

PIF85GUN

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (CONDEMNATION)

NAME OF AGENCY OR CONTRACTOR: L. JOE PIFER, THE KISSELL
COMPANY AND GENA M. HARRISON, MESA COUNTY TREASURER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: LOT 9, BLOCK
11, MESA GARDENS SUBDIVISION, GUNNISON AVE. AND 24TH STREET

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1985

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

RULE AND ORDER

THE CITY OF GRAND JUNCTION,
a municipal corporation,

1384318 01:19 PM
FEB 26 1985 E.SAWYER, CLK&REC MESA CTY, CO
Petitioner,

vs.

L. Joe Pifer, the Kissell
Company, and Gena M. Harrison,
Mesa County Treasurer,

Respondents.

THIS MATTER came on this day for the Court's consideration and review, and it appears to the Court that the parties have agreed to the entry of a Rule and Order. It further appears to the Court from the records and files herein that all persons interested as owners or otherwise, as appearing of record, have been joined as Respondent parties.

THE COURT FINDS: That it has full and complete jurisdiction of the subject matter of this action and the parties thereto; that service has been made upon all interested parties as required by law; and that the parties have resolved and settled this action, as reflected by the signatures of their counsel.

IT IS ORDERED, ADJUDGED AND DECREED that the property described below has been duly and lawfully taken by petitioner pursuant to the Statutes and the Constitution of the State of Colorado; that the interests of the respondents in said property have been acquired by the petitioner; and that the title to the property described below, together with all appurtenances thereunto belonging, is hereby vested in petitioner:

A parcel of land for road right of way and utility purposes being a portion of Lot 9 of Block 11 of Mesa Gardens Sub-division, as platted and recorded in Book 8, Page 36 with the office of the Mesa County Clerk and Recorder, located in the NE 1/4 of Section 13, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, as more particularly described as follows:

commencing at the found City Monument at the intersection of the centerlines of Gunnison Avenue and 24th Street, with all bearings herein being relative to South between said City Monument and the found City Monument at the intersection of the centerlines of Ouray Avenue and 24th Street as basis of bearings:

thence North along the centerline of 24th Street 30 feet;
 thence West 25 feet to the true point of beginning, said
 true point of beginning being the intersection of the North
 right of way line of Gunnison Avenue and the West right of
 way line of 24th Street; thence West along the North right of
 way line of Gunnison Avenue 4.96 feet;
 thence Northeasterly 13.32 feet along the arc of a curve
 deflecting to the left, said curve having a radius of
 17 feet, a central angle of 44° 54' 03", and a chord which
 bears North 22° 27' 02" East 12.98 feet to a point on the
 West right of way line of 24th Street; thence South along
 the West right of way line of 24th Street 12 feet to the
 true point of beginning;

said parcel contains 18.52 square feet, more or less.

FURTHER ORDERED that a certified copy of this Rule and
 Order be recorded and indexed in the office of the Clerk and
 Recorder of Mesa County in like manner and in like effect as
 if it were a deed of conveyance from the owners and parties
 interested to the petitioner herein.

IT IS FURTHER ORDERED that the Clerk of the Court distribute
 the deposit in the Court registry as follows:

L. Joe Pifer	\$50.00
2348 Gunnison	
Grand Junction, Colorado 81501	

DATED this 5th day of February, 1985.

BY THE COURT:

José D. L. Márquez
 JUDGE