

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 32-19

**A RESOLUTION VACATING A PORTION OF A 20' WIDE STORM SEWER
EASEMENT LOCATED WITHIN
LOT 1 CANYON VIEW MARKETPLACE
LOCATED AT 649 MARKET STREET**

RECITALS:

A vacation of a portion of a publicly dedicated 20' wide Storm Sewer Easement has been requested by the developer, Timberline Bank in anticipation of further subdividing and developing the property for future commercial development for the Timberline Center. The applicant's request is to vacate a portion of the existing 20' wide Storm Sewer Easement and relocate the existing storm sewer/drainage pipe and then dedicate a new Storm Sewer Easement, in order to accommodate a future building location.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate a portion of a public 20' wide Storm Sewer Easement is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning & Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described portion of a publicly dedicated Storm Sewer Easement is hereby vacated subject to the listed conditions:

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents and/or dedication documents.
2. Request for vacation is contingent on a new storm sewer/drainage pipe being rerouted and installed and a new storm sewer/drainage easement being dedicated, either by separate instrument or on a subdivision plat.

Portion of Public Storm Sewer Easement to be vacated:

A portion of that twenty feet wide Drainage Easement to the City of Grand Junction to be vacated across that parcel of land known as "A Replat of Lot 1, Canyon View Marketplace, as shown on plat recorded in Reception Number 2298114, Mesa County records in the City of Grand Junction, Mesa County, Colorado LESS that right-of-way per Reception

Number 2532041, Mesa County records, TOGETHER WITH those non-exclusive easements for ingress, egress, and parking created pursuant to the Reciprocal Easement Agreement filed for record in Book 4106, Page 716, at Reception Number 2305066, Mesa County records" located in the Northwest Quarter of the Southwest Quarter (NW¼ SW¼) of Section 4, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of said NW¼ SW¼ of Section 4, whence the Southwest corner of said NW¼ SW¼ of Section 4 bears South 00°01'17" East, a distance of 1320.02 feet for a basis of bearings, with all bearings contained herein relative thereto; thence North 89°57'43" East, a distance of 30.00 feet, along the North line of said NW¼ SW¼ of Section 4; thence South 00°01'18" East, a distance of 36.09 feet, to the Northwest corner of said Lot 1, Canyon View Marketplace; thence South 00°01'18" East, a distance of 317.02 feet, along the West line of said Lot 1 to the Point of Beginning of that 20.0' Wide Drainage Easement to the City of Grand Junction, as described by centerline in Reception Number 2604716, Mesa County records; thence South 89°50'36" East, a distance of 48.34 feet, along said Easement centerline to the POINT OF BEGINNING; thence along the centerline of said City of Grand Junction 20.0' Wide Drainage Easement to be vacated the following three (3) courses: (1) South 25°22'06" East, a distance of 28.00 feet; (2) thence North 89°58'42" East, a distance of 92.72 feet; (3) North 61°44'00" East, a distance of 52.47 feet to the POINT OF TERMINUS, with all sidelines being lengthened or foreshortened, as necessary.

PASSED and ADOPTED this 15th day of May, 2019

ATTEST:



President of City Council



City Clerk



EXHIBIT A

W1/4 Corner
Section 4,
T1S, R1W, U.M.
3 1/2" Aluminum
PLS 24953 in
Monument Box

North Line NW1/4 SW1/4 Section 4, T1S, T1W, UM

F 1/2 Road
Reception 2298114

30.00'
Cap

N89°57'43"E
30.00'

S00°01'18"E
36.09'

2" Aluminum Cap
PLS 27279
0.2' Above Surface
Point of Commencement



West Line NW1/4 SW1/4 Section 4, T1S, T1W, UM
Basis of Bearings
S00°01'17"E 1320.02'
Reception 2298114

24 Road

Reception 2298114

S00°01'18"E 517.02'

LOT 1
Canyon View Marketplace
Reception 2298114

POINT OF BEGINNING
N61°44'00"E 52.47'
S25°22'06"E 28.00'

S89°50'36"E

48.34'

S89°50'36"E

19.42'

N89°58'42"E

92.72'

20' Drainage Easement
City of Grand Junction
Reception 2604716

S89°50'36"E
13.55'

Multipurpose, Trail, And
Drainage Easement
Reception 2552042

20' Drainage Easement
City of Grand Junction
Reception 2604716
Vacated by Separate Document

S00°00'02"E

116.26'

N00°05'08"W

115.76'

N89°54'54"E 118.13'

20' Drainage Easement
City of Grand Junction
Granted By Plat

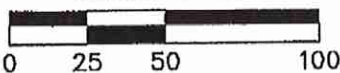
Cross Access Agreement
Affects Whole Site
Reception 2459128
Reciprocal Easement Agreement
Affects Whole Site
Reception 2404650

SW Corner
NW1/4 SW1/4
Section 4
T1S, R1W, UM
MCSM #4-2
3 1/2" Aluminum Cap
PLS 20577

30.00'



SCALE: 1"=50'



High Desert Surveying, LLC

1673 Highway 50 Unit C

Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451

PROJ. NO. 18-83	DRAWN	CHK'D	SHEET	OF
DATE: February, 2019	knr	jcf	1	2