

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 88-19**

**A RESOLUTION VACATING TWO 10-FOOT WIDE UTILITY EASEMENTS LOCATED  
WITHIN LOT 2, TAYLOR II SUBDIVISION**

**LOCATED AT 2711 G ROAD**

**RECITALS:**

A vacation of two publicly dedicated 10' wide Utility Easements has been requested by the developer, Anatum LLC in anticipation of future residential development.

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 10' public Utility Easements 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(s) of publicly dedicated Utility Easements are 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.

Portion of Public Utility Easements to be vacated:

That ten-foot-wide Utility Easement as described on the plat of TAYLOR II SUBDIVISION as shown on plat recorded at Reception 2356364 located in the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$  NW $\frac{1}{4}$ ) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows: Commencing at the Northwest corner of said NW $\frac{1}{4}$  NW $\frac{1}{4}$  said Section 1, whence the Northeast corner of said NW $\frac{1}{4}$  NW $\frac{1}{4}$  said Section 1 bears South 89°59'43" East, a distance of 1320.80 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 89°59'43" East, a distance of 621.74 feet; thence South 00°00'17" West, a distance of 40.00 feet to a point on the South right-of-way line of G Road as described in Reception Number 2356364, the POINT OF BEGINNING; thence South 05°45'10" West, a distance of 58.76 feet; thence South 60°45'38" West, a distance of

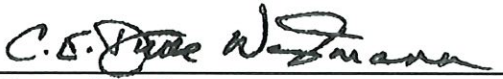
64.14 feet to the POINT OF TERMINUS, with the sidelines being lengthened or foreshortened as necessary.


And also

That ten-foot-wide Utility Easement as described on the plat of TAYLOR II SUBDIVISION as shown on plat recorded at Reception 2356364 located in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) Section 1, Township 1 South, Range 1 West, of the Ute Meridian in Mesa County, Colorado and being more particularly described as follows: All of that Portion of the Ten Foot Wide Utility Easement being in Lot 1 of said TAYLOR II SUBDIVISION, that lies along the West Line of Lot 2, said TAYLOR II SUBDIVISION.

PASSED and ADOPTED this 18<sup>th</sup> day of December, 2019

ATTEST:

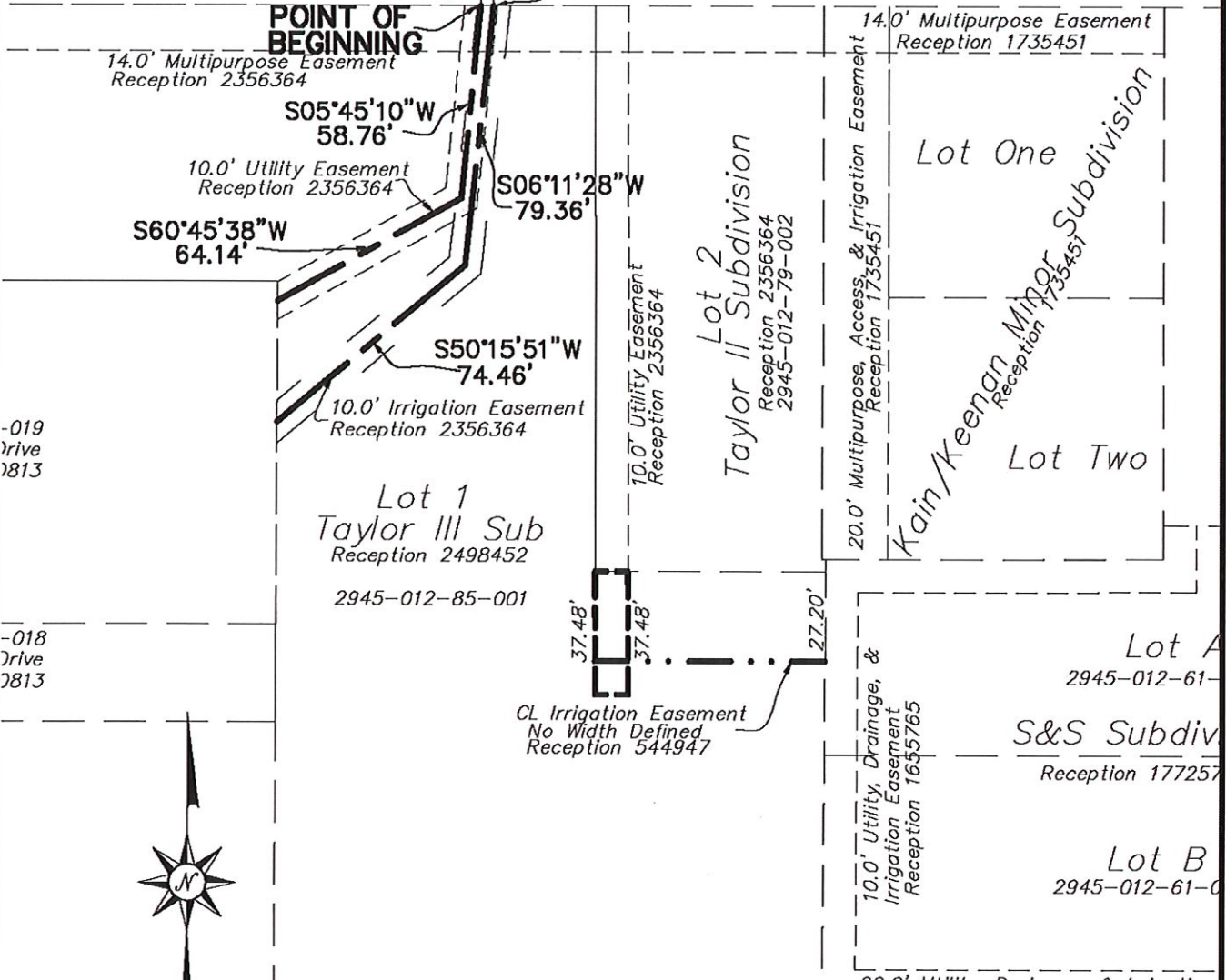
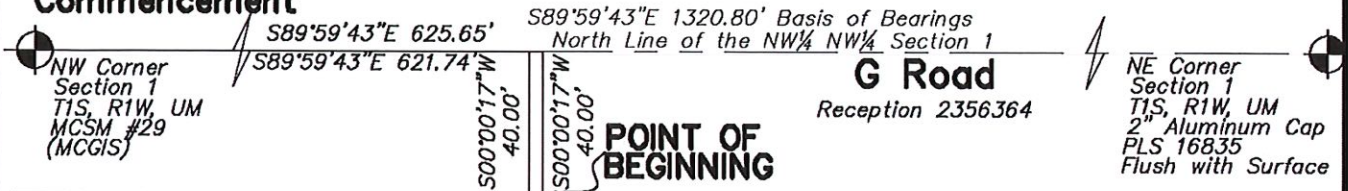
  
\_\_\_\_\_  
Mayor Pro Tem

  
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City Clerk

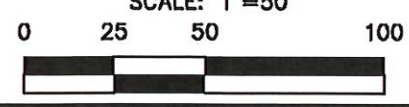


# EXHIBIT A

**Point of Commencement**



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. 18-113	Drawn	APP'D	SHEET	OF
DATE: March, 2019	knr	jcf	1	1