

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 02-21

A RESOLUTION VACATING PUBLIC EASEMENTS WITHIN THE RIVERFRONT AT DOS RIOS DEVELOPMENT LOCATED ALONG THE NORTHEAST BANK OF THE COLORADO RIVER BETWEEN HALE AVENUE AND THE 5th STREET/HIGHWAY 50 VIADUCT

RECITALS:

Vacation of a publicly dedicated Utility Easements by the property owner, the City of Grand Junction is requested in anticipation of future mixed-use development.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate public utility easements is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Zoning and Development Code.

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

The following described areas and depicted on Exhibit A shall be vacated subject to the following condition:

Condition 1: The vacations shall not become effective until a new plat has been recorded that replaces the street network and utility easements required to serve the properties formerly located at 636 and 636-1/2 Lawrence Street.

Parcel 1

A Parcel of land being a 20 foot wide Utility Easement having been retained by Ordinance Number 4929, as same as recorded under Reception Number 2926853, and being described as Parcels 2 and 3 in said Ordinance 4929, said parcel located within Lot 6, RIVERFRONT AT DOS RIOS FILING THREE, Section 22, Township 1 South, Range 1 West, Ute Meridian, as same is recorded at Reception Number 2942736, said Public Records of Mesa County; in the City of Grand Junction, Mesa County, Colorado and being more particularly described as follows.

Commencing at the northwest corner of Lot 12 of Block 1 of O'BOYLE'S SUB-DIVISION, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado; thence S89°56'44"E a distance of 124.99 feet to the northeast corner of Lot 8 of said Block 1 being the Point of Beginning; thence N0°13'53"E a distance of 20.00 feet; thence S89°56'44"E a distance of 75.11 feet; thence S0°13'53"W a distance of 20.00 feet; thence N89°56'44"W a distance of 75.11 feet to the Point of Beginning.

CONTAINING 1504 Square Feet or 0.03 Acres, more or less, as described.

Parcel 2

A Parcel of land being a Utility Easement having been retained by Ordinance Numbers 4929 and 4948, as same as recorded under Reception Number 2926853 and 2937273 respectively, and being Parcel 5 and a Portion of Parcel 4 described in said Ordinance 4929, said parcel located within Lot 6, RIVERFRONT AT DOS RIOS FILING THREE, Section 22, Township 1 South, Range 1 West, Ute Meridian, as same is recorded at Reception Number 2942736, said Public Records of Mesa County; in the City of Grand Junction, Mesa County, Colorado and being more particularly described as follows.

Commencing at the northwest corner of Lot 12 of Block 1 of O'BOYLE'S SUB-DIVISION, as same is recorded at Reception Number 61369, Public Records of Mesa County, Colorado; thence S89°56'44"E a distance of 124.99 feet to the northeast corner of Lot 8 said Block 1; thence S0°13'53"W a distance of 130.00 feet to the southeast corner said Lot 8 being the Point of Beginning; thence S89°56'44"E a distance of 74.92 feet; thence S0°13'53"W a distance of 60.00 feet; thence N89°56'44"W a distance of 223.03 feet to a point on the easterly line of Lawrence Avenue a right-of-way dedicated on said plat filed under Reception Number 2942736; thence 32.01 feet along a curve to the left having a radius of 330.50 feet, a central angle of 5°33'00" and a chord which bears N20°25'31"E a distance of 32.00 feet; thence S89°56'44"E a distance of 137.06 feet; thence N0°13'53"E a distance of 30.00 feet to the Point of Beginning, except for that area included within the 14 foot multipurpose easement dedicated on the RIVERFRONT AT DOS RIOS FILING THREE plat recorded in the Mesa County Clerk and Records records at Reception Number 2942736.

CONTAINING 8317 Square Feet or 0.19 Acres, more or less, as described.

The basis of bearings is the North Line of the NE 1/4 NE 1/4 of Sec. 22, T. 1S., R. 1W., Ute Meridian, S89°56'44"E, MCLCS, as shown on Reception Number 2942736.

PASSED and ADOPTED this 6th day of January 2021.

C. E. P. ...

President of City Council

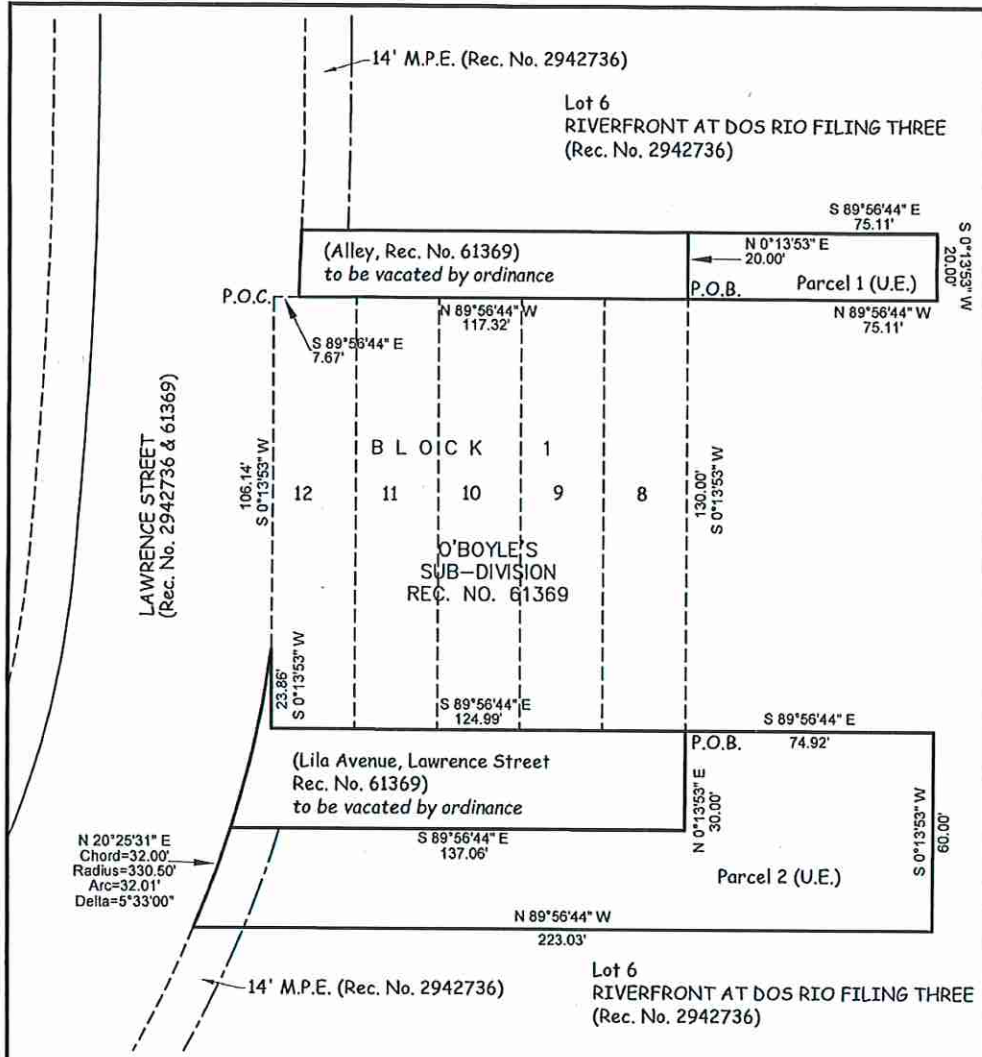
ATTEST:

W. Winkelmann

City Clerk



EXHIBIT A



The basis of bearings is the North Line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Sec. 22, T. 1S., R. 1W., Ute Meridian, S89°56'44"E, MCLCS, as shown on Reception Number 2942736.

ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
T.	TOWNSHIP
R.	RANGE
Rec.	Reception
No.	Number
U.E.	Utility Easement
M.P.E.	Multipurpose Easement



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder and monuments as shown. This sketch does not constitute a legal boundary survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



1 inch = 40 ft.

Lineal Units = U.S. Survey Foot

DRAWN BY: R.B.P.
 DATE: 12-01-2020
 SCALE: 1" = 40'
 APPR. BY: B.H. & K.A.

Located in the NE $\frac{1}{4}$ of Sec. 22, T. 1S., R. 1W.
 Ute Meridian, City of Grand Junction
 Mesa County, Colorado

