

CITY OF GRAND JUNCTION

ORDINANCE NO. 3675

**AN ORDINANCE VACATING A PORTION OF D ¾ ROAD RIGHT-OF-WAY
LOCATED EAST OF DODGE STREET
AND SOUTHWEST OF MOHAWK AVENUE**

RECITALS:

A vacation of a portion of the dedicated right-of-way of D ¾ Road has been requested by the property owner.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

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

The following described dedicated right-of-way is hereby vacated subject to the following conditions:

1. Applicants shall pay all recording/documentary fees for the vacation.

The following right-of-way is shown on the attached Exhibit as part of this vacation description.

Dedicated right-of-way to be vacated:

ROW Vacation: That part of the NW1/4SE1/4NW1/4 of Section 16 in Township One South, Range One East of the Ute Meridian, in the City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at a Mesa County Survey Marker for the NW 1/16 Corner of said Section 16, from whence a Mesa County Survey Marker for the N1/16 Corner of said Section 16 bears S89°55'09"W for a distance of 1321.03 feet; thence S00°01'09"E for a distance of 659.87 feet to the SW Corner of the NW1/4SE1/4NW1/4 of said Section 16; thence N89°54'39"E, on the southerly line of the NW1/4SE1/4NW1/4 of said Section 16 for a distance of 208.71 feet to the point of beginning; thence the following courses and distances:

1. N00°01'09"W a distance of 20.00 feet:

2. N89°54'39"E a distance of 452.04 feet to a point on the westerly line of Cherokee Village No. Two Subdivision, as recorded in Plat Book 13 at Page 13 of the Mesa County real property records;
3. S00°01'04"E, on said westerly line, for a distance of 20.00 feet to a 5/8-inch rebar and alloy cap for the SW Corner of said Cherokee Village No. Two Subdivision;
4. S89°54'39"W, on the southerly line of the NW1/4SE/14NW1/4 of said Section 16, for a distance of 452.04 feet to the beginning.

(9041 sq. ft.)

Introduced on first reading September 15, 2004 and ordered published.

Adopted on second reading this 6th day of October, 2004.

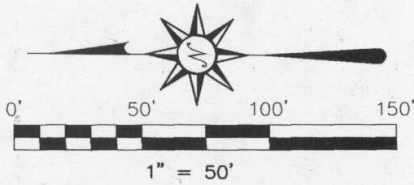
/s/ Bruce Hill
President of City Council

ATTEST:

/s/ Stephanie Tuin
City Clerk

EXHIBIT

CHEROKEE VILLAGE NO. TWO PLAT BOOK 13 PAGE 13
 LOT 5 LOT 6
 BLOCK 1



LEGEND

- ⊕ MESA COUNTY SURVEY MARKER
- ⊗ FOUND 5/8" REBAR & CAP LS-18469
- FOUND 1/2" REBAR (NO CAP)
- ⊙ FOUND 5/8" REBAR & CAP LS-16413
- ⊗ SET REBAR & CAP LS-18469
- ⊗ FOUND REBAR & CAP LS-23877

FOUND 5/8" REBAR
 ATTACHED ALLOY CAP
 (LS-18469)

W.K. & D.G. DERBY
 BOOK 1925 PAGE 951

S.R. & J.H.
 COVINGTON
 BOOK 1832 PAGE 190

CONDOR PROPERTIES LLC
 BOOK 3614 PAGE 121

CONDOR PROPERTIES LLC
 BOOK 3694 PAGE 784

L.D. & T.L. WILLIAMS
 BOOK 1826 PAGE 820

SOUTHERLY LINE
 NW1/4 SE1/4 NW1/4

LOT 1
 REPLAT OF
 VICTORIAN MANOR
 PLAT BOOK 13
 PAGE 524

FRUITWOOD SUBDIVISION FILING NO. 5
 PLAT BOOK 11 PAGE 184

MCSM#1657 (LS 18469)
 NW 1/16 CORNER
 SECTION 16
 T1S, R1E, U.M.

MCSM NO. 283-1
 N1/16 CORNER
 SEC 16/SEC 17
 T1S, R1E, U.M.

BASIS OF BEARING
 S89°55'09"W 1321.03'

N 89°54'39" E 452.04'

20' PUBLIC RIGHT-OF-WAY TO BE VACATED
 9041 SO. FT.

N00°01'09"W 20.00'

208.71'
 N89°54'39"E

S00°01'09"E 659.87'

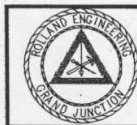
315.75'

100.35'

S 89°54'39" W 452.04'

S.W. CORNER
 NW1/4 SE1/4 NW1/4
 SECTION 16

P.O.B.



ROLLAND ENGINEERING
 405 Ridges Blvd
 Grand Jct, CO 81503
 (970) 241-4101

File Name: C:\PROJECTS\3125\3125ROWVAC.DWG

EXHIBIT
 RIGHT-OF-WAY VACATION
 IN THE NW1/4 OF SECTION 16
 T1S, R1E, OF THE UTE MERIDIAN
 MESA COUNTY COLORADO

Designed: Checked: RAM Plotted: 3125 Sheet: 1