

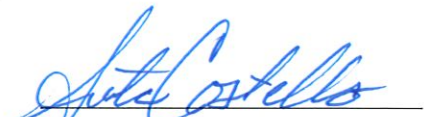
STATE OF COLORADO  
COUNTY OF MESA

AFFIDAVIT OF SCRIVENER'S ERROR

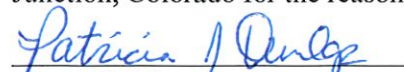
I, Senta Costello, Associate Planner for the City of Grand Junction, Colorado, ("Affiant") declares under penalty of perjury and pursuant to law (C.R.S. 38-35-109(5)(b)(IV)) as follows:

1. Resolution No. 85-21 ("Resolution") was passed and adopted by the City Council of the City of Grand Junction, Colorado on October 20, 2021. The Resolution concerns the vacation of a portion of an emergency vehicle and personnel ingress and easement ("Easement Vacation Area") originally recorded on the Sundance Village Subdivision plat (Reception No. 247553). The Resolution was for the benefit of the property and its owner, Copper Village Apartments LLC, ("Owner") and this Affidavit shall be indexed in the name of the Owner.
2. The Resolution contained the following scrivener's error (shown for purposes of this Affidavit in italic typeface):  
"2. Recording of a City approved final plat for *Rimrock Landing Townhome Subdivision* concurrently with recording of this Resolution vacating the easement."
3. The Resolution should accurately read (shown for purposes of this Affidavit in italic typeface):  
"2. Recording of a City approved final plat for *Rimrock Townhomes Filing 1* concurrently with recording of this Resolution vacating the easement."
4. The Affiant hereby corrects the scrivener's error made in the Resolution to reflect the true and correct name of the final plat, and affirms as her personal knowledge that the Owner made application for vacation of the Easement Vacation Area; that the Easement Vacation Area was to be vacated; and that with the exception of the scrivener's error, the Easement Vacation Area is the same as depicted in the Resolution, but not as it was described, was to be vacated.
5. The Affiant in the course of her duties became aware of the error and by signing this Affidavit is acting to correct the error and that her actions are with the knowledge and consent of the Director of Community Development of the City.

Further Affiant sayeth naught.

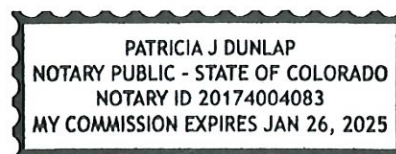
  
Senta Costello – Affiant  
Associate Planner  
City of Grand Junction

Subscribed and sworn before me this 28th day of December 2021 by Senta Costello for the City of Grand Junction, Colorado for the reasons and purposes stated.

  
Notary Public

Jan. 26, 2025  
Commission Expiration Date

STATE OF COLORADO )  
COUNTY OF MESA )



**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 85-21**

**A RESOLUTION VACATING A PUBLIC EMERGENCY VEHICLE AND PERSONNEL  
INGRESS AND EGRESS EASEMENT  
LOCATED WITHIN TRACT C OF SUNDANCE VILLAGE SUBDIVISION  
GRAND JUNCTION, COLORADO**

RECITALS:

Vacation of a portion of a public emergency vehicle and personnel ingress and egress easement ("Easement") has been requested by the property owner, Copper Village Apartments LLC, in anticipation of subdividing and developing the property for future residential use as the proposed Rimrock Landing Townhome Subdivision.

With the prior recording of the Sundance Village Plat, Reception #2457553, blanket easements were conveyed for emergency access to various portions of the development, including Tract C. The proposed final plan for the Rimrock Landing Townhome project covers a portion of Tract C and includes townhome lots on a portion of the Easement making that portion of the Easement no longer necessary.

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 the Easement, with conditions, 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 RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described public dedicated public emergency ingress and egress easement is hereby vacated subject to:

1. Applicant paying all recording/documentary fees for the Vacation Resolution, any easement documents and/or dedication documents.
2. Recording of a City approved final plat for Rimrock Landing Townhome Subdivision concurrently with recording of this Resolution vacating the easement.

Public emergency ingress and egress easement to be vacated are shown on the attached Exhibits, with those Exhibits being incorporated by this references as if fully set forth.

PASSED and ADOPTED this 20<sup>th</sup> day of October 2021.

ATTEST:

  
\_\_\_\_\_

C.B. McDaniel  
President of City Council

  
\_\_\_\_\_

Selentina Sandoval  
Deputy City Clerk





## EXHIBIT

### Tract C, Emergency Easement Vacation Description

A portion of the publicly dedicated Blanket Emergency Easement located on Trace C, of Sundance Village Subdivision, Reception Number 2457553, in the SW1/4 SE1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwest corner of Tract C of said subdivision, whence the westerly line of Tract C of said subdivision bears  $S00^{\circ}09'35''E$ , with all bearings being relative thereto, thence  $S00^{\circ}09'35''E$  a distance of 2.22 feet, to the Point of Beginning; thence the following courses and distances;

1.  $S89^{\circ}57'34''E$  for a distance of 6.19 feet;
2.  $S57^{\circ}43'43''E$  for a distance of 6.00 feet;
3.  $S89^{\circ}57'34''E$  for a distance of 116.00 feet;
4.  $S00^{\circ}02'26''W$  for a distance of 73.10 feet;
5.  $S48^{\circ}19'26''W$  for a distance of 24.10 feet;
6.  $N90^{\circ}00'00''W$  for a distance of 108.95 feet;
7.  $N00^{\circ}09'35''W$  for a distance of 92.41 feet, to the Point of Beginning.

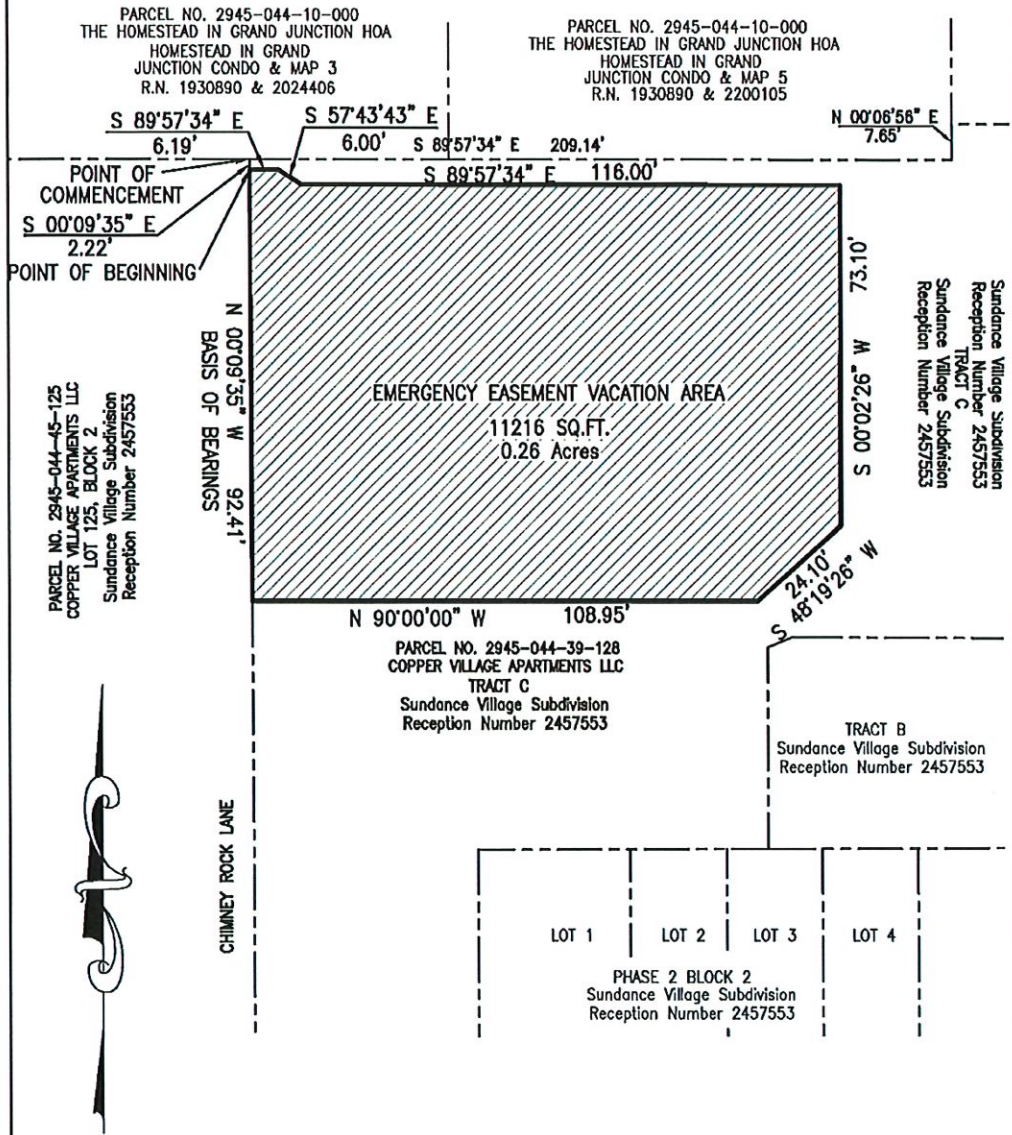
Containing approximately 11,216 square feet.

This description was prepared by Jodie Grein PLS-38075, for Rolland Consulting Engineers, 405 Ridges Blvd., Suite A Grand Junction, Colorado 81507 (970) 243-8300



**EXHIBIT**

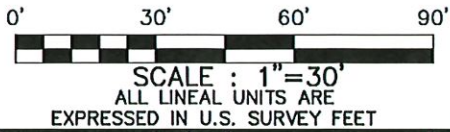
A PORTION OF LOTS 13-17 OF RIMROCK TOWNHOMES FILING 1  
IN THE SW1/4 SE1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO



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. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



Jodie L. Grein  
Registered Professional Land Surveyor  
P.L.S. No. 38075



		<b>EXHIBIT TRACT C</b> <b>EMERGENCY EASEMENT</b> <b>VACATION</b>	
IN THE SW1/4 SE1/4 OF SECTION 4 T1S, R1W, UTE MERIDIAN CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO			
Drawn	Checked	Project	Sheet
JLG	JLG	JJM C0447	1
File Name: C:\00447\C0447Block Easement.dwg			Date: 9/16/21