

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 75-22

**A RESOLUTION VACATING A PUBLIC EASEMENT WITHIN THE DOS RIOS
DEVELOPMENT ALONG THE RIVERSIDE PARKWAY LOCATED AT 600
LAWRENCE AVENUE**

Recitals:

DR Land LLC has requested the vacation of a public easement for, and in anticipation of, construction of a support post for a second-story deck on Unit #12, of the Crawford Row Townhome development within the Dos Rios Planned Development. The easement does not align with any existing or planned roadways and does not contain any public infrastructure.

As required by the Grand Junction Zoning & Development Code (Code) and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate certain public easement conveyed at Reception No. 2790938 Mesa County Clerk and Records Records, is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED AND DEDICATED MULTIPURPOSE EASEMENT IS HEREBY VACATED.

A parcel of land lying in the Northeasterly portion of Lot 1, Dos Rios Filing 5, as shown on plat recorded at Reception Number 3034050, Mesa County records and being located in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 22, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section 22, Township 1 South, Range 1 West, Ute Meridian, whence the Northwest Quarter of said NE $\frac{1}{4}$ bears N89°57'15"W, a distance of 2627.31 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along the North line of said NE $\frac{1}{4}$ N89°57'15"W, a distance of 427.98 feet; thence S00°02'45"W, a distance of 44.00 feet to a point of the South line of a 14 foot Multipurpose Easement as Recorded at Reception Number 2942736; thence along said multipurpose easement line, S22°44'38"E, a distance of 11.86 feet to the POINT OF BEGINNING; thence N89°59'29"E, a distance of 7.24 feet; thence S00°00'31"E, a distance of 17.28 feet returning to a point on said Multipurpose Easement line; thence along said Multipurpose Easement line, N22°44'38"W, a distance of 18.73 feet the POINT OF BEGINNING.

Said parcel containing an area of 62.55 Square Feet, as herein described.

See Exhibit 2.

Adopted on this 7th day of September, 2022 and ordered published in pamphlet form.

ATTEST:



Amy Phillips
City Clerk



Anna M. Stout
President of City Council



HIGH DESERT SURVEYING, INC

1673 Hwy 50 Unit C
Grand Junction, CO 81503
Tel: 970-254-8649 Fax: 970-241-0451

EXHIBIT A
LOT 1, DOS RIOS FILING 5 - EASEMENT VACATION

A parcel of land lying in the Northeasterly portion of Lot 1, Dos Rios Filing 5, as shown on plat recorded at Reception Number 3034050, Mesa County records and being located in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section 22, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and being more particularly described as follows:

COMMENCING at the Northeast Corner of the Northeast Quarter (NE¼) of Section 22, Township 1 South, Range 1 West, Ute Meridian, whence the Northwest Quarter of said NE¼ bears N89°57'15"W, a distance of 2627.31 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence along the North line of said NE¼ N89°57'15"W, a distance of 427.98 feet; thence S00°02'45"W, a distance of 44.00 feet to a point of the South line of a 14 foot Multipurpose Easement as Recorded at Reception Number 2942736; thence along said multipurpose easement line, S22°44'38"E, a distance of 11.86 feet to the POINT OF BEGINNING; thence N89°59'29"E, a distance of 7.24 feet; thence S00°00'31"E, a distance of 17.28 feet returning to a point on said Multipurpose Easement line; thence along said Multipurpose Easement line, N22°44'38"W, a distance of 18.73 feet to the POINT OF BEGINNING.

Said parcel containing an area of 62.55 Square Feet, as herein described.

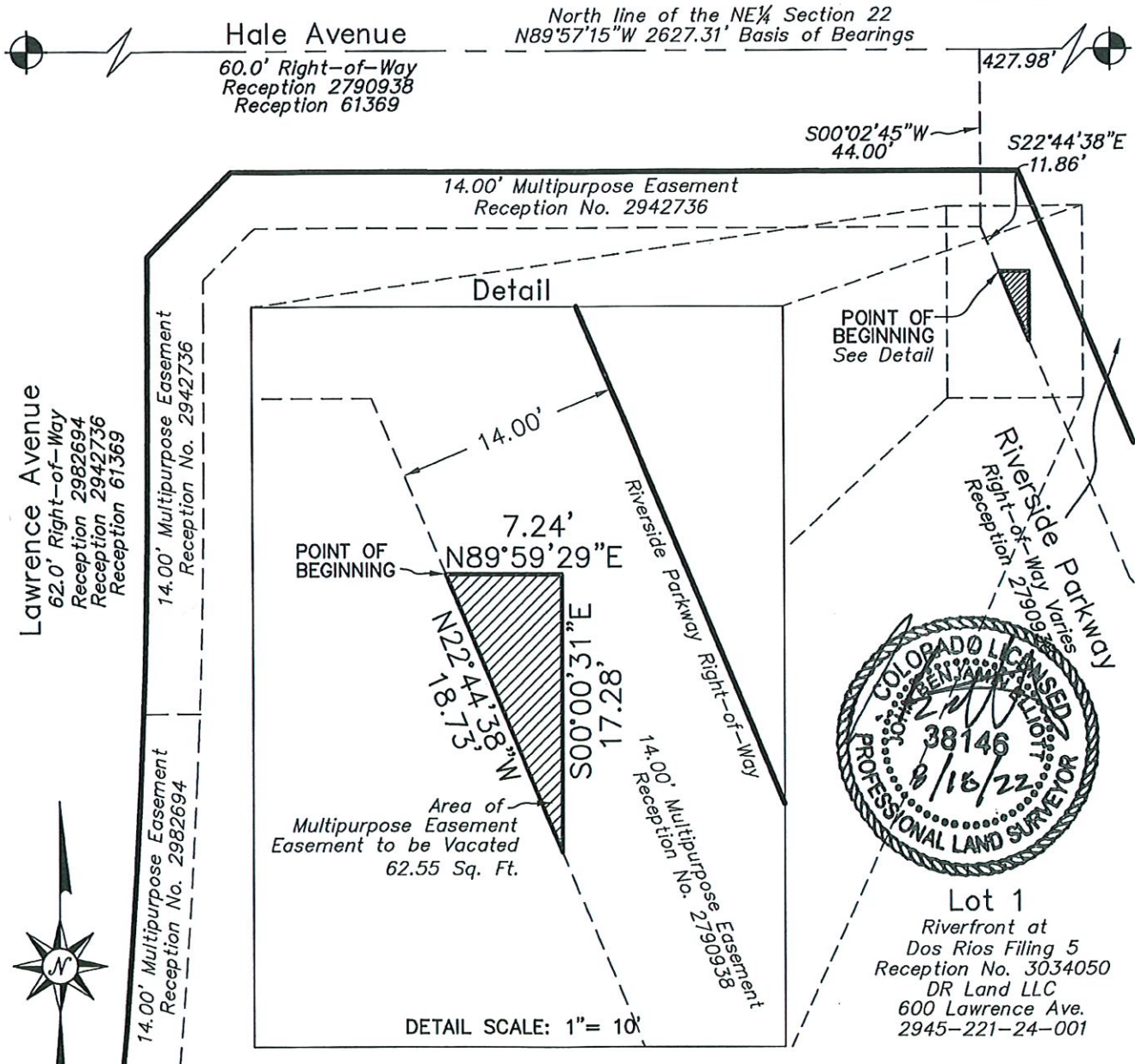


EXHIBIT B

Lot 1, Dos Rios Filing 5 Easement Vacation

NW Corner NE $\frac{1}{4}$
Section 22
T1S, R1W, Ute Meridian
2" Mesa County Brass Cap
MCSM 527
Flush with Surface
(MC GIS/GPS Monument Sheet)

NE Corner
Section 22
T1S, R1W, Ute Meridian
2 $\frac{1}{2}$ " Mesa County Brass Cap
MCSM 828-1
Flush with Surface
(MC GIS/GPS Monument Sheet)
POINT OF COMMENCEMENT



SCALE: 1" = 40'



High Desert Surveying, LLC

1673 Highway 50 Unit C

Grand Junction, Colorado 81503

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

PROJ. NO. 21-123	Surveyed	Drawn	APP'D	SHEET	OF
DATE: June, 2022	BO/SG	BE	BE	1	1