

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 08-23

**A RESOLUTION VACATING PORTIONS OF A MULTIPURPOSE EASEMENT
THAT CONTAINS 0.03 ACRES AS DEDICATED TO THE PUBLIC ON THE
BROOKWILLOW VILLAGE SUBDIVISION PLAT BY RECEPTION NUMBER 2311972**

**LOCATED SOUTH OF ORION WAY, EAST OF BROOKWILLOW LOOP, AND
NORTH OF WOLCOTT AVENUE**

RECITALS:

Vacation of two portions of a multipurpose easement has been requested by PXP1 Brookwillow, LLC, Darin Carei, for development on property located on Brookwillow Loop, south of Orion Way and north of Wolcott Avenue. The existing multipurpose easement on the property was conveyed in 2006 to the City of Grand Junction on the subdivision plat for Brookwillow Village, reception number 2311972.

As part of the site plan development planned for parcel 2945-041-95-100, the applicant has requested to vacate the Brookwillow Drive right-of-way (by separate instrument). The portions of the multipurpose easement requested to be vacated are accessory to the Brookwillow Drive right-of-way and are no longer necessary should it cease to exist.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, and upon recommendation of conditional approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate portions of a multipurpose easement as recorded in Mesa County Records, Reception No. 2311972 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 portions of a publicly dedicated multipurpose easement are hereby vacated upon the listed condition being met:

1. Vacation of the Brookwillow Drive right-of-way per Section 21.02.100 of the Grand Junction Municipal Code.

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado and being more particularly described as follows:

Beginning at a point on the East end of the North Right of Way of Brookwillow Drive as shown on the Plat of Brookwillow Village Planned Unit Development as recorded at Reception Number 2311972 of the Mesa County Records, said point being an angle point on Lot 100 of Brookwillow Village Filing V as recorded at Reception Number 2966931 of the Mesa County Records;

thence S90°00'00"W along the said North Right of Way Line a distance of 50.04 feet;

thence N19°20'35"E a distance of 14.84 feet to an angle point on a 14' Multipurpose Easement as shown on the Plat of said Brookwillow Village Planned Unit Development;

thence along said 14' Multipurpose Easement N90°00'00"E a distance 45.12 feet;

thence continuing along said 14' Multipurpose Easement S0°00'00"E a distance of 14.00 feet to the Point of Beginning.

Said tract of land contains 666 square feet as described.

See Exhibit A.

AND

A tract of land situated in the Southwest Quarter of the Northeast Quarter of Section 4, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado and being more particularly described as follows:

Beginning at a point on the East end of the South Right of Way of Brookwillow Drive as shown on the Plat of Brookwillow Village Planned Unit Development as recorded at Reception Number 2311972 of the Mesa County Records, said point being an angle point on Lot 100 of Brookwillow Village Filing V as recorded at Reception Number 2966931;

thence S0°00'00"E along the East end of a 14' Multipurpose Easement as shown on the Plat of said Brookwillow Village Planned Unit Development a distance of 14.00 feet;

thence S90°00'00"W along the South line of said 14' Multipurpose Easement a distance of 45.12 feet;

thence N19°20'35"W distance of 14.84 feet to an angle point on the South Right of Way of said Brookwillow Drive;

thence N90°00'00"E along said South Line a distance of 50.04 feet to the Point of Beginning.

Said tract of land contains 666 square feet as described.

See Exhibit B.

PASSED and ADOPTED this 4th day of January 2023.

ATTEST:



City Clerk



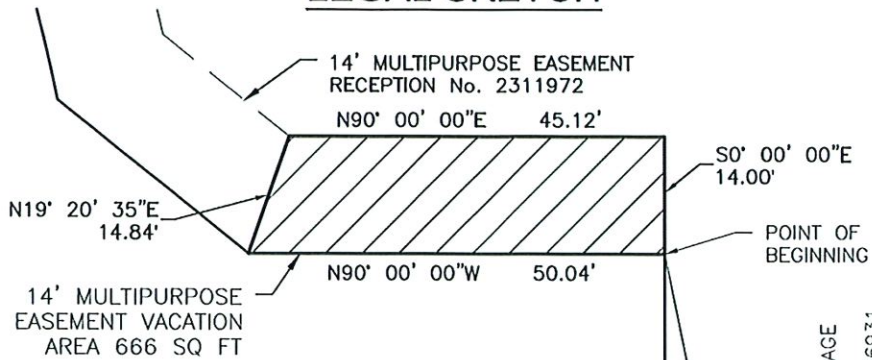
President of City Council



EXHIBIT A

LEGAL SKETCH

BROOKWILLOW LOOP
RECEPTION No. 2311972



BROOKWILLOW DRIVE
RECEPTION No. 2311972

LOT 100
BROOKWILLOW VILLAGE
FILING V
RECEPTION No. 2966931

CENTER $\frac{1}{4}$ CORNER
SECTION 4, T1S, R1W, UTE
FOUND 3" ALUMINUM CAP
FLUSH WITH ROAD SURFACE
MCSM: 550-1

BASIS OF BEARINGS

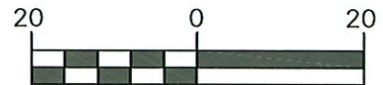
N89° 50' 01"W 1319.98'
SOUTH LINE SW $\frac{1}{4}$ NE $\frac{1}{4}$ SECTION 4

CENTER-EAST $\frac{1}{16}$ CORNER
SECTION 4, T1S, R1W, UTE
FOUND 3" ALUMINUM CAP
1988 BLM, 0.3'
BELOW GRADE



GRAPHIC SCALE:

1"=20'



LINEAR UNITS ARE U.S. SURVEY FEET

LEGAL DESCRIPTION SKETCH

14' MULTIPURPOSE EASEMENT VACATION
SITUATED IN LOT 100 OF
BROOKWILLOW VILLAGE, FILING V
GRAND JUNCTION, COLORADO

SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 4
T1S, R1W, UTE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

JOB: 2021-083

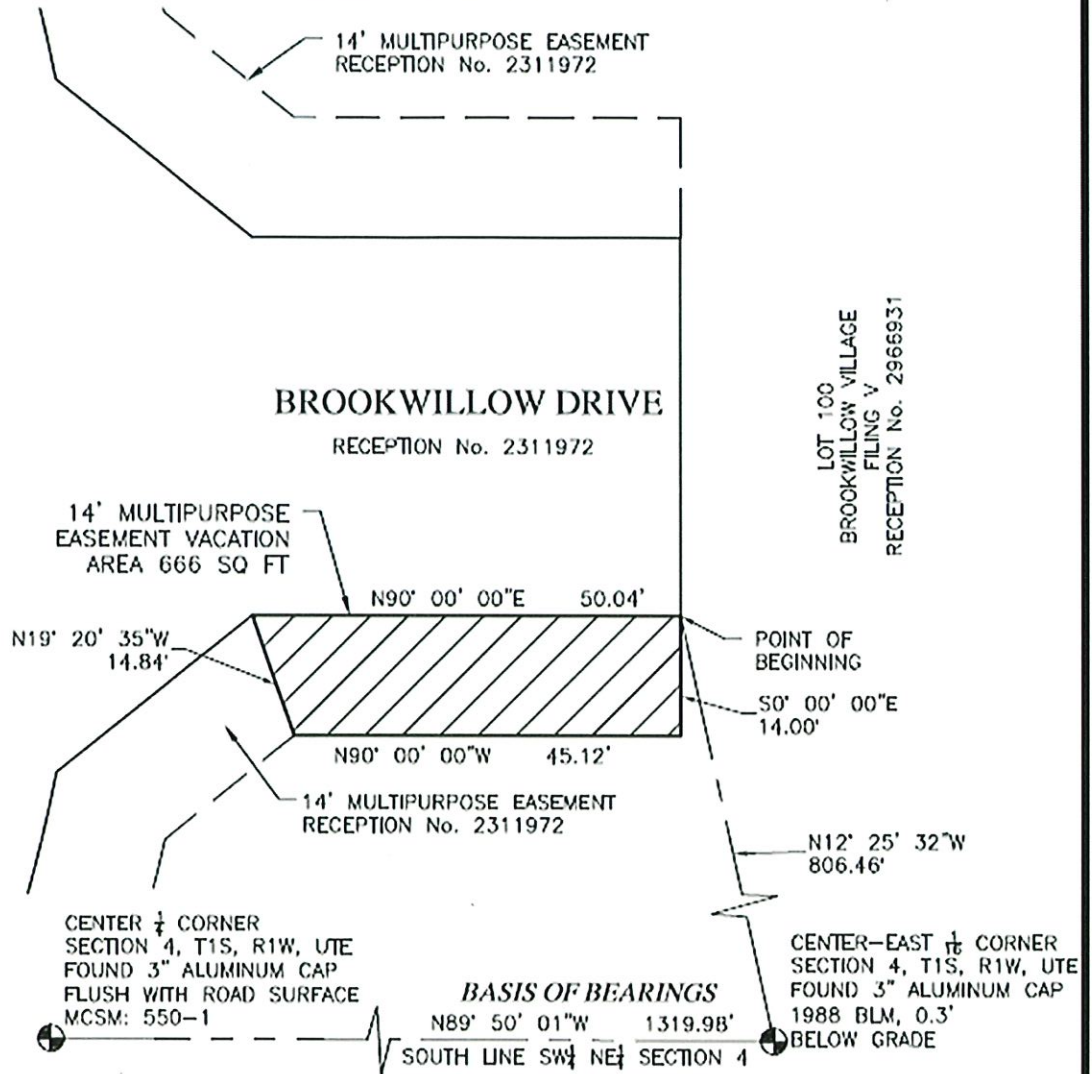
POLARIS SURVEYING

PATRICK W. CLICK P.L.S.
3194 MESA AVE
GRAND JUNCTION, CO 81504
PHONE (970)434-7038

EXHIBIT B

LEGAL SKETCH

BROOKWILLOW LOOP
RECEPTION No. 2311972



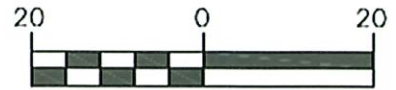
LEGAL DESCRIPTION SKETCH

14' MULTIPURPOSE EASEMENT VACATION
SITUATED IN LOT 100 OF
BROOKWILLOW VILLAGE, FILING V
GRAND JUNCTION, COLORADO

SW1/4 NE1/4 OF SECTION 4
T1S, R1W, UTE
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
JOB: 2021-083

GRAPHIC SCALE:

1"=20'



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