

CITY OF GRAND JUNCTION

ORDINANCE NO. 4022

**AN ORDINANCE VACATING A PORTION OF THE D ROAD RIGHT-OF-WAY
ADJACENT TO THE RIVER RUN SUBDIVISION
LOCATED AT 3060 D ROAD**

RECITALS:

A vacation of the dedicated right-of-way has been requested by the adjoining property owners.

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 for River Run Subdivision is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.
2. The vacated Right-of-Way, in its entirety be retained as a multi-purpose easement.

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

Dedicated right-of-way to be vacated:

The north 10 feet of that part of D Road, abutting and lying south of Lot 1 of Junction East Subdivision, according to the Plat thereof recorded in Plat Book 12, Page 263 of the records in the Mesa County Clerk and Recorder. Situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado and more fully described as follows;

Beginning at the southwesterly corner of said Lot 1, which bears N 89° 55'25" E, 150.00 feet and N 00°03'35" E, 50.00 feet from the S $\frac{1}{4}$ corner of said Section 16 and considering the south line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 16 to bear N 89°55'25" E, with all other bearings contained herein relative thereto;

1. Thence N 89° 55'25" E, 361.10 feet;
2. Thence S 01° 41'35" W, 10.00 feet;
3. Thence S 89° 55'25" W, 360.81 feet;
4. Thence N 00° 03'35" E, 10.00 feet to the point of beginning.

Portion of D Road, as described above contains 0.083 acres more or less.

Introduced for first reading on this 17th day of January, 2007

PASSED and ADOPTED this 7th day of February, 2007.

ATTEST:

/s/ James J. Doody
President of City Council

/s/ Stephanie Tuin
City Clerk

EXHIBIT A

LOT 2
 JUNCTION WEST SUBDIVISION
 PLAT BOOK 12, PAGE 263
 2943-164-48-002
 GARY L. & MARA L. LOONEY
 P.O. BOX 879
 BASALT, CO 81621

LOT 1,
 JUNCTION EAST SUBDIVISION
 PLAT BOOK 12, PAGE 263
 2943-164-48-001
 RIVER GLEN, LLC
 BOOK 1853, PAGE 323
 191,893 S.F.
 4.405 AC.±

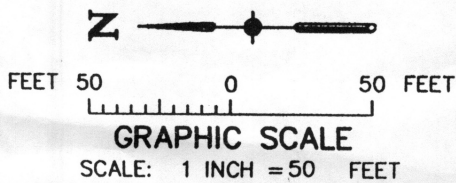
PORTION OF D ROAD
 AS RECORDED IN
 PLAT BOOK 12, PAGE 263.
 3610 S.F.
 0.083 AC.±

N 00°03'35" E 470.94'

2943-164-00-144
 JOSE C. & LINDA F. ROBLES
 2846 UNAWEEP AVE.
 GRAND JCT., CO 81503

N00°03'35"E
 10.00'

TIE:
 N00°03'35"E
 50.00'



50' DEDICATED RIGHT-OF-WAY
 PLAT BOOK 12, PAGE 263

E 1/16 CORNER,
 SOUTH BOUNDARY
 OF SECTION 16,
 TOWNSHIP 1 SOUTH,
 RANGE 1 EAST,
 UTE MERIDIAN
 MCSM NO. 249

S01°41'35"W 10.00'

N89°55'25"E 361.10'
 S89°55'25"W 360.81'

D ROAD

SOUTH LINE OF THE SW 1/4 OF THE SE 1/4

N89°55'25"E 1320.70'
 BASIS OF BEARINGS

60' ROAD PETITION
 ROAD BOOK 1, PAGE 60

185.67'

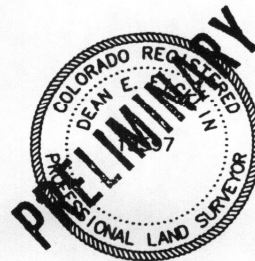
TIE: N89°55'25"E
 150.00'

S 1/4 CORNER
 SECTION 16,
 TOWNSHIP 1 SOUTH,
 RANGE 1 EAST,
 UTE MERIDIAN
 MCSM NO. 248

2943-211-00-918
 BUREAU OF RECLAMATION
 UNITED STATES OF AMERICA
 P.O. BOX 11568
 SALT LAKE CITY, UTAH 84147
 ~ COLORADO RIVER STATE PARK ~

LEGEND

- MCSM MESA COUNTY SURVEY MONUMENT
- S.F. SQUARE FEET
- AC. ACRES



Dean E. Ficklin
 P.L.S., 19597