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**PLANNING COMMISSION AGENDA  
IN-PERSON/VIRTUAL HYBRID MEETING  
CITY HALL AUDITORIUM, 250 N 5<sup>th</sup> STREET  
TUESDAY, OCTOBER 8, 2024 - 5:30 PM  
*Attend virtually: [bit.ly/GJ-PC-10-8-24](https://bit.ly/GJ-PC-10-8-24)***

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**Call to Order - 5:30 PM**

**Consent Agenda**

1. Minutes of Previous Meeting(s)

**Regular Agenda**

1. Consider a request by The Eddy at Grand Junction LLC to vacate part of the public trail easement located at 347 and 348 Eddy Drive.

**Other Business**

**Adjournment**

**GRAND JUNCTION PLANNING COMMISSION**  
**September 24, 2024, 5:30 PM**  
**MINUTES**

The meeting of the Planning Commission was called to order at 5:32 p.m. by Chairman Teske.

Those present were Planning Commissioners; Keith Ehlers, Kim Herek, Shanon Secrest, Ken Scissors, Orin Zyvan, and Sandra Weckerly.

Also present were Jamie Beard (City Attorney), Niki Galehouse (Planning Manager), Tim Lehrbach (Senior Planner), and Jacob Kaplan (Planning Technician).

There were 0 members of the public in attendance, and 0 virtually.

**CONSENT AGENDA**

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**1. Approval of Minutes**

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Minutes of Previous Meeting(s) from September 10, 2024.

Commissioner Scissors moved to approve the consent agenda.  
*Commissioner Secrest seconded; motion passed 7-0.*

**REGULAR AGENDA**

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**1. Plan Amendments CPA-2024-559/ZCA-2024-560/TEDS-M-2024-561**

Consider a Request by the City of Grand Junction to Approve Amendments to Title 31 One Grand Junction Comprehensive Plan, Title 22 H Road/Northwest Area Plan and Title 29 Transportation Engineering Design Standards in the Grand Junction Municipal Code, and to Repeal the H Road/Northwest Area Plan, North Avenue Corridor Plan, North Avenue West Corridor Plan, and Greater Downtown Plan.

**Staff Presentation**

Tim Lehrbach, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

**Questions for staff**

There were no questions for staff.

**Public Hearing**

*The public comment period was opened at 5:00 p.m. on Tuesday, September 17, 2024, via [www.GJSpeaks.org](http://www.GJSpeaks.org).*

There were no public comments.

*The public comment period was closed at 6:00 p.m. on September 24, 2024.*

*The public hearing was closed a 6:00 p.m. on September 24, 2024.*

### **Discussion**

Commissioner Ehlers reiterated that these plan amendments were just to clean up existing plans and did not impact property owner's ability to develop their properties.

Commissioner Zyvan commended the staff's efforts toward implementing and simplifying the Comprehensive Plan.

### **Motion and Vote**

Commissioner Zyvan made the following motion "Mr. Chairman, on the request to amend Title 22 H Road/Northwest Area Plan, Title 29 *Transportation Engineering Design Standards*, and Title 31 the *One Grand Junction Comprehensive Plan* and to retire the *H Road/Northwest Area Plan, North Avenue Corridor Plan, North Avenue West Corridor Plan, and Greater Downtown Plan*, City file number CPA-2024-559, ZCA-2024-560, and TEDS-M-2024-561, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

*Commissioner Scissors seconded; motion passed 7-0.*

### **OTHER BUSINESS**

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Staff reminded the commission that the next Planning Commission workshop on October 3 has been cancelled.

### **ADJOURNMENT**

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Commissioner Scissors moved to adjourn the meeting.

*The vote to adjourn was 6-0.*

The meeting adjourned at 6:04.



## Grand Junction Planning Commission

### Regular Session

Item #1.

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**Meeting Date:** October 8, 2024  
**Presented By:** Jessica Johnsen, Senior Planner  
**Department:** Community Development  
**Submitted By:** Jessica Johnsen, Zoning Supervisor

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### Information

#### **SUBJECT:**

Consider a request by The Eddy at Grand Junction LLC to vacate part of the public trail easement located at 347 and 348 Eddy Drive.

#### **RECOMMENDATION:**

Staff recommends conditional approval of this request.

#### **EXECUTIVE SUMMARY:**

The Applicant, The Eddy at Grand Junction LLC, is requesting the vacation of portions of the public trail easement that appears on the Eddy Riverfront Subdivision Filing 2 plat. The trail is located south of C ½ Road, in Tract A of the Eddy Riverfront Subdivision Filing 2 and portions of the properties at 347 and 348 Eddy Drive.

The Applicant has completed the process of a Simple Subdivision application to create a tract (4.89 acres) that the applicants are requesting be transferred to the City of Grand Junction. A public pedestrian trail that is a part of the riverfront trail is constructed within the tract on 16.24 ac in an MU-2 zone district.

This application was filed and reviewed prior to the new Zoning and Development Code being adopted and is being evaluated under the 2010 Zoning and Development Code. The zoning district names are updated as the new code is now effective.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **BACKGROUND**

In 2013, a voter-approved measure, resulting from a challenge to the rezoning of the property included within the Eddy Riverfront Subdivision Filing 2, created an easement for the development of a section of the Colorado Riverfront Trail through the subject property. Most of the existing easement is located along the riverbank and reaches 50'

north of the bank on Tract A and 347 and 348 Eddy Dr with a connection to C1/2 Road along the east edge of Lot 2 of the Eddy Riverfront Subdivision Filing 2. The width of the easement along the river was greater than some that have been granted for a trail as it had not been determined where on the site along the riverfront would be most appropriate.

The site was more fully reviewed with the Eddy Riverfront Subdivision. A second ballot question was approved by the people in April 2020 to allow for some modification of the trail easement in accordance with the development of Lot 1 and Lot 2, a campground and residential multifamily respectively. In addition, the 2021 approval for the development was conditional and required a review of the site to provide a more detailed analysis of the stability of the riverbank in this area, which has consequences for the viability of constructing an extension of the Colorado Riverfront Trail within the easement.

The Applicant's request is to vacate a portion of the existing trail easement which runs east-west after completing a simple subdivision application that includes a tract which encompasses the constructed trail. Staff has considered the information now available and determined that if Tract A which is offered by the Applicant to be dedicated to the City is accepted by the City through City Council, then it is sufficient for use by the public of the trail and for maintaining the trail. The vacation of the easement portion requested is recommended by staff with the condition that Tract A must first be dedicated to the City of Grand Junction and accepted by the City for use of the public.

**NOTIFICATION REQUIREMENTS**

A neighborhood meeting is not required per Grand Junction Municipal Code Section 21.02.070.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on August 14, 2024. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on September 27, 2024. The notice of this public hearing was published on September 29, 2024, in the Grand Junction Daily Sentinel. An online hearing with opportunity for public comment was held between October 1, 2024 and October 7, 2024 through the GJSpeaks platform.

**ANALYSIS**

The criteria for review is set forth in Section 21.02.100(c) of the Zoning and Development Code. The purpose of this section is to permit the vacation of surplus rights-of-way and/or easements provided the vacation shall conform to the following:

1. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City;

The request to vacate a portion of an existing trail easement does not conflict with the

Comprehensive Plan, Grand Junction Circulation Plan or other adopted plans and policies of the City, as long as the City owns Tract A where the constructed trail is located. There is consistency with the Active Transportation Corridor as well. Vacation of this easement will have no impact on public facilities or services provided to the general public since the City is to receive a tract which encompasses the trail as part of the simple subdivision. Further, the vacation request is consistent with the following goals and policies of the Comprehensive Plan:

- o Plan Principle 6: Efficient and Connected Transportation - Active Transportation. The coordination of the active transportation network with the recreational trail system on public lands ensures that biking and walking contribute to the Grand Junction experience for residents and visitors alike. The Colorado River Trail is the spine of Grand Junction's trail system and a key route for transportation and recreation on the south side of the city. Supported by connections to the city's other active transportation corridors along drainage and utilities, the Colorado River Trail provides access to riverfront recreational opportunities, a transportation connection for bike commuters, and non-motorized access to many destinations in the Grand Valley.
- o Plan Principle 7: Great Places and Recreation. Excellent Amenities. The community center is a hub of activity for residents and visitors of all ages, supporting both the physical and mental health and wellness of the community. The riverfront, once used as a dumping ground, has become a distinct linear parks system and treasured waterfront, connected by the Riverfront Trail and accessible from all areas of the city via the Active Transportation Corridors that intersect it. The riverfront parks connect to key destinations, including the Riverfront at Las Colonias, the Riverfront at Dos Rios, new event spaces, and the Western Colorado Botanical Gardens. Grand Junction's Arts and Culture Commission, through their work and involving the Grand Junction Creative District, provides abundance of festivals, theater, and music; places for arts organizations; and a strengthened awareness and involvement of citizens in the community. Therefore, staff has found this criterion has been met.

2. No parcel shall be landlocked as a result of the vacation;

All adjacent parcels have, and shall continue to have, direct access to public Rights of Way before and after the proposed easement vacation. Therefore, staff finds that this criterion has been met.

3. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive, or reduces or devalues any property affected by the proposed vacation;

This vacation does not impact access to any parcel with the condition of the tract being granted to the City and as such, staff finds this criterion has been met.

4. There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services;

No adverse impacts on the health, safety, and/or welfare of the general community have been identified and the quality of public facilities and services provided to any parcel of land will not be reduced as a result of this vacation as the City will receive a tract of land from the Applicant/Owner of the property which serves the purpose of providing a trail for public use; therefore, staff finds this criterion has been met.

5. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 GJMC; and

Neither staff nor utility providers have identified that this request will inhibit the provision of adequate public facilities and services. Staff finds that this criterion has been met.

6. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

The City will benefit from this property and trail being in public ownership, while the developer will also benefit for this property not being on their tax role and not having this area to maintain. The developer had previously agreed to cover approximately 5+ years of maintenance.

### **RECOMMENDATION AND FINDINGS OF FACT**

After reviewing The Eddy – Easement Vacation, VAC-2023-305, located south of C ½ Road, running along the southern portion of both properties located at 347 and 348 Eddy Drive, the following findings of fact based on two conditions have been made:

1. The requests conform with Section 21.02.100(c) of the Zoning and Development Code.

Conditions:

1. Tract A of the Eddy Riverfront Subdivision Filing 2 first be dedicated to and accepted by the city which encompasses the constructed east/west Riverfront Trail, and

Therefore, Staff recommends conditional approval of the request.

### **SUGGESTED MOTION:**

Mr. Chairman, on The Eddy – Easement Vacation located south of C ½ Road, in Tract A of the Eddy Riverfront Subdivision Filing 2 and in portions of the properties at 347 and 348 Eddy Drive, City file number VAC-2023-305, I move that the Planning Commission forward a recommendation of conditional approval to City Council with the findings of fact and conditions as listed in the staff report.

### **Attachments**

1. Exhibit 1 - Development Application
2. Exhibit 2 - Site Map
3. Exhibit 3 - Zoning Map

4. Exhibit 4 - Subdivision Plat
5. Exhibit 5 - Vacation Exhibits & Legal Descriptions
6. Exhibit 6 - Draft Ordinance



## Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation <input type="text"/>	Existing Zoning <input type="text"/>
Proposed Land Use Designation <input type="text"/>	Proposed Zoning <input type="text"/>

### Property Information

Site Location: <input type="text" value="348 Eddy Drive &amp; 347 Eddy Drive Grand Jct. CO 81501"/>	Site Acreage: <input type="text" value="7.03 &amp; 9.36"/>
Site Tax No(s): <input type="text" value="2945-244-63-002 &amp; 2945-243-63-001"/>	Site Zoning: <input type="text" value="C-1"/>
Project Description: <input type="text" value="Vacate 50' Trail Easement"/>	

### Property Owner Information

### Applicant Information

### Representative Information

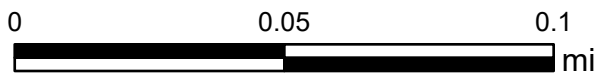
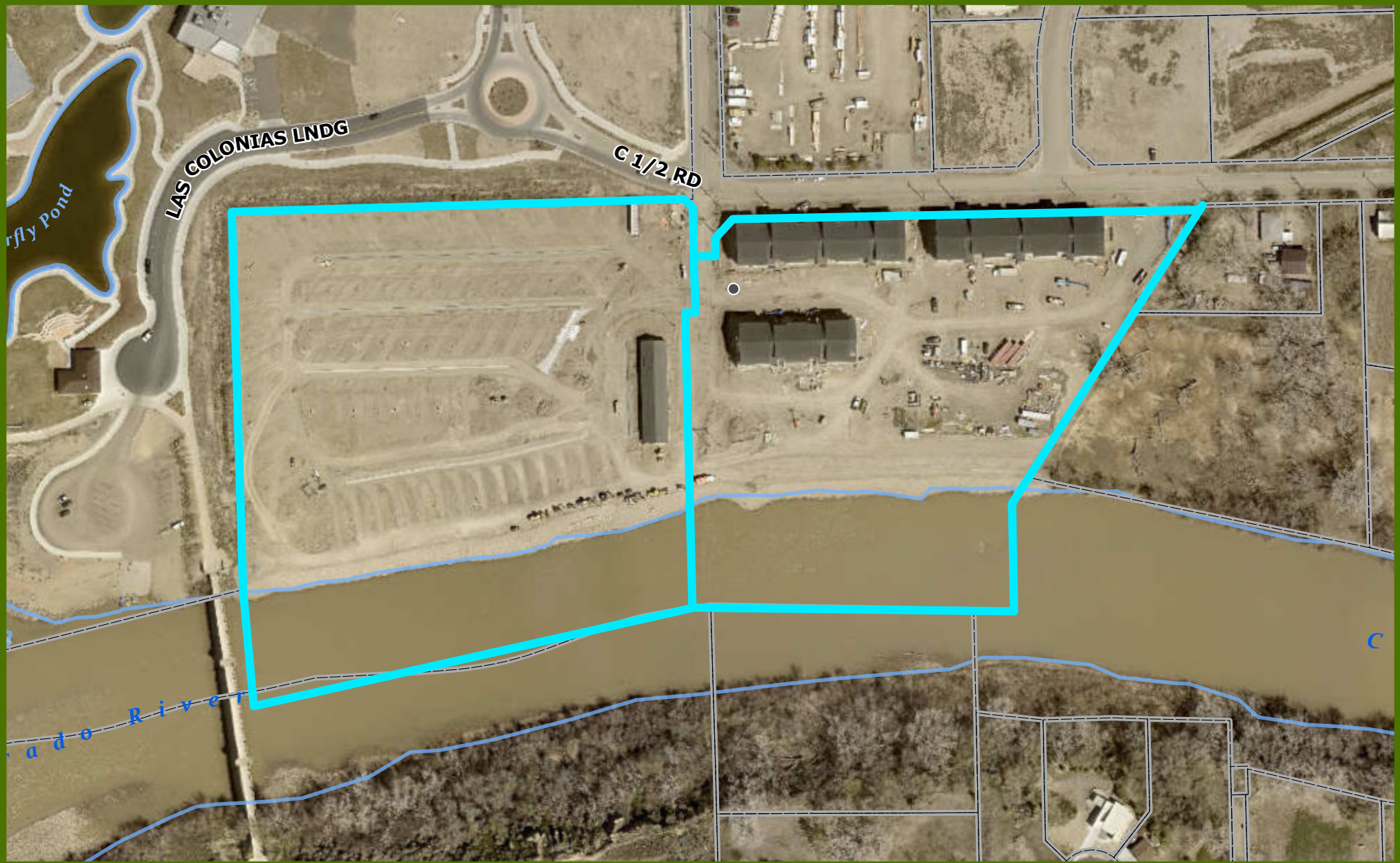
Name: <input type="text" value="The Eddy at Grand Junction, LLC"/>	Name: <input type="text" value="The Eddy at Grand Junction LLC"/>	Name: <input type="text" value="Kart Planning"/>
Street Address: <input type="text" value="PO Box 770740"/>	Street Address: <input type="text" value="PO Box 770740"/>	Street Address: <input type="text" value="734 Main Street"/>
City/State/Zip: <input type="text" value="Steamboat Springs CO, 80477"/>	City/State/Zip: <input type="text" value="Steamboat Springs Co, 80477"/>	City/State/Zip: <input type="text" value="G.J. CO 81501"/>
Business Phone #: <input type="text" value="303-522-6655"/>	Business Phone #: <input type="text" value="240.793.6405"/>	Business Phone #: <input type="text" value="241-0745"/>
E-Mail: <input type="text" value="Stephanie@fourpointsfunding.com"/>	E-Mail: <input type="text" value="michael@triumphdev.com"/>	E-Mail: <input type="text" value="mallory.reams@kart.com"/>
Fax #: <input type="text" value="n/a"/>	Fax #: <input type="text" value="n/a"/>	Fax #: <input type="text" value="n/a"/>
Contact Person: <input type="text" value="Stephanie Copeland"/>	Contact Person: <input type="text" value="Michael O'Connor"/>	Contact Person: <input type="text" value="Mallory Reams"/>
Contact Phone #: <input type="text" value="303-522-6655"/>	Contact Phone #: <input type="text" value="240.793.6405"/>	Contact Phone #: <input type="text" value="241-0745"/>

**NOTE: Legal property owner is owner of record on date of submittal.**

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application <input type="text" value="Mallory Reams"/>	Date <input type="text" value="5-1-23"/>
Signature of Legal Property Owner	Date <input type="text" value="4.27.23"/>

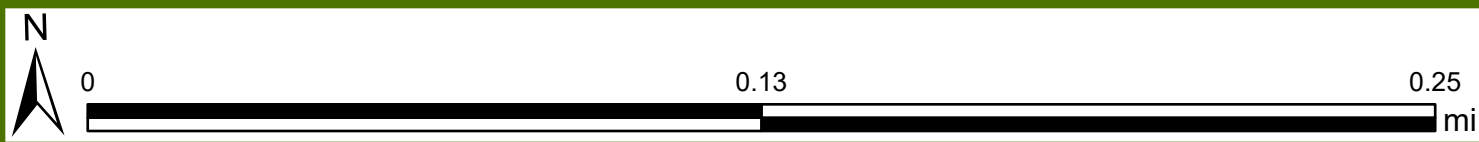
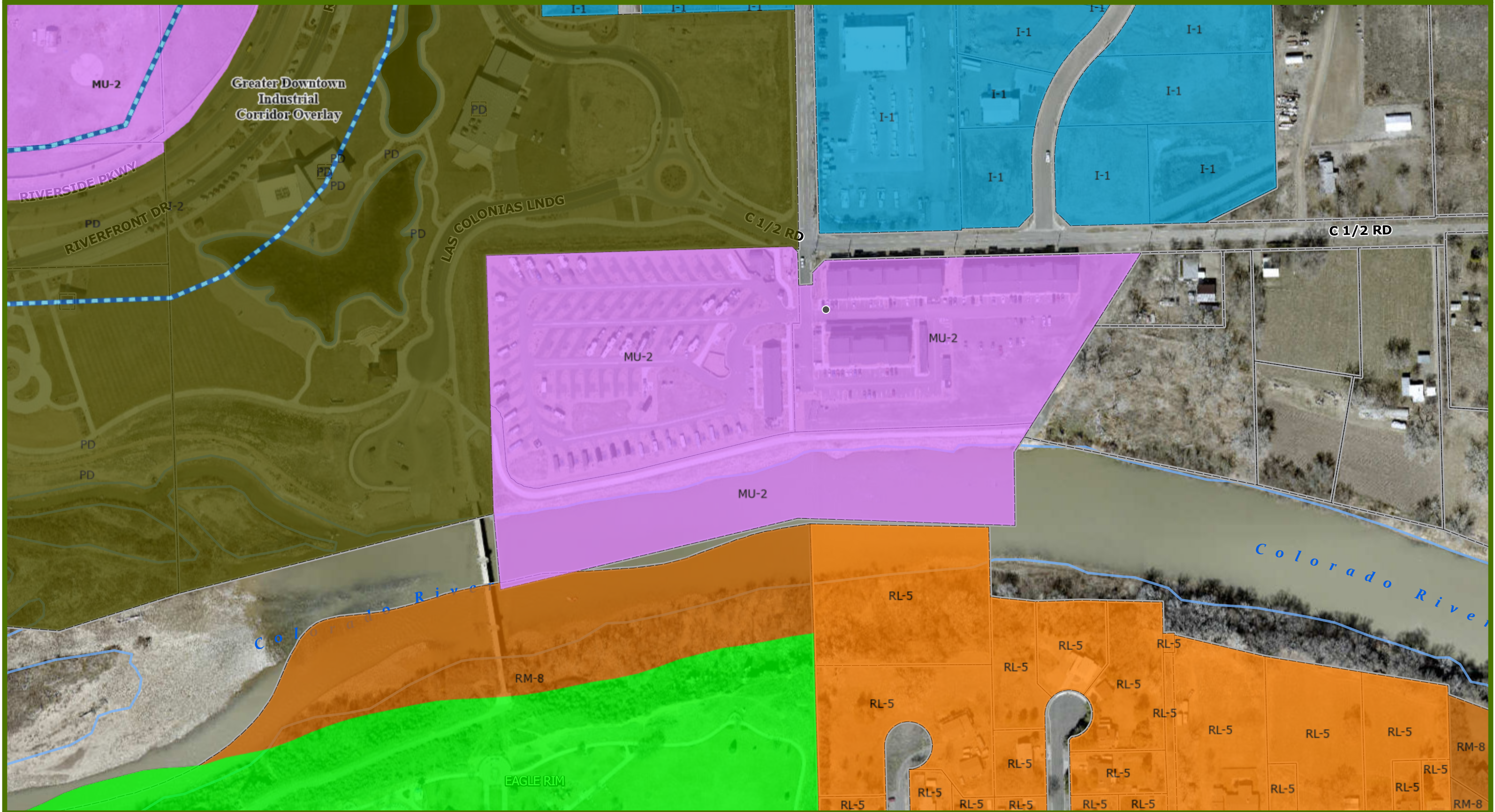
# Site Map



Printed: 11/21/2023  
1 inch equals 188 feet  
Scale: 1:2,257



# Zoning Map - The Eddy



Printed: 9/27/2024  
1 inch equals 188 feet  
Scale: 1:2,257



**EDDY RIVERFRONT SUBDIVISION FILING 2**  
 A replat of Eddy Riverfront Subdivision Lots 1 & 2 (Reception No. 2983444)  
 A part of Government Lot 2 and Lot 3 of Section 24  
 Located within the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24,  
 Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:  
 That THE EDDY AT GRAND JUNCTION, LLC, A COLORADO LIMITED LIABILITY COMPANY is the owner of record of that real property situate in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, together with certain Public rights of way vacated by the City of Grand Junction, Ordinance No.4932, as same is recorded with Reception No. 2931827 at the Mesa County Clerk and Recorders Office. The ownership of which is demonstrated under Reception No. 2909396 at the Mesa County Clerk and Recorders Office, and being more particularly described as follows:

Lots 1 and 2, Eddy Riverfront Subdivision (Reception No. 2983444)

Containing 16.24 acres.

SAID OWNER has by these presents laid out, platted, and caused to be surveyed the above described real property as shown hereon, and designates the same as EDDY RIVERFRONT SUBDIVISION FILING 2 in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following Dedications and Grants:

All Trail Easements, including, but not limited to, a trail easement across a portion of the vacated 27 1/2 Road with the north line of the easement being the same as the south line of the easement previously dedicated to the City in Reception No. 2983444 and connecting to and with the adjoining west and east trail sections previously dedicated to the City in Reception No. 2684027, are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 c.c., and an automatic transmission which does not exceed thirty miles an hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation for commuting and recreational purposes.

Said owner hereby acknowledges that all lienholders or encumbrancers, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner,

THE EDDY AT GRAND JUNCTION, LLC,  
 a Colorado limited liability company

By: 4PF RURAL COZ FUND I, LLC,  
 a Delaware limited liability company  
 Managing Member of The Eddy at Grand Junction, LLC  
 By: [Signature]  
 Stephanie Copeland, Manager of 4PF RURAL COZ FUND I, LLC

By: 4PF RURAL COZ FUND II, LLC,  
 a Delaware limited liability company  
 Managing Member of The Eddy at Grand Junction, LLC  
 By: [Signature]  
 Stephanie Copeland, Manager of 4PF RURAL COZ FUND II, LLC

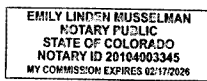
has caused its name to be hereunto subscribed this 18<sup>th</sup> day of December, 2023

**NOTARY PUBLIC CERTIFICATION**

STATE OF Colorado )  
 )  
 COUNTY OF Denver )

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2023 By Stephanie Copeland, Manager of 4PF RURAL COZ FUND I, LLC and 4PF RURAL COZ FUND II, LLC, Managing Members of The Eddy at Grand Junction, LLC.

By: [Signature] Notary Public  
 My commission expires: 02/17/2026



**LIENHOLDER'S RATIFICATION OF PLAT**

The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interest which is recorded with Reception Number 2985917 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown thereon.

In witness whereof, the said corporation has caused these presents to be signed by its Senior Vice President (title), with the authority of its board of directors, this 20 day of December, 2023

By: [Signature]  
 For: FIRSTBANK

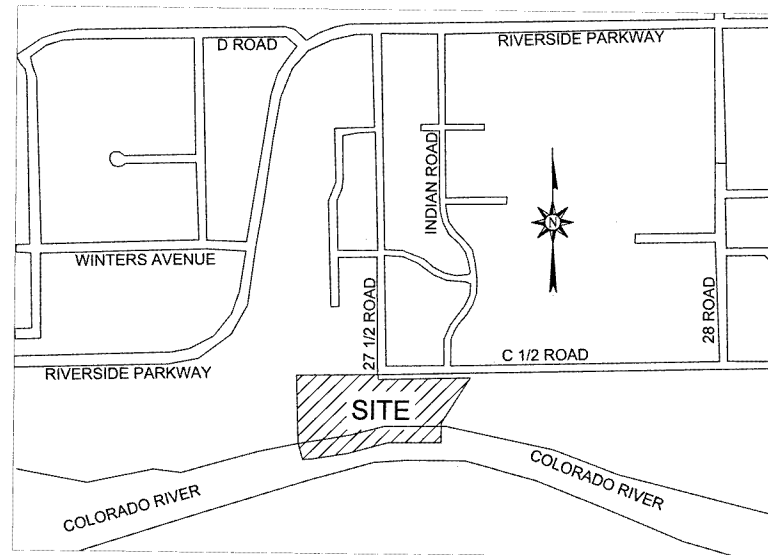
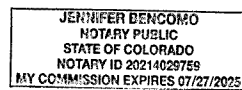
**NOTARY PUBLIC CERTIFICATION**

STATE OF Colorado )  
 )  
 COUNTY OF Garfield )

This Lienholder's Ratification was acknowledged before me by Kserinya Mamlin as Senior Vice President, on this 20 day of December, 2023

Witness my hand and official seal: [Signature]  
 Notary Public

My commission expires: 07/27/2025



VICINITY MAP  
 NOT TO SCALE

**PLAT NOTES:**

- All exterior subdivision boundary monuments are set in concrete
- Title information provided by Land Title Guarantee Company, Order No. GJIF65054242-2, Dated 04/21/2023, and the Mesa County Assessor - Real Property Public Information System.
- The Colorado River adjacent to this parcel is defined as a Non-Navigable River. The Colorado River is a natural meandering river and lands adjacent to the Colorado River may gain area due to accretion or lose lands due to erosion.
- The 50' trail easement granted to the City of Grand Junction with Reception No. 2684027 is described using the north top bank of the Colorado River as the south line of the 50' easement for the portion along the Colorado River. The process of vacating the portion of this trail easement along the bank of the Colorado River has begun but is not complete at the time of recording of this plat.
- The north boundary line of Tract A is based on the location of the constructed bike path. The boundary line is located 10' north of the bike path.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**AREA SUMMARY**

Lots	11.35 Acres	69.9%
Tracts	4.89 Acres	30.1%
Total	16.24 Acres	100%

**BASIS OF BEARINGS:**

The bearing between the Center 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian and the center East 1/16 of Section 24, Township 1 South, Range 1 West of the Ute Meridian is S89°45'54"E, this bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area. Both Monuments are in Monument Boxes.

**TITLE CERTIFICATION**

Land Title Guarantee Company, a title insurance company, as duly licensed in the state of Colorado, hereby certifies that we have examined title to the hereon described property, that we find the title to the property is vested to The Eddy at Grand Junction, LLC, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations, and rights-of-way of record are shown hereon.

[Signature] Assistant Vice President 12/18/2023  
 Name and Title Date  
 Land Title Guarantee Company

**CITY USE BLOCK**

DOCUMENT NAME: \_\_\_\_\_ RECEPTION NO: \_\_\_\_\_

**CITY OF GRAND JUNCTION APPROVAL**

Eddy Riverfront Subdivision Filing 2, a subdivision of the City of Grand Junction, Mesa County, Colorado, is hereby approved and dedications accepted this 17 day of January, 2024

[Signature] City Manager  
[Signature] Mayor

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO )  
 )  
 COUNTY OF MESA )

I certify that this instrument was filed in my office at 2:25 o'clock P.M. on the 17<sup>th</sup> day of January, 2024, and was recorded at Reception No. 3083552  
 Drawer No. 13-78 Fees \$30+3

By: [Signature] Clerk and Recorder  
[Signature] Deputy

**CERTIFICATION**

I, Christopher C. Ransier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Plat of Eddy Riverfront Subdivision Filing 2 was performed by me or under my responsible charge; it is based upon my knowledge, information, and belief, is in accordance with acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.



Christopher C. Ransier  
 Colorado PLS 38089

SHEET 1 OF 3

**EDDY RIVERFRONT SUBDIVISION FILING 2**  
 A part of Government Lot 2 and Lot 3 of Section 24,  
 NE1/4SW1/4 and NW1/4SE1/4 of Section 24,  
 Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado

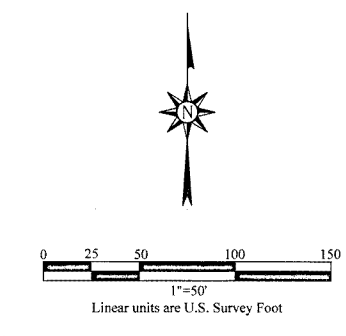
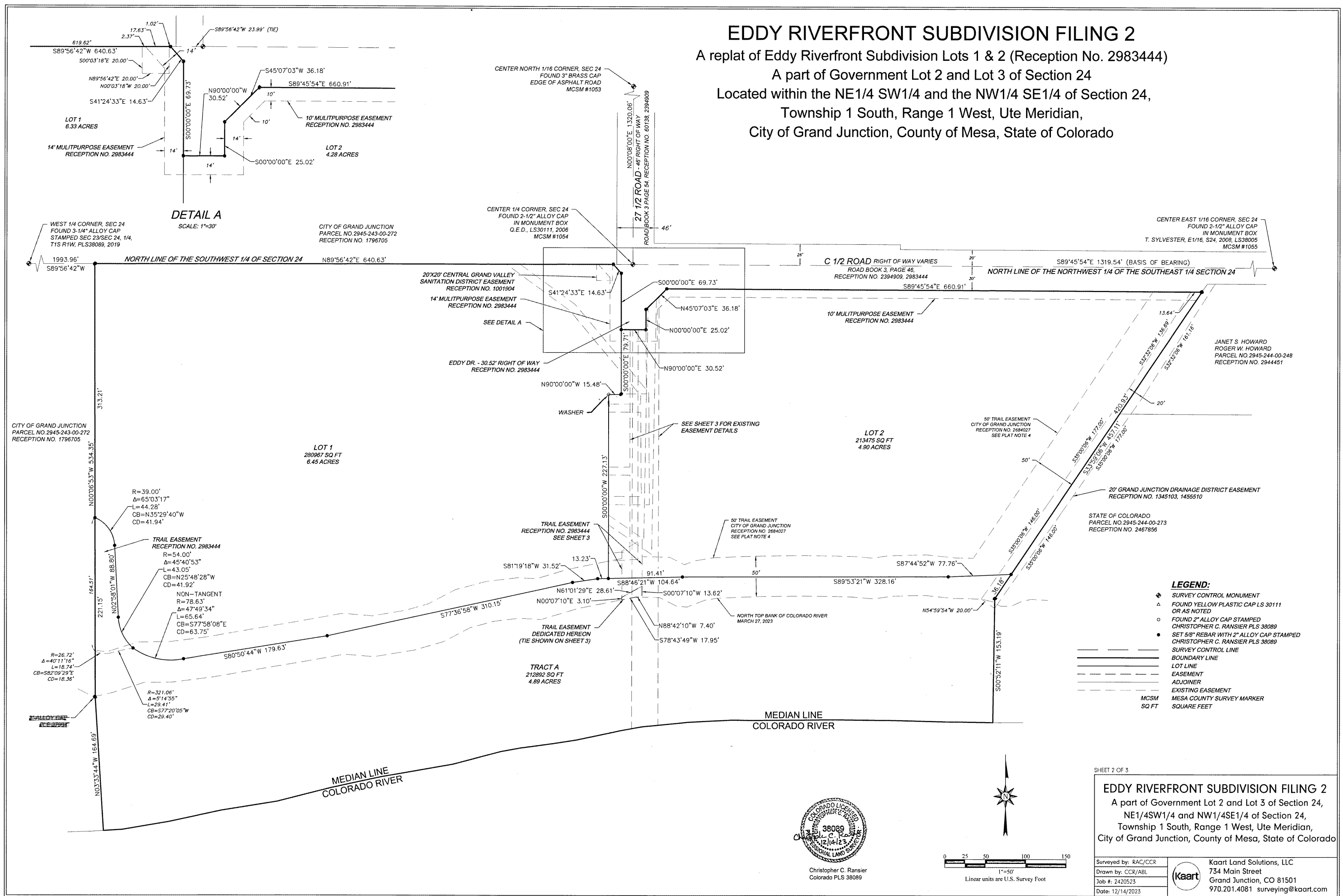
Surveyed by: RAC/CCR  
 Drawn by: CCR/ABL  
 Job #: 2420523  
 Date: 12/14/2023



Kaart Land Solutions, LLC  
 734 Main Street  
 Grand Junction, CO 81501  
 970.201.4081 surveying@kaart.com

## EDDY RIVERFRONT SUBDIVISION FILING 2

A replat of Eddy Riverfront Subdivision Lots 1 & 2 (Reception No. 2983444)  
 A part of Government Lot 2 and Lot 3 of Section 24  
 Located within the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24,  
 Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado



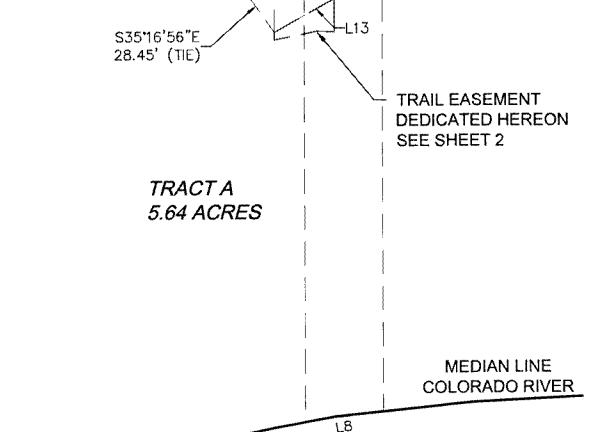
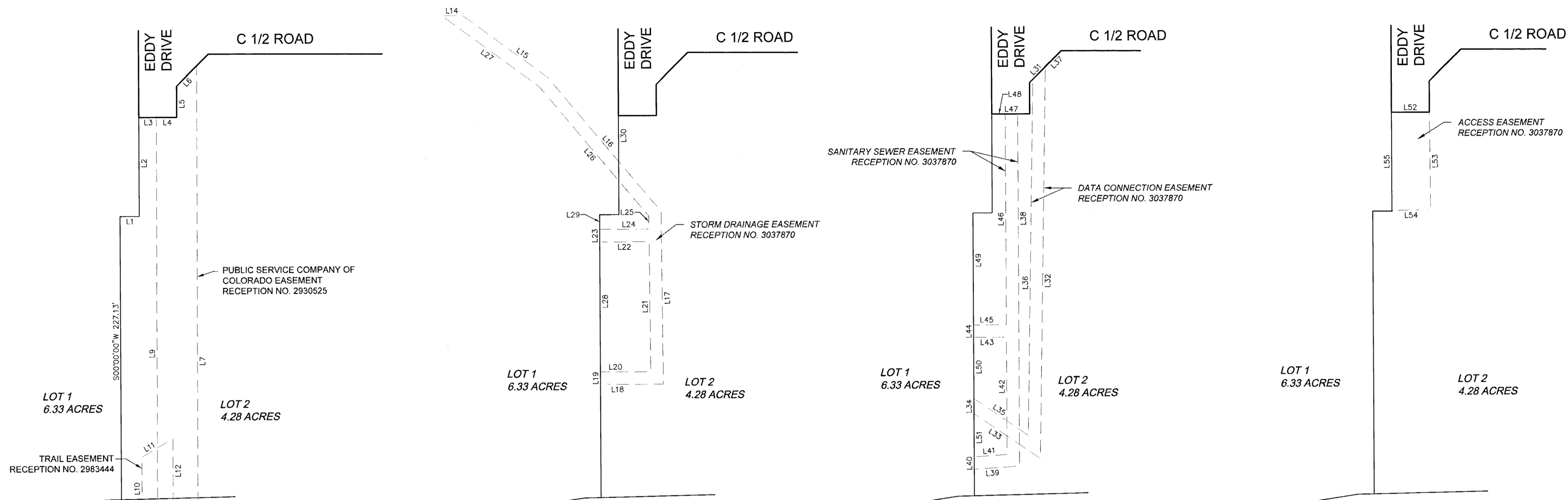
SHEET 2 OF 3

**EDDY RIVERFRONT SUBDIVISION FILING 2**  
 A part of Government Lot 2 and Lot 3 of Section 24,  
 NE1/4SW1/4 and NW1/4SE1/4 of Section 24,  
 Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado

Surveyed by: RAC/CCR Drawn by: CCR/ABL Job #: 2420523 Date: 12/14/2023	Kaat Land Solutions, LLC 734 Main Street Grand Junction, CO 81501 970.201.4081 surveying@kaat.com
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## EDDY RIVERFRONT SUBDIVISION FILING 2

A replat of Eddy Riverfront Subdivision Lots 1 & 2 (Reception No. 2983444)  
 A part of Government Lot 2 and Lot 3 of Section 24  
 Located within the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24,  
 Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado



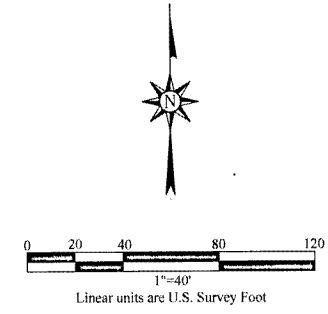
Line #	Bearing	Distance
L1	S90°00'00\"/>	

Line #	Bearing	Distance
L15	S53°51'33\"/>	

Line #	Bearing	Distance
L29	S00°00'00\"/>	

Line #	Bearing	Distance
L43	S89°59'24\"/>	

- LEGEND:**
- ◆ SURVEY CONTROL MONUMENT
  - △ FOUND YELLOW PLASTIC CAP LS 30111 OR AS NOTED
  - FOUND 2\"/>



SHEET 3 OF 3

**EDDY RIVERFRONT SUBDIVISION FILING 2**  
 A part of Government Lot 2 and Lot 3 of Section 24,  
 NE1/4SW1/4 and NW1/4SE1/4 of Section 24,  
 Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado

Surveyed by: RAC/CCR Drawn by: CCR/ABL Job #: 2420523 Date: 12/14/2023		Kaat Land Solutions, LLC 734 Main Street Grand Junction, CO 81501 970.201.4081 surveying@kaat.com
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**EDDY RIVERFRONT SUBDIVISION FILING 2**  
A replat of Eddy Riverfront Subdivision Lots 1 & 2 (Reception No. 2983444)  
A part of Government Lot 2 and Lot 3 of Section 24  
Located within the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24,  
Township 1 South, Range 1 West, Ute Meridian,  
City of Grand Junction, County of Mesa, State of Colorado

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

**KNOW ALL MEN BY THESE PRESENTS**

That THE EDDY AT GRAND JUNCTION, LLC, A COLORADO LIMITED LIABILITY COMPANY is the owner of record of that real property situate in the Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, together with certain Public rights of way vacated by the City of Grand Junction, Ordinance No. 4932, as same is recorded with Reception No. 2931827 at the Mesa County Clerk and Recorders Office. The ownership of which is demonstrated under Reception No. 2909396 at the Mesa County Clerk and Recorders Office, and being more particularly described as follows:

Lots 1 and 2, Eddy Riverfront Subdivision (Reception No. 2983444)

Containing 16.24 acres.

SAID OWNER has by these presents laid out, platted, and caused to be surveyed the above described real property as shown hereon, and designates the same as EDDY RIVERFRONT SUBDIVISION FILING 2 in the City of Grand Junction, County of Mesa, State of Colorado, and do hereby make the following Dedications and Grants:

All Trail Easements, including, but not limited to, a trail easement across a portion of the vacated 27 1/2 Road with the north line of the easement being the same as the south line of the easement previously dedicated to the City in Reception No. 2983444 and connecting to and with the adjoining west and east trail sections previously dedicated to the City in Reception No. 2684027, are dedicated to the City of Grand Junction as a perpetual easement for the use of the public forever, subject to the rules and regulations of said City, for purposes including but not limited to, constructing, installing, maintaining and repairing a trail and appurtenant facilities and for ingress, egress and access for the public with accompanying pets, if any, for use as pedestrians, and/or with wheelchairs (motorized and non-motorized), bicycles, motorized bicycles (a vehicle having two or three wheels, cylinder capacity not exceeding 50 c.c., and an automatic transmission which does not exceed thirty miles an hour), electric scooters (an electric powered vehicle having two or three wheels and does not exceed thirty miles per hour), and other non-motorized forms of transportation for commuting and recreational purposes.

Said owner hereby acknowledges that all lienholders or encumbrances, if any, associated with the interests of this Plat have been represented hereon.

IN WITNESS WHEREOF, said owner,

THE EDDY AT GRAND JUNCTION, LLC,  
a Colorado limited liability company

By: 4PF RURAL COZ FUND I, LLC,  
a Delaware limited liability company  
Managing Member of The Eddy at Grand Junction, LLC  
By: [Signature]  
Stephanie Copeland, Manager of 4PF RURAL COZ FUND I, LLC

By: 4PF RURAL COZ FUND II, LLC,  
a Delaware limited liability company  
Managing Member of The Eddy at Grand Junction, LLC  
By: [Signature]  
Stephanie Copeland, Manager of 4PF RURAL COZ FUND II, LLC

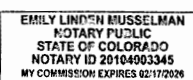
has caused its name to be hereunto subscribed this 18<sup>th</sup> day of December, 2023

**NOTARY PUBLIC CERTIFICATION**  
STATE OF Colorado

COUNTY OF Denny

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2023 By Stephanie Copeland, Manager of 4PF RURAL COZ FUND I, LLC and 4PF RURAL COZ FUND II, LLC, Managing Members of The Eddy at Grand Junction, LLC.

By: [Signature] Witness my hand and official seal:  
Notary Public  
My commission expires: 02/17/2026



**LIENHOLDER'S RATIFICATION OF PLAT**

The undersigned hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the lands described in said dedication by the owners thereof and agree that its security interest which is recorded with Reception Number 2985917 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown thereon.

In witness whereof, the said corporation has caused these presents to be signed by its Senior Vice President (title), with the authority of its board of directors, this 20 day of December, 2023

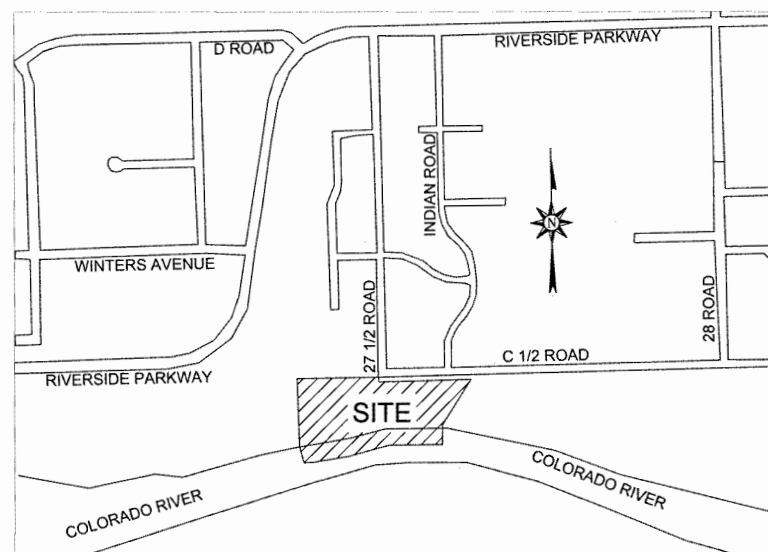
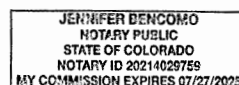
By: [Signature]  
For: FIRSTBANK

**NOTARY PUBLIC CERTIFICATION**  
STATE OF Colorado

COUNTY OF Garfield

This Lienholder's Ratification was acknowledged before me by Kseniya Mamlin as Senior Vice President, on this 20 day of December, 2023

Witness my hand and official seal: [Signature]  
Notary Public  
My commission expires: 07/27/25



VICINITY MAP  
NOT TO SCALE

**PLAT NOTES:**

- All exterior subdivision boundary monuments are set in concrete.
- Title information provided by Land Title Guarantee Company, Order No. GJIF65054242-2, Dated 04/21/2023, and the Mesa County Assessor - Real Property Public Information System.
- The Colorado River adjacent to this parcel is defined as a Non-Navigable River. The Colorado River is a natural meandering river and lands adjacent to the Colorado River may gain area due to accretion or lose lands due to erosion.
- The 50' trail easement granted to the City of Grand Junction with Reception No. 2684027 is described using the north top bank of the Colorado River as the south line of the 50' easement for the portion along the Colorado River. The process of vacating the portion of this trail easement along the bank of the Colorado River has begun but is not complete at the time of recording of this plat.
- The north boundary line of Tract A is based on the location of the constructed bike path. The boundary line is located 10' north of the bike path.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

**AREA SUMMARY**

Lots	11.35 Acres	69.9%
Tracts	4.89 Acres	30.1%
Total	16.24 Acres	100%

**BASIS OF BEARINGS:**

The bearing between the Center 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian and the center East 1/16 of Section 24, Township 1 South, Range 1 West of the Ute Meridian is S89°45'54"E, this bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area. Both Monuments are in Monument Boxes.

**TITLE CERTIFICATION**

Land Title Guarantee Company, a title insurance company, as duly licensed in the state of Colorado, hereby certifies that we have examined title to the hereon described property; that we find the title to the property is vested to The Eddy at Grand Junction, LLC; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations, and rights-of-way of record are shown hereon.

[Signature] Assistant Vice President 12/18/2023  
Name and Title Date  
Land Title Guarantee Company

**CITY USE BLOCK**

DOCUMENT NAME: \_\_\_\_\_ RECEPTION NO: \_\_\_\_\_

**CITY OF GRAND JUNCTION APPROVAL**

Eddy Riverfront Subdivision Filing 2, a subdivision of the City of Grand Junction, Mesa County, Colorado, is hereby approved and dedications accepted this 17 day of January, 2024

[Signature] City Manager  
[Signature] Mayor

**CLERK AND RECORDER'S CERTIFICATE**  
STATE OF COLORADO )  
COUNTY OF MESA )

I certify that this instrument was filed in my office at 2:25 o'clock P. M. on the 17<sup>th</sup> day of January, 2024, and was recorded at Reception No. 3083552.  
Drawer No. 23-78 Fees 130.23

By: [Signature] Clerk and Recorder  
[Signature] Deputy

**CERTIFICATION**

I, Christopher C. Ransier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the Plat of Eddy Riverfront Subdivision Filing 2 was performed by me or under my responsible charge, it is based upon my knowledge, information, and belief, is in accordance with acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.



Christopher C. Ransier  
Colorado PLS 38089

SHEET 1 OF 3

**EDDY RIVERFRONT SUBDIVISION FILING 2**  
A part of Government Lot 2 and Lot 3 of Section 24,  
NE1/4SW1/4 and NW1/4SE1/4 of Section 24,  
Township 1 South, Range 1 West, Ute Meridian,  
City of Grand Junction, County of Mesa, State of Colorado

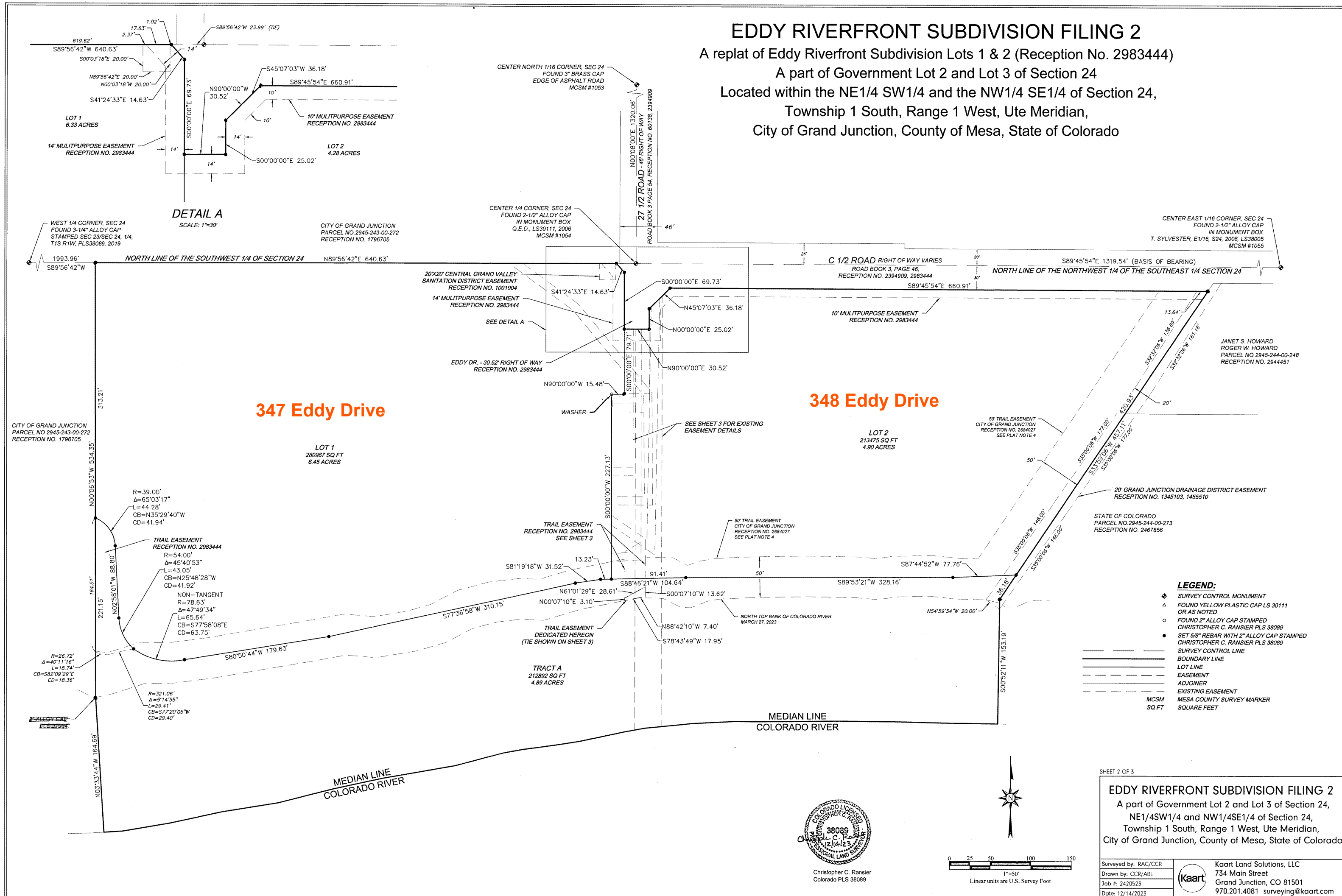
Surveyed by: RAC/CCR  
Drawn by: CCR/ABL  
Job #: 2420523  
Date: 12/14/2023

**Kaart**  
Kaart Land Solutions, LLC  
734 Main Street  
Grand Junction, CO 81501  
970.201.4081 surveying@kaart.com

**Please note: The red address numbers and text have been added digitally to the recorded subdivision plat.**



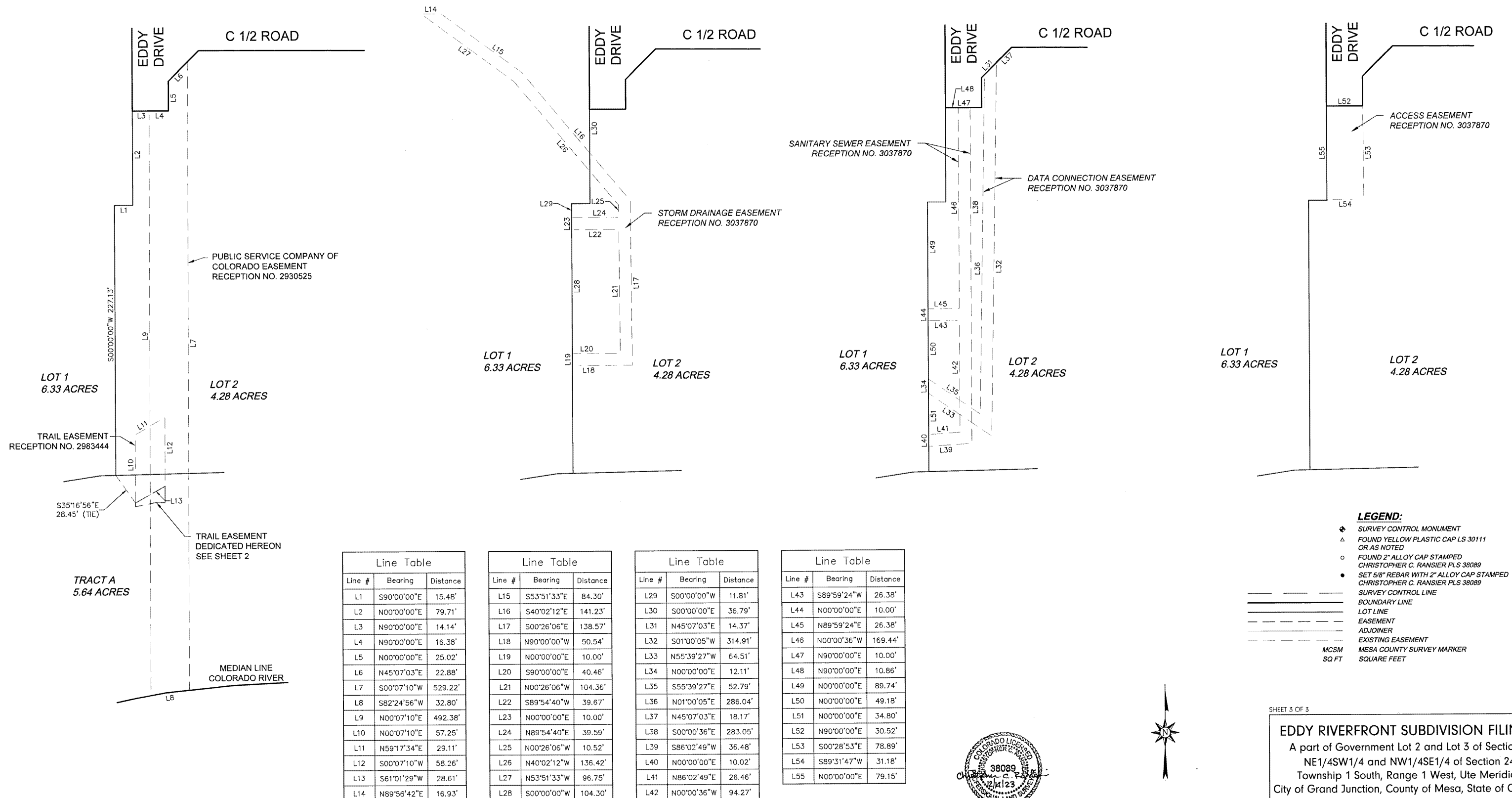
**EDDY RIVERFRONT SUBDIVISION FILING 2**  
 A replat of Eddy Riverfront Subdivision Lots 1 & 2 (Reception No. 2983444)  
 A part of Government Lot 2 and Lot 3 of Section 24  
 Located within the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24,  
 Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado





## EDDY RIVERFRONT SUBDIVISION FILING 2

A replat of Eddy Riverfront Subdivision Lots 1 & 2 (Reception No. 2983444)  
 A part of Government Lot 2 and Lot 3 of Section 24  
 Located within the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24,  
 Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado



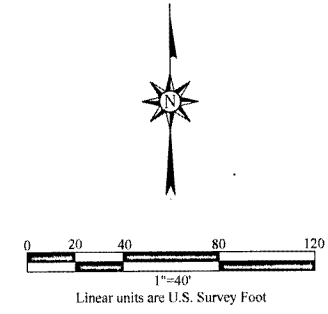
Line #	Bearing	Distance
L1	S90°00'00"E	15.48'
L2	N00°00'00"E	79.71'
L3	N90°00'00"E	14.14'
L4	N90°00'00"E	16.38'
L5	N00°00'00"E	25.02'
L6	N45°07'03"E	22.88'
L7	S00°07'10"W	529.22'
L8	S82°24'56"W	32.80'
L9	N00°07'10"E	492.38'
L10	N00°07'10"E	57.25'
L11	N59°17'34"E	29.11'
L12	S00°07'10"W	58.26'
L13	S61°01'29"W	28.61'
L14	N89°56'42"E	16.93'

Line #	Bearing	Distance
L15	S53°51'33"E	84.30'
L16	S40°02'12"E	141.23'
L17	S00°26'06"E	138.57'
L18	N90°00'00"W	50.54'
L19	N00°00'00"E	10.00'
L20	S90°00'00"E	40.46'
L21	N00°26'06"W	104.36'
L22	S89°54'40"W	39.67'
L23	N00°00'00"E	10.00'
L24	N89°54'40"E	39.59'
L25	N00°26'06"W	10.52'
L26	N40°02'12"W	136.42'
L27	N53°51'33"W	96.75'
L28	S00°00'00"W	104.30'

Line #	Bearing	Distance
L29	S00°00'00"W	11.81'
L30	S00°00'00"E	36.79'
L31	N45°07'03"E	14.37'
L32	S01°00'05"W	314.91'
L33	N55°39'27"W	64.51'
L34	N00°00'00"E	12.11'
L35	S55°39'27"E	52.79'
L36	N01°00'05"E	286.04'
L37	N45°07'03"E	18.17'
L38	S00°00'36"E	283.05'
L39	S86°02'49"W	36.48'
L40	N00°00'00"E	10.02'
L41	N86°02'49"E	26.46'
L42	N00°00'36"W	94.27'

Line #	Bearing	Distance
L43	S89°59'24"W	26.38'
L44	N00°00'00"E	10.00'
L45	N89°59'24"E	26.38'
L46	N00°00'36"W	169.44'
L47	N90°00'00"E	10.00'
L48	N90°00'00"E	10.86'
L49	N00°00'00"E	89.74'
L50	N00°00'00"E	49.18'
L51	N00°00'00"E	34.80'
L52	N90°00'00"E	30.52'
L53	S00°28'53"E	78.89'
L54	S89°31'47"W	31.18'
L55	N00°00'00"E	79.15'

- LEGEND:**
- ◆ SURVEY CONTROL MONUMENT
  - △ FOUND YELLOW PLASTIC CAP LS 30111 OR AS NOTED
  - FOUND 2" ALLOY CAP STAMPED CHRISTOPHER C. RANSIER PLS 38089
  - SET 5/8" REBAR WITH 2" ALLOY CAP STAMPED CHRISTOPHER C. RANSIER PLS 38089
  - SURVEY CONTROL LINE
  - ==== BOUNDARY LINE
  - LOT LINE
  - - - - EASEMENT
  - - - - ADJOINER
  - - - - EXISTING EASEMENT
  - MCSM MESA COUNTY SURVEY MARKER
  - SO FT SQUARE FEET



SHEET 3 OF 3

**EDDY RIVERFRONT SUBDIVISION FILING 2**  
 A part of Government Lot 2 and Lot 3 of Section 24,  
 NE1/4SW1/4 and NW1/4SE1/4 of Section 24,  
 Township 1 South, Range 1 West, Ute Meridian,  
 City of Grand Junction, County of Mesa, State of Colorado

Surveyed by: RAC/CCR		Kaat Land Solutions, LLC 734 Main Street Grand Junction, CO 81501 970.201.4081 surveying@kaat.com
Drawn by: CCR/ABL		
Job #: 2420523		
Date: 12/14/2023		

**TRAIL EASEMENT VACATION EXHIBIT**  
**347 & 348 Eddy Drive, Grand Junction, CO 81501**

C1/4 CORNER, SEC 24  
 FOUND 2-1/2" ALLOY CAP IN MONUMENT BOX  
 Q.E.D., LS30111, 2006  
 MESA COUNTY SURVEY MONUMENT #1054  
 POINT OF COMMENCEMENT

CE1/16 CORNER, SEC 24  
 FOUND 2-1/2" ALLOY CAP IN MONUMENT BOX  
 T. SYLVESTER, E1/16, S24, 2008, LS38005  
 MESA COUNTY SURVEY MONUMENT #1055

**C 1/2 ROAD RIGHT OF WAY VARIES**  
 ROAD BOOK 3, PAGE 46,  
 RECEPTION NO. 2394909, 2983444

(BASIS OF BEARING)  
 S89°45'54"E 1319.54'

722.93'

S33°59'06"W 36.08'

POINT OF BEGINNING

S89°45'54"E 60.13'

THE EDDY AT GRAND JUNCTION, LLC  
 PARCEL NO. 2945-244-63-002  
 LOT 2, EDDY RIVERFRONT SUBDIVISION  
 RECEPTION NO. 2983444

JANET S. HOWARD  
 ROGER W. HOWARD  
 PARCEL NO. 2945-244-00-248  
 RECEPTION NO. 2944451

N33°59'06"E 424.17'

420.93'

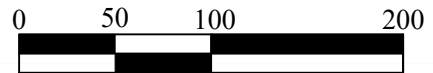
S33°59'06"W 457.11'

50'

REMAINDER OF 50' TRAIL EASEMENT  
 CITY OF GRAND JUNCTION  
 RECEPTION NO. 2684027

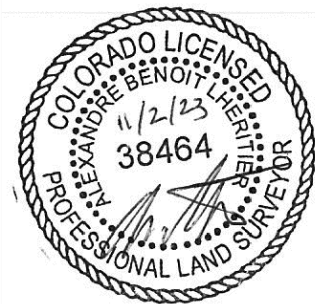
S87°44'52"W 61.99'

STATE OF COLORADO  
 PARCEL NO. 2945-244-00-273  
 RECEPTION NO. 2467856



1"=100'

Linear units are U.S. Survey Foot



Alexandre B. Lheritier  
 Colorado PLS 38464

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

**LEGEND:**

- SURVEY CONTROL LINE
- LOT LINE
- ADJOINER
- - - - - EASEMENT LINE

Job #: 2420523

Date: 11/02/2023



**Kaat Land Solutions, LLC**  
 734 Main St.  
 Grand Junction, CO 81501  
 970.201.4081 [surveying@kaat.com](mailto:surveying@kaat.com)

Trail Easement Vacation - Eddy Riverfront Subdivision Filing 2

A parcel of land located in Lots 1 & 2, Eddy Riverfront Subdivision (Reception No. 2983444), situated in Government Lot 2 and Government Lot 3, Section 24, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado, described as:

All of that trail easement described in Reception No. 2684027, EXCEPTING THE FOLLOWING:

Commencing at the C1/4 of said Section 24, whence the CE1/16 bears S89°45'54"E, running thence along said center of section line S89°45'54"E 722.93 feet to the northeast corner of said Eddy Riverfront Subdivision; thence S33°59'06"W 36.08 feet to the northeast corner of Lot 2, Eddy Riverfront Subdivision, and the Point of Beginning.

Running thence along the east line of said Lot 2 S33°59'06"W 420.93 feet; thence S87°44'52"W 61.99 feet; thence N33°59'06"E 424.17 feet to the north line of said Lot 2; thence along said north line S89°45'54"E 60.13 feet to the northeast corner of said Lot 2 and the Point of Beginning.

Description prepared by:  
Alexandre B. Lheritier, PLS 38464  
Kart Land Solutions, LLC  
734 Main St.  
Grand Junction, CO 81501



**TRAIL EASEMENT VACATION EXHIBIT**  
**348 Eddy Drive, Grand Junction, CO 81501**

CE1/16 CORNER, SEC 24  
 FOUND 2-1/2" ALLOY CAP IN MONUMENT BOX  
 T. SYLVESTER, E1/16, S24, 2008, LS38005  
 MESA COUNTY SURVEY MONUMENT #1055

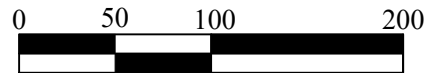
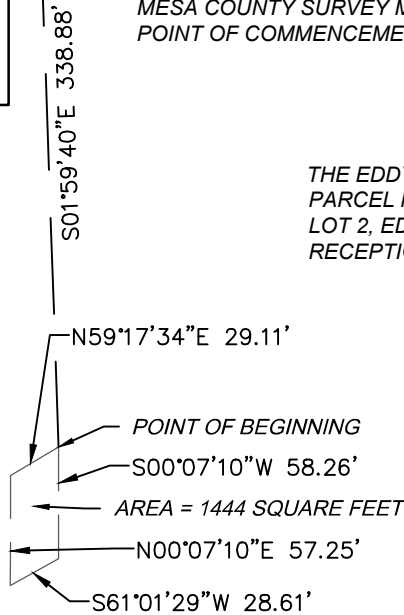
(BASIS OF BEARING)  
 S89°45'54"E 1319.54'

**C 1/2 ROAD RIGHT OF WAY VARIES**  
 ROAD BOOK 3, PAGE 46,  
 RECEPTION NO. 2394909, 2983444

C1/4 CORNER, SEC 24  
 FOUND 2-1/2" ALLOY CAP IN MONUMENT BOX  
 Q.E.D., LS30111, 2006  
 MESA COUNTY SURVEY MONUMENT #1054  
 POINT OF COMMENCEMENT

THE EDDY AT GRAND JUNCTION, LLC  
 PARCEL NO. 2945-244-63-002  
 LOT 2, EDDY RIVERFRONT SUBDIVISION  
 RECEPTION NO. 2983444

LOT 1  
 EDDY RIVERFRONT SUBDIVISION  
 RECEPTION NO. 2983444



1"=100'

Linear units are U.S. Survey Foot



Alexandre B. Lheritier  
 Colorado PLS 38464

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

**LEGEND:**

- SURVEY CONTROL LINE
- LOT LINE
- - - - - EASEMENT LINE

Job #: 2420523

Date: 11/02/2023



**Kaat Land Solutions, LLC**  
 734 Main St.  
 Grand Junction, CO 81501  
 970.201.4081 surveying@kaart.com

Trail Easement Vacation – 348 Eddy Drive

A parcel of land located in Lot 2, Eddy Riverfront Subdivision (Reception No. 2983444), situated in Government Lot 2 and Government Lot 3, Section 24, Township 1 South, Range 1 West, of the Ute Meridian, Grand Junction, Mesa County, Colorado, described as:

All of that trail easement in Lot 2, shown and dedicated on the Eddy Riverfront Subdivision plat, more particularly described as:

Commencing at the C1/4 of said Section 24, whence the CE1/16 bears S89°45'54"E, running thence S01°59'40"E 338.88 feet to the northeast corner of said dedicated trail easement and the Point of Beginning.

Running thence S00°07'10"W 58.26 feet; thence S61°01'29"W 28.61 feet; thence N00°07'10"E 57.25 feet; thence N59°17'34"E 29.11 feet to the Point of Beginning.

Parcel contains 1444 square feet.

Description prepared by:  
Alexandre B. Lheritier, PLS 38464  
Kart Land Solutions, LLC  
734 Main St.  
Grand Junction, CO 81501



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**A RESOLUTION VACATING PORTIONS OF THE PUBLIC TRAIL EASEMENT AS IDENTIFIED ALONG THE SOUTHERN AND EASTERN PROPERTY LINES AT 347 27 ½ ROAD, 2757 C ½ ROAD, AND MESA COUNTY TAX PARCEL NO. 2945-244-00-080**

**LOCATED AT 347 27 ½ ROAD, 2757 C ½ ROAD, and MESA COUNTY TAX PARCEL NO. 2945-244-00-080**

**RECITALS:**

A vacation of portions Public Trail Easement has been requested by the property owners, The Eddy at Grand Junction, LLC, with assurances of a reciprocal dedication of the easement (Tract A) to the City of Grand Junction and facilitating connection to existing trail connections.

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 portions of the Public Trail Easement is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100(c) 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 publicly dedicated 50' Public Trail Easement is hereby vacated subject to the listed conditions:

1. The dedication of Tract A to the City of Grand Junction.
2. A pedestrian easement will be retained that runs north and south from Tract A to C ½ Road where it meets 27 ½ Rd by separate instrument.

A certain parcel of land described at Reception No.2684027 and lying in Government Lots 2 and 3 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado and being more particularly described as follows:

A certain 50.00 foot wide parcel of land entirely within the following three (3) parcels of land: Parcel No.1 and No.2 of the lands described in Book 4172, Page 725 and Parcel No2 of the lands described in Book 4172, Page 722, all in the Public Records of Mesa

County, Colorado, lying North of the Northerly top of bank for the Colorado River and South of a line 50.00 feet North of and parallel with said Northerly top of bank.

PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

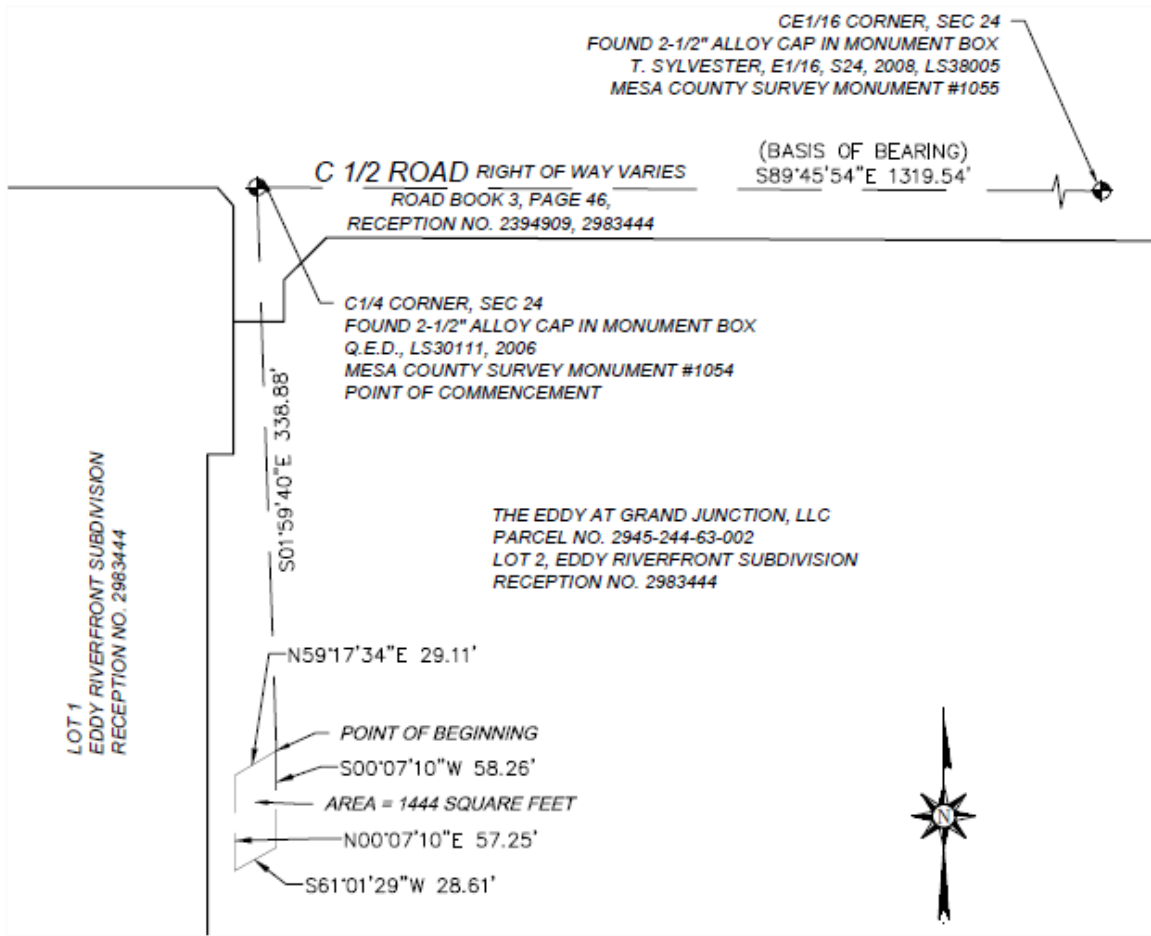
ATTEST:

\_\_\_\_\_  
President of City Council

\_\_\_\_\_  
City Clerk

DRAFT

**TRAIL EASEMENT VACATION EXHIBIT**  
**348 Eddy Drive, Grand Junction, CO 81501**



CE1/16 CORNER, SEC 24  
 FOUND 2-1/2" ALLOY CAP IN MONUMENT BOX  
 T. SYLVESTER, E1/16, S24, 2008, LS38005  
 MESA COUNTY SURVEY MONUMENT #1055

(BASIS OF BEARING)  
 S89°45'54"E 1319.54'

**C 1/2 ROAD RIGHT OF WAY VARIES**  
 ROAD BOOK 3, PAGE 46,  
 RECEPTION NO. 2394909, 2983444

C 1/4 CORNER, SEC 24  
 FOUND 2-1/2" ALLOY CAP IN MONUMENT BOX  
 Q.E.D., LS30111, 2006  
 MESA COUNTY SURVEY MONUMENT #1054  
 POINT OF COMMENCEMENT

LOT 1  
 EDDY RIVERFRONT SUBDIVISION  
 RECEPTION NO. 2983444

THE EDDY AT GRAND JUNCTION, LLC  
 PARCEL NO. 2945-244-63-002  
 LOT 2, EDDY RIVERFRONT SUBDIVISION  
 RECEPTION NO. 2983444

S01°59'40"E 336.88'

N59°17'34"E 29.11'

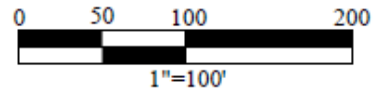
POINT OF BEGINNING

S00°07'10"W 58.26'

AREA = 1444 SQUARE FEET

N00°07'10"E 57.25'

S61°01'29"W 28.61'



Linear units are U.S. Survey Foot



Alexandre B. Lheritier  
 Colorado PLS 38464

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY  
 REPRESENTING A WRITTEN DESCRIPTION - IT DOES  
 NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

**LEGEND:**

- SURVEY CONTROL LINE
- LOT LINE
- - - - - EASEMENT LINE

Job #: 2420523

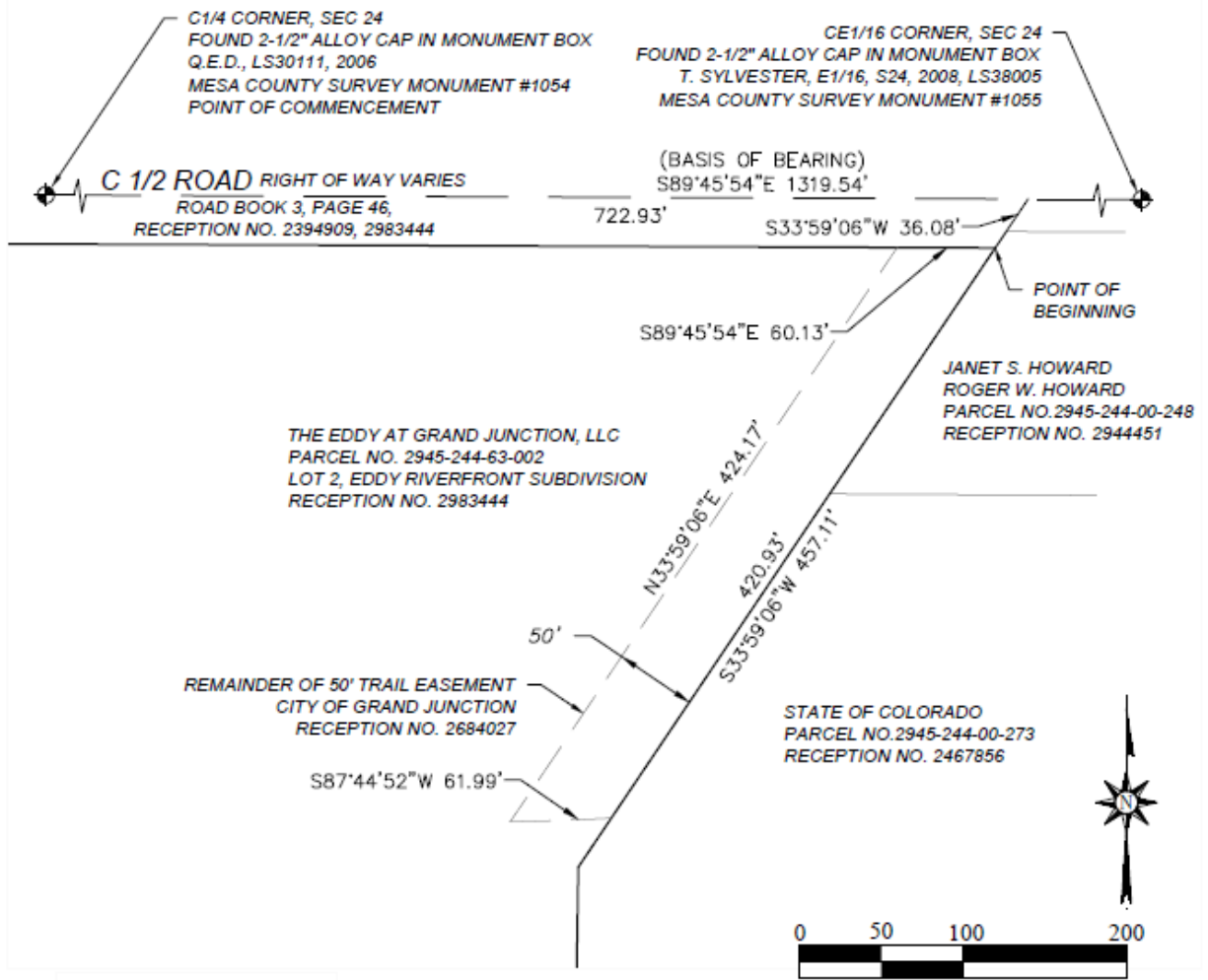
Date: 11/02/2023



Kart Land Solutions, LLC  
 734 Main St.  
 Grand Junction, CO 81501  
 970.201.4081 surveying@kart.com



**TRAIL EASEMENT VACATION EXHIBIT**  
**347 & 348 Eddy Drive, Grand Junction, CO 81501**

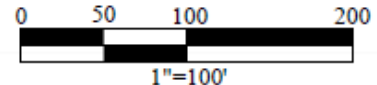


THE EDDY AT GRAND JUNCTION, LLC  
 PARCEL NO. 2945-244-63-002  
 LOT 2, EDDY RIVERFRONT SUBDIVISION  
 RECEPTION NO. 2983444

JANET S. HOWARD  
 ROGER W. HOWARD  
 PARCEL NO. 2945-244-00-248  
 RECEPTION NO. 2944451

REMAINDER OF 50' TRAIL EASEMENT  
 CITY OF GRAND JUNCTION  
 RECEPTION NO. 2684027

STATE OF COLORADO  
 PARCEL NO. 2945-244-00-273  
 RECEPTION NO. 2467856



Linear units are U.S. Survey Foot




Alexandre B. Lheritier  
 Colorado PLS 38464

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

**LEGEND:**

- SURVEY CONTROL LINE
- LOT LINE
- ADJOINER
- - - - - EASEMENT LINE

Job #: 2420523	Date: 11/02/2023
	
Kart Land Solutions, LLC 734 Main St. Grand Junction, CO 81501 970.201.4081 surveying@kart.com	