TGD96DYL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT (VACATION)

NAME OF AGENCY OR CONTRACTOR: TRINKLEIN, GOODLOE, DANIELS

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2397, 2397 ½ , 2395 ½ PLEASANT RIDGE COURT - LOTS 2 AND 3, DYLANS SUBDIVISION - PARCEL NO. 2945-174-33-001, PARCEL NO. 2945-174-33-042, AND PARCEL NO. 2945-174-33-043

CITY DEPARTMENT:

PUBLIC WORKS

YEAR:

1996

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

QUIT CLAIM of Easement

Book2214 PAGE752

The City of Grand Junction, acting as the Ridges Metropolitan District, Mesa County, State of Colorado, Grantor, pursuant to the authority provided by Resolution No. 74-93, and based upon the REQUEST submitted by the undersigned owner and the terms of said REQUEST, hereby quitclaims to said undersigned owner, whose address and affected property is identified below, a five (5) foot wide water/irrigation easement as granted to the Ridges Metropolitan District, by virtue of the filing of the Plat which created the Affected Property.

The name(s) of the owner(s): Trinklein, Goodloe, Daniels Address of the owner(s):2397, 2397 1/2, 2395 1/2 Pleasant Ridge Court Tax Parcel Number of the Affected Property:2945-174-33-001, 042, 043 Lot, Block, and Filing Number of the Affected Property:

Lots 2 and 3, Dylans Subdivision, recorded in Plat Book 15, Page 43, Mesa

County Clerk and Recorder Legal Description of easement to be vacated:

The 5' irrigation and/or water easements granted to the Ridges Metropolitan District and noted as "Potential Easement See Note 1" on lots 2 and 3, Dylans Subdivision, recorded in Plat Book 15, Page 43, Mesa County Clerk and Recorder.

Signed this 6th day of March

1749435 1006AM 03/12/96 MONIKA TODD CLK&REC MESA COUNTY CO DOCUMENT FEE \$EXEMPT DOCUMENT FEE

City of Grand Junction, acting

coron

for Ridges Metropolitan District

ector of Community Development

STATE OF COLORADO

)ss.

County of Mesa

E OF CO The foregoing instrument was exercted before me this day of March , 1996 by Larry Timm, Director of Community Development of the City of Grand Junction, Colorado.

RHONDA S. **EDWARDS**

My commission expires_

Witness my hand and official seal.

Notary

Address:

REQUEST TO RELEASE A 5' IRRIGATION AND WATER EASEMENT RIDGES SUBDIVISION

I the undersigned owner of property within the Ridges subdivision in the City of Grand Junction, do hereby petition the City, in it's capacity as the Ridges Metropolitan District (Ridges), to release the below described 5' irrigation and water easement. To the best of my knowledge there are currently no irrigation or water lines within said easement and the easement is not necessary to serve any existing or future development. I hereby agree to accept all liability for facts which are not known and I release the City, and Ridges from liability which results from the requested release.

Togal Degariation of Eagement to be released. /dc // and 2/
Legal Description of Easement to be released: 1075 / A und 27
Legal Description of Easement to be released: 1095 1 A and 2 A Block 29, Redges, Filing # 6 - Me 5' irrigation easement will list Majory line of lot 2A and along the east and west property line of lot 1A Name and Address of Property Owner: I Mi Morta Phipuly line.
Doub & Mat Lun Theoletin
Paul & Mat suyo Treaklein
white gradient
Larry and auco Daniels
Legal Description of Property: US 14924, Block 27, Wages, Hung #6
Tax Parcel Number: 2945-174-33-001, 042,043
List all property owners directly adjacent to the easement to be vacated, including the most current mailing address as shown in the

vacated, including the most current mailing address as shown in the records of the Mesa County Assessor's Office.

To the best of my knowledge, there are no water lines or irrigation lines in the above described easement.

City Utality Manager

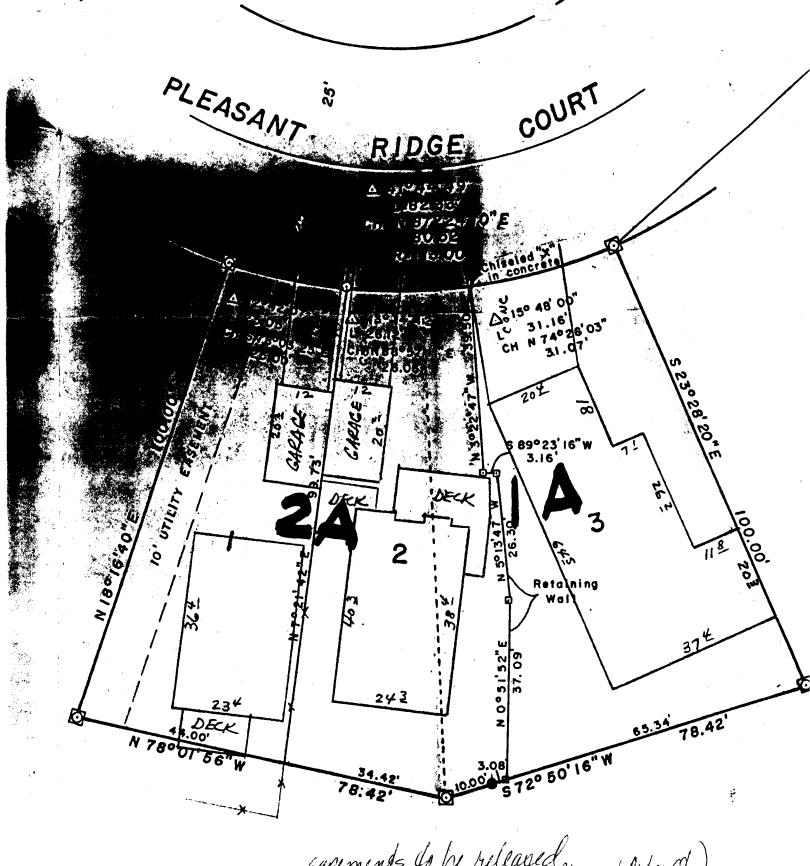
The Ridges Architectural Control Committee has reviewed the request to release the above described 5' easement and recommends approval.

Ridges ACCO Representative

Date

Signature of Applicant

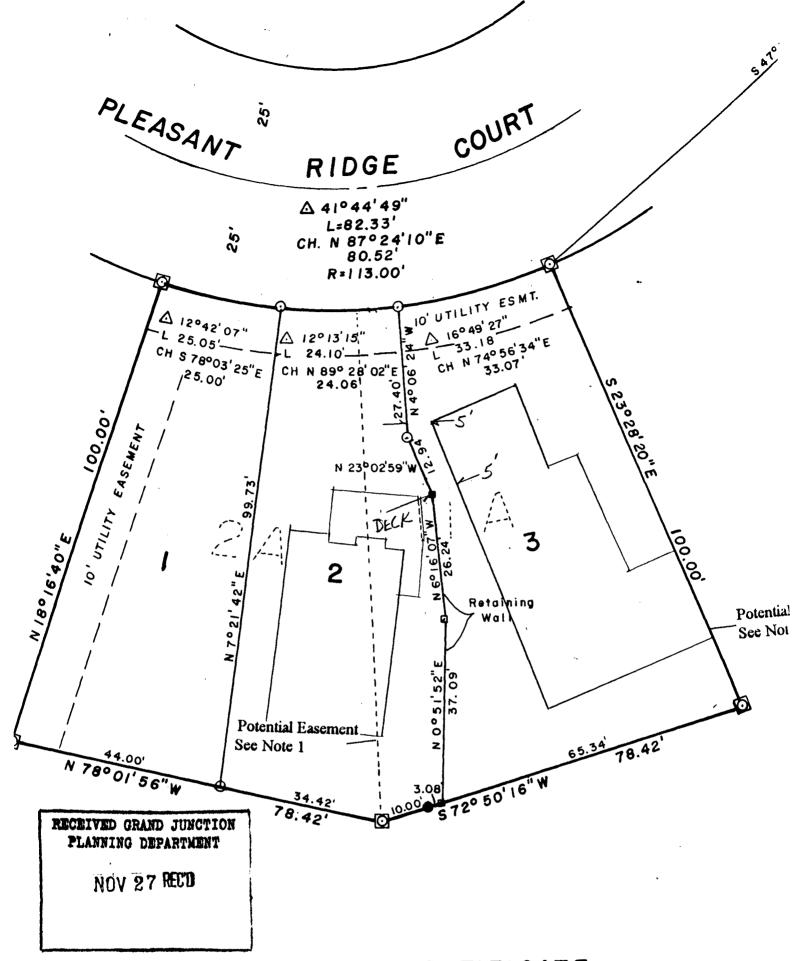
Date



(exclude the 1st 10' from Pleasant Ridg of)

SURVEYORS CERTIFICATE

I hereby certify that the REPLAT OF LOTS 1A & 2A BLOCK THE RIDGES FILING NO. SIX was completed under my direct



SURVEYORS CERTIFICATE

I, Merritt P. Dismant, certify that the accompanying plat of REPLAT OF LOTS 1A & 2A BLOCK 29 THE RIDGES FILING NO. SIX, A subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.

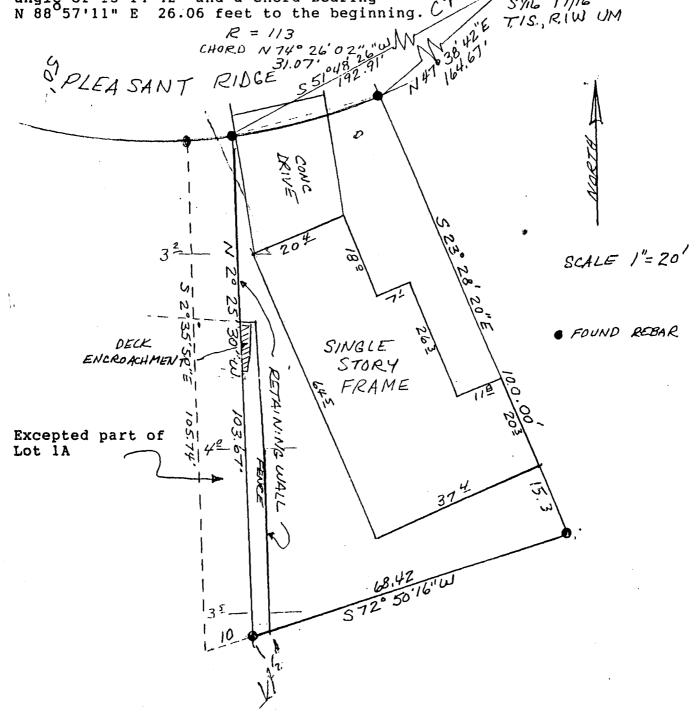
Merritt P. Dismant, Colo. PLS 10097

Date

APROVEMENT LOCATION CERTIFICATE 2397 Pleasant Ridge Court

Lot 1A of Block 29 of the Ridges Filing No. Six, EXCEPT Beginning at a point which is S 51 48'26" W 192.91feet from the south sixteenth corner on the the East line of Section 17, T.1 S., R.1 W. of the Ute M. Mesa County, Colorado, thence S 2°25'30" E 103.67 feet, thence S 72°50'16" W 10.00 feet, thence N 78°01'56" W 34.42 feet, thence N 7°21'42" E 99.73 feet, thence along the arc of a nontangent curve to the left with a radius of 113.00 fee, a central MCSM angle of 13 14'42" and a chord bearing

N 88 57'11" E 26.06 feet to the beginning.



SURVEYOR'S STATEMENT

I hereby certify that this improvement location certificate was prepared for _, the improvement location being based either on a previous property survey that has been monumented by others or my own property survey at the time I prepared this improvement location certificate, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, __, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises, except as indicated, and that there is no evidence or sign of any easement crosss ing or burdening any part of said parcel, except as noted.

Drawn by

MANUAL OF COL

MERRITT P DISMANT PLS

439 Bluebell Lane Grand Junction, Colorado 81503