

CITY OF GRAND JUNCTION

ORDINANCE NO. 4464

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR
GAY JOHNSON'S ALLEY
LOCATED AT 333 N. 1ST STREET**

RECITALS:

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

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal 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 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. An easement dedicating a 20-foot wide utility easement will be provided on the new Final Plat that shall be recorded after the subject Vacation Ordinance.

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

Dedicated right-of-way to be vacated:

15.00 FOOT WIDE ALLEY VACATION

A fifteen foot wide alley right-of-way located in Wilson's Subdivision of Block 2, Mobley's Subdivision, Northeast Quarter (NE1/4), Section 15, Township 1 South, Range 1 West, Ute Meridian, in Grand Junction, Mesa County, Colorado and being more particularly described as follows:

Commencing at the Southwest corner of said Wilson's Subdivision, whence the Southeast corner of that parcel described in Book 2368, Page 505, Mesa County records, also being the Southwest corner of said alley right-of-way as described in Book 821, Page 33, Mesa County records, bears South 89°55'17" East, a distance of 112.00 feet to the POINT OF BEGINNING; thence along the Westerly alley right-of-way line the following three (3) courses: (1) North 00°03'20" East, a distance of 145.81 feet; (2) North 14°46'53" East, a distance of 51.79 feet; (3) North 00°06'13" East, a distance of

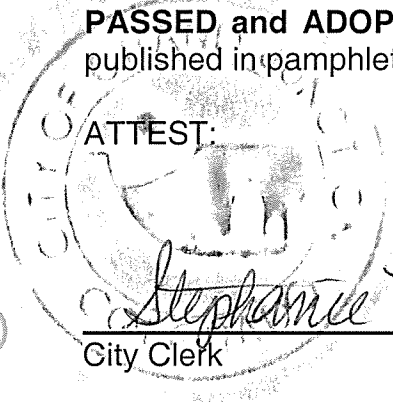
95.55 feet, to a point on the South right-of-way line of Grand Avenue, as described in Reception Number 545896, Mesa County records; thence North 89°40'57" East, a distance of 15.00 feet, along said South right-of-way line of Grand Avenue to a point on the Easterly alley right-of-way line; thence along said Easterly alley right-of-way line the following three (3) courses: (1) South 00°06'13" West, a distance of 99.55 feet; (2) South 14°46'41" West, a distance of 51.79 feet; (3) South 00°03'20" West, a distance of 141.91 feet to a point on the North right-of-way line of White Avenue; thence along said North right-of-way line of White Avenue North 89°55'17" West, a distance of 15.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.102 Acres or 4424 square feet, as described.

INTRODUCED on first reading the 14th day of March, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 18th day of April, 2011 and ordered published in pamphlet form.

ATTEST:



Stephanie Lu

City Clerk

Terence L. Coates

President of City Council

EXHIBIT A
WILSONS SUBDIVISION OF BLOCK 2, MOBLEY'S SUBDIVISION
NE1/4 SECTION 15, T1S, R1W, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

EX Corner
Section 15
T1S, R1W, UM
3/4" Aluminum Cap
in Monument Box
PLS 1847B

Colorado Department of Highways
Reception #545896

Colorado Department of Highways
Book 685, Page 91

Colorado Department of Transportation
Brass Cap

Alley Right-of-Way
To Be Vacated

Grand Avenue

N89°40'57"E 125.00'

N89°40'57"E 15.00'

N89°40'57"E 79.04'

$\Delta=90'20''10$
 $R=50.00'$
 $L=78.83'$
 $Ch=70.92'$
 $Ch. Brg=S45°08'58''E$

Book 952, Page 972

North Spruce Street

First Street

N00°06'13"E 290.58'

N14°46'53"E 51.79'

S14°46'41"W 51.79'

0.102 Acres
424 sq ft

S00°03'20"E 145.81'

S00°03'20"W 141.91'

Book 2388, Page 505
Book 5015, Page 972

Book 974, Page 238
Book 956, Page 833

Book 974, Page 238

Wilson's Subdivision of Block 2
Mobley's Addition to Grand Junction
Map Book 2, Page 42

Point of Commencement

1/2" Aluminum Cap
Cape PLS 11221

Red Plastic Cap
Illegible

S89°55'17"E 112.00'
Basis of Bearings

N89°55'17"W 142.76'

N89°55'17"W 15.00'

389.79'
S89°55'17"E 749.98'

City Survey Marker
Chiseled Cross On Brass Cap
Spruce And White

POINT OF BEGINNING

City Survey Marker
Chiseled Cross On Lead Rod
Second And White

White Avenue

LEGEND

ALIQUT SURVEY MARKER, AS NOTED

FOUND REBAR, AS NOTED

City Survey Marker
Aluminum Cap PLS 24953
First And Road

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