

CITY OF GRAND JUNCTION

Resolution No. 38-99

UTILITY EASEMENT VACATION

UTILITY EASEMENT VACATION FOR LOT 1, SHERWOOD PARK MINOR
SUBDIVISION, LOCATED AT 1114N.1ST STREET.

RECITALS:

This resolution vacates a portion of the existing utility easement located on Lot 1, Sherwood Park Minor Subdivision. This vacation runs for approximately 70 feet in length and reduces the easement to 10 feet in width. It maintains the easterly portion of the easement at the current 20 feet for the remainder of the utility easement. The utility easement vacation is to accommodate construction of a new building at this site.

The Planning Commission, having heard and considered the request and found the criteria of the Code to have been met, recommend that the vacation be approved.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF GRAND JUNCTION THAT:

1. The following described easement is hereby vacated:

Commencing at the Southwest corner of Lot 1 of the Sherwood Park Minor Subdivision, City of Grand Junction, County of Mesa, State of Colorado, as recorded in Plat Book 15 at Page 110 in the office of Mesa County Clerk and Recorders; thence along the South line of said Lot 1 S 89°42'00" E 51.20 feet to the Southeast corner of said Lot 1, thence N 44°45'22" E 298.86 feet along the Southeasterly line of said Lot 1 to the TRUE POINT OF BEGINNING; thence N 49°59'37" W 31.53 feet, thence N 70°31'21" W 175.02 feet to a point on the Southeasterly right-of-way of West Sherwood Drive, thence Northeasterly along said right-of-way a distance of 11.78 feet along the arc of a curve bearing to the left, said curve having a radius of 137.50 feet and a chord which bears N 55°32'10" E 11.78 feet to a point of reverse curvature, thence 22.11 feet along the arc of a curve bearing to the right, said curve having a radius of 20.00 feet and a chord which bears N 79°43'12" E 21.00 feet to a point on the Southerly right-of-way of South Sherwood Drive, thence along said right-of-way S 70°31'21" E 220.34 feet to a point of curvature, thence 19.48 feet along the arc of a curve bearing to the right, said curve having a radius of 14.82 feet and a chord which bears S 32°55'48" E 18.11 feet to a point on the West right-of-way of North

Second Street, thence S 89°38'33" W 58.80 feet to the TRUE POINT OF BEGINNING.

PASSED and ADOPTED this 17th day of March, 1999

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Reford C. Theobald
President of City Council Pro Tem