

CITY OF GRAND JUNCTION

Resolution No. 32-04

A RESOLUTION VACATING A 10' x 36.3' PORTION OF A 15' DRAINAGE & UTILITY EASEMENT LYING WITHIN LOT 20, BLOCK 10, SPANISH TRAIL SUBDIVISION, PHASE 3 KNOWN AS: 722 ½ Spanish Trail Drive

RECITALS:

The applicants propose to vacate a 10' x 36.3' portion of a 15' Drainage & Utility Easement located within Lot 20, Block 10, in order to accommodate a single-family home.

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 utility easement is hereby vacated:

A parcel of land to be vacated, which is located in Lot 20 of Block 10 of Spanish Trail Subdivision Phase Three and is presently used as an easement for Drainage & Utility purposes. Said easement and subdivision are recorded in Plat Book No. 20 at Pages 6 & 7 of the Mesa County Clerk & Recorder's Office. Vacation is more particularly described as follows:

Commencing at the SE Corner of Lot 20 in Block 10 of Spanish Trail Subdivision Phase Three, which is recorded at the Mesa County Clerk and Recorder's Office in Plat Book No. 20 at Pages 6 & 7, and considering the North Line of said Lot 20 to bear S89°54'31"E and all bearings contained herein to be relative thereto; thence N00°05'37"E along the East Line of said Lot 20 a distance of 5.00 feet to the Point of Beginning; thence N89°54'31"W a distance of 36.33 feet; thence N00°05'37"E a distance of 10.00 feet; thence S89°54'31"E a distance of 36.33 feet; thence S00°05'37"W a distance of 10.00 feet to the Point of Beginning, containing 363.30 square feet as described.

See attached Exhibit A.

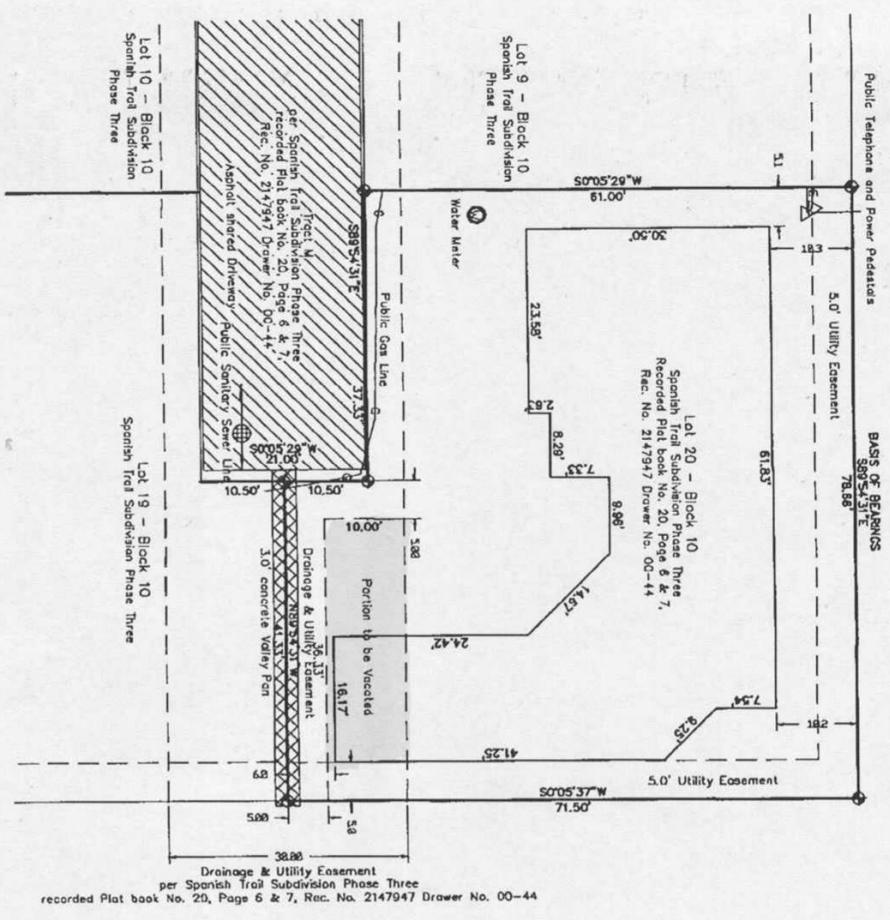
PASSED and ADOPTED this 21st day of April, 2004.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Harry Butler
President of City Council Pro Tem

EXHIBIT "A"



Drainage & Utility Easement
per Spanish Trail Subdivision Phase Three
recorded Plat book No. 20, Page 6 & 7, Rec. No. 2147947 Drawer No. 00-44

DESCRIPTION
Lot 20, Block 10 Spanish Trail Subdivision Phase 3

- LEGEND
- ◆ FOUND 2" ALUMINUM CAP L.S. 18475
 - ⊕ SINKER HANGHOLE
 - ⊙ WATER METER
 - △ PEDESTAL AS SHOWN

SUPERVISOR'S CERTIFICATION
I, Vincent A. Popish, a Professional Land Surveyor in the State of Colorado, certify that the accompanying plat has been prepared under my direct supervision and accurately represents a field survey of same.
Vincent A. Popish, Colorado P.S. 13650
Date _____



BASIS OF BEARINGS:
BEARINGS ARE BASED ON THE NORTH LINE OF LOT 20, BLOCK 10,
SPANISH TRAIL SUBDIVISION PHASE THREE, RECORDED PLAT BOOK NO. 20,
PAGE 6 & 7, REC. NO. 2147947 DRAWER NO. 00-44, HERRON COUNTY RECORDS.

LAND SURVEY DEPOSITS
FRESH COUNTY SURVEYORS OFFICE
DATE _____
BOOK _____ PAGE _____
DEPOSIT NUMBER _____

LOT 20, BLOCK 10 SPANISH TRAIL SUBDIVISION, PHASE 3

BOUNDARY SURVEY
SITUATED IN THE SE1/4 SW1/4 SECTION 31, T1N, R1W, U1E, HERRON
COUNTY, COLORADO

INDEPENDENT SURVEY, Inc.
VINCENT A. POPISH, S.A.S.
211 N. 4th St., P.O. Box 810007-1483
Grand Junction, Colorado 81501
Tel: (970) 881-1400 Fax: (970) 881-1400

Client: HERRON
Date: 02/24/04
Scale: 1" = 10'
Drawn by: vxp
Checked by: dia
File No.: 200412
File Name: Lot 20