

RESOLUTION NO. 101-05

A RESOLUTION APPROVING DESIGNATION OF CITY OWNED LAND AS RIGHT-OF-WAY

Recitals

Harvest Holdings Group, LLC ("Harvest Group") has applied to the City to develop Shadow Run at the Ridges as a Planned Development. The proposed development is for Lot 1, Block 18 of Ridges Filing No. 3 recorded with the Mesa County Clerk & Recorder in the public records in Plat Book 12, Page 5. Harvest Group has requested City Council to designate City owned land as right-of-way for access to the parcel.

The Planning Commission has recommended that City Council approve the proposed Preliminary Plan and Planned Development Ordinance with the condition that the right-of-way access must be obtained.

City staff has reviewed the proposed use of the City land as right-of-way. Staff recommends that the City Council designate the land included in the legal description set forth in the attached Exhibit A and depicted in the accompanying sketch, incorporated herein as if fully rewritten, as right-of-way for the use and benefit of Harvest Group for the purposes of the Shadow Run at the Ridges subdivision.

City Council has considered the value of the land and the benefit of designating the land for use as right-of-way and consents to the same.

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

Upon the receipt of \$14,121.00 from Harvest Holdings Group, LLC or its successor(s) or assigns, the City shall designate the land described in the attached Exhibit A as right-of-way. The City must receive the funds within one year of the date of the signing of this Resolution.

PASSED, ADOPTED AND SIGNED this 1st day of June, 2005.

/s/: Bruce Hill
President of City Council

ATTEST:

/s/: Stephanie Tuin
City Clerk

EXHIBIT "A"

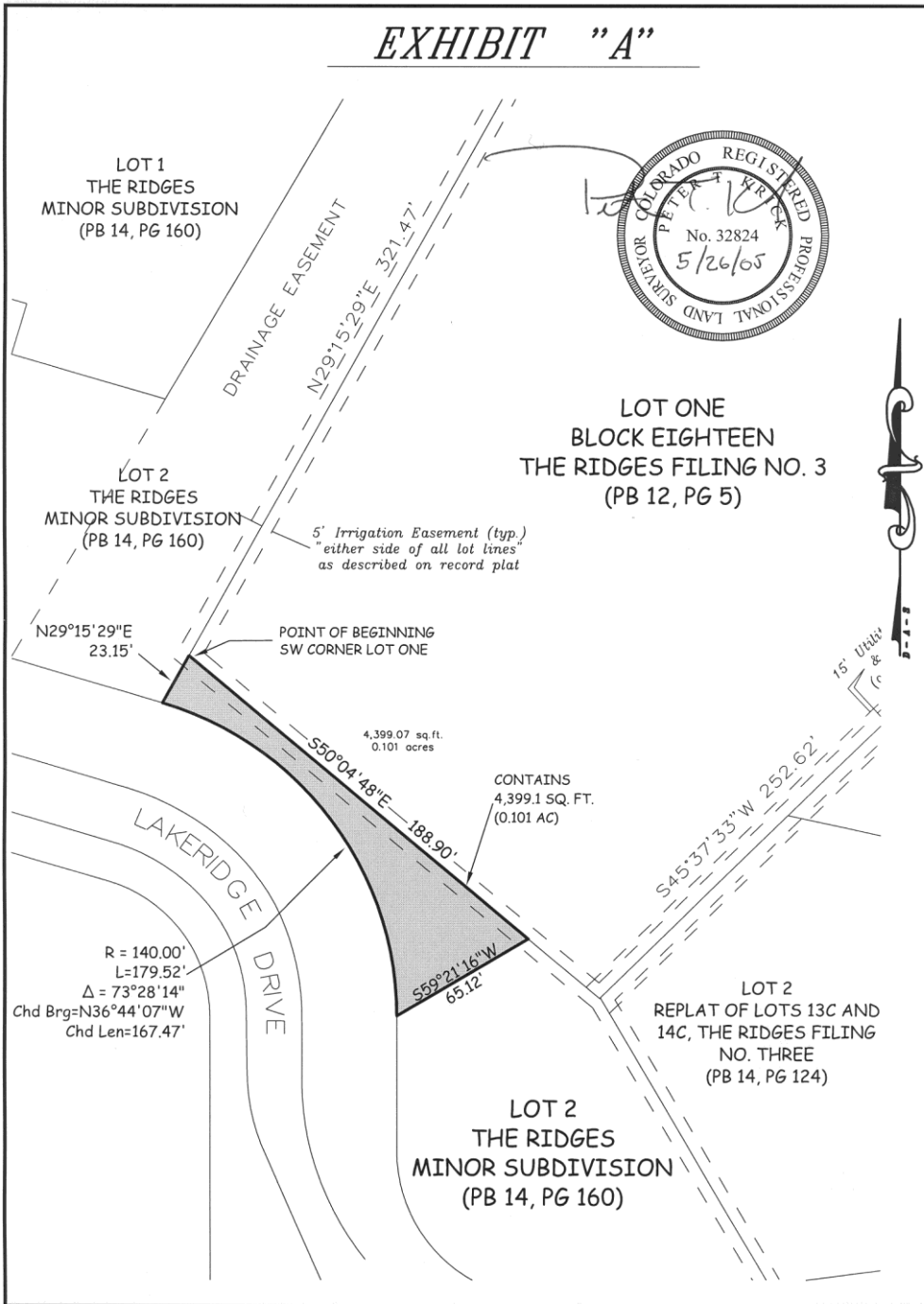
A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE 1/4) of Section 20, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being a portion of Lot 2, The Ridges Minor Subdivision, as same is recorded in Plat Book 14, Page 160, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot One, Block Eighteen, The Ridges Filing No. 3, as same is recorded in Plat Book 12, Page 5, Public Records of Mesa County, Colorado and assuming the South line of said Lot One bears S 50°04'48" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 50°04'48" E along the South line of said Lot One, a distance of 188.90 feet; thence S 59°21'16" W a distance of 65.12 feet, more or less, to a point on the North right of way for Lakeridge Drive, as same is shown on said Ridges Minor Subdivision; thence 179.52 feet Northwesterly along the arc of 140.00 foot radius non-tangent curve, concave Southwest, through a central angle of 73°28'14", whose long chord bears N 36°44'07" W with a long chord length of 167.47 feet; thence N 29°15'29" E along the Southerly projection of the West line of said Lot One, Ridge Filing No. 3, a distance of 23.15 feet, more or less, to the Point of Beginning.

CONTAINING 4,399.1 Sq. Ft, (0.101 Ac), more or less, as described.

Prepared by: Peter T. Krick
City Surveyor
City of Grand Junction

EXHIBIT "A"



DRAWN BY: P.T.K.
DATE: 05-26-2005
SCALE: 1" = 50'
APPR. BY: J.K.

PORTION OF LOT 2
THE RIDGES MINOR SUBDIVISION
2945-201-10-946

