

CITY OF GRAND JUNCTION

Resolution No. 117-05

A Resolution Vacating a Utility and Drainage Easement  
Located at 662 McCaldon Way,  
Also Known as Lot 7 of the Forrest Glen Subdivision

RECITALS:

This resolution vacates the northern 5' of an existing 10' utility and drainage easement, described in a document recorded in Book 3701 at Pages 663 and 664 of the Mesa County records, located at 662 McCaldon Way. The full width of the existing easement is not required at this time, therefore the applicant has requested that the utility and drainage portion be vacated.

The Planning Commission, having heard and considered the request and found the criteria of Section 2.11.C of the Zoning Code to have been met, recommend that the vacation be approved.

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

The following described easement is hereby vacated subject to the listed conditions:

1. Applicant shall pay all recording/documentation fees for the Vacation Resolution, and/or related easement and dedication documents.

EASEMENT VACATION DESCRIPTION:

A strip of land 5.00 ft in a width measured at right angles in the SW1/4 NW1/4 SEC5, T1S. R1E of the UM, City of Grand Junction, County of Mesa, State of Colorado being more particularly described as follows: The north 5.00 ft measured at right angles of the south 10-ft Utility, Irrigation and Drainage Easement in Lot 7 of the Forrest Glen Subdivision, a subdivision of the City of Grand Junction, Colorado as recorded in the records of the Mesa County, Colorado, Clerk and Recorder's Records at Book 3701, Pages 663-664, said strip described by metes and bounds as follows: Commencing at the SW COR of said Lot 7 when the SE COR of said Lot 7 bears S90°00'00"E with all other bearings contained and herein being relative thereto, a DIS of 101.00 ft; thence N00°00'00"e ALONG THE WEST LINE OF SAID LOT 7, A DIS of 10.00 ft to the north line of said 10-ft Utility, Irrigation and Drainage Easement and the POB; thence N90°00'00"E along said north line, a DIS of 100.94 ft to the east line of said Lot 7; thence S00°22'07"E along said east line a DIS of 5.00 ft; thence N90°00'00"W a DIS of 100.97 ft to the West line of said Lot7; thence N00°00'00"E along said west line, a DIS of 5.00 ft to the POB containing 505 sq ft by these measures.

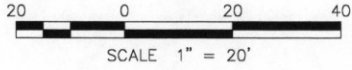
PASSED and ADOPTED this 6<sup>th</sup> day of July, 2005.

ATTEST:

/s/: Bruce Hill  
President of City Council

/s/: Stephanie Tuin  
City Clerk

A PORTION OF LOT 7  
 OF THE FORREST GLEN SUBDIVISION  
 IN THE SW 1/4 NW 1/4 SEC. 5  
 T. 1 S., R. 1 E., U. M.  
 CITY OF GRAND JUNCTION  
 COUNTY OF MESA, STATE OF COLORADO



SURVEYORS CERTIFICATE

I hereby certify that I was in responsible charge of the survey represented by this exhibit and it was prepared from a field survey completed by me or under my direct supervision.

Robert A. Larson PLS 31160

Preliminary  
 for City Review

EASEMENT VACATION EXHIBIT B

Sneddon Construction, Inc.
Parcel No. 2943-052-76-007
Forrest Glen Subdivision Partial Easement Vacation

