

**CITY OF GRAND JUNCTION**

**RESOLUTION NO. 16-05**

**A RESOLUTION VACATING A 14' MULTI-PURPOSE EASEMENT  
AND A 15' UTILITY & DRAINAGE EASEMENT  
LOCATED WITHIN LOT 1, SEVENTH STREET SIMPLE SUBDIVISION  
KNOWN AS: 202 N. 7<sup>th</sup> STREET**

RECITALS:

The applicant proposes to vacate a 14' Multi-Purpose Easement and a 15' Utility & Drainage Easement located within Lot 1, Seventh Street Simple Subdivision in anticipation of future commercial development to accommodate a proposed office building.

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

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

1. The following described 14' Multi-Purpose Easement and a 15' Utility & Drainage Easements are hereby vacated:

**14' Multi-Purpose Easement Description**

A 14' Multi-Purpose Easement situated in the SE ¼ of Section 14, Township 1 South, Range 1 West of the Ute Meridian, Mesa County being described as follows:

Beginning at the SW corner of Lot 1 of Seventh Street Simple Subdivision a Subdivision in the City of Grand Junction and being recorded in Plat Book 20 at Page 54 of the Mesa County Clerk and Records Office; thence along the West line of said Lot 1, N00°05'45"W 124.43 feet to the NW corner of said Lot 1; thence along the North line of said Lot 1, N89°58'13"E 14.00 feet; thence S00°05'45"E 110.45 feet; thence S89°57'52"E 179.52 feet to the East line of said Lot 1; thence along said West line, S00°04'42"E 14.00 feet to the SE corner of said Lot 1; thence along the South line of said Lot 1, N89°57'52"W 193.51 feet; to the Point of Beginning.

15' Utility & Drainage Easement Description

A 15' Utility and Drainage Easement situated in the SE ¼ of Section 14, Township 1 South, Range 1 West of the Ute Meridian, Mesa County being described as follows:

Commencing at the NE corner of Lot 1 of Seventh Street Simple Subdivision a Subdivision in the City of Grand Junction and being recorded in Plat Book 20 at Page 54 of the Mesa County Clerk and Records Office; thence along the North line of said Lot 1, S89°58'13"W 37.72 feet to the Point of Beginning; thence S00°04'16"E 124.61 feet to the South line of said Lot 1; thence along said South line, N89°57'52"W 15.00 feet; thence N00°04'16"W 124.59 feet to the North line of said Lot 1; thence along said North line, N89°58'13"E 15.00 feet to the Point of Beginning.

See attached Exhibit A.

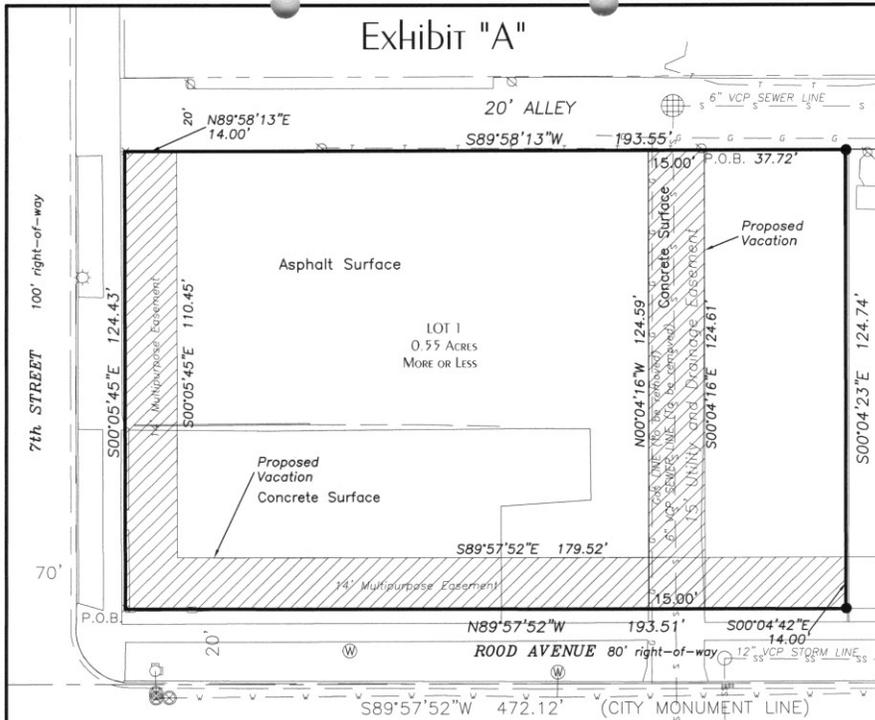
PASSED and ADOPTED this 19<sup>th</sup> day of January, 2005.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ Bruce Hill  
President of City Council

# Exhibit "A"



## LEGEND & NOTES

- FOUND #5 REBAR LS 24943
- × FOUND PK NAIL/WASHER LS 24943
- s — SEWER LINE
- g — GAS LINE
- w — WATER LINE
- ss — STORM SEWER LINE
- t — TELEPHONE LINE

## NOTES:

1. THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION— IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY
2. No Utilities were found to be in the 14' Multi-Purpose Easement that is being vacated.

RECEIVED  
DEC 28 2004  
COMMUNITY DEVELOPMENT  
DEPT.



## EASEMENT VACATION

SITUATED IN THE SE1/4 SECTION 14, T 1 S, R 1 W OF THE UTE MERIDIAN

FOR: Chamberlin Architects	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7568</p>	SURVEYED BY: SB
SCALE: 1" = 30'		DRAWN BY: DMM
DATE: 12/23/04		ACAD ID: 202-N7th
		SHEET NO.
		FILE: 2004-268