

RESOLUTION NO. 56-05

A RESOLUTION VACATING A TEMPORARY TURNAROUND EASEMENT IN THE NORTH CREST INDUSTRIAL PARK SUBDIVISION, FILING TWO

Recitals.

As a part of the development of the proposed North Crest Industrial Park Subdivision (Phase Two), new roads are to be built. An existing temporary turnaround easement, dedicated with the filing of Phase One of the North Crest Industrial Park Subdivision will no longer be needed once the new roads serving Phase Two are constructed.

The Planning Commission, having heard and considered the request and found the criteria of the Code to have been met, recommends 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 vacated, subject to three conditions: (a) the Applicant shall pay all recording/documentary fees and costs for this Resolution; (b) this resolution and easement vacation is not effective until the final plat for the North Crest Industrial Subdivision, Phase Two is recorded. The Resolution vacating the temporary turnaround easement shall be recorded concurrent with the plat.

2. The easement description is as shown on the attached Exhibit "A," to wit:

An Easement for Utility, Ingress/Egress Access and Drainage, being a temporary turnaround located in Lot 1, Block 2 NORTH CREST INDUSTRIAL PARK subdivision, as recorded in Plat Book 18, at Page 283, Mesa County, Colorado records and being more particularly described as follows:

Beginning at the corner of the south line of Lot 1, Block 2, said point being the Northeast corner of Lot 2, Block 1, NORTH CREST INDUSTRIAL PARK as recorded in Plat Book 18, at Page 283, Mesa County, Colorado records, whence the southwest corner of Lot 1, Block 2, bears N 88° 03'49"W, a distance of 229.67 feet, for a basis of bearings, with all bearings relative hereto; thence along a non-tangent curve to the right, with a radius of 324.00 feet, having a central angle of 02°26'46", an arc length of 13.83 feet, with a chord bearing of N 16°58'40"W, a chord distance of 13.83 feet to a point on a non-tangent curve; thence along a non-tangent curve to the right, with a radius of 53.00 feet, having a central angle of 306°00'07", an arc length of 283.06 feet, with a chord bearing of

N 78°00'09"E, a chord distance of 48.12 feet to a point on a non-tangent curve; thence along a non-tangent curve to the left, with a radius of 276.00 feet, having a central angle of 02°37'24", an arc length of 12.64 feet, with

a chord bearing of S 17°43'16"E, a chord distance of 12.64 feet; thence S 76°34'07"W, along the south line of said Lot 1, a distance of 48.20 feet to the Point of Beginning.

PASSED and ADOPTED this 6th day of April, 2005.

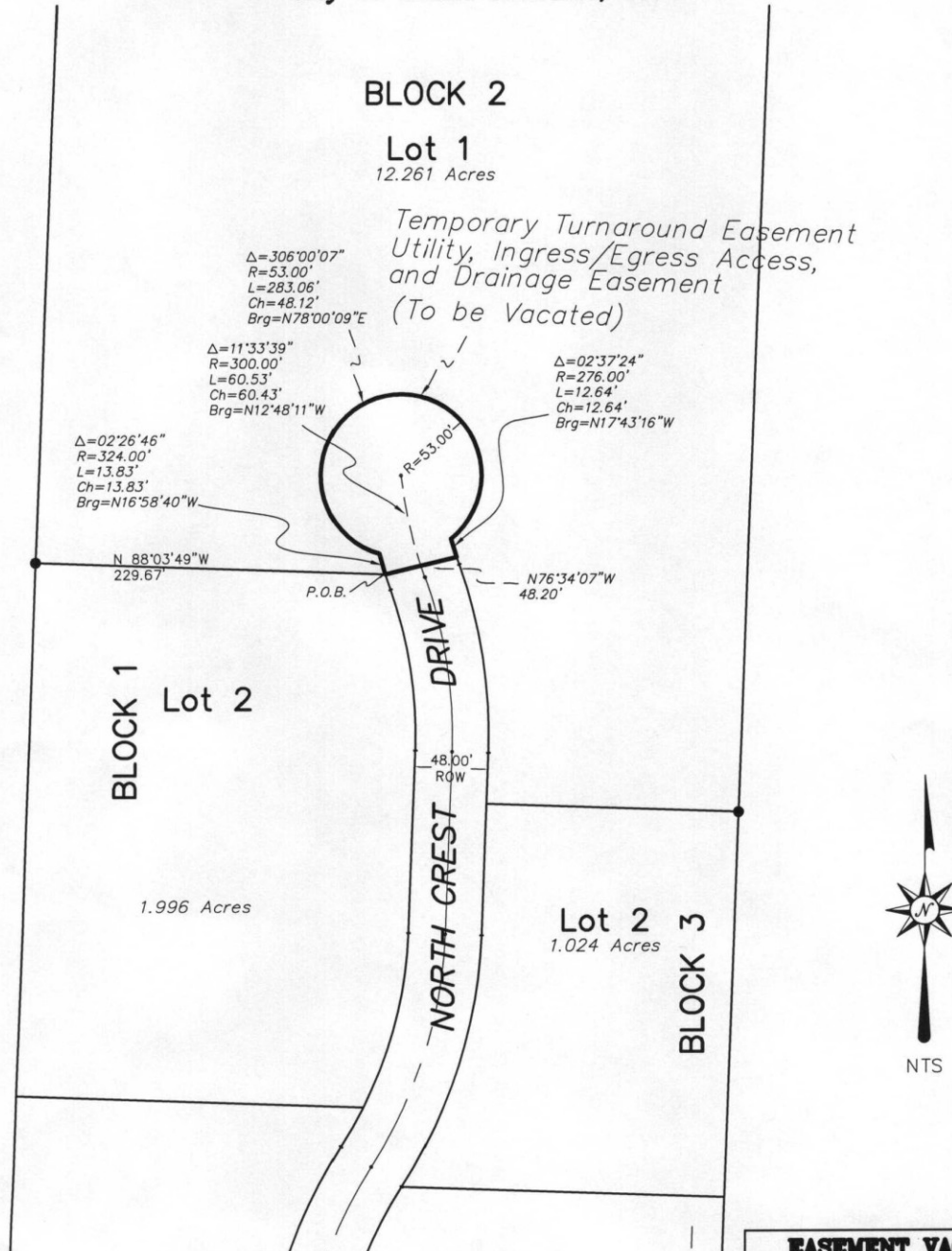
ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Bruce Hill
President of City Council

Exhibit "A"
EASEMENT VACATION

**Temporary Turnaround Easement
Utility/Ingress/Egress Access, and Drainage
Block 2, Lot 1
North Crest Industrial Park
City of Grand Junction, CO.**



NOTE:

This exhibit does not constitute a survey. It is for the purpose of vacating existing easements only.

EASEMENT VACATION	
LOT 1, BLOCK 2 NORTH CREST INDUSTRIAL PARK GRAND JUNCTION, CO	
LANDesign	
ENGINEERS • SURVEYORS • PLANNERS 244 N 7th Street GRAND JUNCTION, COLORADO 81501 (970) 245-4099	
SUR. DATE:	DRAWN DATE: 11/23/04
SUR. BY:	DRAWN BY: PRO
JOB NO. 204088.10	SHEET 1 OF 1