

**RESOLUTION NO. 75-05**

**A RESOLUTION VACATING A TEMPORARY TURNAROUND  
EASEMENT AND A 44 FT. UTILITY EASEMENT LOCATED IN  
INDEPENDENCE RANCH FILINGS #7 AND #8**

RECITALS:

The applicant proposes to vacate a temporary turnaround easement and a 44 ft. wide utility easement as dedicated in Filings #7 and #8 of Independence Ranch Subdivision. These easements are no longer necessary as the various proposed utilities will be installed in appropriate new easements and rights-of-way dedicated with the recordation of Filings 12 and 13 of Independence Ranch Subdivision.

At its April 26, 2005 hearing the Grand Junction Planning Commission found that the request to vacate the easements satisfies the review criteria set forth in Section 2.11.C of the Zoning and Development Code and recommended conditional approval.

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

The City Council finds that the vacation meets the criteria set forth in Section 2.11.C of the Grand Junction Zoning and Development Code and in accordance therewith the following described easements are hereby vacated with the conditions set forth:

1. The temporary turnaround easement and the 44 ft. wide utility easement dedicated on the plats for Independence Ranch Filings #7 and #8 recorded with the Mesa County Clerk and Recorder at Reception No. 2006386 and No. 2046433 are vacated conditioned upon the dedication of easements and rights-of-way as shown on the plats for Independence Ranch Filings 12 and 13 and the applicant paying the recording/documentary fees and costs for this Resolution and the Subdivision plats. The easements are depicted in the attached Exhibit Maps and associated legal descriptions, which is incorporated herein.

PASSED and ADOPTED this 4<sup>th</sup> day of May, 2005.

ATTEST:

/s/: Stephanie Tuin  
City Clerk

/s/: Bruce Hill  
President of City Council

TEMPORARY TURNAROUND EASEMENT VACATION DESCRIPTION

A Temporary Turnaround Easement as dedicated and shown on the plat of Independence Ranch Filing 7, which is on file with the Mesa County Clerk and Recorder at Reception No. 2006386; said easement described by metes and bounds as follows:

Beginning at the Northeast corner of Lot 7 Block 2, Independence Ranch Filing 8;  
Thence along the Northerly right-of-way line of Tranquil Trail, South  $67^{\circ}40'42''$  East, a distance of 44.00 feet to the Easterly right-of-way line of Tranquil Trail, being a point on a 45.00 foot radius non-tangent curve to the left, whence the radius point bears North  $06^{\circ}56'35''$  West;  
Thence 236.77 feet along the arc of said curve, through a central angle of  $301^{\circ}27'53''$  to the Point of Beginning.

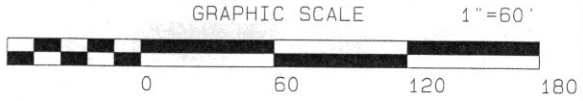
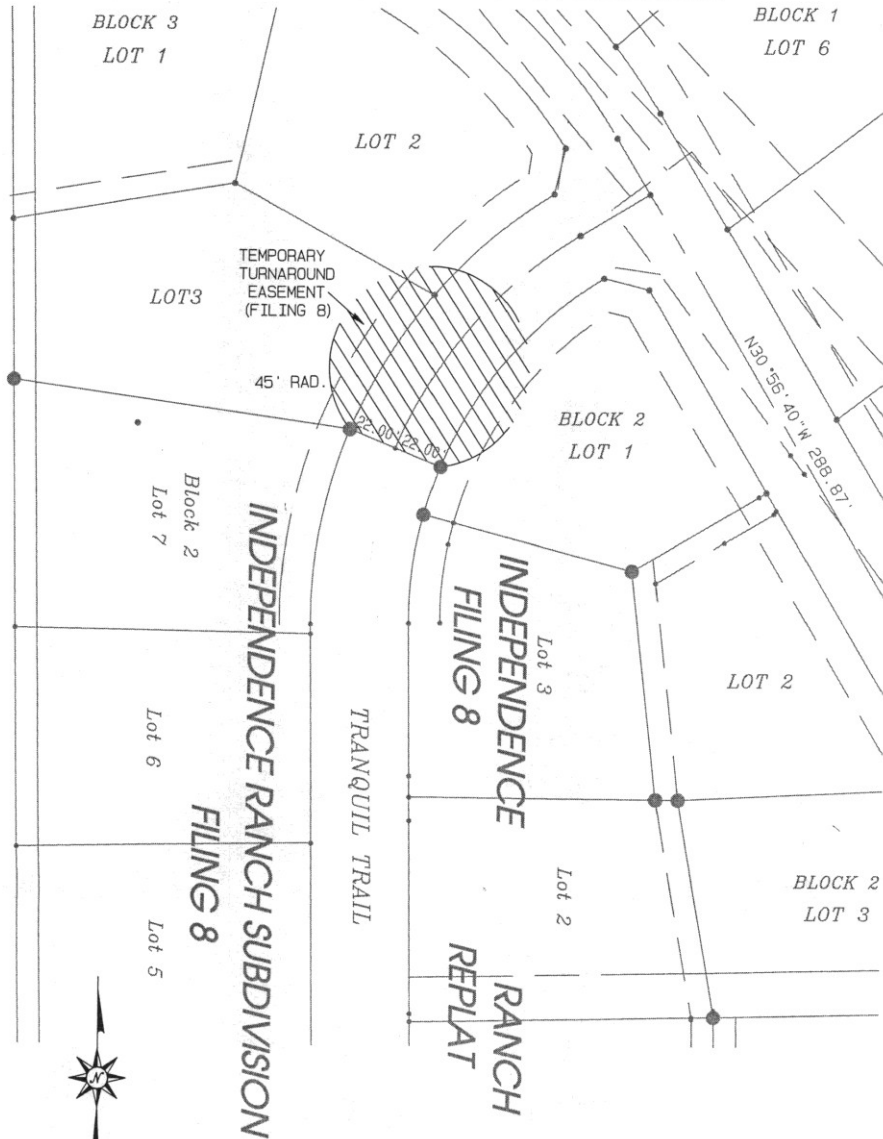
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This description was prepared by:  
Dennis R. Shellhorn  
Colorado P.L.S. 18478  
529 25 1/2 Road, Suite 210  
Grand Junction, Colorado

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# EASEMENT VACATION EXHIBIT



#### EASEMENT VACATION DESCRIPTION

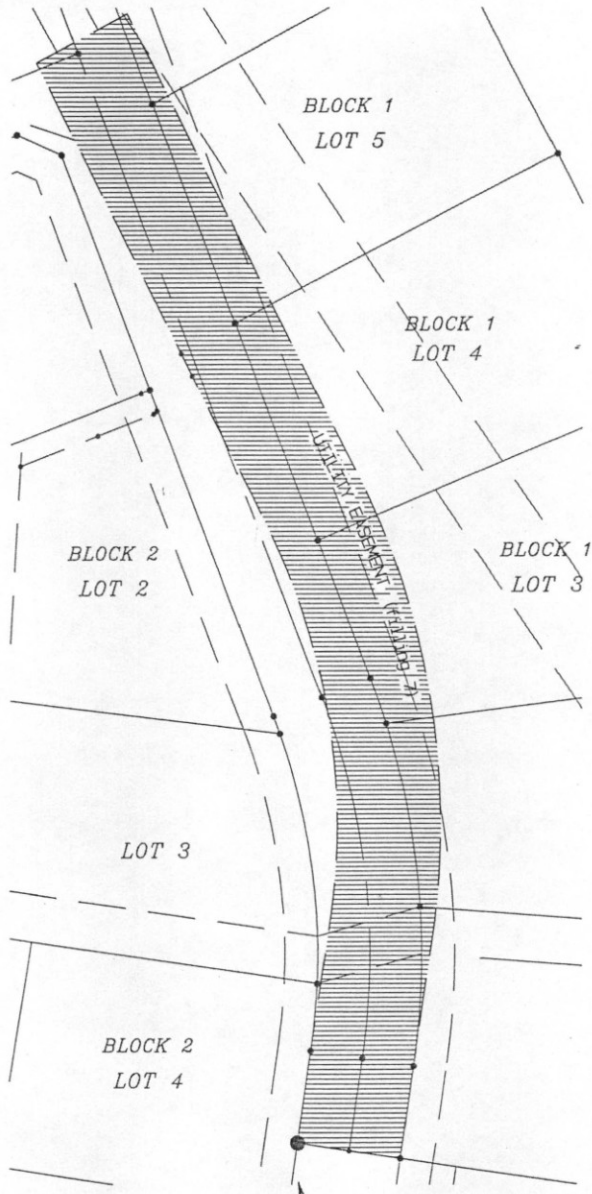
A utility easement as shown and dedicated on the plat of Independence Ranch Filing 7, a subdivision of the City of Grand Junction recorded at Reception No. 2006386 of the Mesa County records; the said easement to be vacated described below:

Beginning at a point on the northerly terminus of the westerly right-of-way line of Roundup Drive as shown on said plat of Independence Ranch Filing 7;  
Thence North 00°33'50" East, a distance of 41.46 feet;  
Thence 89.20 feet along the arc of a 378.62 foot radius curve to the right, through a central angle of 13°29'54", the chord of which bears North 07°18'47" East, a distance of 88.99 feet;  
Thence 170.10 feet along the arc of a 378.00 foot radius curve to the left, through a central angle of 25°46'59", the chord of which bears North 01°10'15" East, a distance of 168.67 feet;  
Thence 94.52 feet along the arc of a 522.00 foot radius curve to the right, through a central angle of 10°22'30", the chord of which bears North 06°31'59" West, a distance of 94.39 feet;  
Thence North 01°20'44" West, a distance of 172.29 feet;  
Thence 172.11 feet along the arc of a 278.00 foot radius curve to the left, through a central angle of 35°28'21", the chord of which bears North 19°04'55" West, a distance of 169.38 feet;  
Thence North 36°49'05" West, a distance of 216.10 feet;  
Thence North 53°10'55" East, a distance of 44.00 feet;  
Thence South 36°49'05" East, a distance of 216.10 feet;  
Thence 199.35 feet along the arc of a 322.00 foot radius curve to the right, through a central angle of 35°28'21", the chord of which bears South 19°04'55" East, a distance of 196.19 feet;  
Thence South 01°20'44" East, a distance of 172.29 feet;  
Thence 86.56 feet along the arc of a 478.00 foot radius curve to the left, through a central angle of 10°22'30", the chord of which bears South 06°31'59" East, a distance of 86.44 feet;  
Thence 189.90 feet along the arc of a 422.00 foot radius curve to the right, through a central angle of 25°46'59", the chord of which bears South 01°10'15" West, a distance of 188.30 feet;  
Thence 78.83 feet along the arc of a 334.62 foot radius curve to the left, through a central angle of 13°29'54", the chord of which bears South 07°18'47" West, a distance of 78.65 feet;  
Thence South 00°33'50" West, a distance of 41.46 feet to the northerly terminus of the easterly right-of-way line of Roundup Drive as shown on said plat of Independence Ranch Filing 7;  
Thence along said right-of-way North 89°26'10" West, a distance of 44.00 feet to the Point of Beginning.

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GRAPHIC SCALE 1"=60'

