

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 139-07**

**A RESOLUTION VACATING A MULTI-PURPOSE, DRAINAGE, AND IRRIGATION  
EASEMENT IN SUNDANCE VILLAGE PHASE I  
LOCATED AT 2464 THUNDER MOUNTAIN DRIVE**

**RECITALS:**

A request for the vacation of a portion of a multi-purpose, drainage and irrigation easement has been submitted in accordance with the Zoning and Development Code. The applicant has requested that the 41 square feet of easement, located under a garage, along the easterly edge of Garage C, be vacated. The easement is shown and dedicated on the plat of Glens at Canyon View, Phase 1, as recorded in Book 4119 at Page 37, together with a portion of the easement shown and dedicated on the Plat of Sundance Village Condominium Map, recorded in Book 4416, Page 178, with the Mesa County Clerk and Recorder.

In a public hearing, the Planning Commission reviewed the request for the vacation request and determined that it satisfied the criteria as set forth and established in Section 2.11.C of the Zoning and Development Code. The proposed vacation is also consistent with the purpose and intent of the Growth Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED IN EXHIBIT G ATTACHED IS HEREBY VACATED.**

PASSED on this 3<sup>rd</sup> day of October, 2007.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ James J. Doody  
President of Council

# EXHIBIT G – MULTI-PURPOSE EASEMENT VACATION

SHEET 1 OF 2

## EASEMENT DESCRIPTION

A PORTION OF THAT MULTI-PURPOSE, DRAINAGE AND IRRIGATION EASEMENT SHOWN AND DEDICATED ON THE PLAT OF GLENS AT CANYON VIEW, PHASE 1, AS RECORDED IN BOOK 4119 AT PAGE 37 IN THE RECORDS OF MESA COUNTY TOGETHER WITH A PORTION OF THAT MULTI-PURPOSE, DRAINAGE AND IRRIGATION EASEMENT SHOWN AND DEDICATED ON THE PLAT OF SUNDANCE VILLAGE CONDOMINIUM MAP, AS RECORDED IN BOOK 4416 AT PAGE 178 IN THE RECORDS OF MESA COUNTY; LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN; COUNTY OF MESA, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4, MONUMENTED AT THE SOUTHEAST SIXTEENTH CORNER BY A 2" ALUMINUM CAP, ILLEGIBLE, AND AT THE CENTER SOUTH SIXTEENTH CORNER BY A MESA COUNTY SURVEYING AND MAPPING BRASS CAP, IS ASSUMED TO BEAR N 89°50'07" E, A DISTANCE OF 1319.97 FEET;

COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 4; THENCE S 09°44'51" W, A DISTANCE OF 95.15 FEET TO THE MOST NORTHWESTERLY ANGLE POINT OF SAID MULTI-PURPOSE DRAINAGE AND IRRIGATION EASEMENT AND THE POINT OF BEGINNING;

THENCE N 62°44'31" E, ON THE NORTHERLY BOUNDARY LINE OF SAID MULTI-PURPOSE DRAINAGE AND IRRIGATION EASEMENT, A DISTANCE OF 2.41 FEET;

THENCE S 00°10'57" E, A DISTANCE OF 19.67 FEET;

THENCE S 89°49'03" W, A DISTANCE OF 2.15 FEET TO THE WESTERLY LINE SAID MULTI-PURPOSE DRAINAGE AND IRRIGATION EASEMENT;

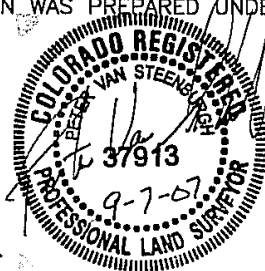
THENCE N 00°10'57" W, ON THE WESTERLY LINE OF SAID MULTI-PURPOSE DRAINAGE AND IRRIGATION EASEMENT A DISTANCE OF 18.57 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 41 SQUARE FEET (0.001 ACRES).

## SURVEYOR'S STATEMENT

1, PETER VAN STEENBURGH, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THIS PROPERTY DESCRIPTION WAS PREPARED UNDER MY DIRECT SUPERVISION AND CHECKING.

PETER VAN STEENBURGH  
COLORADO PLS 37913  
FOR AND ON BEHALF OF SURVCON INC.

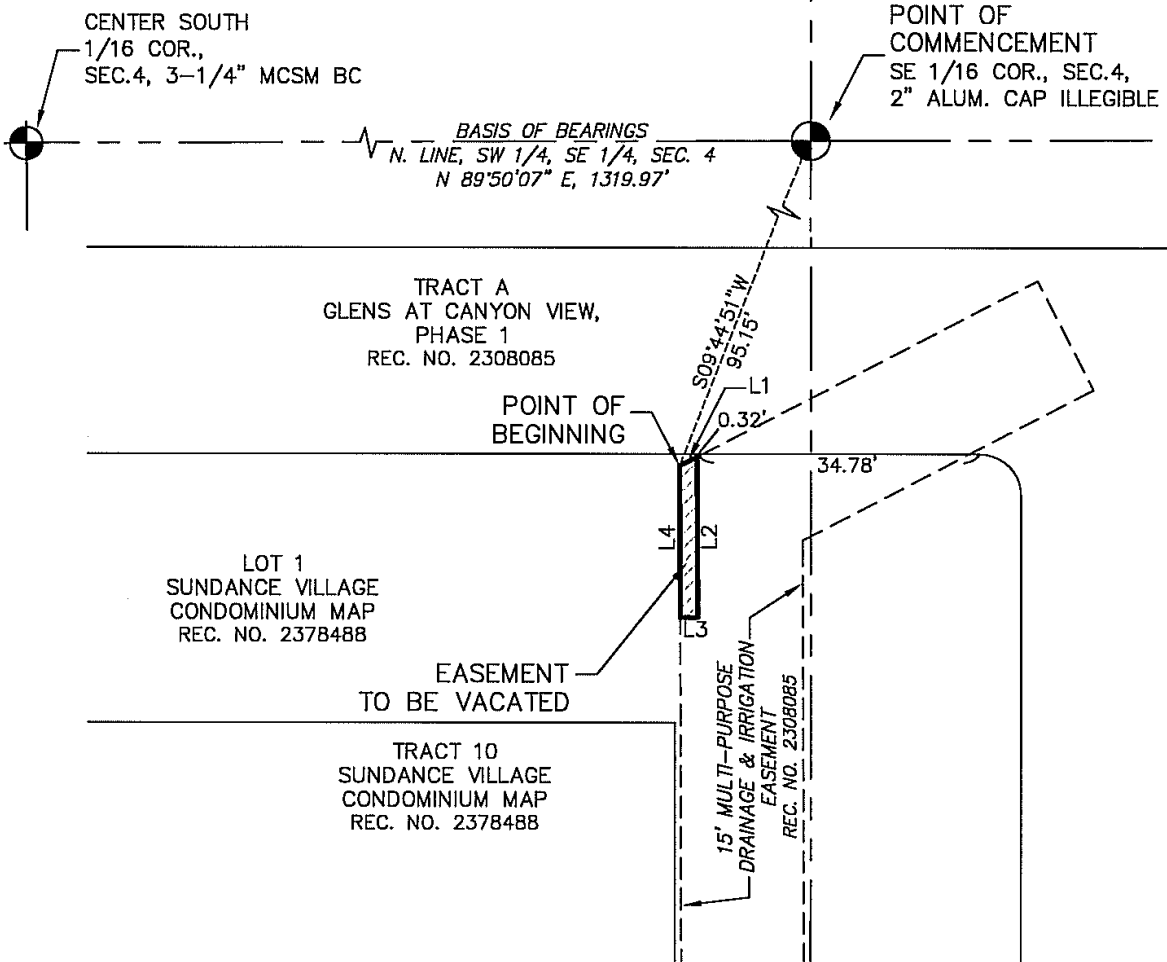


**SURVCON INC.**  
PROFESSIONAL SURVEYORS  
7100 E. BELLEVIEW AVE., STE G-12  
GREENWOOD VILLAGE, CO. 80111  
PH. (303) 858-0404

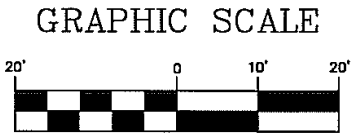
SCALE:	1" = 20'	JOB NO.	60018618
DATE:	07-02-07	J: /60018618/.../ESMT-VAC-07	
DRAWN BY:	AGW	SHEET NO.	1 OF 2

# EXHIBIT G – MULTI-PURPOSE EASEMENT VACATION

SHEET 2 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N62°44'31"E	2.41'
L2	S00°10'57"E	19.67'
L3	S89°49'03"W	2.15'
L4	N00°10'57"W	18.57'



( IN FEET )  
1 inch = 20 ft.

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.



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DATE:	07-02-07	J:	/60018618/.../ESMT-VAC-07
DRAWN BY:	AGW/PAV	PROJECT:	2 OF 2