

RESOLUTION NO. 90-07

**A RESOLUTION VACATING A 15' INGRESS/EGRESS EASEMENT
LOCATED AT 603 MEANDER DRIVE**

RECITALS:

The applicant proposes to vacate a 15' ingress/egress easement located in Tomkins Subdivision. The easement area will be retained as a multi-purpose easement due to the existing underground utility lines that service this neighborhood.

At its May 22, 2007 hearing the Grand Junction Planning Commission found that the request satisfies the review criteria set forth in Section 2.11.C of the Zoning and Development Code and recommended 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 ingress/egress easement as described in Exhibit "A" and shown in Exhibit "B" is hereby vacated, but is retained as a multi-purpose easement:

Exhibit "A"

An Ingress and Egress easement 15 feet in width as platted on the recorded plat of Tomkins Subdivision, a subdivision located in the City of Grand Junction, Mesa County, Colorado, recorded in Plat Book 14 at Page 362 in the Office of the Mesa County Clerk and Recorder, being more particularly described as follows:

Beginning at the NW corner of Lot 2 of Tomkins Subdivision and considering the west line of said Lot 2 to bear S 21°35'52" W as shown on the recorded plat of said subdivision and all other bearings are relative thereto; thence S 21°35'52" W along the lot line common to Lots 1 and 2 of said subdivision a distance of 15.04 feet; thence 11.60 feet along the arc of a non-tangent curve to the left, with a radius of 105.00 feet, and a chord bearing S 75°16'08" E a distance of 11.59 feet, thence S 78°26'00" E a distance of 102.27 feet to the easterly line of said Lot 2; thence along the boundary of said Lot 2 the following courses and distances:

- 1.) N 41°36'00" W a distance of 13.37 feet

2.) 22.50 feet along the arc of a tangent curve to the left, with a radius of 35.00 feet, and a chord bearing N 60°01'15" W a distance of 22.11 feet;

3.) N 78°26'00" W a distance of 70.59 feet;

4.) 8.97 feet along the arc of a tangent curve to the right, with a radius of 90.00 feet, and a chord bearing N 75°34'40" W a distance of 8.97 feet, to the POB.

Containing 1524 square feet, more or less.

ADOPTED this 20th day of June, 2007.

ATTEST:

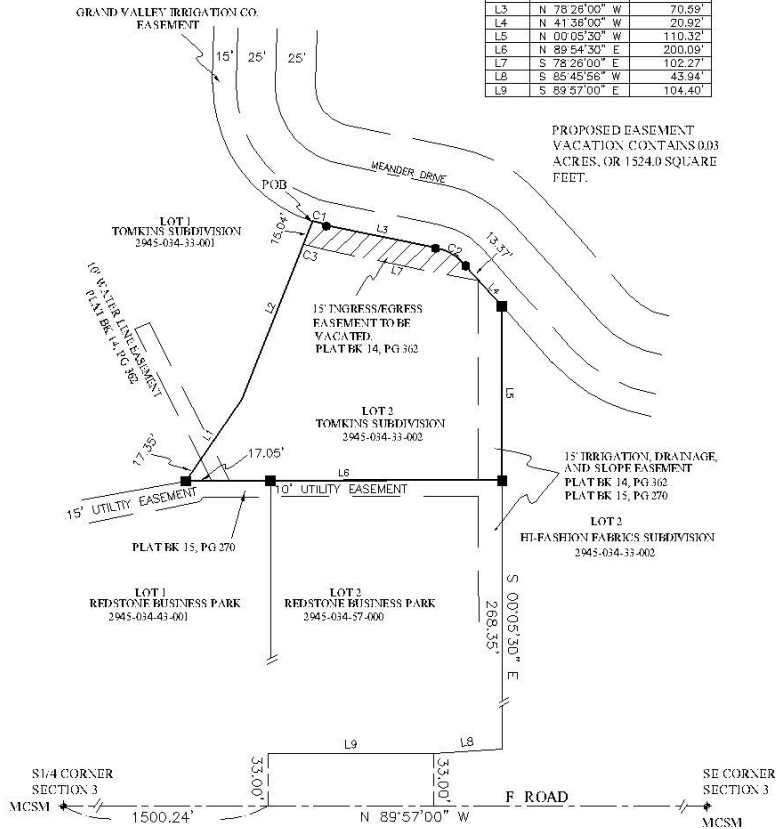
/s/: Stephanie Tuin
City Clerk

/s/: James J. Doody
President of City Council

**EXHIBIT 'B' 1 OF 2
INGRESS/EGRESS EASEMENT VACATION**

LOT 2 OF TOMKINS SUBDIVISION, PLAT BOOK 14, PAGE 362
S1/4 SE 1/4 SECTION 3, T 1 S, R 1 W, UTE P.M., CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
603 MEANDER DRIVE, GRAND JUNCTION, CO 81505, MANFREDT, AND ANGELIKA HENNING, OWNERS

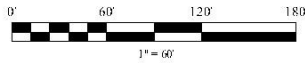
LINE	BEARING	DISTANCE
L1	N 34°39'01" E	63.16'
L2	S 21°35'52" W	105.16'
L3	N 78°26'00" W	70.59'
L4	N 41°36'00" W	20.92'
L5	N 00°05'30" W	110.32'
L6	N 89°54'30" E	200.09'
L7	S 78°26'00" E	102.27'
L8	S 85°45'56" W	43.94'
L9	S 89°57'00" E	104.40'



PROPOSED EASEMENT VACATION CONTAINS 0.03 ACRES, OR 1524.9 SQUARE FEET.

LEGEND		ABBREVIATIONS	
	PARCEL LINE	T	TOWNSHIP
	ADJOINING LOT	R	RANGE
	EASEMENT	CO	COLORADO
	ROAD CENTERLINE	N	NORTH
	FOUND LOT CORNER - BEBAR	S	SOUTH
	FOUND LOT CORNER - BEBAR AND CALCULATED	E	EAST
	CALCULATED LOT CORNER	W	WEST
		MCSM	MESA COUNTY SURVEY MONUMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	90.00'	8.97'	8.96'	N 75°34'40" W	05°42'23"
C2	35.00'	22.50'	22.11'	N 60°01'15" W	38°49'30"
C3	105.00'	11.60'	11.59'	S 75°16'08" E	08°19'45"



**LOT 2 TOMKINS SUBDIVISION
SKETCH FOR EASEMENT VACATION**
SITUATED IN THE S1/4 SE1/4 OF SECTION 3
T 1 S, R 1 W, UTE MERIDIAN
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

SURVEY, INC.
2754 COMPASS DRIVE, SUITE 110
GRAND JUNCTION, CO 81506 970-245-3777

DATE: _____

FOR AND ON BEHALF OF SURVEY, INC.
ROBERT J. LEVINE, PLS 29419