

**CITY OF GRAND JUNCTION**

**RESOLUTION NO. 10-14**

**AN RESOLUTION VACATING A 10' UTILITY AND IRRIGATION EASEMENT  
LOCATED AT 695 CASCADE DRIVE**

**RECITALS:**

A vacation of a portion of dedicated utility and irrigation easement has been requested by the encumbered property owner at 695 Cascade Drive.

The Planning Commission, having heard and considered the request, found the criteria of Section 21.02.100 of the Grand Junction Municipal Code to have been met, and recommends that the vacation be approved.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

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

The following described dedicated utility and irrigation easement is hereby vacated subject to the listed conditions:

- 1. Applicants shall pay all recording/documentary fees for the Vacation Resolution.

The following description is shown on "Exhibit B" and made a part of this Resolution.

Dedicated easement to be vacated:

A 10.0 foot wide Utility and Irrigation Easement to be vacated located in Lot 1, Block Number 2, The Replat of Crestwood Highlands Subdivision, in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, as shown on plat recorded in Plat Book 9, Page 204, Mesa County records and being more particularly described as follows:

Commencing at the Northwest corner of the NE¼ NE¼ of Section 2, T1S, R1W, Ute Meridian, whence the Northeast corner of said Section 2 bears North 89°59'58" East, a distance of 1310.15 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 40°09'39" East, a distance of 416.08 feet; thence South 00°03'48" East, a distance of 199.59 feet, along the West line of Lot 1, Block Number 2, The Replat of Crestwood Highlands Subdivision; thence North 89°56'12" East, a distance of 100 feet along the South line of said Lot 1, Block Number 2, to the Southeast corner of said Lot 1; thence North 00°03'48" West, a distance of 10.00 feet, along the common line

between Lots 1 and 2, said Block Number 2, The Replat of Crestwood Highlands Subdivision to the POINT OF BEGINNING; thence South 89°56'12" West, a distance of 10.00 feet; thence North 00°03'48" West, a distance of 141.13 feet,; thence along a non-tangent curve to the left, having a delta angle of 03°42'22", a radius of 160.00 feet, an arc length of 10.35 feet, a chord length of 10.35 feet, and a chord bearing of South 75°10'19" East, to a point on the East line of said Lot 1; thence South 00°03'48" East, a distance of 138.47 feet, along said East line of said Lot 1 to the POINT OF BEGINNING.

Said parcel having an area of 0.032 Acres, as described.

AND

A 10.0 foot wide Utility and Irrigation Easement to be vacated located in Lot 2, Block Number 2, The Replat of Crestwood Highlands Subdivision, in the Northeast Quarter of the Northeast Quarter (NE¼ NE¼) of Section 2, Township 1 South, Range 1 West of the Ute Meridian, as shown on plat recorded in Plat Book 9, Page 204, Mesa County records and being more particularly described as follows:

Commencing at the Northwest corner of the NE¼ NE¼ of Section 2, T1S, R1W, Ute Meridian, whence the Northeast corner of said Section 2 bears North 89°59'58" East, a distance of 1310.15 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence South 40°09'39" East, a distance of 416.08 feet; thence South 00°03'48" East, a distance of 199.59 feet, along the West line of Lot 1, Block Number 2, The Replat of Crestwood Highlands Subdivision; thence North 89°56'12" East, a distance of 100 feet along the South line of said Lot 1, Block Number 2, to the Southeast corner of said Lot 1; thence North 00°03'48" West, a distance of 10.00 feet, along the common line between Lots 1 and 2, said Block Number 2, The Replat of Crestwood Highlands Subdivision to the POINT OF BEGINNING; thence North 00°03'48" West, a distance of 138.47 feet, along the West line of said Lot 2, Block Number 2, The Replat of Crestwood Highlands Subdivision; thence along a non-tangent curve to the left, having a delta angle of 3°39'05", a radius of 160.00 feet, an arc length of 10.20 feet, a chord length of 10.19 feet, and a chord bearing of South 78°51'02" East; thence South 00°03'48" East, a distance of 136.49 feet; thence South 89°56'12" West, a distance of 10.00 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.032 Acres, as described.

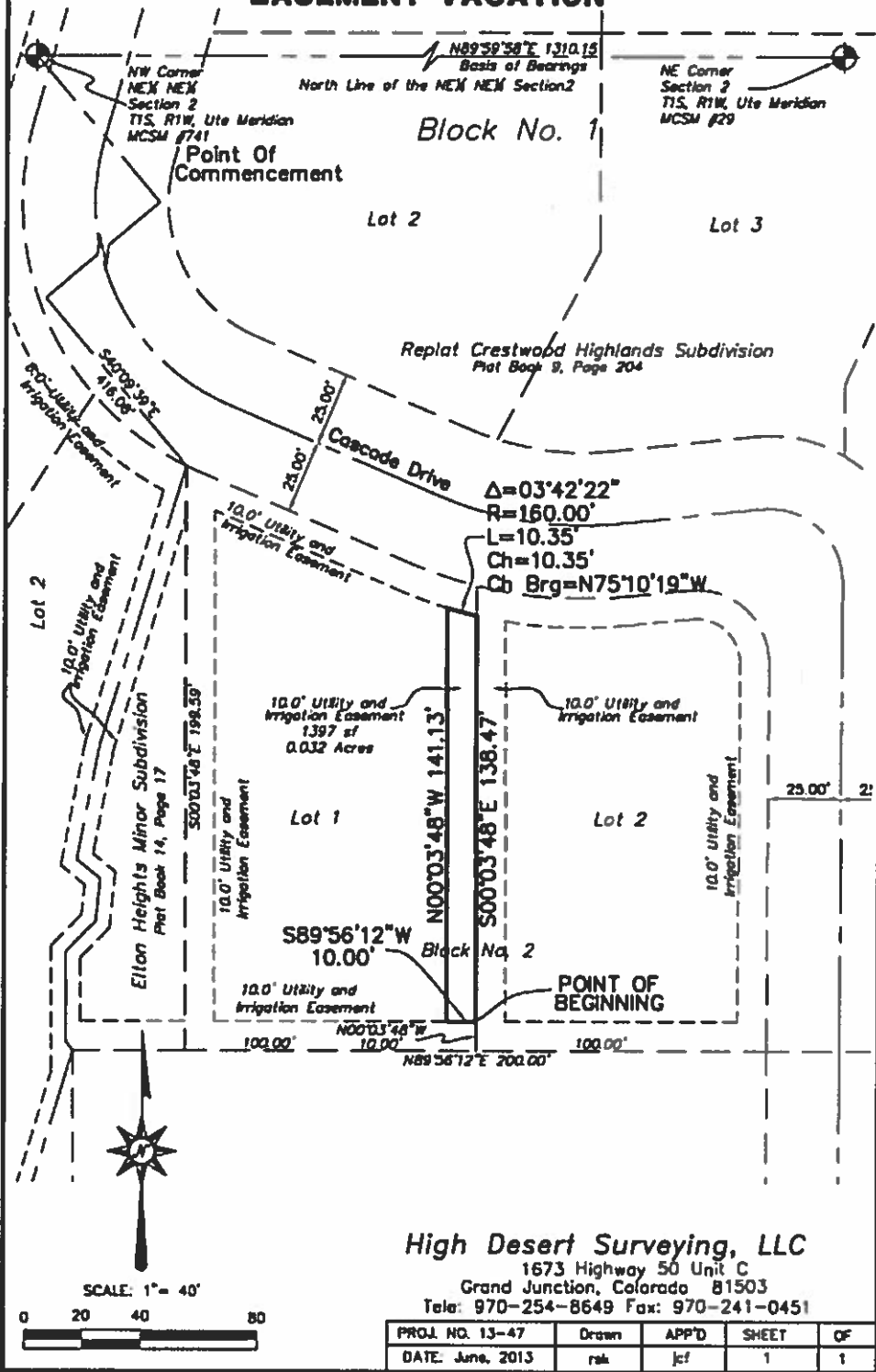
PASSED and ADOPTED this 16<sup>th</sup> day of April, 2014.

ATTEST:



  
President of City Council

**EXHIBIT B  
LOT 1  
EASEMENT VACATION**



**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Tele: 970-254-8649 Fax: 970-241-0451



PROJ. NO. 13-47	Drawn rak	APP'D jcf	SHEET 1	OF 1
DATE: June, 2013				

# EXHIBIT B LOT 2 EASEMENT VACATION

