

CITY OF GRAND JUNCTION

RESOLUTION NO. 122-08

**A RESOLUTION VACATING AN EASEMENT
LOCATED AT 2846 GRAND FALLS DRIVE**

RECITALS:

A request to vacate .28 acre area of a utility easement located in Tract B in the Falls 2004 Subdivision has been requested by the Homeowners Association of said subdivision. The remainder of Tract B (.29 acres) will remain a utility easement.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Zoning and Development Code to have been met, and recommends that the vacation be approved as requested subject to the condition that a new plat will be recorded and a lot created on the new plat where the easement is being vacated.

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

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

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution, any easement documents and the new plat creating the lot.
2. The new plat creating the lot where the utility easement is being vacated is approved by the City of Grand Junction and recorded in the records of the Mesa County Clerk and Recorder.

The described easement in "Exhibit A" as shown on "Exhibit B" as part of this vacation description.

The following described easement area is hereby vacated:

Exhibit A

A portion of the utility easement situated in the NE 1/4 NW 1/4 Section 7, T1S, R1E, of the UM, in Tract B of FALLS 2004 subdivision, which is recorded in the Mesa County Clerk & Recorder's Office in Book 4100 at Pages 120-124, being more particularly described as follows:

Beginning at the Southwest Corner of Lot 15 in Block One, of said Falls 2004, and considering the Easternmost boundary line of Tract B in Falls 2004 to bear S00°16'30"E and all bearings contained herein to be relative thereto; thence along a curve turning to the left, with an arc length of 61.64 feet, with a radius of 422.00 feet, with a chord bearing of S 74°17'44" W, with a chord length of 61.59 feet, along the Northern Right of Way of Grand Falls Drive; thence S 70°06'40" W a distance of 68.10 feet continuing along said Right of Way; thence N 00°10'00" W a distance of 105.25 feet; thence N 89°50'00" E a distance of 62.52 feet; thence N 00°10'00" W a distance of 32.75 feet; thence N 89°43'30" E a distance of 60.74 feet; thence S 00°16'30" E a distance of 98.63 feet to the point of beginning, having an area of 12345 square feet, 0.283 acres as described, City of Grand Junction, Mesa County, Colorado.

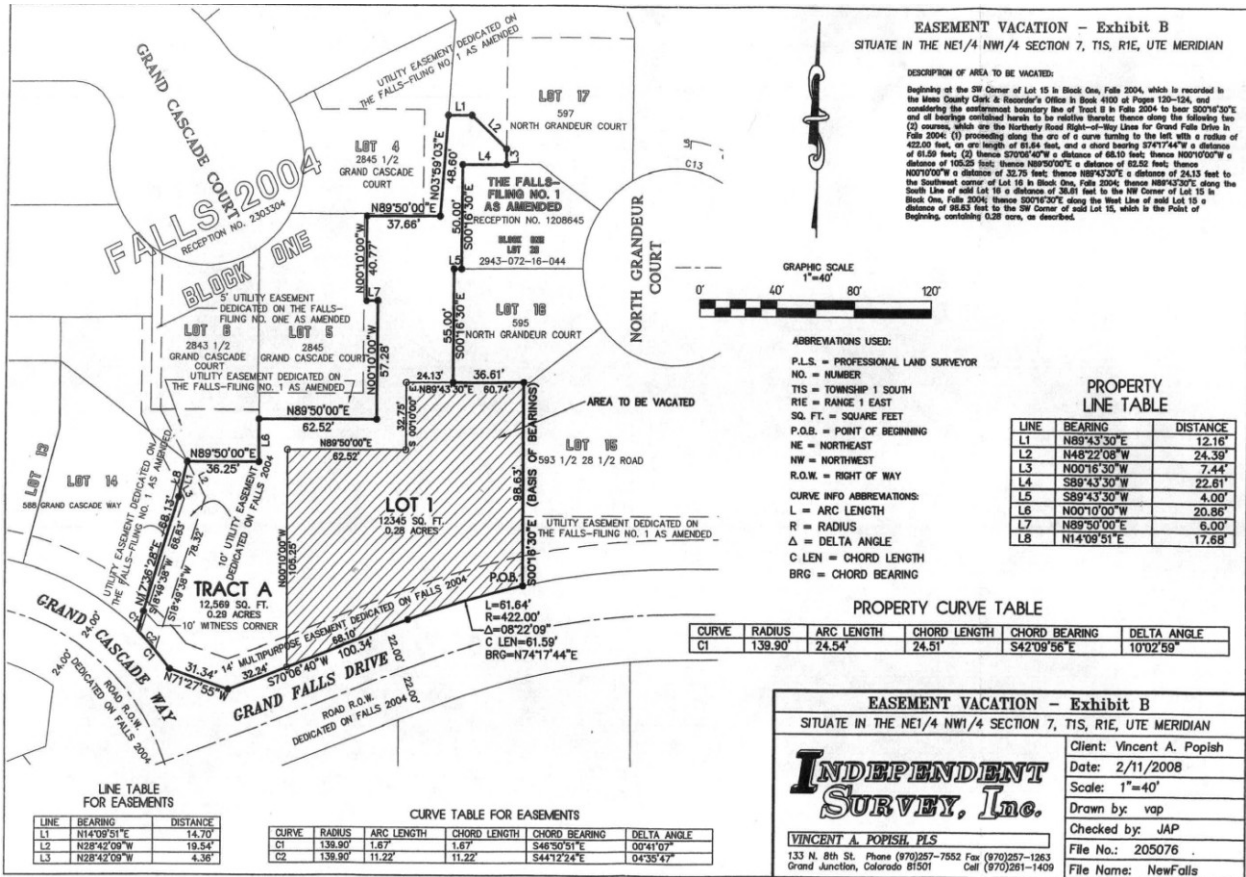
ADOPTED this 3rd day of September, 2008.

ATTEST:

/s/ Gregg Palmer
President of City Council

/s/ Stephanie Tuin
City Clerk

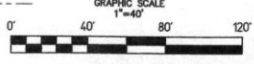
Exhibit B



EASEMENT VACATION - Exhibit B

SITUATE IN THE NE1/4 NW1/4 SECTION 7, T1S, R1E, UTE MERIDIAN

DESCRIPTION OF AREA TO BE VACATED:
 Beginning at the SW Corner of Lot 15 in Block One, Falls 2004, which is recorded in the State County Clerk & Recorder's Office in Book 4102 at Pages 120-124; and considering the aforementioned boundary line of Tract A in Falls 2004 to bear S00°18'30"E and all bearings contained herein to be relative thereto; thence along the following line (1) course, which are the North-South Right-of-Way Lines for Grand Falls Drive in Falls 2004: (1) proceeding along the arc of a curve turning to the left with a radius of 422.00 feet, an arc length of 61.64 feet, and a chord bearing S74°17'44"W a distance of 61.60 feet; (2) thence S70°01'42"W a distance of 68.10 feet; thence N00°10'00"W a distance of 100.25 feet; thence N89°50'00"E a distance of 62.52 feet; thence N00°10'00"W a distance of 32.75 feet; thence N88°43'30"E a distance of 24.13 feet to the Southeast corner of Lot 16 in Block One, Falls 2004; thence N88°43'30"E along the South Line of said Lot 16 a distance of 28.51 feet to the SW Corner of Lot 15 in Block One, Falls 2004; thence S00°18'30"E along the West Line of said Lot 15 a distance of 61.63 feet to the SW Corner of said Lot 15, which is the Point of Beginning, containing 0.28 acre, as described.



- ABBREVIATIONS USED:
- P.L.S. = PROFESSIONAL LAND SURVEYOR
 - NO. = NUMBER
 - T1S = TOWNSHIP 1 SOUTH
 - R1E = RANGE 1 EAST
 - SQ. FT. = SQUARE FEET
 - P.O.B. = POINT OF BEGINNING
 - NE = NORTHEAST
 - NW = NORTHWEST
 - R.O.W. = RIGHT OF WAY
 - CURVE INFO ABBREVIATIONS:
 - L = ARC LENGTH
 - R = RADIUS
 - Δ = DELTA ANGLE
 - C LEN = CHORD LENGTH
 - BRG = CHORD BEARING

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°43'30"E	12.16'
L2	N48°22'08"W	24.39'
L3	N00°18'30"W	7.44'
L4	S89°43'30"W	22.61'
L5	S89°43'30"W	4.00'
L6	N00°10'00"W	20.86'
L7	N89°50'00"E	6.00'
L8	N14°09'51"E	17.68'

PROPERTY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	139.90'	24.54'	24.51'	S42°09'56"E	100°22'59"

LINE TABLE FOR EASEMENTS

LINE	BEARING	DISTANCE
L1	N14°09'51"E	14.70'
L2	N28°42'09"W	19.54'
L3	N28°42'09"W	4.36'

CURVE TABLE FOR EASEMENTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	139.90'	1.67'	1.67'	S48°50'51"E	00°41'07"
C2	139.90'	11.22'	11.22'	S44°12'24"E	04°33'47"

EASEMENT VACATION - Exhibit B

SITUATE IN THE NE1/4 NW1/4 SECTION 7, T1S, R1E, UTE MERIDIAN

VINCENT A. POPISH, P.L.S.

133 N. 8th St. Phone (970)257-7552 Fax (970)257-1263
Grand Junction, Colorado 81501 Call (970)261-1409

Client: Vincent A. Popish

Date: 2/11/2008

Scale: 1"=40'

Drawn by: vap

Checked by: JAP

File No.: 205076

File Name: NewFalls