

RECEPTION #: 2489081, BK 4852 PG 996 05/15/2009 at 03:44:48 PM, 1 OF 3, R \$15.00 S \$1.00 Janice Rich, Mesa County, CO CLERK AND RECORDER

3 PAGE DOCUMENT

CITY OF GRAND JUNCTION

RESOLUTION NO. 36-09

A RESOLUTION VACATING A PORTION OF A MULTI-PURPOSE, TRAIL AND DRAINAGE EASEMENT (CANYON VIEW MARKETPLACE – REI)

LOCATED 649 MARKET STREET

RECITALS:

The applicant proposes to vacate a portion of a Multi-Purpose Trail and Drainage Easement located at 649 Market Street.

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 Code to have been met, and recommends that the vacation be approved.

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

The following described Multi-Purpose Trail and Drainage Easement is hereby vacated subject to the listed conditions:

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

The following easement vacation is shown on "Exhibit A" as part of this vacation of description.

That portion of a parcel of land being a Variable Width Multipurpose, Trail, and Drainage Easement across the Western portion of Lot 1, Canyon View Marketplace, as recorded in Book 4081, Page 326, Mesa County Clerk and Records records, and being more particularly described as follows:

Commencing at the Northwest corner of Lot 1 of said Canyon View Marketplace, whence the Northeast corner of said Lot 1 bears N89°54'52"E a distance of 686.58 feet and all bearings contained herein relative thereto; thence N89°54'52"E, 75.19 feet along the North line of said Lot 1; thence S21°33'43"W, 15.06 feet to the POINT OF BEGINNING; thence S21°33'43"W, 76.29 feet; thence N06°00'55"E 71.32 feet, to the North line of said Lot 1; thence N89°54'52"E, 20.57 feet along said North line of Lot 1 to the POINT OF BEGINNING.

Containing 0.02 acres as described.

PASSED and ADOPTED this 1st day of April, 2009.

ATTEST:

/s/: Gregg Palmer
President of City Council

/s/: Stephanie Tuin
City Clerk

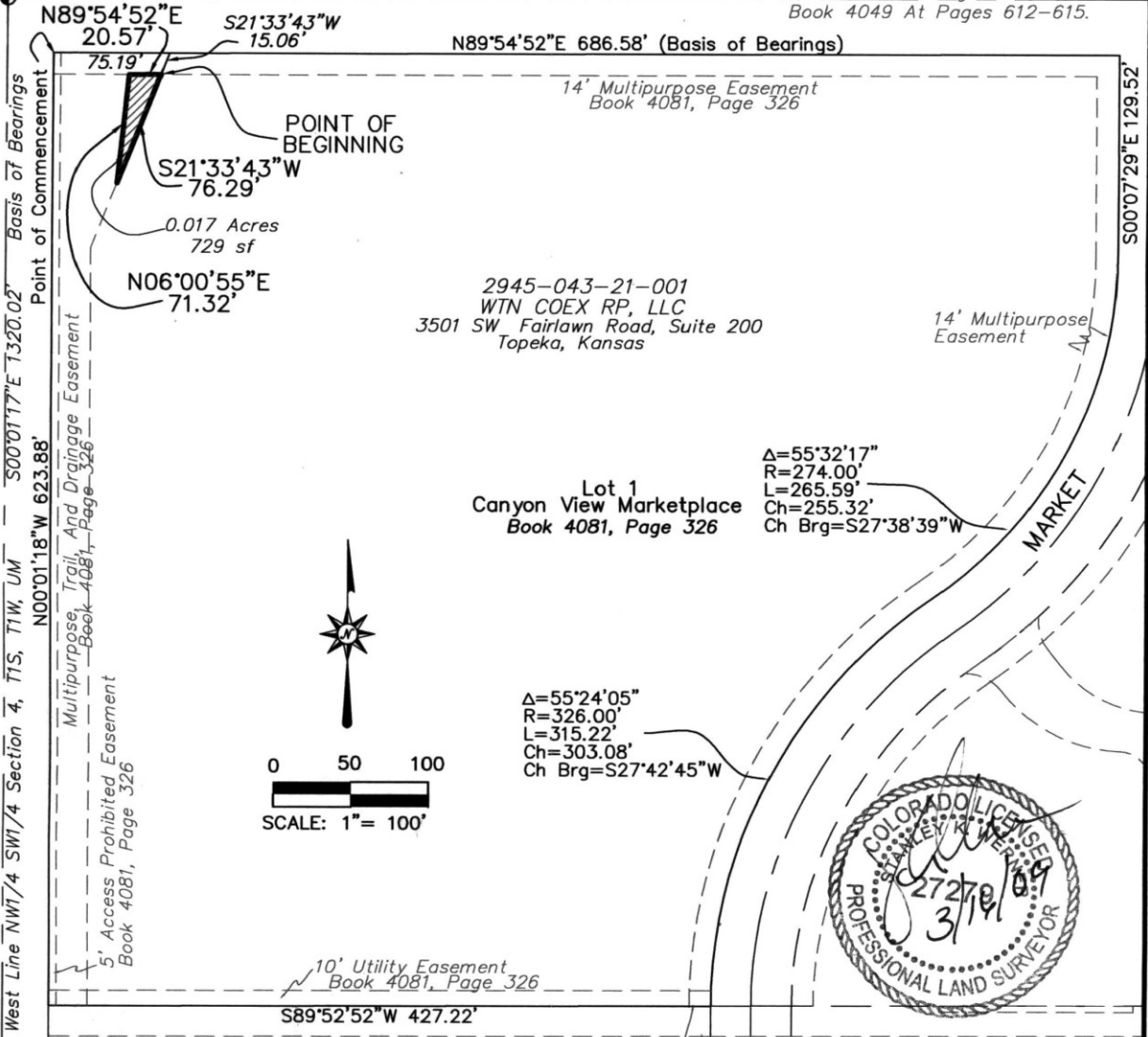
EXHIBIT A

John Usher
2945-042-00-167

NW 1/4 Corner
Section 4,
T1S, R1W, U.M.
BLM

F-1/2 ROAD
North Line NW 1/4 SW 1/4 Section 4, T1S, T1W, UM

50' Utility Easement In Favor
Of Public Service Co. Of Colorado
Book 1940 At Pages 987-989
Book 4049 At Pages 612-615.



2945-043-21-001
WTN COEX RP, LLC
3501 SW Fairlawn Road, Suite 200
Topeka, Kansas

Lot 1
Canyon View Marketplace
Book 4081, Page 326



Dillon Real Estate Co, Inc (Plat Book 15, Pages 37, 38 And 39)
630 24 Rd
2945-043-04-007

SW Corner
NW 1/4 SW 1/4
Section 4
T1S, R1W, UM
MCSM #4-2

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Tele: 970-254-8649 Fax: 970-240-0451

PROJ. NO. 07-171	Drawn	APP'D	SHEET	OF
DATE: Sept. 12, 2008	skw	SKW	1	1