

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 59-09**

**A RESOLUTION VACATING A PORTION OF A MULTI-PURPOSE EASEMENT ON  
LOT 1, BLOCK 1, SIENA VIEW SUBDIVISION, FILING NO. ONE  
LOCATED AT 448 SAN JUAN STREET**

Recitals:

A request for the vacation of a portion of a multi-purpose easement, approximately 40.39 square feet, has been submitted in accordance with the Zoning and Development Code. The applicant has requested that the 40.39 square feet of easement, near the Northwest corner of the residential structure be vacated. The easement is shown and dedicated on the plat of Siena View Subdivision, Filing No. One, as recorded in Book 4279 at Pages 777-778, with the Mesa County Clerk and Recorder.

In a public hearing, the Planning Commission reviewed the request for the partial vacation 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 A AND SHOWN ON EXHIBIT B, ATTACHED IS HEREBY VACATED.

PASSED on this 29<sup>th</sup> day of June, 2009.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ Bruce Hill  
President of Council

## EXHIBIT A

### Vacation of a Portion of a 14.00 foot wide Multipurpose Easement

A parcel of land located in Lot 1, Block 1, Siena View Subdivision, Filing No. One, as shown on plat recorded in Book 4279, Page 777, Mesa County records, in the Northeast Quarter of the Southwest Quarter of Section 17, Township 1 South, Range 1 East of the Ute Meridian, Grand Junction, Mesa County, Colorado and being more particularly described as follows:

Commencing at the Northeast corner of Lot 1, Block 1, Siena View Subdivision, Filing No. One, as shown on plat recorded in Book 4279, Page 777, Mesa County records whence the Southeast corner of said Lot 1, Block 1 bears South 00 degrees 01 minutes 02 seconds East, a distance of 67.47 feet, as shown on said plat of Siena View Subdivision, Filing No. One; thence South 00 degrees 01 minutes 02 seconds East, a distance of 14.00 feet; thence South 89 degrees 59 minutes 48 seconds West, a distance of 48.03 feet to the POINT OF BEGINNING; thence South 89 degrees 59 minutes 48 seconds West, a distance of 2.83 feet; thence South 44 degrees 58 minutes 33 seconds West, a distance of 18.20 feet; thence South 00 degrees 02 minutes 42 seconds East, a distance of 2.83 feet; thence North 44 degrees 58 minutes 33 seconds East, a distance of 22.19 feet to the POINT OF BEGINNING.

Said parcel having an area of 0.001 acres or 40.39 square feet, as described.

Dalton Easement Vacation.doc/rsk

Prepared By:  
Jeffrey C. Fletcher, PLS 24953  
High Desert Surveying, LLC  
1673 Highway 50 Unit C  
Grand Junction, Colorado 81503

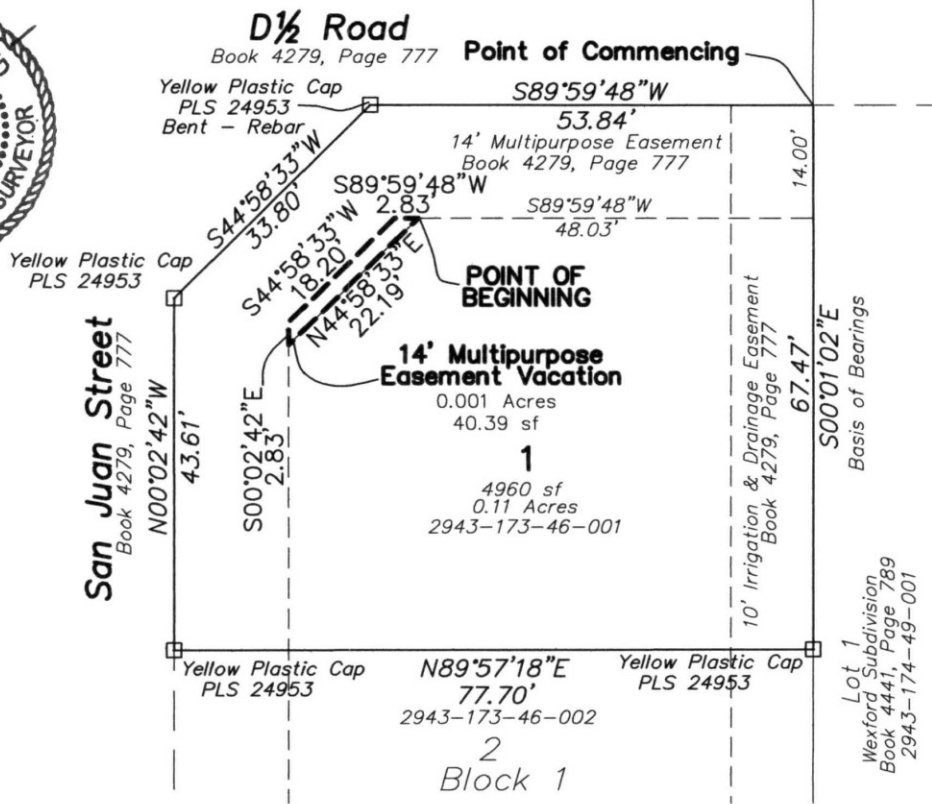
# EXHIBIT B

448 San Juan Street  
GD BUILDERS, INC.  
LOT 1, BLOCK 1

SIENA VIEW SUBDIVISION, FILING NO. ONE  
BOOK 4279, PAGE 777, MESA COUNTY RECORDS  
GRAND JUNCTION, MESA COUNTY, COLORADO



Siena View Subdivision  
Filing No. One  
Book 4279, Page 777



## GENERAL NOTES

Basis of bearings is the East line of the Lot 1, Block 1, Siena View Subdivision, Filing No. One, as recorded in Book 4279, Page 777, which bears South 00 degrees 01 minutes 02 seconds East, a distance of 67.47 feet, established by observation of the MCGPS control network, which is based on the NAD 83 for Horizontal and NAVD 88 for Vertical Information. Both monuments on this line are Lot Corners, as shown on the face of said plat of Siena View Subdivision, Filing No. One.

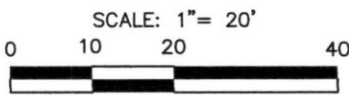
All lineal units shown hereon in U.S. Survey feet.

Note: Property corners located during this survey that were within 0.25± feet of the calculated point were accepted as being "in position".

**High Desert Surveying, LLC**

1673 Highway 50 Unit C  
Grand Junction, Colorado 81503

Tele: 970-254-8649 Fax: 970-241-0451



| PROJ. NO.         | SURVEYED | DRAWN | CHK'D | SHEET | OF |
|-------------------|----------|-------|-------|-------|----|
| 09-40             | BE/JF    | rsk   | JF    | 1     | 1  |
| DATE: April, 2009 |          |       |       |       |    |