

CITY OF GRAND JUNCTION

RESOLUTION NO. 74-09

**A RESOLUTION VACATING A UTILITY AND ACCESS EASEMENT
LOCATED IN PART OF LOT 1 AND PART OF LOT 2 OF WOODLAND SUBDIVISION
AS PART OF THE PEPPERMILL LOFTS DEVELOPMENT**

RECITALS:

A request to vacate an easement dedicated on the plat of Woodland Subdivision as recorded at Book 12, Page 108 of the Records of The County of Mesa, State of Colorado.

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 RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

LEGAL DESCRIPTION OF EASEMENT VACATION 1

AN EASEMENT DEDICATED ON THE PLAT OF WOODLAND SUBDIVISION AS RECORDED AT BOOK 12, PAGE 108 OF THE RECORDS OF THE COUNTY OF MESA, STATE OF COLORADO, SAID EASEMENT BEING PART OF LOT 1 AND PART OF LOT 2 OF THE SAID WOODLAND SUBDIVISION AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, THENCE FOLLOWING THE LOT LINE OF SAID LOT 1 S89°54'25"E 126.66 FEET; THENCE S89°46'47"E 115.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID NORTHEAST CORNER BEING ON THE WEST RIGHT OF WAY LINE OF 28 ¼ ROAD; THENCE S01°09'39"E 12.18 FEET; THENCE N89°56'48"W 114.61 FEET; THENCE DEPARTING FROM THE LOT LINE OF SAID LOT 1 AND CONTINUING ALONG THE PREVIOUSLY RECORDED EASEMENT LINE N89°54'25"W 18.40 FEET;

THENCE S00°23'48"E 130.41 FEET TO THE COMMON LOT LINE OF LOT 1 AND LOT 2; THENCE S00°23'48"E 10.00 FEET; THENCE N89°34'56"W 24.00 FEET; THENCE N00°23'18"W 10.00 FEET TO THE COMMON LOT LINE OF LOT 1 AND LOT 2; THENCE N00°23'18"W 130.28 FEET; THENCE N89°54'25"W 84.28 FEET TO THE WEST LINE OF LOT 1; THENCE N00°09'08"W 12.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6,266.0 SQUARE FEET, MORE OR LESS.

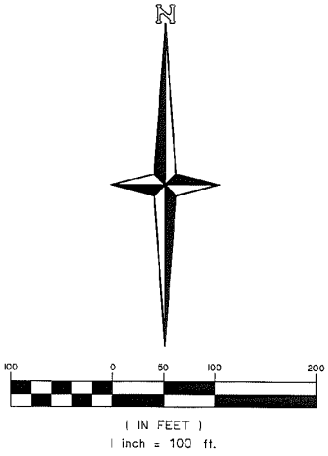
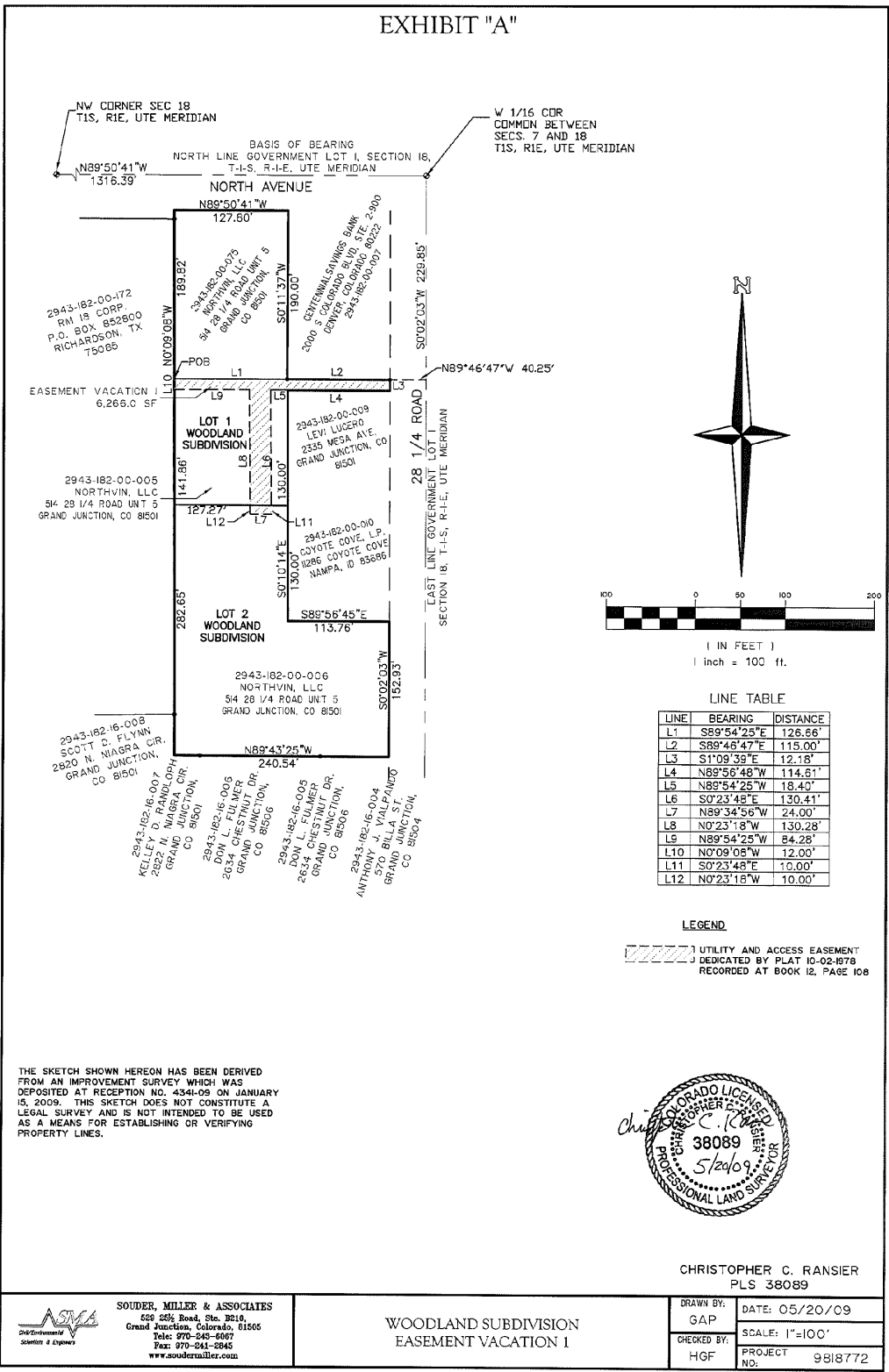
PASSED and ADOPTED this 31st day of August, 2009.

ATTEST:

/s/: Bruce Hill
President of City Council

/s/: Stephanie Tuin
City Clerk

EXHIBIT "A"



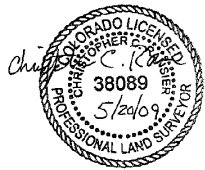
LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°54'25"E	126.66'
L2	S89°46'47"E	115.00'
L3	S1°09'38"E	12.18'
L4	N89°56'48"W	114.61'
L5	N89°54'25"W	18.40'
L6	S0°23'48"E	130.41'
L7	N89°34'56"W	24.00'
L8	N0°23'18"W	130.28'
L9	N89°54'25"W	84.28'
L10	N0°09'08"W	12.00'
L11	S0°23'48"E	10.00'
L12	N0°23'18"W	10.00'

LEGEND

UTILITY AND ACCESS EASEMENT DEDICATED BY PLAT 10-02-1878 RECORDED AT BOOK 12, PAGE 108

THE SKETCH SHOWN HEREON HAS BEEN DERIVED FROM AN IMPROVEMENT SURVEY WHICH WAS DEPOSITED AT RECEPTION NO. 4341-09 ON JANUARY 15, 2009. THIS SKETCH DOES NOT CONSTITUTE A LEGAL SURVEY AND IS NOT INTENDED TO BE USED AS A MEANS FOR ESTABLISHING OR VERIFYING PROPERTY LINES.



CHRISTOPHER C. RANSIER
PLS 38089

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WOODLAND SUBDIVISION
EASEMENT VACATION I

DRAWN BY:	DATE: 05/20/09
GAP	SCALE: 1"=100'
CHECKED BY:	PROJECT NO. 9818772
HGF	