

CITY OF GRAND JUNCTION

RESOLUTION NO. 75-09

A RESOLUTION VACATING A UTILITY EASEMENT LOCATED ON NORTH, WEST AND SOUTH 25 FEET OF LOT 2 OF THE WOODLAND SUBDIVISION AS PART OF THE PEPPERMILL LOFTS DEVELOPMENT

RECITALS:

A request to vacate a utility easement dedicated AT Book 2102, Page 254 and recorded at Book 12, Page 102 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 easement is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

LEGAL DESCRIPTION OF EASEMENT VACATION 2

AN EASEMENT DEDICATED AT BOOK 2102, PAGE 254 OF THE RECORDS OF THE COUNTY OF MESA, STATE OF COLORADO, SAID EASEMENT BEING THE NORTH, WEST AND SOUTH 25 FEET OF LOT 2 OF SAID WOODLAND SUBDIVISION AS RECORDED AT BOOK 12, PAGE 108 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2 S89°36'53"E 127.27 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 2 S00°23'07"E 25.00 FEET; THENCE PARALLEL TO THE NORTH LINE OF SAID LOT 2 N89°36'53"W 102.04 FEET; THENCE PARALLEL TO THE WEST LINE OF SAID LOT 2 S00°09'08"E 232.60 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID LOT 2 S89°43'25"E 195.62 FEET; THENCE ALONG THE

EAST LINE OF SAID LOT 2 S00°02'03"W 25.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 N89°43'25"W 240.54 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 2 N00°09'08"W 282.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,261.5 SQUARE FEET, MORE OR LESS.

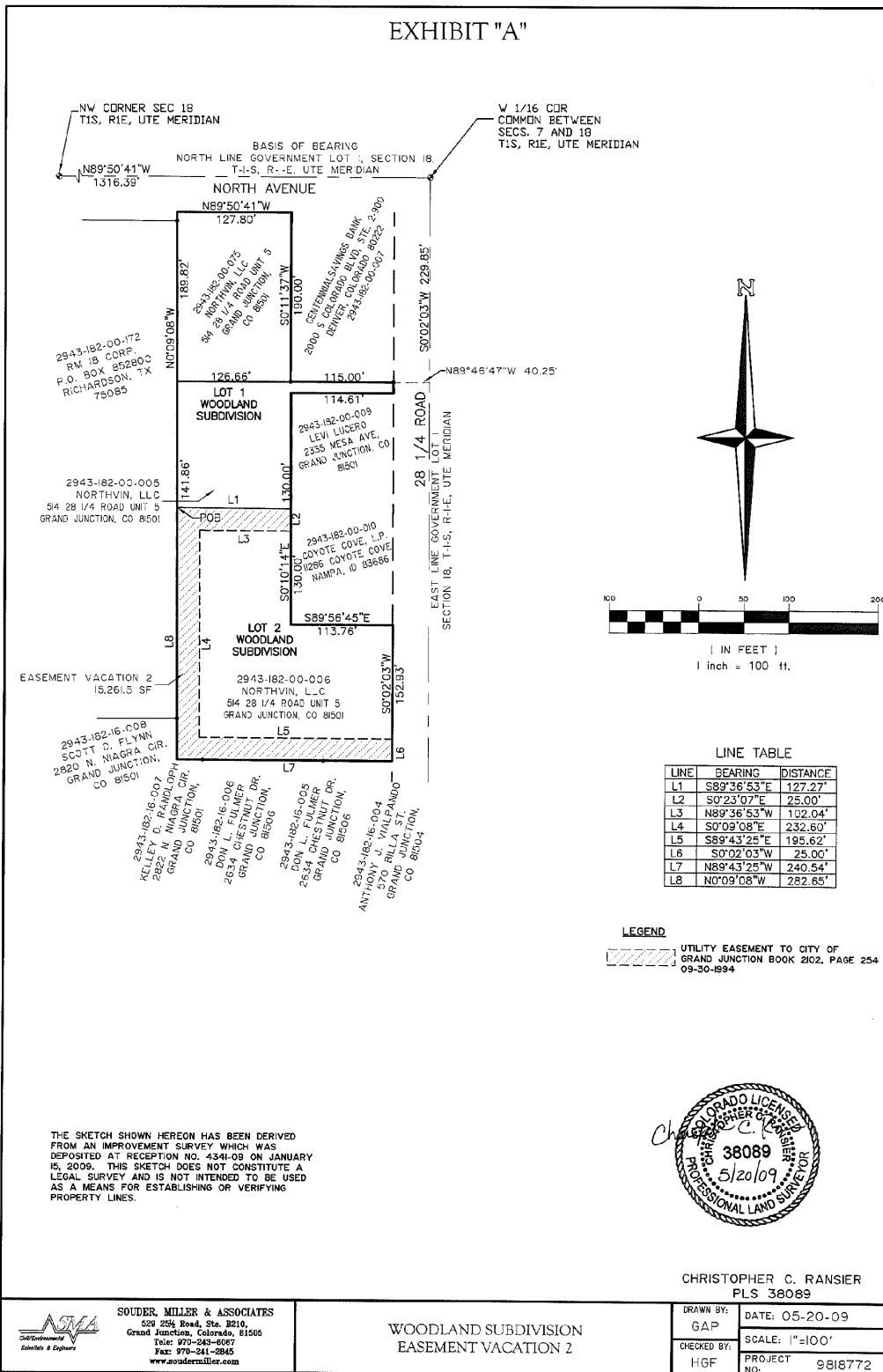
PASSED and ADOPTED this 31st day of August, 2009.

ATTEST:

/s/: Bruce Hill
President of City Council

/s/: Stephanie Tuin
City Clerk

EXHIBIT "A"



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WOODLAND SUBDIVISION
EASEMENT VACATION 2

DRAWN BY: GAP
DATE: 05-20-09
CHECKED BY: HGF
SCALE: 1"=100'
PROJECT NO: 9816772