

**CITY OF GRAND JUNCTION**

**RESOLUTION NO. 13-10**

**A RESOLUTION VACATING A WATER LINE EASEMENT  
LOCATED AT 1101 KIMBALL AVENUE**

Recitals:

A request for the vacation of a water line easement has been submitted in accordance with the Zoning and Development Code. The applicants, Southside Leasing, LLC – Bryan Wiman, have requested that the water line easement located at 1101 Kimball Avenue be vacated. There is no existing utility infrastructure located within this easement.

In a public hearing, the Planning Commission reviewed the request for the 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 ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated Water Line Easement is hereby vacated subject to the following conditions:

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

Dedicated Easements to be vacated:

**DESCRIPTION OF A TRACT OF LAND**

A tract of land located in the SW 1/4 of the NW 1/4 of Section 24, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Beginning at the northwesterly corner of a tract of, which is identical with a point on the northerly property line of an irregular tract of land as recorded in Book 4448 at Page 794 as Reception Number 2385965 in the records of the Mesa County Clerk and Recorder, which bears N 00°15'42" W, 330.33 feet and S 89°52'19" E, 153.00 feet from the E1/4 corner of Section 23, Township 1 South, Range 1 West of the Ute Meridian and considering the south line of the NE1/4 of said Section 23 to bear N 89°36'03" W, with all other bearings contained herein relative thereto;

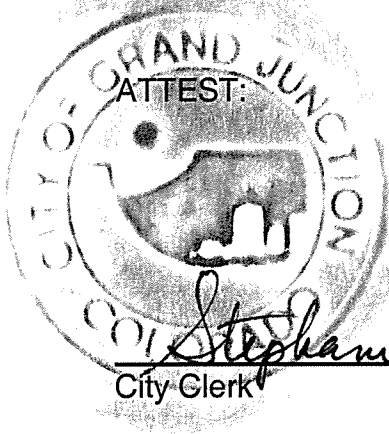
1. Thence S 89°52'19" E, 50.01 feet;
2. Thence S 00°52'40" E, 122.59 feet;

3. Thence S 72°33'02" W, 52.17 feet;
4. Thence N 00°52'40" W 138.35 feet to the point of beginning.

Tract of land as described above contains 0.150 acres more or less,

A drawing depicting the above is attached hereto as Exhibit "A".

PASSED and ADOPTED this 1<sup>st</sup> day of March, 2010



*Brian Hill*

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President of City Council

# EXHIBIT A

NE CORNER  
SECTION 23,  
TOWNSHIP 1 SOUTH,  
RANGE 1 WEST,  
UTE MERIDIAN,  
CITY MONUMENT.  
1" PIPE / MONUMENT BOX

WINTERS AVENUE  
INDUSTRIAL PARK  
PLAT BOOK 12, PAGE 305  
RECEPTION No. 1236161

COLORADO WEST DEVELOPMENT  
PARK, FILING TWO  
PLAT BOOK 11, PAGE 286  
RECEPTION No. 1139503

**KIMBALL AVENUE**

S 89°13'27" E 1318.19'

S 89°52'19" E 592.08'

15' UTILITY EASEMENT  
PLAT BOOK 11, PAGE 286

2945-231-00-03B  
1101 KIMBALL AVENUE.  
BOOK 4448, PAGE 794.

60' ROAD RIGHT-OF-WAY.  
ROAD PETITION BOOK 1,  
PAGE 9 & 60, FILE No. 9 & 60.  
BOOK 4336, PAGE 745 & 795

PARCEL  
5.318 AC.±

5' MULTI-PURPOSE EASEMENT  
BOOK 3630 PAGE 457

S 89°27'40" W 1143.78'

**RIVERSIDE  
PARKWAY**

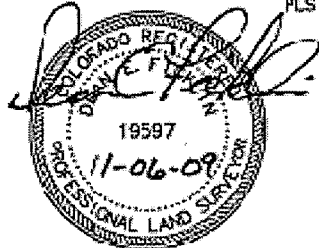
2945-231-00-94B  
925 STRUTHERS AVENUE.  
CITY OF GRAND JUNCTION.

BASIS OF BEARINGS  
SOUTH LINE OF THE NE 1/4

N 89°36'03" W 2638.76'

C 1/4 CORNER  
SECTION 23,  
TOWNSHIP 1 SOUTH,  
RANGE 1 WEST,  
UTE MERIDIAN.  
MCEM No. 128C

E 1/4 CORNER  
SECTION 23,  
TOWNSHIP 1 SOUTH,  
RANGE 1 WEST,  
UTE MERIDIAN.  
1968  
PLS 24308



Dean E. Ficklin  
P.L.S., 19597

## LEGEND

S.F. SQUARE FEET  
AC. ACRES.

FEET 60 0 60 FEET

**GRAPHIC SCALE**

SCALE: 1 INCH = 60 FEET

## CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
(A)	02°55'18"	1156.28'	58.96'	29.49'	58.95'	N 74°00'41" E