

RESOLUTION NO. 188-07

A RESOLUTION APPROVING DESIGNATION OF CITY OWNED LAND IN THE RIDGES AS RIGHT-OF-WAY

Recitals

Two R&D Development LLC ("TRD") has applied to the City to develop a project in the Ridges. The project is known as Pinnacle Ridge.

TRD requires access to Mariposa Drive for the Pinnacle Ridge project.

City staff has reviewed the proposed designation of the City land as right-of-way. Staff recommends that the City Council designate the land included in the legal description set forth in the attached Exhibit A and depicted in the accompanying sketch, incorporated herein as if fully rewritten, as right-of-way for the use and benefit of the public.

The City Council has reviewed the proposed conveyance and has agreed to grant the necessary right-of-way on payment of fair market value by TRD to the City.

TRD has completed an appraisal and found the fair market value of the right of way to be \$224.86.

NOW, THEREFORE BE IT RESOLVED THAT:

The City does hereby designate by a dedication or other suitable means as determined by the City Attorney, the land described in the attached Exhibit A as right-of-way for the use and benefit of the public.

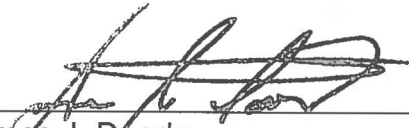
The developer shall be responsible for the construction of the road to City standards and requirements, which shall not begin unless and until the development project is finally approved.

Upon the receipt of \$224.86 from TRD or its successor(s) or assigns, the land shall be designated as right-of-way. The City must receive the funds within one year of the date of the signing of this Resolution.

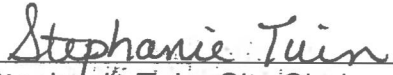
NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

PASSED, ADOPTED AND SIGNED this day 19<sup>th</sup> of December 2007.

RECEPTION #: 2418398, BK 4580 PG 164 01/03/2008 at 11:10:14 AM, 1 OF 4, R \$20.00 S \$1.00 Doc Code: ROW Janice Rich, Mesa County, CO CLERK AND RECORDER

  
\_\_\_\_\_  
James J. Doody  
President of City Council

ATTEST:

  
\_\_\_\_\_  
Stephanie Tuin, City Clerk



# EXHIBIT A

## RIGHT-OF-WAY DESCRIPTION

A parcel of land for right-of-way purposes, situated in the NW 1/4 SW 1/4 of Section 21, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

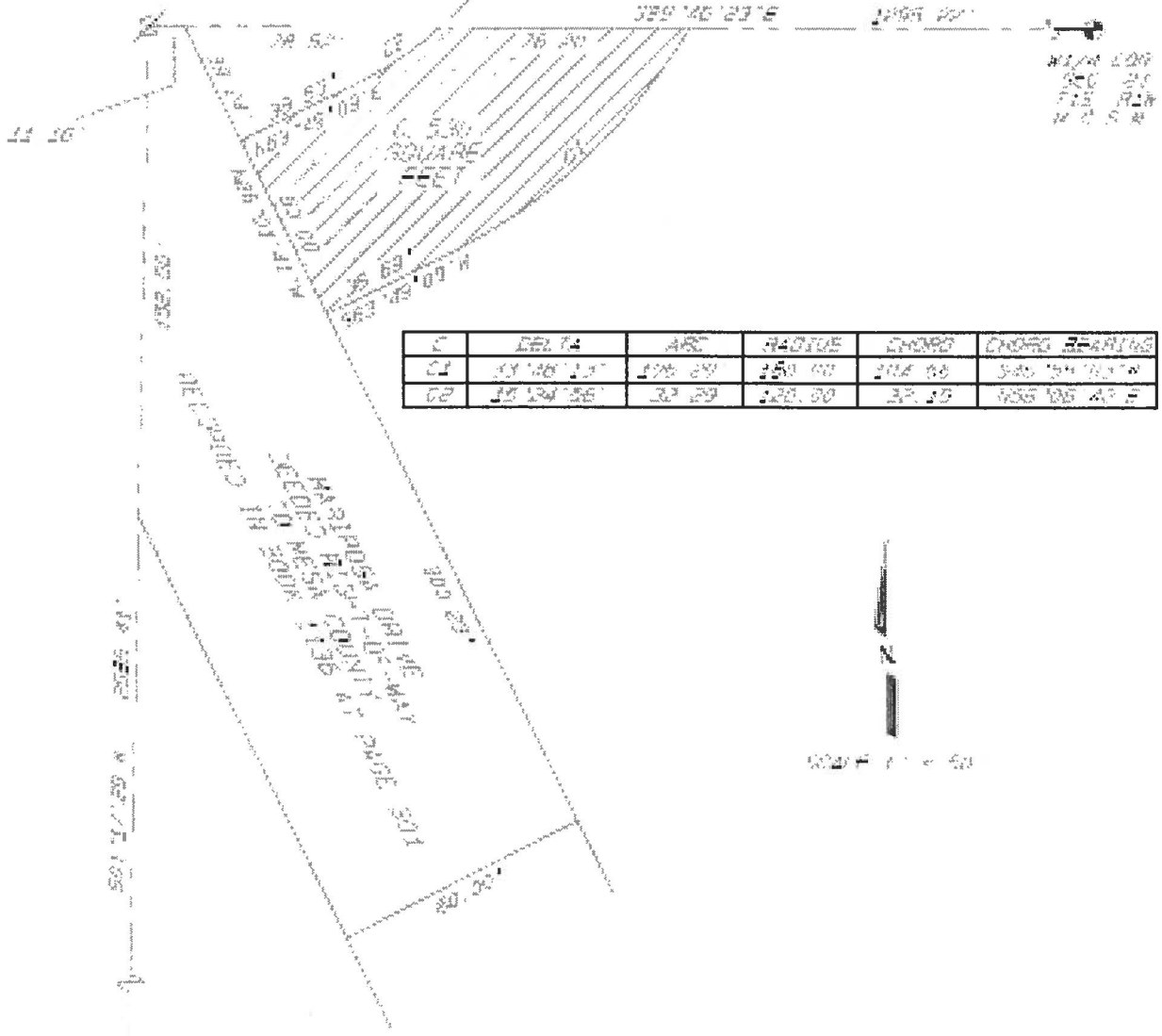
Commencing at the W 1/4 corner of said Section 21, the basis of bearing being S01°17'29"W to the southwest corner of said Section 21;  
thence S89°46'23"E a distance of 89.68 feet along the north line of said NW 1/4 SW 1/4 to the point of beginning;  
thence S89°46'23"E a distance of 76.20 feet;  
thence along the arc of a non-tangent curve to the right 106.20 feet, having a central angle of 33°48'13" and a radius of 180.00 feet, the chord of which bears S46°55'03"W a distance of 104.66 feet;  
thence S63°49'09"W a distance of 38.69 feet to the northerly right-of-way line of Mariposa Drive as recorded in Book 1136 at Page 301 of said Mesa County records;  
thence N26°01'41"W a distance of 60.00 feet along said northerly right-of-way;  
thence N63°49'09"E a distance of 38.53 feet;  
thence along the arc of a curve to the left 32.29 feet, having a central angle of 15°24'56" and a radius of 120.00 feet, the chord of which bears N56°06'42"E a distance of 32.19 feet to the point of beginning.  
Said parcel contains 6,530 square feet more or less.

This description was prepared by:  
Michael W. Drissel PLS  
118 Ouray Ave.  
Grand Junction, CO. 81501

# EXHIBIT A

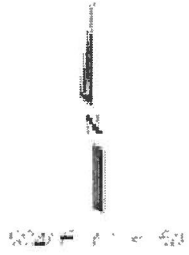
W1/4 COR.  
SEC 21  
T12 R1W  
3 25 ALBERTA  
MONUMENT 15.5 18480

P.O.B



W1/4 COR.  
SEC 21  
T12 R1W  
M.C.S.R.

C	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	11°40'23"	176.29	150.00	202.68	345°54'10\"
C2	25°24'55"	33.29	120.00	22.10	155°05'43\"



W1/4 COR.  
SEC 21  
T12 R1W  
M.C.S.R.

Sheet 2 of 2

D H SURVEYS, INC.  
970-245-8749