

CITY OF GRAND JUNCTION

RESOLUTION NO. 46-11

**A RESOLUTION VACATING A UTILITY EASEMENT IDENTIFIED ON THE REPLAT
OF THE FAIRWAY SUBDIVISION
AS RECORDED IN PLAT BOOK 13, PAGE 243
LOCATED ADJACENT TO 2063 S. BROADWAY**

RECITALS:

The applicant proposes to vacate a utility easement identified on the Replat of the Fairway subdivision as recorded in Plat Book 13, Page 243 as part of the proposed Vistas at Tiara Rado residential development (Hatch Subdivision) located adjacent to 2063 S. Broadway.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 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 conditionally approved.

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

The following described utility easement is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Resolution.
2. Conditioned upon the approval and recording of a subdivision plat replatting the Replat of the Fairway subdivision (such as the Hatch Subdivision) which dedicates utility easement(s) sufficient to cover the relocated utilities necessary to serve the area as determined by the Director of Public Works and Planning.

The following easement vacation is shown on "Exhibit A" as part of this vacation description.

All of that certain utility easement shown on the face of the plat of "The Fairway" subdivision plat, as recorded in Plat Book 13 at Page 141, Mesa County records, located in part of the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of


Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado.

ADOPTED this 5th day of October, 2011.

ATTEST:



President of City Council



City Clerk

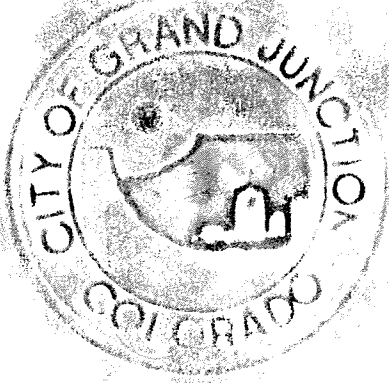
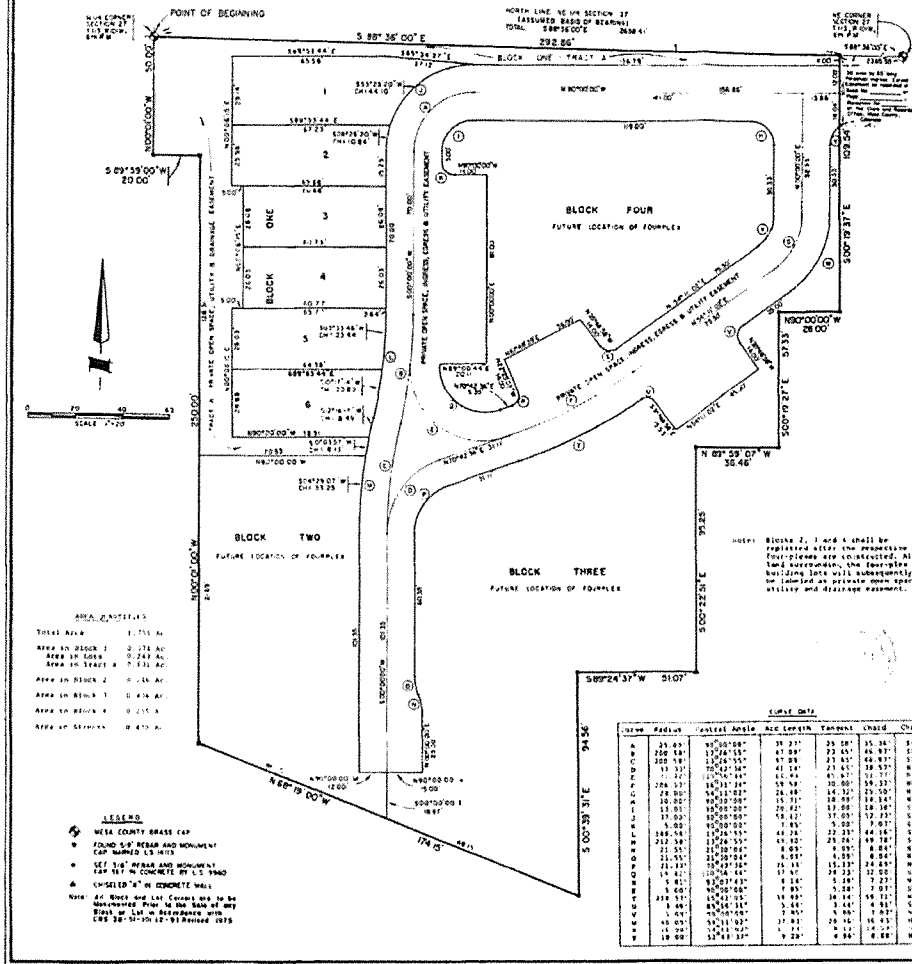


EXHIBIT "A"

REPLAT OF THE FAIRWAY



AREA CALCULATIONS

TOTAL AREA	1,715 AC.
AREA IN BLOCK 1	2,276 AC.
AREA IN BLOCK 2	2,243 AC.
AREA IN BLOCK 3	0,474 AC.
AREA IN BLOCK 4	0,237 AC.
AREA IN FAIRWAY	0,473 AC.

- LEGEND**
- MEGA COUNTY BRASS CAP
 - FOUND SURVEY MARK AND MONUMENT CAP BURNED L.S. NAIL
 - SEE 1/2" REBAR AND MONUMENT CAP SET IN CONCRETE BY L.S. TROTT
 - 6" SCHEDULE "N" CONCRETE WALL
- NOTE:** All Block and Lot Corners are to be monumented from the low side of any Block or Lot in accordance with the 1887-1908 Revised Code.

CURVE DATA

Curve	Radius	Chord Angle	Arc Length	Tangent	Chord	Chord Bearing
A	25.00'	90°00'00"	31.42'	25.00'	35.36'	S45°00'00"W
B	200.00'	12°00'00"	43.98'	200.00'	46.87'	S84°00'00"W
C	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
D	150.00'	16°00'00"	65.97'	225.00'	70.61'	S84°00'00"W
E	200.00'	12°00'00"	43.98'	200.00'	46.87'	S84°00'00"W
F	275.00'	8°00'00"	31.42'	275.00'	35.36'	S84°00'00"W
G	200.00'	12°00'00"	43.98'	200.00'	46.87'	S84°00'00"W
H	200.00'	12°00'00"	43.98'	200.00'	46.87'	S84°00'00"W
I	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
J	150.00'	16°00'00"	65.97'	225.00'	70.61'	S84°00'00"W
K	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
L	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
M	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
N	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
O	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
P	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
Q	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
R	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
S	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
T	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
U	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
V	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
W	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
X	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
Y	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W
Z	100.00'	24°00'00"	87.96'	200.00'	93.74'	S72°00'00"W

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

WITNESSES my hand and official seal this _____ day of _____, A.D. 19____.

STATE OF COLORADO
COUNTY OF MESA

I, _____, County Clerk, do hereby certify that this instrument was filed in my office as a deed on this _____ day of _____, A.D. 19____, and that the same is a true and correct copy of the original as recorded in my office.

WITNESSES my hand and official seal this _____ day of _____, A.D. 19____.

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COUNTY OF MESA

I, _____, County Clerk, do hereby certify that this instrument was filed in my office as a deed on this _____ day of _____, A.D. 19____, and that the same is a true and correct copy of the original as recorded in my office.

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COUNTY OF MESA

I, _____, County Clerk, do hereby certify that this instrument was filed in my office as a deed on this _____ day of _____, A.D. 19____, and that the same is a true and correct copy of the original as recorded in my office.

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

REPLAT OF THE FAIRWAY

BECK, SHIMKO AND ASSOCIATES, INC.
REGISTERED SURVEYORS AND ENGINEERS
1200 WEST 12TH AVENUE
DENVER, COLORADO 80202