

CITY OF GRAND JUNCTION, COLORADO**RESOLUTION NO. 42-16****A RESOLUTION VACATING A PUBLIC ACCESS EASEMENT
LOCATED AT 735 HORIZON DRIVE****RECITALS:**

A vacation of a dedicated public access easement has been requested by the owner of the property utilizing the easement to access property otherwise previously landlocked. The proposal is to vacate the encumbered area where the existing access easement is located, retaining the existing utility easement in the same location; a new access easement has been dedicated.

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 Grand Junction 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 access easement vacation be approved with conditions.

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

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

1. Applicant shall pay all recording/documentary fees for the Vacation Resolution, any easement documents and/or dedication documents.
2. The existing utility easement in the same location is retained to cover existing utilities.

Dedicated access easement to be vacated:

25.0' Common Access Easements Vacation

That real property for a 25.0' wide Common Access and Utility Easement located in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 36, Township 1 North, Range 1 West of the Ute Meridian, in the City of Grand Junction, Mesa County, Colorado, as originally shown on the plat of Homestead Subdivision as recorded in Plat Book 12, Page 274 and that plat of the Replat of Lot 2 Except the Northerly 2.56 feet, and Lot 3, as described in Plat Book 14, Page 90, Mesa County records being more particularly described as follows:

COMMENCING at the Southwest corner of said NW¼ SE¼, Section 36 whence the Northwest corner of said NW¼ SE¼, Section 36 bears North 00°03'32" East, a distance of 1316.99 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 26°40'32" East, a distance of 312.68 feet, along the rear property line of said Homestead Subdivision, to the POINT OF BEGINNING; thence North 26°40'32" East, a distance of 25.00 feet; thence South 62°22'36" East, a distance of 78.70 feet; thence North 27°37'24" East, a distance of 79.94 feet; thence South 62°22'36" East, a distance of 50.00 feet; thence South 27°37'24" West, a distance of 79.94 feet; thence South 62°22'36" East, a distance of 144.78 feet; thence South 27°37'24" West, a distance of 25.00 feet; thence North 62°22'36" West, a distance of 273.07 feet to the POINT OF BEGINNING.

Said parcel containing an area of 0.25 Acres, as herein described.

PASSED and ADOPTED this 19th day of October, 2016.


President of City Council

ATTEST:


City Clerk



EXHIBIT B EASEMENT VACATION

2701-364-00

NW Corner
NW 1/4 SE 1/4
Section 36
T1N, R1W, UM
BLM Marker
3/8" Aluminum Cap

No 5 Rebar No Cap
in Concrete

West Line of the NW 1/4 SE 1/4 Section 36
N00°03'32"E 1316.99'



Bookcliff Country Club
2701-364-00-037

N26°40'32"E
25.00'
POINT OF
BEGINNING

600 Spike
S04°50'05"E 2.60'

N26°19'47"E 313.84' (R-M)
N26°24'16"E 312.36' (R-R)
N26°40'32"E 312.68'
15.0' Drainage Easement

Homestead Subdivision
Plat Book 12, Page 274
Reception Number 1227311

Lot 4

25.0' Common Access
and Utility Easement
Plat Book 12, Page 274
25.0' Access Easements
To Be Abandoned
10829 sf

15.0' Utility and Drainage Easement

South Line of the NW 1/4 SE 1/4 Section 36

N89°54'06"W 1320.16'

SW Corner
NW 1/4 SE 1/4
Section 36
T1N, R1W, UM
3/8" Aluminum Cap
PLS 24331

POINT OF
COMMENCEMENT

SE Corner
NW 1/4 SE 1/4
Section 36
T1N, R1W, UM
MCSM #162-1/4

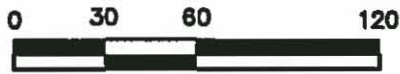
High Desert Surveying, LLC

1673 Highway 50 Unit C

Grand Junction, Colorado B1503

Tele: 970-254-8649 Fax: 970-241-0451

SCALE: 1" = 60'



PROJ. NO. 16-15	Drawn	APP'D	SHEET	OF
DATE: July, 2016	knr	Jcf	1	1

Lot B

Lot 1

Lot A
Lake Creek Management Inc.
2701-364-33-010

S62°22'36"E 78.70'
N27°37'24"E 79.94'
S62°22'36"E 50.00'
S62°22'36"E 144.78'
S27°37'24"W 273.07'
S27°37'24"W 25.00'

Replat Of
Homestead Subdivision
Plat Book 12, Page 90
Reception Number 1629224

15.0' Drainage Easement
Plat Book 14, Page 90

15.0' Utility Easement
Plat Book 14, Page 90

North 2.56 feet of Lot 2
Book 1700, Page 7

20.0' Drainage Easement
Plat Book 14, Page 90

20.0' Drainage Easement
N18°33'35"E 184.26'

10.0' Utility Easement

Variable Width Right-of-Way
Book 833, Page 387