

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 45-16**

**A RESOLUTION VACATING AN IRRIGATION EASEMENT LOCATED WITHIN  
LOT 2 RETHERFORD SUBDIVISION**

**LOCATED AT 2089 BROADWAY**

**RECITALS:**

A vacation of a publicly dedicated irrigation easement has been requested by the property owners, Terry, Doug and Dennis Retherford, in anticipation of subdividing the property to create a building lot for a single-family residence. The proposal is to eliminate the irrigation easement in order to accommodate the building footprint design.

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 irrigation easement vacation be approved.

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

The following described publicly dedicated irrigation 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.

Public Irrigation Easement to be vacated:

An irrigation easement to be vacated situated in the NE1/4 Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, Mesa County, Colorado, being described as follows:

Beginning at the SE corner of Lot 2 of Retherford Subdivision (Reception #2028632); thence along the East line of said Lot 2, N00°10'51"W 159.40 feet to the right of way line as described in Book 3823 at Page of the Mesa County Clerk and Recorder's Office;

thence along said right-of-way, N45°03'28"W 7.08 feet;

thence S00°10'55"E 131.59 feet;

thence S89°02'41"W 110.68 feet to the West line of said Lot 2;

thence along the West line of Lot 2, S00°25'16"W 30.90 feet to the SW corner of said Lot 2;  
thence along the South line of said Lot 2, S89°57'59"E 115.99 feet to the point of beginning.

PASSED and ADOPTED this 2<sup>nd</sup> day of November, 2016

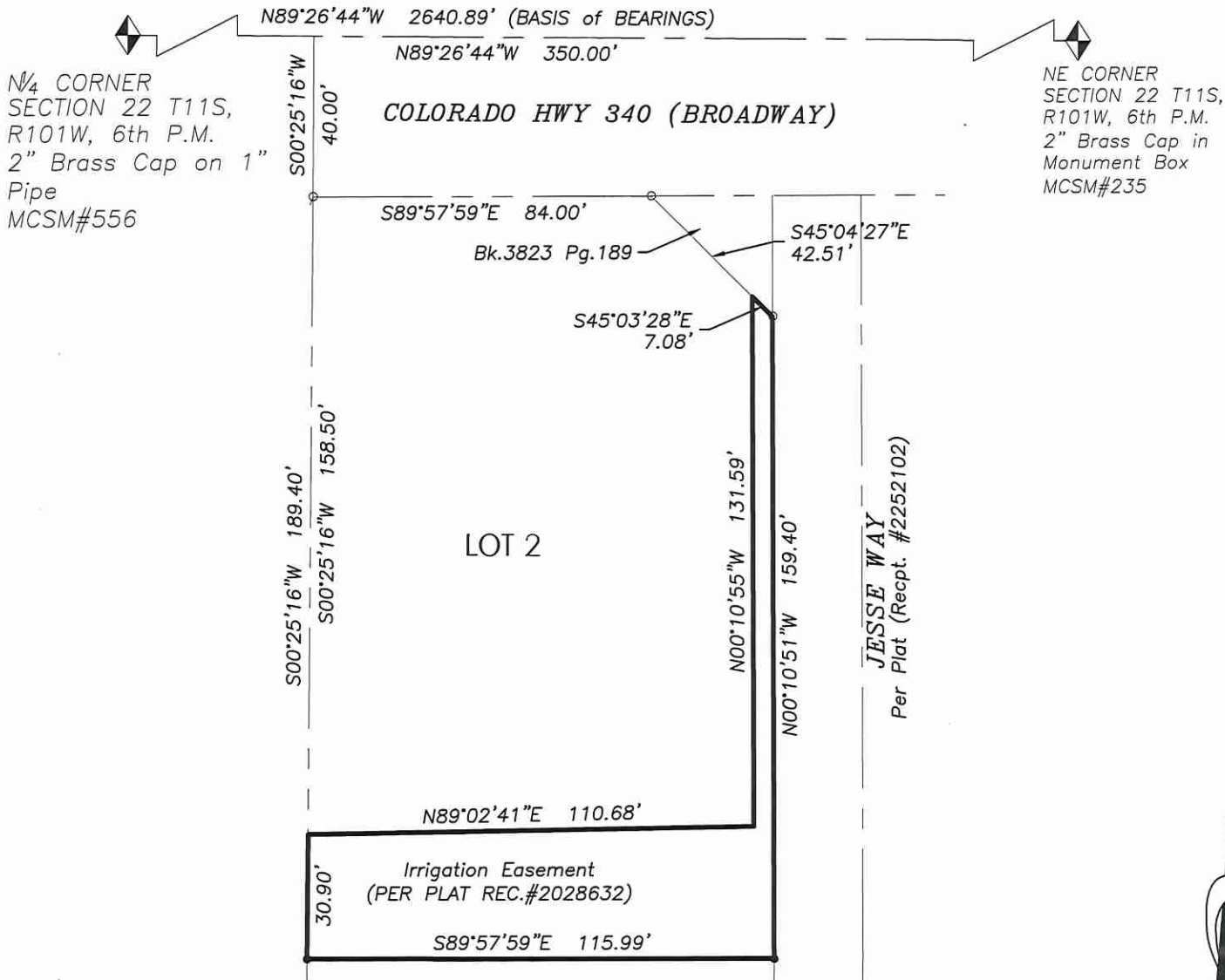
*Samuel D. Davis*  
President of City Council

ATTEST:

*Stephanie Yuss*  
City Clerk

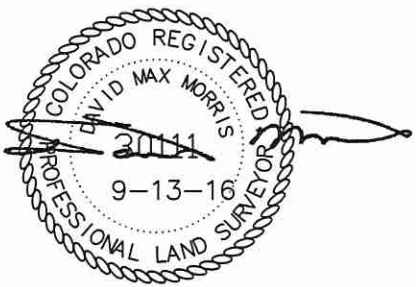


EXHIBIT "A"



NOTES:

1.) THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION- IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY



Per Colorado Statute number 38-51-106(l) all Lineal Units used on this plat are U.S. Survey feet.

IRRIGATION EASEMENT VACATION

SITUATED IN THE NE1/4 SECTION 22, T11S, R101W OF THE 6th PRINCIPAL MERIDIAN

FOR: RETHERFORD	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 2718 Sierra Vista GRAND JUNCTION COLORADO 81503 (970) 241-2370 464-7568</p>	SURVEYED BY: RM
SCALE: 1" = 40'		DRAWN BY: DMM
DATE: 9/12/16		ACAD ID: JESSEY'S PLACE
		SHEET NO.
		FILE: 2015-304