

RECEPTION#: 2875468  
4/8/2019 2:13:25 PM, 1 of 3  
Recording: \$23.00,  
Tina Peters, Mesa County, CO.  
CLERK AND RECORDER

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4841**

**AN ORDINANCE VACATING A PORTION OF THE DOS RIOS DRIVE AND C <sup>3</sup>/<sub>4</sub> ROAD RIGHT-OF-WAY WITHIN THE JARVIS SUBDIVISION PLAT, LOCATED AT 2595 RIVERSIDE PARKWAY**

RECEPTION#: 2878036  
4/30/2019 4:33:25 PM, 1 of 5  
Recording: \$33.00,  
Tina Peters, Mesa County, CO.  
CLERK AND RECORDER

Recitals:

The City acquired the 60-acre Dos Rios site in the 1990s. The property is located on the north bank of the Colorado River between the Highway 50/railroad bridge and the Riverside neighborhood. Since that time, the property has been cleared, the Riverfront Trail was extended, and a backwater pond for endangered fish was created between the trail and River. The remaining acreage was intended for redevelopment.

The property was recently platted to serve future redevelopment. Dos Rios Drive was dedicated on the original plat to provide access from Riverside Parkway to the pre-existing C <sup>3</sup>/<sub>4</sub> Road right-of-way. Refinements to the Dos Rios development plan necessitate the slight realignment of Dos Rios Drive and C <sup>3</sup>/<sub>4</sub> Road to accommodate the redevelopment. The small areas to be vacated include 679 s.f. of Dos Rios Drive and 1,024 s.f. of C <sup>3</sup>/<sub>4</sub> Road. The Riverfront at Dos Rios Filing Two replat will incorporate the vacated right-of-way into Lot 7. The Public Service Easement, per Book 1699, Page 739, will remain on the vacated C <sup>3</sup>/<sub>4</sub> Road right-of-way. There are no utilities in the right-of-way to be vacated.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate certain right-of-way within the Jarvis Subdivision plat is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY IS HEREBY VACATED:

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 22, Township 1 South, Range 1 West of the Ute Principal Meridian and lying entirely within Lot 7, Jarvis Subdivision Filing One, as same is recorded with Reception No. 2790938, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 7 and assuming the South line of said Lot 7 bears N 89°57'26" W with all other bearings contained herein are relative thereto; thence from said Point of Beginning, N 00°02'34" E, along the West line of said Lot 7, a distance of 52.22 feet; thence S

51°40'32" E, a distance of 46.28 feet to a point being the beginning of a 204.32 foot radius curve, concave Northeast, whose long chord bears S 58°00'47" E with a long chord length of 44.50 feet; thence Southeasterly along the arc of said curve, thru a central angle of 12°30'11", an arc length of 44.59 feet, more or less, to a point on the South line of said Lot 7; thence N 89°57'26" W, along said South line, a distance of 74.09 feet, more or less, to the Point of Beginning.

See Exhibit A.

Introduced on first reading this 20<sup>th</sup> day of February, 2019 and ordered published in pamphlet form.

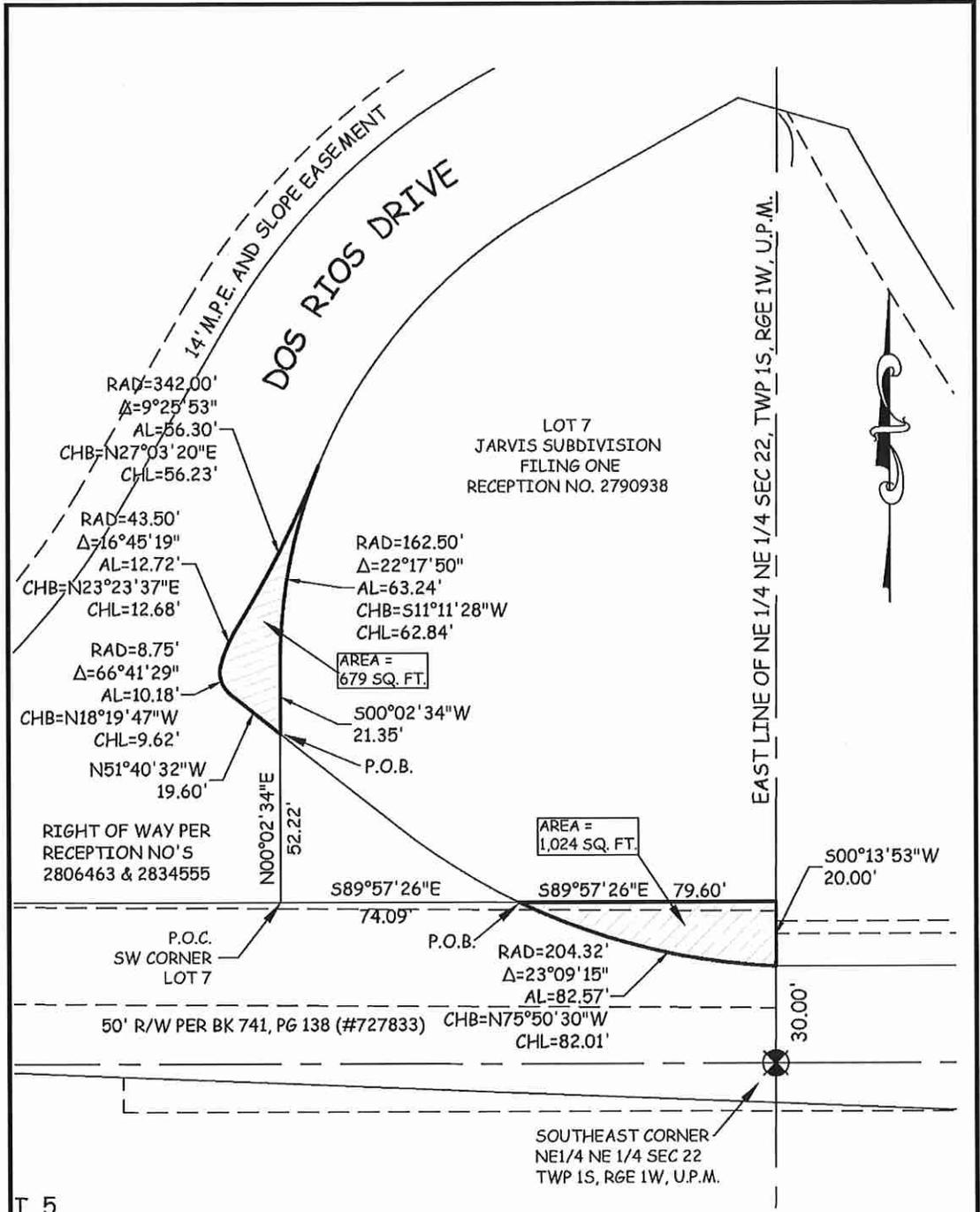
Adopted on second reading this 6<sup>th</sup> day of March, 2019 and ordered published in pamphlet form.

ATTEST:

W Winkelmann  
City Clerk

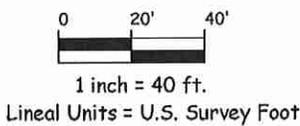
Paul Taylor Smith  
Mayor





T 5

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



DRAWN BY: P.T.K.  
 DATE: 01-25-2019  
 SCALE: 1" = 40'  
 APPR. BY: PTK

R/W VACATIONS  
 WITHIN THE NE 1/4 OF THE NE 1/4  
 SEC 22, TWP 1S, R6E 1W, U.M.



## **AFFIDAVIT OF CORRECTION**

On this 26<sup>th</sup> day of April, 2019, I, Tamra Allen, Community Development Director for the City of Grand Junction, upon oath and under penalty of perjury, depose and say as follows:

I am the Community Development Director of the City of Grand Junction ("City") and have been so employed at all times relevant to this affidavit. I have personal knowledge of the facts and circumstances that this affidavit addresses and by and with my signature acknowledge my understanding of those facts.

On or about March 6, 2019, the Grand Junction City Council vacated two portions of the public road right-of-ways abutting Lot 7 of the Jarvis Subdivision Filing One in the City of Grand Junction. The written legal description included in the vacation ordinance (Ordinance 4841) was incorrect; however, the drawing is correct. The written legal descriptions of the area vacated, and as the same are depicted in the drawing attached to Ordinance 4841, are as follows:

### **Dos Rios Drive on the western edge of Lot 7, Jarvis Subdivision Filing One:**

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 22, Township 1 South, Range 1 West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 7, Jarvis Subdivision Filing One, as same is recorded with Reception No. 2790938, Public Records of Mesa County, Colorado and assuming the South line of said Lot 7 bears S 89°57'26" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°02'34" E, along the West line of said Lot 7, a distance of 52.22 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 51°40'32" W, a distance of 19.60 feet to a point being the beginning of a 8.75 foot radius curve, concave Easterly, whose long chord bears N 18°19'47" W with a long chord length of 9.62 feet; thence Northerly along the arc of said curve, thru a central angle of 66°41'29", an arc length of 10.18 feet to a point being the beginning of a 43.50 foot radius curve, concave Southeast, whose long chord bears N 23°23'37" E with a long chord length of 12.68 feet; thence Northeasterly along the arc of said curve, thru a central angle of 16°45'19", an arc length of 12.72 feet to a point being the beginning of a 342.00 foot radius curve, concave Northwest, whose long chord bears N 27°03'20" E with a long chord length of 56.23 feet; thence Northeasterly along the arc of said curve, thru a central angle of 09°25'53", an arc length of 56.30 feet to a Point of Cusp on the West line of said Lot 7 and the beginning of a 162.50 foot radius curve, concave Southeast, whose long chord bears S 11°11'28" W with a long chord length of 62.84 feet; thence Southerly along the arc of said curve, thru a central angle of 22°17'50", an arc length of 63.24 feet; thence S 00°02'34" W, a distance of 21.35 feet, more or less, to the Point of Beginning.

CONTAINING 679 Square Feet or 0.016 Acres, more or less, as described.  
and

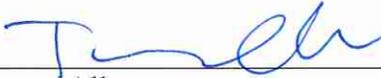
**C<sup>3</sup>/<sub>4</sub> Road on the southern edge of Lot 7, Jarvis Subdivision Filing One:**

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 22, Township 1 South, Range 1 West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 7, Jarvis Subdivision Filing One, as same is recorded with Reception No. 2790938, Public Records of Mesa County, Colorado and assuming the South line of said Lot 7 bears S 89°57'26" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°57'26" E, along the South line of said Lot 7, a distance of 74.09 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°57'26" E, along said South line, a distance of 79.60 feet, more or less, to a point on the East line of the NE 1/4 NE 1/4 of said Section 22; thence S 00°13'53" W, along said East line, a distance of 20.00 feet to a point being the beginning of a 204.32 foot radius curve, concave Northeast, whose long chord bears N 75°50'30" W with a long chord length of 82.01 feet; thence Northwesterly along the arc of said curve, thru a central angle of 23°09'15", an arc length of 82.57 feet, more or less, to the Point of Beginning.

CONTAINING 1,024 Square Feet or 0.023 Acres, more or less, as described.

Affiant states that the aforementioned descriptions are correct and replace the written legal description included in Ordinance 4841; the remainder of the Ordinance remains unchanged including the Exhibit. Ordinance 4841 is attached and the same shall be deemed corrected as provided herein. Further Affiant sayeth naught.

  
\_\_\_\_\_  
Tamra Allen  
Community Development Director  
City of Grand Junction

State of Colorado                   :  
  : ss  
County of Mesa                    :

Subscribed and sworn to before me this 26th day of April, 2019, by Tamra Allen as Community Development Director for the City of Grand Junction.

Witness my hand and seal.  
My commission expires: Jan 26, 2021

  
\_\_\_\_\_  
Notary Public

