

ORDINANCE NO. 2485

VACATING NORTH BLUFF DRIVE, A PORTION OF HORIZON PLACE, AND A UTILITY EASEMENT IN NORTHRIDGE ESTATES FILING #3

WHEREAS, the requirements for vacating a right-of-way and easement set forth in section 8-3 of the Zoning and Development Code, have been satisfied.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. A part of Horizon Place

A parcel of land situated in the SE 4 SW 4 Section 2, Township 1 South, Range 1 West, of the Ute Meridian being a part of Horizon Place as dedicated on the plat of Mesa View Retirement Residence, recorded in Book 13 Page 334 of the Mesa County Clerk and Records Office, being described as follows:

Beginning at a point on the West line of Lot 1 Mesa View Retirement Residence as recorded in Book 13 Page 334 of the Mesa County Clerk and Records Office being 700.02 feet S 70 deg. 16 min. 44 sec. W of the Northeast Corner of the SE 4 SW 4 Section 2, Township 1 South, Range 1 West of the Ute Meridian and considering the North line of the SE 4 SW 4 Section 2, Township 1 South, Range 1 West of the Ute Meridian to bear N 89 deg. 56 min. 38 sec. E and all bearings contained herein to be relative thereto; thence N 00 deg. 02 min. 22 sec. W 60.61 feet; thence 216.63 feet along the arc of a curve to the left with a radius of 459.37 feet and whose chord bears N 73 deg. 44 min. 55 sec. E 214.62 feet; thence S 29 deg. 45 min. 35 sec. E 2.50 feet to the point of curvature for the South right-of-way line for Horizon Place as shown on the plat of Mesa View Retirement Residence; thence S 69 deg. 14 min. 21 sec. W 238.73 feet along said Southerly right-of-way to the point of beginning, containing 4,720 square feet as described.

2. North Bluff Drive

A parcel of land situated in the SW 4 SW 4 Section 2, Township 1 South, Range 1 West of the Ute Meridian being known as North Bluff Drive and being described as follows:

Beginning at a point of the West line of Section 2, Township 1 South, Range 1 West of the Ute Meridian being 512.47 feet N 00 deg. 01 min. 15 sec. W of the Southwest corner of Section 2, Township 1 South, Range 1 West of the Ute Meridian and considering the West line of the SW 4 SW 4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian to bear N 00 deg. 01 min. 15 sec. W and all bearings contained herein to be relative thereto; thence N 00 deg. 01 min. 15 sec. W 43.40 feet to the North line of North

Bluff Drive; thence N 67 deg. 28 min. 45 sec. E 261.97 Feet; thence N 89 deg. 58 min. 46 sec. E 104.52 feet to the Southerly right-of-way line point of beginning, containing 12,742 square feet as described; EXCLUDING THEREFROM the right-of-way for North First Street across the West end of the above described parcel.

3. Vacation of the 15 foot utility easement across Lots 15 and 16, Block Two.

A strip of land being 15 feet in width across the south 15 feet of Lots 15 and 16, Block Two, Northridge Estates Filing #3 as recorded in Book 11 at Pages 327 and 328 of the Mesa County Clerk and Recorders Office EXCEPT for the West 10 feet of Lot 15, Block Two and the East 10 feet of Lot 16, Block Two.

is hereby vacated.

PASSED and ADOPTED this 1st day of August, 1990.

Conner W. Shepherd

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President of the Council Pro Tempore

Attest:

Neva B. Lockhart, CMC

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City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2485, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 18th day of July, 1990, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of said City this 2nd day of August, 1990.

Neva B. Lockhart

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Neva B. Lockhart, CMC  
City Clerk

Published: July 20, 1990

Published: August 3, 1990

Effective: September 2, 1990