



City of Grand Junction, Colorado 81501

250 North Fifth St., 303 243-2633

May 8, 1979

Mesa County Valley School Dist. #51
2115 Grand Avenue
Grand Junction, CO 81501

Attn: Bernie Cox

RE: Proposed vacation of an existing 10 foot Utility
Easement along the South boundry line of Lot 2
Peterson - Irwin Subdivision.

Dear Mr. Cox:

It is my understanding that the Mesa County Valley School District #51 owner of Lot 2 of Peterson - Irwin Subdivision, City of Grand Junction, Mesa County, Colorado, needs the vacation of an existing 10.0 foot utility easement, in order to construct a building 110.0 feet in length within 125.0 feet of the lot width, which has three existing utility easements; one along the Northern boundary, 15 feet in width, one long the Eastern boundary, 10 feet in width, and one along the South boundary line 10 feet in width. Futhermore, it is the existing 10.0 foot utility easement along the South boundary line that is prefer to be vacated since there is utilites present in the other easements located on said property.

I have checked with City departments that would be affected directly by the proposed vacation of said easement and found no existing use nor any future use thereof. Therefore, I would recommend to the City Council that this easement be vacated contingent on the necessary approvals of vacation by any utility company eligible to use said easement as prescribed. However, the City Council has the only authority to vacate rights of ways owned by the City which means that the School District will have to go through the City's formal petition of vacation process before the vacation of said easement can be official.

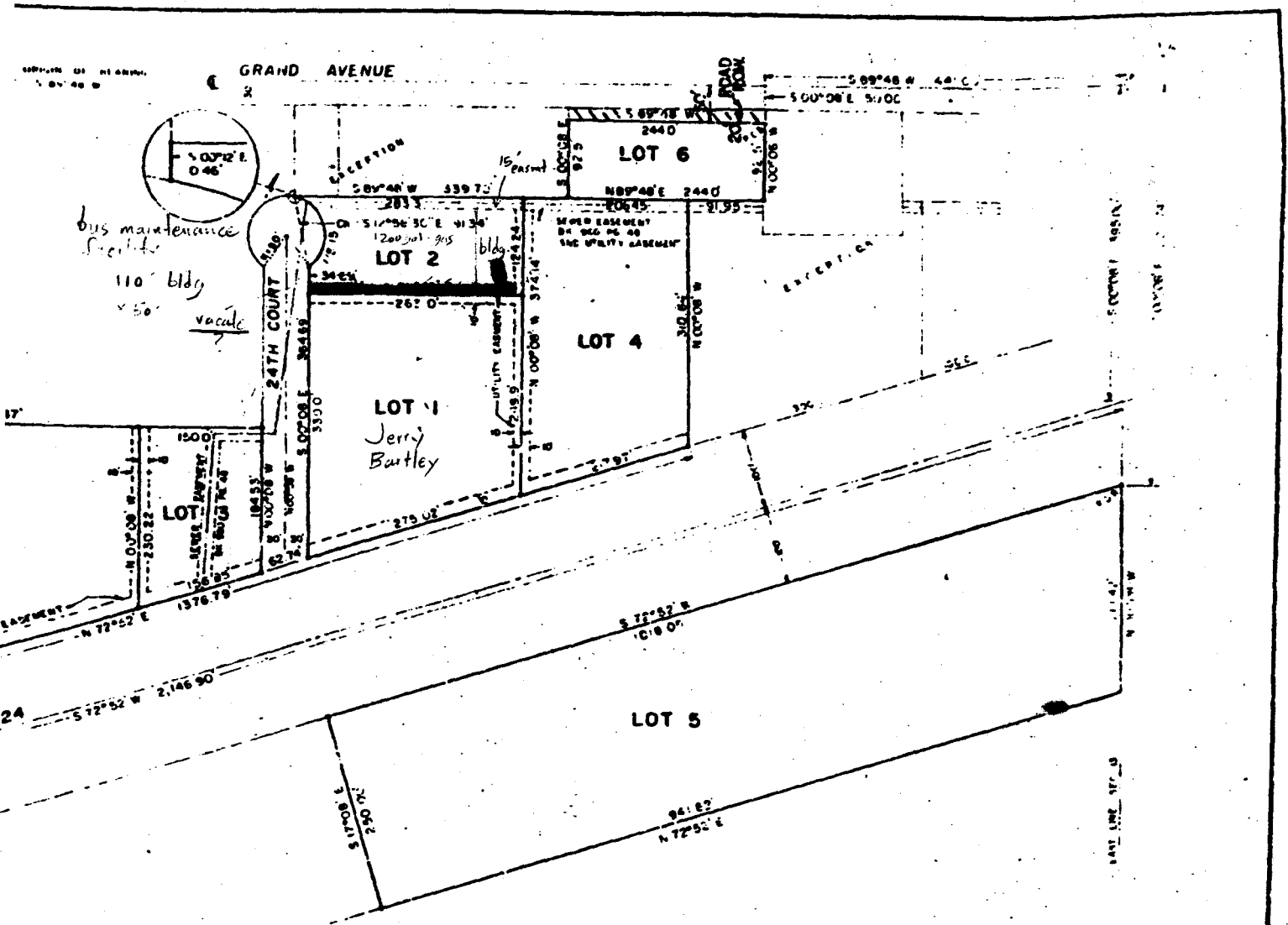
Yours very truly,

A handwritten signature in cursive script that reads "Darrel W. Lowder".

Darrel W. Lowder
Right of Way Agent

DWL/rs

Birney Cox
5-2422



That said owners do hereby dedicate and set apart all of the streets and roads shown on the accompanying plat for the use of the public forever and hereby dedicate those portions of said real property which are labeled as utility easements, or the accompanying plat as easements, for the installation and maintenance of such utilities as telephone, electric and cable television lines, poles and cables, storm and sanitary sewer mains, water mains, gas pipe lines, and those portions of said real property which are labeled as drainage easements on the accompanying plat as easements for the installation and maintenance of irrigation canals, flumes and conduits.

IN WITNESS WHEREOF, said J.C. Lewis and Mrs. Birney Cox have caused their names to be hereunto subscribed this 13th day of February A.D. 1974

J.C. Lewis
J.C. Lewis

Birney Cox
Mrs. Birney Cox

STATE OF KANSAS
COUNTY OF MITCHELL

The foregoing instrument was presented to me this 13th day of February A.D. 1974 by J.C. Lewis and Mrs. Birney Cox, My Commission expires November 12, 1977
Witness my hand and official seal

John C. ...
John C. ...



CITY APPROVAL

This plat of Birney Cox Subdivision, a subdivision of the City of Grand Junction, County of Montezuma and State of Kansas, was accepted on this 20th day of February A.D. 1974

CITY OF GRAND JUNCTION

VISION