

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2890

VACATING A PORTION OF THE RIGHT OF WAY OF RIO LINDA LANE
AND A SANITARY SEWER EASEMENT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 7,
TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN
[South of Colorado River and approximately 1/4 mile west of Redlands Parkway]

Recitals.

This right-of-way and easement vacation request is being processed with a major subdivision for Vista del Rio Filing #3, a 23 lot development located adjacent to Rio Linda Lane. The section of right-of-way to be vacated is no longer required since the roadway has been realigned by the developer to eliminate a sharp curve. Adequate ROW will remain to accommodate the roadway and utilities. The sewer easement contains a sewer line which will be partially abandoned and relocated as part of the subdivision. The sewer lines for the subdivision will be totally contained within the street right-of-way and easements. Vacation of the existing sewer easement will eliminate any overlap and redundancy between easements and rights-of-way.

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

THAT THE ROAD RIGHT-OF-WAY AND EASEMENT DESCRIBED BELOW ARE VACATED:

1. RIO LINDA LANE RIGHT-OF-WAY

A portion of Rio Linda Lane which is located in the southeast quarter of the northeast quarter of Section 7, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado and described as follows:

Beginning at a point which is N 36°32'24" W a distance of 970.72 feet from the east quarter corner of Section 7, then along the east right-of-way line of Rio Linda Lane (described originally in Quit Claim Deed, Book 1435, Pages 111 and 112, Mesa County records) the first three of the following four courses:

1. along the arc of a circular curve deflecting to the right with a radius of 175.00 feet, a central angle of 02°51'54", and a chord bearing N 01°36'26" W a distance of 8.75 feet;
2. along a tangent line N 00°10'29" a distance of 109.96 feet;
3. S 89°50'41" W a distance of 124.58 feet;
4. along the new east right-of-way of Rio Linda Lane and along the arc of tangent (but reversing in direction) curve deflecting to the right with a radius of 125.00 feet, a central angle of 87°06'56", and a chord bearing S 46°35'51" E a distance of 172.27 feet to the beginning.

The basis for bearings is assumed S 89°53'04" W a distance of 1338.61 feet from the east quarter corner to the east sixteenth corner of Section 7. Both corners are Mesa County Survey Monuments.

2. SANITARY SEWER EASEMENT

Twenty-foot wide Perpetual Easements for the installation, operation, maintenance and repair of sanitary sewer pipelines and related facilities, together with the right of ingress and egress for workers and equipment, on, along, over, under, through and across that certain real property situated in the Northeast Quarter (NE 1/4) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, the said lines of said easements being parallel with and ten feet on either side of the following described centerlines, to wit:

Easement Parcel No. One:

Beginning at a point from whence the Mesa County Survey Monument set for the East 1/4 Corner of said Section 7 bears S 20°03'25" E a distance of 1399.30 feet, and considering the South line of the NE 1/4 of said Section 7 to bear S 89°52'04"W with all bearings contained herein being relative thereto;
thence S 64°16'19"E a distance of 137.47 feet;
thence S 28°57'59"E a distance of 176.94 feet;
thence S 16°28'35"W a distance of 114.01 feet;
thence S 83°42'35"E a distance of 229.90 feet;
thence N 42°47'54"E a distance of 146.63 feet;
thence S 63°36'35"E a distance of 49.28 feet to a point on the Westerly right-of-way line for the Redlands Parkway as described in Book 1439 at page 188 in the office of the Mesa County Clerk and Recorder and the Point of Terminus, the side lines of said easement to be shortened or lengthened to terminate at the Westerly right-of-way line for the Redlands Parkway.

Easement Parcel No. Two:

Beginning at a point on the Easterly right-of-way line for Vista del Rio Drive as described in Book 1435 at Page 111 in the office of the Mesa County Clerk and Recorder from whence the Mesa County Survey Monument set for the East 1/4 Corner of said Section 7 bears S 39°58'56" E a distance of 845.25 feet, and considering the South line of the NE 1/4 of said Section 7 to bear S 89°52'04" W with all bearings contained herein being relative thereto:
thence N 73°23'39" E a distance of 89.04 feet;
thence N 39°39'41" E a distance of 145.88 feet;
thence N 16°48'33" E a distance of 214.37 feet to the intersection with the third (3rd) course of Easement Parcel No. One described above and the Point of Terminus, the side lines of said easement to be shortened or lengthened to intersect with the Easterly right-of-way line for Vista del Rio Drive and to intersect with the side lines of Easement Parcel No. One described above.

This easement vacation shall be effective upon recording of the subdivision plat for Vista del Rio Filing #3.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of January, 1996.

PASSED on SECOND READING this 7th day of February, 1996.

ATTEST:

/s/ Theresa F. Martinez
Deputy City Clerk

/s/ Ron Maupin
President of Council