

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2993

VACATING A FUTURE ROADWAY EASEMENT
ON LOTS 15 AND 16 ARROWEST SUBDIVISION

Recitals,

This vacation is necessary because the easement is no longer needed due to platting of land to the north which provided access to this area from the east. Also, the underlying owners both would like it vacated because it restricts usage of their property. A 20' utility easement will be retained in order to provide sewer service to 23 Road Commercial Subdivision.

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

That the following described future roadway easement is vacated:

A parcel of land situate in Lots 15 and 16 of Arrowest Commercial Subdivision labeled "Future Roadway Easement" as found recorded in Plat Book 12 at Page 98 of the records of the Mesa County Clerk and Recorder, in Section 31, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the northwest corner of Lot 16 of said Arrowest Commercial Subdivision, thence N 89°58'51" E along the north line of said Lot 16 a distance of 31.84 feet to a point; thence leaving said north line and along a line 25.00 feet southeast of and parallel with the lot line common with said Lots 15 and 16, S 38°14'28" W a distance of 342.65 feet to a point on the northeasterly right of way line for Arrowest Road; thence 52.36 feet along said northeasterly right of way line and arc of a curve concave to the southwest, having a radius of 50.00 feet, a delta angle of 60°00'00" and a long chord bearing N 51°45'32" W a distance of 50.00 feet to a point; thence leaving said northeasterly right of way line and along a line 25.00 feet northwest of and parallel with the lot line common with said Lots 15 and 16, N 38°14'28" E a distance of 303.22 feet to a point on the north line of said Lot 15; thence N 89°58'51" E along the north line of said Lot 15 a distance of 31.84 feet to the northeast corner of said Lot 15 and point of beginning. As shown on Exhibit "A".

Reserving and retaining unto the City, on behalf of the City and the Public Utilities, a perpetual easement for the installation, operation, maintenance and repair of public utilities, together with the right of ingress and egress for workers and equipment, on, along, over, under, through, and across the following described portion of the Future Roadway Easement described above, to wit:

A parcel of land situate in Lots 15 and 16 of Arrowest Commercial Subdivision as found recorded in Plat Book 12 at Page 98 of the records of the Mesa County Clerk and Recorder, in Section 31, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the northwest corner of Lot 16 of said Arrowest Commercial Subdivision, thence N 89°58'51" E along the north line of said Lot 16 a distance of 12.74 feet to a point; thence leaving said north line and along a line 10.00 feet southeast of and parallel with the lot line common with said Lots 15 and 16, S 38°14'28" W a distance of 325.14 feet to a point on the northeasterly right of way line for

Arrowst Road; thence 20.14 feet along said northeasterly right of way line and arc of a curve concave to the southwest, having a radius of 50.00 feet, a delta angle of 23°04'26" and a long chord bearing N 51°45'32" W a distance of 20.00 feet to a point; thence leaving said northeasterly right of way line and along a line 10.00 feet northwest of and parallel with the lot line common with said Lots 15 and 16, N 38°14'28" E a distance of 309.36 feet to a point on the north line of said Lot 15; thence N 89°58'51" E along the north line of said Lot 15 a distance of 12.74 feet to the northeast corner of said Lot 15 and point of beginning. As shown on Exhibit "B".

INTRODUCED for FIRST READING and PUBLICATION this 19th day of March, 1997.

PASSED on SECOND READING this 2nd day of April, 1997.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Linda Afman
President of City Council