

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3047

VACATING A 10 FOOT UTILITY EASEMENT AND A PORTION
OF THE MALDONADO STREET RIGHT-OF-WAY

Recitals:

A request to vacate a 10 foot utility easement and a portion of the Maldonado Street right-of-way to eliminate the encroachment of an existing building.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE EASEMENT AND RIGHT-OF-WAY DESCRIBED BELOW ARE HEREBY VACATED:

1) A ten-foot wide utility easement described being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1, Block Five, Six and Fifty West Subdivision, thence N90°00'00" East for 5 feet, this being the True Point of Beginning, thence N00°08'28" West for 289.00 feet to the Point of Terminus.

The easement is 10.00 feet in width.

2) That portion of Maldonado Street right-of-way adjoining Lot 1, Block Five, of Six and Fifty West Subdivision, Filing No. Two as recorded in Plat Book 12, Page 101 of the Mesa County Records and being more particularly described as follows:

Commencing at the Northeast corner of Lot 1, Block Five of Six and Fifty West Subdivision, Filing No. Two, as recorded in Plat Book 12, Page 161 of the Mesa County Records; thence South 00°08'28" East, a distance of 10.19 feet to the POINT OF BEGINNING; thence South 00°08'28" East, a distance of 90.99 feet; thence along the arc of a non-tangent curve to the left having a delta angle of 42°50'00", with a radius of 25.00 feet, an arc length of 18.69 feet, a chord bearing of North 21°33'28" West, and a chord length of 18.26 feet; thence along the arc of a curve to the right having a delta angle of 95°57'29", with a radius of 50.00 feet, an arc length of 83.74 feet, a chord bearing of North 05°00'26" East, and a chord length of 74.29 feet to the Point of Beginning.

Said parcel containing an area of 1132 square feet, as described.

3) That portion of Maldonado Street right-of-way adjoining Lot 9, Block Four, of Six and Fifty West Subdivision, Filing No. Two as recorded in Plat Book 12, at Page 101 of the Mesa County Records and being more particularly described as follows:

Commencing at the Northwest corner of Lot 9, Block Four of Six and Fifty West Subdivision, Filing No. Two, as recorded in Plat Book 12, Page 101 of the Mesa County Records; thence South $00^{\circ}08'28''$ East, a distance of 9.81 feet to the POINT OF BEGINNING; thence South $00^{\circ}08'28''$ East, a distance of 91.00 feet; thence along the arc of a non-tangent curve to the right having a delta of $42^{\circ}50'50''$, with a radius of 25.00 feet, an arc length of 18.70 feet, a chord bearing of North $21^{\circ}16'57''$ East, a distance of 18.26 feet; thence along the arc of a curve to the left having a delta of $95^{\circ}58'46''$, with a radius of 50.00 feet, an arc length of 83.76 feet, a chord bearing North $05^{\circ}16'59''$ West, a distance of 74.30 feet to the point of beginning.

Said parcel contains an area of 1133 square feet, as described.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of February, 1998.

PASSED on SECOND READING this 4th day of March, 1998.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Janet L. Terry
President of City Council