

Division: Western
Easement Location:
2057 S Broadway
Grand Jct., CO (Elec. Distr.)

ROW Agent: Keith Owens
Description Author: Alec K Thomas
Author Address: 744 Horizon Court
Suite 101, Grand Jct., CO 81506

Doc. No.: 531098 E
Plat/Grid No.: Sec.22, 27-T10S-R101W
W.O./J.O./CREG No.:

PUBLIC SERVICE COMPANY OF COLORADO EASEMENT

The undersigned Grantor hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), 1800 Larimer Street, Suite 1100, Street, Denver, Colorado, 80202, in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement to construct, operate, maintain, repair, and replace utility lines and all fixtures and devices, used or useful in the operation of said lines, through, over, under, across, and along a course as said lines may be hereafter situated in the southeast quarter of the southwest quarter of Section 22 and the northeast quarter of the northwest quarter of Section 27, Township 11 South, Range 101 West of the 6th Principle Meridian, County of Mesa, State of Colorado, the easement being described as follows:

SEE EXHIBIT A FOR EASEMENT DESCRIPTION AND FOR EASEMENT SKETCH, ATTACHED HERETO AND MADE A PART HEREOF.

The easement is ten feet (10') in width. The side boundary lines of the easement shall be lengthened and shortened as necessary to encompass a continuous strip of not less than the above width at all points on Grantor's property crossed by the above described easement and extending to the boundaries of adjacent properties.

Together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control, and use said utility lines and related fixtures and devices, and to remove objects interfering therewith, including the trimming or felling of trees and bushes, and together with the right to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery. The Grantor reserves the right to use and occupy the easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's facilities therein or use thereof. Such reservations by Grantor shall in no event include the right to erect or cause to be erected any buildings or structures upon the easement granted or to locate any mobile home or trailer units thereon. In case of the permanent abandonment of the easement, all right, privilege, and interest granted shall terminate.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement shall be restored substantially to its original level and condition.

Signed this 21 day of May, 2020.

Attest

By: Wanda Winkelmann
Name: Wanda Winkelmann
Title: City Clerk



GRANTOR:

The City of Grand Junction, a Colorado home rule municipality

By: Greg Caton
Name: Greg Caton
Title: City Manager

STATE OF COLORADO

}
ss.

EXHIBIT A

A ten foot (10') wide easement across a parcel of land as recorded at Reception Number 1084113, situated the southeast quarter of the southwest quarter of Section 22 and the northeast quarter of the northwest quarter of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, said easement lying five feet (5') each side of the following described centerline:

Commencing at the south quarter corner of said Section 22 whence the center-south sixteenth corner of said Section 22 bears North 00°02'27" East, with all bearings herein relative thereto;

Thence North 00°02'27" East a distance of 162.90 feet to the Point of Beginning of the centerline herein described;

Thence North 89°46'33" West parallel with and five feet south of the south line of Block 4 of Tiara Rado Subdivision, Reception Number 1003828, a distance of 230.57 feet;
Thence South 80°20'22" West, a distance of 78.89 feet;
Thence South 11°42'27" East, a distance of 65.45 feet;
Thence South 20°42'37" West, a distance of 79.74 feet;
Thence South 15°26'56" West, a distance of 122.85 feet;
Thence South 11°13'32" West, a distance of 41.03 feet;
Thence South 15°57'10" West, a distance of 150.23 feet;
Thence South 07°02'13" West, a distance of 33.89 feet;
Thence South 19°43'46" West parallel with and five feet northwesterly of the northwest line of Lot 15 of Tiara Rado Subdivision, Filing No Five as recorded at Reception Number 1508887, a distance of 122.37 feet to the northeastern line of Lot 14 of said Tiara Rado Subdivision, Filing No Five and the Point of Termination,

The sidelines of said easement shall be shortened or extended to terminate at the intersecting property lines.

Containing 9,250 Sq. feet (0.212 acres), more or less.

This description was prepared by:
Alec K. Thomas
Colorado P.L.S. 38274
744 Horizon Court - #110
Grand Junction, CO 81506



NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

EXHIBIT B

BLOCK 4
TIARA RADO SUB
RECEPTION NUMBER
1003828

C-S 1/16TH SECTION 22
T.11S., R.101W. 6TH P.M.

P.O.B.

SOUTH BROADWAY

RECEPTION NUMBER
1084113
SE $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 22
T.11S., R.101W. 6TH P.M.

N00° 02' 27"E 162.90'

BASIS OF BEARING: N00° 02' 27"E

S1/4 SECTION 22
T.11S., R.101W. 6TH P.M.

RECEPTION NUMBER
1084113
NE $\frac{1}{4}$ NW $\frac{1}{4}$ SECTION 27
T.11S., R.101W. 6TH P.M.

Line Table

Line #	Length	Direction
L1	230.57'	N89° 46' 33"W
L2	78.89'	S80° 20' 22"W
L3	65.45'	S11° 42' 27"E
L4	79.74'	S20° 42' 37"W
L5	122.85'	S15° 26' 56"W
L6	41.03'	S11° 13' 32"W
L7	150.23'	S15° 57' 10"W
L8	33.89'	S07° 02' 13"W
L9	122.37'	S19° 43' 46"W

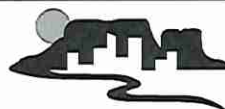


LOT 15
TIARA RADO SUB
FILING NO FIVE
RECEPTION NUMBER
1508887

P.O.T.



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY



RIVER CITY
CONSULTANTS

215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rccwest.com

Drawn: AKT | Checked: NA | 4/29/20 | Job No. 0026-1260

S:\PROJECTS\0026 XCEL\1260 Tiara Rado\0026-1260.dwg