

S-T-R: SEC 30-T1S-R1E UM	Grantor: CITY OF GRAND JUNCTION	Doc No: 534078
County: MESA	Address: 2884 B 1/2 RD	ROW Agent: KEITH OWENS
City/Town: GRAND JUNCTION	DIST: WESTERN	Descript/Author: ALEC K. THOMAS
L&L: 39°02'29"N 108°31'09"W		Reception 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 constructed across Lot 2 Fire Station No. 4 Subdivision situated in the southeast quarter of the northeast quarter of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, the easement being described as follows:

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

The easement is ten (10') feet 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 22 day of December, 2021.

**GRANTOR:**

Attest

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



The City of Grand Junction, a Colorado home rule municipality

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

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of December, 2021 by Greg Caton, City Manager and Wanda Winkelmann as City Clerk for the City of Grand Junction, a Colorado home rule municipality.

Witness my hand and official seal.

Janet Harrell  
 Notary Public  
 My Commission expires:

**JANET HARRELL  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID #20144027406  
 My Commission Expires July 11, 2022**

## EXHIBIT A

A ten foot (10') wide easement across Lot 2 of the Fire Station No. 4 Subdivision as recorded at Reception Number 2703168, City of Grand Junction, County of Mesa, State of Colorado, situated in the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, said easement lying five (5') feet each side of the following described centerline:

Commencing at the northwesterly corner of said Lot 2, as monumented with a 1.25" plastic cap marked "PLS 33651 INDEPENDENT SURVEY," whence the southwesterly corner of Lot 1 of said Fire Station No. 4 Subdivision, as monumented by a 2" aluminum cap marked "PLS 32824 CITY OF GRAND JUNCTION", bears South 00°07'43" East, with all bearings contained herein relative thereto;

Thence North 89°51'21" East along the northerly line of said Lot 2, a distance of 77.21 feet to the Point of Beginning of the centerline herein described;

Thence South 27°47'51" East, a distance of 106.21 feet;

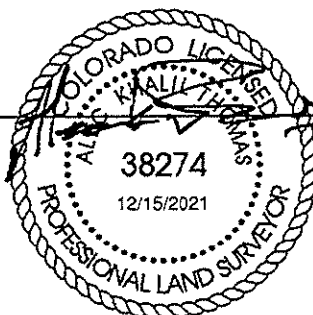
Thence South 00°10'43" East, a distance of 51.23 feet to the Point of Termination;

The sidelines of said easement shall be shortened or extended to close at all angle points and shall be shortened or extended to terminate at the intersecting property lines.

Containing 1574 Sq. feet (0.036 acres), more or less

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This description was prepared by:  
Alec K. Thomas  
Colorado P.L.S. 38274  
215 Pitkin Avenue, Unit 201  
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

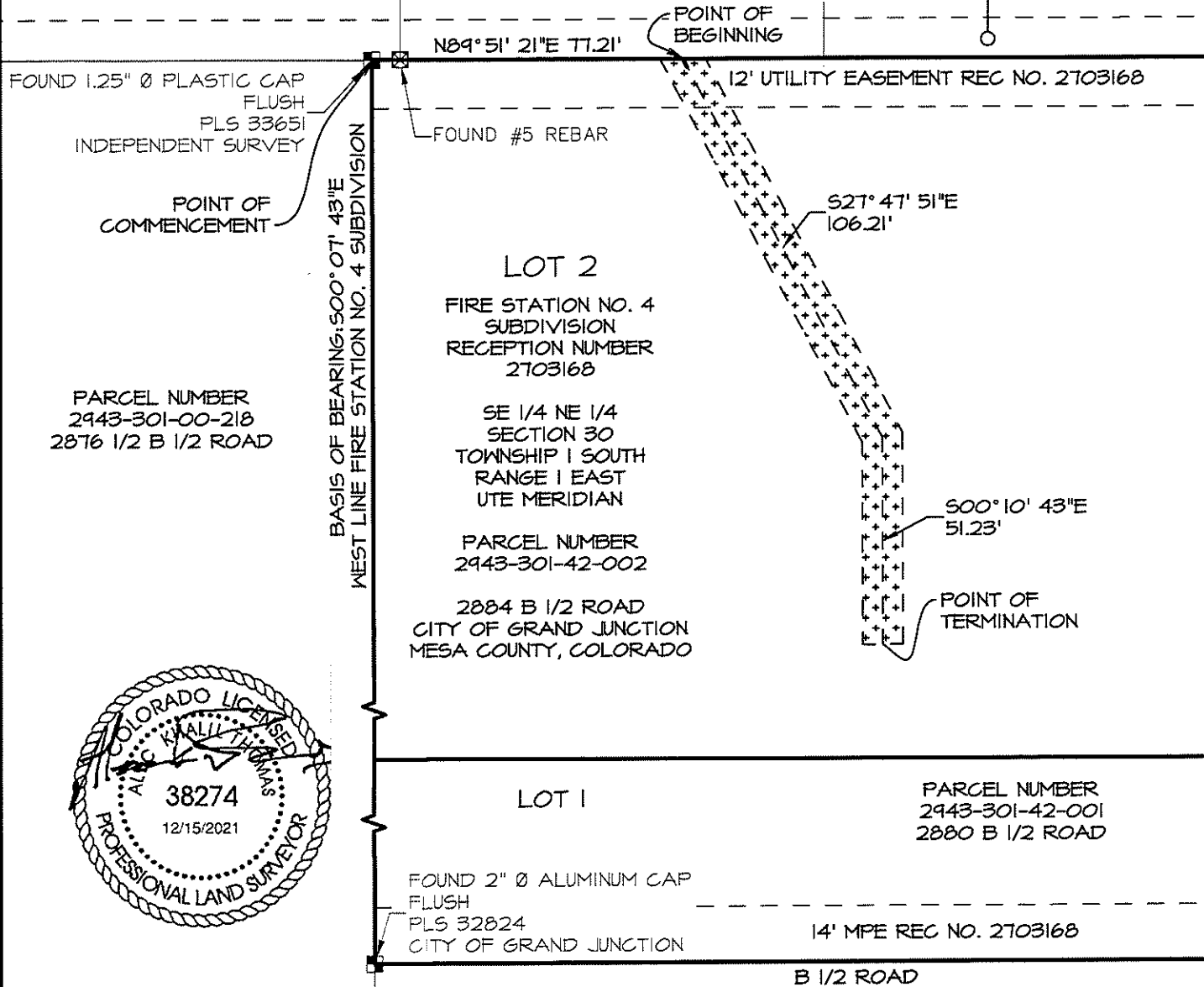
CHURCH SUBDIVISION FILING NO. 2 RECEPTION NUMBER 983673

PARCEL NUMBER  
2943-301-03-004  
2877 VICTORIA DRIVE

PARCEL NUMBER  
2943-301-03-014  
2873 VICTORIA DRIVE

PARCEL NUMBER  
2943-301-03-005  
2875 VICTORIA DRIVE

10' UTILITY & IRRIGATION EASEMENT  
RECEPTION NUMBER 983673



1" = 40'  
0 40  
U.S. Survey Feet



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.rcowest.com

Drawn: BDM | Checked: AKT | 12/13/21 | Job No. 0026-1382  
S:\PROJECTS\0026 XCEL\1382 Fire Station 4\0026-1382.dwg