

<i>STR</i> : 13 - 1S - 1W	<i>Grantor</i> : City of Grand Jct	<i>Doc No.</i> : 536092
<i>County</i> : Mesa	<i>Address</i> : 890 N 23 <sup>rd</sup> St (apprx)	<i>Reception Number</i> :
<i>City/Town</i> : Grand Junction	<i>Dist./Tran.</i> : Dist.	<i>Surveyor</i> : Alec K. Thomas
<i>Division Agent</i> : Keith Owens	<i>Contract Agent/Co</i> : LTE	<i>Survey Company</i> : River City Cons.
<i>L&amp;L GPS</i> : 39°04'34"N 108°32'20"W	<i>LAT</i> : 39.074644	<i>LONG</i> : -108.540406

**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 northwest quarter of the northeast quarter of Section 13, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, 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 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 15 day of November, 2023.

Attached to a Public Service of Colorado Easement dated 11/15/, 2023.

**GRANTOR:**

The City of Grand Junction, a Colorado home rule municipality

Attest

By: *Amy Phillips*  
Name: Amy Phillips  
Title: City Clerk

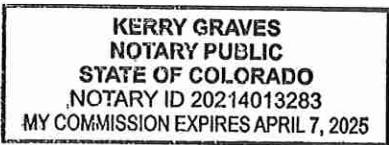
By: *Greg Caton*  
Name: Greg Caton  
Title: City Manager

STATE OF COLORADO )  
  ) ss.  
COUNTY OF MESA

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of November 2023 by Greg Caton, City Manager and Amy Phillips as City Clerk for the City of Grand Junction, a Colorado home rule municipality.

Witness my hand and official seal.

*Kerry Graves*  
Notary Public  
My Commission expires:



## EXHIBIT A

A 10-foot easement across a parcel of land as recorded at Reception No. 1075030, situated in Northwest Quarter of the Northeast Quarter of Section 13, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, said easement lying 5 feet on each side of the following described centerline:

Commencing at the Northeast corner of said Section 13, whence the northwest corner of said Section 13 bears North 89°55'33" West with all bearings herein relative thereto.

Thence South 73°40'54" West a distance of 1406.87 feet to a point on the easterly line of said Parcel and the Point of Beginning;

Thence South 58°33'00" West, 5 feet south and parallel with the north boundary line of said parcel, for a distance of 821.94 to the point of termination.

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

Containing 8219 square feet (0.188 acres) more or less



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This description was prepared by:  
Alec K. Thomas  
Colorado P.L.S. 38274  
215 Pitkin Ave - #201  
Grand Junction, CO 81506

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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

NORTHWEST  
CORNER  
SECTION 13

NORTHEAST  
CORNER  
SECTION 13

BASIS OF BEARING: N89° 55' 33"W



POINT OF BEGINNING

S12° 40' 54"E  
1406.87

S58° 33' 00"W 821.94'

N 25RD ST.

POINT OF TERMINATION

RECEPTION NUMBER 1075030

SECTION 13  
TOWNSHIP 1 SOUTH  
RANGE 1 WEST  
UTE MERIDIAN

CITY OF GRAND JUNCTION  
MESA COUNTY  
COLORADO

1" = 100'

0 100  
U.S. Survey feet

**Xcel Energy**  
PUBLIC SERVICE COMPANY



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: BLC | Checked: AKT | 9/13/23 | Job No. 0026-1504

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