

PSC9825D

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: PUBLIC SERVICE COMPANY OF COLORADO

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 25 1/2 ROAD IMPROVEMENT PROJECT,  
PARCEL NO. 2945-033-00-158, UTILITY EASEMENT, IRRIGATION EASEMENT SOUTH OF F  
1/2 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

GRANT OF EASEMENT

1844851 05/06/98 0100PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$10.00 SURCHG \$1.00  
DOCUMENTARY FEE \$EXEMPT

Public Service Company of Colorado, a Colorado corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, hereby sells, grants and conveys to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 200 North 5th Street, Grand Junction, Colorado 81501, for the use and benefit of present and future owners of real property and irrigation facilities located upstream and downstream of the premises herein described, a Perpetual Easement for the installation, operation, maintenance and repair of an irrigation storage vault, on, along, over, under, through and across the following described parcel of land, to wit:

Commencing at the Center 1/4 corner of Section 3, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado, and considering the east line of the Southwest 1/4 (SW1/4) of said Section 3 to bear S 00°00'20" E with all bearings contained herein being relative thereto; thence S 89°57'00" W along the north line of the SW1/4 of said Section 3 a distance of 30.00 feet; thence leaving the north line of said SW1/4, S 00°00'20" E a distance of 87.93 feet to the **True Point of Beginning**;  
thence S 00°00'20" E a distance of 30.0 feet;  
thence S 89°59'40" W a distance of 14.64 feet;  
thence N 00°00'20" W a distance of 20.0 feet;  
thence N 89°59'40" E a distance of 14.64 feet to the Point of Beginning, containing 439.20 square feet as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, the said Grantor hereby covenanting with Grantee that it has good title to the aforescribed premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 30<sup>TH</sup> day of April, 1998.

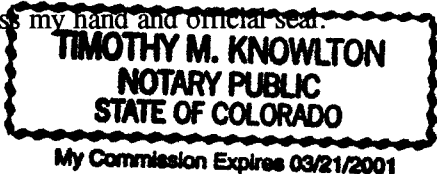
Public Service Company of Colorado,  
a Colorado corporation

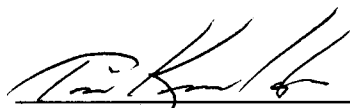
  
Nicholas B. Faes, Manager, Siting & Land Rights

State of Colorado )  
  )ss.  
County of Denver )

The foregoing instrument was acknowledged before me this 30<sup>TH</sup> day of April, 1998, by Nicholas B. Faes, Manager, Siting and Land Rights, New Century Services, Agents for Public Service Company of Colorado, a Colorado corporation.

My commission expires: 3-21-2001

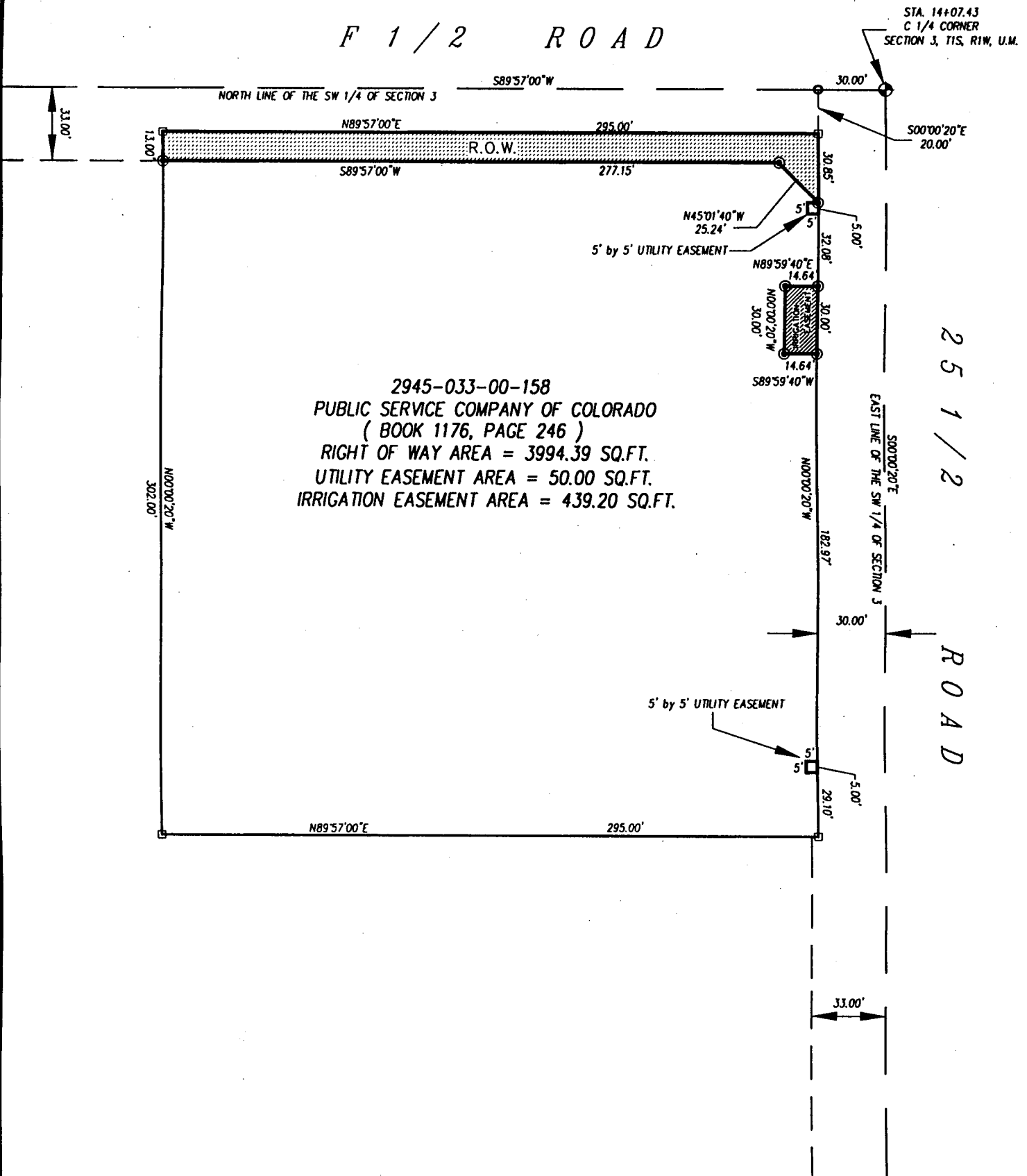
Witness my hand and official seal:  
  
TIMOTHY M. KNOWLTON  
NOTARY PUBLIC  
STATE OF COLORADO  
My Commission Expires 03/21/2001

  
Notary Public

# EXHIBIT "A"



## F 1 / 2 ROAD



2945-033-00-158  
 PUBLIC SERVICE COMPANY OF COLORADO  
 ( BOOK 1176, PAGE 246 )  
 RIGHT OF WAY AREA = 3994.39 SQ.FT.  
 UTILITY EASEMENT AREA = 50.00 SQ.FT.  
 IRRIGATION EASEMENT AREA = 439.20 SQ.FT.

DRAWN BY: SRP  
 DATE: 03-18-98  
 SCALE: 1" = 60'  
 APPR. BY: TW  
 FILE NO: 255RDIMP.DWG

**RIGHT-OF-WAY DESCRIPTION MAP**  
 25 1/2 ROAD IMPROVEMENT PROJECT

**DEPARTMENT OF PUBLIC WORKS**  
 ENGINEERING DIVISION  
 CITY OF GRAND JUNCTION