

PSC9825R

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, RIGHT OF WAY AT F 1/2 ROAD

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1998

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

1844849 05/06/98 0100PM
MONIKA TODD CL® MESA COUNTY CO
REG FEE \$10.00 SURCHG \$1.00
DOCUMENTARY FEE \$EXEMPT

GRANT OF EASEMENT

Public Service Company of Colorado, a Colorado Corporation, Grantor, for and in consideration of the installation, operation, maintenance and repair of public street improvements and utilities, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed and by these presents does hereby grant and convey to the City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of public street improvements and utilities, on, along, over, under, through and across the following described tract 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 20.00 feet to a point which is the intersection of the west right-of-way line for 25-1/2 Road with the south right-of-way line for F-1/2 Road, said point being the **True Point of Beginning**;

thence S 00°00'20" E along the west right-of-way line for 25-1/2 Road a distance of 30.85 feet;

thence leaving said right-of-way line, N 45°01'40" W a distance of 25.24 feet;

thence S 89°57'00" W a distance of 277.15 feet;

thence N 00°00'20" W a distance of 13.00 feet to a point on the south right-of-way line for F-1/2 Road;

thence N 89°57'00" E along the south right-of-way line for F-1/2 Road a distance of 295.0 feet to the Point of Beginning, containing 3,994.39 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 30TH day of APRIL, 1998.

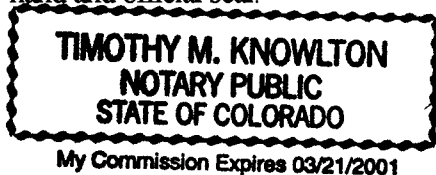
Public Service Company of Colorado,
a Colorado corporation

Nicholas B. Faes, Manager, Siting & Land Rights

State of Colorado)
)ss.
County of Denver)

The foregoing instrument was acknowledged before me this 30TH 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.



Notary Public

