

orig to Peter Krick
2/13/14

Division: Western
Easement Location: 135 So. 7th Street
Grand Junction, CO (Electric Dist.)

ROW Agent: Dennis Hansen
Description Author: Peter Krick
Author Address: 250 N 5th Street
Grand Jct., CO 81501

Doc. No.: 195420 E
Plat/Grid No.: SE/4-Sec.14-T1S-R1W
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, Denver, Colorado, 80202-1408, in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, 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 in Lots 16 and 17, Block 116, First Division Resurvey, Town of Grand Junction, situated in the SE¼ of Section 14, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, the easement being described as follows:

THE WEST TWENTY-FIVE FEET (25') OF LOT 16 AND THE NORTH FIVE FEET (5') OF THE WEST TWENTY-FIVE FEET (25') OF LOT 17, BLOCK 116, FIRST DIVISION RESURVEY, TOWN OF GRAND JUNCTION, AS THE SAME IS RECORDED IN PLAT BOOK 1, PAGE 9 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO.

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

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 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 the 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 3rd day of February, 2014.

GRANTOR:

Attest:

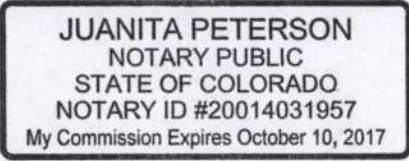
By: Stephanie Tuin
Name: Stephanie Tuin
Title: City Clerk

The City of Grand Junction, a Colorado home rule municipality

By: [Signature]
Name: Rich Englehart
Title: City Manager

STATE OF COLORADO)
) §
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 3rd day of February, 2014, by:
Rich Englehart, as City Manager and Stephanie Tuin, as City Clerk for The City of Grand Junction, a Colorado home rule municipality.

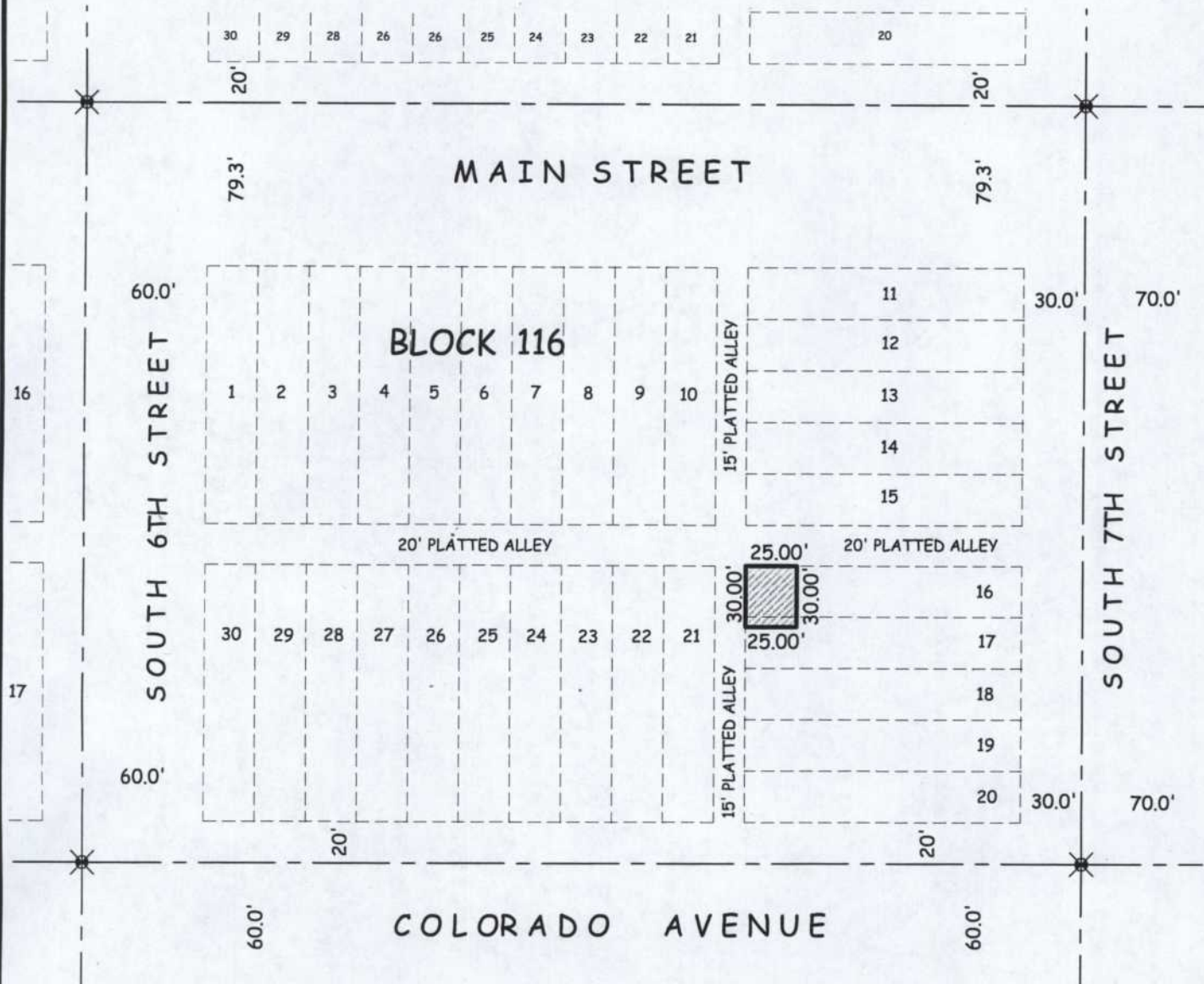


Witness my hand and official seal.

My commission expires: 10-10-2017

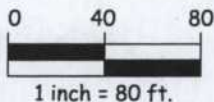
Juanita Peterson
Notary Public

EXHIBIT "A"



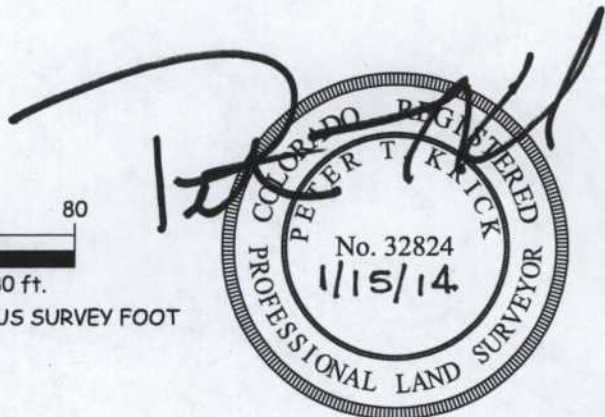
ABBREVIATIONS

R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
SSMH	SANITARY SEWER MAN HOLE



1 inch = 80 ft.

LINEAL UNITS = US SURVEY FOOT



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: PTK
 DATE: 01-06-2014
 SCALE: 1" = 80'
 APPR. BY: PTK

25' x 30' EASEMENT WITHIN
 BLOCK 116
 FIRST DIVISION RESURVEY,
 TOWN OF GRANDJUNCTION

