

Division: Western  
Easement Location: 2402 G Road  
Grand Junction, CO (Electric Distr.)

ROW Agent: Dennis Hansen  
Description Author: : Alec K. Thomas  
Author Address: 744 Horizon Ct.  
Suite 110, Grand Jct., CO 81506

Doc. No.: 196369 E  
Plat/Grid No.: SW/4SW/4-Sec.33-T1N-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 Tract 55 of Pomona Park, situated in the SW¼SW¼ of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, the easement being more particularly 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 Fifteen feet (15') 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 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 6th day of April, 2015.

Attest:

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



GRANTOR:

The City of Grand Junction, a Colorado home rule municipality

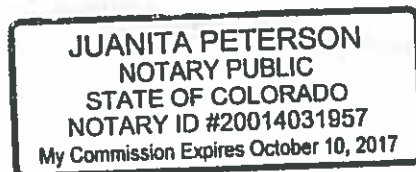
Rich Englehart  
Name: Rich Englehart  
Title: City Manager

STATE OF COLORADO )  
                                  ) §  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 6th day of April, 2015, 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

A fifteen foot (15') wide easement across a parcel of land recorded at Reception Number 1666713, situated in the southwest quarter of the southwest quarter (SW1/4 SW1/4)) of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, said easement lying seven and one half feet (7 1/2') each side of the following described centerline:

Commencing at the southwest corner of said Section 33, whence the south sixteenth of said Section 33 and Section 32 bears North 00°03'00" East, with all bearings herein relative thereto;

Thence North 42°45'17" East a distance of 44.23 feet to a point on the westerly line of said parcel, also being the Point of Beginning of the centerline herein described;

thence South 89°57'28" East a distance of 235.40 feet;

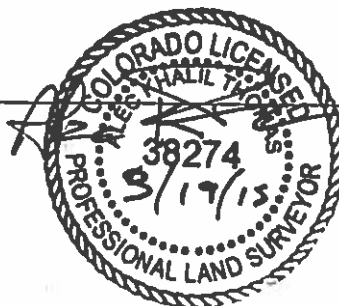
thence North 80°38'25" East a distance of 115.97 feet;

thence North 12°14'16" West a distance of 402.57 feet to the Point of Termination

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

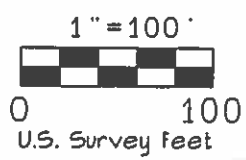
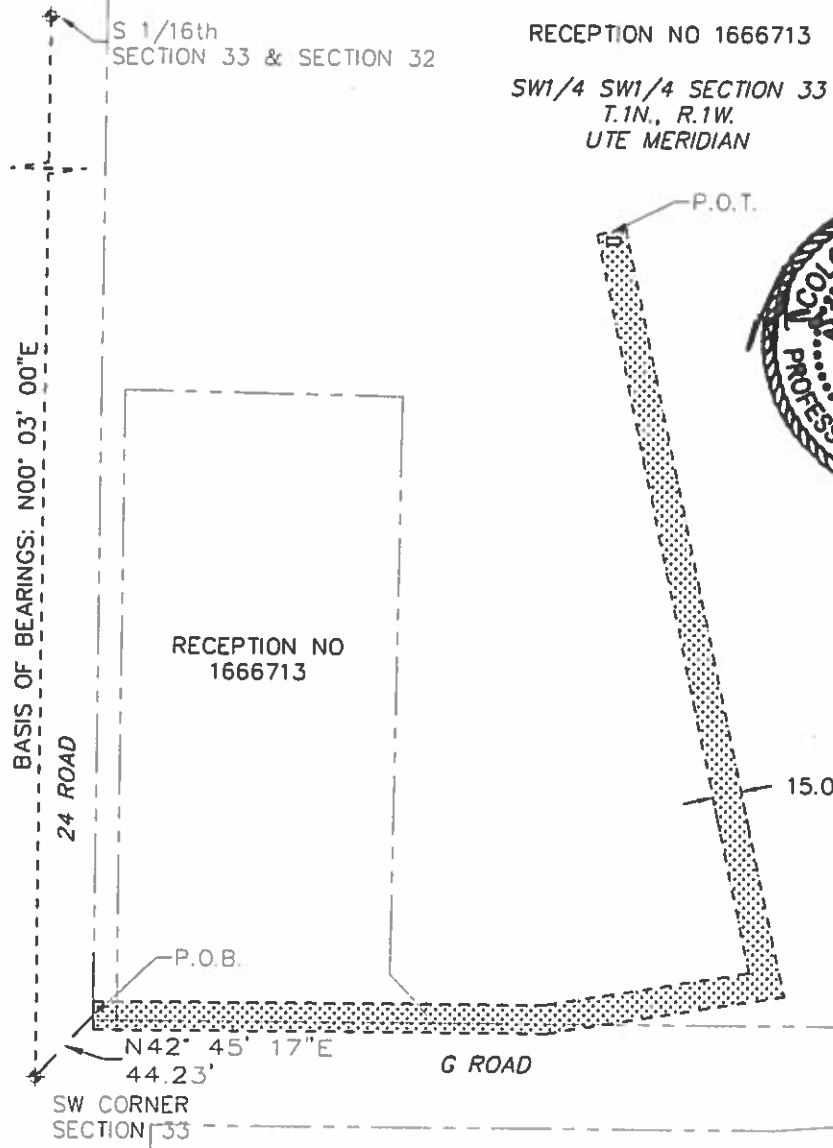
Containing 11,285 Sq. feet (0.259 acres), more or less.

This description was prepared by:  
Alec K. Thomas  
Colorado P.L.S. 38274  
744 Horizon Court - #110  
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



THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

**RIVER CITY**  
CONSULTANTS

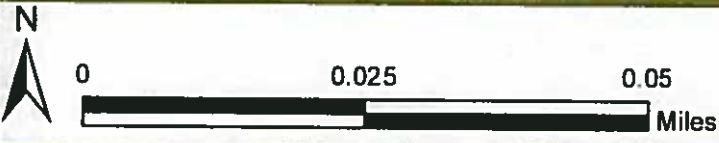
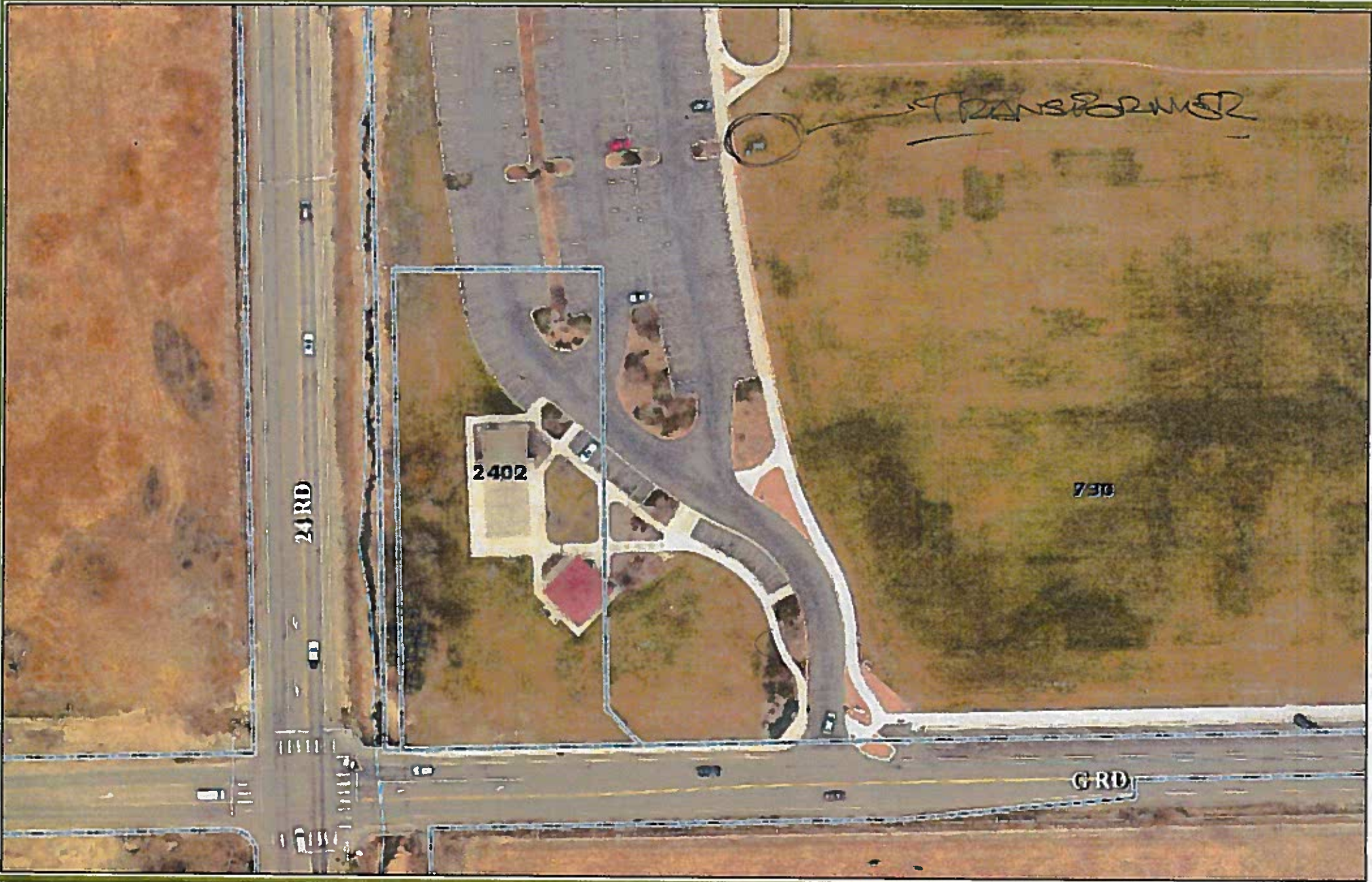
744 Horizon Court, Suite 110  
Grand Junction, Co. 81506  
Phone: 970.241.4722  
Fax: 970.241.8841

Drawn: AKT | Checked: KST | 3/18/2015 | Job No. 0026-872

S:\PROJECTS\0026 XCEL\872 244G road\0026-872.dwg



# Xcel Easement - Canyon View



Printed: 3/30/2015

1 inch = 90 feet



Right of Way & Permits

2538 Blichmann Avenue  
Grand Junction, CO 81505  
Telephone: 970.244.2624  
Facsimile: 970.244.2661  
dennis.d.hansen@xcelenergy.com

March 25, 2015

Mr. Bret Guillory  
City of Grand Junction  
250 N. 5<sup>th</sup> Street  
Grand Junction, CO 81501

RE: PSCo Easement for the Community Hospital.

Dear Bret:

Per a meeting with Trent Prall back on October 30, 2014, enclosed please find an original Public Service Company of Colorado (PSCo) Easement along with an attached easement description and easement sketch. As you know this easement is to cover the new PSCo lines and facilities for the new Community Hospital.

If everything meets your approval, please have the easement executed as follows:

1. Have Rich Englehart sign and date the easement (as shown) in the presence of a Notary Public;
2. Have Stephanie Tuin sign the easement (as shown) in the presence of a Notary Public;
3. Have the Notary complete the acknowledgment on the bottom of the Easement;
4. Return the completed original easement to me in the enclosed self-addressed, stamped envelope.

If you should have any questions regarding this matter, please do not hesitate to call me at (970) 244-2624 or Jon Price at (970) 244-2693. Thank you for all your help on this project.

Sincerely yours,

A handwritten signature in blue ink that reads 'Dennis'.

Dennis D. Hansen,  
Right-of-Way Agent for PSCo

c.c. Jon Price--PSCo