



Right of Way & Permits

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

July 5, 2011

Mr. Rick Dorris  
Development Engineer  
City of Grand Junction  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

RE: Easement for the new Grand Junction Police Station.

Dear Rick:

Per your request, enclosed please find a fully executed, recorded copy of a Public Service Company of Colorado Easement for your records that Laurie M. Kadrach, City Manager for the City of Grand Junction, executed on June 30, 2011. You will notice that the easement was recorded on July 1, 2011, in Reception Number 2577396 of the Mesa County, Colorado, records. If you should have any questions regarding this matter, please don't hesitate to call me at (970) 244-2624.

Thank you for all your help in this matter.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Dennis Hansen', with a long, sweeping flourish extending upwards and to the right.

Dennis Hansen  
ROW Agent for PSCo

Division: Western  
Easement Location: 717 Ute Ave  
Grand Junction, CO (Electric Dist.)

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

Doc. No.: 193695 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), 1225-17<sup>th</sup> Street, Denver, Colorado, 80202-5533, 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 Lot 1 of Grand Junction Public Safety Plaza, situated in the S½ 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:

**SEE EASEMENT DESCRIPTION AND EASEMENT EXHIBIT, BOTH ATTACHED HERETO AND MADE A PART HEREOF.**

The easement varies 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 30 day of June, 2011.

**GRANTOR:**

The City of Grand Junction, a Colorado home rule municipality

By: [Signature]  
Name: LAURIE M. KADRICH  
Title: CITY MANAGER

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STATE OF COLORADO )  
                                  ) §  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 30 day of June, 2011, by:  
Laurie M. Kadrich, City Manager



Witness my hand and official seal.

My Commission Expires 07/07/2012

My commission expires: 7/7/2012 [Signature]  
Notary Public

EASEMENT DESCRIPTION

An easement across Lot 1 of Grand Junction Public Safety Plaza, the plat of which is recorded at Reception No. 2544959, situated in the S1/2 of Section 14, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado; said easement being more particularly described as follows:

Commencing at the northwest corner of said Lot 1, whence the northeast corner of said Lot 1 bears South 89°56'52" East, a distance of 230.62 feet;  
Thence South 84°30'58" East, a distance of 147.90 feet to a point on the southerly line of the multi-purpose easement as shown and dedicated on the plat of said Grand Junction Safety Plaza, the Point of Beginning of the easement herein described;  
Thence along the southerly line of said multi-purpose easement the following three courses:  
South 89°56'52" East, a distance of 8.13 feet;  
South 00°00'51" West, a distance of 6.00 feet;  
South 89°56'52" East, a distance of 6.87 feet;  
Thence South 00°03'48" East, a distance of 181.61 feet;  
Thence South 89°53'59" East, a distance of 18.14 feet to the westerly line of said multi-purpose easement;  
Thence along said westerly line, South 00°00'51" West, a distance of 15.00 feet;  
Thence North 89°53'59" West, a distance of 18.12 feet;  
Thence South 00°03'48" East, a distance of 37.57 feet to the northerly line of said multi-purpose easement;  
Thence along said northerly line the following three courses:  
North 89°55'55" West, a distance of 7.19 feet;  
South 00°00'51" West, a distance of 16.00 feet;  
North 89°56'03" West, a distance of 7.79 feet  
Thence North 00°03'48" West, a distance of 53.58 feet;  
Thence North 89°53'59" West, a distance of 106.60 feet;  
Thence North 00°06'01" East, a distance of 15.00 feet;  
Thence South 89°53'59" East, a distance of 65.17 feet;  
Thence North 13°42'00" West, a distance of 74.26 feet;  
Thence North 76°18'00" East, a distance of 15.00 feet;  
Thence South 13°42'00" East, a distance of 77.95 feet;  
Thence South 89°53'59" East, a distance of 25.94 feet;  
Thence North 00°03'48" West, a distance of 187.59 feet to the Point of Beginning.

Containing 6698.4 square feet (0.15 acres), more or less.

This description was prepared by:  
Dennis R. Shellhorn  
Colorado P.L.S. 18478  
744 Horizon Ct, Suite 110  
Grand Junction, Colorado

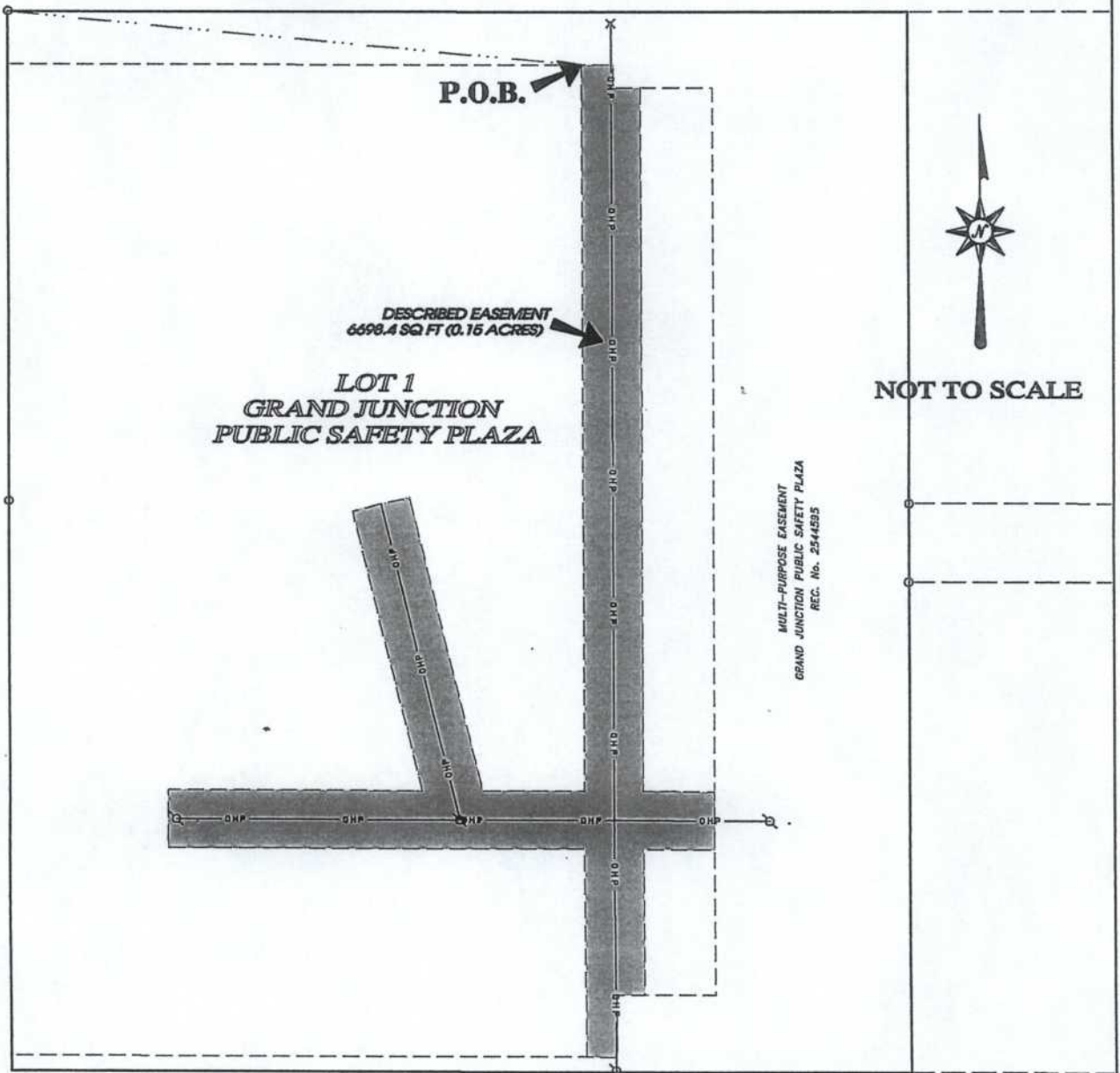


NOTICE: Any rewriting or retyping of this description must NOT include this preparation information. Lack of an original seal indicates this document is not the original.

# EASEMENT EXHIBIT

UTE AVENUE

SEVENTH STREET



NOT TO SCALE

PITKIN AVENUE

 **Xcel Energy**<sup>SM</sup>  
PUBLIC SERVICE COMPANY