

DIVISION DMR  
LOCATION 5951 MONACO ST

ROW AGENT L.INGRAM  
DESCRIPTION AUTHOR J. MCGUIRE  
AUTHOR ADDRESS 8210 W 40<sup>TH</sup> AVE,  
WHEAT RIDGE, CO 80033

DOC. NO. \_\_\_\_\_  
PLAT/GRID NO. 2165209/172002  
WO/JO/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, in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a 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, SUBDIVISION PIONEER PARK SUBDIVISION in the SW1/4 of Section 8, Township 3S, Range 67W of the 6TH Principal Meridian in the City of COMMERCE CITY County of ADAMS State of Colorado, the easement being described as follows:

### SEE ILLUSTRATIONS ATTACHED HERETO AND MADE A PART HEREOF

The easement is 8' 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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2014.

(Type or print name below each signature line with official title if corporation, partnership, etc.):

**SIGNED AND SEALED BY GRANTOR** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

GRANTOR: CITY OF COMMERCE CITY

\_\_\_\_\_  
Sean Ford, Mayor

ATTEST:

Approved as to form:

\_\_\_\_\_  
Laura J. Bauer, CMC, City Clerk

\_\_\_\_\_  
Robert Sheesley, Senior Assistant City Attorney

STATE OF COLORADO )

COUNTY OF ADAMS )

) ACKNOWLEDGEMENT

I, \_\_\_\_\_, a Notary Public for said County and State, do hereby certify that Sean Ford, Mayor of the City of Commerce City, personally came before me this day and executed the foregoing Grant of Non-Exclusive Utility Easement as his own act and deed on behalf of the City of Commerce City.

WITNESS my hand and official Notarial Seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

## Parcel A

A strip of land eight (8) feet in width, located in the southwest one-quarter (S.W. 1/4) of Section 8, Township 3 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, said parcel being a portion of Lot 1, PIONEER PARK SUBDIVISION, A subdivision recorded in the Official Records of the Clerk and Recorder of the County of Adams, County of Adams, State of Colorado, said strip being four (4) feet each side of the following described line:

Beginning at the northeast corner of said southwest one-quarter; thence S89°24'19"E, 460.00 feet, along the east line of said southwest one-quarter; thence S89°35'41"W, 40.00 feet to the east line of said Lot 1, the TRUE POINT OF BEGINNING;

thence S89°35'41"W, 170.00 feet to the POINT OF TERMINUS.

Parcel A contains 1,360 square (0.031 acres) more or less.

An Illustration for Parcel A is attached hereto and made a part hereof.

For the purpose of this description the basis of bearings is the east line of said southwest one-quarter which is assumed to bear S00°24'19"E.

The author of this description is Mr. John P. McGuire, P.L.S. 28279, prepared on behalf of JPM & Associates LLC, 8210 W 40<sup>th</sup> Ave. Wheat Ridge CO 80033 on January 11, 2015 under Project Number 2014021-190 for Public Service Company of Colorado and is not to be construed as representing a monumented land survey.



John P. McGuire P.L.S. 28279

# ILLUSTRATION FOR PARCEL A

PAGE 2 OF 2

S.W. 1/4 SECTION 8, T3S, R67W, 6TH P.M.

NORTHEAST CORNER S.W. 1/4 SECTION 8  
FOUND AL. CAP IN RANGE BOX  
POINT OF BEGINNING

60TH AVENUE

10'  
UTILITY EASEMENT

EAST LINE  
LOT 1

MONACO STREET

MONACO PARK  
SUBDIVISION

LOT 1  
PIONEER PARK SUBDIVISION  
REC. # 2014000079020  
5997 MONACO ST.  
OWNER: CITY OF COMMERCE CITY

S00°24'19"E 460.00'

S 89°35'41" W  
40.00'

POINT OF  
TERMINUS

S 89°35'41" W  
170.00'

PARCEL : A  
1,360 sq. ft.  
0.031 ac.

TRUE POINT  
OF BEGINNING

EAST LINE  
S.W. 1/4 SECTION 8  
S00°24'19"E  
BASIS OF BEARINGS'

59TH AVENUE

S.E. CORNER  
S.W. 1/4 SECTION 8  
FOUND AL. CAP  
IN RANGE BOX

LOT 8

ROCKY MOUNTAIN  
INDUSTRIAL PARK

LOT 9

PREPARED FOR: PUBLIC SERVICE COMPANY OF COLORADO

SCALE: 1" = 100'

## PARCEL A

JOB NO.: 2014021-190



S.W. 1/4 SECTION 8, T3S, R67W, 6TH P.M.  
ADAMS COUNTY, COLORADO

# 2/2