

DIVISION: BOULDER	ROW AGENT: W. SCHULZ	DOC. No. <u>530931-J</u>
LOCATION: TOWN OF ERIE	DESCRIPTION AUTHOR: ROBERT J. HENNESSY, PLS No. 34580	PLAT/GRID No: 2121-262
WILDROSE PUMP	AUTHOR ADDRESS: JENN ENGINEERING, INC. 5690 WEBSTER STREET, ARVADA, CO 80002	Wo/Jo/CREG No:

The undersigned Grantor hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), 1800 Larimer Street, Suite 1100, 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 **A PARCEL OF LAND BEING A PORTION OF TRACT A, WILDROSE-FINAL PLAT, RECEPTION NO. 03749196**, in the **NE 1/4** of Section **13**, Township **1 North**, Range **69 West** of the **6th** Principal Meridian in the **Town of Erie**, County of **Boulder**, State of Colorado, the easement being described as follows:

The easement width as shown in **Exhibit A**. 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 or felling 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.

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

**GRANTOR: Town of Erie**

STATE OF COLORADO )  
 )  
 ) ss.  
COUNTY OF )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_.

Witness my hand and official seal.

Notary Public  
My Commission expires:

UTILITY EASEMENT  
EXHIBIT "A"

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A PARCEL OF LAND BEING A PORTION OF TRACT A, WILDROSE-FINAL PLAT, RECEPTION NO. 03749196, LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13 BEARING SOUTH 89°08'12" EAST, A DISTANCE OF 1333.02 FEET BETWEEN THE NORTH QUARTER CORNER AND THE EAST SIXTEENTH CORNER AS SHOWN ON SAID WILDROSE-FINAL PLAT;

BEGINNING AT SAID NORTH QUARTER CORNER;

THENCE SOUTH 89°08'12" EAST, A DISTANCE OF 286.07 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°08'12" EAST ALONG SAID LINE, A DISTANCE OF 10.09 FEET;

THENCE SOUTH 08°18'28" WEST, A DISTANCE OF 61.49 FEET;

THENCE NORTH 81°41'32" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 08°18'28" EAST, A DISTANCE OF 60.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 608 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

I, ROBERT J. HENNESSY, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



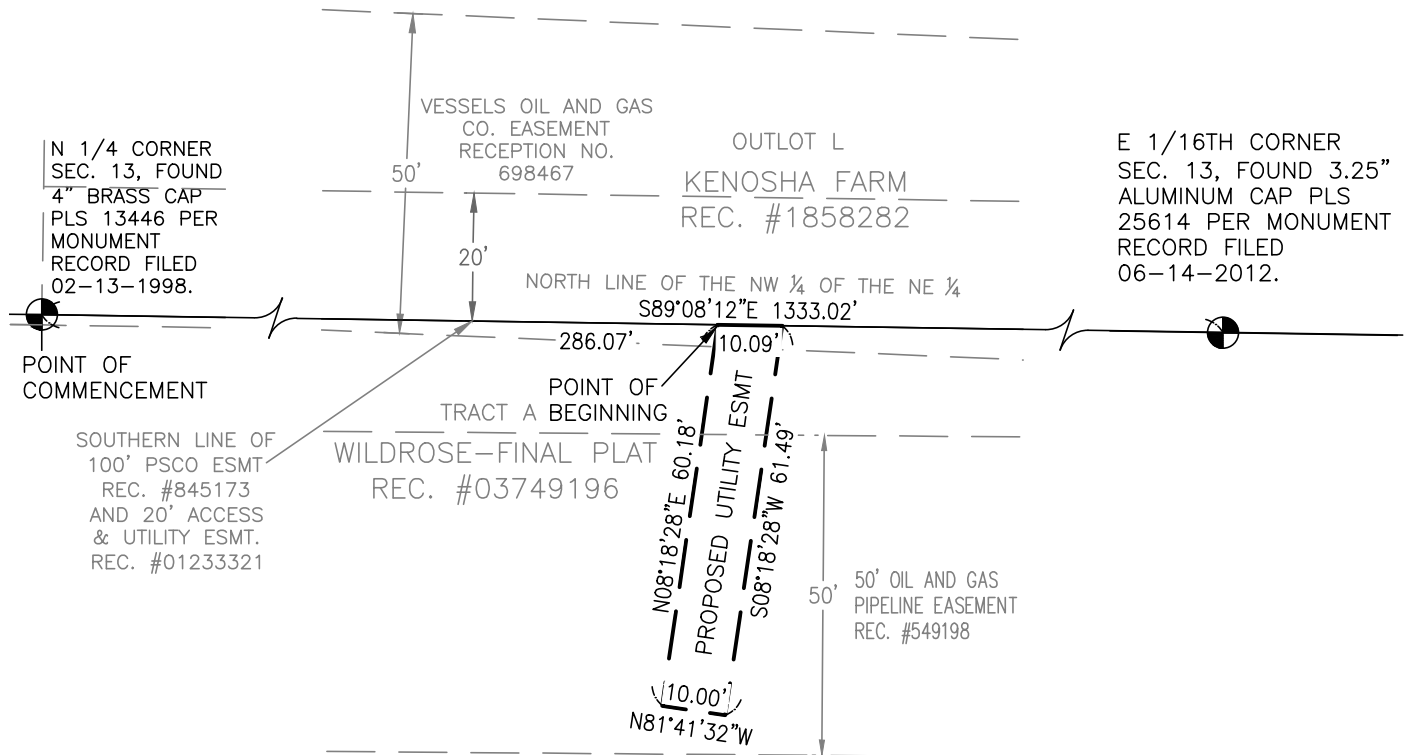
ROBERT J. HENNESSY, PLS NO. 34580      DATE

FOR AND ON BEHALF OF JEHN ENGINEERING INC.

5690 WEBSTER STREET, ARVADA, CO 80002

\\CP.RICKENG.COM\PROJECTS\D\_ARV\_J\1814217-089\SURVEY\EXHIBITS\UTILITY EASEMENT TRACT A LEGAL.DOCX

UTILITY EASEMENT  
EXHIBIT "A"  
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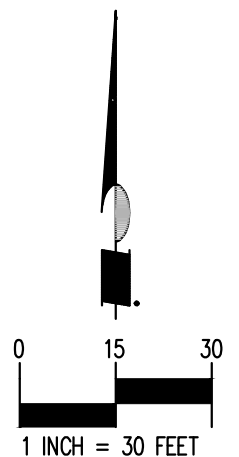


*Robert J. Hennessy*

COLORADO LICENSED  
ROBERT J. HENNESSY  
34580  
PROFESSIONAL LAND SURVEYOR

NOTE:  
THIS EXHIBIT DOES NOT  
REPRESENT A MONUMENTED LAND  
SURVEY. IT IS INTENDED TO  
DEPICT ONLY THE ATTACHED  
LEGAL DESCRIPTION.

\\CP.RICKENG.COM\PROJECTS\D\_ARV\_J\1814\217-089\SURVEY\EXHIBITS\ADDITIONAL UTIL ESMTS.DWG



RICK ENGINEERING COMPANY	LOCATION: A PORTION OF THE NE 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST 6TH P.M. TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO		
	0.014 ACRES±	TITLE: WILDROSE ADDITIONAL EASEMENTS	
	SCALE: 1" = 30'	REVISED: 3.02.20	D01041