

S-T-R: SW ¼ S18 T1N R69W	Grantor: Town of Erie	Doc No:
County: Weld	Address/Intersection: High St & Anderson St High St & Balcom St, Erie High St & Moffat St, Erie South High Street	Reception No:
Division-City/Town: Boulder - Erie	Dist/HP Trans: Dist.	Surveyor: M. Small PLS#38534
Division Agent: Marc Mayorga	Contract Agent/Co: MacKenzie Parry Western Sates Land Services, LLC	Survey Company: SEH
LAT & LONG GPS: Block 4, 40.046422/-105.051007 Block 7, 40.04771 / -105.05159 Block 11, 40.04895/ -105.05158		

PUBLIC SERVICE COMPANY OF COLORADO UTILITY EASEMENT

The undersigned Grantor (whether one or more) hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement (“**Easement**”) for utility lines, and all fixtures and devices used or useful in the operation of the same, on, through, over, under, across, and along a course as said lines may be hereafter constructed in Block 4, Block 7 and Block 11 of Erie Heights Reception No. 32997, in the SW 1/4 of Section 18, and NW ¼ of Section 19 Township 1 North, Range 69 West of the Sixth Principal Meridian in the following lands located in County of Weld, State of Colorado, the easement being described as follows (“**Easement Area**”):

SEE “EXHIBIT A” ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

Together with the right (i) to enter upon said premises, to survey, construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, improve, enlarge, remove, maintain and use utility lines and all related facilities, other fixtures, devices, and appurtenances used or useful in connection therewith (collectively the “**Facilities**”), and (ii) to remove objects interfering therewith, including the trimming or felling of trees and bushes, and (iii) to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said Facilities 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 Area 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 temporary or permanent buildings, structures (including without limitation trailers or mobile homes), signs, or wells on, under, or over the Easement Area. No other objects shall be erected, placed, or permitted to remain on, under, or over the Easement Area, which will or may interfere with the Facilities installed on the Easement Area or interfere with the exercise of any of the rights herein granted. No failure by Company to remove or otherwise raise an objection to any objects or improvements located or installed on the Easement Area by Grantor, shall be deemed to constitute consent on the part of Company to such improvements or objects, nor a waiver of Company’s rights regarding removal of any such improvements or objects.

Grantor agrees to contact the Call Before You Dig - Utility Notification Center of Colorado (811 or 1-800-922-1987), or any similar one-call utility line locator system which may replace or supplement it, at least four (4) business days (or such longer time if required by applicable law) prior to the commencement of construction, excavation, or digging of the Easement Area to arrange for field locating of Facilities.

Grantor shall disclose to Company any pre-existing waste materials (“**Pre-Existing Wastes**”), that Grantor knows or reasonably suspects to be present in soils, water (surface or groundwater), vapors or air, whether on, in, above, migrating to or from, or under the Easement Area and any other information that would help Company assess the risks of working in the area. Company shall have the right to



**EXHIBIT A – BLOCK 4
PERMANENT EASEMENT**

A 20 foot wide strip of land lying in the southwest one-quarter (SW1/4) of Section 18, Township 1 North, Range 69 West, of the 6th Principal Meridian, County of Weld, State of Colorado, being a portion of Block 4, plat of ERIE HEIGHTS, Weld County Records, lying 10 feet on each side of the following described line:

Beginning on the west line of said Block 4, from which the southwest corner thereof bears S00°14'00"E, 180.00 feet;

thence N89°46'00"E, 20.00 feet, to the Point of Terminus.

Containing 400 square feet (0.009 acres) more or less.

All lineal distances shown hereon are in U.S. Survey Feet.

As shown on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

For the purpose of this description, bearings are based on the west line of said Block 4, plat of ERIE HEIGHTS, which is assumed to bear N00°14'00"W.

The author of this description is Monte L. Sudbeck, PLS 38503, prepared on behalf of SEH, 2000 S. Colorado Blvd, Suite 6000, Denver, CO 80222, on October 7, 2024, under Job No. 178302-14.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.

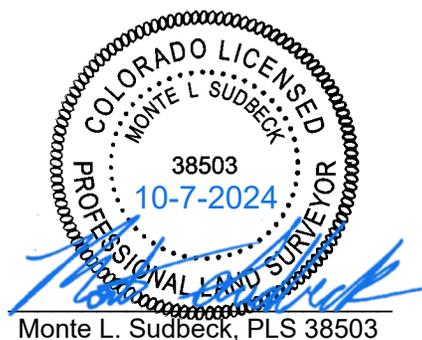


EXHIBIT A - BLOCK 4
PERMANENT EASEMENT

BALCOLM ST

SW1/4,
SEC 18,
T1N, R68W

BLOCK 4

N 00°14'00" W (BASIS OF BEARINGS)
W LINE, BLOCK 4

POINT OF BEGINNING

10'

N 89°46'00" E
20.00

20'

ERIE HEIGHTS

PARCEL A
400 S.F. (0.009 AC) M/L

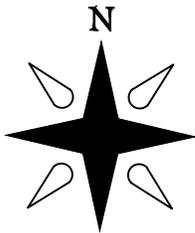
HIGH ST

ALLEY

S 00°14'00" E
180.00

SW COR, BLOCK 4

ANDERSON ST



50 0 50



feet 1"=50' feet



2000 S. Colorado Blvd
Suite 6000
Denver, Colorado 80222
Phone: 303-586-5800
FAX: 303-586-5801
www.sehinc.com



**EXHIBIT A
PERMANENT EASEMENT**

A parcel of land lying in the southwest quarter (SW1/4) of Section 18, Township 1 North, Range 69 West, of the 6th Principal Meridian, Town of Erie, County of Weld, State of Colorado, being a portion of Block 7, Erie Heights, recorded at Reception Number 32997 in the official records of the Weld County, being more particularly described as follows:

Commencing (P.O.C.) at the southwest corner of said Block 7, Erie Heights;

Thence N00°14'00"W along the west line of said Block 7, Erie Heights, 205.43 feet to the point of beginning (P.O.B.);

Thence N00°14'00"W continuing along the west line of said Block 7, Erie Heights, 20.00 feet;

Thence N89°46'00"E, parallel with the south line of said Block 7, Erie Heights, 20.00 feet;

Thence S00°14'00"E parallel with the west line of said Block 7, Erie Heights, 20.00 feet;

Thence S89°46'00"W parallel with the south line of said Block 7, Erie Heights, 20.00 feet to the point of beginning (P.O.B.);

Containing 400 square feet (0.009 acre), more or less.

As shown and described on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

For the purpose of this description, bearings are based on the west line of said Block 7, Erie Heights, which is assumed to bear N00°14'00"W.

All lineal distances shown hereon are in U.S. Survey Feet.

The author of this description is Miles Small, PLS 38534, prepared on behalf of SEH Inc., 2000 S. Colorado Blvd, Suite 6000, Denver, CO 80222, on September 17, 2025, under Job No. 184838-14.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.

Miles Small
Miles Small, PLS 38534

EXHIBIT A
PERMANENT EASEMENT

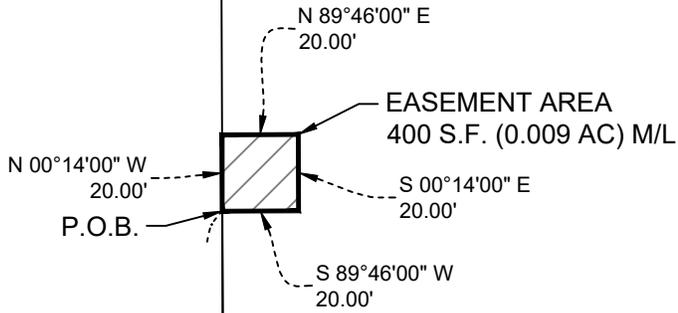
SW1/4
SEC. 18
T1N, R69W
6TH P.M.

HIGH STREET

BLOCK 7

BLOCK 6
ERIE HEIGHTS

BLOCK 33
WEST ADDITION
TO ERIE



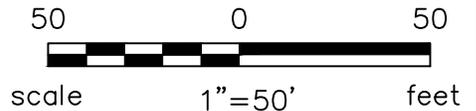
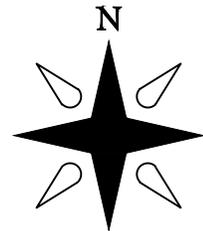
OWNER:
TOWN OF ERIE
(REC. NO. 2280470)

205.43'
N 00°14'00" W
BASIS OF BEARINGS

ERIE HEIGHTS

P.O.C.
SW COR.
BLOCK 7

BALCOM ST.



X:\PTP\PS\COC1184838\14.0 County Line Rd 1% Erie\9-survey\92-CAD\10-C3d\County Line Rd Erie.dwg



2000 S. Colorado Blvd
Suite 6000
Denver, Colorado 80222
Phone: 303-586-5800
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**EXHIBIT A
PERMANENT EASEMENT**

A parcel of land lying in the southwest quarter (SW1/4) of Section 18, Township 1 North, Range 69 West, of the 6th Principal Meridian, Town of Erie, County of Weld, State of Colorado, being a portion of Block 11, Erie Heights, recorded at Reception Number 32997 in the official records of the Weld County, being more particularly described as follows:

Commencing (P.O.C.) at the southwest corner of said Block 11, Erie Heights;

Thence N00°14'00"W along the west line of said Block 11, Erie Heights, 217.07 feet to the point of beginning (P.O.B.);

Thence N00°14'00"W continuing along the west line of said Block 11, Erie Heights, 20.00 feet;

Thence N89°46'00"E, parallel with the south line of said Block 11, Erie Heights, 20.00 feet;

Thence S00°14'00"E parallel with the west line of said Block 11, Erie Heights, 20.00 feet;

Thence S89°46'00"W parallel with the south line of said Block 11, Erie Heights, 20.00 feet to the point of beginning (P.O.B.);

Containing 400 square feet (0.009 acre), more or less.

As shown and described on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

For the purpose of this description, bearings are based on the west line of said Block 11, Erie Heights, which is assumed to bear N00°14'00"W.

All lineal distances shown hereon are in U.S. Survey Feet.

The author of this description is Miles Small, PLS 38534, prepared on behalf of SEH Inc., 2000 S. Colorado Blvd, Suite 6000, Denver, CO 80222, on September 17, 2025, under Job No. 184838-14.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.

Miles Small
Miles Small, PLS 38534

The seal is circular with a double-line border. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. The inner ring contains the name "MILES SMALL". In the center, the license number "38534" and the date "9/17/25" are printed. Below the seal is a handwritten signature of Miles Small, and below that is a printed name "Miles Small, PLS 38534".

EXHIBIT A
PERMANENT EASEMENT

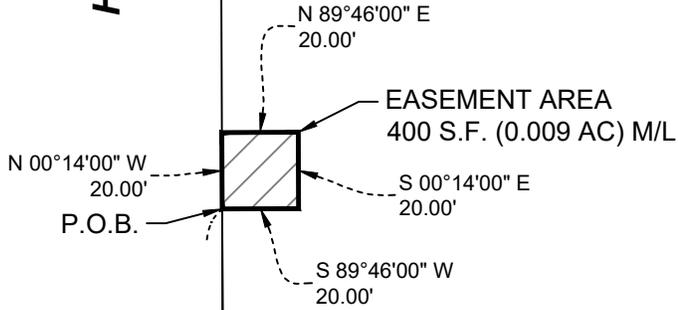
SW1/4
SEC. 18
T1N, R69W
6TH P.M.

HIGH STREET

BLOCK 11

BLOCK 10
ERIE HEIGHTS

BLOCK 32
WEST ADDITION
TO ERIE



EASEMENT AREA
400 S.F. (0.009 AC) M/L

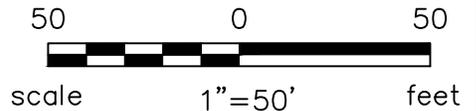
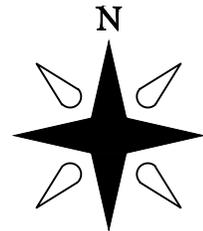
OWNER:
TOWN OF ERIE
(REC. NO. 2280470)

217.07'
N 00°14'00" W
BASIS OF BEARINGS

ERIE HEIGHTS

P.O.C.
SW COR.
BLOCK 11

MOFFAT ST.





**EXHIBIT A – TRACT C
PERMANENT EASEMENT**

A 10 foot wide strip of land lying in the northwest one-quarter (NW1/4) of Section 19, Township 1 North, Range 68 West, of the 6th Principal Meridian, County of Weld, State of Colorado, being a portion of Tract C, plat of ERIE COMMONS FILING NO. 5 2ND AMDNEMENT FINAL PLAT, Weld County Records, lying 5 feet on each side of the following described line:

Beginning on the north line of said Tract C, from which the northwest corner of said Section 19 bears N89°14'01"W, 1127.07 feet;

thence S00°07'33"E, 13.42 feet;

thence N89°43'52"W, 164.68 feet, to said west line, the Point of Terminus.

The sidelines of said 10 foot wide strip are to be lengthened or shortened to terminate on said north and west lines.

Containing 1,781 square feet (0.041 acres) more or less.

All lineal distances shown hereon are in U.S. Survey Feet.

As shown on Exhibit A, Sheet 2 of 2, attached hereto and made a part hereof.

For the purpose of this description, bearings are based on the north line of the northwest one-quarter (NW1/4) of said Section 19, which is assumed to bear N89°14'01"W.

The author of this description is Monte L. Sudbeck, PLS 38503, prepared on behalf of SEH, 2000 S. Colorado Blvd, Suite 6000, Denver, CO 80222, on December 11, 2025, under Job No. 184838-14.0, for Public Service Company of Colorado, and is not to be construed as representing a monumented land survey.

Monte L. Sudbeck, PLS 38503

EXHIBIT A - TRACT C
PERMANENT EASEMENT

SHEET 2 OF 2

PARCEL C
REC. NO. 2744264

RTD

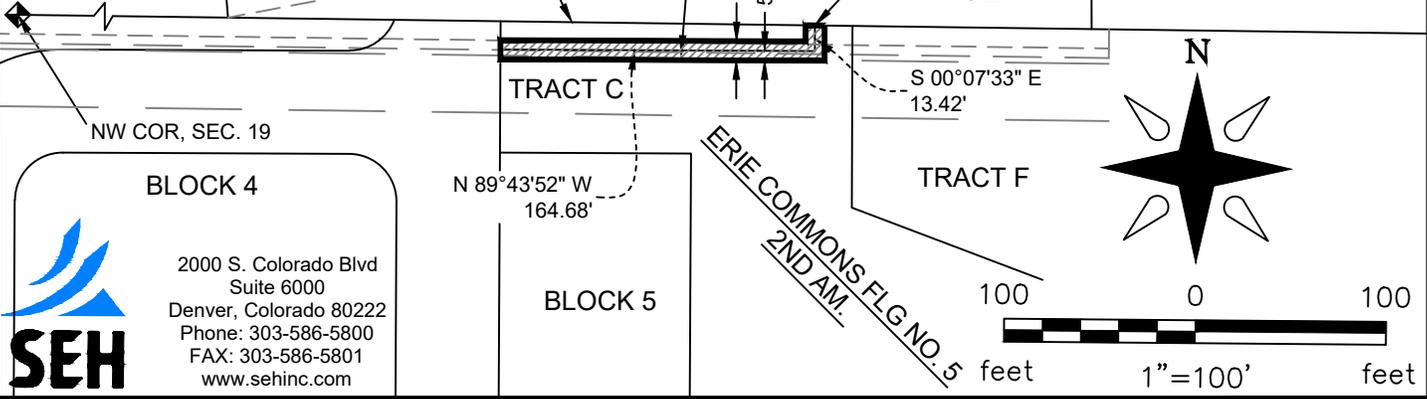
SW1/4,
SEC 18,
T1N, R68W

PARCEL D
REC. NO. 2744264

N 89°14'01" W (BASIS OF BEARINGS)
N LINE, NW¼ SEC. 19 1127.07

PERMANENT ESMT
1,781 S.F. (0.041 AC) M/L

POINT OF
BEGINNING
PARCEL A



NW COR, SEC. 19

BLOCK 4

2000 S. Colorado Blvd
Suite 6000
Denver, Colorado 80222
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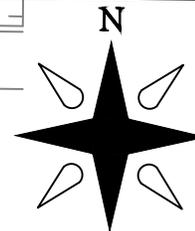


N 89°43'52" W
164.68'

BLOCK 5

TRACT F

ERIE COMMONS FLG NO. 5
2ND AM.



100 0 100
feet 1"=100' feet

X:\PT\IP\SCOC\184838\14.0 County Line Rd 1% Erie\9-survey\92-CAD\10-C3d\County Line Rd Erie.dwg