

DIVISION SEMD

ROW AGENT Russ McClung

DOC. NO.

LOCATION 1900 S Quebec Wy

DESCRIPTION AUTHOR Manhard Consulting

PLAT/GRID NO.

AUTHOR ADDRESS 7600 E Orchard Ave, Ste 150-N
Greenwood Village, CO 80111

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, 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 TRACT B, BLOCK 1, BROCKMANN SUBDIVISION in the northeast one-quarter (NE1/4) of Section 28, Township 4 South, Range 67 West of the 6th Principal Meridian in the County of Arapahoe, State of Colorado, the easement being described as follows:

See "EXHIBIT A" attached hereto and made a part hereof.

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.

Signed this _____ day of _____, 2019

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

GRANTOR: Arapahoe County

By: _____

Its: _____

STATE OF COLORADO,)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019
by [Grantor name(s) from above]:

Witness my hand and official seal.

My commission Expires _____

Notary Public

SEAL

EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF TRACT B, BLOCK 1, BROCKMANN SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1980 AT RECEPTION NO. 1970745, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 28 TO BEAR SOUTH 89°42'02" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 76°02'26" WEST, A DISTANCE OF 631.56 FEET TO THE SOUTHWESTERLY LINE OF SAID TRACT B AND POINT OF BEGINNING;

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 51°32'28" WEST, A DISTANCE OF 47.31 FEET;
- 2) NORTH 67°16'58" WEST, A DISTANCE OF 4.71 FEET;

THENCE SOUTH 81°28'37" EAST, A DISTANCE OF 45.57 FEET;

THENCE SOUTH 08°32'07" WEST, A DISTANCE OF 24.77 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 534 SQUARE FEET, OR 0.0123 ACRES, MORE OR LESS.

I, BRIAN J. PFOHL, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



BRIAN J. PFOHL, P.L.S. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING



7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
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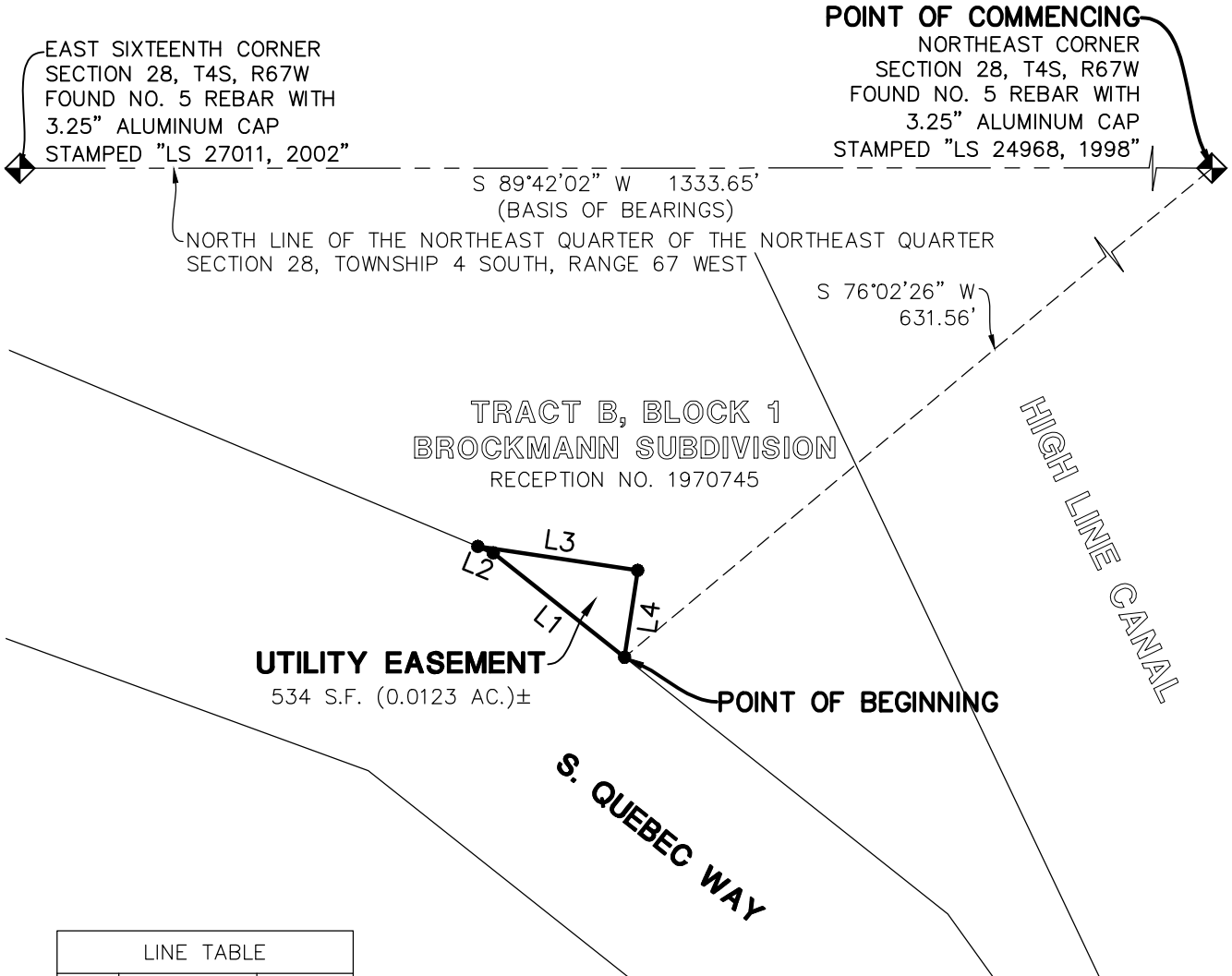
BROCKMANN SUBDIVISION
COUNTY OF DOUGLAS, COLORADO

EXHIBIT A

PROJ. MGR.: BJP
DRAWN BY: JRH
DATE: 10/04/19
SCALE: N/A

SHEET
1 OF **2**
RDP.ACCO01.02

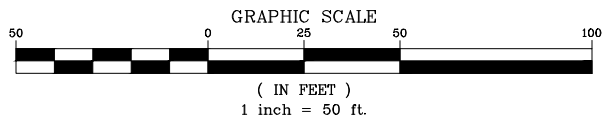
EXHIBIT A



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 51°32'28" W	47.31'
L2	N 67°16'58" W	4.71'
L3	S 81°28'37" E	45.57'
L4	S 08°32'07" W	24.77'

NOTE:

● DENOTES CHANGE OF DIRECTION ONLY. THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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BROCKMANN SUBDIVISION
COUNTY OF ARAPAHOE, COLORADO
EXHIBIT A

PROJ. MGR.: BJP
DRAWN BY: JRH
DATE: 10/04/19
SCALE: 1" = 50'

SHEET
2 OF **2**
RDP.ACCO01.02