
RECORDING INFORMATION ABOVE

GRANT OF EASEMENT

City of Brighton, GRANTOR (whether one or more), whose address is 500 S. 4th Avenue, Brighton, CO 80601, in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, grants and conveys unto PUBLIC SERVICE COMPANY OF COLORADO, GRANTEE, whose address is 1800 Larimer Street, Suite 1100, Denver, Colorado 80202, its successors and assigns, a non-exclusive easement and the right to construct, operate, maintain, replace, enlarge, reconstruct, improve, inspect, repair and remove utility, natural gas facilities and all fixtures and devices appurtenant thereto, as may from time to time be useful to, or required by Grantee, on, over, under, and across the following described property in the County of Adams, State of Colorado to-wit:

Easement description as set forth in Exhibit A attached hereto and incorporated herein by reference.

Those facilities may be underground and/or at grade and may include, but shall not be limited to, valves, meters, regulators, pipe line, gas facilities, poles, cables, conduits, wire, conductors, transformers, manholes and supports of whatever materials, including braces, guides, and other fixtures or devices appurtenant thereto or useful in connection therewith.

Grantee shall have the right of ingress and egress 24 hours a day, 7 days a week, over and across the lands of the Grantor to and from the easement described in Exhibit A to survey, construct, operate, maintain, replace, enlarge, reconstruct, improve, inspect, repair and remove utility, electrical, gas, and communications facilities and all fixtures and devices appurtenant thereto, and the right to remove any objects interfering therewith, including but not limited to, the trimming of trees and bushes as may be necessary. Grantee shall have the right to use additional lands of Grantor for temporary workspace during construction, maintenance, replacement, enlargement, reconstruction, improvement, inspection, repairs and removal as may be required to permit the operation of standard utility construction or repair machinery or the operation of any other equipment within the boundaries of this easement.

Grantor reserves the right to said easement for all purposes not inconsistent with the rights granted to Grantee so long as said use does not damage or interfere with the Grantee's facilities or the construction, operation, maintenance, replacement, enlargement, reconstruction, improvement, inspection, repair and removal thereof. Grantor shall not plant any tree or bush within 5.0 feet of any existing Grantee facilities or within 10.0 feet of the opening side of any accesses, gates, drives, equipment of any kind without the prior written approval of Grantee. Grantor shall not install, or permit the installation of, any buildings or permanent structures or facilities of any kind on, over, under, or across said easement without the prior written approval of Grantee.

Upon completion of construction, Grantee shall restore the surface of Grantor's property to substantially the same level and condition as existed prior to construction.

Each and every one of the benefits and burdens of this Grant of Easement shall run with the land and shall inure to and be binding upon the respective legal representatives, heirs, executors, administrators, successors and assigns of the parties hereto. The rights of Grantee hereunder may be exercised by its employees, licensees, contractors and permittees.

Grantee shall defend, indemnify and hold harmless Grantor, its affiliates and the officers, directors, employees and agents of both, from any and all claims for personal injury to Grantor's personnel or damage to Grantor's property or to the property of Grantor's personnel, occurring as a result of Grantee's activities described herein, howsoever caused.

The venue for any dispute arising from this Grant of Easement shall be in the courts of Adams County, Colorado.

Unless special provisions are listed below and/or attached, the above constitutes the entire agreement between the parties and no additional or different oral representation; promise or agreement shall be binding on any of the parties with respect to the subject matter of this Grant of Easement.

SIGNED AND SEALED BY GRANTOR this ____ day of _____ 2024.

**GRANTOR:
CITY OF BRIGHTON**

Michael Martinez, City Manager

STATE OF COLORADO)
)
COUNTY OF ADAMS)

ACKNOWLEDGMENT

This record was acknowledged before me on _____, 2024,
by Michael Martinez, City Manager of the City of Brighton.

(Notary's official signature)

(Commission Expiration)

APPROVED AS TO FORM:

Yasmina Gibbons, Deputy City Attorney

[Acknowledgements continue on following page.]

**GRANTEE:
PUBLIC SERVICE COMPANY OF
COLORADO**

DocuSigned by:
ADAM PENA
BY: _____
9E2UE0M2CUBDRWF

ITS: Manager of Right of Way and Permits Department

STATE OF COLORADO)
)
COUNTY OF DENVER)

ACKNOWLEDGMENT

This record was acknowledged before me on February 26th, 2024,

by Adam Pena as Manager of Right of Way and Permits of Public
Service Company of Colorado Department
DAN# 20054004925-303695

DocuSigned by:
Daniel Cosgrove

5B761073E700492
(Notary's official signature)

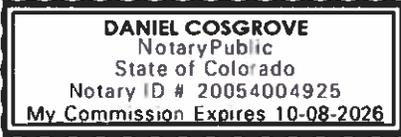
DS 10/08/2026
(Commission Expiration)


Exhibit A

Easement

[Exhibit A begins on following page.]

'EXHIBIT A'

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING PART LOT 1, BLOCK 1, AND TRACT B, ADMINISTRATIVE PLAT SOUTHWESTERN DEVELOPMENT PARK SUBDIVISION, FILING NO. 2, ACCORDING TO THE PLAT RECORDED OCTOBER 24, 2023 AS RECEPTION NO. 2023000060142 IN THE RECORDS OF THE CLERK AND RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING A LINE BETWEEN THE NORTHWEST AND SOUTHEAST CORNERS OF ADMINISTRATIVE PLAT SOUTHWESTERN DEVELOPMENT PARK SUBDIVISION, FILING NO. 2 TO BEAR NORTH 78°46'26" WEST, BEING MONUMENTED ON THE EAST END BY A 1" ALUMINUM CAP, PLS 9133 IN 8" CONCRETE POST, AND ON THE WEST END BY A 1/2" REBAR WITH 1" RED PLASTIC CAP, PLS 37053, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH 23°53'17" WEST, A DISTANCE OF 848.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF DENVER STREET AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°31'21" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 12.49 FEET; THENCE NORTH 16°27'59" WEST, A DISTANCE OF 210.69 FEET; THENCE NORTH 16°23'49" WEST, A DISTANCE OF 50.25 FEET; THENCE NORTH 14°50'23" WEST, A DISTANCE OF 209.78 FEET; THENCE NORTH 00°28'39" EAST, A DISTANCE OF 409.75 FEET; THENCE SOUTH 37°20'22" EAST, A DISTANCE OF 13.05 FEET; THENCE SOUTH 00°28'39" WEST, A DISTANCE OF 383.23 FEET; THENCE SOUTH 14°50'23" EAST, A DISTANCE OF 223.14 FEET; THENCE SOUTH 16°26'32" EAST, A DISTANCE OF 264.41 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 8922 SQUARE FEET OR 0.20 ACRES, MORE OR LESS

PREPARED BY: CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
BRIGHTON, CO 80601



NOTE: THIS DRAWING IS MEANT TO DEPICT THE ATTACHED DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. NOTE: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY OR EASEMENTS OF RECORD.

OWNER:
CITY OF BRIGHTON, COLORADO

DRAWN BY: CDH
FIELD: CDH
FEB 8, 2024
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'EXHIBIT A'

FOUND 1/2" REBAR WITH 1" RED PLASTIC CAP, PLS 37053

LINE	BEARING	DISTANCE
L1	N89°31'21"W	12.49'
L2	N16°27'59"W	210.69'
L3	N16°23'49"W	50.25'
L4	N14°50'23"W	209.78'
L5	N00°28'39"E	409.75'
L6	S37°20'22"E	13.05'
L7	S00°28'39"W	383.23'
L8	S14°50'23"E	223.14'
L9	S16°26'32"E	264.41'

N75°46'26"W 984.58' (BASIS OF BEARINGS)

POINT OF COMMENCEMENT

FOUND 1" ALUMINUM CAP, PLS 9133 IN TOP OF 8" CONCRETE POST

LOT 2
BLOCK 1

LOT 1, BLOCK 1
ADMINISTRATIVE PLAT
SOUTHWESTERN DEVELOPMENT PARK
SUBDIVISION FILING NO. 2
(REC. NO. 2023000060142)

8922 S.F. +/-
.020 Ac. +/-

S23°53'17"W 848.69'

N. MAIN STREET



MADISON ST

TRACT B

DENVER ST

TRUE POINT OF BEGINNING



SCALE: 1"=150'



0 150

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DRAWN BY: CDH

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FEB 8, 2024

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American West
Land Surveying Co.
A Colorado Corporation