

Job No.: 65317103-63

File: . \Property Descriptions\Adams CO Property Grant-B.docx

Date: May 23, 2013

**PROPERTY DESCRIPTION**  
**ADAMS COUNTY PROPERTY**

A parcel of land being part of the Northeast Quarter of the Southeast Quarter of Section 8, and part of the Northwest Quarter of the Southwest Quarter of Section 9, all in Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado and being more particularly described as follows:

**COMMENCING** at the Southeast Corner of said Section 8 whence the East Quarter Corner of said Section 8 bears N00°13'32"W a distance of 2640.01 feet;

THENCE N00°13'32"W along the East line of said Southeast Quarter of Section 8 a distance of 1903.14 feet to the Northerly Right-Of-Way (ROW) line of the Union Pacific Railroad (UPRR) as recorded in Book 16 on Page 514 of the records of the Adams County Clerk and Recorder;

THENCE N85°49'57"W along said Northerly ROW line of the UPRR a distance of 28.27 feet to the **POINT OF BEGINNING**;

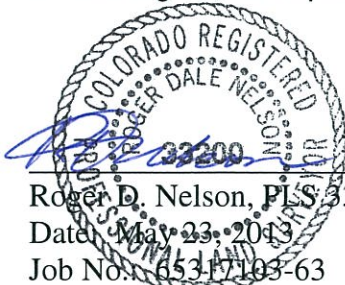
THENCE continuing N85°49'57"W along said Northerly ROW line of UPRR a distance of 126.58 feet to the intersection with the Easterly ROW line of an existing Public Service Company of Colorado (PSCO) Easement as recorded in Book 423 on Page 180 of the records of the Adams County Clerk and Recorder;

THENCE N75°31'52"E along said Easterly ROW line of said PSCO Easement a distance of 291.35 feet to the West line of that parcel of land described in Reception No. B145125 of said records of the Adams County Clerk and Recorder;

THENCE S00°13'32"E along said West line of that parcel of land described in Reception No. B145125 a distance of 4.43 feet;

THENCE S63°32'52"W a distance of 174.11 feet to the **POINT OF BEGINNING**.

Containing 17,462 Square Feet, more or less.



Roger D. Nelson, PLS 33200

Date: May 23, 2013

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For and on Behalf of  
Merrick & Company



COLORADO DEPARTMENT OF  
TRANSPORTATION (CDOT) PROPERTY  
PARCEL: 59R  
PER PROJECT NO. I 76-1(35)Sec. 2

E1/4 CORNER SECTION 8  
T.3S.-R.68W.  
FND: 3 1/4" ALUM CDOT CAP  
LS# 20160

Existing 75'  
PSCO Easement  
Book 423, Page 180

DISNER PROPERTY  
REC. NO. B145125

UNION PACIFIC RAILROAD  
BOOK 16 PAGE 514  
(200')

N85°49'57"W  
28.27'

ADAMS COUNTY  
PROPERTY

SCAVALANTI  
SUBDIVISION

Existing 75'  
PSCO Easement  
Book 423, Page 180

CDOT PROPERTY

S00°13'32"E  
4.43'

291.35'

N75°31'52"E

17,462 Sq.Ft (±)

S63°32'52"W

174.11'

N85°49'57"W  
126.58'

POINT OF  
BEGINNING

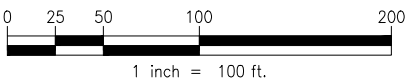
N85°49'57"W  
28.27'

N00°13'32"W

EAST LINE SE1/4

UNION PACIFIC RAILROAD  
BOOK 16 PAGE 514  
(200')

DETAIL



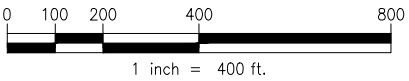
N00°13'32"W 2640.01'  
BASIS OF BEARINGS

N00°13'32"W 1903.14'

SW1/4 of Section 9  
T.3S.-R.68W.

SE1/4 of Section 8  
T.3S.-R.68W.

POINT OF COMMENCEMENT  
SE CORNER SECTION 8  
T.3S.-R.68W.  
FND: 3 1/4" ALUM CAP  
IN RANGE BOX  
LS# 16406



NOTE:

This exhibit does not represent a monumented survey.  
It is intended only to depict the attached description.

Prepared by Merrick & Company

Y:\Survey\65317103-Xcel Energy\63-Clay Street Outfall\DWGS\Civil3D

ADAMS COUNTY, COLORADO

Revised: May 23, 2013



PUBLIC SERVICE  
COMPANY OF COLORADO<sup>SM</sup>

SECTION 8 & 9 ,TOWNSHIP 3S ,RANGE 68W  
6th PRINCIPAL MERIDIAN, ADAMS COUNTY, Colorado  
DOCUMENT NO. AGENT:

SCALE: 1"=100'  
DRAWN BY: CBJ  
DATE: 05/23/13

CLAY STREET OUTFALL  
Sheet 1 of 1