

## GRANT OF SANITARY SEWER EASEMENT AND VACATION OF EXISTING EASEMENT

Jennifer L. Dere and Brian Dere (collectively "Grantor 1"), Randall M. Schielke and Jeanette K. Schielke (collectively "Grantor 2"), Erwin Knirlberger and Elke Knirlberger (collectively "Grantor 3") and all three collectively the "Grantor", for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, for the use and benefit of the Persigo 201 Sewer System, a perpetual easement for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities, on, along, over, under, through and across the described parcels of land ("Easement"), in the City of Grand Junction, County of Mesa State of Colorado, to wit:

Grantor 1 as to that certain property located at 675 ½ 24 ½ Road, Grand Junction, CO more particularly described in **Exhibit A-1** attached hereto ("**Grantor 1 Property**"). Grantor 2 as to that certain property located at 679 24 ½ Road, Grand Junction, CO more particularly described in **Exhibit A-2** attached hereto ("**Grantor 2 Property**"). Grantor 3 as to that certain property located at 677 24 ½ Road, Grand Junction, CO more particularly described in **Exhibit A-3** attached hereto ("**Grantor 3 Property**"), and all three collectively the ("**Grantor Property**").

Said Easement contains 11,394 square feet, more or less, as described on **Exhibit B** and depicted on **Exhibit B-1** attached hereto and incorporated herein.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises with workers and equipment, to survey, maintain, operate, repair, replace, control and use said easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard construction and repair machinery, subject to the terms and conditions contained herein.

The interest conveyed is an easement for the purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted. Grantor will not install on the Easement, or permit the installation on the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other ground cover. In the event such obstacles are installed in the Easement, the City has the right to require the Grantor to remove such obstacles from the Easement at Grantor's cost. If the Grantor does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof and charge the Grantor the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The easement shall be for the use and benefit of Grantee, its members, employees, agents, and contractors or any of its successors in title or interest utility and related facilities purposes.

Grantor and Grantee acknowledge that pursuant to that certain Sanitary and Sewer Line Easement Agreement ("Existing Sewer Easement") recorded in Reception No. 3055573, Public Records of Mesa County, Colorado, Grantor granted an easement to 687 24 5, LLC, a Colorado limited liability company ("Existing Easement Holder") for the same property subject to this Easement. By acknowledgement of Grantor and Existing Easement Holder with their signatures below, the Existing Sewer Easement is hereby vacated in its entirety.







**SHEET 3 OF 5**

**GRANTOR 3:**

By: *Erwin Knirlberger*  
Name: Erwin Knirlberger

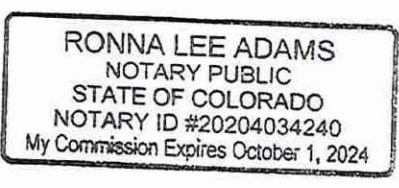
By: *E Knirlberger*  
Name: Elke Enirlberger

State of Colorado )  
County of Mesa )ss  
)

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of June, 2024 by Erwin Knirlberger and Elke Knirlberger of \_\_\_\_\_, a \_\_\_\_\_.

Witness my hand and official seal.  
My commission expires 10/01/2024.

*Ronna Lee Adams*  
Notary Public







## SHEET 5 OF 5

### EXHIBIT A-1

#### Grantor 1 Property

675 1/2 24 1/2 Road

A PARCEL OF LAND SITUATE IN THE NE1/4 NW1/4 OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NE1/4 NW1/4 OF SAID SECTION 4;

THENCE NORTH 0°01'19" WEST ALONG THE EAST LINE OF SAID NE1/4 NW1/4 OF SAID SECTION 4, 165.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°56'07" WEST 1320.03 FEET TO THE WEST LINE OF SAID NE1/4 NW1/4 OF SAID SECTION 4;

THENCE SOUTH 00°03'05" EAST ALONG SAID WEST LINE 165.00 FEET TO THE SOUTH LINE OF SAID NE1/4 NW1/4 OF SAID SECTION 4; THENCE NORTH 89°56'07" EAST 1319.95 FEET TO SAID SOUTHEAST CORNER OF THE NE1/4 NW1/4 OF SAID SECTION 4;

THENCE NORTH 00°01'19" WEST 165.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE EAST 30 FEET CONVEYED TO MESA COUNTY, COLORADO, IN BOOK 849 AT PAGE 494,

COUNTY OF MESA, STATE OF COLORADO.

**EXHIBIT A-2**

**Grantor 2 Property**

679 24 1/2 Road

The North 15 feet of the S1/4 NE1/4 NW1/4 and the South 240 feet of the N1/2 S1/2 NE1/4 NW1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian,

AND Beginning at a point on the East line of the NE1/4 NW1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian which bears South 0° 01'19" East 988.07 feet from the North quarter corner of said Section 4; thence South 89°57'11" West 1320.12 feet to a point on the West line of said NE1/4 NW1/4;

thence along said West line South 0°03'05" East 5.12 feet;

thence North 89°53'41" East 1320.12 feet to a point on the East line of said NE1/4 NW1/4;

thence North 0°01'19" West 3.78 feet to the point of beginning, EXCEPT the East 30 feet for road;

AND EXCEPT Beginning at a point from whence the North quarter corner of Section 4, Township 1 South, Range 1 West of the Ute Meridian bears North 740.0 feet;

thence South 89°31' West 469.33 feet; thence South 198.57 feet;

thence North 89°55' East 469.31 feet;

thence North 201.85 feet to the point of beginning,

AND EXCEPT Beginning at a point on the East line of the NE1/4 NW1/4 of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian which bears South 0°01'19" East 991.85 feet from the North quarter corner of said Section 4;

thence South 89°53'41" West 1320.12 feet to a point on the West line of said NE1/4 NW1/4;

thence along said West line South 0°03'05" E 9.88 feet;

thence North 89°57'11" East 1320.11 feet to a point on the East line of said NE1/4 NW1/4;

thence North 0°01'19" West 11.22 feet to the point of beginning, Mesa County, Colorado.



**EXHIBIT A-3**

**Grantor 3 Property**

677 24 1/2 Road

A parcel of land situated in the NE1/4 NW1/4 of Section 4, Township 1 South, Range 1 West of the Ute Meridian more particularly described as follows: Commencing at the Southeast corner of said NE1/4 NW1/4 Section 4; thence North 00°01'19" West along the East line of said NE1/4 NW1/4 Section 4, 165.00 feet to the point of beginning;  
thence South 89°56'07" West 1320.03 feet to the West line of said NE1/4 NW1/4 Section 4;  
thence North 00°03'05" West along said West line 159.62 feet;  
thence North 89°53'41" East 1320.12 feet to said East line of the NE1/4 NW1/4 Section 4;  
thence South 00°01'19" East 160.55 feet to the beginning; EXCEPT the East 30 feet for road right of way,  
Mesa County, Colorado

Exhibit B

Easement Area Depiction and Legal Description

Nexus Subdivision – 20' Sanitary Sewer Easement

Located in the NE1/4 of the NW1/4 (also known as Lot 3) of Section 4, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, described as:

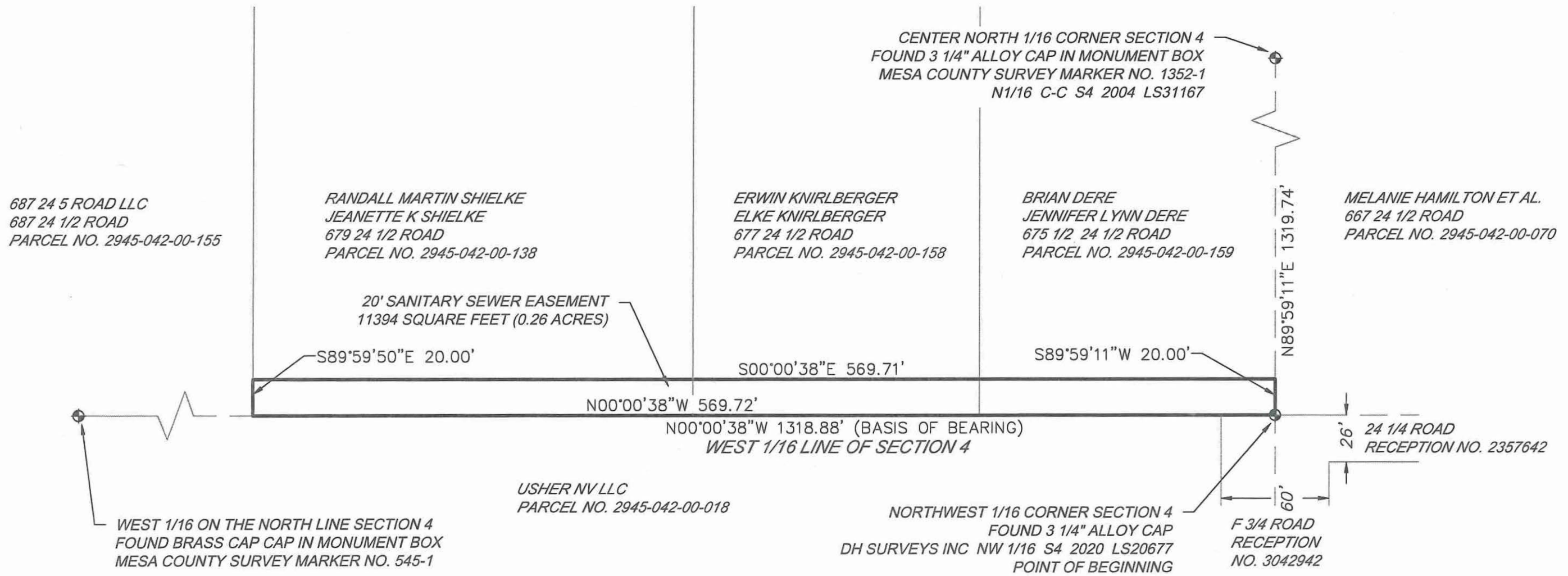
Beginning at the NW1/16 corner of said Section 4, whence the W1/16 corner on the north line of said Section 4 bears N00°00'38"W 1318.88 feet; running thence along the W1/16 line N00°00'38"W 569.72 feet; thence S89°59'50"E 20.00 feet; thence S00°00'38"E 569.71 feet; thence S89°59'11"W 20.00 feet to the NW1/16 corner of said Section 4 and the Point of Beginning.

Parcel contains 11394 square feet.



Boundary description prepared by:  
Christopher C. Ransier, PLS 38089  
Kart Land Solutions, LLC  
734 Main St.  
Grand Junction, CO 81501

**EASEMENT EXHIBIT**  
687 24 1/2 Road, Grand Junction, CO 81505

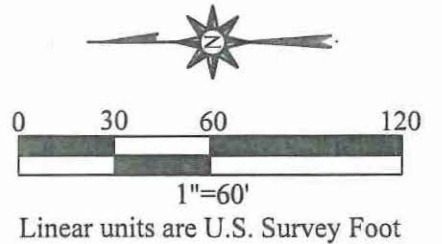


**LEGEND:**

- SURVEY MONUMENT
- EASEMENT
- SURVEY CONTROL LINE
- ADJOINER



Christopher C. Ransier  
Colorado PLS 38089



**BASIS OF BEARINGS:**

The bearing between the NW1/16 corner of Section 4, Township 1 South, Range 1 West of the Ute Meridian, an alloy cap and the W1/16 corner on the north line of Section 4, Township 1 South, Range 1 West of the Ute Meridian, an alloy cap, MCSM No. 545-1 is N00°00'38"W. This bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY REPRESENTING A WRITTEN DESCRIPTION - IT DOES NOT REPRESENT A MONUMENTED BOUNDARY SURVEY

Job #: 2420322 | Date: 07/12/2024



**Kart Land Solutions, LLC**  
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