

POWER OF ATTORNEY FOR AND AUTHORIZING THE CREATION OF A SEWER IMPROVEMENT DISTRICT

I, (we) Cody Davis (Chronos Homes LLC) as owner(s) of the real property described herein,

Property Address: 2454 Broadway  
Mesa County Tax Assessor Number: 2945-163-00-286  
Legal Description:

RECEPTION #: 2688083, BK 5593  
PG 248 04/25/2014 at 09:18:22 AM  
1 OF 3, R \$20.00 S \$1.00  
Sheila Reiner, Mesa County, CO  
CLERK AND RECORDER

The following description is copied directly from the Warranty Deed recorded in Book 5584, Page 402, Public Records of Mesa County, Colorado.

A parcel of land situated in the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 16, Township South, Range 1 West of the Ute Meridian being more particularly described as follows:

Beginning at a point being the Southeast Corner of the NE1/4 of the SW1/4 of said Section 16 and considering the West line of the NW1/4 of the SE1/4 of said Section 16 to bear North 00°18'00" East and all bearings contained herein to be relative thereto;

thence North 50°03'33" West 405.29 feet to the centerline of a 30 foot wide easement;  
thence along the centerline of said 30 foot wide Utility and Ingress and Egress easement as described in Book 1202 at Page 709 of the Mesa County Clerk and Recorder's Office the following seven courses and distances:

1. North 22°12'00" East 58.74 feet
  2. North 64°56'39" East 84.81 feet
  3. North 48°26'59" East 282.89 feet
  4. North 48°26'59" East 64.14 feet
  5. North 89°06'59" East 175.20 feet
  6. North 63°50'39" East 231.26 feet
  7. North 29°02'39" East 103.16 feet to the North line of that parcel of land described In Book 1041 at Page 605 of the Mesa County Clerk and Recorder's Office;
- thence North 76°01'00" West 490.70 feet to the West line of the NW1/4 of the SE1/4 of said Section 16; thence South 00°18'00" West 89.08 feet along the West line of the NW1/4 of the SE1/4 of said Section 16; thence North 90°00'00" West 25.10 feet to the East line of Santa Rosa Subdivision;  
thence South 00°18'00" West 99.35 feet;  
thence South 59°58'00" West 248.92 feet;  
thence South 42°17'00" West 358.10 feet;  
thence South 50°29'00" East 369.90 feet;  
thence South 27°42'00" East 73.7 feet;  
thence South 89°24'00" East 149.00 feet to the Point of Beginning.

County of Mesa, State of Colorado

(Property) located in the City of Grand Junction Colorado agree that, as a condition of City approval of the installation of an individual sewage disposal system (ISDS) also known as

septic tank and leach field on the Property that I (we) for ourselves, our heirs, successors and/or assigns covenant and agree that I (we) have executed this a power of attorney in favor of the City Clerk of the City of Grand Junction authorizing and permitting the City Clerk to act on behalf of us our executors or assigns to sign a petition to form a special improvement district to construct a public sewer/sewer improvement district for the benefit of and to serve the Property.

This instrument shall be recorded and shall be deemed a covenant, which binds and shall run with the land.

The requirement that I (we) connect to public sewer as of the date of this document has, with the consent of the City Manager, been deferred to such time, if any, as a sewer improvement district or equivalent legal mechanism is formed, for and benefiting the Property, described herein.

The actual cost that I (we) our heirs, successors and/or assigns shall pay will be determined in accordance with rates and policies established by the City at the time of formation of the improvement district.

I (we) our heirs, successors and/or assigns as owners of the above described real property do hereby agree to participate in an improvement district, if one is formed, for the improvement of sewer service/elimination of ISDS/septic systems, either as a larger scope of work or otherwise, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) attorney in fact to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district for such purpose or to otherwise act in conformity with said general purpose and direction.

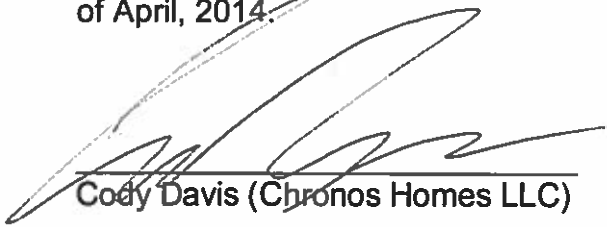
The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish such improvements, construction or reconstruction as fully as I (we) might do if personally present.

This authority and the covenant created thereby shall be binding upon any and all successors in interest to the Property and shall not cease upon my death (the death of either or both of us) or the dissolution of marriage, partnership, corporation or other form of association which may hold title or claim an interest to the Property.

As a further covenant to run with the land, I (we) agree that in the event of a counter-petition to any proposed sewer improvement(s), improvement district, construction or reconstruction any signature on such petition purporting to affect the land herein described may be ignored and of no force and effect by the City of Grand Junction.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district or other legal means of accomplishing the purpose described.

In witness whereof I (we) have signed executed and acknowledged this instrument this \_\_\_ day of April, 2014.

  
Cody Davis (Chronos Homes LLC)

\_\_\_\_\_  
n/a

STATE OF Colorado  
COUNTY OF Mesa

The foregoing instrument was subscribed and sworn to before me this 24<sup>th</sup> day of April, 2014.

My Commission expires 10/31/2017.

Susan Mueller  
Notary Public

**SUSAN MUELLER**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20064025358  
MY COMMISSION EXPIRES OCTOBER 31, 2017