

RECORDED AT 2:35 PM 1148454 EARL FOSTER, RECORDER

POWER OF ATTORNEY AND SEWERAGE SERVICE AGREEMENT

XXXXXX, RIDGES DEVELOPMENT CORP., a Colorado corporation, owner of the real property situate in Mesa County, Colorado, and described as:

See Exhibit A attached hereto

which property is not presently eligible for annexation to the City of Grand Junction, but requires connection of the property to the City's sewerage system.

As consideration for permission to connect to such system, we (I) do hereby designate and appoint the City Clerk of the City of Grand Junction, as our Attorney in fact to sign any petition for annexation, when eligible, of the described land to the City, whether for the described land alone or in conjunction with other lands. Such authority shall be a covenant running with the land, shall be binding upon our successors in interest and shall not cease upon the death of either or both of us.

As a further covenant to run with the land, we (I) agree that in the event a counter-petition to the proposed annexation of the land is prepared any signature on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under its annexation requirements.

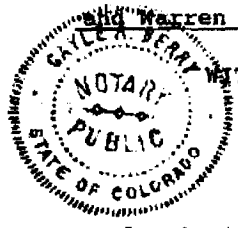
As a further covenant running with the land, it is understood that the City shall have the right, along with suit for collection of monies owing, to shut off sewerage service for failure to pay charges when the same are due, requiring payment for all costs, plus penalties, of such shutting off and opening before service will be resumed; and, in addition, such charges shall constitute a lien against the property enforceable by appropriate action.



IN WITNESS WHEREOF, we (K) have hereunto set our (ox) hand(s) and seal(s) this 12th day of December, 1977. RIDGES DEVELOPMENT CORP. By William E. Foster, President

Warren E. Gardner, Secretary STATE OF COLORADO ) COUNTY OF MESA ) ss

The foregoing instrument was acknowledged before me this 12th day of December, 1977 by William E. Foster as President and Warren E. Gardner as Secretary of Ridges Development Corp.



WITNESS my hand and official seal: Gayle A. Berry, Notary Public

My Commission expires: June 21, 1978

INDEXED 5/17/92

A tract of land situate in portions of Section 20, Section 29, Section 21, Section 16, Section 17 and Section 19 all in Township 1 South, Range 1 West of the Ute Principal Meridian being more particularly described as follows:

Beginning at the Southwest corner of said Section 16 and all bearings contained herein being relative to true north as derived by observation of State Plane Coordinate Monuments No. 's H6 & H7 thence North 00°06'01" East 1233.76 feet along the westerly line of said Section 16 to a point;  
 thence North 64°47'00" West 63.38 feet;  
 thence North 44°52'00" East 81.50 feet to the Northwest corner of the Southwest 1/2 of the Southwest 1/2 of said Section 18;  
 thence North 44°52'00" East 280.70 feet;  
 thence North 15°28'00" East 355.59 feet to the southwesterly right-of-way line of Colorado State Highway 340;  
 thence South 74°37'00" East 324.10 feet along said right-of-way line;  
 thence 137.88 feet along the arc of a 2825.00 foot radius curve to the right, which arc subtends a chord bearing South 73°13'06" East 137.86 feet along said right-of-way line;  
 thence South 16°11'49" West 174.56 feet to an iron pipe;  
 thence South 02°56'26" East 146.96 feet to a rebar;  
 thence South 75°29'32" East 409.92 feet to an iron pipe;  
 thence South 89°52'33" East 67.84 feet;  
 thence South 75°23'00" East 43.49 feet;  
 thence North 89°57'00" East 104.00 feet to the westerly line of the Southeast 1/4 of the Southwest 1/4 of said Section 16;  
 thence North 00°09'26" East 10.57 feet along said westerly line to the Northwest corner of said Southeast 1/4 of the Southwest 1/4;  
 thence North 89°30'05" East 208.00 feet along the northerly line of said Southeast 1/4 of the Southwest 1/4;  
 thence North 16°45'00" East 13.63 feet to said southwesterly right-of-way line of Colorado State Highway No. 340;  
 thence South 65°33'00" East 211.94 feet along said right-of-way line;  
 thence South 24°17'56" West 117.83 feet to a bolt tagged LS 5837 for the Southeast corner of Lot 7 of Poland Heights Subdivision;  
 thence along the arc of a 50.00 foot radius non-tangent curve to the left, which arc subtends a chord bearing South 55°22'18" West 85.68 feet to a rebar tagged LS 5837 for the Southwest corner of said Lot 7;  
 thence North 33°24'28" West 159.41 feet to a rebar for angle point on southerly line of said Lot 7;  
 thence South 62°28'48" West 125.53 feet to a rebar for point on line between Lots 5 and 6 of said subdivisions;  
 thence South 62°28'17" West 93.46 feet to a rebar for point on line on westerly line of said Lot 5;

thence South 00°09'26" West 1100.69 feet along westerly line of said Southeast 1/4 of the Southwest 1/4 of Section 16 to the Southwest corner of said Southeast 1/4 of the Southwest 1/4;  
thence South 00°30'35" West 1003.78 feet along the easterly line of the Northwest 1/4 of the Northwest 1/4 of said Section 21 to a point;  
thence North 89°48'21" West 1300.72 feet to the easterly line of said Section 20;  
thence South 00°13'43" West 1652.68 feet along said easterly line to the East 1/4 corner of said Section 20;  
thence South 01°15'11" West 2585.42 feet to the southeast corner of said Section 20;  
thence South 89°47'09" East 97.94 feet to the northeast corner of said Section 29;  
thence South 00°05'35" East 1306.72 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 29;  
thence North 89°44'13" West 1321.65 feet to the Southwest corner of said Northeast 1/4 of the Northeast 1/4;  
thence North 00°07'02" West 1306.81 feet to the Northwest corner of said Northeast 1/4 of the Northeast 1/4, also being a point of the southerly line of said Section 20;  
thence North 89°06'19" West 95.76 feet along said southerly line of said Section 20;  
thence North 89°46'15" West 1319.01 feet along said southerly line to the South 1/4 corner of said Section 20;  
thence North 89°37'33" West 1320.94 feet along the southerly line of said Section 20;  
thence North 89°44'10" West 1320.32 feet along said southerly line to the Southwest corner of said Section 20;  
thence North 00°11'05" East 896.97 feet along the westerly line of said Section 20 to a point;  
thence North 89°48'55" West 500.00 feet;  
thence North 00°11'05" East 325.00 feet;  
thence North 15°11'05" East 1021.90 feet;  
thence North 30°11'05" East 471.03 feet to the West 1/4 corner of said Section 20;  
thence South 89°46'34" West 1300.23 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 19;  
thence North 01°44'46" East 1291.46 feet to the Northwest corner of said Southeast 1/4 of the Northeast 1/4;  
thence East 611.56 feet;  
thence North 65°16'12" East 536.17 feet;  
thence North 41°55'21" East 592.70 feet;  
thence North 58°12'11" East 495.34 feet;  
thence North 78°04'01" East 667.42 feet;  
thence North 33°19'43" East 527.81 feet;  
thence North 59°19'14" East 536.25 feet to a point on the boundary line of a tract of land described in Document No. 997320 of the records of the Clerk and Recorder of Mesa County, Colorado;  
thence North 54°02'01" East 73.07 feet along said boundary line to a point on the Southeasterly right-of-way line of a road right-of-way described in Document No. 801204 of said Mesa County records;  
thence 131.92 feet along the arc of a 50.00 foot radius non-tangent curve to the left, which arc subtends a chord bearing North 68°27'00" East 96.85 feet along said right-of-way line;  
thence North 52°52'00" East 290.20 feet along said right-of-way line;  
thence 82.83 feet along the arc of a 445.84 foot radius curve to the left, which arc subtends a chord bearing North 47°32'40" East 82.71 feet along said right-of-way line to a point on the boundary line of a tract of land described in Document No. 857873 of said Mesa County records;  
thence South 75°55'01" East 225.66 feet along said boundary line to the easterly line of Southeast 1/4 of the southwest 1/4 of said Section 17;  
thence South 00°17'01" East 735.75 feet along said easterly line to the South 1/4 corner of said Section 17;  
thence South 89°53'15" West 606.17 feet along the southerly line of said Section 17;

thence South 23°21'51" West 600.00 feet;  
thence North 89°25'51" East 185.13 feet;  
thence North 23°21'51" East 120.62 feet;  
thence South 52°44'09" East 145.90 feet;  
thence South 25°49'09" East 432.05 feet;  
thence South 66°50'49" East 678.51 feet;  
thence North 23°50'19" East 1290.95 feet to the northerly line  
said Section 20;  
thence South 89°49'09" East 479.75 feet along said northerly  
line;  
thence South 89°50'28" East 1297.34 feet along said northerly  
line to the point of beginning, containing 778.515 acres more or  
less.