

1734615 1125AN 10/27/95 MONIKA TODO CLK&REC MESA COUNTY CO

SEWER HOOKUP PERMIT CITY OF GRAND JUNCTION, COLORADO

800K2182 PAGE557

OWNER(S): COLORADO WEST IMPROVEMENTS, INC., a Colorado non-profit corporation ADDRESS OF PROPERTY: 805 Jalean Way			
TAX PARCEL NUMBER: 2701-254-00-281 LEGAL DESCRIPTION OF PROPERTY: see attached Exhibit "A" and by this reference incorporated herein.			
SPECIAL DISTRICT:			
[] OMSD [] CGV [] FRUITVALE [] OTHER			
[xx] OUTSIDE OF SPECIAL DISTRICTS			

IN CONSIDERATION FOR BEING ALLOWED TO CONNECT TO THE CITY OF GRAND JUNCTION/MESA COUNTY JOINT SEWER SYSTEM AND TO OBTAIN SEWER TREATMENT SERVICES FROM THE CITY, THE UNDERSIGNED PROPERTY OWNER(S), BY SIGNING BELOW, AGREES TO: (1) PAY ALL APPROPRIATE TAP, PLANT INVESTMENT, HOOKUP AND OTHER FEES AS REQUIRED BY THE CITY AND ANY APPLICABLE SPECIAL SEWER DISTRICT, (2) GRANT TO THE CITY THE FOLLOWING POWER OF ATTORNEY FOR ANNEXATION, AND (3) TIMELY PAY ALL APPLICABLE SEWER SERVICE CHARGES PURSUANT TO ALL APPLICABLE CITY ORDINANCES, RULES AND REGULATIONS. (1) AND (2), ABOVE, MUST BE PERFORMED BY THE PROPERTY OWNER(S) PRIOR TO ISSUANCE OF ANY BUILDING PERMIT ALLOWING CONNECTION TO THE SEWER SYSTEM BY THE SUBJECT PROPERTY.

AGREEMENT AND POWER OF ATTORNEY FOR ANNEXATION

BE IT KNOWN THAT:

I (We) do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact granting said City Clerk full power and authority for me (us) and in my (our) stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed to the City of Grand Junction; and to sign any petition(s) for annexation of the described land(s) to the City, when eligible; and to do and perform any and all acts which the said City Clerk shall deem necessary, convenient, or expedient to accomplish said annexation, as fully as I (we) might do if personally present.

The property described herein may be annexed to the City of Grand Junction in part or parts, at any time. Consent is hereby given to annex portions of tracts and parcels even if the annexation has the effect of dividing tracts or parcels into separate parts or parcels.

The authority granted by this instrument shall be a covenant running with the land(s), shall be binding upon successors in interest and shall not cease upon my (our) disability, death(s) or the dissolution of marriage, partnership, corporation or other form

of association from which I (we) may hold title or claim an interest to the property described herein. This agreement for annexation is intended to comply with C.R.S. § 31-12-121, as amended.

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

Further, I (we) agree that the said City Clerk may vote in my (our) behalf in any elections concerning the annexation of this property, as if I (we) were physically present.

If any clause, provision or detail of this Power of Attorney is deemed void, unlawful or unenforceable, such invalidity shall not effect any other person or provision hereof.

IN WITNESS WHEREOF, I (we) agree, for myself (ourselves) and for my (our) heirs, personal representatives, successors and assigns, to be bound by the terms of this Sewer Hookup Permit, including the Agreement and Power of Attorney for Annexation set forth above. Agreed to this 18th day of October , 1995.

OWNER (S):

ATTEST:	COLORADO WEST IMPROVEMENTS, INC., a Colorado non-profit corporation
Robert Bray, Secretary	By: Mallel Dennis Kirtland, President
Robert Bray, Sectorary	Delinis Kirciand, Tresident
STATE OF COLORADO,) ss;	
COUNTY OF MESA.)	was acknowledged before me this
18th Olday of October	, 1995 , by Dennis Kirtland as
President and Robert Bray as Secret Colorado vion-profit corporation.	ary of Colorado West Improvements, Inc., a
Witness my hand and official	seal:
caren M. Brumbaugh	March 3, 1998.
Notary Public	My commission expires:

Commencing at the Southeast corner of said Section 25 whence the South Quarter corner of said section bears North 88°03'49" West 2635.72 feet; thence along the East line of the SE½ of the SE½ of said section North 1°57'20" East 30 feet to the POINT OF BEGINNING; thence North 88°03'49" West 583.60 feet running parallel to the South line of the SE½ of said Section; thence North 1°57'20" East 1698.33 feet; thence South 52°54'21" East 713.66 feet to a point on the East line of the SE½ of said Section; thence South 1°57'20" West 1287.39 feet to the POINT OF BEGINNING. EXCEPT a road right of way conveyed to County of Mesa, Colorado,

by document recorded June 25, 1992 in Book 1907 at Page 975 of the

records of the Clerk and Recorder of Mesa County, Colorado.

