

BBB97RED

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: BILLIE J. BRADFORD AND BERNICE THOMPSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 397 REDD LANE,
PARCEL NO. 2945-222-02-005

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Street Address: 397 Redd Lane

BOOK 2397 PAGE 213

Parcel # 2945-222-02-005

1829472 01/22/98 0256PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00

**UTILITY CONNECTION AND ANNEXATION AGREEMENT
AND DECLARATION OF COVENANTS**

This Utility Connection and Annexation Agreement and Declaration of Covenants is made between Billie J Bradford and Bernice Thompson, of the County of Mesa, State of Colorado, herein called 'declarant' or 'owner,' and the CITY OF GRAND JUNCTION, COLORADO, in Mesa County, State of Colorado, herein called 'City.'

WITNESSETH:

1. Owner hereby covenants that (s)he is the Owner in fee of the following described real property located in Mesa County, Colorado: [attach the legal as Exhibit "A"]

2. In consideration for and as a condition precedent to being allowed to connect to the Persigo Regional Sewer System and to receive sewer service for the above described property, said Owner hereby covenants, agrees and declares that the following terms, covenants, conditions, restrictions, and obligations shall be deemed to run with the land described in paragraph 1 above, and shall be binding and accrue to the Declarant, Declarant's heirs, successors and assigns and any person acquiring or holding an interest in said property, their grantees, successors, heirs, executors, administrators or assigns, for the benefit of the City and said property.
 - a. Sewer service from the City of Grand Junction or the Persigo Regional Sewer System shall be subject to all terms and conditions as provided by the ordinances and regulations of the City as such may exist from time to time.
 - b. The owner and applicant agree to annex (and to execute a petition for annexation of the property served) to the City upon request at any time that such property is eligible for annexation. Further, each such owner and/or applicant agrees to forthwith execute and deliver to the City subsequent petition(s) for annexation at any time upon request of the City. This agreement shall be binding upon and shall run with the land for which service is provided.
 - c. As a condition precedent to the supplying of such sewer services, the undersigned consumer who is the owner in fee of the real property so supplied as described above, hereby agrees and covenants to apply for and consent to the annexation of the area described above to the City of Grand Junction at such date as the area described above or any portion thereof becomes eligible for annexation, as determined solely by the City. The undersigned hereby irrevocably appoints the Grand Junction City Clerk as his lawful attorney-in-fact for the purpose of executing a petition for annexation or petition for

ROSEVALE EXTENSION

annexation election with respect to the property described above. The undersigned further agrees to fully cooperate in annexation efforts and to sign no annexation petition or petition for annexation election which has the effect or is intended to hinder any annexation and to take no actions to hinder, delay, or avoid annexation of the property described above. The City shall be entitled to recover all costs, including reasonable attorney's fees, which it incurs in enforcing this annexation agreement on account of any breach of this agreement by the undersigned, his or her heirs, successors, or assigns,

IN WITNESS THEREOF, Owner has executed this Agreement as of the date above first written.

X Bernice J. Thompson
X Billie J. Bradford
Signature of Declarant(s)/Owner (s)
X Bernice J. Thompson
X Billie J. Bradford
(Print Name (s))
X December 29, 1997
Date of Signature (s)

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing was acknowledged before me this 29 day of December 1997, by
Bernice J. Thompson & Billie J. Bradford

Witness my hand and official seal.

My commission expires:
9.22.2001

(SEAL)

Barbara Jean Gayman
Notary
141 N Park Sq, - Fruita, CO 81521
Address

APPROVED by the City of Grand Junction

By CM Cole

Date: 12/29/97
 Time: 09:24:45

MESA COUNTY
 REAL PROPERTY MAINTENANCE

Page: 1

Parcel Number 2945-222-02-005 Yr 1997 Ty C Serial 825947034
 Owner Name: Last BRADFORD
 First BILLIE
 Mid J TAC 10775
 Suf
 Company Owner AA000163027
 Joint Owner BERNICE J THOMPSON
 Location: Number 00397 00
 Street REDD LN
 Dir
 Unit Prior Parcel 0000-000-00-000
 Mailing: Street 171 S ELM ST Assoc Parcel T825535332
 City FRUITA Vin # M825535332
 State CO Mob Home Title
 Zip Code 81521-2602

Year Built	1945	Adjust Year	1953
Number of Rooms	4	Number of Baths	1.00
Year Created	0	Record Status	A
Land Dimensions		Heated Sq Ft	732

	Market	Assessed	Milllevy	83.72
Current Land Val	5000	490	Special Asmt	
Imp Val	40840	3980	0.00	
Total	45840	4470	Estimated Taxes	
Previous Land Val	5000	520	374.24	
Imp Val	21980	2280		

Abstract	Units	Class
Imp 1212	732.000	I Desc SINGLE FAMILY IMP
Land 1112	1.000	L Desc SINGLE FAMILY LAND

Date	Previous Owner	Deed Book & Page	Sale Price
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Legal Desc
 E 85FT OF S 61FT OF LOT 1 SOUTH REDLANDS SUB SEC 22 1S 1W