

BPD94VDR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: B & P DEVELOPMENT, LEO T.
PRINSTER AND W.R. BRAY

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 579 AND
580 23 ROAD VISTA DEL RIO SUBDIVISION 2945-071-00-032 AND
2945-071-00-036

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

POWER OF ATTORNEY

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MONIKA TODD CLK&REC MESA COUNTY CO

OWNER(S) B & P Development (Leo T. Prinster and W.R. Bray)

ADDRESS OF PROPERTY 579 & 580 - 23 Road Grand Junction, CO 81503

TAX PARCEL # 2945-071-00-032 & 2945-071 -00-036

LEGAL DESCRIPTION OF PROPERTY SEE ATTACHED

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) death(s) or the dissolution of marriage, partnership, corporation or other form of association which may hold title or claim an interest to the property described herein.

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 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this _____ day of _____, 19____.

WR Bray
Leo T Prinster

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 18th day of May, 1994 by W.R. Bray & Leo T. Prinster

WITNESS my hand and official seal:
Dee A. Youll
Notary Public

6-24-95
My Commission expires:



Legal Description

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Type the Legal Description(s) below, using additional sheets as necessary. Please type the legal description single spaced with one (1) inch margins on each side.

FOR CURRENT PLANNING AND DEVELOPMENT USE ONLY:

LEGAL DESCRIPTION CHECKED AGAINST DEED OK RETURNED FOR CORRECTION.

Recorded in Book 2052, page 920 thru 923
MESA COUNTY CLERK & RECORDER

PARCEL 1:

Beginning at a point from whence the E $\frac{1}{4}$ Corner of Section 7, Township 1 South, Range 1 West of the Ute Meridian bears South 778.79 feet, thence North 71°39'40" West along the centerline of the Public Service Company of Colorado Power Transmission line 495.06 feet, thence North 01°11'20" East 318.7 feet, thence North 15°39'20" East 467.55 feet to the Southerly bank of the Colorado River, thence along said Southerly Bank South 44°13'30" East 805.52 feet, to the centerline of Goat Ranch Wash, thence along said centerline of Goat Ranch Wash South 28°00' West 414.69 feet, thence North 89°55' West 30.0 feet to the East line of said Section 7, thence North 18.86 feet to the point of beginning; Mesa County, Colorado.

PARCEL 2:

A parcel of land located in the E $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 7, Township 1 South, Range 1 West of the Ute Meridian, described as follows: Beginning at the E $\frac{1}{4}$ Corner of Section 7, Township 1 South, Range 1 West of the Ute Meridian, thence South 89°57' West 761.24 feet, thence North to the North line of said E $\frac{1}{4}$ NE $\frac{1}{4}$, thence East to the East line of said Section 7, thence South to the point of beginning; EXCEPT Beginning at a point where the centerline of a 30-foot power transmission line right-of-way crosses the East line of said Section 7, which point bears North 778.19 feet from the E $\frac{1}{4}$ Corner of said Section 7, thence along said centerline North 71°39'40" West 495.06 feet, thence North 01°11'20" East 318.7 feet, thence North 15°39'20" East 467.55 feet to the Southerly bank of the Colorado River, thence along said bank South 44°13'30" East 483.37 feet to the East line of said Section 7, thence South 578.20 feet to the point of beginning; EXCEPT Lot 6 of said Section 7; AND ALSO EXCEPT road right-of-way conveyed to County of Mesa

by instruments recorded December 23, 1981, in Book 1349 at Page 344 and recorded May 24, 1983, in Book 1435 at Page 111, Mesa County, Colorado, TOGETHER WITH all water and ditch rights thereunto belonging without any warranty to-wit: TOGETHER WITH 1.5 c.f.s. of conditional decreed water on March 13, 1973, from Goat Creek, a tributary of the Colorado River, for stock water and irrigation use, known as Powell Pipeline, Priority No. W-824; Mesa County, Colorado;

also known by street and number as 579 & 580 - 23 Road, Grand Junction, CO, 81503;

RECORDER NOTE: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION