

CCW75SEW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **POWER OF ATTORNEY AND SEWER SERVICE AGREEMENT**

NAME OF PROPERTY OWNER OR GRANTOR: CROSSROADS COLORADO WEST
- SAMUEL T. HAUPT, PRESIDENT AND ROBERT E. HIRONS, GENERAL PARTNERS

PURPOSE: INSTALLATION OF A SANITARY SEWERAGE SYSTEM FOR CROSSROADS COLORADO WEST

LOCATION: NW CORNER OF CROSSROADS BLVD. AND HORIZON DRIVE - NO ADDRESS LISTED

PARCEL#: 2701-361-22-024

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1975

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

MAY 12 1975

RECORDED AT 2:32 O'CLOCK P.M. EARL SAWYER, RECORDER

RECEPTION NO. 1087308

POWER OF ATTORNEY AND SEWERAGE SERVICE AGREEMENT

WE, (X), CROSSROADS COLORADO WEST, Colorado Limited Partnership owner(x) of the real property situate in Mesa County, Colorado, and described as:

SEE EXHIBIT "A" ATTACHED

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 (X) 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 land, we (X) 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) hereunto set our (X) hand(s) and seal(s) this 7th day of April, 1975.



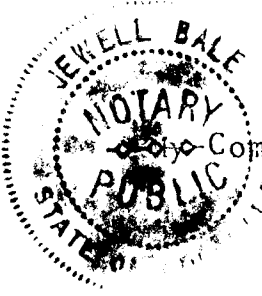
ATTEST: Mark Holloway Secretary of Spec, Inc. (Seal of Colorado)

CROSSROADS COLORADO WEST, a Colorado Limited Partnership By SPEC INC., a Colorado corporation By Samuel T. Haupt President Robert E. Hirons General Partners

The foregoing instrument was acknowledged before me this 7th day of April, 1975 by Samuel T. Haupt, President and Mark Holloway Secretary of Spec, Inc., a Colorado corporation, and ROBERT E. HIRONS General Partners in Crossroads Colorado West, a Colorado limited partnership.

WITNESS my hand and official seal:

Jewell Bale Notary Public



Commission expires: 3-5-77

Commencing at the Southwest corner of the NE $\frac{1}{4}$ of Section 36, Township 1 North, Range 1 West of the Ute Meridian,
 thence North 00°04'00" East along the West line of the NE $\frac{1}{4}$ of said Section 36 a distance of 598.64 feet to a point on the Northeasterly right-of-wayline of Interstate Highway 70 and the TRUE POINT OF BEGINNING,
 thence continuing North 00°04'00" East along said West line of the NE $\frac{1}{4}$ of said Section 36 a distance of 720.82 feet to the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 36,
 thence South 89°50'58" East along the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 36 a distance of 1,316.76 feet to the Northeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 36,
 thence South 00°08'00" West along the East line of SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 36 a distance of 63.72 feet to a point on the Southwesterly right of way line of the Government Highline Canal,
 thence along said Southwesterly right of way of the Government Highline Canal by the following three course and distances: South 68°29'00" East 342.21 feet,
 thence along the arc of a curve to the right whose radius os 1,342.70 feet and whose long chord bears South 54°15'30" East 659.88 feet,
 thence South 40°02'00" East 321.16 feet to a point on the Northwesterly right of way of Horizon Drive,
 thence South 54°54'30" West along said Westerly right of way line a distance of 362.11 feet,
 thence North 35°05'30" West 400.00 feet,
 thence South 54°54'30" West 165.00 feet,
 thence South 35°05'30" East 400.00 feet to a point on the said Northwesterly right of way line of Horizon Drive,
 thence South 54°54'30" West along said Northwesterly right of way line a distance of 307.94 feet,
 thence North 21°18'31" West 370.61 feet,
 thence South 67°50'18" West 264.44 feet to a point on the East line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 36,
 thence South 85°58'54" West 330.51 feet,
 thence South 00°08'00" West 240.10 feet to a point on the South line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 36,
 thence North 89°51'40" West along said South line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36 a distance of 329.78 feet to a point on the Northeasterly right of way line of Interstate Highway 70,
 thence along said Northeasterly right of way of Interstate Highway 70 by the following four courses and distances: North 36°05'05" West 203.76 feet, thence along the arc of a curve to the left whose radius is 1,762.10 feet and whose long chord bears North 42°37'25" West 315.68 feet,
 thence North 58°06'37" West 215.47 feet,
 thence along the arc of a curve to the left whose radius is 1,737.10 feet and whose long chord bears North 57°07'14" West 164.76 feet to the true point of beginning;
 Mesa County, Colorado.

EXHIBIT "A"