

DEN77PRK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: KATE K. DENNING

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: CURB,
GUTER, SIDEWALK AND IMPROVEMENT OF AND PAVING OF PARK DRIVE
AND LOST LANE

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1977

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

I, We, the undersigned, owners of the real property situate in the County of Mesa, State of Colorado, and describe as:

See Attached Exhibit "A"

for valuable consideration do nominate and appoint the City Clerk of the City of Grand Junction, Colorado, as my/our attorney in fact to execute a local improvement district petition to provide for the assessment against the above property of the cost of curb, gutter, sidewalk and improvement of and paving of:

Park Drive and Lost Lane

abutting the property or determined as being assessable against the property at such time as the Clerk may determine and without con-ter-petition by me/us. It is understood by me/us that there will be no participation by the City in any costs of the required improvements.

This power shall be covenant running with the land and shall not expire at my/our death(s).

Dated this 5 day of October, 1977.

Kate K. Denning

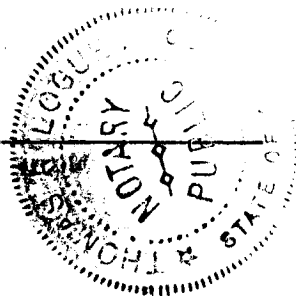
STATE OF COLORADO)
COUNTY OF) ss:

On the 5th day of Oct., 1977, the foregoing Power of Attorney was acknowledged before me by:

KATE K. DENNING

My notarial commission expires: Aug. 9th 1981
Witness my hand and official seal.

Thomas A. Rogue



Copy to Engineering 11-17-77

6, 17, 18 AND 19 OF DIVISION

EXHIBIT "A"

DECLARATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Leona Foster is the owner of that certain tract of land situated in the City of Grand Junction, County of Mesa, State of Colorado and being a part of Lots 16, 17, 18 and 19 of Park Lane Subdivision located as a part of the NW 1/4 of the NW 1/4 of Section 11, T.1S, R.1W, Ute Meridian, said real property being more particularly described as follows;

Commencing at the NW Corner of Section 11, T.1S, R.1W, of the Ute Meridian; Thence N. 00° 00' 00" E along the North line of the NW 1/4 of said Section 11 a distance of 726.00 feet; Thence S. 20° 10' 00" E along the Easterly boundary of said Park Lane Subdivision a distance of 189.96 feet to the TRUE POINT OF BEGINNING. Thence continuing N. 00° 11' 00" E along said Easterly boundary of said Park Lane Subdivision a distance of 124.00 feet to a point on the Northerly Right-of-Way of West Lane; Thence S. 75° 20' 00" W along said Northerly Right-of-Way a distance of 200.55 feet to a point on the Easterly Right-of-Way of Park Drive; Thence along said Easterly Right-of-Way of Park Drive along the arc of a curve to the left whose radius is 152.00 feet and whose long chord bears N. 21° 56' 36" W 148.49 feet; Thence N. 00° 00' 00" W 27.12 feet; Thence N. 89° 21' 00" E 208.19 feet to the TRUE POINT OF BEGINNING. Containing 0.650 Acres.

That said owner has caused the said real property to be laid out and surveyed as Replat of Part of Lots 16, 17, 18 and 19 of Park Lane Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the utility companies those portions of said real property, which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of such utilities as telephons, electric lines, poles and cables, storm and sanitary sewer mains, gas pipelines, with further right of ingress and egress to and from the above described utility easements, and those portions of said real property which are labeled as irrigation easements for the installation and maintenance of irrigation ditches, flumes and conduits, and those portions of said real property which are labeled as drainage easements for the installation and maintenance of drainage ditches, flumes and conduits.