

DUN77RDH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **POWER OF ATTORNEY**

NAME OF PROPERTY OWNER OR GRANTOR: LESTER S. DUNCAN AND
CHANDLER DUNCAN

STREET ADDRESS/PARCEL NAME/SUBDIVISION (LOT AND BLOCK): 650
ROUND HILL - LOT 5 OF ROUND HILL SUBDIVISION

PARCEL NO: 2945-021-00-052

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1977

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

STATE OF COLORADO, COUNTY OF MESA
RECORDED AT 250 P. AUG 29 1977
RECEPTION NO. 1140588 EARL SAWYER, RECORDER

2945-024-021-052 ✓
050

GALAXY
ROUND HILL
BOOK 1117 PAGE 908

POWER OF ATTORNEY
AND
SEWERAGE SERVICE AGREEMENT

2945 024 021 052 ✓

WE, (#), Lester S. Duncan and Chandler Duncan
owner(s) of the real property situate in Mesa County, Colorado,
and described as: BEG NE COR LOT 5 ROUND HILL SUB 696.31FT N 75DEG47'
E FR SW COR NE4 SEC 2 1S 1W S 11DEG 40' W 50.53FT ALG E LI LOT 5 S
37DEG44' E 179.28FT S 80DEG57' E 166.60FT N 16DEG03' E 87.27FT N
20DEG44' W 78.13FT TO SE COR LOT 11 N 56DEG04' W 108.48FT ALG S LI
LOT 11 S 90DEG W 170.5FT ALG S LI LOT11 TO BEG LYG IN SW4 NE4 SW4 SE4
SEC 2 1S 1W + BEG S 11DEG40' W 50.53FT FR NE COR LOT 5 ROUND HILL SUB
SEC 2 1S 1W S 37DEG44' E 179.28FT S 80DEG57' E 127FT S TO N ROW LI
G.V. CNL WLY ALG ROW TO PT S 04DEG40' W FR BEG N 04DEG40' E TO BEG

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 ~~do~~ 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 the land, we ~~do~~ 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 under-
stood that the City shall have the right, along with suit for
collection of monies owing, to shut off sewerage service for fail-
ure 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 con-
stitute a lien against the property enforceable by appropriate
action.

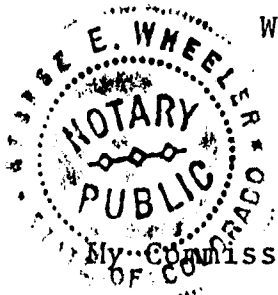
IN WITNESS WHEREOF, we (#) have hereunto set our (my)
hand(s) and seal(s) this 15 day of June, 1977.

Lester S. Duncan Chandler Duncan

STATE OF COLORADO)
COUNTY OF MESA) ss

The foregoing instrument was acknowledged before me this
15th day of June, 1977 by Lester S. Duncan
& Chandler Duncan

WITNESS my hand and official seal:



George E. Wheeler
Notary Public

My Commission expires: My commission expires August 4, 1973.