

GWH97SBW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: G. WILLIAM HOOVER DBA TNBT  
VENTURE

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2529 SOUTH BROADWAY,  
PARCEL NO. 2945-153-00-042, ROSEVALE EXTENSION

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Street Address: 2529 S. Broadway  
Grand Junction

1836427 03/12/98 0213PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00 SURCHG \$1.00

Parcel # 2945-153-00-042

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

This Utility Connection and Annexation Agreement and Declaration of Covenants is made between G. William Hoover, dba TNBT VENTURE, 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

ROSEVALT EXTENSIONAL



EXHIBIT "A"

Beginning at a point whence the South Quarter corner of Section 15, Township 1 South, Range 1 West of the Ute Meridian, bears South 55°44' East 1441.3 feet, thence South 41°03' West 148.62 feet, thence South 83°12' West 23.63 feet, thence North 2°56' West 135.24 feet, thence North 35°42' East 100.90 feet, thence South 34°06' East 123.25 feet to the Point of Beginning, EXCEPTING THEREFROM, Beginning at a point whence the South Quarter corner of Section 15, Township 1 South, Range 1 West, Ute Meridian, bears South 55°44' East 1441.3 feet, running thence North 34°06' West 123.25 feet, thence South 35°42' West 70 feet, thence South 34°06' East to a point of intersection with a line which runs South 41°03' West from the point of beginning, thence North 41°03' East to the point of beginning, conveyed to Everett Shilling in instrument recorded March 6, 1963 in Book 841 at Page 80,

Tax Schedule Number-2945-153-00-042

The foregoing instrument was  
by            WILLIAM HOOVER