

HAN97BWY

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: DAVID AND TERESA HANSOW

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 538 SOUTH
BROADWAY, PARCEL # 2947-224-00-208

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1997

EXPIRATION DATE: PERMANENT

DESTRUCTION DATE: NONE

1810377 0152PM 08/22/97
MONIKA TODD CLK&REC MESA COUNTY CO

Street Address: 538 S. Broadway
Grand Junction

Parcel # 2947-224-00-208

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

This Utility Connection and Annexation Agreement and Declaration of Covenants is made between David & Teresa Hansow, 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

EXHIBIT A
ANNEXATION PETITION

Legal Description of the territory to be annexed.

(TO BE ATTACHED)

LEGAL DESCRIPTION - PARCEL B

A parcel of land situated in the NW 1/4 SE 1/4 of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at the intersection of the East Right-of-Way line of South Broadway, as recorded in Book 965 at Page 541 of the Mesa County records, and the South Right-of-Way line of Corral De Terra Drive, as recorded in Plat Book 13 at Page 124 of the Mesa County Records, from which point the C-S 1/16 Corner for said Section 22 bears N 89°29'00" W, 40.00 feet and S 00°31'00" W, 687.31 feet: thence, continuing along said South Right-of-Way line, S 89°05'11" E, 252.69 feet: thence, leaving said South Right-of-Way line, S 00°31'00" W, 122.78 feet: thence N 67°42'49" W, 96.04 feet: thence N 89°05'11" W, 163.50 feet to the East Right-of-Way line of South Broadway: thence, along said Right-of-Way line N 00°31'00" E, 87.78 feet to the point of beginning, containing 0.55 acre more or less.