

JCM95TRC

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: JUST COMPANIES BY E.S.
LENHART, PRESIDENT

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 263 TERRACE
DRIVE 2943-302-49-003- LOT 2 TERRACE ESTATES SPECIAL
DISTRICT OMSD

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

SEWER HOOKUP PERMIT
CITY OF GRAND JUNCTION, COLORADO

1737644 0424PM 11/27/95
MONIKA TODD CLK&REC MESA COUNTY CO

OWNER(S): Just Companies - LLC
ADDRESS OF PROPERTY: 263 Terrace Ct.
TAX PARCEL NUMBER: 2943-302-49-003
LEGAL DESCRIPTION OF PROPERTY: Lot 2 - Terrace Estates

SPECIAL DISTRICT:
 OMSD CGV FRUITVALE OTHER _____
 OUTSIDE OF SPECIAL DISTRICTS

IN CONSIDERATION FOR BEING ALLOWED TO CONNECT TO THE CITY OF GRAND JUNCTION/MESA COUNTY JOINT SEWER SYSTEM AND TO OBTAIN SEWER TREATMENT SERVICES FROM THE CITY, THE UNDERSIGNED PROPERTY OWNER(S), BY SIGNING BELOW, AGREES TO: (1) PAY ALL APPROPRIATE TAP, PLANT INVESTMENT, HOOKUP AND OTHER FEES AS REQUIRED BY THE CITY AND ANY APPLICABLE SPECIAL SEWER DISTRICT, (2) GRANT TO THE CITY THE FOLLOWING POWER OF ATTORNEY FOR ANNEXATION, AND (3) TIMELY PAY ALL APPLICABLE SEWER SERVICE CHARGES PURSUANT TO ALL APPLICABLE CITY ORDINANCES, RULES AND REGULATIONS. (1) AND (2), ABOVE, MUST BE PERFORMED BY THE PROPERTY OWNER(S) PRIOR TO ISSUANCE OF ANY BUILDING PERMIT ALLOWING CONNECTION TO THE SEWER SYSTEM BY THE SUBJECT PROPERTY.

AGREEMENT AND POWER OF ATTORNEY FOR ANNEXATION

BE IT KNOWN THAT:

I (We) do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact granting said City Clerk full power and authority for me (us) and in my (our) stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed to the City of Grand Junction; and to sign any petition(s) for annexation of the described land(s) to the City, when eligible; and to do and perform any and all acts which the said City Clerk shall deem necessary, convenient, or expedient to accomplish said annexation, as fully as I (we) might do if personally present.

The property described herein may be annexed to the City of Grand Junction in part or parts, at any time. Consent is hereby given to annex portions of tracts and parcels even if the annexation has the effect of dividing tracts or parcels into separate parts or parcels.

The authority granted by this instrument shall be a covenant running with the land(s), shall be binding upon successors in interest and shall not cease upon my (our) disability, death(s) or the dissolution of marriage, partnership, corporation or other form

of association from which I (we) may hold title or claim an interest to the property described herein. This agreement for annexation is intended to comply with C.R.S. § 31-12-121, as amended.

As a further covenant to run with the land, I (we) agree that in the event a counter-petition to a proposed annexation of the land is prepared, any signature of mine (ours) on such petition purporting to affect the land herein described may be ignored as of no force and effect by the City under annexation requirements.

Further, I (we) agree that the said City Clerk may vote in my (our) behalf in any elections concerning the annexation of this property, as if I (we) were physically present.

If any clause, provision or detail of this Power of Attorney is deemed void, unlawful or unenforceable, such invalidity shall not effect any other person or provision hereof.

IN WITNESS WHEREOF, I (we) agree, for myself (ourselves) and for my (our) heirs, personal representatives, successors and assigns, to be bound by the terms of this Sewer Hookup Permit, including the Agreement and Power of Attorney for Annexation set forth above. Agreed to this 13th day of NOV, 1995.

OWNER(S):

Kathryn M. Lenhart, Secretary
for Gas Companies Inc

STATE OF COLORADO,)
) SS;
COUNTY OF MESA.)

The foregoing instrument was acknowledged before me this 13 day of November, 1995, by KATHRYN M. Lenhart

WITNESS my hand and official seal:

Mildred B Fowler
Notary Public

10-26-96
My commission expires:

