

JEN81PAT

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: JENSEN DEVELOPMENTS, A LIMITED  
PARTNERSHIP DOING BUSINESS AS THE VILLAGE FAIR BY: EARL A.  
JENSEN (GENERAL PARTNER)

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: TWELFTH AND  
PATTERSON SHOPPING PARK, LOT 1-12 OF GOLDEN COURT

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1981

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

MAY 26 1981

RECORDED AT 4:32 O'CLOCK P.M. RECEPTION NO. 1258085 EARL SAWYER, RECORDER

POWER OF ATTORNEY

and agent for owners

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

See Exhibit A attached hereto.

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:

That portion of Patterson Road adjoining the above described property.

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 29th day of April, 1980.

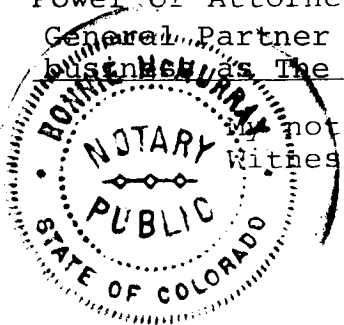
Jensen Developments, a limited partnership doing business as The Village Fair

By: Earl A. Jensen, General Partner

STATE OF COLORADO ) ) ss: COUNTY OF MESA )

On the 29th day of April, 1980, the foregoing Power of Attorney was acknowledged before me by: Earl A. Jensen, General Partner of Jensen Developments, a limited partnership doing business as The Village Fair.

My notarial commission expires: November 19, 1983 Witness my hand and official seal.



Louise McMurray

77 28 2016 2011

EXHIBIT A

TWELFTH AND PATTERSON SHOPPING PARK

LEGAL DESCRIPTIONS

Parcel 1

Lots 1 - 12 of Golden Court Subdivision

Parcel 2

Beginning at a point which is the NE corner of Section 11, T1 S, R 1 W of the Ute Meridian, thence South 0°12'30" East 187.5 feet, thence North 89°50'30" West 210.1 feet, thence North 0°37'30" East 186.1 feet, thence North 89°48'30" East 206.3 feet more or less to the point of beginning;

EXCEPT a tract of land conveyed to the City of Grand Junction in instrument recorded July 25, 1974 in Book 1020 at page 790 described as follows: The East 35 feet of Beginning at the NE corner of Section 11, T 1 S, R 1 W of the U.M. thence South 00°12'30" East 187.5 feet, thence North 00°37'30" East 186.1 feet, thence North 89°48'30" East 206.3 feet, and

Beginning at a point which is 187.5 feet S of the NE corner Section 11, T 1 S, R 1 W of the U.M. thence West 210.1 feet, thence South 16 feet, thence East 210.1 feet, thence North 16 feet to the point of beginning.

Parcel 3

Beginning 203.5 feet South of the NE corner of Section 11, T 1 S, R 1 W, U. M. thence West 200 feet, thence South 100 feet, thence East 200 feet, thence North 100 feet to the point of beginning, except the East 35 feet for road right of way.

Parcel 4

Beginning 303.5 feet South of the NE corner of Section 11, T 1 S, R 1 W, Ute Meridian, thence West 200 feet, thence South 120 feet, thence East 200 feet, thence North 120 feet to the point of beginning, except the East 35 feet for road right of way.

TWELFTH AND PATTERSON SHOPPING PARK

## LEGAL DESCRIPTIONS (CONTINUED)

Parcel 5

Beginning at a point which is South 423.5 feet from the NE corner of Section 11, T 1 S, R 1 W of the Ute Meridian, thence South 55 feet, thence West 200 feet, thence North 55 feet, thence East 200 feet to the point of beginning.

Parcel 6

Beginning 303.5 feet South and 200 feet West of the NE corner of Section 11, T 1 S, R 1 W of the Ute Meridian, thence South 180 feet to the Grand Valley Canal, thence Northwesterly along said Canal 70 feet, thence North 147 feet, thence East 60 feet to beginning.

Subject to road right of way over the East 30 feet of Parcel No. 1 and easement for sewer line described as follows: Beginning 423.5 feet South and 185 feet West of the Northeast corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence West 15 feet, thence South 55 feet, thence East 35 feet, thence North 20 feet, thence West 20 feet, thence North 35 feet; and a 15 foot easement over and across the following property, the center line of which is described as follows: Beginning at a point 453 feet South and 200 feet West of the Northeast corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian, thence North 64°55' West 66.25 feet, more or less to a point on the West line of the Jess W. Tramel Tract as described in Book 394 at page 472, Reception No. 399019 recorded June 8, 1942 County Clerk Records, Mesa County, Colorado. Said center point being 121.50 feet from the Northwest corner of said tract, together with the right of ingress and egress for the proper repair and maintenance for said sewer line, all located in the City of Grand Junction, Mesa County, Colorado.