

PRK94PRK

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: PARK RIDGE, A COLORADO JOINT  
VENTURE KENNETH B. MILYARD, JR.

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PARK RIDGE  
SUBDIVISION GREENBELT DRIVE AND REDLANDS PARKWAY  
2945-074-00-004 LOTS 1 THROUGH 11 PARK RIDGE TOWNHOMES

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1994

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

OWNER(S) PARK RIDGE, A COLORADO JOINT VENTURE

ADDRESS OF PROPERTY Park Ridge Subdivision, Greenbelt Dr. & Redlands Parkway

TAX PARCEL # 2945-074-00-004

LEGAL DESCRIPTION OF PROPERTY Lots 1-11, Park Ridge Townhomes,  
Mesa County, Colorado

See attached legal description

BE IT KNOWN THAT:

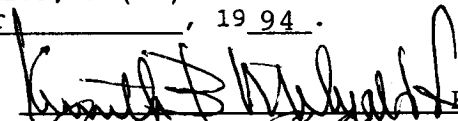
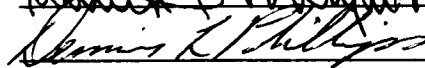
I, (We), do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact granting said City Clerk full power and authority for me (us) and in my (our) stead to: sign such documents and instruments as are necessary to cause the above described land(s) to be annexed 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) death(s) or the dissolution of marriage, partnership, corporation or other form of association which may hold title or claim an interest to the property described herein.

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 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.

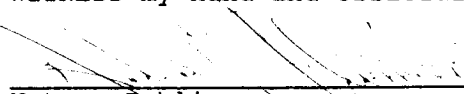
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal this 27 day of September, 1994.

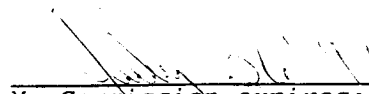
 Kenneth B. Milyard, Jr.  
 Dennis L. Phillips

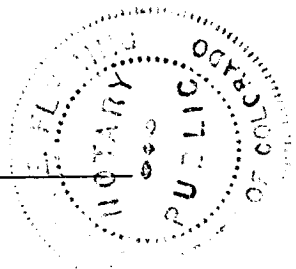
STATE OF COLORADO )  
 ) ss:  
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 27 day of September, 1994 by Kenneth B. Milyard, Jr. & Dennis L. Phillips

WITNESS my hand and official seal:

  
Notary Public

  
My Commission expires:



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Park Ridge, a Colorado Joint Venture is the owner of that real property described in Book 2071 at Page 472 in the Mesa County records, being situated in the Northwest quarter of the Southeast quarter of Section 7, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, as shown on the accompanying plat, and being more particularly described as follows:

Commencing at the south quarter corner of Section 7, a Mesa County Brass Cap, whence a Mesa County Brass Cap for the center quarter corner of said Section 7 bears N00°20'17"W with all bearings contained herein relative thereto;

Thence N00°20'17"W, a distance of 1947.24 feet;

Thence S90°00'00"E, a distance of 800.00 feet to the point of beginning, a #5 rebar with aluminum cap PLS18480;

Thence S90°00'00"E a distance of 518.07 to the westerly line of a right-of-way described in Book 1349 at Pages 5 thru 8;

Thence along said right-of-way the following three courses:

1. 112.14 feet along the arc of a non-tangent curve to the left having a radius of 1960.00 feet, a central angle of 3°16'42" and a chord bearing S38°30'39"W a distance of 112.13 feet to a found right-of-way marker
2. S37°22'14"W a distance of 99.99 feet to a found right-of-way marker
3. S36°52'19"W a distance of 174.50 feet

Thence along the northerly line of a right-of-way described in Book 1095 at Page 443 the following three courses:

1. 110.85 feet along the arc of a non-tangent curve to the right having a radius of 256.48 feet, a central angle of 24°45'49" and a chord bearing S85°11'05"W a distance of 109.99 feet
2. N82°26'00"W a distance of 172.90 feet
3. N00°28'40"W a distance of 53.27 feet to the southeast corner of Pine Terrace Subdivision, a #5 rebar with aluminum cap PLS18480;

Thence along the easterly line of said Pine Terrace Subdivision N00°20'17"W, a distance of 240.00 feet to the point of beginning;

That said owners have caused the said real property to be laid out and surveyed as Park Ridge Townhomes, a subdivision of a part of Mesa County, Colorado. That said owners do hereby dedicate and set apart all of the streets and roads as shown hereon to the use of the public forever, and hereby dedicates to the Public Utilities those portions of said property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including limited to electric lines, gas lines, telephone lines, sewer lines, storm water lines, and other utility lines.

RECORDED IN PUBLICITY DOCUMENT  
PROVIDED FOR REPRODUCTION