PST97SHT

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TYPE OF RECORD: POWER OF ATTORNEY

CATEGORY OF RECORD: PERMANENT

NAME OF AGENCY OR CONTRACTOR: PHILLIP SCOTT TAYLOR

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2708 1/4 F 1/2 ROAD, SHORT LANE WITH WARRANTY DEED

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1997

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE



City standards and is accepted into the City system.

1806552

0316PM 07/21/97

POWER OF ATTORNEY

BE IT KNOWN THAT: I, (WE), $\underline{hilip Scott Taylor}$ as owner(s) of real property located in the City of Grand Junction and known as $\underline{2708!/4 F!/2 PS}$ understand that $\underline{SHort Lane}$ street/road which is a public right-of-way and which adjoins the above described property, is not constructed to City standards or specifications and therefore, said street/road has not and will not be accepted by the City of Grand Junction. Furthermore, said street/road is and will not be, maintained by the City and maintenance of the street/road is and shall continue to be the sole and exclusive responsibility of the adjoining property owner(s), unless and until said street/road is built to the then existing

Until such time that the road is improved, the owner will be required to provide access to the lot with a 15 ft. wide driveway with 6" deep, 3/4" roadbase to be maintained by the owner. The driveway must continue to be maintained for utility service. Trash pickup will be at the end of the driveway where it intersects with the improved roadway.

I, (WE), as owner(s) of the above described real property hereby further agree to participate in an improvement district, if one is formed, for the upgrade and installation of improvements to said street/road to the then existing City standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney in Fact to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district.

This instrument shall be recorded and shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby, shall be binding upon any and all successors in interest to the above described property and shall not cease upon my death (the death of either or both of us) 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 improvement district 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.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

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IN WITNESS WHEREOF, I, (WE), have signed, executed and acknowledged this agreement on this ______ day of ______, ____ <u>, 1996</u>. Sco P

STATE OF COLORADO COUNTY OF MESA

The foregoing agreement was subscribed and sworn to before me th	is_30th	_day
of July, 1996.		

1996 My commission expires this <u>26</u> day of <u>OCTOBER</u>

Notary Public

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_ Recorder.

	BOOK2343 PAGE458
Pentecostal Holiness Church, Colorado Conference	
Grantor(s) Inc. a Colorado non-profit corporation	
whose address is 7055 S. Lincoln	
*County of ,State	e of
COLORADO ,for the consideration	1 of
SEVENTY THOUSAND AND NO/100 (\$70,000.00) dollars, in hand paid, hereby sel	ll(s)
and convey(s) to Phillip Scott Taylor	
whose legal address is 252 Thistle Avenue, Grand Junction	
County of Mesa ,and State of	COLORADO
the following real property in the County of Me	esa, and the State of
Colorado, to wit:	
See Exhibit "A" attached hereto and made a part hereof.	
also known by street and number as vacant land	
Grand Junction, CO 81506 with all its appurtenances, and warrant(s) the title to the same, subje	ect to
taxes for 1996 and all subsequent years, reservations contained in U	J. S. Patent,
easements, rights of ways and restrictions of record.	
Signed this 26 day of July, 1996	/ 5
Signed this $\alpha \in \text{day of } O(\alpha \cap \gamma)$, $\beta \neq 0$	stal Holiness Church Claudo Opraco stal Holiness Church, Colorado
Pentecos	stal Holiness Church, Colorado
Conferer	al O. Clar, president
	D. Clark, President
STATE OF Colorado) } ss.	
County of Arapahor)	
The foregoing instrument was acknowledged before me this $\Im G^{+h}$ by Paul D. Clark, President of Pentecostal Holiness Church, Colorado	day of July, 1996, o Conference, Inc.
My commission expires $1/3/97$. Witness my hand and off	ficial seal.
Sectio	E Readon
	Notary Public
*If in Denver, insert "City and."	

A tract of land in Section 1, Township 1 South, Range 1 West of the Ute Meridian, more particularly described as follows: Beginning at a point 30 feet North and 40 feet East of the Southwest corner of the NW4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian; thence North 350 feet; thence East 487 feet; thence East 487 feet; thence West to the point of beginning; EXCEPT the West 322 feet thereof; AND EXCEPT that part Beginning 30 feet North and 527 feet East of the Southwest corner of the NW4 of Section 1, Township 1 South, Range 1 West of the Ute Meridian to a point of beginning; thence North 117 feet; thence South 117 feet; thence East to the point of beginning.

TOGEHTER WITH all water and water rights, ditches and ditch rights appurtenant thereto or used in connection therewith including but not limited to .80 Class I Water rights with the Grand Valley Water Users Association.