RIN96ARW

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: LEO C. RINDERLE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: ARROWHEAD ACRES SUBDIVISION NEAR B AND 1/2 ROAD ON ORCHARD MESA 8.751 ACRES

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

3 PAGE DOCUMENT

POWER OF ATTORNEY

(For use within the boundaries of the Orchard Mesa Sanitation District)

BE IT KNOWN, that I, as owner of the real property situate in Mesa County, Colorado, and described as:

Arminhoad Acres Subdivision

| 1752419 | 0248PM 04/05/96 |
| Monika Todo Clakered Mesa County Co

Arrowhead Acres Subdivision Monika Todo Claber Mesa County do hereby designate and appoint the City Clerk of the City of Grand Junction as my Attorney in Fact granting said City Clerk full power and authority for me and in my 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 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 portion 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, shall be binding upon successors in interest and shall not cease upon my death or the dissolution of partnership, corporation or other form of association which may hold title or claim an interest to the property described herein. Notwithstanding the foregoing, however, this power of attorney must be "used" on or before the last day of the sixtieth calendar month following the date of execution hereof unless litigation or other intervening force results in an annexation petition not resulting in a completed annexation (but not the failure of the City Council to approve the proposed annexation). In the event of such litigation or intervening force, the City may "use" this power of attorney for annexation by the last day of the sixth calendar month following the end of the intervening force. The City will have "used" this power of attorney for annexation if the City Clerk has referred a petition for annexation to the City Council for an area or areas which include the property described herein either singly or with other properties. If the City does not "use" this power of attorney as set forth herein, this power of attorney shall thereafter terminate.

As a further covenant to run with the land, I 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.

	WHEREOF,	e hereunto	set	my hand	and	seal	this	1900	day
			<u> </u>	Receipt	is of	,	_		

STATE OF COLORADO)

COUNTY OF MESA)

The foregoing instrument was ackn of march, 19 % by	owledged before me this $\underline{/}$	941) day
Deo C. Binder	BOOK 2221	PAGE909
WITNESS my hand and official seal:		NOTAR,
Christine English Notary Public	$\frac{2-98}{\text{My Commission expi}}$	res:

s: 11/1/95: anxpoaom

LEGAL DESCRIPTION

Arrowhead Acres Subdivision

That the A.C. RINDERLE TRUST is the owner of that of that real property situated in the SW1/4 of Section 30, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows: (Book 2136, Page 678)

COMMENCING at the Northeast corner of the Southwest Quarter (SW1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, which bears South 89 degrees 54 minutes 00 seconds East (S 89°54'00" E), a distance of 2,598.71 feet from the West Quarter of said Section 30, as shown on the recorded plat of Orchard Villas Subdivision, Filing No. 1 as recorded in Plat Book 11, Page 209, of the Mesa County Clerk and Redorders Official Records, with all bearings contained herein relative thereto; thence South 00 degrees 04 minutes 40 seconds West (S 00°04'40" W), a distance of 50.00 feet; thence North 89 degrees 54 minutes 00 seconds West (N 89°54'00" W), a distance of 199.00 feet along the North line of said Orchard Villas Subdivision South 00 degrees 04 minutes 40 seconds West (S 00°04'40" W), a distance of 353.00 feet to a point at the Northeast corner of Orchard Villa Estates, as shown on the recorded subdivision plat as recorded in Plat Book 12, Page 33; thence along the North line of said Orchard Villa Estates North 89 degrees 54 minutes 00 seconds West (N 89°54'00" W), a distance of 260.00 feet and continuing on a bearing of North 89 degrees 54 minutes 00 seconds West (N 89°54'00" W), an overall distance of 1079.92 feet to a point on the easterly right of way line of 28.25 Road (a 50' wide right-of-way) as recorded in Book 1497, Page 32; thence along the said right-of-way of 28.25 Road North 00 degrees 06 minutes 00 seconds East (N 00°06'00" E), a distance of 353.00 feet to the southerly right-of-way of B.5 Road (a 100' wide right-of-way); thence along said right-of-way South 89 degrees 54 minutes 00 seconds East (S 89°54'00" E), a distance of 1079.82 feet to the POINT OF BEGINNING.

Sald parcel containing 8.751 acres, as described.