RMG97DDR

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: REMIJIO M. GALVAN JR.

STREET ADDRESS/PARCEL NAME/SUBDIVISION: 2541 DAVIS

DRIVE, PARCEL NO. 2945-222-00-018

CITY DEPARTMENT:

COMMUNITY DEVELOPMENT

YEAR: 1997

EXPIRATION DATE:

NONE

DESTRUCTION DATE:

NONE

| Street Address | : 2541 DAVIS DA |
|----------------|-----------------|
| | · |
| Parcel # 299 | 15-222-00-018 |

BOOK2415 PAGE390

1836429 03/12/98 0213PM Monika Todd Clk&Rec Mesa County Co RecFee \$15.00 SurChg \$1.00

UTILITY CONNECTION AND ANNEXATION AGREEMENT AND DECLARATION OF COVENANTS

| This Utility Co | onnection and An | nexation Agree | ement and Declara | tion of Covenants | is made |
|-----------------|--------------------|-----------------|--------------------|--------------------|----------------|
| between | Remi | io M. | GalVAN J | R . | ر, of the |
| County of Mes | sa, State of Color | ado, herein cal | led 'declarant' or | 'owner,' and the (| CITY OF |
| GRAND JUN | CTION, COLOR | ADO, in Mesa | County, State of | Colorado, herein | called 'City.' |

WITNESSETH:

- 1. Owner hereby covenants that (s)he is the Owner in fee of the following described real property located in Mesa County, Colorado: [attach the legal as Exhibit "A"]
- 2. In consideration for and as a condition precedent to being allowed to connect to the Persigo Regional Sewer System and to receive sewer service for the above described property, said Owner hereby covenants, agrees and declares that the following terms, covenants, conditions, restrictions, and obligations shall be deemed to run with the land described in paragraph 1 above, and shall be binding and accrue to the Declarant, Declarant's heirs, successors and assigns and any person acquiring or holding an interest in said property, their grantees, successors, heirs, executors, administrators or assigns, for the benefit of the City and said property.
 - a. Sewer service from the City of Grand Junction or the Persigo Regional Sewer System shall be subject to all terms and conditions as provided by the ordinances and regulations of the City as such may exist from time to time.
 - b. The owner and applicant agree to annex (and to execute a petition for annexation of the property served) to the City upon request at any time that such property is eligible for annexation. Further, each such owner and/or applicant agrees to forthwith execute and deliver to the City subsequent petition(s) for annexation at any time upon request of the City. This agreement shall be binding upon and shall run with the land for which service is provided.
 - c. As a condition precedent to the supplying of such sewer services, the undersigned consumer who is the owner in fee of the real property so supplied as described above, hereby agrees and covenants to apply for and consent to the annexation of the area described above to the City of Grand Junction at such date as the area described above or any portion thereof becomes eligible for annexation, as determined solely by the City. The undersigned hereby irrevocably appoints the Grand Junction City Clerk as his lawful attorney-in-fact for the purpose of executing a petition for annexation or petition for

RUSEVALE EXTENSION

annexation election with respect to the property described above. The undersigned further agrees to fully cooperate in annexation efforts and to sign no annexation petition or petition for annexation election which has the effect or is intended to hinder any annexation and to take no actions to hinder, delay, or avoid annexation of the property described above. The City shall be entitled to recover all costs, including reasonable attorney's fees, which it incurs in enforcing this annexation agreement on account of any breach of this agreement by the undersigned, his or her heirs, successors, or assigns,

| | F, Owner has executed this Agreement as of the date |
|---------------------------------------|---|
| above first written. | |
| | |
| | Signature of Declarant(s)/Owner (s) |
| | Remisio M Galm In |
| | (Print Name (s)) |
| | Date of Signature (s) |
| | Date of Signature (s) |
| STATE OF COLORADO) | |
|) ss. COUNTY OF MESA) | |
| The foregoing was acknowledged before | e me this 25 day of 000 |
| Remijio M. Galvan Jr. | |
| Witness of hand of official seal. | 0 |
| My commission Mpires My Commi | ission expires: Clara Maull-Colo 10, 2001 Notary 250 N 54 St |
| COLE | notary 250 N CHAF |
| or colored | Address |
| APPROVED by the City of Grand Junc | tion |
| | By Clara Manl Coll |

иссерион но. . EXHIBIT

*County of MESA

QUITCLAIM DEED

Grantor(s)

Erlinda Galvan

whose address is $2964\ D\ 1/2\ ROAD$, GRAND JUNCTION 81504

and State of CO

_ recentuer

Воок2415

Book 2315

1794326 1007AM 04/09/97
MONIKA TODD CLK&REC HESA COUNTY CO
DOCUMENT FEE \$NO FEE

, for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION -----

Dollars,

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in hand paid, hereby sell(s) and quitclaims(s) to

REMIJIO M. GALVAN JR

whose address is

2759 1/2 Unaweep Avenue, GRAND JUNCTION, CO 81503

County of MESA , and State of

CO

, the following

real property, in the

SATD

County of

MESA

and State of Colorado, to wit:

Beginning at a point 264 feet West of the southeast corner of the SE1/4 NE1/4 NW 1/4 of Section 22, Township 1 South, Range West of the Ute Meridian; thence West 196 feet; thence North 110 feet thence East 196 feet; thence South 110 feet to the point of beginning Together with an easement for roadway described as follows: Beginning at a point 460 feet West and 110 feet North of the Southeast Corner of said SE1/4 NE1/4 NW1/4 thence North 110 feet; thence East 10 feet; thence South 110 feet; thence West 10 feet to the point of beginning. Mesa County, Colorado.

> RECORDER NOTE: POST QUALITY DOCUMENT PROVIDED FOR THE PROPRIETON

also known as street and number: 2451 Davis Drive

assessor's schedule or parcel number: 2945-222-00-018 with all its appurtenances

Signed this 9th Apr:1 day of

,1997

GALYAN JR.

STATE OF COLORADO,

County of The forecoing instrument was acknowledged before me this

SS.

1997