

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 DR

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Parcel # 2945-222-00-017

1836429 03/12/98 0213PM
MONIKA TODD CLK&REC MESA COUNTY CO
REC FEE \$15.00 SURCHG \$1.00

**UTILITY CONNECTION AND ANNEXATION AGREEMENT
AND DECLARATION OF COVENANTS**

This Utility Connection and Annexation Agreement and Declaration of Covenants is made between Remigio M. Galvan Jr., of the County of Mesa, State of Colorado, herein called 'declarant' or 'owner,' and the CITY OF GRAND JUNCTION, COLORADO, 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

ROSEVALE EXTENSION

QUITCLAIM DEED

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Grantor(s) Erlinda Galvan

1794326 1007AM 04/09/97
MONIKA TODD CLK&REC MESA COUNTY Co
DOCUMENT FEE \$No FEE

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

*County of MESA and State of CO

, for the consideration of

TEN DOLLARS AND OTHER VALUABLE CONSIDERATION -----

Dollars,

in hand paid, hereby sell(s) and quitclaims(s) to REMIJIO M. GALVAN JR

whose address is 2759 1/2 Unawep Avenue, GRAND JUNCTION, CO 81503

County of MESA, and State of CO, the following

real property, in the SAID County of MESA and State of Colorado, to wit:

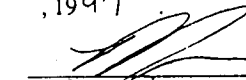
Beginning at a point 264 feet West of the southeast corner of the SE1/4 NE1/4 NW 1/4 of Section 22, Township 1 South, Range West of the Ute Meridian; thence West 196 feet; thence North 110 feet thence East 196 feet; thence South 110 feet to the point of beginning Together with an easement for roadway 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: POOR QUALITY DOCUMENT
PROVIDED FOR REPRODUCTION

also known as street and number: ⁷¹⁶ ~~2451~~ ^{Amr 2541} Davis Drive

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

Signed this 9th day of April, 1997



REMIJIO M. GALVAN JR.


ERLINDA GALVAN

STATE OF COLORADO.

County of Mesa

The foregoing instrument was acknowledged before me this

ss.

a day of April

1997