

ROS95RMH

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY (AND RELEASE)

NAME OF AGENCY OR CONTRACTOR: JOSEPH A. ROSCOE

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 205 RED MESA
HEIGHTS 2945-163-00-214

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

OWNER: JOSEPH A. ROSCOE
ADDRESS: 205 RED MESA HEIGHTS
GRAND JUNCTION, CO 81503
LEGAL DESCRIPTION OF PROPERTY:

1770314 1054AM 09/06/96
MONIKA TODD CLK&REC MESA COUNTY CO

Beginning at a point 515.5 feet West and South 16 Degrees 40 Feet West 591.4 feet from the Northeast corner of the NW 1/4 SW 1/4 of Section 16, Township 1 South, Range 1 West of the Ute Meridian;
thence North 73 Degrees 20 Feet West 80.28 feet;
thence South 15 Degrees 26 Feet West 95.2 feet;
thence South 74 Degrees 37 Feet East 79.39 feet;
thence North 89 Degrees 34 Feet East 77.6 feet;
thence North 30 Degrees 12 Feet West 103.23 feet to the Point of Beginning.
Mesa County, Colorado.
Tax Schedule #2945-163-00-214

BE IT KNOWN THAT:

The City Clerk of the City of Grand Junction, as Power of Attorney for Joseph A. Roscoe, by Power of Attorney dated February 21, 1995 and recorded March 3, 1995 in Book 2131 at Page 212, is hereby revoking their power and authority to sign any documents and/or instruments as are necessary to cause the above described land to be annexed to the City of Grand Junction; and to sign any petition for annexation of the described land to the City of Grand Junction.

IN WITNESS WHEREOF, I (we) have herunto set my (our) hand(s) and seal this 30th day of August, 1996.



City Clerk of the City of Grand Junction

By: Stephanie Nye

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 30th day of August, 1996, by Stephanie Nye.

WITNESS my hand and official seal:

Christine English
NOTARY PUBLIC

2-2-98
MY COMMISSION EXPIRES: 2-2-98

To: stephn
Cc: jodir
From: Dan Wilson
Subject: Fwd: Release of Power of Attorney
Date: 8/29/96 Time: 6:25PM

Originated by: JODIR @ CITYHALL on 8/29/96 11:19AM
Forwarded by: DANW @ CITYHALL on 8/29/96 6:25PM (CHANGED)

Oh cautious one: you have my approval!
***** ORIGINAL MESSAGE FOLLOWS

Dan,

Steph would like an E-mail from you confirming your review & acceptance of, and your recommendation for her to sign the Release of Power of Attorney for Roscoe.

Thanks!



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

February 11, 1997

Armo E Nixon
Margaret M Nixon
205 Red Mesa Hts
Grand Junction, CO 81503-1560

RE: 2945-163-00-214 205 Red Mesa Heights Rd

Dear Armo E. & Margaret M. Nixon,

In an effort to enhance communication between property owners and the City we are sending this reminder to property owners who are eligible for annexation to Grand Junction. We want to be sure you are aware of the potential for annexation.

Our records indicate a power of attorney for annexation to Grand Junction has been recorded for your property. This was done at the time of subdivision or construction in order to obtain city sewer service to your property. This document is reflected in your property's title policy, which you received prior to your home purchase.

Although there are no immediate plans your property will probably be annexed to Grand Junction. Whenever annexation of your property is to be considered, advance notice will be sent to the owner based upon records of the Mesa County Assessor.

Enclosed is a newsletter containing answers to many of the questions that citizens ask about annexation. If you have other questions, please contact the Community Development Department at 244-1450 or 244-1430. If you wish to speak to a City Council Member, contact the Council's secretary at 244-1508.

If you are no longer the owner, please notify us.

Sincerely,

A handwritten signature in cursive script that reads "Linda Afman".

Linda Afman
Mayor

(poaletr2.doc)

Armo E. & Margaret M. Nixon
205 Red Mesa Heights
Grand Junction CO 81503-1560

February 14, 1997

The Honorable Linda Afman
Mayor of the City of Grand Junction
250 North Fifth Street
Grand Junction CO 81501-2668

RE: 2945-163-00-214 205 Red Mesa Heights Rd.

Dear Mayor Afman:


This relates to your letter of February 11, 1997, regarding the above subject. That letter was incorrect in the following respects.

On August 30, 1996, the Power of Attorney to which you refer was revoked. The Release of Power of Attorney document was recorded by the Mesa County Clerk's Office on September 6, 1996 (Copy Attached). As a result the title company has altered our title policy to delete reference to any power of attorney.

Although it is implied in your letter, we do not have city sewer service to our property. We rely upon a septic system which was installed, under County Permit, in early 1993. We find this to be satisfactory.

Please be aware that, having lived inside and outside the city limits of Grand Junction, we perceive no notable benefits to having a home within the city. As a result, we would not favor annexation.

Sincerely,



COPY: File

POWER OF ATTORNEY

Mapped 2/23/95 *R*

OWNER(S) JOSEPH A. ROSCOE

ADDRESS OF PROPERTY 205 RED MESA HTS.

TAX PARCEL # 2945-163-00-214

LEGAL DESCRIPTION OF PROPERTY

BEG 515.5FT W + S 16DEG40MIN W 591.4FT FR NE COR NW4SW4 SEC 16 1S 1W N 73DEG20MIN W 80.28FT S 15DEG26MIN W 95.2FT S 74DEG37MIN E 79.39FT N 89DEG34MIN E 77.6FT N 30DEG12MIN W 103.22FT TO BEG

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 of 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 21 day of FEB., 1995.

Joseph A. Roscoe

STATE OF COLORADO)
) ss:
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 21st day of February, 1995 by Joseph A. Roscoe

WITNESS my hand and official seal:
Mildred B. Fowler
Notary Public

10-26-96
My Commission expires:



RELEASE OF POWER OF ATTORNEY

Book 2262 Page 545

OWNER: JOSEPH A. ROSCOE
ADDRESS: 205 RED MESA HEIGHTS
GRAND JUNCTION, CO 81503
LEGAL DESCRIPTION OF PROPERTY:

1778216 1034AM 09/06/96
MESA TOWN CLERK MESA COUNTY CO

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City Clerk of the City of Grand Junction

By: Stephanie Nye

STATE OF COLORADO.

COUNTY OF MESA

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WITNESS my hand and official seal:

Christine English
NOTARY PUBLIC

2-2-98
MY COMMISSION EXPIRES:



Post-it® Fax Note	7671	Date	# of pages ▶
To	<u>Rin</u>	From	<u>(Jenna)</u>
Co./Dept.	<u>Beary</u>	Co.	<u>WCDL</u>
Phone #		Phone #	
Fax #		Fax #	