

SIM74KNL

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: FRED J. SIMPSON AND JOSEPH  
SIMPSON, HENRY J. FAUSSONE, BRUCE P. BROWNSON

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: KAREN LEE  
SUBDIVISION FILING #1

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1974

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

POWER OF ATTORNEY AND ANNEXATION COVENANT

SEBRO SERVICE CORPORATION WE, Walter Oxley, Fred J. Simpson, and Joseph Simpson owners of the real property situate in Mesa County, Colorado, and described as:

A part of the NW 1/4 SW 1/4 and a part of the SW 1/4 SW 1/4 all in Section 5, T18S, R1E, U.M., said tract being more particularly described as follows:

Commencing at the W 1/4 Cor. of said Sec. 5; thence S 89°47'43" E along the North line of the NW 1/4 SW 1/4 of said Sec. 5 a distance of 494.60 ft. to the True Point of Beginning. Thence continuing S 89°47'43" E along said North line of the NW 1/4 SW 1/4 of said Sec. 5 a distance of 924.83 ft. to the NE Corner, NW 1/4 SW 1/4 of said Sec. 5; thence S 00°03'21" W along the East line of the NW 1/4 SW 1/4 of said Sec. 5 a distance of 1,319.74 ft. to the SE Cor. NW 1/4 SW 1/4 of said Sec. 5; thence N 89°48'24" W along the South line of the NW 1/4 SW 1/4 of said Sec. 5 a distance of 353.42 ft.; thence S 00°11'36" W 140.00 ft.; thence N 89°48'24" W 305.00 ft.; thence N 00°11'36" E 140.00 ft. to a point on the South line of the NW 1/4 SW 1/4 of said Sec. 5; thence N 89°48'24" W along said South line of the NW 1/4 SW 1/4 of said Sec. 5 a distance of 166.97 ft.; thence N 00°04'48" E, 1,319.90 ft. to the True Point of Beginning.

The above described tract of land contains 25.98 acres.

which property has been petitioned for rezoning in the County to Transitional (a zoning category permitting urban development), and which property is not presently eligible for annexation to the City of Grand Junction whose zoning permits the same of similar type of development.

As a part of the zoning process to secure such Transitional zoning, we do hereby designate and appoint the City Clerk of the City of Grand Junction, as our Attorney in fact to sign any petition for annexation, when eligible, of the described land to the City, whether for the described land alone or in conjunction with other lands. Such authority shall be a covenant running with the land, shall be binding upon our successors in interest and shall not cease upon the death either or all of us.

As a further covenant to run with the land, We agree that in the event a counter-petitioner to the 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 its annexation requirements.

IN WITNESS WHEREOF We have hereunto set our hands and seals this 5 day of Feb, 1974.

SEBRO SERVICES, INC.

BY

Bruce P. Brownson, President Henry J. Faussone, Secretary Joseph Simpson

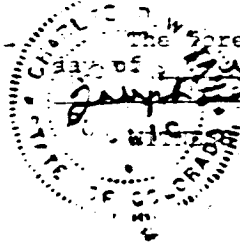
STATE OF COLORADO

SS

Fred J. Simpson  
Fred J. Simpson

COUNTY OF MESA

The foregoing instrument was acknowledged before me this 5 day of Feb, 1974 by Bruce P. Brownson, Henry J. Faussone, Joseph Simpson & Fred J. Simpson witnesses by hand and official seal:



Richard D. ...  
Notary Public

My Commission expires: June 4 1976

Karen Lee Felling #1