STN95LFS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: LEATHA JEAN STASSEN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 673 20 1/2 ROAD, LAUGHING FARMS, 2947-151-00-125, 2947-152-00-014, 2697-354-00-415

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1995

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Laughing Farms po	WER OF ATTORNEY	BOOK 2164 PAGE 374 1726113 03:15 PM 08/11/95
OWNER(S) Leatha J. St	ussen	Monika Todd Clk&Rec Mesa County Co
ADDRESS OF PROPERTY	673-20	1/2 Road
TAX PARCEL # 2947-151-00-125	5, 2947-152-00	0-014, 2697-354-00-415
LEGAL DESCRIPTION OF PROPERTY	See Attack	hed

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 or 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, of $\sqrt{3} u \sqrt{4}$	I (we) have hereunto set my (our) hand(s) and seal this <u>2</u> day
1	atte Jean Stassen OTARY PUBL
	RHONDAS RHONDAS
STATE OF COLORADO COUNTY OF MESA) ss:) cr color
The foregoing	instrument was acknowledged before me this <u>27th</u> day of , 19 <u>95</u> by <u>Rhonda S. Edwards</u>

WITNESS my hand and official seal:

Elwards onda Public

0M

Tax Parcel # 2947-151-00-125

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That part of the North 1/2 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, lying within the following description: From the Southwest corner of fractional Northeast 1/4 Northwest 1/4 of Section 15, Township 11 South, Range 101 West of the 6th Principal Meridian, and considering the North line of said Section 15 to bear WEST, as determined by the General Land Office in 1915 and 1918, with all bearings contained herein relative thereto; thence South 89°32' East 937.5 feet, North $00^{\circ}00'00"$ East 25.00 feet to a point on the North right-of-way line of F 3/4 Road, South 89°32'00" East along said right-of-way line a distance of 402.21 feet to the True Point of Beginning; thence continuing along the North right-of-way line of said F 3/4Road, South 89°32'00" East 10.79 feet to the East right-of-way line of 20 1/2 Road; thence along the East right-of-way line of said 20 1/2 Road, South 00°52'20" West 276.84 feet; thence along the North line of Forrest Hills Subdivision, South 87°37.40" East 1342.56 feet to the West line of Panorama Subdivision Filing No. 7; thence along the West line of said Panorama Subdivision Filing No. 7, North 00°27'00" West 291.98 feet to the original Northwest corner of Lot 18 of said Panorama Subdivision Filing No. 7 (a No. 5 rebar set in concrete); thence along the North line of said Lot 18, South 89°21.51 East 270.00 feet to the Southwest corner of Lot 19 of Panorama Subdivision Filing No. 7; thence along the West line of said Lot 19, North 32°17' West 102.2 feet; thence North 01°34' East 85.0 feet; thence North 12°35' East 115.5 feet; thence North 52°05' 59" West 153.44 feet to a No. 5 rebar found in place; thence North 32°06'16" West 108.88 feet to MH-4 of Tiara Rado Interceptor Sewer; thence along said sewer line, North 08°07'12" West 133.31 feet to MH-3A; thence North 38°34'24" East 99.86 feet to MH-3; thence North 75°56'31" East 105.51 feet to MH-2A; thence North 02°01'55" East 93.04 feet to MH-2; thence North 02°01'55" East 329,29 feet to the North line of said Section 15; thence along the North line of said Section 15, South 90°00'00" West 114.76 feet to the Witness Corner for the Northeast corner of said Section 15; thence continuing along the North line of said Section 15, South 89°59'46" West 1455.61 feet to a point from which the Northwest corner of Lot 3 of said Section bears South 89°59'46" West 1332.06 feet; thence the North line of said Section 15, South 00°00'00" West leaving 1084.70 feet to the True Point of Beginning. Contains 47.75 acres, more or less. TOGETHER WITH a parcel of land situated in the SE_4^4 of Section 35, Township 1 North, Range 2 West of the Ute Meridian, and described in document recorded in Book 546 at Page 451 of the records of the Mesa County Clerk and Recorder, Mesa County, Colorado. SUBJECT TO easements and right-of-ways of record, in evidence or apparent.

Tax Parcel # 2947-152-00-014

BEG N 53MIN E 471FT FR C SEC 15 11S 101W W 620FT S 240FT W 695FT N 31MIN E 1095FT S 89DEG37MIN E 1323.2FT S 53MIN W 849FT TO BEG

Tax Parcel # 2697-354-00-415

THAT PT OF FOLLOWING DESC PARCEL LYG IN SE4 SEC 35 1N 2W - BEG S 89DEG32' E 937.5FT FR SW COR NE4NW4 SD SEC 15 S 89DEG32' E 385.8FT S ODEG53' W 251.6FT S 87DEG32' E TO PT ON W LI LOT 17 BLK 20 PANORAMA SUB FIL NO 7 WHICH BEARS N ODEG33' W 29.97FT FR SW COR SD LOT 17 N ODEG33'W 274.54FT S 89DEG27.5'K E 270FT N 32DEG23' W 102.2FT N 1DEG28' E 85FT N 12DEG29' E 115.5FT N 52DEG 11'59SEC W 153.44FT N 32DEG00'16SEC W 108.88FT N 08DEG 13'12SEC W 133.31FT N 38DEG28'24SEC E 99.86FT N 75DEG 50'31SEC E 105.51FT N 1DEG55'55SEC E TO LEFT BANK OF COLO RIVER NWLY ALG RIVER TO NE COR SW4SE4 SEC 35 1N 2W N 89DEG31' W 390.9FT S 2407FT TO BEG