

CITY OF GRAND JUNCTION
POWER OF ATTORNEY FOR ALLEY IMPROVEMENT

OWNERS: Linda M. Manchester

ADDRESS OF PROPERTY: 304 North Avenue

TAX PARCEL # 2945-113-19-001

LEGAL DESCRIPTION OF PROPERTY:

Lot 1, EXCEPT the north 10 feet thereof in Block 5, Shafroth-Rogers Subdivision, in the City of Grand Junction, Colorado and the following described tract adjoining on the west:

Beginning at the southwest corner of said Lot 1 in Block 5, the basis of bearing being North 90 degrees 00 minutes 00 seconds West along the center line of North Avenue between two found city monuments; thence North 90 degrees 00 minutes 00 seconds West a distance of 75.05 feet; thence North 00 degrees 20 minutes 15 seconds West a distance of 350.22 feet; thence South 89 degrees 58 minutes 20 seconds East a distance of 75.44 feet; thence South 00 degrees 16 minutes 25 seconds East a distance of 350.18 feet to the Point of Beginning, being situated in the SW ¼ SW ¼ of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado.

DESCRIPTION OF ALLEY:

The south half of the Alley adjacent to the above described property.

I, (WE), Linda M. Manchester as owner(s) of the real property described above, located in the City of Grand Junction Colorado, agree that, as a condition of City approval of development of the property, the alley(s) which adjoin(s) the above described property is (are) required to be improved or reconstructed to City standards and specifications. The required improvement or reconstruction has, with the consent of the City Manager, been deferred to such time, if any, as an alley improvement district, or equivalent legal mechanism, is formed for that certain alley described above. The estimated cost to the owners, or their heirs, successors and assigns, in 2012 dollars is \$ 4216.00. The actual cost which I (we) will pay will be determined in accordance with rates and policies established by the City at the time of formation of the improvement district.

I (We) as owners of the above described real property do hereby agree to participate in an improvement district, if one is formed, for the improvement or reconstruction of said alley(s) either as a part of a larger scope of work or otherwise, to the then existing standards and do hereby designate and appoint the City Clerk of the City of Grand Junction as my (our) Attorney-in-Fact, to execute any and all petitions, documents and instruments to effectuate my (our) intention to participate in said improvement district for such purpose, or to otherwise act in conformity with said general direction. The City Clerk is empowered by me (us) to do and perform any and all acts which the City Clerk shall deem necessary, convenient or expedient to accomplish such improvements or reconstruction as fully as I (we) might do if personally present.

This instrument is irrevocable and shall be recorded. This instrument shall be deemed to be a covenant which runs with the land. This authority and the covenant created thereby shall be binding upon any and all successors in interest to the above described property and shall not cease upon my death (the death of either or both of us) 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 counterpetition to any proposed improvements or improvement district 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.

This power of attorney is not terminable; it shall terminate only upon the formation of an improvement district as herein described.

IN WITNESS WHEREOF, I (WE), have signed, executed and acknowledged this instrument on this 22 day of December 2010.

 by Larry Manchester, P.A.

Print Name: Linda M. Manchester

STATE OF COLORADO

COUNTY OF MESA

The foregoing instrument was subscribed and sworn to before me this 22nd day of December, 2010

by ~~Linda M. Manchester~~ Larry C. Manchester, POA for Linda M. Manchester.

My commission expires 2-23-2012.



Dan M. Griffin
Notary Public