

C O V E N A N T

THIS COVENANT, made and entered into by COOGAN & WALTERS, a general partnership, the record title owner of the real property described below, hereinafter referred to as the Owner.

W I T N E S S E T H

WHEREAS, Coogan & Walters, a general partnership, is the owner of certain real property described below, upon which is to be constructed one building unit; and

WHEREAS, the owner has requested permission from the City and County of Denver to make a single sanitary sewer connection to the described property, rather than individual connections; and

WHEREAS, the City is willing to permit such single sanitary sewer connection, upon condition that the owner make, execute and record this Covenant;

NOW THEREFORE, in consideration of the granting by the City and County of Denver of a permit for a single sanitary sewer connection serving one building unit located on the real property described below, the owner covenants as follows:

1. That the real property covered by this Covenant is described as follows:

A parcel of land located in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, Township 4 South, Range 67 West of the 6th P.M., and more particularly described as follows:

Beginning at a point on the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, said point being 1014.41 feet East of the Northwest corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$;
thence Southerly and parallel to the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ 40.00 feet to the True Point of Beginning;
thence continuing Southerly and parallel to the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ 636.00 feet to a point;
thence Westerly and parallel to the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ 954.67 feet to a point on the East right of way line of South Monaco Parkway;
thence on a right deflection angle of 90°54'51" and along said East right of way line 436.05 feet to a point;
thence Easterly and parallel to the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ 200.00 feet to a point;
thence Northerly and parallel to the West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ 200.00 feet to a point that is 40.00 feet South of the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ and 748.04 feet Westerly of the True Point of Beginning;
thence Easterly and parallel to the North line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ 748.04 feet to the True Point of Beginning;

City and County of Denver, State of Colorado.

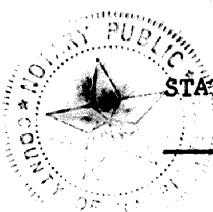
2. That the owner will construct and maintain the said sanitary sewer connection and lines serving the described property to the point of connection with the sanitary sewer line of the City and County of Denver.

3. That the owner will not sell, transfer, or convey the described real property except as a single unit, and this Covenant shall run with the land.

IN WITNESS WHEREOF, this instrument has been executed as of this 11th day of May, A.D. 1967.

COOGAN & WALTERS

By Roland Walters
General Partner



STATE OF Texas
COUNTY OF Harris } ss.

The foregoing instrument was acknowledged before me this 11th day of May, A.D. 1967, by Roland WALTERS, as a general partner of COOGAN & WALTERS, a general partnership.

WITNESS my hand and official seal.

My commission expires: June 1, 1967

Ray Kelso
Notary Public

APPROVED:

William G. ...
Manager of Public Works

Ed ...
City Engineer

George L. Smith
Deputy City Engineer for Waste Water Control

W. N. ...
Deputy City Attorney

JUN-8-67 77409

F. J. SERAFINI
CLERK AND RECORDER

RECORDED 19742 643

JUN 8 11 40 AM '67

STATE OF COLORADO
CITY & COUNTY
OF DENVER
FILED BY OFFICE ON

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