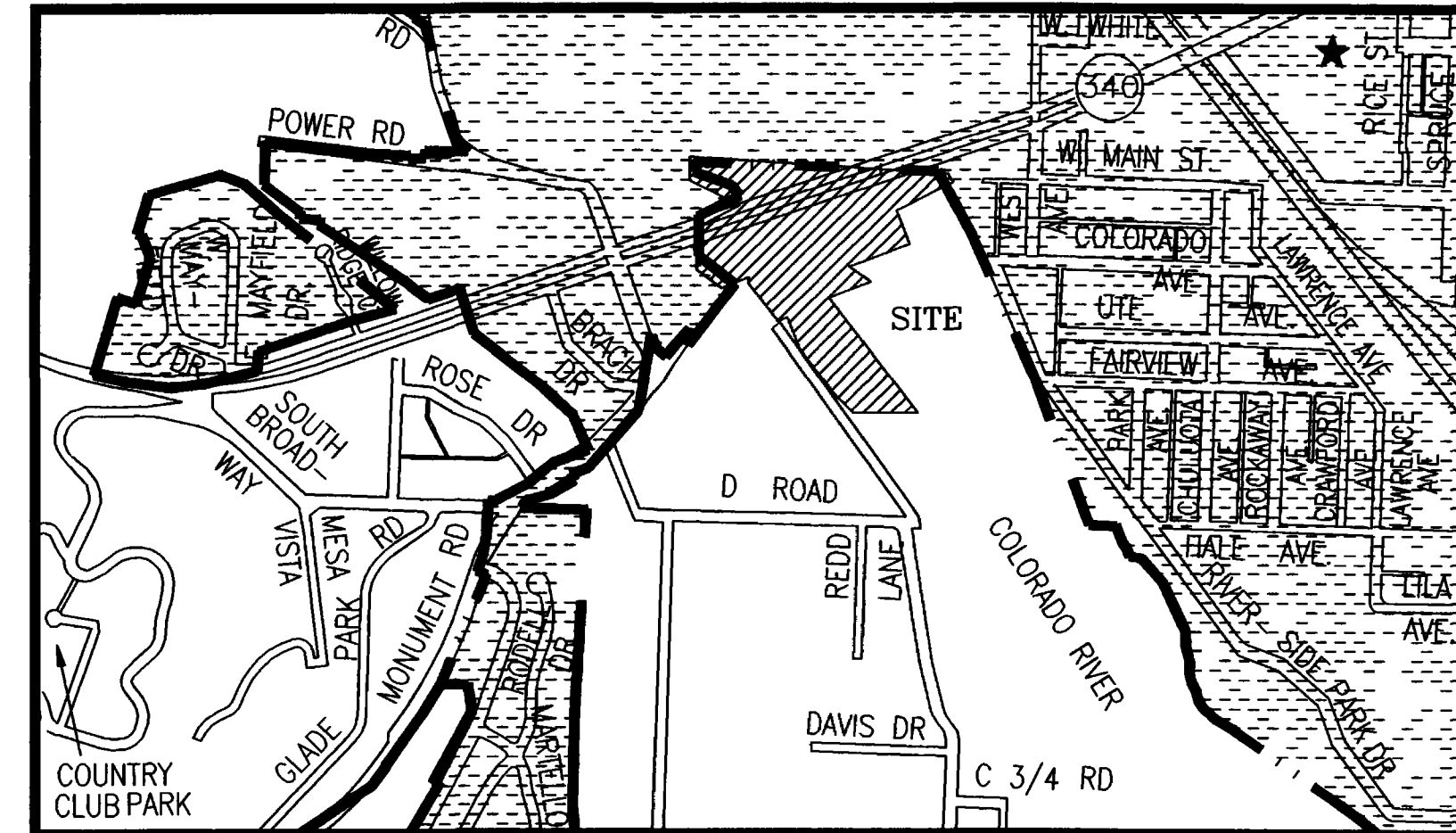


HIDDEN LAKE ANNEXATION

SITUATE IN THE SW 1/4 & SE 1/4, SECTION 15, T1S, R1W, U M
COUNTY OF MESA, STATE OF COLORADO



LEGAL DESCRIPTION

A parcel of land situate in the SW 1/4 & SE 1/4 of Section 15 Township 1 South Range 1 West of the Ute Meridian County of Mesa State of Colorado being more particularly described as follows

Commencing at the S 1/4 corner of Section 15 thence S 89°50'00" W along the south line of the SE 1/4 SW 1/4 of said Section 15 a distance of 191.58 feet to a point on the easterly right of way line for Rosevale Road thence along the easterly right of way line for said Rosevale Road the following 3 courses

- 1) N 37°42'00" W a distance of 66.68 feet to a point
- 2) N 21°56'13" W a distance of 50.75 feet to a point
- 3) N 37°25'31" W a distance of 500.53 feet to the True Point of Beginning of the parcel described herein

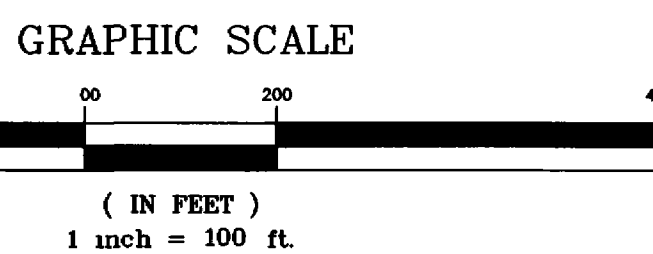
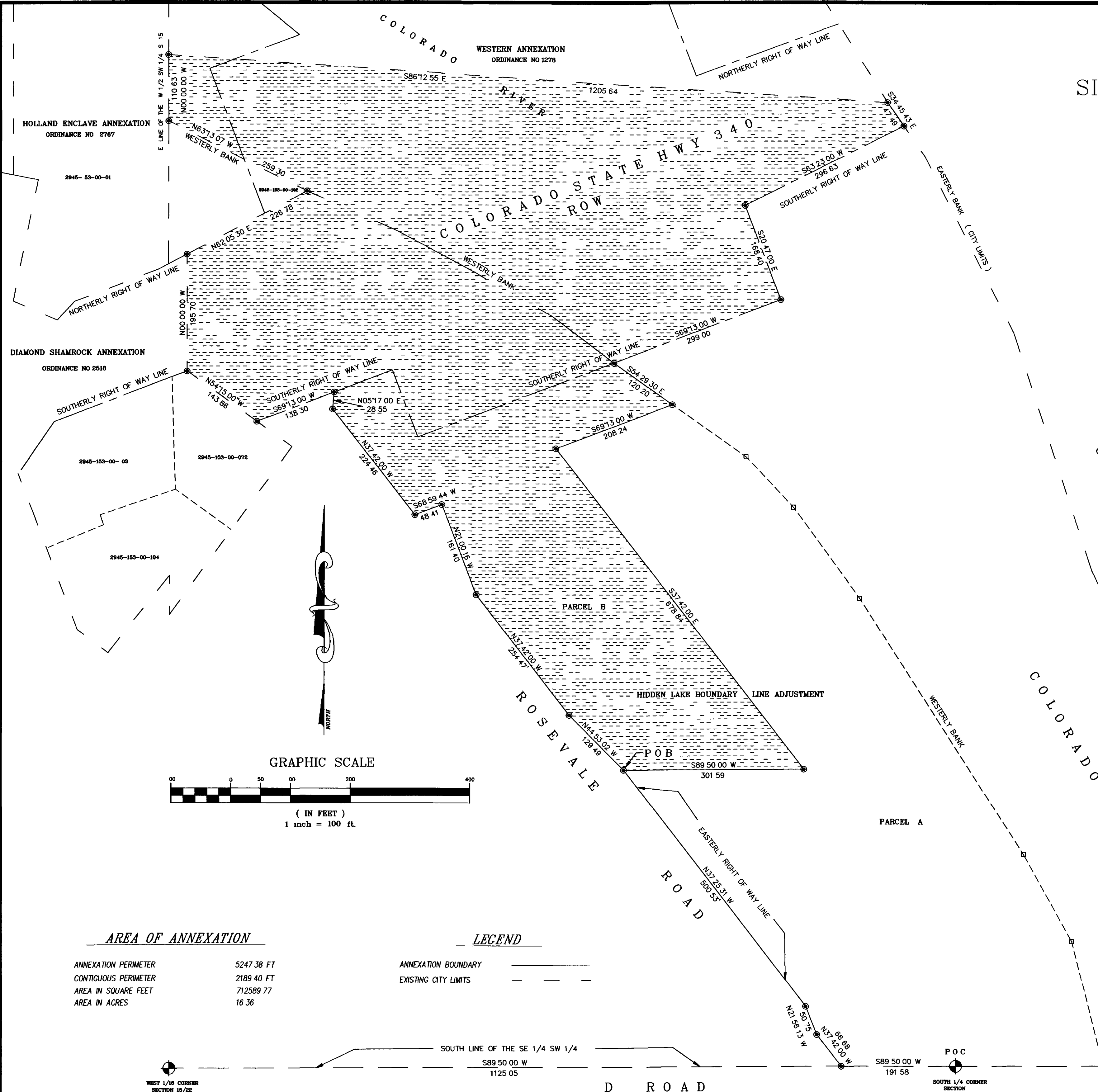
thence continuing along the easterly right of way line for said Rosevale Road the following 4 courses

- 1) N 44°53'02" W a distance of 129.49 feet to a point
- 2) N 37°42'00" W a distance of 254.47 feet to a point
- 3) N 21°00'16" W a distance of 161.40 feet to a point
- 4) S 68°59'44" W a distance of 48.41 feet to a point

thence N 37°42'00" W a distance of 224.46 feet to a point thence N 05°17'00" E a distance of 28.55 feet to a point on the southerly right of way line for Colorado State Highway No 340 thence S 69°13'00" W along the southerly right of way line for said Colorado State Highway No 34 a distance of 138.30 feet to a point thence continuing along said southerly right of way line N 54°15'00" W a distance of 143.86 feet to a point thence crossing said Colorado State Highway No 340 N 00°00'00" W a distance of 195.61 feet to a point on the northerly right of way line for said Colorado State Highway No 340 thence N 62°05'30" E along the northerly right of way line for said Colorado State Highway No 340 a distance of 226.78 feet to a point on the westerly bank of the Colorado River thence N 63°13'07" W along the westerly bank of said Colorado River a distance of 259.30 feet to a point on the east line of the W 1/2 SW 1/4 of said Section 15 thence N 00°00'00" W along the east line of said W 1/2 SW 1/4 a distance of 110.63 feet to a point thence S 86°12'55" E a distance of 1205.64 feet to a point on the easterly bank of said Colorado River thence S 34°45'43" E along said easterly bank a distance of 47.49 feet to a point on the southerly right of way line for said Colorado State Highway No 340 thence along said southerly right of way line the following 3 courses

- 1) S 63°23'00" W a distance of 296.63 feet to a point
- 2) S 20°47'00" E a distance of 168.40 feet to a point
- 3) S 69°13'00" W a distance of 299.00 feet to a point

thence leaving the southerly right of way line for said Colorado State Highway No 340 S 54°29'30" E a distance of 120.20 feet to a point thence S 69°13'00" W a distance of 208.24 feet to a point thence S 37°42'00" E a distance of 678.84 feet to a point thence S 89°50'00" W a distance of 301.59 feet to the point of beginning containing 16.36 acres more or less



AREA OF ANNEXATION

ANNEXATION PERIMETER	5247.38 FT
CONTIGUOUS PERIMETER	2189.40 FT
AREA IN SQUARE FEET	712589.77
AREA IN ACRES	16.36

LEGEND

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -

ORDINANCE NO
3196

EFFECTIVE DATE
12-05-99

The Description(s) contained herein have been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. They do not constitute a legal survey and is not intended to be used as a means for establishing or verifying property boundaries.

Stan R. Pace
SENIOR REAL ESTATE TECHNICIAN PLS 22580

Notice
According to Colorado law you have 60 days from the effective date of this ordinance to file a complaint based upon any defect on this plat. If no complaint filed within said 60 days then said plat stands despite all defects and/or errors.

DRAWN BY	SRP	DATE	7-15-99
DESIGNED BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

SCALE
1" = 100'

DEPARTMENT OF PUBLIC WORKS AND UTILITIES
ENGINEERING AND TECHNICAL SERVICES DIVISIONS
CITY OF GRAND JUNCTION, COLORADO

HIDDEN LAKE ANNEXATION
HIDDEN2.DWG