

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3196**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO**

**HIDDEN LAKE ANNEXATION  
APPROXIMATELY 16.36 ACRES  
LOCATED AT 422 ROSEVALE ROAD AND INCLUDING A PORTION OF COLORADO STATE  
HWY 340 ROAD RIGHT-OF-WAY**

**WHEREAS**, on the 1st day of September, 1999 the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on the 20th day of October, 1999; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed.;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

That the property situate in Mesa County, Colorado, and described to wit:

**HIDDEN LAKE**

**PERIMETER BOUNDARY LEGAL DESCRIPTION  
HIDDEN LAKE ANNEXATION**

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:

N 37°42'00" W a distance of 66.68 feet to a point;

N 21°56'13" W a distance of 50.75 feet to a point;

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:

N 44°53'02" W a distance of 129.49 feet to a point;

N 37°42'00" W a distance of 254.47 feet to a point;

N 21°00'16" W a distance of 161.40 feet to a point;

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:

S 63°23'00" W a distance of 296.63 feet to a point;

S 20°47'00" E a distance of 168.40 feet to a point;

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 15.58 acres more or less.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 1st day of September, 1999.

ADOPTED and ordered published this 3rd day of November, 1999.

Attest:

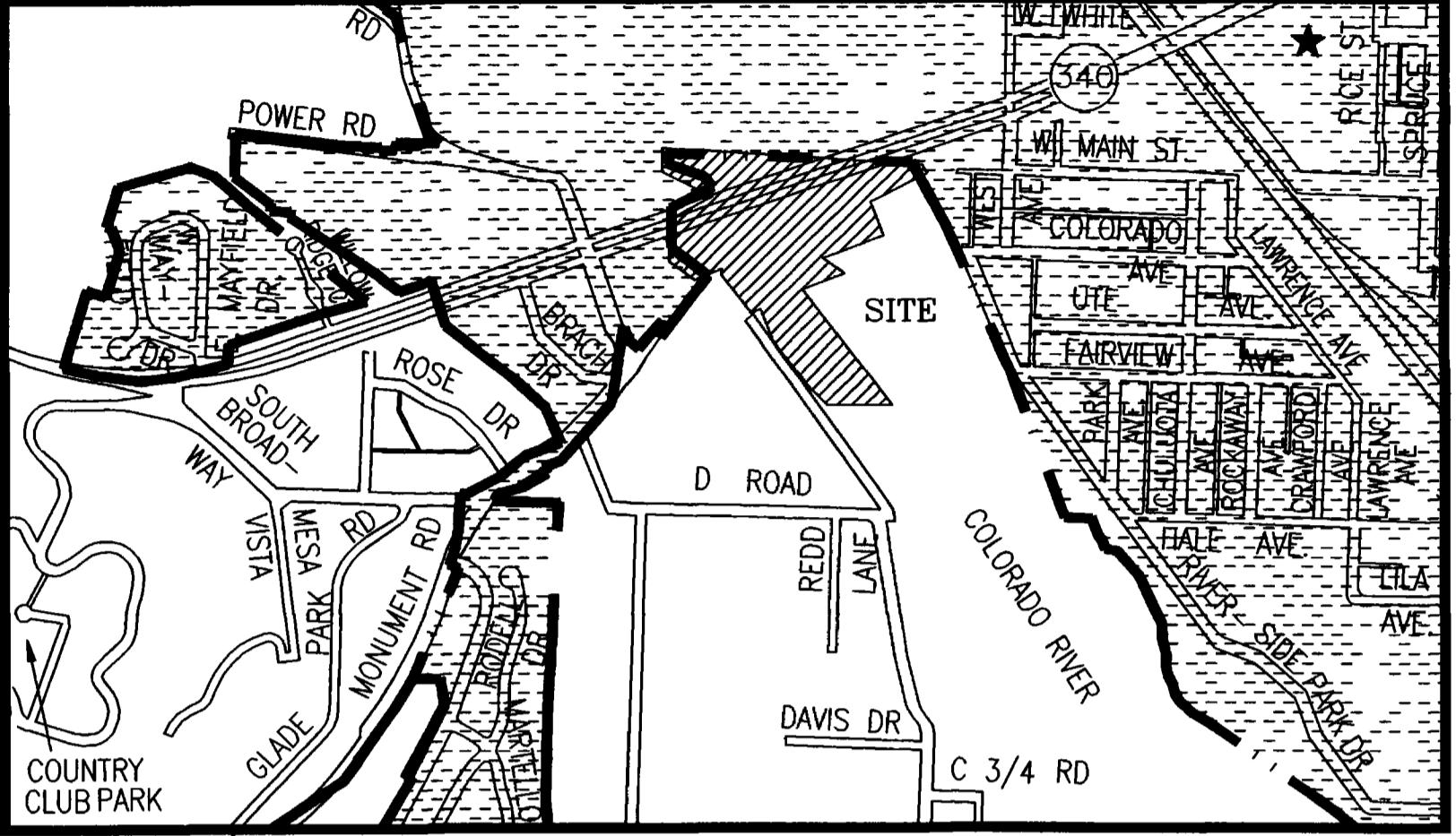
/s/ Gene Kinsey  
President of the Council

/s/ Stephanie Nye  
City Clerk



# 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 86.68 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

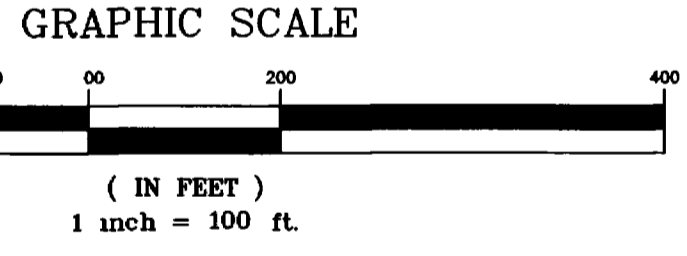
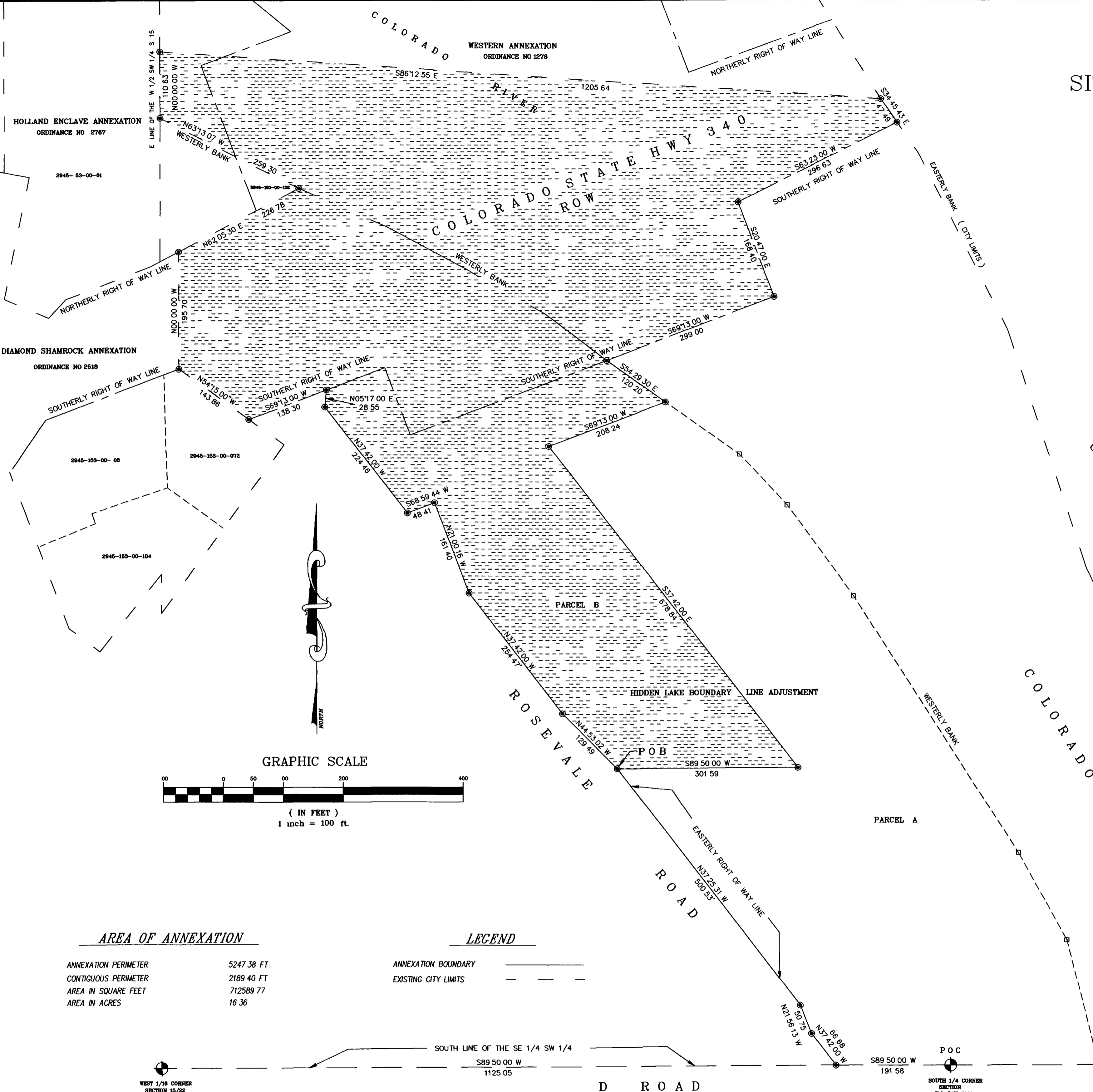
thence continuing along the easterly right of way line for said Rosevale Road the following 4 courses

- 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. This description constitutes a legal survey and is not intended to be construed as a means for establishing or verifying property boundaries.

*Stuart R. Papp*  
SENIOR REAL ESTATE TECHNICIAN PLS 22580

Notice  
According to Colorado law you have 60 days from the effective date of this map to file a complaint based upon any defect on this map. If no complaint is filed within said 60 days then said map stands despite of 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