

Order Confirmation

Account 1095750
Ordered By Catherine Trotter
Ad# 0000550028
Sales Rep Jerilynn Medina
Order Taker Jerilynn Medina
PO Number
Invoice Text Notice of Public Hearing Riverview Condos

COLORADO MOUNTAIN NEWS MEDIA

02/07/20 11:35:09

Customer TOWN OF FRASER
Customer Address PO BOX 370
FRASER CO 80442 USA
Customer Phone 9707265491
Customer EMail amcveigh@town.fraser.co.us
Customer Fax

<u>Net Amount</u>	<u>Payment Method</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$50.55	Billed-Invoiced	\$0.00	\$50.55

<u>Ad Number</u>	0000550028-01
<u>Ad Size</u>	1 X 92 li
<u>Modular Ad Size</u>	
<u>Order Start Date</u>	02/13/2020
<u>Order Stop Date</u>	02/13/2020
<u>Placement</u>	LEGALS CMN
<u>Position</u>	CMN Legal
<u>Products</u>	8MPT/8INTA

NOTICE OF PUBLIC HEARING

FRASER, COLORADO

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Commission of the Town of Fraser, Colorado, on Wednesday, February 26, 2020 at 6:30 PM in the Board Room of the Fraser Town Hall, located at 153 Fraser Avenue, Fraser, Colorado to consider the following agenda item:

Major Subdivision

Final Plat, Riverview Condos

More legally described as follow:

THE DESCRIPTION OF A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SE1/4SW1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARINGS FOR THIS EXHIBIT IS THE NORTH LINE OF SAID SE1/4SW1/4 AS EVIDENCED BY A REBAR WITH A 2" DIAMETER ALUMINUM CAP STAMPED "C-C S1/16 S20 1997 PLS 11415" AT THE CENTER-SOUTH ONE-SIXTEENTH (C-S 1/16) CORNER OF SAID SECTION 20 AND A REBAR WITH A 3.25" DIAMETER ALUMINUM CAP STAMPED "SW1/16 S20 2001 PLS 25971" AT THE SOUTHWEST ONE-SIXTEENTH (SW 1/16) CORNER OF SAID SECTION 20, SAID NORTH LINE IS ASSUMED TO BEAR N89°57'41"W;

BEGINNING (P.O.B.) AT THE NORTHEAST (NE) CORNER OF SAID SE1/4SW1/4 (REBAR WITH A 2" DIAMETER ALUMINUM CAP PLS 11415"); THENCE N89°56'34"W ALONG THE MONUMENTED NORTH LINE OF SAID SE1/4SW1/4 A DISTANCE OF 189.60' TO A POINT WHENCE THE WEST-MOST CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NUMBER 2014005512, RECORDS OF GRAND COUNTY (REBAR WITH 1.25" DIAMETER PLASTIC CAP PLS 25971) BEARS N89°56'34"W A DISTANCE OF 350.76';

THENCE DEPARTING SAID NORTH LINE AND CONTINUING S00°03'26"W A DISTANCE OF 91.47 TO A POINT;

THENCE N89°56'34"W A DISTANCE OF 145.88' TO A POINT LYING ON THE MONUMENTED NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 40;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES:

THENCE S65°53'06"E A DISTANCE OF 78.43' TO A POINT;

THENCE ON A NON-TANGENT CURVE TO THE RIGHT WITH AN ARC LENGTH OF 297.21', A RADIUS OF 2904.79', A DELTA ANGLE OF 05°51'45", A CHORD BEARING OF S62°53'02"E, AND A CHORD LENGTH OF 297.08' TO A POINT LYING ON THE MONUMENTED EAST LINE OF SAID SE1/4SW1/4 (REBAR WITH 1.25" DIAMETER PLASTIC CAP PLS 25971) WHENCE THE SOUTH ONE-QUARTER CORNER (S 1/4) OF SAID SECTION 20 (USGLO BRASS CAP) BEARS S00°05'23"E A DISTANCE OF 1065.44';

THENCE DEPARTING SAID RIGHT-OF-WAY AND PROCEEDING ALONG SAID EAST LINE N00°05'57"W A DISTANCE OF 258.59' TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 44043 SQ. FT. AND/OR 1.011 ACRES, MORE OR LESS.

Proposed plans for the subject property are on file with the Town Planning Department.

Publish one time in the Middle Park Times on Thursday, February 13, 2020. 0000550028

Ad shown is not actual print size.