

PROOF OF PUBLICATION
MIDDLE PARK TIMES

STATE OF COLORADO } SS
COUNTY OF GRAND }


See Proof on Next Page

I, Emma Trainor, do solemnly swear that I am Publisher of The Middle Park Times, says: that the same weekly newspaper printed, in whole or in part and published in the County of Grand, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Grand for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 10 Mar 2022 in the issue of said newspaper.

Total cost for publication: **\$66.84**

That said newspaper was regularly issued and circulated on those dates.



Publisher

Subscribed to and sworn to me this date, 03/10/2022



Notary Public, Grand County, Colorado

My commission expires: August 19, 2024

Lori A McCole
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204031017

**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, March 23rd, 2022, 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
Preliminary Plat Elk Creek Condominiums PA#W.1,
A replat of Lot 2, Meyers Subdivision
Final Plan & Site Plan Condos at Elk Creek,
Planning Area 4W.1 & Meyer Lot 2

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT CORNERSTONE WINTER PARK HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY ARE THE OWNERS OF THAT REAL PROPERTY SITUATE IN THE TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 2, AS SHOWN IN THE REPLAT OF LOT 2, MEYERS SUBDIVISION AND A REPLAT OF SKI BROKER EMPLOYEE HOUSING APARTMENTS TRACT C RESUBDIVISION OF PARCEL C FOREST MEADOWS SOLAR COMMUNITY, A SUBDIVISION REPLAT RECORDED DECEMBER 6, 2021 AT RECEPTION NO. 2021013571 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDERS OFFICE, AND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO.

TOGETHER WITH A PARCEL OF LAND LOCATED IN THE SW1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SW1/4 OF THE SW1/4 OF SECTION 20, T1S, R75W OF THE 6TH P.M. FROM WHICH THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 BEARS S89°47'33"W, 1316.76 FEET (BASIS OF BEARING); THENCE S89°47'33"W, 135.92 FEET ALONG THE NORTH LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 20 TO THE NORTHWEST CORNER OF LOT 4 AND LOT 5, ELK CREEK CONDOMINIUMS AT GRAND PARK, A SUBDIVISION PLAT RECORDED MAY 21, 2021 AT RECEPTION NO. 2021005769 IN THE RECORDS OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING.

THENCE S 23° 56' 23" W, 555.43 FEET ALONG THE WEST LINE OF SAID SUBDIVISION PLAT, ALSO BEING ALONG THE WEST LINE OF LOT 6 AND LOT 7, ELK CREEK CONDOMINIUMS AT GRAND PARK, RECORDED IN SAID GRAND COUNTY RECORDS;

THENCE N 84° 40' 30" W, 82.48 FEET;
THENCE N 00° 00' 00" E, 23.00 FEET;
THENCE N 43° 16' 13" W, 48.00 FEET;

THENCE N 00° 00' 00" E, 37.41 FEET;
THENCE N 51° 46' 51" W, 57.87 FEET;
THENCE N 66° 21' 47" W, 97.11 FEET;
THENCE N 00° 00' 00" E, 24.00 FEET;

THENCE N 22° 30' 35" W, 100.00 FEET;
THENCE N 29° 16' 23" W, 42.00 FEET;
THENCE N 00° 00' 00" E, 130.00 FEET;
THENCE N 58° 25' 02" W, 80.28 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20;

THENCE N 89° 47' 33" E, 599.42 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 12.511 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, March 10, 2022.
PUBLISHED IN THE MIDDLE PARK TIMES ON THURSDAY, MARCH 10, 2022.