

Ad #: 0000289348-01

Customer: TOWN OF FRASER,

Your account number is: 1095750

PROOF OF PUBLICATION
MIDDLE PARK TIMES
STATE OF COLORADO
COUNTY OF GRAND

I, Meg Boyer, do solemnly swear that I am Publisher of the MIDDLE PARK TIMES, 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 8/16/2018 and that the last publication of said notice was dated 8/16/2018 in the issue of said newspaper.

In witness whereof, I have here unto set my hand this day, 8/16/2018.

M. Boyer

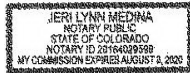
Meg Boyer, Publisher

Subscribed and sworn to before me, a notary public in and for the County of Grand, State of Colorado this day 8/16/2018.

Jerilynn Medina

Jerilynn Medina, Notary Public

My Commission Expires: August 3, 2020



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Planning Commission of the Town of Fraser, Colorado, at a special meeting scheduled for Wednesday, August 23, 2018 at 6:30 p.m., the Town Board Room of the Fraser Town Hall, located at 153 Fraser Avenue, Fraser, Colorado to consider the following development proposals:

Major Subdivision - Final Plat and Final Plan
The Meadows at Grand Park
Applicant - Cornerstone Winter Park Holdings, LLC

More legally described as follows:

A PARCEL OF LAND LOCATED IN THE SW1/4 AND THE SE1/4 OF SECTION 20, TOWNSHIP SOUTH, RANGE 75 WEST OF THE 6TH P.M., TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SW1/4 OF THE SW1/4 OF SECTION 20 TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH P.M., FROM WHICH THE NORTHEAST CORNER OF THE NW1/4 OF THE NW1/4 OF SECTION 20 BEARS S00°16'43"E, (BASIS OF BEARING);

THENCE N89°46'54"E, 81.32 FEET ALONG THE NORTH LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 20 TO THE EAST RIGHT-OF-WAY LINE OF OLD VICTORY WAY RECORDED DECEMBER 2005 AS RECEPTION NUMBER 2005-013829 OF THE RECORDS OF GRAND COUNTY, COLORADO AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING N89°40'24"E, 306.09 FEET ALONG THE NORTH LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 20 TO THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 40;

THENCE S00°13'06"W, 81.48 FEET;
THENCE S40°27'24"W, 48.32 FEET;
THENCE N40°32'36"E, 95.00 FEET;
THENCE N40°27'24"E, 86.00 FEET;
THENCE S49°32'36"E, 106.20 FEET TO A POINT OF A CURVE TO THE LEFT;

THENCE 336.32 FEET ALONG THE ARC OF A CURVE TO A POINT TANGENT, SAID ARC HAVING RADIUS OF 652.00, A CENTRAL ANGLE OF 29°33'16" AND BEING SUBTENDED BY A CHORD THAT BEARS S64°19'14"W, 332.60 FEET;

THENCE S79°05'52"E, 158.94 FEET TO A POINT OF A CURVE TO THE RIGHT;

THENCE 170.38 FEET ALONG THE ARC OF A CURVE TO A NON-TANGENT CURVE TO THE RIGHT SAID ARC HAVING A RADIUS OF 748.00, A CENTRAL ANGLE OF 13°03'04" AND BEING SUBTENDED BY A CHORD THAT BEARS S72°34'20"W, 170.01 FEET;

THENCE 6.36 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE SOUTHEAST TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 816.00, A CENTRAL ANGLE OF 00°29'18" AND BEING SUBTENDED BY A CHORD THAT BEARS N34°25'55"E, 6.96 FEET;

THENCE N34°40'35"E, 21.09 FEET TO A NON-TANGENT CURVE TO THE RIGHT AND THE SOUTHWESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 40;

THENCE 36.20 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE SOUTHWEST TO A POINT NON-TANGENT, SAID ARC HAVING A RADIUS OF 2,794.80, A CENTRAL ANGLE OF 00°44'32" AND BEING SUBTENDED BY A CHORD THAT BEARS S61°24'34"E, 36.20 FEET;

THENCE S34°40'35"W, 24.93 FEET TO A NON-TANGENT CURVE TO THE LEFT;

THENCE 1.05 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE SOUTHWEST TO A POINT NON-TANGENT CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 748.00, A CENTRAL ANGLE OF 17°13'13" AND BEING SUBTENDED BY A CHORD THAT BEARS S34°38'38"E, 223.90 FEET;

THENCE S46°02'02"E, 140.25 FEET TO A POINT OF A CURVE TO THE LEFT;

THENCE 75.62 FEET ALONG THE ARC OF A CURVE POINT TANGENT, SAID ARC HAVING A RADIUS OF 804.00, A CENTRAL ANGLE OF 21°14'22" AND BEING SUBTENDED BY A CHORD THAT BEARS S56°39'13"E, 75.19 FEET;

THENCE S67°16'24"E, 55.26 FEET TO A POINT OF A CURVE TO THE RIGHT;

THENCE 148.56 FEET ALONG THE ARC OF A CURVE POINT NON-TANGENT, SAID ARC HAVING RADIUS OF 546.00, A CENTRAL ANGLE OF 15°35'23" AND BEING SUBTENDED BY A CHORD THAT BEARS S59°28'43"E, 148.10 FEET;

THENCE S51°41'01"E, 37.12 FEET;
THENCE S37°21'09"E, 244.06 FEET;
THENCE S48°47'00"W, 188.28 FEET;
THENCE N03°10'54"W, 210.83 FEET;
THENCE N47°40'46"W, 95.40 FEET;

THENCE N62°24'13"W, 65.61 FEET TO A NON-TANGENT CURVE TO THE RIGHT;

THENCE 174.97 FEET ALONG THE ARC OF A CURVE TO A POINT TANGENT, SAID ARC HAVING RADIUS OF 472.00, A CENTRAL ANGLE OF 21°14'22" AND BEING SUBTENDED BY A CHORD THAT BEARS N56°39'13"W, 173.97 FEET;

THENCE N46°02'02"W, 140.25 FEET TO A POINT OF A CURVE TO THE LEFT;

THENCE 276.00 FEET ALONG THE ARC OF A CURVE TO A POINT TANGENT, SAID ARC HAVING RADIUS OF 480.00, A CENTRAL ANGLE OF 33°03'50" AND BEING SUBTENDED BY A CHORD THAT BEARS N62°33'57"W, 273.17 FEET;

THENCE N79°05'52"W, 77.00 FEET;

THENCE N89°28'17"W, 83.30 FEET TO A NON-TANGENT CURVE TO THE RIGHT;

THENCE 519.46 FEET ALONG THE ARC OF A CURVE TO A NON-TANGENT CURVE TO THE LEFT AND THE EAST RIGHT-OF-WAY LINE OF OLD VICTORY WAY, SAID ARC HAVING A RADIUS OF 505.00, A CENTRAL ANGLE OF 31°49'55" AND BEING SUBTENDED BY A CHORD THAT BEARS N53°10'54"W, 519.81 FEET;

THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE EAST RIGHT-OF-WAY LINE OF OLD VICTORY WAY:

1.) THENCE 126.47 FEET ALONG THE ARC OF A CURVE CONCAVED TO THE SOUTHWEST TO POINT TANGENT, SAID ARC HAVING A RADIUS OF 290.00, A CENTRAL ANGLE OF 24°59'16" AND BEING SUBTENDED BY A CHORD THAT BEARS N36°18'04"W, 125.47 FEET;

2.) THENCE N48°47'42"W, 267.25 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE 67.10 FEET ALONG THE ARC OF A CURVE TO THE SOUTHWEST TO THE NORTH LINE OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 20 AND THE TRUE POINT OF BEGINNING, SAID ARC HAVING A RADIUS OF 290.00, A CENTRAL ANGLE OF 24°59'16" AND BEING SUBTENDED BY A CHORD THAT BEARS N36°18'04"W, 125.47 FEET;

AREA = 12.077 ACRES, MORE OR LESS.

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

Please print one time in the Middle Park Times on Thursday, August 16, 2018. 0000289348