



**Planning Commission
Regular Meeting Agenda
Fraser Town Hall, 153 Fraser Avenue and Virtually
Wednesday May 26, 2021
6:30 PM- 9:00 PM**

NOTE: Times are approximate and agenda subject to change

Watch the meeting live on Fraser's YouTube Channel
<https://www.youtube.com/channel/UCs5aHnl7d-kk0j1cxV28DSg>

Participate in the meeting through our virtual platform
Zoom Meeting Information

<https://us02web.zoom.us/j/2590408013>

Meeting ID:259 040 8013

Phone 1-346-248-7799

1. Roll Call

2. Approval Of Agenda

3. Consent Agenda

- a. Minutes April 28, 2021

Documents:

[PC-TBM 2021-04-28.Pdf](#)

4. Executive Session

For a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b).
Regarding Willows Apartments

5. Public Hearing And Possible Action

- a. Preliminary Plat And Final Plan The Willows Apartments At Grand Park

Documents:

[The Willows Apartments Planner Briefing 5-20-2021 Short Version.pdf](#)
[Proof Of Publication.pdf](#)

6. **Discussion And Possible Action Regarding**
7. **Other Business**
8. **Open Forum**
9. **Future Agenda Items**
10. **Adjourn**

UPCOMING MEETING

WED. JUNE 23, 2021 PLANNING COMMISSION

**FRASER PLANNING COMMISSION AND
FRASER BOARD OF TRUSTEES
JOINT MEETING
APRIL 28, 2021
MINUTES**

- DATE:** April 28, 2021
- MEETING:** Planning Commission and Board of Trustees Joint Meeting,
- PLACE:** Fraser Town Hall Board Room and Virtually
- PRESENT**
- Planning Commission:** Chair Jean Wolter, Vice Chair Katie Soles, Philip Vandernail, Parnell Quinn, Bob Gnuse
- Board:** Mayor Philip Vandernail; Mayor Pro-Tem Eileen Waldow; Katie Soles, Parnell Quinn, Brian Cerkvenik, Kaydee Fisher and Andy Miller (arrived at 6:50)
- Staff:** Interim Town Manager Wesley LaVanchy; Town Clerk, Antoinette McVeigh; Town Planner, Catherine Trotter; Marketing and Communications Manager, Sarah Wieck; Public Works Director, Russell Pennington
- Others:** Clark Lipscomb

Jean Wolter Chair of the Planning Commission called the meeting to order at 6:00 p.m.

1. **Roll call:**
 - a) Chair Jean Wolter, Vice Chair Katie Soles, Philip Vandernail, Parnell Quinn, Bob Gnuse
 - b) Town Board of Trustees- Mayor Philip Vandernail; Mayor Pro-Tem Eileen Waldow; Katie Soles, Parnell Quinn, Brian Cerkvenik, Kaydee Fisher and Andy Miller
2. **Agenda:**

Commissioner Vandernail moved, and Commissioner Gnuse seconded the **motion** to approve the agenda. **Motion carried: 5-0.**
3. **Discussion and Action**
 - a) Fraser Strategic Planning - General Discussion

DTJ Design Chris Moore and Francois de Kock presented to the Planning Commission and Board.

Clark Lipscomb and Paula Stewart spoke

The 2017 Resiliency Plan will be discussed at a future Town Board meeting.

4. **Open Forum:**

5. **Planning Commission Adjourn:**

Commissioner Soles moved, and Commissioner Gnuse seconded the **motion** to adjourn the Planning Commission Meeting. **Motion carried: 5-0.** Meeting adjourned at 7:50 p.m.

6. **Town Board Adjourn:**

Trustee Waldow moved, and Trustee Cerkvenik seconded the **motion** to adjourn the Fraser Town Board Meeting. **Motion carried: 7-0.** Meeting adjourned at 7:50 p.m.

Antoinette McVeigh, Town Clerk



MEMO TO: Chairperson Wolter and Planning Commissioners
FROM: Catherine E. Trotter, AICP, Town Planner
DATE: May 21, 2021
SUBJECT: Planner Briefing on The Willows Apartments at Grand Park

MATTER BEFORE THE PLANNING COMMISSION:

Preliminary Plat and Final Plan - The Willows Apartments at Grand Park, Planning Area 2W.1 and 2W.2

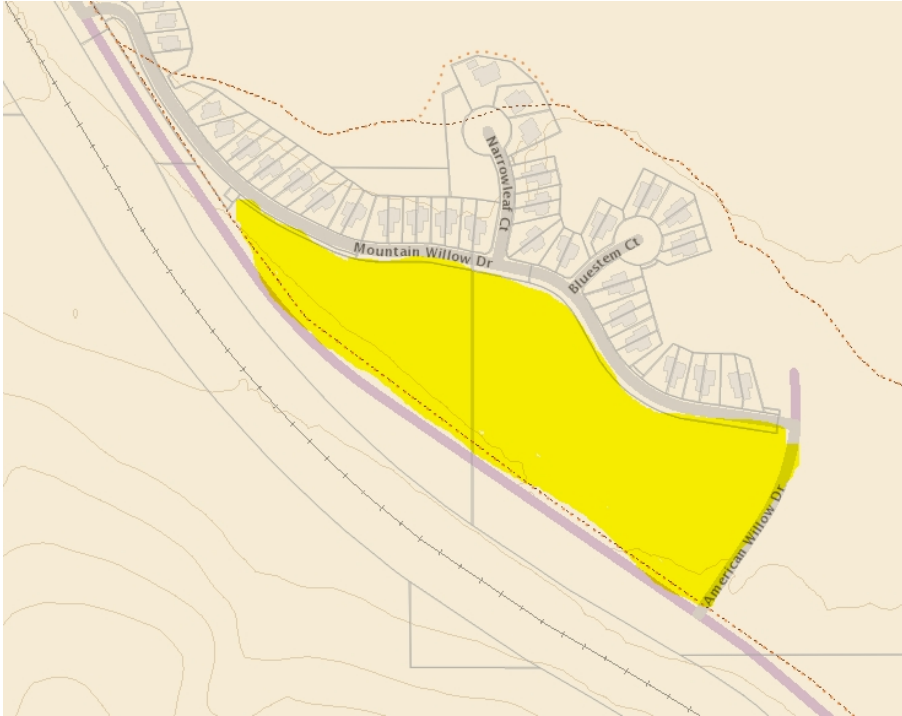
ACTION REQUESTED:

The applicant, Grand Park Development, LLC., is requesting Preliminary Plat and Final Plan approval of The Willows Apartments at Grand Park.

BACKGROUND:

This subdivision application is being processed as a Major Subdivision in accordance with Section 17-5-10 of the Fraser Municipal Code. The purpose of a major subdivision plat is to divide one (1) or more lots or parcels of land into a total of five (5) or more lots or five (5) or more dwelling units.

Map below indicates the general vicinity of this proposed development:



We have confirmed with the applicant that notices were not sent

out to all property owners within 200' of the boundaries of the subject property at least 14 days in advance of the hearing per code below:

https://library.municode.com/co/fraser/codes/municipal_code?nodeId=CH19LADECO_ART1GEP_R_DIV2REPR_S19-1-215PUNORE

Under Section 19-1-215(a) of the Town Code, the Planning Commission has the authority to deny the application or continue the public hearing until the required notice is given. That determination will be made at the May 26, 2021 meeting.

Code §19-1-215(a):

- (a) Notice shall be sent to all property owners within two hundred (200) feet of the boundaries of the subject property at least fourteen (14) days in advance of the hearing. The applicant shall provide this notice, along with evidence it has been satisfied as part of the hearing record.
 - (1) Such notice shall be sent via certified mail, return receipt requested, and shall include the following information: A copy of the application with a plat or drawing depicting the proposal; the name, address and phone number of the authorized contact for the applicant; and the time, date and place of the public hearing.
 - (2) The applicant shall provide the Town with a written affidavit prior to the time of the public hearing reflecting the date of mailings and the names, addresses and legal descriptions of all parties to whom the notifications were transmitted.

- (3) Failure to properly mail the documents, notify the necessary parties and/or provide the required affidavit shall be grounds for denial of the application or a continuance of the public hearing until such notice is provided.

Please contact me with questions/concerns. ctrotter@town.fraser.co.us

Ad #: 0000683722-01

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 5/13/2021 and that the last publication of said notice was dated 5/13/2021 in the issue of said newspaper.

In witness whereof, I have here unto set my hand this day, 5/14/2021.



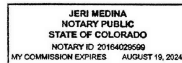
Meg Boyer, Publisher

Subscribed and sworn to before me, a notary public in and for the County of Grand, State of Colorado this day 5/14/2021.



Jeri Medina, Notary Public

My Commission Expires: August 19, 2024



**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, May 26, 2021 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 Plan and Preliminary Plat
The Willows Apartments

Grand Park PDD, Planning Area 2W.2

More legally described as follows:

THE WILLOWS APARTMENTS

FPDP LEGAL DESCRIPTION

PARCEL 2W.1

A PARCEL OF LAND CONSISTING OF THE FOLLOWING RECORDED PLATS;

ALL OF THE WILLOWS AT GRAND PARK, FILING NO. 1 RECORDED JULY 21, 2015 AT RECEPTION NUMBER 2015-004926;

ALL OF THE WILLOWS AT GRAND PARK, FILING NO. 2 RECORDED SEPTEMBER 21, 2016 AT RECEPTION NUMBER 2016-006979;

ALL OF THE WILLOWS AT GRAND PARK, FILING NO. 3 RECORDED SEPTEMBER 21, 2016 AT RECEPTION NUMBER 2016-006982;

ALL OF THE REPLAT OF LOT 25, THE WILLOWS AT GRAND PARK, FILING NO. 2 ACCORDING TO THE RECORDED PLAT THEREOF;

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FRASER, COUNTY OF GRAND, STATE OF COLORADO, MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCING AT THE W1/4 CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM WHICH THE SOUTHWEST CORNER OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 28 BEARS S 00° 17' 02" E, (BASIS OF BEARING); THENCE N 55° 31' 18" W, 2,843.64 FEET TO THE NORTHWESTERLY CORNER OF TRACT "A" OF SAID THE WILLOWS AT GRAND PARK, FILING NO. 1, SAID NORTHWESTERLY CORNER BEING THE TRUE POINT OF BEGINNING;

THENCE THE FOLLOWING (13) THIRTEEN COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID WILLOWS AT GRAND PARK, FILING NO. 1:

- 1.) THENCE N 55° 46' 36" E, 90.90 FEET;
- 2.) THENCE N 83° 41' 09" E, 86.86 FEET;
- 3.) THENCE S 41° 19' 06" E, 61.04 FEET;
- 4.) THENCE S 26° 54' 21" E, 53.41 FEET;
- 5.) THENCE S 20° 56' 01" E, 51.67 FEET;
- 6.) THENCE S 11° 05' 17" E, 50.17 FEET;
- 7.) THENCE S 17° 30' 20" W, 43.32 FEET;
- 8.) THENCE S 60° 34' 37" W, 54.67 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 9.) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 576.00 FEET, A CENTRAL ANGLE OF 03° 25' 36" AND AN ARC LENGTH OF 34.45 FEET, THE CHORD OF WHICH BEARS S 30° 23' 49" E, 34.44 FEET;
- 10.) THENCE N 68° 22' 14" E, 45.20 FEET;
- 11.) THENCE S 70° 26' 10" E, 63.26 FEET;
- 12.) THENCE S 56° 07' 33" E, 460.62 FEET;
- 13.) THENCE S 88° 38' 45" E, 10.23 FEET TO THE NORTHWEST CORNER OF LOT 17, SAID THE WILLOWS AT GRAND PARK, FILING NO. 2;

THENCE THE FOLLOWING (3) THREE COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID WILLOWS AT GRAND PARK, FILING NO. 2:

- 1.) THENCE S 88° 38' 45" E, 181.60 FEET;
- 2.) THENCE N 04° 16' 46" W, 252.43 FEET;
- 3.) THENCE N 62° 16' 12" E, 47.80 FEET TO THE WEST BOUNDARY OF SAID REPLAT OF LOT 25, THE WILLOWS AT GRAND PARK, FILING NO. 2;

THENCE THE FOLLOWING (3) THREE COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID REPLAT OF LOT 25, THE WILLOWS AT GRAND PARK, FILING NO. 2:

- 1.) THENCE N 24° 43' 32" W, 51.33 FEET;
- 2.) THENCE N 67° 41' 29" E, 130.00 FEET;
- 3.) THENCE S 29° 03' 07" E, 106.24 FEET TO THE NORTH LINE OF LOT 26, SAID WILLOWS AT GRAND PARK, FILING NO. 2;

THENCE THE FOLLOWING (9) NINE COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID WILLOWS AT GRAND PARK, FILING NO. 2:

- 1.) THENCE N 83° 18' 27" E, 36.68 FEET;
- 2.) THENCE S 49° 30' 17" E, 4.53 FEET;
- 3.) THENCE S 25° 43' 52" E, 130.96 FEET;
- 4.) THENCE S 64° 44' 28" W, 134.63 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 5.) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 278.00 FEET, A CENTRAL ANGLE OF 05° 13' 22" AND AN ARC LENGTH OF 25.34 FEET, THE CHORD OF WHICH BEARS S 18° 55' 15" E, 25.33 FEET;
- 6.) THENCE N 77° 03' 17" E, 99.57 FEET;
- 7.) THENCE S 12° 56' 43" E, 70.41 FEET;
- 8.) THENCE S 01° 51' 48" W, 72.35 FEET;
- 9.) THENCE S 16° 04' 57" E, 34.86 FEET TO THE NORTHWEST CORNER OF LOT 34, SAID THE WILLOWS AT GRAND PARK, FILING NO. 3;

THENCE THE FOLLOWING (24) TWENTY FOUR COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID WILLOWS AT GRAND PARK, FILING NO. 3:

- 1.) THENCE S 65° 07' 48" E, 46.55 FEET;
- 2.) THENCE N 27° 58' 03" E, 101.66 FEET;
- 3.) THENCE S 62° 01' 57" E, 62.05 FEET;
- 4.) THENCE N 26° 45' 37" E, 114.78 FEET;
- 5.) THENCE S 62° 57' 00" E, 138.18 FEET;
- 6.) THENCE S 17° 02' 40" E, 143.76 FEET;
- 7.) THENCE S 71° 11' 08" W, 112.82 FEET;
- 8.) THENCE N 64° 46' 22" W, 24.79 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 9.) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 39° 08' 31" AND AN ARC LENGTH OF 47.82 FEET, THE CHORD OF WHICH BEARS S 64° 32' 18" W, 46.80 FEET;
- 10.) THENCE S 14° 23' 58" E, 46.85 FEET;
- 11.) THENCE S 16° 13' 22" E, 141.28 FEET;
- 12.) THENCE S 53° 31' 41" W, 89.91 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 13.) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 272.00 FEET, A CENTRAL ANGLE OF 08° 07' 12" AND AN ARC LENGTH OF 38.55 FEET, THE CHORD OF WHICH BEARS S 48° 08' 29" E, 38.52 FEET;
- 14.) THENCE N 42° 02' 41" E, 105.03 FEET;
- 15.) THENCE S 66° 18' 09" E, 53.33 FEET;
- 16.) THENCE S 87° 44' 13" E, 102.24 FEET;
- 17.) THENCE S 72° 40' 16" E, 39.43 FEET;
- 18.) THENCE S 15° 44' 16" E, 124.57 FEET;
- 19.) THENCE S 81° 26' 17" E, 40.44 FEET TO THE NORTHEASTERLY CORNER OF TRACT "J";
- 20.) THENCE S 08° 33' 43" W, 56.00 FEET TO THE SOUTHEASTERLY CORNER OF TRACT "M";
- 21.) THENCE N 81° 26' 17" W, 208.87 FEET TO A POINT OF CURVATURE;
- 22.) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 53° 04' 19", AND AN ARC LENGTH OF 303.82 FEET, THE CHORD OF WHICH BEARS N 54° 54' 07" W, 293.07 FEET;
- 23.) THENCE N 28° 21' 58" W, 93.12 FEET TO A POINT OF CURVATURE;
- 24.) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 172.00 FEET, A CENTRAL ANGLE OF 49° 54' 09", AND AN ARC LENGTH OF 149.81 FEET, THE CHORD OF WHICH BEARS N 53° 19' 03" W, 145.12 FEET TO THE SOUTHWESTERLY CORNER OF TRACT "M" BEING COINCIDENT WITH THE SOUTHEASTERLY CORNER OF TRACT "G" OF SAID THE WILLOWS AT GRAND PARK, FILING NO. 2;

THENCE THE FOLLOWING (4) FOUR COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID WILLOWS AT GRAND PARK, FILING NO. 2:

- 1.) THENCE N 78° 16' 07" W, 211.95 FEET TO A POINT OF CURVATURE;
- 2.) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 372.00 FEET, A CENTRAL ANGLE OF 12° 55' 26", AND AN ARC LENGTH OF 83.91 FEET, THE CHORD OF WHICH BEARS N 84° 43' 50" W, 83.73 FEET;
- 3.) THENCE S 88° 48' 26" W, 54.99 FEET TO A POINT OF CURVATURE;
- 4.) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 13° 49' 19", AND AN ARC LENGTH OF 79.13 FEET, THE CHORD OF WHICH BEARS N 84° 16' 54" W, 78.93 FEET TO A POINT OF COMPOUND CURVATURE BEING THE SOUTHWESTERLY CORNER OF TRACT "G" BEING COINCIDENT WITH THE SOUTHEASTERLY CORNER OF TRACT "D" OF SAID THE WILLOWS AT GRAND PARK, FILING NO. 1;

THENCE THE FOLLOWING (8) EIGHT COURSES AND DISTANCES ALONG THE BOUNDARY OF SAID WILLOWS AT GRAND PARK, FILING NO. 1:

- 1.) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 13° 14' 47", AND AN ARC LENGTH OF 75.83 FEET, THE CHORD OF WHICH BEARS N 70° 44' 51" W, 75.66 FEET
- 2.) THENCE N 64° 07' 28" W, 101.58 FEET TO A POINT OF CURVATURE;
- 3.) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 678.00 FEET, A CENTRAL ANGLE OF 12° 48' 11", AND AN ARC LENGTH OF 151.50 FEET, THE CHORD OF WHICH BEARS N 57° 43' 22" W, 151.19 FEET TO A POINT OF NON-TANGENCY;
- 4.) THENCE S 38° 40' 43" W, 38.80 FEET;
- 5.) THENCE N 34° 28' 52" W, 210.64 FEET TO A POINT OF CURVATURE;
- 6.) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3464.00 FEET, A CENTRAL ANGLE OF 02° 53' 42", AND AN ARC LENGTH OF 175.02 FEET, THE CHORD OF WHICH BEARS N 33° 02' 01" W, 175.00 FEET;

- 7.) THENCE N 31° 35' 10" W, 198.76 FEET TO A POINT OF CURVATURE;
- 8.) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1674.85 FEET, A CENTRAL ANGLE OF 01° 24' 04", AND AN ARC LENGTH OF 40.96 FEET, THE CHORD OF WHICH BEARS N 30° 29' 47" W, 40.96 FEET TO THE POINT OF BEGINNING.

AREA= 10.713 ACRES, MORE OR LESS.

THE WILLOWS APARTMENTS

FPDP LEGAL DESCRIPTION

PARCEL 2W.2

A PARCEL OF LAND LOCATED IN THE NE1/4 AND THE SE1/4 OF SECTION 29, 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 W1/4 CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN, FROM WHICH THE SOUTHWEST CORNER OF THE NW1/4 OF THE SW1/4 OF SAID SECTION 28 BEARS S 00° 17' 02" E, (BASIS OF BEARING); THENCE N 50° 40' 22" W, 851.03 FEET TO THE SOUTHEASTERLY CORNER OF THE WILLOWS AT GRAND PARK, FILING NO. 3, SAID PLAT BEING RECORDED AT RECEPTION NO. 2016006982, SAID GRAND COUNTY RECORDS, BEING THE SOUTHEASTERLY CORNER OF TRACT "M", THENCE N 08° 33' 43" E, 2.86 FEET ALONG THE EASTERLY LINE OF SAID TRACT "M" AND THE TRUE POINT OF BEGINNING;

THENCE N 08° 33' 43" E, 38.06 FEET ALONG THE EASTERLY LINE OF SAID THE WILLOWS AT GRAND PARK, FILING NO. 3 TO A POINT OF NON-TANGENT CURVATURE;

THENCE LEAVING SAID EASTERLY LINE OF SAID THE WILLOWS AT GRAND PARK, FILING NO. 3, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 128.53 FEET, A CENTRAL ANGLE OF 08° 52' 09" AND AN ARC LENGTH OF 19.90 FEET, THE CHORD OF WHICH BEARS S 61° 03' 34" E, 19.88 FEET;

THENCE S 56° 37' 30" E, 27.16 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 72° 45' 07", AND AN ARC LENGTH OF 31.74 FEET, THE CHORD OF WHICH BEARS N 86° 59' 57" E, 29.65 FEET TO A POINT OF NON-TANGENT REVERSE CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 216.00 FEET, A CENTRAL ANGLE OF 23° 04' 14", AND AN ARC LENGTH OF 86.97 FEET, THE CHORD OF WHICH BEARS N 62° 09' 31" E, 86.39 FEET;

THENCE N 73° 41' 37" E, 159.17 FEET;

THENCE S 16° 18' 23" E, 36.00 FEET;

THENCE S 73° 41' 37" W, 24.63 FEET;

THENCE S 16° 18' 23" E, 41.40 FEET;

THENCE S 44° 40' 57" E, 101.48 FEET;

THENCE N 44° 54' 28" E, 30.56 FEET;

THENCE S 53° 48' 10" E, 48.67 FEET;

THENCE S 42° 13' 21" E, 40.82 FEET;

THENCE S 46° 31' 43" W, 45.70 FEET;

THENCE S 70° 35' 41" W, 36.36 FEET;

THENCE S 44° 37' 39" W, 52.16 FEET;

THENCE N 72° 44' 46" W, 78.89 FEET;

THENCE N 45° 54' 36" W, 88.00 FEET;

THENCE S 43° 10' 04" W, 21.95 FEET;

THENCE S 46° 49' 56" E, 50.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 42° 51' 24" AND AN ARC LENGTH OF 56.10 FEET, THE CHORD OF WHICH BEARS S 25° 24' 14" E, 54.80 FEET TO A POINT OF NON-TANGENCY;

THENCE S 86° 37' 00" E, 84.70 FEET;

THENCE S 03° 23' 00" W, 100.71 FEET;

THENCE S 01° 13' 15" E, 19.37 FEET;

THENCE N 86° 37' 00" W, 83.67 FEET;

THENCE S 00° 30' 13" E, 50.79 FEET;

THENCE N 88° 46' 45" E, 84.04 FEET;

THENCE S 01° 13' 15" E, 120.02 FEET;

THENCE S 88° 46' 45" W, 80.86 FEET;

THENCE S 22° 55' 11" E, 78.21 FEET;

THENCE S 67° 04' 51" W, 182.27 FEET;

THENCE N 22° 55' 09" W, 88.58 FEET;

THENCE S 67° 04' 51" W, 19.40 FEET;

THENCE N 22° 55' 09" W, 24.13 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 7.66 FEET, A CENTRAL ANGLE OF 29° 39' 57", AND AN ARC LENGTH OF 3.96 FEET, THE CHORD OF WHICH BEARS N 66° 54' 43" W, 3.92 FEET TO A POINT OF NON-TANGENT REVERSE CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 52.67 FEET, A CENTRAL ANGLE OF 54° 55' 16", AND AN ARC LENGTH OF 50.48 FEET, THE CHORD OF WHICH BEARS N 53° 13' 47" W, 48.57 FEET TO A POINT OF NON-TANGENT REVERSE CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 11.63 FEET, A CENTRAL ANGLE OF 16° 46' 05" AND AN ARC LENGTH OF 3.40 FEET, THE CHORD OF WHICH BEARS N 31° 47' 12" W, 3.39 FEET;

THENCE N 74° 20' 21" W, 29.51 FEET;

THENCE N 15° 39' 39" E, 20.40 FEET;

THENCE N 74° 20' 21" W, 88.17 FEET;

THENCE N 15° 39' 39" E, 192.95 FEET;

THENCE N 74° 20' 21" W, 7.36 FEET;

THENCE S 34° 19' 45" W, 210.02 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLD VICTORY ROAD, RECORDED AT RECEPTION NO. 2009-006046, SAID GRAND COUNTY RECORDS AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID OLD VICTORY ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1.) THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2036.00 FEET, A CENTRAL ANGLE OF 00° 11' 52", AND AN ARC LENGTH OF 7.03 FEET, THE CHORD OF WHICH BEARS N 55° 34' 17" W, 7.03 FEET;
- 2.) THENCE N 55° 40' 13" W, 28.98 FEET;

THENCE N 34° 19' 47" E, 206.40 FEET;

THENCE N 10° 49' 45" W, 14.10 FEET;

THENCE S 34° 19' 47" W, 21.88 FEET;

THENCE S 53° 39' 41" W, 173.82 FEET;

THENCE N 36° 25' 47" W, 121.97 FEET;

THENCE S 34° 23' 15" W, 45.62 FEET;

THENCE N 55° 36' 45" W, 217.79 FEET;

THENCE N 34° 28' 57" E, 27.78 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.33 FEET, A CENTRAL ANGLE OF 28° 14' 27", AND AN ARC LENGTH OF 44.52 FEET, THE CHORD OF WHICH BEARS N 69° 47' 26" W, 44.08 FEET;

THENCE N 55° 40' 13" W, 20.70 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 23.67 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC LENGTH OF 37.18 FEET, THE CHORD OF WHICH BEARS S 79° 19' 47" W, 33.47 FEET;

THENCE S 34° 19' 47" W, 18.59 FEET;

THENCE N 55° 40' 13" W, 26.67 FEET;

THENCE N 34° 19' 47" E, 18.59 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 23.67 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC LENGTH OF 37.18 FEET, THE CHORD OF WHICH BEARS N 10° 40' 13" W, 33.47 FEET;

THENCE N 55° 40' 13" W, 16.40 FEET;

THENCE N 55° 40' 13" W, 11.93 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 90.33 FEET, A CENTRAL ANGLE OF 46° 15' 40", AND AN ARC LENGTH OF 72.94 FEET, THE CHORD OF WHICH BEARS N 32° 32' 23" W, 70.97 FEET;

THENCE N 09° 24' 35" W, 26.64 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3.67 FEET, A CENTRAL ANGLE OF 89° 59' 58", AND AN ARC LENGTH OF 5.76 FEET, THE CHORD OF WHICH BEARS N 54° 24' 34" W, 5.19 FEET;

THENCE S 80° 35' 27" W, 16.33 FEET;

THENCE N 67° 22' 38" W, 33.74 FEET;

THENCE S 34° 18' 59" W, 35.04 FEET;

THENCE N 55° 41' 01" W, 182.27 FEET;

THENCE N 34° 18' 59" E, 80.62 FEET;

THENCE N 55° 41' 01" W, 34.37 FEET;

THENCE S 34° 08' 49" W, 71.80 FEET;

THENCE N 55° 43' 43" W, 185.83 FEET;

THENCE N 34° 13' 20" E, 26.27 FEET;

THENCE N 55° 38' 25" W, 108.72 FEET;

THENCE N 34° 21' 35" E, 119.99 FEET;

THENCE S 55° 41' 08" E, 75.55 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 90.37 FEET, A CENTRAL ANGLE OF 10° 03' 10" AND AN ARC LENGTH OF 15.86 FEET, THE CHORD OF WHICH BEARS N 03° 13' 19" E, 15.84 FEET;

THENCE N 07° 15' 54" E, 1.25 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 23.67 FEET, A CENTRAL ANGLE OF 23° 02' 46", AND AN ARC LENGTH OF 9.52 FEET, THE CHORD OF WHICH BEARS N 04° 15' 29" W, 9.46 FEET TO A POINT ON THE SOUTH LINE OF TRACT "G", THE WILLOWS AT GRAND PARK FILING NO. 2, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 2016006979, SAID GRAND COUNTY RECORDS AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE SOUTH LINE OF SAID TRACT "G", THE WILLOWS AT GRAND PARK FILING NO. 2 AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 05° 40' 11", AND AN ARC LENGTH OF 32.46 FEET, THE CHORD OF WHICH BEARS S 82° 44' 06" E, 32.44 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE LEAVING SAID SOUTH LINE OF SAID TRACT "G", THE WILLOWS AT GRAND PARK FILING NO. 2 AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 23.67 FEET, A CENTRAL ANGLE OF 23° 02' 46", AND AN ARC LENGTH OF 9.52 FEET, THE CHORD OF WHICH BEARS S 18° 47' 17" W, 9.46 FEET;

THENCE S 07° 15' 54" W, 0.11 FEET;

THENCE S 81° 55' 59" E, 227.02 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 27.00 FEET, A CENTRAL ANGLE OF 39° 25' 17" AND AN ARC LENGTH OF 18.58 FEET, THE CHORD OF WHICH BEARS S 11° 14' 45" E, 18.21 FEET;

THENCE S 08° 04' 01" W, 11.33 FEET;

THENCE S 81° 55' 59" E, 18.79 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6