

**Ordinance First Reading
Notice for Publication and Posting**

NOTICE OF PUBLIC HEARING

TOWN OF GYPSUM

P.O. Box 130
50 Lundgren Boulevard
Gypsum, CO 81637

This is to give notice that at a public meeting on January 10th 2025, the following Ordinance was introduced, read by title, approved on first reading, and ordered posted and published by title only, by the Gypsum Town Council. A public hearing for final approval, rejection, or other action as may be taken by vote of Town Council on second reading is scheduled on January 28th, 2025, at 7:00 p.m. in the Town Council Chambers at Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum Co 81637.

Ordinance No. 02 (Series 2025) An Ordinance Providing for Acquisition or
Condemnation of Certain Property

The text of this Ordinance is available for public inspection at the office of the Town Clerk, 50 Lundgren Blvd., Gypsum, Colorado, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. and on the Town's website at <https://townofgypsum.com>.
/ss: Becky Close, Town Clerk

**Ordinance Second Reading Without Amendments
Notice for Publication and Posting**

PUBLIC NOTICE

TOWN OF GYPSUM

P.O. Box 130
50 Lundgren Boulevard
Gypsum, CO 81637

This is to give notice that at a public hearing on second reading, the following Ordinance was introduced, read by title, and finally adopted, passed, approved and ordered posted and published by title only by the Town Council on January 28th, 2025.

Ordinance No. 02 (Series 2025) An Ordinance Providing for Acquisition or
Condemnation of Certain Property

The text of this Ordinance is available for public inspection at the office of the Town Clerk, 50 Lundgren Blvd., Gypsum, Colorado, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. and on the Town web site at <https://townofgypsum.com>.
/ss: Becky Close, Town Clerk.

TOWN OF GYPSUM, COLORADO

ORDINANCE NO. 02

SERIES 2025

AN ORDINANCE PROVIDING FOR ACQUISITION OR CONDEMNATION OF CERTAIN PROPERTY

WHEREAS, the Town of Gypsum ("Town") is a home rule municipality duly organized and existing under Articles XX of the Colorado Constitution and the Town's Home Rule Charter effective October 21, 1982; and

WHEREAS, Highway 6 and Valley Road within the Town both serve as major arterials and components of the local and regional transportation network in Eagle County and provide access to locations such as the local grocery store, post office, Eagle Valley High School, the recreation center, Town Hall, the library, and many residential developments; and

WHEREAS, traffic volumes along Highway 6, as measured in 2022, were approximately 12,600 vehicles per day, and Valley Road was 7,400 vehicles per day in the area of Highway 6; and

WHEREAS, due to an influx of new developments in recent years and a population growth that has placed pressure on the existing transportation network thereby causing concerns of both congestion and safety issues altering the quality of life in the community, the Town initiated a Master Traffic Study ("MTS") in 2022 to evaluate the existing traffic volumes, estimate future volumes based on expected growth, and identify needed transportation improvements to address the congestion and safety issues identified in the Town; and

WHEREAS, a hot spot analysis was conducted as part of the safety evaluation for the MTS which identified the Highway 6 and Valley Road intersection as the second highest frequency of crashes occurring within the Town, identifying thirty-nine (39) crashes in the six year dataset reviewed with a high frequency of rear-end and approach turn crashes, followed by broadside and sideswipe crashes; and

WHEREAS, the current intersection for Highway 6 and Valley Road is signalized; and

WHEREAS, the existing signalized intersection may contribute to the crashes as it allows for the approach turn, broadside, and the opposite direction side swipes due to the nature of how signalized intersections operate; and

WHEREAS, pedestrians at that intersection currently have crosswalks controlled by pedestrian signals, and significant area of pavement to traverse, including up to four lanes of traffic, with multiple conflict points from right and left turning vehicles; and

WHEREAS, there are a high number of pedestrians that cross this intersection on a daily basis due to its location next to the High School, multiple restaurants, a grocery store, library, recreation center, parks, and residential area; and

WHEREAS, the MTS, in addition to the safety evaluation, provided estimates of future growth based on developments already in process within the Town and potential future developments anticipated by the year 2040 which indicated that the continued growth of the community will lead to higher traffic volumes thereby causing several of the existing intersections to fail in the coming years, including the Valley Road and Highway 6 intersection; and

WHEREAS, the traffic on the Valley Road and Highway 6 intersection is expected to increase by ten percent (10%) growth per year over existing over the next 5 years and thus lead to a substantial increase in traffic volumes; and

WHEREAS, according to the Federal Highway Administration, modern roundabouts tend to improve safety, promote lower speeds and traffic calming, reduce conflict points for motorists and pedestrians, and lead to improved operational performance compared to signalized intersections; and

WHEREAS, roundabouts have been shown to substantially reduce crashes that result in serious injury or death, create a safer environment for vehicles and pedestrians alike, and handle greater volumes of traffic that occur in a growing community; and

WHEREAS, the Town engaged a nationally renowned roundabout engineer to design the layout of the Valley Road and Highway 6 roundabout, and through a detailed design process and robust operational analysis, the current proposed geometry of the roundabout was developed to meet the traffic demand needs of the area while also making the intersection safer and more easily navigable by pedestrians; and

WHEREAS, the proposed roundabout design adheres to roadway, traffic, multi-modal and roundabout specific engineering and safety design principles; and

WHEREAS, in order to meet these requirements, the right-of-way acquisition will be needed on several parcels which border the Valley Road and Highway 6 intersection; and

WHEREAS, trying to avoid right-of-way impacts proved to be unfruitful as it would have led to a substandard, inefficient, and unsafe design which would not have met the immediate or future needs of the community; and

WHEREAS, the Town has determined that the pursuit of design and construction of a new roundabout at the Valley Road and Highway 6 intersection (the "Project") is of utmost importance to the safety and reliability of the local transportation network; and

WHEREAS, a 3,430 square foot property (the "Subject Property 1") described and shown on Exhibit A, attached hereto and incorporated herein, is directly adjacent to the Valley Road and Highway 6 intersection and within the Project right-of-way; and

WHEREAS, a 4,167 square foot property (the "Subject Property 2") described and shown on Exhibit B, attached hereto and incorporated herein, is directly adjacent to the Valley Road and Highway 6 intersection and within the Project right-of-way; and

WHEREAS, a 0.549 acre property (the "Subject Property 3") described and shown on Exhibit C, attached hereto and incorporated herein, is directly adjacent to the Valley Road and Highway 6 intersection and within the Project right-of-way; and

WHEREAS, a 2,904 square foot property (the "Subject Property 4"; and together with Subject Property 1, 2, and 3, the "Subject Properties" shown as Exhibit E) described and shown on Exhibit D, attached hereto and incorporated herein, is directly adjacent to the Valley Road and Highway 6 intersection and within the Project right-of-way; and

WHEREAS, the Town Council ("Council") hereby finds and determines that there is a need and necessity to acquire the Subject Properties for the Project, by negotiation or, if necessary, through the Town's exercise of its power of eminent domain; and

NOW, THEREFORE, be it ordained by the Town Council of the Town of Gypsum, Colorado that:

Section 1. **Notice.** The Town's attorney, staff, or agents are authorized to give notice pursuant to C.R.S. § 38-1-121(1) of the Town's intent to acquire the Subject Property by good faith negotiations, or if necessary, by eminent domain.

Section 2. **Public Use or Public Purpose and Necessity.** The Council hereby finds and determines that fee simple acquisition of the Subject Properties for the Project serves or furthers a public use or public purpose and that there is a need and necessity to acquire each of the Subject Properties for those public uses or purposes and to protect the public health, safety, and welfare of the citizens of the Town.

Section 3. **Good Faith Negotiations.** The Town, its staff, consultants, or agents are authorized to commence or continue negotiations and to make offer(s) of compensation for the acquisition of the Subject Properties, with any final agreement subject to approval of the Council.

Section 4. **Eminent Domain.** If the Town is unable to acquire the Subject Properties through such good faith negotiations, the Town's attorney or an attorney

designated thereby, is expressly authorized and directed to acquire the Subject Properties by exercise of the Town's power of eminent domain, to take whatever other actions are necessary to prosecute the eminent domain proceeding and acquire the Subject Properties, and to obtain court orders for immediate possession thereof.

Section 5. Consultants. The Council authorizes the engagement of appraisers, engineers, attorneys, and other professional consultants as may be needed to effectuate the acquisition of the Subject Properties and also authorizes the Mayor to approve and enter into such engagement agreements.

Section 6. Amendments. The Town's staff, consultants, or agents, consistent with the intent of the Project, shall have the authority to amend the legal descriptions of the parcels to be acquired or the nature of interests to be acquired, as deemed necessary for the Project, and any such amendments shall be included in the definition of the Subject Properties contained therein.

Section 7. Public Inspection. Copies of this ordinance and the Gypsum Municipal Code are available for public inspection at the office of the Gypsum Town Clerk.

Section 8. Public Hearing. A public hearing on this Ordinance shall be held on the 28th day of January, 2025, at 7:00 p.m. at the Town of Gypsum Town Hall, 50 Lundgren Boulevard, Gypsum, Colorado.

Section 9. Effective Date. This Ordinance shall become effective as a permanent Ordinance five (5) days after publication, following final adoption after a public hearing held on the 28th day of January, 2025, at 7:00 p.m., at the Gypsum Town Hall, 50 Lundgren Blvd., Gypsum, Colorado.

Section 10. Severability. If any portion of this Ordinance is found to be void or ineffective, it shall be deemed severed from this Ordinance and the remaining provisions shall remain valid and in full force and effect.

INTRODUCED, READ AND ORDERED PUBLISHED BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO, UPON A MOTION DULY MADE, SECONDED AND PASSED AT ITS REGULAR MEETING HELD AT THE TOWN OF GYPSUM ON THE 14TH DAY OF JANUARY, 2025.

EXHIBIT A
DESCRIPTION OF SUBJECT PROPERTY 1
PART OF LOT 2 ESTES SUBDIVISION FILING NO. 2

A PARCEL OF LAND SITUATED IN TRACT 68, SECTION 5, TOWNSHIP 5 SOUTH, RANGE 85 WEST, 6TH P.M., BEING A PART OF LOT 2, ESTES SUBDIVISION, FILING NO. 2, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED IN RECEPTION NO. 919264, AT THE EAGLE CLERK AND RECORDERS OFFICE, COUNTY OF EAGLE, STATE OF COLORADO. SAID PART OF LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, A POINT ON THE WEST RIGHT OF WAY OF ESTES LANE, MONUMENTED WITH A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #9337 FROM WHICH ANOTHER FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #9337 BEARS SOUTH 1° 03' 27" WEST, 185.58', ALSO ALONG THE WEST RIGHT OF WAY OF ESTES LANE AND BEING A EASTERLY CORNER OF LOT 3, ESTES SUBDIVISION, FILING NO. 2, RECORDED IN RECEPTION NO. 919264. SAID BEARING BEING THE BASIS OF BEARINGS HEREON; THENCE SOUTH 19° 41' 57" WEST, 236.43' TO THE POINT OF BEGINNING, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF HIGHWAY 6, A SOUTHEASTERLY CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE ALONG THE NORTHERLY RIGHT OF WAY OF HIGHWAY 6, 87.36' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 768.60', A CHORD BEARING N 70° 02' 43" WEST, A CHORD LENGTH OF 87.36' TO A POINT ON THE EAST RIGHT OF WAY OF ESTES LANE;

THENCE ALONG THE EAST RIGHT OF WAY OF ESTES LANE AND 51.61' ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00", A CHORD BEARING NORTH 37° 13' 07" WEST, A CHORD LENGTH OF 49.35' TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY, SOUTH 64° 55' 21" EAST, 52.54' TO A POINT;

THENCE SOUTH 83° 28' 54" EAST, 65.57' TO A POINT ON THE EAST LINE OF SAID LOT 2 BEING THE WEST LINE OF SAID LOT 3;

THENCE ALONG SAID LINE, SOUTH 1° 03' 27" WEST, 39.43' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3141 SQ.FT. +-.

PART OF LOT 2 ESTES SUBDIVISION FILING NO. 2

A PARCEL OF LAND SITUATED IN TRACT 68, SECTION 5, TOWNSHIP 5 SOUTH, RANGE 85 WEST, 6TH P.M., BEING A PART OF LOT 2, ESTES SUBDIVISION, FILING NO. 2, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED IN RECEPTION NO. 919264, AT THE EAGLE CLERK AND RECORDERS OFFICE, COUNTY OF EAGLE, STATE OF COLORADO. SAID PART OF LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, A POINT ON THE WEST RIGHT OF WAY OF ESTES LANE, MONUMENTED WITH A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #9337 FROM WHICH ANOTHER FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #9337, BEARS SOUTH 1° 03' 27" WEST, 185.58', ALSO ALONG THE WEST RIGHT OF WAY OF ESTES LANE AND BEING A EASTERLY CORNER OF LOT 3, ESTES SUBDIVISION, FILING NO. 2, RECORDED IN RECEPTION NO. 919264. SAID BEARING BEING THE BASIS OF BEARINGS HEREON;

THENCE ALONG SAID RIGHT OF WAY, SOUTH 1° 03' 27" WEST, 77.00' TO A POINT, BEING AN EASTERLY CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID LOT 3;

THENCE LEAVING SAID WEST RIGHT OF WAY OF ESTES LANE, 14.45' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00', A CHORD BEARING NORTH 19° 39' 13" WEST, A CHORD LENGTH OF 14.14' TO A POINT;

THENCE NORTH 1° 03' 27" EAST, 48.77' TO A POINT ON THE NORTH LINE OF SAID LOT 2;

THENCE 16.09' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00', A CHORD BEARING NORTH 19° 29' 19" EAST, A CHORD LENGTH OF 15.81' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 289 SQ.FT. +-.

EXHIBIT B
DESCRIPTION OF SUBJECT PROPERTY 2
PART OF LOT 3 ESTES SUBDIVISION FILING NO. 2

A PARCEL OF LAND SITUATED IN TRACT 68, SECTION 5, TOWNSHIP 5 SOUTH, RANGE 85 WEST, 6TH P.M., BEING A PART OF LOT 3, ESTES SUBDIVISION, FILING NO. 2, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED IN RECEPTION NO. 919264, AT THE EAGLE CLERK AND RECORDERS OFFICE, COUNTY OF EAGLE, STATE OF COLORADO. SAID PART OF LOT 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 2, ESTES SUBDIVISION, FILING NO. 2, RECORDED AT RECEPTION NO. 919264, A POINT ON THE WEST RIGHT OF WAY OF ESTES LANE, MONUMENTED WITH A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #9337 FROM WHICH ANOTHER FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #9337 BEARS SOUTH 1° 03' 27" WEST, 185.58', ALSO ALONG THE WEST RIGHT OF WAY OF ESTES LANE AND BEING A EASTERLY CORNER OF SAID LOT 3. SAID BEARING BEING THE BASIS OF BEARINGS HEREON; THENCE ALONG SAID RIGHT OF WAY, SOUTH 1° 03' 27" WEST, 77.00' TO THE POINT OF BEGINNING, BEING AN EASTERLY CORNER OF SAID LOT 2 AND THE NORTHEAST CORNER OF SAID LOT 3;

THENCE ALONG THE WESTERLY RIGHT OF WAY OF ESTES LANE, SOUTH 1° 03' 27" WEST, 108.58' TO A POINT, BEING A EASTERLY CORNER OF SAID LOT 3;

THENCE 81.81' ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.01', A CHORD BEARING SOUTH 53° 07' 34" WEST, A CHORD LENGTH OF 71.00' TO A POINT ON THE NORTH RIGHT OF WAY OF HIGHWAY 6;

THENCE 20.25' ALONG SAID RIGHT OF WAY, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 768.60', A CHORD BEARING NORTH 74° 03' 23" WEST, A CHORD LENGTH OF 20.25' TO A POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 3;

THENCE LEAVING SAID RIGHT OF WAY ALONG THE WEST LINE OF SAID LOT 3, NORTH 1° 03' 27" EAST, 39.43' TO A POINT;

THENCE LEAVING SAID WEST LINE NORTH 80° 51' 21" EAST, 47.75' TO A POINT;

THENCE NORTH 52° 00' 20" EAST, 30.37' TO A POINT;

THENCE NORTH 1° 03' 27" EAST, 93.23' TO A POINT ON THE NORTH LINE OF SAID LOT 3;

THENCE ALONG SAID NORTH LINE 14.45' ALONG A CURVE TO THE RIGHT,
HAVING A RADIUS OF 20.00', A CHORD BEARING SOUTH 19° 39' 13" EAST, A
CHORD LENGTH OF 14.14' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4167 SQ.FT. +/-

EXHIBIT C
DESCRIPTION OF SUBJECT PROPERTY 3
HEFTY PARCEL RECEPTION NO. 752007

A PARCEL OF LAND IN TRACT 67 OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ACCORDING TO THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED BY THE U.S. SURVEYOR GENERAL IN DENVER, COLORADO, ON JUNE 20, 1922, COUNTY OF EAGLE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT;

BEGINNING AT THE NORTHWEST CORNER FROM WHICH CORNER NO. 4 OF SAID TRACT 67 BEARS N 00 DEGREES 43 MINUTES 29 SECONDS W 1361.17 FEET DISTANT;

THENCE S 02 DEGREES 08 MINUTES 46 SECONDS W 124.41 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY BOUNDARY LINE OF A CERTAIN WAGON ROAD, AS DESCRIBED AT BOOK 87, PAGE 375 OF THE EAGLE COUNTY RECORDS;

THENCE ALONG THE NORTHERLY RIGHT OF WAY OF SAID WAGON ROAD N 88 DEGREES 48 MINUTES 29 SECONDS E 8.72 FEET; THENCE S 01 DEGREES 50 MINUTES 31 SECONDS E 50.26 FEET ALONG THE EASTERLY RIGHT OF WAY OF SAID WAGON ROAD TO A POINT ON THE NORTHERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 6;

THENCE ALONG SAID RIGHT OF WAY 115.67 FEET ON A CURVE TO THE LEFT WITH A RADIUS OF 768.60 FEET, THE CHORD BEARING AND DISTANCE OF WHICH IS S 88 DEGREES 32 MINUTES 10 SECONDS E 115.56 FEET TO THE SOUTHEAST CORNER; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE N 01 DEGREES 49 MINUTES 56 SECONDS E 206.95 FEET TO THE NORTHEAST CORNER;

THENCE ALONG SAID NORTHERLY BOUNDARY LINE S 76 DEGREES 59 MINUTES 52 SECONDS W 131.18 FEET TO THE POINT OF BEGINNING,

COUNTY OF EAGLE, STATE OF COLORADO.

SAID PARCEL CONTAINING 0.549 ACRES +/-

EXHIBIT D
DESCRIPTION OF SUBJECT PROPERTY 4
PART OF LOT 4, BLOCK 2, GYPSUM CREEK CENTER FILING NO. 1

A PARCEL OF LAND SITUATED IN TRACT 67, SECTION 5, TOWNSHIP 5 SOUTH, RANGE 85 WEST, 6TH P.M., BEING A PART OF LOT 4, BLOCK 2, GYPSUM CREEK CENTER, FILING NO. 1, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED IN RECEPTION NO. 365634, AT THE EAGLE CLERK AND RECORDERS OFFICE, COUNTY OF EAGLE, STATE OF COLORADO. SAID PART OF LOT 4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 4 BEARS SOUTH 1° 49' 56" SOUTH. ALL BEARINGS HEREON RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF SAID LOT 4 NORTH 83° 19' 19" EAST, 28.80' TO A POINT ON THE WEST RIGHT OF WAY OF OAK RIDGE COURT CUL-DE-SAC;

THENCE ALONG SAID RIGHT OF WAY 40.66' ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00', A CHORD BEARING SOUTH 29° 58' 13" EAST, A CHORD LENGTH OF 39.55' TO A POINT;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 81° 23' 15" WEST, 50.15' TO A POINT ON THE WEST LINE OF SAID LOT 4;

THENCE ALONG SAID WEST LINE NORTH 1° 49' 56" EAST, 38.44' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1363 SQ.FT. +-.

PART OF LOT 4, BLOCK 2, GYPSUM CREEK CENTER FILING NO. 1

A PARCEL OF LAND SITUATED IN TRACT 67, SECTION 5, TOWNSHIP 5 SOUTH, RANGE 85 WEST, 6TH P.M., BEING A PART OF LOT 4, BLOCK 2, GYPSUM CREEK CENTER, FILING NO. 1, ACCORDING TO THE FINAL PLAT THEREOF, RECORDED IN RECEPTION NO. 365634, AT THE EAGLE CLERK AND RECORDERS OFFICE, COUNTY OF EAGLE, STATE OF COLORADO. SAID PART OF LOT 4 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4 FROM WHICH THE SOUTHWEST CORNER OF SAID LOT 4 BEARS SOUTH 1° 49' 56" WEST, 206.95' TO THE POINT OF BEGINNING AND BEING ON THE NORTH RIGHT OF WAY OF HIGHWAY 6. ALL BEARINGS HEREON RELATIVE THERETO;

THENCE LEAVING SAID RIGHT OF WAY ALONG THE WEST LINE OF SAID LOT 4, NORTH $1^{\circ} 49' 56''$ EAST, 21.81' TO A POINT;

THENCE LEAVING THE WEST LINE, SOUTH $83^{\circ} 34' 28''$ EAST, 46.72' TO A POINT;

THENCE NORTH $87^{\circ} 25' 56''$ EAST, 96.78' TO A POINT ON THE NORTH RIGHT OF WAY OF HIGHWAY 6;

THENCE ALONG SAID RIGHT OF WAY 145.54', ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 768.60', A CHORD BEARING SOUTH $81^{\circ} 43' 40''$ WEST, A CHORD LENGTH OF 145.32' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1541 SQ.FT. +/-.

[illegible]