

RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE CARBON VALLEY PARKS AND RECREATION DISTRICT  
FOR THE ADOPTION OF PETITION FOR INCLUSION INTO THE DISTRICT

RESOLUTION 2024 – 5

By the Board of Directors of the Carbon Valley Parks and Recreation District Concerning an Adoption of Petition for Inclusion into the District.

WHEREAS, the Carbon Valley Parks and Recreation District Board of Directors recognized the submittal for the adoption of a petition for inclusion into the District and directed staff to provide for a public review of the document; and

WHEREAS, the District's Rules and Regulations state that persons whose property is located outside the boundaries of the District are required to file for a petition for the inclusion of real property with the District; and

WHEREAS, the District currently provides recreational services within its boundaries, for the benefit of its residents and property owners located in Weld County, State of Colorado; and

WHEREAS, Petitioner is the owner of certain real property (hereinafter, the "Property"), described in **Exhibit A** attached hereto and incorporated herein by this reference;

WHEREAS, the FIRELIGHT DEVELOPMENT INC has made a formal request dated January 19, 2024, to include the PARCEL ID 131305300019 PT SW4 5-2-68 PT LOT B REC EXEMPT RE-2794 EXC PT LYING WITHIN COMM W4 SEC COR TH S89D29E 60 TO POB TH S89D29E 1195.77 S00D45W 1382.55 N89D14W 136.35 N54D16W 53.45 TH 2.95 ALG CRV TO R (R=270 RAD CEN=N57D35W) TH S33D02W 100 TH 118.28 ALG TAN CRV TO L (R=210) TH S00D45W 60 TH 91.11 ALG TAN CRV TO R (R=58) TH N89D14W 115 S00D45W 110 N89D14W 205 S00D45W 33.29 N89D14W 272.18 TH 80.76 ALG TAN CRV TO R (R=58) TH N89D15W 220.29 N00D44E 1759.32 TO POB WELD COUNTY ASSESSOR – PARCEL ID 131305300024 PT SW4 5-2-68 PT LOT B REC EXEMPT RE-2794 LYING WITHIN COMM W4 SEC COR TH S89D29E 60 TO POB TH S89D29E 1195.77 S00D45W 1382.55 N89D14W 136.35 N54D16W 53.45 TH 2.95 ALG CRV TO R (R=270 RAD CEN=N57D35W) TH S33D02W 100 TH 118.28 ALG TAN CRV TO L (R=210) TH S00D45W 60 TH 91.11 ALG TAN CRV TO R (R=58) TH N89D14W 115 S00D45W 110 N89D14W 205 S00D45W 33.29 N89D14W 272.18 TH 80.76 ALG TAN CRV TO R (R=58) TH N89D15W 220.29 N00D44E 1759.32 TO POB EXC BEG W4 COR SEC TH S05D53E 520.19 TO TPOB TH E201.15 S69D56E 240.37 E186.39 S0D44W 283.28 N89D15W 478.41 S0D44W 93.66 W135.93 N0D4E 453.25 TO TPOB WELD COUNTY ASSESSOR – PARCEL ID 131305300023 PT SW4 5-2-68 PT LOT B REC EXEMPT RE-2794 DESC AS BEG W4 COR SEC TH S05D53E 520.19 TO TPOB TH E201.15 S69D56E 240.37 E186.39 S0D44W 283.28 N89D15W 478.41 S0D44W 93.66 W135.93 N0D4E 453.25 TO TPOB FIRELIGHT PARK – LEGAL DESCRIPTION PER SURVEY LOT B -RECORDED EXEMPTION NO. 1313-05-3-RE-2794 RECORDED AT RECEPTION NO. 2789721, LOCATED IN THE SW ¼ OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO into the Carbon Valley Parks and Recreation District boundaries and attached to that request a legal description of that portion to be considered for inclusion; and

WHEREAS, the Carbon Valley Parks and Recreation District Board of Directors has reviewed the Adoption of a Petition for Inclusion of real property and that District Board of Directors request that portion to be included therein; and

WHEREAS, the District published notice on February 1, 2024 of a public hearing concerning the inclusion request and the FIRELIGHT DEVELOPMENT INC resolution at least ten (10) days before the public hearing was held; and

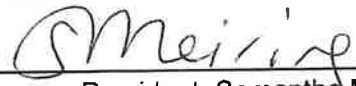
WHEREAS, a public hearing was held on February 21, 2024, concerning the inclusion matter, and at the conclusion of that hearing the District decided to proceed with the adoption of the petition for inclusion of FIRELIGHT DEVELOPMENT INC.


NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Carbon Valley Parks and Recreation District Board of Directors concludes that the inclusion of FIRELIGHT DEVELOPMENT INC is as described in the attachment hereto; and
2. The Carbon Valley Parks and Recreation District Board of Directors hereby accepts and adopts by this resolution, effective immediately, to include FIRELIGHT DEVELOPMENT INC into the Carbon Valley Parks and Recreation District boundaries.

The foregoing is a true copy of a resolution duly adopted by the Board of Directors of the Carbon Valley Park and Recreation District by vote at a public meeting on the 21<sup>st</sup> day of February 2024.

BY ORDER OF THE BOARD OF DIRECTORS OF THE  
CARBON VALLEY PARKS AND RECREATION DISTRICT

By: /s/   
President, Samantha Meiring

  
Secretary, Stevin Colvin

ATTEST:

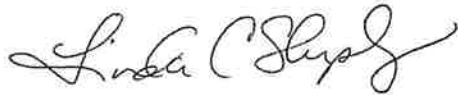
Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Carbon Valley Park & Rec District\*\*  
8350 CR 13, Ste#180  
Firestone CO 80504

## AFFIDAVIT OF PUBLICATION

State of Colorado }  
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 2/1/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Fort Lupton Press

State of Colorado }  
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 2/1/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.



Carla Bethke  
Notary Public  
My commission ends April 11, 2026

CARLA BETHKE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004025550  
MY COMMISSION EXPIRES APRIL 11, 2026

### Public Notice

#### Notice of Public Hearing on Petition for Inclusion Of Real Property into Recreation District

Frederick, Colorado - PLEASE TAKE NOTICE that at 6:30 PM on February 21, 2024 the Board of Directors of the CARBON VALLEY PARKS AND RECREATION DISTRICT will hold a public hearing to consider a Petition for Inclusion by FIRELIGHT DEVELOPMENT INC to be included into the Carbon Valley Parks and Recreation District's boundaries with the following legal description of real property:

**LEGAL DESCRIPTION - FIRELIGHT PARK**  
LEGAL DESCRIPTIONS PER WELD COUNTY ASSESSOR - WELD COUNTY ASSESSOR - PARCEL ID 131305300019 PT SW4 5-2-68 PT LOT B REC EXEMPT RE-2794 EXC PT LYING WITHIN COMM W4 SEC COR TH S89D29E 60 TO POB TH S89D29E 1195.77 S00D45W 1382.55 N89D14W 136.35 N54D16W 53.45 TH 2.95 ALG CRV TO R (R=270 RAD CEN=N57D35W) TH S33D02W 100 TH 118.28 ALG TAN CRV TO L (R=210) TH S00D45W 60 TH 91.11 ALG TAN CRV TO R (R=58) TH N89D14W 115 S00D45W 110 N89D14W 205 S00D45W 33.29 N89D14W 272.18 TH 80.76 ALG TAN CRV TO R (R=58) TH N89D15W 220.29 N00D44E 1759.32 TO POB WELD COUNTY ASSESSOR - PARCEL ID 131305300024 PT SW4 5-2-68 PT LOT B REC EXEMPT RE-2794 LYING WITHIN COMM W4 SEC COR TH S89D29E 60 TO POB TH S89D29E 1195.77 S00D45W 1382.55 N89D14W 136.35 N54D16W 53.45 TH 2.95 ALG CRV TO R (R=270 RAD CEN=N57D35W) TH S33D02W 100 TH 118.28 ALG TAN CRV TO L (R=210) TH S00D45W 60 TH 91.11 ALG TAN CRV TO R (R=58) TH N89D14W 115 S00D45W 110 N89D14W 205 S00D45W 33.29 N89D14W 272.18 TH 80.76 ALG TAN CRV TO R (R=58) TH N89D15W 220.29 N00D44E 1759.32 TO POB EXC BEG W4 COR SEC TH S05D53E 520.19 TO TPOB TH E201.15 S69D56E 240.37 E186.39 S0D44W 283.28 N89D15W 478.41 S0D44W 93.66 W135.93 N0D4E 453.25 TO TPOB WELD COUNTY ASSESSOR - PARCEL ID 131305300023 PT SW4 5-2-68 PT LOT B REC EXEMPT RE-2794 DESC AS BEG W4 COR SEC TH S05D53E 520.19 TO TPOB TH E201.15 S69D56E 240.37 E186.39 S0D44W 283.28 N89D15W 478.41 S0D44W 93.66 W135.93 N0D4E 453.25 TO TPOB FIRELIGHT PARK - LEGAL DESCRIPTION PER SURVEY LOT B - RECORDED EXEMPTION NO. 1313-05-3-RE-2794 RECORDED AT RECEPTION NO. 2789721, LOCATED IN THE SW ¼ OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 88 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

Copies of the Petition and the legal description of the property is subject to the above-mentioned inclusion may be obtained from Bryan Hostetter, 151 Grant Avenue, Firestone, Colorado, 80520.

The public hearing will be held at the Carbon Valley Parks and Recreation District Community Center located at 151 Grant Avenue, Firestone, CO, 80520, February 21, 2024 at 6:30 PM. Questions prior to the public meeting should be directed to Bryan Hostetter, Business and Finance Director, (303) 833-3660 Ext. 104.

All interested persons, municipalities or counties that may be able to provide service to the real property, shall appear at the public hearing and show cause, in writing, why the Board of Directors of the Carbon Valley Parks and Recreation District should/should not adopt a final resolution and order approving the inclusion of the above-identified real property. The Board of Directors may continue the public hearing to a subsequent meeting. The failure of any person within the Carbon Valley Parks and Recreation District to file a written objection shall be taken as an assent on his or her part to the inclusion of the property.

Dean Rummel, Executive Director  
Carbon Valley Parks and Recreation District

For more information or to view Petitions for Inclusion, please contact Bryan Hostetter at bhostetter@cvprd.com.

Legal Notice No. FLP1004  
First Publication: February 1, 2024  
Last Publication: February 1, 2024  
Publisher: Fort Lupton Press



**For Immediate Release**

**Date:** January 24, 2024

**Contact:** Bryan Hostetler

**Phone** 303-833-3660 ext. 104

**Email** bhostetler@cvprd.com

**Notice of Public Hearing on Petition for Inclusion  
Of Real Property into Recreation District**

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Copies of the Petition and the legal description of the property is subject to the above-mentioned inclusion may be obtained from Bryan Hostetler, 151 Grant Avenue, Firestone, Colorado, 80520.

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All interested persons, municipalities or counties that may be able to provide service to the real property, shall appear at the public hearing and show cause, in writing, why the Board of Directors of the Carbon Valley Parks and Recreation District should/should not adopt a final resolution and order approving the inclusion of the above-identified real property. The Board of Directors may continue the public hearing to a subsequent meeting. The failure of any person within the Carbon Valley Parks and Recreation District to file a written objection shall be taken as an assent on his or her part to the inclusion of the property.

Dean Rummel, Executive Director

Carbon Valley Parks and Recreation District

For more information or to view Petitions for Inclusion, please contact Bryan Hostetler at [bhostetler@cvprd.com](mailto:bhostetler@cvprd.com).



# CARBON VALLEY

PARKS & RECREATION DISTRICT

RE: Required Inclusion into Carbon Valley Parks and Recreation District - Firestone, Colorado

Dear Property Owner or Developer:

Pursuant to the Intergovernmental Agreement between Town of Firestone and Carbon Valley Park and Recreation District (CVPRD), the Town requires developments/properties within the Town that are not currently within CVRPD to Petition for Inclusion into the special district. At present, the property owned by your organization in the Town of Firestone is not included in the park and recreation special district.

To encourage immediate compliance with the agreement, an inclusion packet is enclosed with all District requirements. The packet contains instructions and forms to help you successfully and legally petition into CVPRD. A signed and notarized Petition for Inclusion form must be submitted as Exhibit A and a map of the real property/properties must be attached to the petition as well. CVPRD recommends you maintain a complete copy of the inclusion packet for your records before returning all original documents to the District for processing. CVPRD will absorb any costs associated with processing the inclusion request and a public hearing shall be scheduled.

The District requests that you respond with the petition for inclusion as soon as possible. Please do not hesitate to contact me directly with questions or concerns.

Thank you in advance for your cooperation and compliance.

Sincerely,

Dean Rummel  
Executive Director  
[Drummel@cvprd.com](mailto:Drummel@cvprd.com)

Enclosures



# CARBON VALLEY

PARKS & RECREATION DISTRICT

## Instructions for Inclusion of Real Property into Carbon Valley Parks & Recreation District

1. Pursuant to the Town/City annexation ordinance and Intergovernmental Agreement a property that seeks annexation into or development within the Town/City shall also seek inclusion into all applicable special districts.
2. The Carbon Valley Parks and Recreation District absorbs all the costs associated with processing inclusion.
3. Petition for Inclusions **must be executed before a notary public by 100% of the owners of the real property to be included into the District.**
4. An accurate legal description and map of the real property to be included into the District **must be attached to the fully executed Petition for Inclusion.**
5. The fully executed Petition for Inclusion must be filed with the District at the following address:

Carbon Valley Parks and Recreation District

Attention: Bryan Hostetler

701 5<sup>th</sup> Street

Frederick, Colorado 80530

303.833.3660 Fax 303.833.7068

[bhostetler@cvprd.com](mailto:bhostetler@cvprd.com)

6. Upon the receipt of the Petition for Inclusion, the Board of Directors of the District will set a public hearing at which the Board will consider the petition. Notice of the public hearing will be published one time prior to the public hearing.
7. At such public hearing, upon the approval of the Petition, the Board will issue an Order of Inclusion, which will be filed with the Weld County District Court with a request that the District Court Judge issue a final Order of Inclusion.
8. Upon issuance of the Order of Inclusion by the Weld County District Court Judge, the Order will be recorded with the Weld County Clerk and Recorder, and the inclusion will be in effect.



# **CARBON VALLEY**

**PARKS & RECREATION DISTRICT**

Petition for Inclusion Filing Name:

Firelight Park Minor Subdivision and Firelight Park Filing 1

In the Matter of Carbon Valley Parks and Recreation District, Weld County,  
Colorado

**To The Board of Directors of District:**

**The undersigned Petitioner(s), being the free owner(s) of 100% of the real property hereinafter described, hereby request(s) that such property be included within the Carbon Valley Parks and Recreation District, as provided by law, and for cause, state(s):**

- 1. That such property is capable of being served with facilities of District.**
- 2. That assent to the inclusion of such property in the District is hereby given by the undersigned, who constitute(s) the free owner(s) of 100% of such property.**
- 3. That there shall be no withdrawal from this Petition after consideration by the Board, nor shall further objections be filed thereto by the Petitioner(s).**
- 4. That the inclusion of such property into the District shall be subject to any and all terms and conditions established by the Board and accepted by Petitioner(s), and to all duly promulgated rules, regulations and rates of District.**
- 5. That the property owned by Petitioner(s) and sought to be included in District is accurately described as follows:**

**See Exhibit A attached hereto and incorporated herein by this reference.**





# CARBON VALLEY

PARKS & RECREATION DISTRICT

### Exhibit A

(If more than two Petitioners/Property Owners, please copy this page as needed.)

#### PETITIONER (S):

Dale Bruns

#### Printed Name of Petitioner

Firelight Development, Inc.

#### Title / Company

Parcel id: 131305300019, 13130500024

#### Property Address NA

Firestone, CO, Weld County

#### City, State, Zip COUNTY

303-591-8560

#### Email or Phone Number

Who owns 100 % of property

dalebruns@zephyrmgmt.com

#### Phone Number or Email

Dale Bruns

Signature of Petitioner

Dale Bruns

#### Printed Name of Petitioner

Voyage Ventures, LLC

#### Title / Company

Parcel id: 131305300023

#### Property Address NA

Firestone, CO Weld County

#### City, State, Zip COUNTY

303-591-8560

#### Email or Phone Number

Who owns 100 % of property

dalebruns@zephyrmgmt.com

#### Phone Number or Email

Dale Bruns

Signature of Petitioner

State of Colorado )  
Boulder County ) ss.  
)

Subscribed and sworn to before me this 19 day of January, 2024.

Witness my hand and official seal.

**KRISTEN ROCHESTER**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20214028075**  
**My Commission Expires: June 30, 2025**

[Signature]  
Notary of the Public

My commission expires 30 June 2025



# CARBON VALLEY

PARKS & RECREATION DISTRICT

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Office Use Only:

Received petition of inclusion \_\_\_\_\_ (date)

Board Agenda \_\_\_\_\_ (date)

Order of Inclusion submitted to Weld County Courts \_\_\_\_\_ (date)

## **FIRELIGHT PARK - Legal Descriptions per Weld County Assessor**

Weld County Assessor – Parcel ID 131305300019

PT SW4 5-2-68 PT LOT B REC EXEMPT RE-2794 EXC PT LYING WITHIN COMM W4 SEC COR TH S89D29E 60 TO POB TH S89D29E 1195.77 S00D45W 1382.55 N89D14W 136.35 N54D16W 53.45 TH 2.95 ALG CRV TO R (R=270 RAD CEN=N57D35W) TH S33D02W 100 TH 118.28 ALG TAN CRV TO L (R=210) TH S00D45W 60 TH 91.11 ALG TAN CRV TO R (R=58) TH N89D14W 115 S00D45W 110 N89D14W 205 S00D45W 33.29 N89D14W 272.18 TH 80.76 ALG TAN CRV TO R (R=58) TH N89D15W 220.29 N00D44E 1759.32 TO POB

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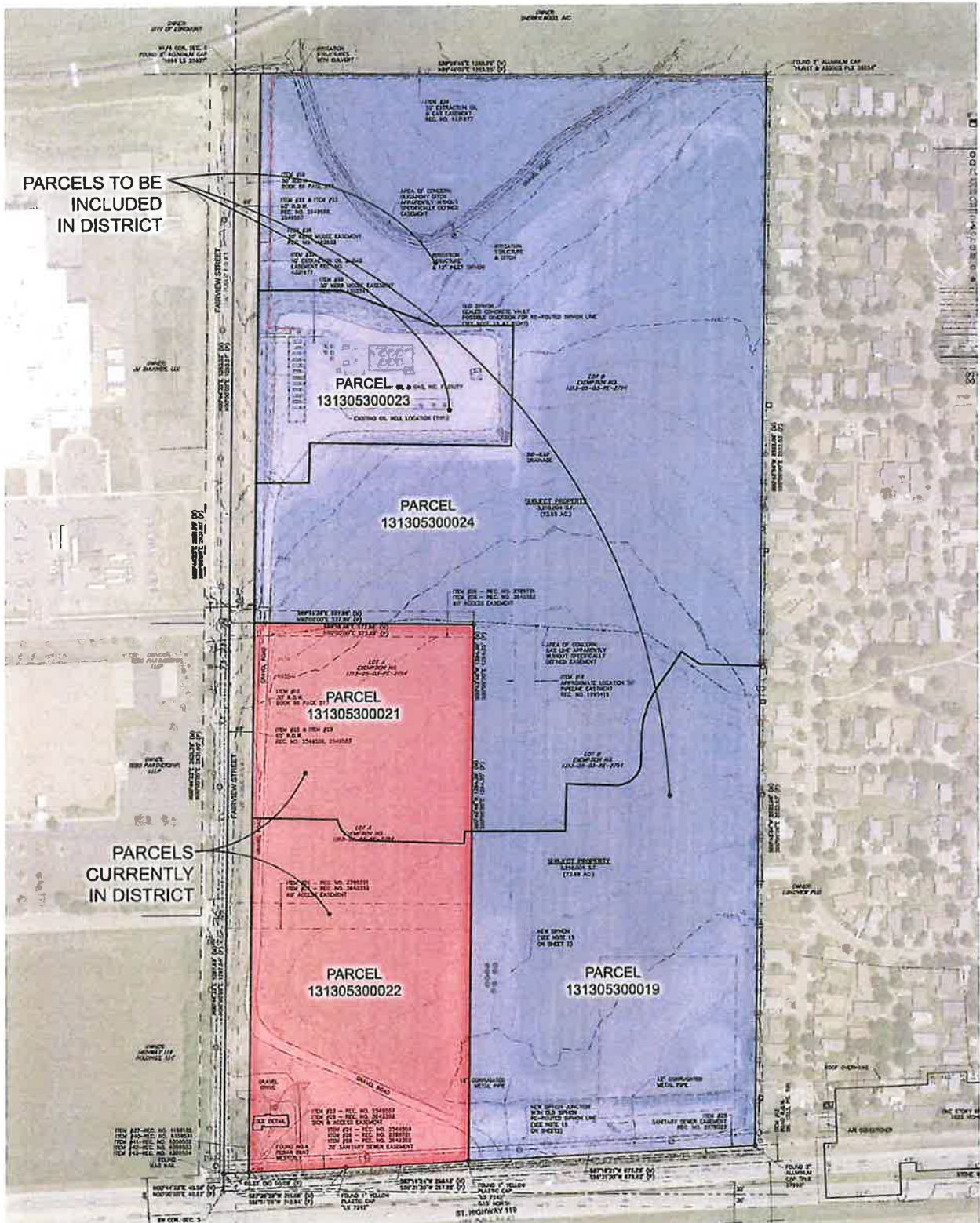
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## **FIRELIGHT PARK - Legal Description per Survey**

LOT B -RECORDED EXEMPTION NO. 1313-05-3-RE-2794  
RECORDED AT RECEPTION NO. 2789721, LOCATED IN THE SW ¼ OF SECTION 5,  
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF WELD,  
STATE OF COLORADO.



Note: Parcel boundaries are approximate per Weld County Assessors Map

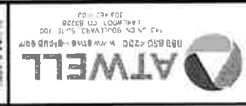
### Firelight Park - Map for inclusion in Carbon Valley Parks and Recreation District

January 18, 2024





Call before you dig  
811



188.652.4730 • 800.633.8288  
1400 N. LAUREL ST. SUITE 100  
CHICAGO, IL 60642

STATE OF COLORADO  
WELD COUNTY  
FIRELIGHT  
ALTA / NSPS LAND TITLE SURVEY

PROJECT: ALTA / NSPS LAND TITLE SURVEY  
DATE: AUGUST 2019  
REVISION: 01  
SHEET NO. 1 OF 3

ALTA / NSPS LAND TITLE SURVEY  
FIRELIGHT  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF WELD, STATE OF COLORADO

LEGAL DESCRIPTION

THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ATWELL, LLC TO DETERMINE OWNERSHIP OR INTERESTS IN THE SUBJECT PROPERTY. THE SURVEY IS BASED UPON THE RECORDS OF WELD COUNTY, COLORADO, AND THE PUBLIC RECORDS OF THE STATE OF COLORADO. THE SURVEY IS BASED UPON THE RECORDS OF WELD COUNTY, COLORADO, AND THE PUBLIC RECORDS OF THE STATE OF COLORADO. THE SURVEY IS BASED UPON THE RECORDS OF WELD COUNTY, COLORADO, AND THE PUBLIC RECORDS OF THE STATE OF COLORADO.

TITLE COMMITMENT NOTES

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS HEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND, ARE HEREBY HERETO MADE TO THIS SURVEY IN REGARD TO THE ABOVE MATTERS.

2. EXCEPT AS SHOWN OTHERWISE ON THIS SURVEY, THE SURVEY IS BASED UPON THE RECORDS OF WELD COUNTY, COLORADO, AND THE PUBLIC RECORDS OF THE STATE OF COLORADO. THE SURVEY IS BASED UPON THE RECORDS OF WELD COUNTY, COLORADO, AND THE PUBLIC RECORDS OF THE STATE OF COLORADO.

3. ANY DISCREPANCY, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVISES OR DISADVISES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACQUAINTANCE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS, ARE HEREBY HERETO MADE TO THIS SURVEY IN REGARD TO THE ABOVE MATTERS.

4. ANY LEAS, OR RIGHT TO A LEAS, FOR SERVICES, LABOR OR MATERIAL HEREON OR HEREAFTER FURNISHED, IMPOSED BY LAW OR OTHERWISE, ARE HEREBY HERETO MADE TO THIS SURVEY IN REGARD TO THE ABOVE MATTERS.

5. EFFECTS, TERMS, ENCUMBRANCES, ADVISES OR DISADVISES OF ANY KIND, CHANGED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSTRUMENT, ARE HEREBY HERETO MADE TO THIS SURVEY IN REGARD TO THE ABOVE MATTERS.

6. (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LEAS BY THE RECORDS OF ANY TAXING AUTHORITY THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND, ARE HEREBY HERETO MADE TO THIS SURVEY IN REGARD TO THE ABOVE MATTERS.

7. (A) WATER RIGHTS CLAIMS OR TITLE TO WATER RIGHTS ARE HEREBY HERETO MADE TO THIS SURVEY IN REGARD TO THE ABOVE MATTERS.

8. EXISTING LEAS, AND ENCUMBRANCES, THAT WERE NOT ADRESSED HEREOF.

9. ANY AND ALL RIGHTS OF A THIRD PARTY RELATING TO THE OILFIELD DITCH, WHICH PROVIDES SUBJECT PROPERTY WITH WATER, ARE HEREBY HERETO MADE TO THIS SURVEY IN REGARD TO THE ABOVE MATTERS.

10. RIGHT OF WAY EASEMENT AS GRANTED TO LOUISE VALLEY RURAL ELECTRIC ASSOCIATION, INC. BY INSTRUMENT RECORDED SEPTEMBER 11, 2009 UNDER RECEPTION NO. 2782435 AND NOTES ON RECORD, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

11. RIGHT OF WAY EASEMENT AS GRANTED FOR DITCHES IN INSTRUMENT RECORDED MARCH 01, 1909, IN BOOK 288 AT PAGE 45, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

12. RIGHT OF WAY EASEMENT AS GRANTED TO WELD COUNTY FOR A ROAD IN INSTRUMENT RECORDED APRIL 7, 1953, IN BOOK 1333 AT PAGE 10, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

13. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY BY INSTRUMENT RECORDED SEPTEMBER 04, 1980, UNDER RECEPTION NO. 1843183, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

14. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY BY INSTRUMENT RECORDED SEPTEMBER 04, 1980, UNDER RECEPTION NO. 1843183, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

15. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY BY INSTRUMENT RECORDED SEPTEMBER 04, 1980, UNDER RECEPTION NO. 1843183, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

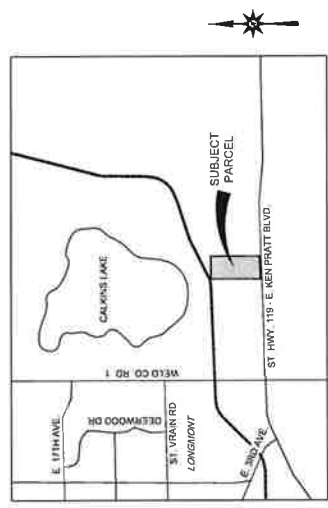
16. OIL AND GAS LEASE RECORDED DECEMBER 03, 1980 UNDER RECEPTION NO. 1843183, AND ANY AND ALL ASSIGNMENTS THEREOF, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

17. OIL AND GAS LEASE RECORDED DECEMBER 3, 1980 UNDER RECEPTION NO. 1843183, AND ANY AND ALL ASSIGNMENTS THEREOF, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

18. OIL AND GAS LEASE RECORDED JUNE 18, 1981 UNDER RECEPTION NO. 1849926, AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

19. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY BY INSTRUMENT RECORDED JANUARY 16, 1980, UNDER RECEPTION NO. 1843183, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

20. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED FEBRUARY 06, 1985, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.



VICINITY MAP  
SCALE: NOT TO SCALE

TITLE COMMITMENT NOTES (CONT)

21. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED AUGUST 19, 1994, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

22. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MAY 23, 1987 AT RECEPTION NO. 2249556 AND NOTES ON RECORD, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

23. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENTS RECORDED MAY 23, 1987 AT RECEPTION NO. 2249556 AND NOTES ON RECORD, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

24. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MAY 23, 1987 AT RECEPTION NO. 2249556 AND NOTES ON RECORD, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

25. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED NOVEMBER 01, 1909 AT RECEPTION NO. 2782435 AND NOTES ON RECORD, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

26. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON RECORD EXEMPTION NO. 1313-06-3 RE-2754 RECORDED AUGUST 28, 2000 UNDER RECEPTION NO. 2789429, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

27. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED SEPTEMBER 11, 2009 AT RECEPTION NO. 2782435 AND NOTES ON RECORD, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

28. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED SEPTEMBER 11, 2009 AT RECEPTION NO. 2782435 AND NOTES ON RECORD, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

29. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED SEPTEMBER 11, 2009 AT RECEPTION NO. 2782435 AND NOTES ON RECORD, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

30. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED SEPTEMBER 11, 2009 AT RECEPTION NO. 2782435 AND NOTES ON RECORD, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

31. MATTERS AS DEVELOPED ON THE FIRELIGHT PARK OUTLINE DEVELOPMENT PLAN RECORDED NOVEMBER 01, 2010 AT RECEPTION NO. 3728066 AND NOTES ON RECORD, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

32. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED NOVEMBER 01, 2010 AT RECEPTION NO. 3728071, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

33. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED NOVEMBER 01, 2010 AT RECEPTION NO. 3728071, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

34. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED NOVEMBER 01, 2010 AT RECEPTION NO. 3728071, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

35. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT AGREEMENT RECORDED NOVEMBER 01, 2010 AT RECEPTION NO. 3728071, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

36. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY GRANT RECORDED FEBRUARY 26, 2016 AT RECEPTION NO. 3728071, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

TITLE COMMITMENT NOTES (CONT)

37. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF AGREEMENT RECORDED APRIL 25, 2016 AT RECEPTION NO. 3728071, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

38. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY GRANT RECORDED MAY 12, 2016 AT RECEPTION NO. 3728071, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

39. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED MAY 12, 2016 AT RECEPTION NO. 3728071, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

40. ANY TAX, LEIN, TEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HIGHWAY 119 METROPOLITAN DISTRICT NO. 7 DISTRICT, AS ENFORCED BY INSTRUMENT RECORDED DECEMBER 12, 2017, UNDER RECEPTION NO. 4355333, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

41. ANY TAX, LEIN, TEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HIGHWAY 119 METROPOLITAN DISTRICT NO. 8 DISTRICT, AS ENFORCED BY INSTRUMENT RECORDED DECEMBER 12, 2017, UNDER RECEPTION NO. 4355333, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

42. ANY TAX, LEIN, TEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HIGHWAY 119 METROPOLITAN DISTRICT NO. 9 DISTRICT, AS ENFORCED BY INSTRUMENT RECORDED DECEMBER 12, 2017, UNDER RECEPTION NO. 4355333, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

43. ANY TAX, LEIN, TEE OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE HIGHWAY 119 METROPOLITAN DISTRICT NO. 10 DISTRICT, AS ENFORCED BY INSTRUMENT RECORDED DECEMBER 12, 2017, UNDER RECEPTION NO. 4355333, AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE - NO PLOTTABLE RIGHTS ARE DESCRIBED HEREOF.

SURVEY CERTIFICATION

TO: ATY KLEINSTEIN  
CHICAGO TITLE INSURANCE COMPANY  
CHICAGO, ILLINOIS



BRIAN C. RITZ, PLS 38462  
SILVERADO-CO-0001  
FOR AND ON BEHALF OF ATWELL, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE BOARD OF SURVEYORS AND MAPPERS OF COLORADO, AND THE BOARD OF SURVEYORS AND MAPPERS OF WELD COUNTY, COLORADO. THE WORK WAS COMPLETED ON 08/12/2019.

INDEXING CERTIFICATE

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_, CO.  
IN BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ AS RECEPTION NO. \_\_\_\_\_

COUNTY CLERK AND RECORDER





**Public Notice**

**Notice of Public Hearing on  
Petition for Inclusion  
Of Real Property into Recreation District**

**Frederick, Colorado** - PLEASE TAKE NOTICE that at **6:30 PM on February 21, 2024** the Board of Directors of the CARBON VALLEY PARKS AND RECREATION DISTRICT will hold a public hearing to consider a Petition of Inclusion by FIRELIGHT DEVELOPMENT INC to be included into the Carbon Valley Parks and Recreation District's boundaries with the following legal description of real property:

**LEGAL DESCRIPTION – FIRELIGHT PARK  
LEGAL DESCRIPTIONS PER WELD COUNTY  
ASSESSOR - WELD COUNTY ASSESSOR –  
PARCEL ID 131305300019 PT SW4 5-2-68 PT  
LOT B REC EXEMPT RE-2794 EXC PT LYING  
WITHIN COMM W4 SEC COR TH S89D29E 60  
TO POB TH S89D29E 1195.77 S00D45W  
1382.55 N89D14W 136.35 N54D16W 53.45  
TH 2.95 ALG CRV TO R (R=270 RAD  
CEN=N57D35W) TH S33D02W 100 TH 118.28  
ALG TAN CRV TO L (R=210) TH S00D45W 60  
TH 91.11 ALG TAN CRV TO R (R=58) TH  
N89D14W 115 S00D45W 110 N89D14W 205  
S00D45W 33.29 N89D14W 272.18 TH 80.76  
ALG TAN CRV TO R (R=58) TH N89D15W  
220.29 N00D44E 1759.32 TO POB  
WELD COUNTY ASSESSOR – PARCEL ID  
131305300024 PT SW4 5-2-68 PT LOT B REC  
EXEMPT RE-2794 LYING WITHIN COMM W4  
SEC COR TH S89D29E 60 TO POB TH  
S89D29E 1195.77 S00D45W 1382.55  
N89D14W 136.35 N54D16W 53.45 TH 2.95  
ALG CRV TO R (R=270 RAD CEN=N57D35W)  
TH S33D02W 100 TH 118.28 ALG TAN CRV  
TO L (R=210) TH S00D45W 60 TH 91.11 ALG  
TAN CRV TO R (R=58) TH N89D14W 115  
S00D45W 110 N89D14W 205 S00D45W 33.29  
N89D14W 272.18 TH 80.76 ALG TAN CRV TO  
R (R=58) TH N89D15W 220.29 N00D44E  
1759.32 TO POB EXC BEG W4 COR SEC TH  
S05D53E 520.19 TO TPOB TH E201.15  
S69D56E 240.37 E186.39 S0D44W 283.28  
N89D15W 478.41 S0D44W 93.66 W135.93  
N0D4E 453.25 TO TPOB  
WELD COUNTY ASSESSOR – PARCEL ID  
131305300023 PT SW4 5-2-68 PT LOT B REC  
EXEMPT RE-2794 DESC AS BEG W4 COR  
SEC TH S05D53E 520.19 TO TPOB TH  
E201.15 S69D56E 240.37 E186.39 S0D44W  
283.28 N89D15W 478.41 S0D44W 93.66  
W135.93 N0D4E 453.25 TO TPOB  
FIRELIGHT PARK – LEGAL DESCRIPTION  
PER SURVEY LOT B -RECORDED  
EXEMPTION NO. 1313-05-3-RE-2794  
RECORDED AT RECEPTION NO. 2789721,  
LOCATED IN THE SW ¼ OF SECTION 5,  
TOWNSHIP 2 NORTH, RANGE 68 WEST OF  
THE 6TH P.M., COUNTY OF WELD, STATE  
OF COLORADO.**

Copies of the Petition and the legal description of the property is subject to the above-mentioned inclusion may be obtained from Bryan Hostetter, 151 Grant Avenue, Firestone, Colorado, 80520.

The public hearing will be held at the Carbon Valley Parks and Recreation District Community Center located at 151 Grant Avenue, Firestone, CO, 80520, February 21, 2024 at 6:30 PM. Questions prior to the public meeting should be directed to Bryan Hostetter, Business and Finance Director, (303) 833-3660 Ext. 104.

All interested persons, municipalities or counties that may be able to provide service to the real property, shall appear at the public hearing and show cause, in writing, why the Board of Directors of the Carbon Valley Parks and Recreation District should/should not adopt a final resolution and order approving the inclusion of the above-identified real property. The Board of Directors may continue the public hearing to a subsequent meeting. The failure of any person within the Carbon Valley Parks and Recreation District to file a written objection shall be taken as an assent on his or her part to the inclusion of the property.

Dean Rummel, Executive Director  
Carbon Valley Parks and Recreation District

For more information or to view Petitions for Inclusion, please contact Bryan Hostetter at [bhostetter@cvprd.com](mailto:bhostetter@cvprd.com).

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