



For Immediate Release

Date: March 20, 2024

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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 April 17, 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 BAREFOOT LAKES LLC to be included into the Carbon Valley Parks and Recreation District's boundaries with the following legal description of real property:

LEGAL DESCRIPTION – THAT CERTAIN PORTION OF LOT B, RECORDED EXEMPTION NO: 1207-25-2 RE-4103, PER PLAT RECORDED JULY 15, 2005 AT RECEPTION NO. 3303561, IN THE OFFICIAL RECORDS OF THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY COLORADO, LOT A, RECORDED EXEMPTION NO 1207-25-2-RE1450, PER PLAT RECORDED OCTOBER 2, 1992 AT RECEPTION NO. 2305632 IN SAID RECORDS, LOT B, RECORDED EXEMPTION 1207-25-1-RE1840, PER PLAT RECORDED MARCH 6, 1996 AT RECEPTION NUMBER 2479616 IN SAID RECORDS, AND A PARCEL OF LAND AS DESCRIBED IN EXHIBIT 2, ORDER FOR INCLUSION, RECORDED NOVEMBER 22, 2017 AT RECEPTION NUMBER 4354880 IN SAID RECORDS, ALL IN THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, LYING WITHIN THE NORTH HALF OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, SAID TOWN, COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 25;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 SOUTH 88°45'03" WEST, A DISTANCE OF 2,634.18 FEET TO THE WEST QUARTER CORNER OF SAID SECTION;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 00°13'07" WEST, A DISTANCE OF 518.80 FEET TO THE SOUTHWEST CORNER OF LOT A, RECORDED EXEMPTION NO: 1207-25-2 RE-4103;

THENCE DEPARTING SAID WEST LINE AND ALONG THE SOUTH, EAST AND NORTH LINES OF SAID LOT A THE FOLLOWING 3 COURSES;

- 1) NORTH 88°54'53" EAST, A DISTANCE OF 480.00 FEET;**
- 2) NORTH 23°22'49" EAST, A DISTANCE OF 282.43 FEET;**
- 3) SOUTH 88°54'53" WEST, A DISTANCE OF 593.08 FEET TO SAID WEST LINE OF SAID NORTHWEST QUARTER;**

THENCE ALONG SAID WEST LINE, NORTH 00°13'07" WEST, A DISTANCE OF 1,207.04 FEET;



THENCE DEPARTING SAID WEST LINE, SOUTH 89°29'32" EAST, A DISTANCE OF 241.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 700.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°04'53", AN ARC LENGTH OF 49.86 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 86°25'34" EAST, A DISTANCE OF 113.93 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 650.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°38'17", AN ARC LENGTH OF 245.48 FEET;

THENCE TANGENT TO SAID CURVE, SOUTH 71°56'09" EAST, A DISTANCE OF 91.01 FEET TO THE BEGINNING OF TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 500.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°38'57", AN ARC LENGTH OF 180.20 FEET;

THENCE TANGENT TO SAID CURVE, NORTH 87°24'54" EAST, A DISTANCE OF 403.49 FEET;

THENCE NORTH 01°43'25" WEST, A DISTANCE OF 305.38 FEET;

THENCE NORTH 88°16'35" EAST, A DISTANCE OF 24.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT A;

THENCE ALONG THE WEST LINE OF SAID LOT A, NORTH 01°10'17" WEST, A DISTANCE OF 411.50 FEET TO THE NORTHWEST CORNER SAID TO LOT A;

THENCE ALONG THE NORTH LINE OF SAID LOT A AND THE NORTH LINE OF SAID LOT B, RECORDED EXEMPTION NO: 1207-25-2 RE-4103, NORTH 88°49'43" EAST, A DISTANCE OF 1,301.26 FEET TO THE NORTHEAST CORNER OF SAID LOT B;

THENCE ALONG THE EAST LINE OF SAID LOT B, SOUTH 00°24'22" EAST, A DISTANCE OF 1,285.42 FEET TO THE NORTHWEST CORNER OF SAID LOT B, RECORDED EXEMPTION 1207-25-1-RE1840;

THENCE ALONG THE NORTH, EAST AND SOUTH LINES OF SAID LOT B, RECORDED EXEMPTION 1207-25-1-RE1840 THE FOLLOWING 5 COURSES:

- 1) NORTH 88°47'23" EAST, A DISTANCE OF 2,634.69 FEET;**
- 2) SOUTH 00°19'19" EAST, A DISTANCE OF 694.51 FEET;**
- 3) NORTH 89°27'17" WEST, A DISTANCE OF 468.72 FEET;**
- 4) SOUTH 00°19'17" EAST, A DISTANCE OF 92.57 FEET;**
- 5) SOUTH 89°33'58" WEST, A DISTANCE OF 94.85 FEET TO THE EAST LINE OF SAID EXHIBIT 2, ORDER FOR INCLUSION PARCEL;**

THENCE ALONG THE EAST, SOUTH AND WEST LINES OF SAID PARCEL THE FOLLOWING 3 COURSES:

- 1) SOUTH 00°00'00" EAST, A DISTANCE OF 39.86 FEET;**



- 2) NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET;
- 3) NORTH 00°00'00" EAST, A DISTANCE OF 38.35 FEET TO THE SOUTH LINE OF LOT B, RECORDED EXEMPTION 1207-25-1-RE1840;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°33'58" WEST, A DISTANCE OF 476.62 FEET TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN EXHIBIT 3 IN CORRECTED INCLUSION ORDER, RECORDED AT RECEPTION NUMBER 4355555 IN SAID RECORDS;

THENCE ALONG THE EASTERLY, NORTHEASTERLY, NORTHERLY, WESTERLY, SOUTHWESTERLY AND SOUTHERLY LINES OF SAID LAST DESCRIBED PARCEL THE FOLLOWING 10 COURSES:

- 1) NORTH 00°00'00" EAST, A DISTANCE OF 22.37 FEET;
- 2) NORTH 25°13'09" WEST, A DISTANCE OF 300.00 FEET;
- 3) NORTH 90°00'00" WEST, A DISTANCE OF 122.61 FEET;
- 4) NORTH 00°00'00" EAST, A DISTANCE OF 262.13 FEET;
- 5) NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET;
- 6) SOUTH 00°00'00" EAST, A DISTANCE OF 262.13 FEET;
- 7) NORTH 90°00'00" EAST, A DISTANCE OF 72.61 FEET;
- 8) SOUTH 25°13'09" EAST, A DISTANCE OF 300.00 FEET;
- 9) NORTH 90°00'00" WEST, A DISTANCE OF 28.51 FEET;
- 10) SOUTH 00°33'43" EAST, A DISTANCE OF 24.48 FEET TO THE SOUTH LINE OF SAID LOT B, RECORDED EXEMPTION 1207-25-1-RE1840;

THENCE ALONG THE SOUTH AND SOUTHEASTERLY LINES OF SAID LOT B THE FOLLOWING 5 COURSES:

- 1) SOUTH 89°33'58" WEST, A DISTANCE OF 465.45 FEET;
- 2) SOUTH 18°18'06" EAST, A DISTANCE OF 39.49 FEET;
- 3) SOUTH 45°41'32" WEST, A DISTANCE OF 104.86 FEET;
- 4) SOUTH 57°41'10" WEST, A DISTANCE OF 71.23 FEET;
- 5) NORTH 89°19'55" WEST, A DISTANCE OF 525.62 FEET TO THE EAST LINE OF SAID LOT B, RECORDED EXEMPTION NO: 1207-25-2 RE-4103

THENCE ALONG SAID EAST LINE, SOUTH 00°24'22" EAST, A DISTANCE OF 444.36 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 178.366 ACRES, (7,769,641 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN SAID RECORDS AS EXHIBIT 5, EXCLUSION ORDER RECORDED AT RECEPTION NUMBER 4354880, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 25, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS 88°45'03" EAST;

THENCE NORTH 44°14'41" EAST, A DISTANCE OF 1081.93 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00° 00'00" EAST, A DISTANCE OF 200.00 FEET;



THENCE NORTH 90°00'00" EAST, A DISTANCE OF 200.00 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL CONTAINING AN AREA OF 0.918 ACRES (40,000 SQ.FT.), MORE OR LESS.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBES IN SAID RECORDS AS ST. VRAIN LAKE METROPOLITAN DISTRICT NO. 1, RECORDED AT RECEPTION NUMBER 3487163, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION BEARS SOUTH 00°24'22" EAST;

THENCE SOUTH 24°00'08" WEST, A DISTANCE OF 688.84 FEET TO THE POINT OF BEGINNING, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 854.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 65°50'42" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°40'34", AN ARC LENGTH OF 99.51 FEET;

THENCE TANGENT TO SAID CURVE SOUTH 30°49'52" WEST, A DISTANCE OF 218.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 418.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 30°32'32" WEST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°26'26", AN ARC LENGTH OF 207.49 FEET;

THENCE NON-TANGENT TO SAID CURVE, NORTH 08°24'19" EAST, A DISTANCE OF 70.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 160.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 46°48'03" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 183°04'38", AN ARC LENGTH OF 511.25 FEET;

THENCE NON-TANGENT TO SAID CURVE, SOUTH 58°36'32" EAST, A DISTANCE OF 123.79 FEET TO THE POINT OF BEGINNING.

EXCEPTION PARCEL CONTAINING AN AREA OF 2.354 ACRES, (102,541 SQUARE FEET), MORE OR LESS.

THE ABOVE DESCRIBED PARCEL CONTAINS A NET AREA OF 175.094 ACRES, (7,627,100 SQ. FT), MORE OR LESS.

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.

The public hearing will be held at the Carbon Valley Parks and Recreation District Community Center located at 151 Grant Avenue, Firestone, CO, 80520, April 17, 2024 at 6:30 PM. Questions prior to the



public meeting should be directed to Bryan Hostetler, 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 Hostetler at bhostetler@cvprd.com.

