



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 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

Enclosures



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 5th Street

Frederick, Colorado 80530

303.833.3660 Fax 303.833.7068

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.



Petition for Inclusion Filing Name:

Barefoot Filing 7/Parcels: R8954520, R8965840

**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):

Sandi Thomas

Printed Name of Petitioner

Senior VP, Barefoot LLC

Title / Company

Parcel/account #'s: R8954520, R8965840

Property Address

Firestone, CO

City, State, Zip COUNTY

303.566.0654

Email or Phone Number

Who owns 100 % of property

Phone Number or Email

Sandi Thomas

Signature of Petitioner

Printed Name of Petitioner

Title / Company

Property Address

City, State, Zip COUNTY

Email or Phone Number

Who owns _____ % of property

Phone Number or Email

Signature of Petitioner

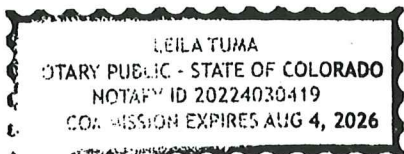
State of Colorado)

Arapahoe County)

)
) ss.
)

Subscribed and sworn to before me this 24th day of September, 2024.

Witness my hand and official seal.



Leila Tuma

Notary of the Public

My commission expires Aug 4, 2026



CARBON VALLEY

PARKS & RECREATION DISTRICT

Office Use Only:

Received petition of inclusion _____ (date)

Board Agenda _____ (date)

Order of Inclusion submitted to Weld County Courts _____ (date)

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 87 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 25, WHENCE THE EAST LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 00°24'23" EAST, A DISTANCE OF 2,664.60 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE ALONG SAID EAST LINE, SOUTH 00°24'23" EAST, A DISTANCE OF 2,339.08 FEET TO THE NORTHERLY BOUNDARY OF ST. VRAIN LAKES METRO DISTRICT 2 AS RECORDED AT RECEPTION NO. 4354789 IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES;

1. SOUTH 72°18'54" WEST, A DISTANCE OF 916.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,500.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°39'38", AN ARC LENGTH OF 436.18 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE, SOUTH 88°58'33" WEST, A DISTANCE OF 1,338.83 FEET TO THE SOUTHWEST QUARTER OF SAID SECTION 25;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00°12'43" WEST, A DISTANCE OF 2,654.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 25;

THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, NORTH 88°45'03" EAST, A DISTANCE OF 2,634.18 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 156.980 ACRES, (6,838,028 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN SAID RECORDS AS EXHIBIT 6, RECORDED AT RECEPTION NUMBER 4355555, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25, WHENCE THE EAST LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 00°24'23" EAST, A DISTANCE OF 2,664.60 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE SOUTH 38°18'25" WEST, A DISTANCE OF 600.85 FEET TO THE NORTHEAST CORNER OF SAID EXHIBIT 6, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID EXHIBIT 6 THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 00°00'00" EAST, A DISTANCE OF 200.00 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET;
3. NORTH 00°00'00" EAST, A DISTANCE OF 200.00 FEET;
4. NORTH 90°00'00" EAST, A DISTANCE OF 200.00 FEET TO THE **POINT OF BEGINNING**.

SAID EXCEPTION PARCEL CONTAINING AN AREA OF 0.918 ACRES, (40,000 SQUARE FEET), MORE OR LESS.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN SAID RECORDS AS EXHIBIT 7, RECORDED AT RECEPTION NUMBER 4355555, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25, WHENCE THE EAST LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 00°24'23" EAST, A DISTANCE OF 2,664.60 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE SOUTH 59°19'59" WEST, A DISTANCE OF 1,450.93 FEET TO THE NORTHEAST CORNER OF SAID EXHIBIT 7, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID EXHIBIT 7 THE FOLLOWING SIX (6) COURSES;

1. SOUTH 00°00'00" EAST, A DISTANCE OF 434.06 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 288.80 FEET;
3. NORTH 00°00'00" EAST, A DISTANCE OF 268.61 FEET;
4. NORTH 90°00'00" EAST, A DISTANCE OF 162.05 FEET;
5. NORTH 00°00'00" EAST, A DISTANCE OF 165.46 FEET;
6. NORTH 90°00'00" EAST, A DISTANCE OF 126.75 FEET TO THE **POINT OF BEGINNING**.

SAID EXCEPTION PARCEL CONTAINING AN AREA OF 2.262 ACRES, (98,545 SQUARE FEET), MORE OR LESS.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN SAID RECORDS AS EXHIBIT 8, RECORDED AT RECEPTION NUMBER 4355555, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25, WHENCE THE EAST LINE OF SAID SOUTHWEST QUARTER BEARS SOUTH 00°24'23" EAST, A DISTANCE OF 2,664.60 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE SOUTH 09°33'05" WEST, A DISTANCE OF 2,131.07 FEET TO THE NORTHEAST CORNER OF SAID EXHIBIT 8, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF SAID EXHIBIT 8 THE FOLLOWING FOUR (4) COURSES;

1. SOUTH 00°00'00" EAST, A DISTANCE OF 200.00 FEET;
2. NORTH 90°00'00" WEST, A DISTANCE OF 250.00 FEET;
3. NORTH 00°00'00" EAST, A DISTANCE OF 200.00 FEET;
4. NORTH 90°00'00" EAST, A DISTANCE OF 250.00 FEET TO THE **POINT OF BEGINNING**.

SAID EXCEPTION PARCEL CONTAINING AN AREA OF 1.148 ACRES, (50,000 SQUARE FEET), MORE OR LESS.

THE ABOVE DESCRIBED PARCEL CONTAINS A NET AREA OF 152.651 ACRES, (6,649,483 SQ. FT), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

ANTHONY K. PEALL, PLS 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

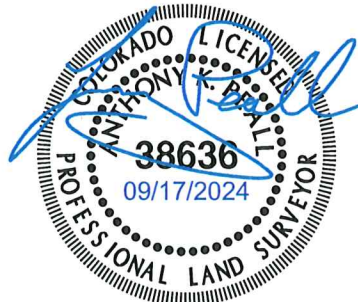
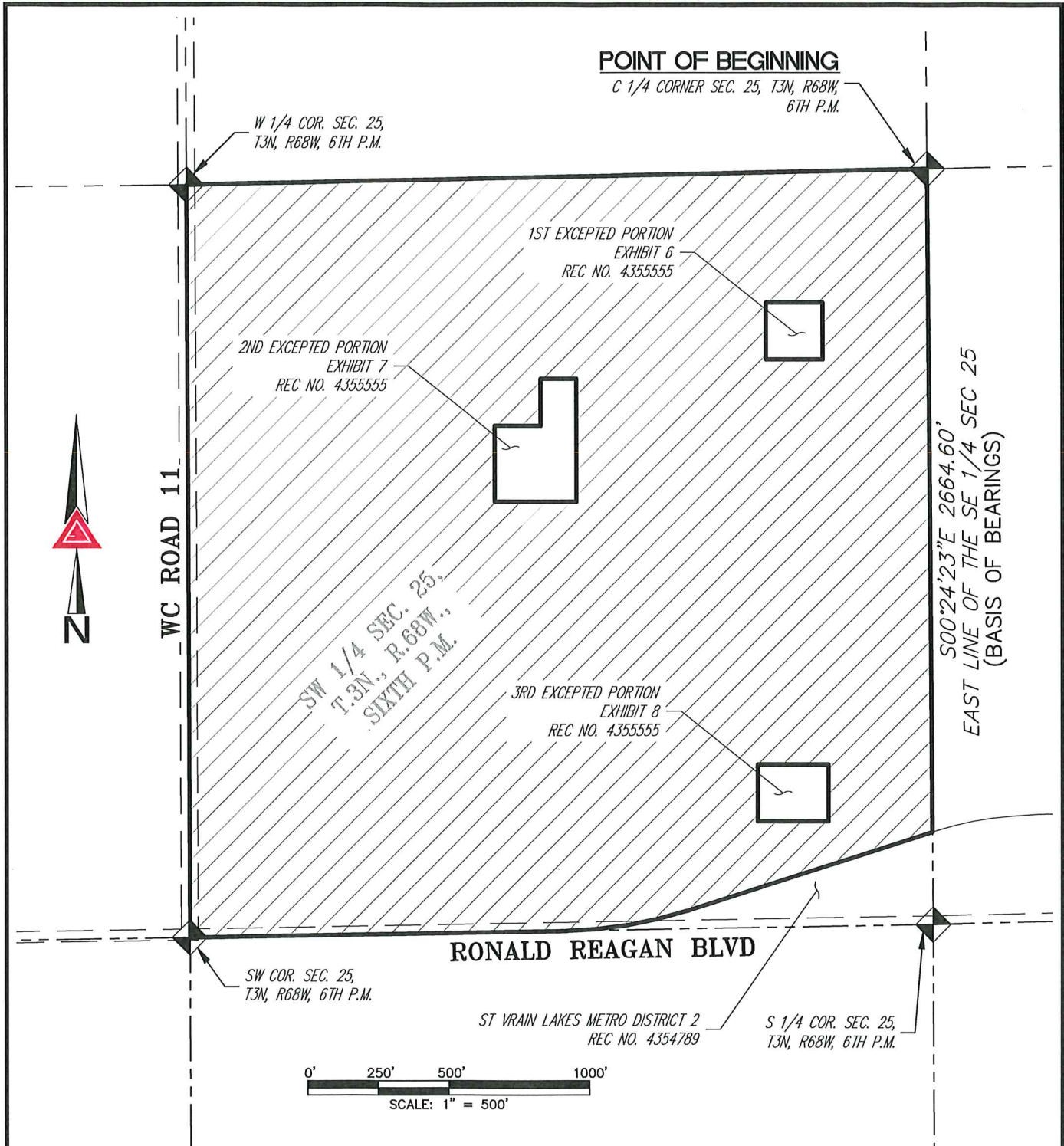


ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 87 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 25, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°24'23" EAST, A DISTANCE OF 2,664.60 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, NORTH 88°45'03" EAST, A DISTANCE OF 2,118.77 FEET TO THE WESTERLY BOUNDARY OF THAT CERTAIN U.R.E.A. PARCEL AS RECORDED AT RECEPTION NO. 1606745 IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF SAID U.R.E.A. PARCEL THE FOLLOWING TWO (2) COURSES;

1. SOUTH 00°25'49" EAST, A DISTANCE OF 450.00 FEET;
2. NORTH 88°45'03" EAST, A DISTANCE OF 514.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 00°25'49" EAST, A DISTANCE OF 2,203.83 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 88°30'51" WEST, A DISTANCE OF 1,044.02 FEET TO THE NORTHERLY BOUNDARY OF ST. VRAIN LAKES METRO DISTRICT 2 AS RECORDED AT RECEPTION NO. 4354789 IN SAID RECORDS, AND THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,600.00 FEET;

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SIX (6) COURSES;

1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°39'44", AN ARC LENGTH OF 856.25 FEET;
2. NORTH 60°49'25" WEST, A DISTANCE OF 194.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 400.00 FEET;
3. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°17'47", AN ARC LENGTH OF 232.45 FEET;
4. SOUTH 85°52'47" WEST, A DISTANCE OF 101.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,100.00 FEET;
5. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'53", AN ARC LENGTH OF 260.42 FEET;
6. SOUTH 72°18'54" WEST, A DISTANCE OF 20.71 FEET TO SAID WEST LINE;

THENCE ALONG SAID WEST LINE, NORTH 00°24'23" WEST, A DISTANCE OF 2,339.08 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 148.020 ACRES, (6,447,767 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN SAID RECORDS AS EXHIBIT 9, RECORDED AT RECEPTION NUMBER 4355555, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°24'23" EAST, A DISTANCE OF 2,664.60 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE SOUTH 78°08'56" EAST, A DISTANCE OF 2110.88 FEET TO THE NORTHWEST CORNER OF SAID EXHIBIT 9, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY OF SAID EXHIBIT 9 THE FOLLOWING FOUR (4) COURSES;

1. NORTH 90°00'00" EAST, A DISTANCE OF 175.00 FEET;
2. SOUTH 00°00'00" EAST, A DISTANCE OF 300.00 FEET;
3. NORTH 90°00'00" WEST, A DISTANCE OF 175.00 FEET;
4. NORTH 00°00'00" EAST, A DISTANCE OF 300.00 FEET TO THE **POINT OF BEGINNING**.

SAID EXCEPTION PARCEL CONTAINING AN AREA OF 1.205 ACRES, (52,500 SQUARE FEET), MORE OR LESS.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN SAID RECORDS AS EXHIBIT 10, RECORDED AT RECEPTION NUMBER 4355555 AND A PARCEL OF LAND AS DESCRIBED IN ORDER OF INCLUSION AT RECEPTION NO. 4586758, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°24'23" EAST, A DISTANCE OF 2,664.60 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE SOUTH 36°25'44" EAST, A DISTANCE OF 1365.34 FEET TO THE NORTHWEST CORNER OF SAID ORDER OF INCLUSION, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY BOUNDARY OF SAID ORDER OF INCLUSION THE FOLLOWING THREE (3) COURSES;

1. NORTH 89°34'11" EAST, A DISTANCE OF 1,800.00 FEET;
2. SOUTH 00°25'50" EAST, A DISTANCE OF 540.00 FEET;
3. SOUTH 89°34'11" WEST, A DISTANCE OF 1,389.46 FEET TO THE SOUTHERLY BOUNDARY OF SAID EXHIBIT 10;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID EXHIBIT 10 THE FOLLOWING TWO (2) COURSES;

1. SOUTH 52°55'51" WEST, A DISTANCE OF 140.32 FEET;
2. NORTH 37°04'09" WEST, A DISTANCE OF 104.36 FEET TO THE SOUTHERLY BOUNDARY OF SAID ORDER OF INCLUSION;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID ORDER OF INCLUSION THE FOLLOWING TWO (2) COURSES;

1. SOUTH 89°34'11" WEST, A DISTANCE OF 235.67 FEET;
2. NORTH 00°25'49" WEST, A DISTANCE OF 316.88 FEET TO THE WESTERLY BOUNDARY OF SAID EXHIBIT 10;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID EXHIBIT 10 THE FOLLOWING TWO (2) COURSES;

1. NORTH 37°04'09" WEST, A DISTANCE OF 3.47 FEET;

2. NORTH 52°55'51" EAST, A DISTANCE OF 2.58 FEET TO THE WESTERLY BOUNDARY OF SAID ORDER OF INCLUSION;

THENCE ALONG SAID WESTERLY BOUNDARY, NORTH 00°25'49" WEST, A DISTANCE OF 218.80 FEET TO THE **POINT OF BEGINNING**.

SAID EXCEPTION PARCEL CONTAINING AN AREA OF 22.482 ACRES, (979,327 SQUARE FEET), MORE OR LESS.

ALSO EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN SAID RECORDS AS EXHIBIT 11, RECORDED AT RECEIPTION NUMBER 4355555, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 25, WHENCE THE WEST LINE OF SAID SOUTHEAST QUARTER BEARS SOUTH 00°24'23" EAST, A DISTANCE OF 2,664.60 FEET, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE SOUTH 44°29'18" EAST, A DISTANCE OF 2,145.19 FEET TO THE NORTHWEST CORNER OF SAID EXHIBIT 11, AND THE **POINT OF BEGINNING**;

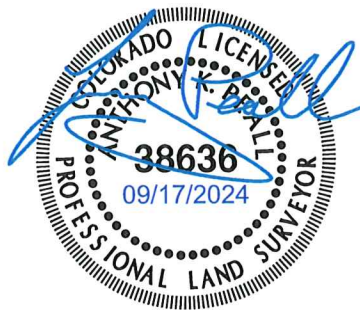
THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY BOUNDARY OF SAID EXHIBIT 11 THE FOLLOWING FOUR (4) COURSES;

1. NORTH 90°00'00" EAST, A DISTANCE OF 200.00 FEET;
2. SOUTH 00°00'00" EAST, A DISTANCE OF 225.00 FEET;
3. NORTH 90°00'00" WEST, A DISTANCE OF 200.00 FEET;
4. NORTH 00°00'00" EAST, A DISTANCE OF 225.00 FEET TO THE **POINT OF BEGINNING**.

SAID EXCEPTION PARCEL CONTAINING AN AREA OF 1.033 ACRES, (45,000 SQUARE FEET), MORE OR LESS.

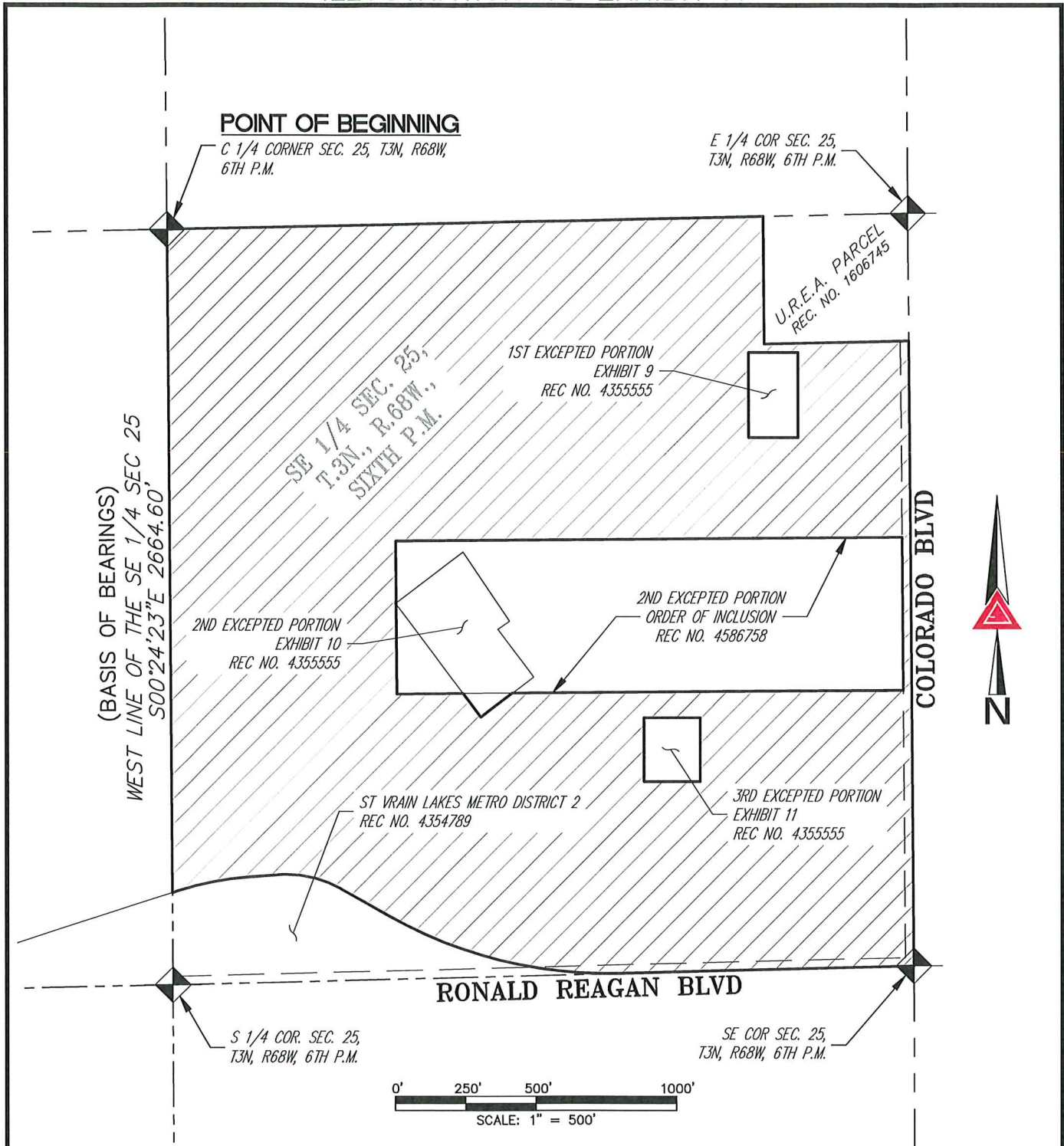
THE ABOVE DESCRIBED PARCEL CONTAINS A NET AREA OF 123.300 ACRES, (5,370,940 SQ. FT), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122
303-713-1898

ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

AZTEC
CONSULTANTS, INC.

300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.azteconsultants.com

DISTRICT INCLUSION
SE 1/4 SEC 25, T3N, R68W, 6TH P.M.
TOWN OF FIRESTONE, COLORADO

PATH: Q:\54819-34 - BAREFOOT LAKES DISTRICT 2019\DWG\EXHIBITS\DISTRICT INCLUSION R8965840.DWG
JOB NUMBER: 54819-34 DATE: 09/16/2024 DWG: RBA CHK: BOL 4 OF 4 SHEETS