

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 November 20, 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 SENIOR VP, BAREFOOT LLC to be included into the Carbon Valley Parks and Recreation District's boundaries with the following legal description of real property:

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.

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 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), MOTION NUMBER 4355555, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 2664.60 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 DESCRIBED IN SAID RECORDS AS EXHIBIT 11, 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 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.

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, November 20, 2024 at 6:30 PM. Questions prior to the public meeting should be directed to Bryan Hostetler, Deputy 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.

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