

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 – 7

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 below: in **Exhibit A** attached hereto and incorporated herein by this reference;

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 March 28, 2024 of a public hearing concerning the inclusion request and the BAREFOOT LAKES LLC resolution at least ten (10) days before the public hearing was held; and

WHEREAS, a public hearing was held on April 17, 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 BAREFOOT LAKES LLC.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Carbon Valley Parks and Recreation District Board of Directors concludes that the inclusion of BAREFOOT LAKES LLC 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 BAREFOOT LAKES LLC 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 17th day of April 2024.

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

By: /s/ 
President, Samantha Meiring

ATTEST:

Secretary, Stevin Colvin

**EXHIBIT A
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 A 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;

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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 OF SAID 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.

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ALSO EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED 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.

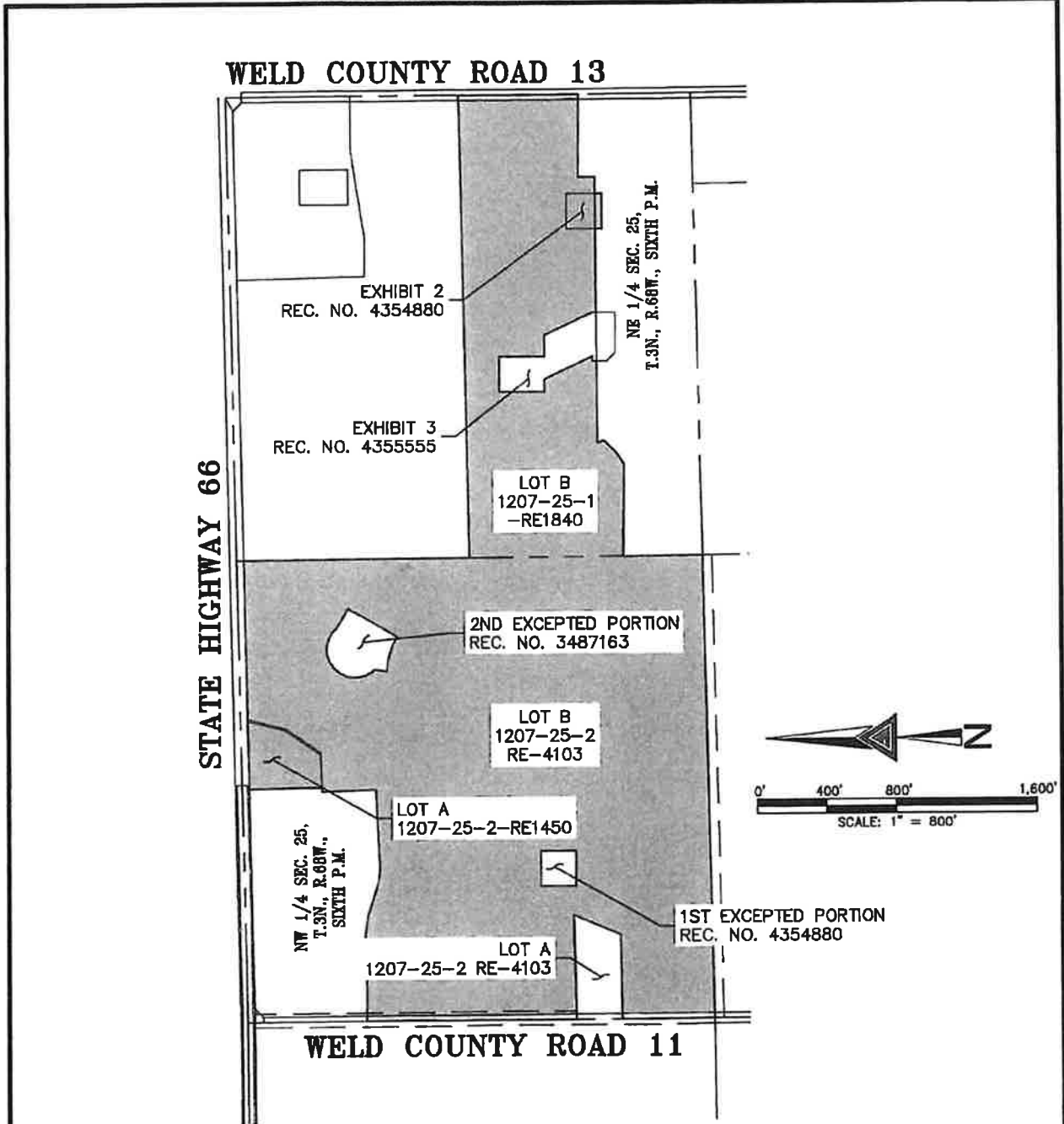
THE ABOVE DESCRIBED PARCEL CONTAINS A NET AREA OF 175.094 ACRES, (7,627,100 SQ. FT), MORE OR LESS.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.



ANTHONY K. PEALL, PLS 38636
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



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

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Barefoot Lakes Carbon Valley Parks District Inclusion
N 1/2 SEC. 25, T.3N., R.68W., 6TH P.M.
TOWN OF FIRESTONE, COUNTY OF WELD, COLORADO

PATH: Q:\54819-34 - BAREFOOT LAKES DISTRICT 2019\DWG\NORTHERN BASE.DWG
JOB NUMBER: 54819-34 DATE: 2/14/2024 DWG: BQL CHK: AKP 5 OF 5 SHEETS

