



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

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.**

EXHIBIT B

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.



CARBON VALLEY

PARKS & RECREATION DISTRICT

Petition for Inclusion Filing Name:

DENMORE

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):

DANIEL A. GALASSO

Printed Name of Petitioner

member / TPH FIRESTONE TRAIL, LLC

Title / Company

11359 CR 15

Property Address

FIRESTONE, CO. 80504, WELD

City, State, Zip COUNTY

dan.galasso@tripointehomes.com

Email or Phone Number

Who owns 100 % of property

720 341 3108

Phone Number or Email

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)
) ss.
Atapahoe County)

Subscribed and sworn to before me this 19th day of December, 2023.

Witness my hand and official seal.

ALEXANDRA GINTER
NOTARY PUBLIC - STATE OF COLORADO
Notary ID #20214022169
My Commission Expires 6/7/2025

Notary of the Public

My commission expires 6/7/2025



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 B

PARCEL DESCRIPTION

PART OF THE SOUTH HALF AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND ASSUMING THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 6 BEARS S88°48'45"E, A DISTANCE OF 2640.47 FEET MONMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "LS 31169" IN A MONUMENT BOX AND ON THE EAST BY A NUMBER 6 REBAR WITH 3" BRASS CAP, STAMPING ILLEGIBLE, IN A MONUMENT BOX, WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE NORTH 43°58'50" WEST, A DISTANCE OF 42.55 FEET TO THE INTERSECTION OF THE NORTH LINE OF FIRESTONE BOULEVARD AND THE WEST LINE OF WELD COUNTY ROAD NUMBER 15, BOTH RECORDED AT THE WELD COUNTY, COLORADO CLERK AND RECORDERS OFFICE AT BOOK 86, PAGE 273 AND THE POINT OF BEGINNING;

THENCE NORTH 88°48'45" WEST, A DISTANCE OF 2610.61 FEET, ON SAID NORTH LINE TO AN ANGLE POINT THEREIN;

THENCE NORTH 89°34'24" WEST, A DISTANCE OF 54.32 FEET ON SAID NORTH LINE TO THE EASTERLY LINE OF FIRESTONE TRAIL ANNEXATION NO. 2, RECORDED AT SAID CLERK AND RECORDERS OFFICE AT RECEPTION NUMBER 2928666;

THENCE NORTH 29°40'27" EAST, A DISTANCE OF 1409.92 FEET ON SAID EASTERLY LINE;

THENCE NORTH 29°41'50" EAST, A DISTANCE OF 3103.28 FEET ON SAID EASTERLY LINE TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 6;

THENCE SOUTH 88°04'45" EAST, A DISTANCE OF 488.26 FEET ON SAID NORTH LINE TO THE WESTERLY LINE OF SAID WELD COUNTY ROAD NUMBER 15;

THENCE SOUTH 00°51'35" WEST, A DISTANCE OF 1338.82 FEET ON SAID WESTERLY LINE TO AN ANGLE POINT THEREIN;

THENCE SOUTH 00°51'05" WEST, A DISTANCE OF 2620.47 FEET ON SAID WESTERLY LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6,250,139 SQUARE FEET OR 143.484 ACRES, MORE OR LESS.



EXCEPTING THEREFROM THE FOLLOWING PARCEL OF LAND;

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND ASSUMING THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 6 BEARS S88°48'45"E, A DISTANCE OF 2640.47 FEET MONUMENTED ON THE WEST BY A 2.5" ALUMINUM CAP STAMPED "LS 31169" IN A MONUMENT BOX AND ON THE EAST BY A NUMBER 6 REBAR WITH 3" BRASS CAP, STAMPING ILLEGIBLE, IN A MONUMENT BOX, WITH ALL OTHER BEARINGS RELATIVE THERETO;

THENCE NORTH 32°44'06" WEST, A DISTANCE OF 72.31 FEET TO THE POINT OF BEGINNING

THENCE NORTH 88°48'45" WEST, A DISTANCE OF 829.07 FEET;

THENCE NORTH 00°51'05" EAST, A DISTANCE OF 553.64 FEET;

THENCE NORTH 49°44'15" EAST, A DISTANCE OF 126.52 FEET;

THENCE NORTH 40°15'45" WEST, A DISTANCE OF 32.85 FEET;

THENCE NORTH 49°27'45" EAST, A DISTANCE OF 146.44 FEET;

THENCE SOUTH 89°08'57" EAST, A DISTANCE OF 645.47 FEET;

THENCE SOUTH 00°51'05" WEST, A DISTANCE OF 763.28 FEET TO THE POINT OF BEGINNING;

SAID EXCEPTION PARCEL CONTAINING A CALCULATED AREA OF 612,263 SQUARE FEET OR 14.056 ACRES, MORE OR LESS.

THE NET AREA OF SAID PARCEL CONTAINING A CALCULATED AREA OF 5,637,876 SQUARE FEET OR 129.428 ACRES, MORE OR LESS.

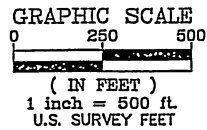
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, DAVID J. BERGLUND, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

DAVID J. BERGLUND, P.L.S. 38199
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

EXHIBIT B

FOR REVIEW ONLY



C-E 1/16TH COR. SEC. 6
RECOVERED NO. 6 REBAR
W/ 2.5" ALUMINUM CAP
STAMPED, "LS 38670"

SEE SHEET 4

FOR AND ON BEHALF OF
MANHARD CONSULTING

C 1/4TH COR. SEC. 6
RECOVERED NO. 6 REBAR
W/ 2.5" ALUMINUM CAP
STAMPED, "LS 38670"

N88°00'35"W 1359.81'
S. LINE OF THE SW. 1/4
OF THE NE. 1/4
OF SEC. 6, T.2N, R.67W.

N88°01'03"W 1293.84'
S. LINE OF THE SE. 1/4
OF THE NE. 1/4
OF SEC. 6, T.2N, R.67W.

S00°34'50"W 2687.16'
W. LINE OF THE SE. 1/4
OF SEC. 6, T.2N, R.67W.

FIRESTONE TRAIL
ANNEXATION NO. 2
REC. NO. 2928666

N29°41'50"E 3103.28'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°34'24"W	54.32'
L2	N88°48'45"W	829.07'
L3	N40°15'45"W	32.85'
L4	S00°51'05"W	763.28'

WELD COUNTY
ROAD 15

EAST 1/4 COR. SEC. 6
RECOVERED NO. 6 REBAR
W/ 2.5" ALUMINUM CAP
STAMPED, "LS 28656"

PARCEL
5,637,876 S.F.
129.428 AC

SE 1/4
SEC. 6

SOUTH 1/4 COR. SECTION 6,
RECOVERED 2.5" ALUMINUM CAP
STAMPED, "LS 31169"
IN MONUMENT BOX

N29°40'27"E 1409.92'

N49°44'15"E 126.52'

N49°27'45"E 146.44'

EXCEPTION PARCEL
612,263 S.F. (14.056 AC.)

S89°08'57"E 645.47'

S. LINE OF THE SE. 1/4
OF SEC. 6, T.2N, R.67W.
S88°48'45"E 2640.47'
(BASIS OF BEARING)

N00°51'05"E 553.64'
POINT OF BEGINNING
EXCEPTION
PARCEL
L2

S00°51'05"W 2620.47'
E. LINE OF THE SE. 1/4
OF SEC. 6, T.2N, R.67W.

N00°51'05"E 2650.05'
POINT OF BEGINNING
(EXCEPTION PARCEL TIE)

N32°44'06"W 72.31'
POINT OF BEGINNING
PARCEL
L4

N88°48'45"W 2610.61'

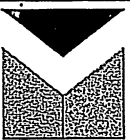
FIRESTONE BOULEVARD

POINT OF COMMENCEMENT
SE COR. SECTION 6

RECOVERED NO. 6 REBAR WITH 3" BRASS CAP,
STAMPING ILLEGIBLE IN MONUMENT BOX

NOTE:

THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE
ATTACHED LEGAL DESCRIPTION.



Manhard
CONSULTING LTD

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

EXHIBIT A

PARCEL ILLUSTRATION

TOWN OF FIRESTONE, WELD COUNTY, COLORADO

PROJ. MGR.: DJB
DRAWN BY: JAF
DATE: 06/06/23
SCALE: 1" = 500'

SHEET
3 OF 4
TPH.FSC001.00

Dwg Name: P:\Tphfsc01\dwg\Surv\Final Drawings\Exhibits\Surv\Tphfsc01_Purchase Exhibit.dwg Updated By: DBeralund
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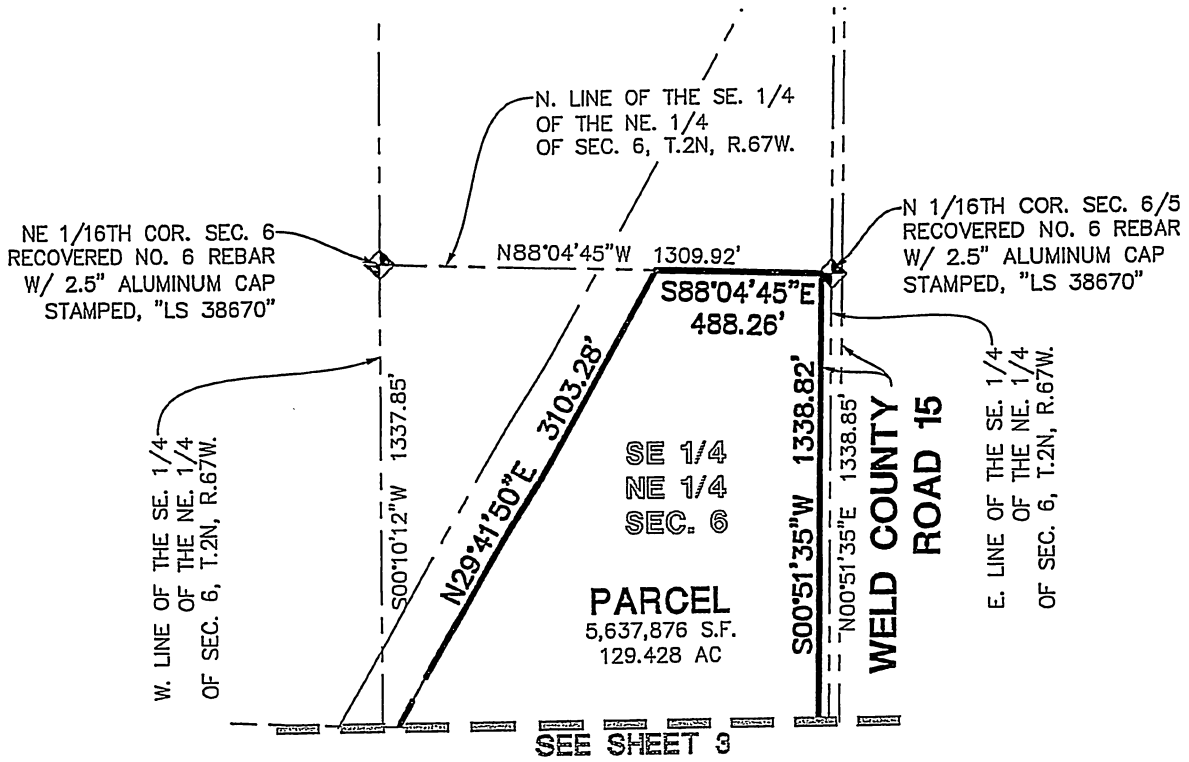
FOR REVIEW ONLY

EXHIBIT B

GRAPHIC SCALE
 0 250 500
 (IN FEET)
 1 inch = 500 ft.
 U.S. SURVEY FEET



FOR AND ON BEHALF OF
MANHARD CONSULTING



Manhard
 CONSULTING LTD
 7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

EXHIBIT A	
PARCEL ILLUSTRATION	
TOWN OF FIRESTONE, WELD COUNTY, COLORADO	
PROJ. MGR.: DJB	SHEET
DRAWN BY: JAF	4 OF 4
DATE: 06/06/23	TPH.FSC001.00
SCALE: 1" = 500'	