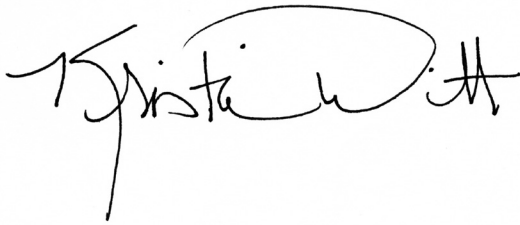


**PROOF OF PUBLICATION
CANYON COURIER
JEFFERSON COUNTY
STATE OF COLORADO**

I, Kristin Witt, do solemnly swear that I am the Publisher of the **Canyon Courier** the same is a weekly newspaper printed and published in the County of Jefferson, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of Jefferson for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado. That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of **ONE consecutive insertion(s)** and that the first publication of said notice was in the issue of newspaper, dated the **23rd day of September, 2020** the last on the **23rd day of September, 2020**.



Publisher, Subscribed and sworn before me,
this **23rd day of September, 2020**.



Notary Public.

PATRICIA K. FEARN
NOTARY PUBLIC • STATE OF COLORADO
Notary Identification #20184042945
My Commission Expires 11/05/2022

**JEFFERSON COUNTY
NOTICE OF
PUBLIC HEARING**

**CONCERNING THE
CREATION OF A LOCAL
IMPROVEMENT DISTRICT IN
EVERGREEN, JEFFERSON
COUNTY, COLORADO, FOR
THE PURPOSE OF STREET
AND ROAD CONSTRUCTION
AND RECONSTRUCTION,
APPURTENANT SIDEWALK,
CURB, GUTTER, DRAINAGE,
AND OTHER
IMPROVEMENTS AND
INCIDENTALS**

All owners of property within the herein described local improvement district, and all persons generally, are hereby notified that the Board of County Commissioners of Jefferson County, Colorado has adopted a Resolution, CC20-253, declaring its intention to create a local improvement district to be called the Evergreen Local Improvement District and to construct certain improvements therein.

A. All persons are further notified that the kind of improvements proposed and the roads and streets to be improved are as follows:

Site 1 – County Road 65 & Rocky Mountain Village Drive

Connect Bergen Park and Ride and Bergen Park to church, community center, housing, and local businesses. Installation of a mid-block pedestrian crossing from the existing RTD bus stop to the sidewalk on the north side of County Road 65. Installation of ADA accessible ramps on both sides of the street.

Estimated Cost/Budget:
\$65,000

Site 2 - Bergen Parkway – South Side

Installation of sidewalk on the south side of Bergen Parkway. Installation of ADA accessible curb ramps, enhancements to commercial driveway access, drainage improvements, and a retaining wall. Installation of a pedestrian crossing on the south side of the roundabout to connect Denver Mountain Parks trails.

Estimated Cost/Budget:
\$500,000

Site 3 - Placid Drive Sidewalk

Continue the existing sidewalk on the east side of Placid Drive to Keystone Drive, then to Bergen Parkway, including installation of sidewalk with directional ADA ramp crossings. Provide an improved mid-block pedestrian crossing on Placid Drive to connect the existing trail within Denver Mountain Parks to the existing sidewalk.

Estimated Cost/Budget:
\$300,000

Site 4 - Bergen Parkway 4-Way Stop

Remove and replace existing pedestrian channelizing islands at the Bergen Parkway and Sugarbush Drive intersection to meet ADA accessibility standards.

Estimated Cost/Budget:
\$120,000

Site 5 - Bergen Parkway & South Hiwan Drive

Reconfigure the existing striping to provide paved shoulder on the south side of Bergen Parkway from State Highway 74 to Hiwan Drive. Installation of sidewalk and ADA ramp to connect the NEAT trail on the east side of the Bergen Parkway and Hiwan Drive intersection.

Estimated Cost/Budget:
\$50,000

Site 6 - Upper Bear Creek Rd near State Highway 74

Installation of ADA ramps, and approximately 1000 feet of sidewalk along Upper Bear Creek Road. Installation of shoulders on the Upper Bear Creek Road off-ramp from State Highway 74.

Estimated Cost/Budget:
\$300,000

Site 7 - Forest Hill Bridge

Extend the box culvert on the east side and install sidewalk and ADA ramps. Installation of new bridge guardrail and pedestrian handrail, and new inlet and storm sewer.

Estimated Cost/Budget:
\$130,000

Site 8 - Lower Meadow Drive River Walk

Installation of signage and striping to make Independence Trail a one-way road traveling west to east. Stripe roadway to install a pedestrian shoulder and sign for pedestrian use. At the west end, install parking at the Independence Trail and State Highway 74 intersection and remove the existing left turn lane. Create a pedestrian connection at the old Meadow drive by installing 100 feet of sidewalk from Independence Trail to State Highway 74.

Estimated Cost/Budget:
\$75,000

Site 9 - Meadow Drive – Timbervale Drive to State Highway 74

There is a missing pedestrian connection from Hiwan Hills to local businesses and State Highway 74, as a result, this project will include installation of sidewalk on Meadow Drive from State Highway 74 to Timbervale Drive. Also, installation of ADA curb ramps, curb and gutter, and roadway improvements to further define and improve commercial access, drainage improvements and modifications. Provide 4-foot asphalt shoulders.

Estimated Cost/Budget:
\$600,000

Site 10 - Meadow Drive – Timbervale Drive. to Douglas Park Road

Installation of 4-foot shoulders on both sides along Meadow Drive from Hiwan Heritage Park to Douglas Park Road, which will also improve access to Denver Mountain Park trails.

Estimated Cost/Budget:
\$75,000

Site 11 - Fireweed

Installation of shoulders along Iris Drive and Fireweed Drive to improve pedestrian use between local businesses and community centers, and roadway striping as a traffic calming measure. Evaluate the intersection of Iris Drive and Fireweed Drive for additional improvements.

Estimated Cost/Budget:
\$50,000

Site 12 – County Road 73 – Buffalo Park to State Highway 74

This project is currently a planned Transportation & Engineering project with federal funding which will include reconstruction of the roadway to install curb and gutter, sidewalk, bike lanes, and shoulders along County Road 73 from State Highway 74 to Buffalo Park Road. The project includes installation of a roundabout at the intersection of County Road 73 and Buffalo Park Road, major drainage improvements along Cub Creek and improved pedestrian access and connectivity.

Estimated Cost/Budget: The total budget for the overall project is \$12.5 million, of which the Evergreen Local Improvement District will fund \$95,000.

Site 13 - County Road 73 – South from Buffalo Park Road

Installation of a sidewalk on County Road 73 from Buffalo Park Road to Camel Heights Road. At Camel Heights Road, transition to 4-foot shoulders on either side of County Road 73 and continue until Brook Forest Road.

Estimated Cost/Budget:
\$250,000

Site 14 - Buffalo Park – South Hatch Rd. to County Road 73

Installation of 4-foot shoulders on both sides of Buffalo Park Road. Curb and gutter will be installed to accommodate drainage in the area.

Estimated Cost/Budget:
\$350,000

Site 15 - Buffalo Park Crossings at Evergreen High School

Installation of improved pedestrian crosswalks at Olive Road and Buffalo Park Road and in front of Evergreen High School. Installation of millings/recycled asphalt on Valley View Drive to accommodate pedestrian use.

Estimated Cost/Budget:
\$75,000

Site 16 – South Olive Rd – East of Evergreen High School

Installation of a sidewalk along the west side of South Olive Road to connect Buffalo Park Road to the Wulf Recreation Center. Modify existing curb and gutter where needed and install ADA ramps.

Estimated Cost/Budget:
\$250,000

Site 17 – South Hatch Drive

Installation of a sidewalk along Hatch Drive from the entrance to Wilmot Elementary School to Buffalo Park Road and connect the existing sidewalk at Wilmot Elementary School to the improvements. Installation of ADA curb ramps at the school site entrance.

Estimated Cost/Budget:
\$75,000

Total Estimated Cost of Improvements: \$3,360,000

B. The area to be included within the proposed district is the area of located within Evergreen, Jefferson County generally described as the land within most of the current service areas of Evergreen Metropolitan District and the West Jefferson Metropolitan District and more particularly described as follows:

See attached Exhibit I- Legal Description

A legal description of the district boundaries and a map of the district are on file in the office of the Jefferson County Transportation & Engineering Division, 100 Jefferson County Parkway, Suite 3500, Golden, Colorado 80419.

C. It is estimated that the total cost of the improvements, including incidental costs, will be approximately \$3,360,000.

The cost estimates for the proposed district have been formulated in good faith on the basis of the best information available to the County but are not binding. No part of the cost of the Improvements shall be assessed against any property especially benefited by the Improvements. Rather, such costs shall be paid

by funding provided by the Evergreen Legacy Fund. If the Evergreen Legacy Fund lacks sufficient funding to support the cost of the Improvements, the Board of County Commissioners may submit a ballot issue to the registered voters in the district, seeking approval for a sales tax of up to 1%, which would be subject to approval by the registered electors of the District and otherwise in accordance with Section 30-20-604.5, C.R.S. Consistent with state law, no sales tax to support the District will be imposed without approval of the registered electors of the District. The County reserves the right to issue revenue bonds payable from proceeds of such sales tax. All of the improvements will not be constructed simultaneously, but rather, the improvements will be constructed in phases.

D. The hearing on the proposed district and the construction and installation of the improvements will be held on Tuesday, October 27, 2020, at 8:00 a.m. through a WebEx virtual meeting platform, the event address for attendees is: <https://jeffco.webex.com/jeffco/onstage/g.php?MTID=e-3363d22205463ac6d4d-30c93ae21412>

Alternatively, citizens can also call in and listen to the meeting by dialing: +1-408-418-9388 and entering access code 146 472 1176. Additional details for accessing the public hearing will be posted at the following website, www.jeffco.us/meetings, no later than the close of business on Friday, October 23, 2020. Please note that citizens who would like to comment during the public hearing must access the public hearing through the WebEx computer platform. It is anticipated that a resolution creating the district will be considered by the County Commissioners at said hearing on October 27, 2020.

E. A map, cost estimates and all resolutions and proceedings relating to the proposed district are on file and can be seen and examined by any person at the office of the Jefferson County Transportation & Engineering Division, 100 Jefferson County Parkway, Suite 3500, Golden,

Colorado 80419, at any time during business hours on or before the date referred to in Paragraph D and are also available on the Jefferson County Transportation & Engineering website.

F. All complaints and objections that may be made in writing concerning the proposed improvements or the proposed district by any interested person or persons will be heard and determined by the Board of County Commissioners at the meeting specified above, or at some adjournment thereof before final action is taken. Any action brought with respect to the ordering of improvements or the creation of the district or any other action taken under Part 6 of Article 20 of Title 30, Colorado Revised Statutes, shall be commenced within 30 days after the effective date of the Resolution ordering the improvements and creating the district or the performance of any other action complained of, or else be thereafter perpetually barred.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS OF JEFFERSON COUNTY, COLORADO.

By /s/ George Stern
County Clerk

Exhibit I

Proposed Evergreen Local Improvement District Boundary Legal Description

Located in Townships 4 and 5 South, Range 71 West and Township 4 South, Range 72 West of the 6th Principle Meridian, County of Jefferson, State of Colorado
Beginning at the Southeast corner of Section 11 Township 5 South Range 71 West of the 6th Principle Meridian, also being the Southeast corner of Mountain Park Home subdivision (Reception No. 14096645); thence westerly along the section line between Sections 11 and 14 to the Southwest corner of Section 11 and the Southwest corner of Mountain Park Home subdivision; thence continuing westerly along the section line between Sections 10 and 15 to the East One Sixteenth corner on said line; thence southerly along said

sixteenth line to its intersection with the easterly line of Golden Rod Estates (Reception No. 2005129065); thence southeasterly along Golden Rod Estates to the southeast corner of Lot 1, Golden Rod Estates; thence westerly along the south line of Lot 1 to the northeast corner of Lot 26, Golden Rod Estates; thence southeasterly along the east line of Lot 26 to its southeast corner; thence southwesterly to the southwest corner of AIN 51-151-00-018 (Reception No. 87046303); thence northwesterly along the west line of said parcel to its intersection with the south line of State Highway 73; thence westerly along the south line of State Highway 73 to a common corner of AIN 51-153-00-001 (Book 119 Page 286) and AIN 51-151-00-022 (Book 119 Page 286); thence southwesterly along the common line of said parcels to its intersection with the east line of the Jessie P Lode (Book 219 Pages 410-411); thence along said east line of said Lode and the Teddy Bear Lode to the southeast corner of the Teddy Bear Lode (Book 219 Pages 410-411); thence southwesterly along the south line of said Lode to its southwest corner; thence northwesterly along the westerly line of said Lodes to the east west centerline of Section 15; thence westerly along the east west centerline of Section 15 to the center-west one sixteenth corner thence northerly along said sixteenth line to the southeast corner of Hy-Glenn Park Adjustment 1 (Reception No. 2017119751); thence westerly along said Amendment and Hy-Glenn Park subdivision (Reception No. 20117677) to the southwest corner of said subdivision; thence northerly along the west line of Hy-Glenn Park and said line extended to the south right of way line of Valley View Road being on the southerly line of Wilmot Woods Addition to the Town of Evergreen (Rec. No. 27179784); thence southwesterly along said right-of-way line to its intersection with the southerly line of AIN 51-161-00-002 (Book 2843 Page 919) extended northeasterly to the south line of said south right of way line of Valley View Road; thence southwesterly along said line extended northeasterly to the

easterly corner of AIN 51-161-00-002; thence southwesterly and northwesterly along the northerly right of way line of Buffalo Park Road to a point that is the intersection of the southerly line of Green Woods 2nd Filing (Reception No. 74618216) extended northwesterly and the easterly line of Amber Woods Condominiums (Reception No. F1351676) extended northeasterly; thence southwesterly along said Amber Woods extension and along the easterly and southerly lines of said Ambers Woods to its southerly corner; thence southeasterly across South Hatch Drive and along the common line of AIN 51-161-00-005 (Reception no. 2018019324) and AIN 51-161-00-004 (Reception No. 2012105694) to their common southerly corner; thence northwesterly along the southerly line of AIN 51-161-00-005 to its intersection with the east right-of-way line of Hazel Rd.; thence northeasterly along the common lot line and right-of way line to its intersection with S. Hatch Dr.; thence southwesterly along the south line of S. Hatch Dr. to its intersection with northeast corner of AIN 51-161-99-004 (Reception No. 2017106380.); thence southerly, westerly and northerly along the bounds of AIN 51-161-99-004 to its intersection with the south line of S. Hatch Dr.; thence along said south right-of way line to the northeast corner of Lot 21, Evergreen Park Estates Unit 1 (Reception No. 56656241) thence southerly, westerly and northerly along the bounds of Lot 21 to its intersection with S. Hatch Dr.; thence westerly along the north line of Lot 22 to a point which is the southerly extension of the line common to Lots 5 and 6, Evergreen Park Estates Unit 1; thence northerly across S. Hatch Dr. and along the common line between Lots 5 and 6, Evergreen Park Estates Unit 1 to their common northerly corner; thence westerly along the common line of Evergreen Park Estates Unit 1 and Woods Land subdivision (Reception No. 65111696) to the southwest corner of Woods Land Subdivision; thence northerly along the west line of Woods Land

Subdivision and said line extended to the northerly line of Buffalo Park Rd.; thence easterly along said right-of-way line to the southwest corner of AIN 51-094-00-001 (Reception No. 2019040435); thence northerly and easterly along the bounds of said parcel to its intersection with S. Syndt Rd.; thence north along said west right-of-way line to the southeast corner of AIN 51-094-00-013 (Reception No. 2005037069) thence westerly, northerly and easterly along the bounds of said parcel to its intersection with S. Syndt Rd.; thence north along said west right-of-way line to a point being the north line of AIN 51-094-00-009 (Reception No. 2018040214) extended northwesterly; thence southeasterly along said extension and the north line of AIN 51-094-00-009 to its northeast corner and the northwest corner of Lot 22, Green Wood subdivision (Reception No. 65111698); thence northeasterly to the north corner of Lot 23, Green Wood; thence southeasterly along the north line of Green Wood to the northeast corner of Lot 1, Green Wood; thence easterly along the right-of-way as platted by Green Wood to a point on the northerly right-of-way line of Golf Way as platted by Wilmot Woods Addition to the Town of Evergreen; thence along said right-of-way line to a point on the east line of Section 9 and the north line of Wilmot Woods Addition to the Town of Evergreen; thence north along the common line between Sections 9 and 10 to the northeast corner of Section 9 and a point on the south line of AIN 51-044-00-029 (Book 1967 Page 232); thence west along the common line of Section 4 and 9 to the southwest corner of said parcel; thence northerly and northeasterly to the most northerly corner of said parcel; thence northwesterly along the south right-of-way line of Evergreen Parkway / State Highway 74 to the northeast corner of AIN 51-044-00-018 (Reception No. F1660917); thence southwesterly along the northerly line of said parcel to its intersection with AIN 51-044-00-019 (Book 1838 Page 506; thence along the northerly line of said AIN 51-044-00-019 to its northwest

corner; thence westerly along the south line of Ponderosa Service Center Filing 1 (Reception No. 2009097464) to its intersection with the east line of Troutdale Village Exemption Survey Number 1 (Reception No. 83103538); thence northeasterly along said Exemption to its northeast corner; thence westerly along the north line of said Exemption and Troutdale Village Exemption Survey Number 5 (Reception No. 86099158), Troutdale Village Exemption Survey No. 7 (Reception No. 88034541) and Troutdale Village Exemption Survey No. 6 (Reception No. 87142122) to the east line of Troutdale Village subdivision (Reception No. 82079334); thence northeasterly along the east line of Troutdale Village to its northeast corner; thence westerly along the north line of Troutdale Village and the south line of Pinecrest Mountain Subdivision (Reception No. 2007007833) to the southwest corner of Tract B, Pinecrest Mountain Subdivision; thence northerly along the west line of said Tract B to a point S 03° 47' 05" E 29.73' from the northwest corner of said Tract B; thence westerly and southwesterly along the south lines of Lots 15 and 14, Pinecrest Mountain Subdivision to the west line of Pinecrest Mountain Subdivision and Section 4; thence northerly along the common line of Section 4 and 5 to the northeast corner of Section 5; thence west along the common line between Section 5 Township 5 South Range 71 West and Sec 32 Township 4 South Range 71 West to the one-quarter corner common to both sections; thence northerly along the north-south centerline of Section 32 to the center north one-sixteenth corner and the northwest corner of Exemption Sec. 32, T4S, R71W, 04-113181EX (Reception No. 2005044066); thence easterly along the north line of said Exemption and said line extended to the east right-of-way line of State Highway 74 and a point on the west line of The Center at Evergreen (Reception No. 83090105); thence northwesterly along the east right-of-way line of State Highway 74 and the as-platted westerly boundaries

of The Center at Evergreen, Hiwan - Second Filing (Reception No. 63999757), Hiwan - First Filing (Reception No. 63987185) and Hiwan Fifth Filing, Phase 2 (Reception No. 75707639) to the northwest corner of said Phase 2; thence westerly to the north one-sixteenth corner common to Sections 29 and 30; thence continuing westerly to the northeast one-sixteenth corner of Section 30; thence northerly to the east one-sixteenth corner common to Sections 19 and 30; thence westerly along the common line between Sections 19 and 30 to the southwest corner of Section 19; thence northerly to the south one-sixteenth corner common to Section 19 Township 4 South Range 71 West and Section 24 Township 4 South Range 72 West; thence westerly along the southerly line of AIN 41-193-00-005 (Reception No. 2016020196) to the southwest corner of said parcel; thence northeasterly along the west line of said parcel to the south right-of-way line of Squaw Pass Road; thence easterly along the south right-of-way line of Squaw Pass Road to a point, said point being on a line extended southerly from the common line between Lots 94 and 95, Soda Creek Filing No. 2 (Reception No. 76804595); thence northerly crossing Squaw Pass Road and along from the common line between Lots 94 and 95, Soda Creek Filing No. 2 to the northwest corner of Lot 94; thence easterly along the north line of Lot 94 to its northeast corner; thence northeasterly along the southeasterly line of Lot 93, Soda Creek Filing No. 2 to the southwest corner of Lot 20, Soda Creek Filing No. 1 (Reception No. 75736820); thence southeasterly along the south line of Soda Creek Filing No. 1 to the southeast corner of Lot 12; thence northeasterly along the southerly line of Lots 12 and 11 to a point on the west line of Lot 10, Soda Creek Filing No. 1, Exemption Survey No. 4 (Reception No. 82010830); thence northerly and easterly along the boundary of the Exemption and the southerly right-of-way of Meadow Mountain Lane to the northerly corner common to

Lot 9, said Exemption and Lot 7, Soda Creek Filing No. 1; thence continuing northwesterly along said right-of-way to the corner of Lot 7 and 8, Soda Creek Filing No. 1; thence north along the common line between Lots 7 and 8 to the south right-of-way line of Meadow Mountain Rd.; thence easterly along said south right-of-way line and said line extended easterly to the east right-of-way line of County Road 65; thence northwesterly along said right-of-way line to the northwest corner of Red Fox Run subdivision (Reception No. 2006021452); thence easterly along the north line of Red Fox Run and the North line of Section 20 to the North one-quarter corner; thence south along the north-south centerline of Section 20 to the northerly right-of-way line of Evergreen Parkway; thence easterly along said right-of-way to its intersection with the west right-of-way line of Bergen Parkway; thence northerly to the north line of Section 20; thence easterly along the common line between Sections 17 and 20 and 16 and 21 to the North one-quarter corner of Section 21; thence southerly along the north center line of the section to the northerly right-of-way line of Evergreen Parkway and the southwest corner of AIN 41-221-00-015 (Reception No. 2014109453); thence northeasterly along the northerly right-of-way line of Evergreen Parkway and the southerly lines of AIN 41-221-00-015 and AIN 41-211-00-006 (Reception No. 2007004214); thence continuing along the northwesterly right-of-way line of Evergreen Parkway to a point of tangency on the easterly line of Lot 25, Hidden Valley subdivision (Reception No. 50483945); thence northwesterly along the westerly right-of-way line of Evergreen Parkway and the east line of Hidden Valley subdivision to the northeast corner of Lot 31, Hidden Valley subdivision; thence northeasterly along the right-of-way line of Evergreen Parkway and the southerly line of AIN 41-164-02-018 (Reception No. 92159999) to its intersection with the most southwesterly corner of the Colorado Department of Transportation (CDOT) parcel recorded at

Reception No. 82033948; thence along the southerly and easterly lines of three CDOT parcels recorded at Reception No's. 82033948, 82070181 and 82039445 to a point on the south line of AIN 41-164-02-008 (Reception No. F0274031); thence continuing along the westerly right-of-way line of Evergreen Parkway and easterly line of AIN 41-164-02-008 to the southwest corner of Parcel 2-A, Genesee Park State Subdivision Exemption Survey No. 4 Amendment No. 1 (Reception No. F0561600); thence northerly along the west line of said Exemption and AIN 41-164-01-002 (Reception No. 2005087431) to the south right-of-way line of Interstate 70; thence easterly along said right-of-way line to the northeast corner of AIN 41-164-01-001 (Reception No. 2005087431) and the east line of Sec 16; thence southerly along said Section line to a point on the south right-of-way line of U.S. Highway 40 and north line of Lot 2, El Rancho Subdivision (Reception No. F1934950); thence northeasterly to a point on the west line of Lot 1, The Tepees Exemption Survey No. 2 (Reception No. 94047798) being 23.49 feet southwest of the northerly corner of said Lot 1; thence northeasterly to the northerly corner of said Lot 1; thence northeasterly, easterly and southeasterly along the bounds of Lot 2, Block 1, The Tepees Exemption Survey No. 2 to the northwest corner of Lot 11B1, El Rancho Estates Adjustment 1 (Reception No. 2012023592); thence north-easterly and easterly along the bounds of said subdivision to the Center One-Quarter Section 15 and the northeast corner of said subdivision; thence southerly along the east lines of El Rancho Estates Adjustment 1, Elk Rest Meadows subdivision (Reception No. 2006063035) and The Tepees Exemption Survey No. 1 (Reception No. 94003531) to the southeast corner of said Exemption; thence westerly to the southwest corner of The Tepees Exemption Survey No. 1 Adjustment 2 (Reception No. 2018079814); thence northerly along the west line of said Adjustment to the southeast corner of Lot 5, Block 2, The Tepees

Exemption Survey No. 1; thence westerly along the south line of Lot 5 and AIN 41-153-00-022 (Reception No. F2178202) (also known as AIN 41-1533-00-009 due to exempt taxing of a portion of the lot) to the southwest corner thereof; thence northerly along the common line between AIN 41-153-00-022 and AIN 41-153-00-008 (Reception No. 2019083699) to the northerly corner of AIN 41-153-00-008; thence southwesterly to the southwest corner of said AIN and the east corner of Tract G, Valley View Estates (Reception No. 2018054205); thence along the southerly line of Tract G to its southwest corner also being the southwest corner of Section 15 and the southeast corner of Tract B, Ackerman and Grimes Industrial Park and Nob Hill Residential Subdivision (Reception No. F0770760); thence westerly, northeasterly and northwesterly along the southerly boundary of Tract B and the easterly and northerly bounds of AIN 41-164-05-010 (Reception No. 94082668) to the easterly line of Lot 3, Block 2, Ackerman and Grimes Nob Hill Residential Subdivision (Reception No. F1443574); thence southerly along said subdivision to the southeast corner thereof and a point on the north line of Section 21; thence westerly along said Section line to the northeast corner of Lot 2, Moore Behrhorst Subdivision (Reception No. 2008116398); thence southerly along said lot line to the northwest corner of AIN 41-211-00-008 (Reception No. 2007015083); thence easterly along the northern boundary of said AIN to its northeast corner, thence southerly along its east boundary to the intersection with a point on the north line of AIN 41-211-00-012 (Reception No. 2017056036); thence easterly, southerly, westerly and northerly around the bounds of said parcel to its northwest corner; thence northerly along the west lines of AIN 41-211-00-011 (Reception No. 2017071544) and AIN 41-211-00-008 to its intersection with the westerly right-of-way for Kerr Gulch Road dedicated at Reception No. F0620364; Thence northwesterly along said

right-of way to the south line of AIN 41-211-00-018 (Reception No. 2009089522); thence westerly to the northwest corner of Lot 17, Block 2 Pinedale Ranch Subdivision (Reception No. 84096074); thence southwesterly along the westerly line of said Lot 17 to a point on the easterly line of CDOT right-of-way recorded at Reception No. 94184812; thence running along the easterly right-of-way line of said Reception No. 94184812 and westerly line of Lot 17 to the west line of the Northeast quarter of Section 21 and the East line of AIN 41-213-00-002 (Book 1936 Page 299); thence southerly along the north south center line of Section 21 and the west line of Lot 17 to the southwest corner of Lot 17; thence northeasterly along the line common to Lots 17 and 16, Block 2 Pinedale Ranch to the west right-of-way line of Pinedale Ranch Circle; thence southeasterly along said right-of-way line to the northerly corner of Lots 16 and 15, Block 2 Pinedale Ranch, thence southerly along said common line to the southerly corner of said lots; thence westerly along the common line between Lots 16 and 14, Block 2 Pinedale Ranch to the northwest corner of said Lot 14, thence southerly along the west line of Lot 14 to its southwest corner; thence northeasterly and easterly along the common line with Lot 13, Block 2 Pinedale Ranch and said easterly line extended to the east right-of-way line of Pinedale Ranch Circle; thence northeasterly along said southeasterly right-of-way line to the northeast corner of Lot 10, Block 2 Pinedale Ranch; thence southeasterly along the common line between Lots 10 and Lots 7, 8 and 9, Block 2 Pinedale Ranch to the southwest corner of said lot 9; thence easterly to the southeast corner of Lot 9 and the northeast corner of Section 28; thence southerly along the common line of Sections 27 and 28 to the northwest corner of AIN 41-273-00-004 (Reception No. 2014046207); thence easterly southerly and westerly along the bounds of said AIN and AIN 41-342-00-006 (Reception No. 2019119878) to the

southeast corner of The Ridge at Hiwan, Third Filing (Reception No. 87151419) and the northeast corner of Wah - Keeney Park (Reception No. 22129046); thence southerly along the common line of Sections 33 and 34 Township 4 South Range 71 West to the common corner with the said sections and Sections 3 and 4 Township 5 South Range 71 West; thence southerly along the common section line of Sections 3 and 4 to the southerly right-of-way line of Buchanan Drive as platted by Hiwan Hills - Block 5 (Reception No. 59770118); thence easterly along the southerly right-of-way of Buchanan Drive and the centerline of vacated Northview Drive (Reception No. 82072417) to the west line of Lot 227, Hiwan Hills - Block 5; thence north and north-easterly along the vacated right-of-way and Tract E said subdivision to the northerly line of Block 5, Hiwan Hills; thence along the northerly and easterly bounds of Hiwan Hills - Block 5, Hiwan Hills Block 6 (Reception No. 62904961), Hiwan Hills Block 6 Amendment 1 (Reception No. F1374719) and Hiwan Homestead Estates (Reception No. 81077043) to the southeast corner of Lot 14, Hiwan Homestead Estates; thence along the northerly lines of AIN 51-034-00-001 (Reception No. 2013069468) and AIN 51-034-00-007 (Reception No. 2008080651); thence southerly along the easterly line of AIN 51-034-00-001 and Section 3 to the northwest corner of Lot 2, French Subdivision (Reception No. F0297228); thence easterly along the north lines of Lot 2 and Parcel 'A', Hiwan Village Amendment 1 (Reception No. F1174640) to the westerly right-of-way line of State Highway 74; thence southerly along said westerly right-of-way to the North line of Section 11; Thence easterly along the common line between Sections 2 and 11 to the northeast corner of Lot 2, Independence Heights Unit 4 Adjustment 1 (Reception No. 2009011848); thence southerly and northwesterly along the bounds of Lot 2 to a point on the north line of Lot 4 said Adjustment, being the northeast corner of AIN 51-112-02-053 (4445 Songbird Lane) also being a point on

the north south sixteenth line of the Northwest quarter of Section 11; thence southerly along the sixteenth line and the east lines of said parcel, AIN 51-112-02-056 (4465 Songbird Lane) and AIN 51-112-02-057 (4485 Songbird Lane) to the southeast corner of AIN 51-112-02-057 (Lots 4, 5 and 6 Independence Heights Unit 4 Adjustment 1 are fully platted lots split by an Assessor's tax district line); thence southeasterly along the north line of Independence Heights Unit 1 (Reception No. 63971131) to the northeast corner of Lot 1 said subdivision; thence southerly along the east line of Lot 1 and east line extended to the south right-of-way line of Hilltop Drive; thence easterly along the north line of AIN 51-112-99-001 (Reception No. 89077721), to the northerly corner of Lot 3, Reid Adjustment 10-102008MA (Reception No. 2010117845); thence easterly and southerly along the bounds of Lot 3 to the north line of Lot 2 said Adjustment; thence easterly along the north line of Lot 2 to the north south centerline of Section 11; thence southerly along the north south centerline of Section 11 to the north line of Mountain Park Home subdivision; thence easterly along the north line of Mountain Park Home to the northeast corner thereof; thence southerly along the east line of Mountain Park Home to the Point of Beginning. This legal description was generated from the data on the Jefferson County Planning and Zoning Interactive Web Map and was finalized July 2, 2020 and is accurate as to Parcel AIN's at that time. No field work or surveying was done to generate this legal description. All reception numbers and books and pages are per the records of the Jefferson County, Colorado Clerk and Recorder's Office. For and on behalf of Jefferson County by Michael M. Greer, Colorado Professional Land Surveyor No. 29751.

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