PERRY PARK WATER AND SANITATION DISTRICT
NOTICE OF PUBLIC HEARING

REMUDA RANCH INCLUSION HEARING

Notice is hereby given that a petition for inclusion from Wiens Ranch Company, Inc. a Colorado corporation and Rite-A-Way Industries, Inc. has been filed with the Board of Directors of the Perry Park Water and Sanitation District pursuant to C.R.S. § 32-1-401.

Accordingly, Notice is hereby given to all interested persons to appear at a Public Hearing which will begin at 4:30 P.M. at the Perry Park Water and Sanitation District office located at 5676 W. Red Rock Drive, Larkspur, Colorado, 80118 on August 16, 2017, at which time any person may show cause in writing why the petition should not be granted.

LEGAL DESCRIPTION OF
REMUDA RANCH-PERRY PARK WATER AND SANITATION DISTRICT
INCLUSION

PROPERTY DESCRIPTION:

A PARCEL OF LAND BEING A PART OF AGRICULTURAL TRACT M, REMUDA RANCH EXEMPTION, AS RECORDED AT RECEPTION NO. 2009100792, IN THE OFFICIAL RECORDS OF THE DOUGLAS COUNTY, COLORADO CLERK AND RECORDER, LOCATED IN NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, OF SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID REMUDA RANCH EXEMPTION AND CONSIDERING THE NORTHERLY BOUNDARY OF SAID REMUDA RANCH EXEMPTION TO BEAR SOUTH 45°52’02 EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF DAKAN ROAD;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID REMUDA RANCH EXEMPTION, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 45°52’02” EAST, A DISTANCE OF 432.66 FEET TO THE MOST NORTHERLY CORNER OF SAID AGRICULTURAL TRACT M AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY OF SAID AGRICULTURAL TRACT M, THE FOLLOWING FIVE (5) COURSES:

1. CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 45°52’02” EAST, A DISTANCE OF 287.43 FEET TO THE BEGINNING OF A

NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 100.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 45°51’14” EAST;

2. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 126°08’33”, AN ARC LENGTH OF 220.16 FEET;

3. SOUTH 81°59’47” EAST, A DISTANCE OF 589.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.00 FEET;

4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°51’42”, AN ARC LENGTH OF 296,22 FEET;

5. SOUTH 02°51’55” WEST, A DISTANCE OF 1,496.27 FEET;

THENCE DEPARTING SAID EASTERLY BOUNDARY, NORTH 39°37’20” WEST, A DISTANCE OF 771.96 FEET TO THE WESTERLY BOUNDARY OF SAID AGRICULTURAL TRACT M;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. NORTH 19°09’18” WEST, A DISTANCE OF 411.32 FEET TO THE BEGINNING OFA NONTANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 315.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°42’25” WEST;

2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 119°29’11”, AN ARC LENGTH OF 656.91 FEET;

3. NORTH 53°11’37” WEST, A DISTANCE OF 437.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 245.11 FEET;

4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°24’45”, AN ARC LENGTH OF 416.73 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 21.105 ACRES, (919,345 SQUARE FEET), MORE OR LESS.

Petitioners:

Wiens Ranch Company, Inc., 5567 S. Perry Park Road, Sedalia, Colorado, 80135, Mr. Thomas J. Wiens, Chairman

Rite-A-Way Industries, Inc., n/k/a Rite-A-Way, LLC, 1508 Stillwater Avenue, Cheyenne, Wyoming, 82009, Mr. Joel H. Wiens, Manager

Diana Miller, District Manager