



April 20, 2022

SENT BY REGISTERED/CERTIFIED MAIL

Gilpin County Parks and Rec District
250 Norton Drive
Black Hawk, CO 80422

Re: Annexation by Central City

In accordance with the notice requirements specified in Section 31-12-108(2), C.R.S., the following are enclosed with this letter:

- (1) A copy of the notice of eligibility hearing, as initially published in *The Weekly Register-Call* on April 14, 2022;
- (2) A copy of Resolution No. 22-09 (accepting annexation petition, making certain findings of fact, finding substantial compliance for such petition, and setting a public hearing for property known as the Young Ranch Resource Annexation), as approved by the City Council; and
- (3) A copy of the annexation petition, which was submitted to the City Clerk on or about April 4, 2022 (superseded the annexation petition dated January 19, 2022).

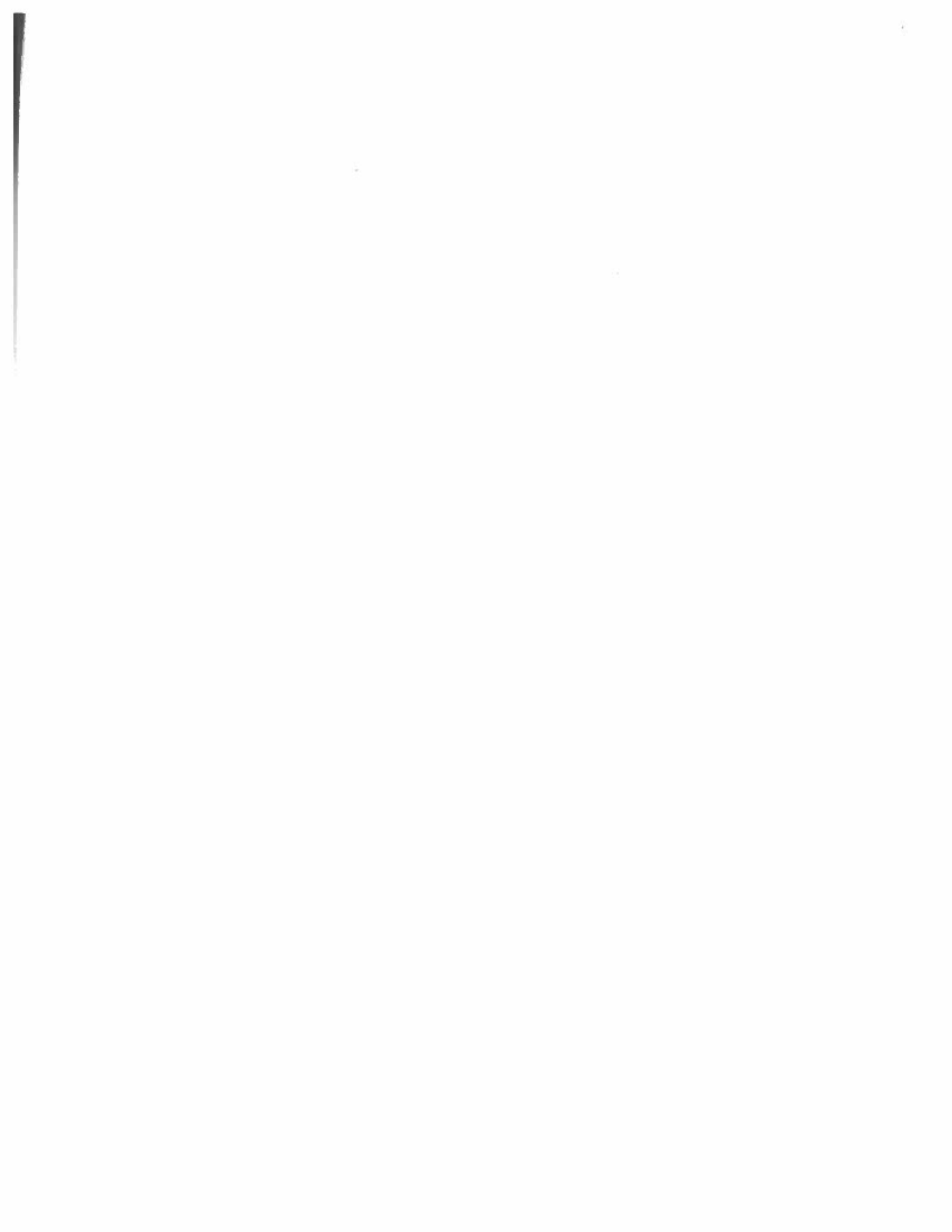
Regards,

A handwritten signature in blue ink that reads "Reba Bechtel".

Reba Bechtel, City Clerk

Enclosures

cc: Lisa Roemhildt, Interim Community Development Director (via email)
Marcus McAskin, City Attorney (via email)



YOUNG RANCH RESOURCE LLC
2804 CHAMPA ST.
DENVER, CO 80205

April 4, 2022

City of Central
141 Nevada Street
Central City, Colorado

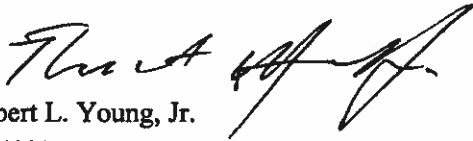
Re: Young Ranch Resource Annexation – Revised Annexation Petition

To Whom It May Concern:

Enclosed please find the revised Annexation Petition for the annexation to the City of Central of the approximately 419.24 acres of unincorporated land located in the Counties of Gilpin and Clear Creek, as further described therein and owned by Young Ranch Resource LLC. This Annexation Petition supersedes the Annexation Petition dated January 19, 2022 for the subject property and previously delivered to City of Central.

Sincerely,

YOUNG RANCH RESOURCE LLC



Robert L. Young, Jr.
Manager



WATER COURT

Continued from previous page —

operations to determine if action was needed. Gilpin County's attorneys filed statements of opposition and participated in water court proceedings during the diligence period to protect its water rights including the Exchange. This work was done between 2016 and 2018. In 2020, Brad Benning former partner with Petrock Fendel Pozanovic, P.C. accepted an offer to come inhouse as the County Attorney for Gilpin County. Petrock Fendel Pozanovic P.C. regularly reviewed monthly resumes to protect Gilpin County's water rights and review accounting and regular updated provided by BBA; Petrock Fendel Pozanovic, P.C. completed final litigation and settlement necessary to obtain its decree in Case No. 2011CW271 in March 2016, which is part of Gilpin County's integrated water project and unified water system; Petrock Fendel Pozanovic, P.C. obtained a diligence decree in Case No. 2017CW3016 for an exchange originally decreed in Case No. 2003CW217 for return flow from water used from the Justice Center Wells. This exchange was also found to be part of Gilpin County's unified water system and integrated project. Gilpin Personnel Diligence Work: Gilpin County's employees performed regular maintenance, repair, and work on the unified water system and recorded data for the County's accounting for its augmentation plan and operations of Dory Lake and worked with the BBA as well as Petrock Fendel Pozanovic, P.C.; Gilpin County employees undertook investigation

into improving the pumps and pump design and placement for better operation, longevity, capability, and efficiency. This work is presently ongoing; Gilpin County's inhouse legal department including the County Attorney and paralegal assist in reviewing all water and water rights related matters including the operation of this Exchange and related water matters, reviewing accounting provided by BBA reviewing water resumes for applications or other matters of concern, pursuing water rights purchases, addressing Gilpin County's water needs, maintaining contracts, payments, and business relationships with the ditch companies; Gilpin County further paid \$158,224.83 in this diligence period to preserve and continue Gilpin County's water rights and rights to use water infrastructure necessary for operations of its unified water system including annual payments for use of the Coors' augmentation station; lease of Dory Lake storage capacity from the Dory Lakes Property Owners' Association; Church Ditch Water Authority annual member fees and costs; and Denver View Res. and Ir. Co. (Denver View) annual shareholder dues. C.R.S. § 37-92-301(4)(b) and (c). Gilpin County's diligence is especially reasonable considering the Covid-19 pandemic impact on Gilpin County. Gilpin County was the most heavily financially impacted county in the United States in 2020 and into 2021 due to the closure of most businesses in the County in 2020 and subsequent limited operations. This resulted in the loss of the County's tax revenue including the primary

revenue source, gaming taxes from casinos. This impact as well as the public health impacts necessitated that Gilpin County issue a county-wide disaster declaration. The lack of revenue caused the need to furlough and then terminate approximately half of Gilpin County's employees and eliminate necessary capital improvements and needed equipment purchases. This created increased work and responsibilities for the remaining employees with less resources. The pandemic, its health impacts, and novel business and legal issues also created additional work. Addressing these issues became the primary and necessary focus of the County between 2020-2022. The County Attorney's transition from private practice to being inhouse as an employee of Gilpin County in 2020 also presented challenges during this incredible time given the amount of work the County Attorney was asked to handle while his office and large amount of files were in flux from his move and unable to be set up and organized because of his many new and additional responsibilities, lack of time, and lack of a paralegal, the budget for which was eliminated due to the financial impact caused by the pandemic, and his additional role as an acting County Manager from July 9, 2021 until March 6, 2022 due to a vacancy in that important position. Names and address(es) of owner(s) or reputed owner(s) of the land upon which any new diversion or storage structure, or modification to any existing diversion or storage structure is or will be constructed or upon which water is or will be stored, including

any modification to the existing storage pool. See Exhibit 3 of Application.

THE WATER RIGHTS CLAIMED BY THESE APPLICATIONS MAY AFFECT IN PARTICULAR ANY WATER RIGHTS CLAIMED OR HERETOFORE ADJUDICATED WITHIN THIS DIVISION AND OWNERS OF AFFECTED RIGHTS MUST APPEAR TO OBJECT WITHIN THE TIME PROVIDED BY STATUTE OR BE FOREVER BARRED.

YOU ARE HEREBY NOTIFIED that any party who wishes to oppose an application, or an amended application, may file with the Water Clerk, P. O. Box 2006, Greeley, CO 80632, a verified Statement of Opposition, setting forth facts as to why the application should not be granted, or why it should be granted only in part or on certain conditions. Such Statement of Opposition must be filed by the last day of MAY 31, 2022 (forms available on www.courts.state.co.us or in the Clerk's office), and must be filed as an Original and include \$192.00 filing fee. A copy of each Statement of Opposition must also be served upon the Applicant or Applicant's Attorney and an affidavit or certificate of such service of mailing shall be filed with the Water Clerk.

Published in The Weekly Register Call
Published: April 14, 2022
Legal # 5460

NOTICE TO CREDITORS

NOTICE TO CREDITORS
Estate of Robert Allen Dornbrock, Deceased
Case Number 2022PR3000
All persons having claims against the above named estate are required to present them to the personal representative or to the District Court of Gilpin County, Colorado on or before August 12, 2022, or the claims may be forever barred.

Brian Dornbrock
Personal Representative
c/o Johnson & Associates
Attorneys at Law, P.C.
4811 Platteau Lane Suite 200
Evergreen, CO 80439
Published in The Weekly Register Call
First Publication: March 31, 2022
Last Publication: April 14, 2022
Legal # 5332

NOTICE TO CREDITORS
Estate of Jennifer Kathleen Nelson, Deceased
Case Number 2021PR30028
All persons having claims against the above named estate are required to present them to the personal representative or to the District Court of Gilpin County, Colorado on or before August 14, 2022, or the claims may be forever barred.

Published in The Weekly Register Call
First Publication: April 14, 2022
Last Publication: April 28, 2022
Legal # 5463

CITY OF CENTRAL CITY

PUBLIC NOTICE

NOTICE OF PUBLIC HEARINGS
CENTRAL CITY PLANNING COMMISSION AND CITY COUNCIL ESTABLISHMENT OF INITIAL ZONING FOR PROPERTY KNOWN AS THE YOUNG RANCH RESOURCE ANNEXATION

NOTICE IS HEREBY GIVEN in accordance with applicable provisions of the City of Central Land Development Code ("LDC") that the Planning Commission ("Commission") will consider the above-referenced annexation at a public meeting on Wednesday, May 4, 2022 at 6:30 p.m. The Commission will also conduct a public hearing at the same date and time regarding the proposed establishment of zoning for the property described below, consisting of approximately 419.377 acres (the "Subject Property").

A copy of the legal description of the Subject Property is on file with the Administrator.

The Commission will conduct and complete the public hearing prior to making a formal recommendation to the City Council regarding the proposed annexation and establishment of zoning of the Subject Property. The Applicant is requesting that the City Council approve initial zoning of Industrial (IND), as said zone district is identified in the LDC, and that such IND zoning be considered concurrently with the annexation request.

NOTICE IS ALSO GIVEN that the City Council will conduct a public hearing regarding the zoning of the Subject Property on Tuesday, May 17, 2022, at 7:00 p.m. Specifically, the City Council will conduct the hearing(s) for the purpose of reviewing the recommendation of the Planning Commission and considering the application to annex and zone the Subject Property. All interested persons will be given an opportunity to be heard at the public hearing(s). All proceedings will be held at City Hall, 141 Nevada Street, Central City, CO 80427. Copies of the proposals are on file and available for public inspection in the office of the Administrator. Interested persons may contact Lisa Roemhildt (Interim Community Development Director) at 303-582-5251 (ext. 31) or LRoemhildt@cityofcentral.co for more information.

By: Reba Bechtel
City Clerk

Published in The Weekly Register Call
Published: April 14, 2022
Legal # 5461

CITY OF CENTRAL
NOTICE OF A PUBLIC HEARING CONCERNING THE ELIGIBILITY OF CERTAIN PROPERTY FOR ANNEXATION KNOWN AS THE YOUNG RANCH RESOURCE ANNEXATION

NOTICE IS HEREBY GIVEN, pursuant to C.R.S. § 31-12-108(2), that the City Council of the City of Central will hold a public hearing on Tuesday, May 17, 2022 at 7:00 P.M. (the "Eligibility Hearing") to determine whether the property generally known as the Young Ranch Resource Annexation, which is more particularly described in Resolution No. 22-09 attached below (the "Subject Property"), meets the applicable requirements of Section 30 of Article II of the Colorado Constitution and C.R.S. § 31-12-104 and C.R.S. § 31-12-105, and is eligible for annexation to the City of Central. A copy of the Petition for Annexation concerning the Subject Property and the Annexation Map are on file at the City Clerk's office, 141 Nevada Street, Central City, CO 80427. All interested persons will be given an opportunity to be heard at the Eligibility Hearing. The Eligibility Hearing will be held at City Hall, 141 Nevada Street, at the above date and time.

By: Reba Bechtel
City Clerk
Published: Weekly Register-Call

April 14, 2022
April 21, 2022
April 28, 2022
May 5, 2022
May 12, 2022

CITY OF CENTRAL, COLORADO RESOLUTION NO. 22-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CENTRAL, COLORADO ACCEPTING AN ANNEXATION PETITION, MAKING CERTAIN FINDINGS OF FACT, FINDING SUBSTANTIAL COMPLIANCE FOR SUCH PETITION, AND SETTING A PUBLIC HEARING FOR PROPERTY KNOWN AS THE YOUNG RANCH RESOURCE ANNEXATION

WHEREAS, the City Council of the City of Central, Colorado has received and examined the filings and the Petition for Annexation requesting the annexation of certain real estate more fully described in said petition and in Exhibit 1 (Young Ranch Resource Annexation), which exhibit is attached to this Resolution and is incorporated herein by reference (the "Subject Property"); and

WHEREAS, the Subject Property includes certain property owned by Young Ranch Resource LLC, a Colorado limited liability company; and

WHEREAS, the Petition for Annexation has been filed of record with the City Clerk; and

WHEREAS, the City Council finds as follows:

1. That the petition contains the following:

An allegation that the requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or are met.

An allegation that the signers of the petition comprise one hundred percent (100%) of the landowners of the area proposed to be annexed, exclusive of public streets and alleys and any land owned by the City of Central.

A request that the City of Central approve the annexation of the Subject Property.

The signature of the landowner that executed the petition.

The mailing address of the landowner.

The legal description of the Subject Property and a legal description of the specific real property owned by the landowner that executed the petition (des-

ignated as PARCEL A and PARCEL B therein).

The date that the landowner executed the petition.

The affidavit of the petition circulator; stating that the signature of the landowner therein is the signature of the person whose name it purports to be.

2. That four (4) copies of the annexation map corresponding to the Subject Property have been submitted to the City with the Petition, and that the annexation maps contain the following information:

- (a) A written legal description of the boundaries of the Property proposed to be annexed.
- (b) A map showing the boundary of the Property proposed to be annexed.
- (c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or lots and blocks.
- (d) Next to the boundary of the Property proposed to be annexed is drawn the contiguous boundary of the City of Central and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

3. That no signature on the Petition is dated more than one hundred eighty (180) days prior to the date of filing of the Petition for Annexation with the City Clerk of the City of Central.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTRAL, COLORADO, THAT:

Section 1. That the foregoing recitals and findings are incorporated herein as findings and conclusions of the City Council.

Section 2. That the Petition for Annexation of the Subject Property, which Petition was officially filed of record with the City Clerk of the City of Central on or prior to February 1, 2022, substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 3. No election is required under C.R.S. § 31-12-107(2).

Section 4. No additional terms and conditions are to be imposed except as provided in the Petition for Annexation and in any annexation agreement and related agreement(s) which may be entered into by and between the City and the petitioner, which are not to be considered additional terms and conditions within the meaning of § 31-12-112, C.R.S.

Section 5. That a public hearing shall be held on Tuesday, the 17th day of May, 2022, at 7:00 p.m. at City Hall, 141 Nevada Street, Central City, Colorado for the purpose of determining and finding whether the proposed annexation complies with section 30 of article II of the Colorado Constitution and the applicable provisions of C.R.S. §§ 31-12-104 and 31-12-105.

Section 6. Any person may appear at such hearing and present evidence pertaining to the eligibility of the proposed annexation of the Subject Property to the City of Central.

Section 7. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 5TH DAY OF APRIL, 2022.

CITY OF CENTRAL, COLORADO

By: Jeremy Fey, Mayor

- Continued to next page -

THE WEEKLY REGISTER-CALL

The ONLY Official source of PUBLIC NOTICES Gilpin County Legal Notices!

No other newspaper can provide the Gilpin County with a notarized Publisher's Affidavits stating a legal notice was, in fact, published as required by Law, in a newspaper meeting the definition of a legal newspaper as defined in the Colorado Constitution § 24-70-108.

Continued from previous page

ATTEST:
APPROVED TO FORM:

By: Reba Bechtel, City Clerk
By: Marcus McAskin, City Attorney

Exhibit 1

(Legal description of Property -
Young Ranch Resource Annexation)
(AREA TO BE ANNEXED TO CITY
OF CENTRAL, PARCEL A and
PARCEL B)

PARCEL A

A PARCEL OF LAND LOCATED IN
THE SOUTHEAST ONE-QUARTER
(S.E. 1/4) OF SECTION 29, THE
NORTHEAST ONE-QUARTER (N.E.
1/4) OF SECTION 29, THE SOUTH-
WEST ONE-QUARTER (S.W. 1/4)
OF SECTION 28, THE SOUTHEAST
ONE-QUARTER (S.E. 1/4) OF SECTION
28, NORTHEAST ONE-QUARTER
(N.E. 1/4) OF SECTION 33,
NORTHWEST ONE-QUARTER (N.W.
1/4) OF SECTION 33, AND PART OF
THE NORTHEAST ONE-QUARTER
(N.E. 1/4) OF SECTION 32, TOW-
NSHIP 3 SOUTH, RANGE 72 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
COUNTIES OF CLEAR CREEK AND
GILPIN, STATE OF COLORADO,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-
QUARTER CORNER OF SAID SECTION
29, THENCE N 80°00'34" E,
1276.56 FEET ALONG THE SOUTH
LINE OF THE SOUTHEAST ONE-
QUARTER OF SECTION 29 TO THE
TRUE POINT OF BEGINNING.

THENCE N 00°43'03" E, 1109.39
FEET TO A POINT ON THE CLEAR
CREEK/GILPIN COUNTY LINE;
THENCE N 00°43'03" E, 843.42
FEET;

THENCE N 36°53'58" E, 878.11
FEET;

THENCE ALONG A NON-TANGENT
CURVE TO THE LEFT HAVING A
RADIUS OF 1050.00 FEET, A CENTRAL
ANGLE OF 21°00'54", AND
AN ARC LENGTH OF 387.87 FEET,
THE CHORD OF WHICH BEARS S
71°07'28" E, 385.87 FEET;

THENCE S 86°09'17" E, 438.84
FEET;

THENCE ALONG A NON-TANGENT
CURVE TO THE RIGHT HAVING A
RADIUS OF 650.00 FEET, A CENTRAL
ANGLE OF 18°24'10", AND
AN ARC LENGTH OF 208.77 FEET,
THE CHORD OF WHICH BEARS S
71°17'58" E, 207.88 FEET;

THENCE S 56°26'40" E, 208.31
FEET;

THENCE S 53°58'23" E, 205.59
FEET;

THENCE S 56°26'40" E, 232.33
FEET;

THENCE ALONG A NON-TANGENT
CURVE TO THE LEFT HAVING A
RADIUS OF 1050.00 FEET, A CENTRAL
ANGLE OF 42°59'18", AND
AN ARC LENGTH OF 787.80 FEET,
THE CHORD OF WHICH BEARS S
82°23'10" E, 768.45 FEET;

THENCE N 71°40'19" E, 438.84
FEET;

THENCE ALONG A NON-TANGENT
CURVE TO THE RIGHT HAVING A
RADIUS OF 650.00 FEET, A CENTRAL
ANGLE OF 37°26'01", AND
AN ARC LENGTH OF 424.67 FEET,
THE CHORD OF WHICH BEARS S
63°57'27" E, 417.18 FEET;

THENCE S 69°35'14" E, 208.31
FEET;

THENCE S 57°08'57" E, 711.78
FEET;

THENCE S 23°40'43" E, 482.57
FEET;

THENCE ALONG A NON-TANGENT
CURVE TO THE RIGHT HAVING A
RADIUS OF 480.00 FEET, A CENTRAL
ANGLE OF 80°49'40", AND
AN ARC LENGTH OF 648.93 FEET,
THE CHORD OF WHICH BEARS S
43°08'58" E, 586.44 FEET;

THENCE S 02°42'08" E, 180.42
FEET;

THENCE ALONG THE ARC OF A
CURVE TO THE LEFT, HAVING A
RADIUS OF 800.00 FEET, A CENTRAL
ANGLE OF 15°04'48", AND
AN ARC LENGTH OF 228.35 FEET,
THE CHORD OF WHICH BEARS S
10°14'32" E, 225.89 FEET;

THENCE S 17°46'55" E, 187.43
FEET;

THENCE ALONG A NON-TANGENT
CURVE TO THE RIGHT HAVING A
RADIUS OF 442.90 FEET, A CENTRAL
ANGLE OF 19°02'37", AND
AN ARC LENGTH OF 147.21 FEET,
THE CHORD OF WHICH BEARS S
09°48'41" E, 148.53 FEET TO A
POINT ON THE CLEAR CREEK/GIL-
PIN COUNTY LINE;

THENCE S 64°02'13" W, 25.78
FEET;

THENCE S 00°18'11" W, 341.98
FEET;

THENCE N 60°11'41" W, 201.26
FEET;

THENCE S 13°23'02" W, 243.22
FEET;

THENCE S 08°40'47" E, 193.48
FEET;

THENCE S 58°50'34" W, 74.00
FEET;

THENCE S 69°46'10" W, 93.68
FEET;

THENCE S 64°35'34" W, 97.89
FEET;

THENCE S 68°14'44" W, 70.10
FEET;

THENCE S 00°32'08" E, 44.07 FEET;

THENCE N 75°37'54" W, 83.11 FEET;

THENCE N 72°04'03" W, 200.00
FEET;

THENCE N 61°27'28" W, 133.78
FEET;

THENCE S 43°23'44" W, 121.17
FEET;

THENCE S 61°52'08" W, 72.54
FEET;

THENCE S 58°12'44" W, 72.54
FEET;

THENCE S 64°33'18" W, 72.54
FEET;

THENCE S 70°53'53" W, 72.54
FEET;

THENCE S 77°14'27" W, 72.54
FEET;

THENCE S 83°35'02" W, 72.54
FEET;

THENCE N 73°44'53" W, 175.88
FEET;

THENCE N 59°59'07" W, 82.18
FEET;

THENCE N 64°44'58" W, 119.19
FEET;

THENCE N 76°53'56" W, 77.59
FEET;

THENCE N 55°15'28" W, 97.23
FEET;

THENCE S 48°28'21" W, 39.33
FEET;

THENCE N 47°42'23" W, 90.90
FEET;

THENCE N 42°37'04" W, 300.00
FEET;

THENCE S 54°24'54" W, 86.78
FEET;

THENCE S 64°56'21" W, 79.85
FEET;

THENCE S 78°24'14" W, 79.85
FEET;

THENCE S 87°52'06" W, 79.85
FEET;

THENCE N 85°29'58" W, 80.71
FEET;

THENCE N 66°40'11" W, 51.11 FEET;

THENCE N 47°35'55" W, 56.02
FEET;

THENCE N 54°09'28" W, 59.81
FEET;

THENCE N 44°49'58" W, 55.00
FEET;

FEET;

THENCE N 65°45'57" W, 91.25
FEET;

THENCE S 41°42'48" W, 38.63
FEET;

THENCE N 80°05'14" W, 57.53
FEET;

THENCE N 63°55'47" W, 92.13
FEET;

THENCE S 63°39'42" W, 211.03
FEET;

THENCE S 87°30'20" W, 126.84
FEET;

THENCE S 72°32'18" W, 85.79
FEET;

THENCE N 74°28'19" W, 62.78
FEET;

THENCE S 19°07'08" W, 128.41
FEET;

THENCE S 82°48'40" W, 80.79
FEET;

THENCE S 72°47'36" W, 86.61
FEET;

THENCE S 61°52'48" W, 86.61
FEET;

THENCE S 50°57'58" W, 86.61
FEET;

THENCE N 73°53'29" W, 111.84
FEET;

THENCE N 81°40'20" W, 70.09
FEET;

THENCE S 16°06'03" W, 135.78
FEET;

THENCE S 69°40'06" W, 73.30
FEET;

THENCE S 69°07'30" W, 108.00
FEET;

THENCE S 90°28'15" W, 109.00
FEET;

THENCE N 88°14'56" W, 33.08
FEET;

THENCE N 00°24'48" W, 943.48
FEET;

THENCE S 69°00'34" W, 792.49
FEET TO THE TRUE POINT OF
BEGINNING.

PARCEL A CONTAINS 13,718,463
SQUARE FEET OR 314.933 ACRES,
MORE OR LESS.

PARCEL B

A PARCEL OF LAND LOCATED IN
THE SOUTHEAST ONE-QUARTER
(S.E. 1/4) OF SECTION 28, THE
NORTHEAST ONE-QUARTER (N.E.
1/4) OF SECTION 28, AND THE
SOUTHWEST ONE-QUARTER (S.W.
1/4) OF SECTION 27, TOWNSHIP
3 SOUTH, RANGE 72 WEST OF



THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF GILPIN, STATE OF
COLORADO, DESCRIBED AS FOL-
LOWS:

BEGINNING AT THE CENTER
ONE-QUARTER CORNER OF SAID
SECTION 28, THE TRUE POINT OF
BEGINNING.

THENCE N 68°02'55" E, 1257.28
FEET;

THENCE N 00°35'14" E, 618.57
FEET;

THENCE N 88°11'55" E, 1254.09
FEET;

THENCE S 00°18'12" W, 615.18
FEET;

THENCE N 66°21'34" E, 323.79
FEET; THENCE S 00°08'51" E,
2018.98 FEET; THENCE S 62°17'22"
W, 425.04 FEET;

THENCE S 66°06'11" W, 628.80
FEET; THENCE S 72°03'24" W,
73.82 FEET;

THENCE ALONG A NON-TANGENT
CURVE TO THE LEFT HAVING A
RADIUS OF 1346.82 FEET, A CENTRAL
ANGLE OF 64°20'38", AND
AN ARC LENGTH OF 1511.48 FEET,
THE CHORD OF WHICH BEARS N
20°12'08" W, 1433.30 FEET;

THENCE N 53°26'58" W, 208.42
FEET;

THENCE N 57°06'57" W, 1190.78
FEET;

THENCE N 59°35'14" W, 170.17
FEET;

THENCE N 00°54'43" E, 189.88
FEET TO THE TRUE POINT OF
BEGINNING.

PARCEL B CONTAINS 4,549,577
SQUARE FEET OR 104,444 ACRES.

Published In The Weekly Register
Call
First Publication: April 14, 2022
Last Publication: May 12, 2022
Legal # 5462

— End of Legals —



**CITY OF CENTRAL, COLORADO
RESOLUTION NO. 22-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CENTRAL, COLORADO ACCEPTING AN ANNEXATION PETITION,
MAKING CERTAIN FINDINGS OF FACT, FINDING SUBSTANTIAL
COMPLIANCE FOR SUCH PETITION, AND SETTING A PUBLIC
HEARING FOR PROPERTY KNOWN AS THE YOUNG RANCH
RESOURCE ANNEXATION**

WHEREAS, the City Council of the City of Central, Colorado has received and examined the filings and the Petition for Annexation requesting the annexation of certain real estate more fully described in said petition and in Exhibit 1 ("Young Ranch Resource Annexation"), which exhibit is attached to this Resolution and is incorporated herein by reference (the "Subject Property"); and

WHEREAS, the Subject Property includes certain property owned by Young Ranch Resource LLC, a Colorado limited liability company; and

WHEREAS, the Petition for Annexation has been filed of record with the City Clerk; and

WHEREAS, the City Council finds as follows:

1. That the petition contains the following:
 - (a) An allegation that the requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or are met.
 - (b) An allegation that the signer of the petition comprises more than fifty percent of the landowners of the Subject Property and owns more than fifty percent of the Subject Property, exclusive of public streets and alleys and any land owned by the City of Central.
 - (c) A request that the City of Central approve the annexation of the Subject Property.
 - (d) The signature of the landowner that executed the petition.
 - (e) The mailing address of the landowner.
 - (f) The legal description of the Subject Property and a legal description of the specific real property owned by the landowner that executed the petition (designated as PARCEL A and PARCEL B therein).
 - (g) The date that the landowner executed the petition.
 - (h) The affidavit of the petition circulator; stating that the signature of the landowner therein is the signature of the person whose name it purports to be.

2. That four (4) copies of the annexation map corresponding to the Subject Property have been submitted to the City with the Petition, and that the annexation maps contain the following information:
 - (a) A written legal description of the boundaries of the Property proposed to be annexed.
 - (b) A map showing the boundary of the Property proposed to be annexed.
 - (c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.
 - (d) Next to the boundary of the Property proposed to be annexed is drawn the contiguous boundary of the City of Central and the contiguous boundary of any other municipality abutting the area proposed to be annexed.
3. That no signature on the Petition is dated more than one hundred eighty (180) days prior to the date of filing of the Petition for Annexation with the City Clerk of the City of Central.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CENTRAL, COLORADO, THAT:

Section 1. That the foregoing recitals and findings are incorporated herein as findings and conclusions of the City Council.

Section 2. That the Petition for Annexation of the Subject Property, which Petition was officially filed of record with the City Clerk of the City of Central on or prior to April 5, 2022, substantially complies with the requirements of C.R.S. § 31-12-107(1).

Section 3. No election is required under C.R.S. § 31-12-107(2).

Section 4. No additional terms and conditions are to be imposed except as provided in the Petition for Annexation and in any annexation agreement and related agreement(s) which may be entered into by and between the City and the petitioner, which are not to be considered additional terms and conditions within the meaning of §31-12-112, C.R.S.

Section 5. That a public hearing shall be held on Tuesday, the 17th day of May, 2022, at 7:00 p.m. at City Hall, 141 Nevada Street, Central City, Colorado for the purpose of determining and finding whether the proposed annexation complies with section 30 of article II of the Colorado Constitution and the applicable provisions of C.R.S. §§ 31-12-104 and 31-12-105.

Section 6. Any person may appear at such hearing and present evidence pertaining to the eligibility of the proposed annexation of the Subject Property to the City of Central.


Section 7. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 5th DAY OF APRIL, 2022.

CITY OF CENTRAL, COLORADO

By:  _____
Jeremy Fey, Mayor

ATTEST:

By:  _____
Reba Bechtel, City Clerk

APPROVED TO FORM:

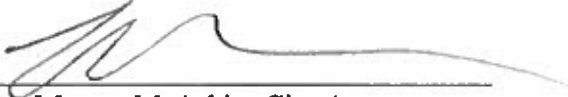
By:  _____
Marcus McAskin, City Attorney

Exhibit 1

(Legal description of Property – Young Ranch Resource Annexation)

(AREA TO BE ANNEXED TO CITY OF CENTRAL; PARCEL A and PARCEL B)

PARCEL A

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 29, THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 29, THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 28, THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 28, NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 33, NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 33, AND PART OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTIES OF CLEAR CREEK AND GILPIN, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29, THENCE N $89^{\circ}00'34''$ E, 1276.56 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 29 TO THE TRUE POINT OF BEGINNING.

THENCE N $00^{\circ}43'03''$ E, 1109.39 FEET TO A POINT ON THE CLEAR CREEK/GILPIN COUNTY LINE; THENCE N $00^{\circ}43'03''$ E, 943.42 FEET;

THENCE N $36^{\circ}53'56''$ E, 876.11 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF $21^{\circ}09'54''$, AND AN ARC LENGTH OF 387.87 FEET, THE CHORD OF WHICH BEARS S $71^{\circ}07'28''$ E, 385.67 FEET;

THENCE S $86^{\circ}09'17''$ E, 438.64 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF $18^{\circ}24'10''$, AND AN ARC LENGTH OF 208.77 FEET, THE CHORD OF WHICH BEARS S $71^{\circ}17'58''$ E, 207.88 FEET;

THENCE S $56^{\circ}26'40''$ E, 206.31 FEET;

THENCE S $53^{\circ}58'23''$ E, 205.59 FEET;

THENCE S $56^{\circ}26'40''$ E, 232.33 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF $42^{\circ}59'18''$, AND AN ARC LENGTH OF 787.80 FEET, THE CHORD OF WHICH BEARS S $82^{\circ}23'10''$ E, 769.45 FEET;

THENCE N 71°40'19" E, 438.64 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 37°26'01", AND AN ARC LENGTH OF 424.67 FEET, THE CHORD OF WHICH BEARS S 83°57'27" E, 417.16 FEET;

THENCE S 59°35'14" E, 206.31 FEET;

THENCE S 57°06'57" E, 711.78 FEET;

THENCE S 23°40'43" E, 462.57 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 80°49'40", AND AN ARC LENGTH OF 648.93 FEET, THE CHORD OF WHICH BEARS S 43°06'58" E, 596.44 FEET;

THENCE S 02°42'08" E, 180.42 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 15°04'48", AND AN ARC LENGTH OF 226.35 FEET, THE CHORD OF WHICH BEARS S 10°14'32" E, 225.69 FEET;

THENCE S 17°46'55" E, 197.43 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 442.90 FEET, A CENTRAL ANGLE OF 19°02'37", AND AN ARC LENGTH OF 147.21 FEET, THE CHORD OF WHICH BEARS S 09°46'41" E, 146.53 FEET TO A POINT ON THE CLEAR CREEK/GILPIN COUNTY LINE;

THENCE S 64°02'13" W, 25.79 FEET;
THENCE S 00°18'11" W, 341.98 FEET;
THENCE N 80°11'41" W, 201.26 FEET;
THENCE S 13°23'02" W, 243.22 FEET;
THENCE S 08°40'47" E, 193.48 FEET;
THENCE S 58°50'34" W, 74.00 FEET;
THENCE S 59°46'19" W, 93.68 FEET;
THENCE S 64°35'34" W, 97.69 FEET;
THENCE S 88°14'44" W, 70.10 FEET;
THENCE S 00°32'08" E, 44.97 FEET;
THENCE N 75°37'54" W, 83.11 FEET;
THENCE N 72°04'03" W, 200.00 FEET;
THENCE N 61°27'26" W, 133.78 FEET;
THENCE S 43°23'44" W, 121.17 FEET;
THENCE S 51°52'09" W, 72.54 FEET;
THENCE S 58°12'44" W, 72.54 FEET;
THENCE S 64°33'18" W, 72.54 FEET;

THENCE S 70°53'53" W, 72.54 FEET;
THENCE S 77°14'27" W, 72.54 FEET;
THENCE S 83°35'02" W, 72.54 FEET;
THENCE N 73°44'53" W, 175.68 FEET;
THENCE N 59°59'07" W, 92.18 FEET;
THENCE N 64°44'55" W, 119.19 FEET;
THENCE N 76°53'56" W, 77.59 FEET;
THENCE N 55°15'28" W, 97.23 FEET;
THENCE S 46°26'21" W, 39.33 FEET;
THENCE N 47°42'23" W, 90.90 FEET;
THENCE N 42°37'04" W, 300.00 FEET;
THENCE S 54°24'54" W, 66.78 FEET;
THENCE S 64°56'21" W, 79.85 FEET;
THENCE S 76°24'14" W, 79.85 FEET;
THENCE S 87°52'06" W, 79.85 FEET;
THENCE N 85°29'58" W, 80.71 FEET;
THENCE N 66°40'11" W, 51.11 FEET;
THENCE N 47°35'55" W, 56.02 FEET;
THENCE N 54°09'28" W, 59.91 FEET;
THENCE N 44°49'59" W, 55.09 FEET;
THENCE N 65°45'57" W, 91.25 FEET;
THENCE S 41°42'48" W, 38.63 FEET;
THENCE N 80°05'14" W, 57.53 FEET;
THENCE N 63°55'47" W, 92.13 FEET;
THENCE S 63°39'42" W, 211.03 FEET;
THENCE S 87°30'20" W, 126.84 FEET;
THENCE S 72°32'18" W, 95.79 FEET;
THENCE N 74°28'19" W, 62.78 FEET;
THENCE S 19°07'06" W, 126.41 FEET;
THENCE S 82°48'40" W, 80.79 FEET;
THENCE S 72°47'35" W, 96.61 FEET;
THENCE S 61°52'46" W, 96.61 FEET;
THENCE S 50°57'58" W, 96.61 FEET;
THENCE N 73°53'29" W, 111.64 FEET;
THENCE N 81°46'20" W, 70.09 FEET;
THENCE S 16°06'03" W, 135.78 FEET;
THENCE S 59°40'06" W, 73.30 FEET;
THENCE S 69°07'30" W, 109.00 FEET;
THENCE S 80°26'15" W, 109.00 FEET;
THENCE N 88°14'59" W, 33.08 FEET;
THENCE N 00°24'46" W, 943.46 FEET;
THENCE S 89°00'34" W, 792.49 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL A CONTAINS 13,718,463 SQUARE FEET OR 314.933 ACRES, MORE OR LESS.

PARCEL B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 28, THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 28, AND THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28, THE TRUE POINT OF BEGINNING.

THENCE N 88°02'55" E, 1257.28 FEET;

THENCE N 00°35'14" E, 618.57 FEET;

THENCE N 88°11'55" E, 1254.09 FEET;

THENCE S 00°18'12" W, 615.16 FEET;

THENCE N 88°21'34" E, 323.79 FEET; THENCE S 00°09'51" E, 2016.66 FEET; THENCE S 62°17'22" W, 425.04 FEET; THENCE S 69°06'11" W, 626.60 FEET; THENCE S 72°03'24" W, 73.82 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1345.92 FEET, A CENTRAL ANGLE OF 64°20'38", AND AN ARC LENGTH OF 1511.48 FEET, THE CHORD OF WHICH BEARS N 20°12'06" W, 1433.30 FEET;

THENCE N 55°26'58" W, 208.42 FEET;

THENCE N 57°06'57" W, 1190.76 FEET;

THENCE N 59°35'14" W, 170.17 FEET;

THENCE N 00°54'43" E, 169.68 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B CONTAINS 4,549,577 SQUARE FEET OR 104.444 ACRES.



**PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY IN THE
COUNTIES OF GILPIN AND CLEAR CREEK, STATE OF COLORADO, TO THE
CITY OF CENTRAL, STATE OF COLORADO (100% OF LANDOWNERS)**

**TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF CENTRAL,
COLORADO:**

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, of the Colorado Revised Statutes, 1973, as amended, hereby petitions (this "**Petition**") the City Council of the City of Central (the "**Council**") for annexation to the City of Central (the "**City**") of the land located in the Counties of Gilpin and Clear Creek, State of Colorado, as more particularly described by its legal description in Exhibit A, which is attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition for Annexation, Petitioner further states as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Not less than one-sixth of the perimeter of the Property is contiguous with the existing boundaries of the City.

(b) Contiguity with the City is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the boundary of the City, was not otherwise in compliance with Section 31-12-104(1)(a), C.R.S., and was located more than three miles from the nearest boundary of the City ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner, the legal description of the land owned by Petitioner, and the date of signing of Petitioner's signature are all shown on this Petition.

5. Accompanying this Petition are four copies of the annexation boundary map in the form required by C.R.S. Section 31-12-107(1)(d) and attached hereto as Exhibit B, containing the following information:

(a) A written legal description of the boundaries of the Property;

(b) A map showing the boundary of the Property, such map prepared and containing the seal of a registered engineer or land surveyor;

(c) Within the annexation boundary map there is shown the location of each ownership tract in unplatted land, and if part or all of the area be platted, then the boundaries and the plat number of plots or of lots and blocks are shown; and

(d) Next to the boundary of the Property is drawn the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

6. In connection with the processing of this Petition, Petitioner requests that the City institute the procedure to, concurrently with processing annexation of the Property, as applicable:

(a) If applicable, update the City's three mile plan for the Property in accordance with Section 31-12-105(1)(e)(I), C.R.S.;

(b) In accordance with Section 31-12-115, C.R.S. and applicable provisions of the City's Land Development Code, zone the Property to the Industrial zone district;

(c) In accordance with applicable provisions of the City's Land Development Code, approve a conditional use permit for the Property;

(d) Approve and execute an agreement ("**Hauling Fee Agreement**"), which addresses, among other matters, the payment of a hauling fee for the use of the Central City Parkway; and

(e) Approve and execute an annexation agreement ("**Annexation Agreement**") which addresses, among other matters: (i) the general plan of development for the Property; and (ii) the establishment of vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S.

7. Petitioner has filed this Petition subject to, and Petitioner's consent to annexation of the Property to the City is conditioned upon satisfaction of, the following conditions, any one or more of which may be waived by Petitioner in Petitioner's sole discretion:

(a) Concurrently with approving annexation of the Property, Council approves:

(i) if applicable, an amendment to the City's three mile plan in accordance with Section 31-12-105(1)(e)(I), C.R.S. which designates the Property in a manner consistent with the Property's annexation and development pursuant to the approved zoning and terms and conditions of the Annexation Agreement;

(ii) zoning for the Property to the Industrial zone district, which is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition;

(iii) a conditional use permit for the Property which is substantially consistent with the application for a conditional use permit which Petitioner submits in connection with this Petition;

(iv) execution of the Hauling Fee Agreement, on terms and conditions mutually acceptable to Petitioner and the City;

(v) execution of the Annexation Agreement, on terms and conditions mutually acceptable to Petitioner and the City; and

(vi) such ordinances and/or resolutions, if any, as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the Clerk of the City in writing at any point prior to the later to occur of: (i) the latest final, non-appealable approval of the final ordinances, resolutions and/or other final actions approving, as requested pursuant to this Petition, (A) annexation of the Property, (B) if applicable, an update to the City's three mile plan, (C) zoning of the Property to the Industrial zone district, (D) conditional use permit for the Property, (E) the Hauling Fee Agreement, and (F) the Annexation Agreement; (ii) final, non-appealable resolution of any "Legal Challenge" (defined in paragraph 9 below); or (iii) any later date contemplated in the Annexation Agreement.

8. Prior to expiration of the period described in the foregoing paragraph 7(b) without Petitioner having withdrawn the Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b), C.R.S, unless otherwise agreed to in writing by Petitioner and the City.

9. For purposes of this Petition, "Legal Challenge" means either: (i) any third party commences any legal proceeding or other action that directly or indirectly challenges the City's annexation of the Property, approval of the Annexation Agreement, zoning of the Property, conditional use permit for the Property, or any of the City's resolutions or ordinances approving any of the foregoing; or (ii) any third party submits a petition for a referendum seeking to reverse or nullify any of such City approvals.

10. Upon annexation of the Property becoming effective, and subject to the conditions set forth in this Petition and to be set forth in the Annexation Agreement, the Property shall become subject to the City's Home Rule Charter and all ordinances, resolutions, rules and regulations of the City, except as otherwise may be set forth in the Annexation Agreement, and except for general property taxes of the City, which shall become effective on January 1 of the next succeeding year following the date on which annexation of the Property becomes legally effective.

11. Except for the terms and conditions of this Petition, and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1), C.R.S., Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the City.

THEREFORE, Petitioner requests that the Council approve the annexation of the Property.

[Signatures follow on next page]

PROPERTY OWNER/PETITIONER

YOUNG RANCH RESOURCE LLC,
a Colorado limited liability company

By: _____

Name: Robert L. Young, Jr.

Title: Manager

Date: _____

Petitioner's mailing address: 5455 Ulysses Street, Golden CO 80403

Is Petitioner a resident of the Property?: No.

Legal description of land owned by Petitioner: *See Exhibit A, Legal Description of Property*

EXHIBIT A

Legal Description of Property and Land Owned by Petitioner



Associates, LLC
5210 W. 40th Avenue
Wheat Ridge, CO 80033
303.378.4209

Parcel A

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 29, THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 29, THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 28, THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 28, NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 33, NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 33, AND PART OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTIES OF CLEAR CREEK AND GILPIN, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 29, THENCE N 89°00'34" E, 1276.56 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 29 TO THE TRUE POINT OF BEGINNING.

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THENCE S 59°35'14" E, 206.31 FEET;
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THENCE S 02°42'08" E, 180.42 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 15°04'48", AND AN ARC LENGTH OF 226.35 FEET, THE CHORD OF WHICH BEARS S 10°14'32" E, 225.69 FEET;
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Parcel A continued

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 THENCE S 00°18'11" W, 341.98 FEET;
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 THENCE S 13°23'02" W, 243.22 FEET;
 THENCE S 08°40'47" E, 193.48 FEET;
 THENCE S 58°50'34" W, 74.00 FEET;
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 THENCE N 65°45'57" W, 91.25 FEET;
 THENCE S 41°42'48" W, 38.63 FEET;
 THENCE N 80°05'14" W, 57.53 FEET;
 THENCE N 63°55'47" W, 92.13 FEET;
 THENCE S 63°39'42" W, 211.03 FEET;
 THENCE S 87°30'20" W, 126.84 FEET;
 THENCE S 72°32'18" W, 95.79 FEET;
 THENCE N 74°28'19" W, 62.78 FEET;
 THENCE S 19°07'06" W, 126.41 FEET;

Parcel A continued

THENCE S 82°48'40" W, 80.79 FEET;
THENCE S 72°47'35" W, 96.61 FEET;
THENCE S 61°52'46" W, 96.61 FEET;
THENCE S 50°57'58" W, 96.61 FEET;
THENCE N 73°53'29" W, 111.64 FEET;
THENCE N 81°46'20" W, 70.09 FEET;
THENCE S 16°06'03" W, 135.78 FEET;
THENCE S 59°40'06" W, 73.30 FEET;
THENCE S 69°07'30" W, 109.00 FEET;
THENCE S 80°26'15" W, 109.00 FEET;
THENCE N 88°14'59" W, 33.08 FEET;
THENCE N 00°24'46" W, 943.46 FEET;
THENCE S 89°00'34" W, 792.49 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL A CONTAINS 13,718,463 SQUARE FEET OR 314.933 ACRES, MORE OR LESS.

The author of this description is Mr. John P. McGuire, P.L.S. 28279, prepared on behalf of JPM & Associates LLC, 8210 W 40th Ave. Wheat Ridge CO 80033 on January 11, 2022 under Project Number 2017070-54 for Young Ranch Resource LLC and is not to be construed as representing a monumented land survey.



John P. McGuire P.L.S. 28279



PARCEL B

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 28, THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 28, AND THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF GILPIN, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28, THE TRUE POINT OF BEGINNING,

THENCE N 88°02'55" E, 1257.28 FEET;
THENCE N 00°35'14" E, 618.57 FEET;
THENCE N 88°11'55" E, 1254.09 FEET;
THENCE S 00°18'12" W, 615.16 FEET;
THENCE N 88°21'34" E, 323.79 FEET;
THENCE S 00°09'51" E, 2016.66 FEET;
THENCE S 62°17'22" W, 425.04 FEET;
THENCE S 69°06'11" W, 626.60 FEET;
THENCE S 72°03'24" W, 73.82 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1345.92 FEET, A CENTRAL ANGLE OF 64°20'38", AND AN ARC LENGTH OF 1511.48 FEET, THE CHORD OF WHICH BEARS N 20°12'06" W, 1433.30 FEET;
THENCE N 55°26'58" W, 208.42 FEET;
THENCE N 57°06'57" W, 1190.76 FEET;
THENCE N 59°35'14" W, 170.17 FEET;
THENCE N 00°54'43" E, 169.68 FEET TO THE TRUE POINT OF BEGINNING

PARCEL B CONTAINS 4,549,577 SQUARE FEET OR 104.444 ACRES.

The author of this description is Mr. John P. McGuire, P.L.S. 28279, prepared on behalf of JPM & Associates LLC, 8210 W 40th Ave. Wheat Ridge CO 80033 on January 11, 2022 under Project Number 2017070-54 for Young Ranch Resource LLC and is not to be construed as representing a monumented land survey



John P. McGuire P.L.S. 28279

EXHIBIT B
Annexation Map

ANNEXATION MAP
PORTIONS OF SECTIONS 27, 28, 29, 30 AND 33, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CLEAR CREEK AND GILPIN COUNTIES, STATE OF COLORADO

LEGAL DESCRIPTION

ANNEXATION MAP STATEMENT

CENTRAL CITY APPROVALS

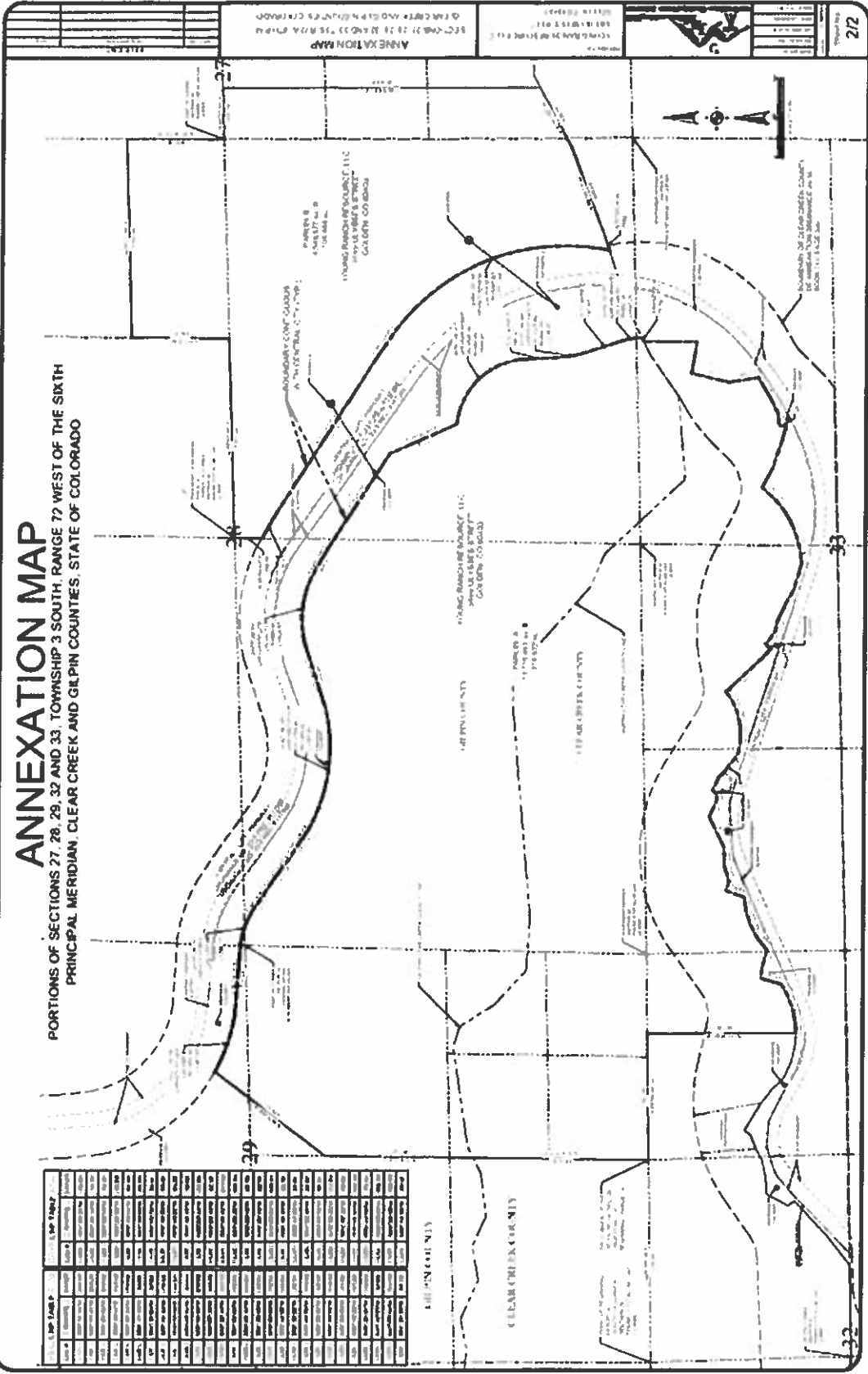
CONTIGUITY TABLE

BASIS OF BEARINGS

GENERAL NOTES

RECORDERS CERTIFICATE

1/2



SECTION	OWNER	ACRES
27
28
29
32
33

ANNEXATION MAP
 SECTION 27, 28, 29, 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CLEAR CREEK AND GILPIN COUNTIES, STATE OF COLORADO



EXHIBIT C

Affidavit of Circulator

This petition has been circulated by the undersigned (the circulator) who attest that each signature thereon is that of the person whose name it purports to be. (Each circulator shall sign below in front of the same notary, or attach a separate Affidavit for each circulator).

Lindsay Kay Lyda LKL
 Signature Initials

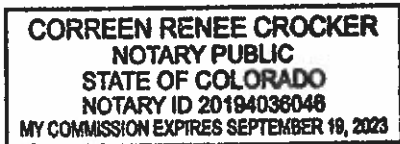
LINDSAY KAY LYDA INDIVIDUAL
 Print Name Title

STATE OF COLORADO)
) ss.
 COUNTY OF DENVER)

Subscribed and sworn to before me this 4th day of APRIL, 2022, by LINDSAY KAY LYDA.

WITNESS my hand and official seal.

My commission expires: 09-19-2023



Correen A Crocker
 Notary Public