

**WILL-O-WISP METROPOLITAN DISTRICT
RESOLUTION AND ORDER
OF THE BOARD OF DIRECTORS
GRANTING PETITION FOR EXCLUSION**

Resolution # 9/22-01

WHEREAS, the Board of Directors of the Will-O-Wisp Metropolitan District (hereinafter referred to as "District") met at a regular Board of Directors meeting, at 956 Wisp Creek Drive, Bailey, Colorado, on September 14, 2022, at 6:30pm; and

WHEREAS, aSkag LLC and its principal Adam Shirley, and Colorado Pineridge, LLC and its principal Dave Coppfer (hereinafter referred to as the "Owners") have petitioned the District for the exclusion out of said District of the real properties described below; and

WHEREAS, the District is not required to reduce or decrease its facilities less than currently existing, and all such reductions are undertaken in the exercise of discretion as a governmental function in the interest of public health, safety, and welfare; and

WHEREAS, THE BOARD FINDS:

1. That a written Petition for Exclusion ("Petition") in compliance with C.R.S. §32-1-501(1) was filed with the Board of Directors of the District (see Exhibit "A"), praying for the exclusion out of the District of the following described real properties (the "Properties"), situated in the County of Park, State of Colorado:

**Property #1
Legal Description**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 AND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN TRACT KNOWN AS PARCEL B DESCRIBED IN GENERAL WARRANTY DEED RECORDED MARCH 21, 2005 AT RECEPTION NO. 611236 IN SAID PARK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 12; THENCE SOUTH 00°58'05" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 12 (SOUTH 00°58'05" EAST PER DEED), A DISTANCE OF 561.06 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 00°58'05" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 801.32 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER OF SECTION 12;
THENCE SOUTH 86°11'36" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (SOUTH 86°19'27" WEST PER DEED), A DISTANCE OF 1133.02 FEET;
THENCE ALONG THE EAST, NORTH AND WEST LINES OF THAT CERTAIN

PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 23, 1993 AT RECEPTION NO. 411378, BOOK 491, PAGE 630, THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 03°48'24" WEST, A DISTANCE OF 150.00 FEET (NORTH 03°40'33" WEST, 150.00 FEET PER DEED)
2. THENCE SOUTH 86°11'36" WEST, A DISTANCE OF 150.00 FEET (SOUTH 86°19'27" WEST, 150.00 FEET PER DEED)
3. THENCE SOUTH 03°48'24" EAST, A DISTANCE OF 150.00 FEET (SOUTH 03°40'33" EAST, 150.00 FEET PER DEED)

THENCE CONTINUING SOUTH 86°11'36" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 923.45 FEET;

THENCE NORTH 00°27'33" WEST, A DISTANCE OF 1681.36 FEET (NORTH 00°27'49" WEST, 1681.20 FEET PER DEED) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 285; THENCE ALONG SAID SOUTHERLY RIGHT -OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1332.50 FEET AND A CENTRAL ANGLE OF 20°33'52", AN ARC DISTANCE OF 478.26 FEET WITH A CHORD THAT BEARS NORTH 64°45'09" EAST, 475.69 FEET (CENTRAL ANGLE OF 20°35'00", RADIUS OF 1332.50 FEET, ARC DISTANCE OF 478.70 FEET, CHORD OF NORTH 64°48'10" EAST, 476.13 FEET PER DEED)
2. THENCE NORTH 80°26'37" EAST, A DISTANCE OF 289.23 FEET (NORTH 80°28'40" EAST PER DEED)

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 984.52 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1486.07 FEET TO THE POINT OF BEGINNING, COUNTY OF PARK, STATE OF COLORADO

LEGAL PREPARED MARCH 30, 2022
BY L.J. LUDEMAN, PLS
1309 S. INCA STREET, DENVER, CO
80223

Also known as: 14097 Wandcrest Park Rd, Bailey, Colorado 80421
Park County Assessor: Parcel #47905 and Account
#R0047905

Property #2
Legal Description

PARCEL A:

A TRACT OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 1. TOWNSHIP 7 SOUTH. RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 86 DEGREES 59 MINUTES 47 SECONDS EAST,

2626.38 FEET, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 TO THE CENTER OF SAID SECTION 1;
THENCE SOUTH 01 DEGREES 35 MINUTES 50 SECONDS WEST, 1762.94 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 TO POINT ON A CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 285;
THENCE 195.02 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10 DEGREES 40 MINUTES 57 SECONDS, AND A RADIUS OF 1046.00 FEET AND WHOSE CHORD BEARS SOUTH 70 DEGREES 15 MINUTES 11 SECONDS WEST, 194.74 FEET;
THENCE SOUTH 80 DEGREES 39 MINUTES 10 SECONDS WEST, 286.70 FEET ALONG SAID RIGHT-OF-WAY LINE;
THENCE SOUTH 83 DEGREES 05 MINUTES 40 SECONDS WEST, 970.30 FEET ALONG SAID RIGHT-OF-WAY LINE;
THENCE SOUTH 80 DEGREES 22 MINUTES 40 SECONDS WEST, 413.60 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON CURVE;
THENCE 419.77 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15 DEGREES 41 MINUTES 39 SECONDS, AND A RADIUS OF 1532.50 FEET AND WHOSE CHORD BEARS SOUTH 67 DEGREES 14 MINUTES 51 SECONDS WEST, 418.46 FEET;
THENCE SOUTH 70 DEGREES 23 MINUTES 55 SECONDS WEST, 50.32 FEET;
THENCE NORTH 10 DEGREES 02 MINUTES 00 SECONDS WEST, 1040.00 FEET;
THENCE NORTH 88 DEGREES 22 MINUTES 21 SECONDS WEST, 143.73 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1;
THENCE NORTH 01 DEGREES 09 MINUTES 42 SECONDS EAST, 1073.56 FEET, MORE OR LESS, ALONG SAID WEST LINE OF THE WEST ONE-QUARTER CORNER OF SAID SECTION 1 AND POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF PLATTED AS WILL-O-WISP FILING NO. 1, AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED FEBRUARY 25, 2000 AT RECEPTION NO. 521283, COUNTY OF PARK, STATE OF COLORADO.

Also known as: Vacant Land, Bailey, Colorado 80421
Park County Assessor: Parcel #47544 and Account #R0047544

Property #3
Legal Description

PARCEL C:

A PART OF THE EAST 1/2 OF SECTION 11, THE WEST 1/2 OF SECTION 12 AND THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4

NORTHWEST 1/4 OF SAID SECTION 12;
THENCE SOUTH 01 DEGREES 42 MINUTES 26 SECONDS EAST,
1343.8 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE SOUTH 00 DEGREES 08 MINUTES 21 SECONDS WEST,
1374.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST
1/4 SOUTHWEST 1/4 OF SAID SECTION 12;
THENCE SOUTH 00 DEGREES 15 MINUTES 14 SECONDS WEST,
1353.07 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST
1/4 NORTHWEST 1/4 OF SAID SECTION 13;
THENCE SOUTH 02 DEGREES 09 MINUTES 23 SECONDS WEST
ALONG THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4,
654.08 FEET TO THE POINT OF INTERSECTION WITH THE FENCE
LINE AGREED IN INSTRUMENT RECORDED IN BOOK 216 AT PAGE
235, TO BE THE BOUNDARY LINE BETWEEN THE PROPERTIES OF
KEELING AND TIMMERMAN;
THENCE WESTERLY ALONG AND CONFORMING TO SAID FENCE
LINE, 1475.63 FEET TO THE SOUTHEAST CORNER OF TRACT 15,
WILL-O-WISP FILING NO. 1;
THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, THE
FOLLOWING COURSES AND DISTANCES:
DUE NORTH, 2692.09 FEET;
DUE WEST, 440 FEET;
NORTH 24 DEGREES 17 MINUTES 59 SECONDS WEST, 766.83 FEET;
NORTH 49 DEGREES 22 MINUTES 07 SECONDS WEST, 90 FEET;
THENCE NORTH 40 DEGREES 37 MINUTES 53 SECONDS EAST, 82.29
FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 660
FEET AND A CENTRAL ANGLE OF 08 DEGREES 40 MINUTES 52
SECONDS, AN ARC DISTANCE OF 342.78 FEET;
NORTH 10 DEGREES 52 MINUTES 29 SECONDS EAST, 299.82 FEET;
SOUTH 79 DEGREES 07 MINUTES 31 SECONDS EAST, 100 FEET;
NORTH 47 DEGREES 37 MINUTES 15 SECONDS EAST, 437.57 FEET; AND
SOUTH 76 DEGREES 59 MINUTES 44 SECONDS EAST, 300 FEET TO A POINT
ON THE WESTERLY LINE OF TRACT 3 IN SAID SUBDIVISION;
THENCE SOUTH 09 DEGREES 06 MINUTES 12
SECONDS EAST, 149.83 FEET;
THENCE DUE EAST 288.9 FEET;
THENCE DUE NORTH 488.66 FEET TO A POINT ON THE NORTH LINE OF
SAID NORTHWEST 1/4 SOUTHWEST 1/4;
THENCE NORTH 86 DEGREES 19 MINUTES 27 SECONDS EAST, 1010.25 FEET
TO THE POINT OF BEGINNING,
EXCEPT THAT PORTION CONVEYED BY DEEDS RECORDED FEBRUARY 24,
2006 AT RECEPTION NO. 624307 AND RECEPTION NO. 624308,
COUNTY OF PARK, STATE OF COLORADO.

Also known as: Vacant Land, Bailey, Colorado 80421
Park County Assessor: Parcel #47546 and Account #R0047546

2. That said Petition was signed by 100% of the fee owners of the real properties to be excluded, that the signature was acknowledged in the same manner as conveyances of land are required to be acknowledged, and that the Petition otherwise complies with all requirements specified by law.

3. That the Board fixed a date for hearing upon said Petition for September 14, 2022 at 6:30pm, at 956 Wisp Creek Drive, Bailey, Colorado, and that notice thereof, as required by law, was published in *The Park County Republican & Fairplay Flume*, a newspaper of general circulation within the District (see Exhibit "B").

4. That no written objections to the granting of the Petition were presented to the Board and the Board has heard all matters relative to the Petition at its public meeting held at the time and on the date set forth in paragraph 3, above.

5. That, having considered all of the conditions set forth by the Board and required by law, and testimony and evidence presented by the Petitioners and other witnesses, it is in the best interest of the Properties, Park County, and the District that the Petition be granted.

6. That the Board and the Petitioners agree they shall negotiation in good faith any issues which are unknown at the time of this Resolution but that may arise in the future as a consequence of the exclusion including, but not limited to: boundary lines, gates, roads, easements, rights of way or etc.

WHEREFORE, IT IS RESOLVED AND ORDERED BY THE BOARD OF DIRECTORS OF THE WILL-O-WISP METROPOLITAN DISTRICT that the Petition be granted, and the real properties be and hereby are, excluded out of the Will-O-Wisp Metropolitan District. The names and address of the Owners and the description of said properties are as follows:

Owner/Address Property #1:	aSkag LLC Adam Shirley 14803 S. Wandcrest Dr. Pine, Colorado 80470
Owner/Address Property #2 and #3:	Colorado Pineridge, LLC Dave Coppfer 10205 E. 146 th Place Brighton, Colorado 80602

**Property #1
Legal Description**

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PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE ALONG SAID SOUTHERLY RIGHT -OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

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LEGAL PREPARED MARCH 30, 2022
BY L.J. LUDEMAN, PLS
1309 S. INCA STREET, DENVER, CO
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Also known as: 14097 Wandcrest Park Rd, Bailey, Colorado 80421

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Also known as: Vacant Land, Bailey, Colorado 80421
Park County Assessor: Parcel #47544 and Account
#R0047544

Property #3
Legal Description

PARCEL C:

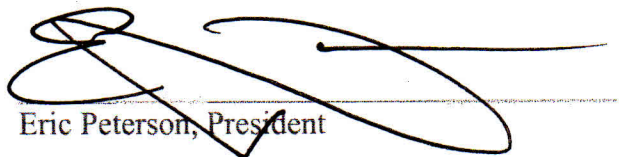
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BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 12;
THENCE SOUTH 01 DEGREES 42 MINUTES 26 SECONDS EAST, 1343.8 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE SOUTH 00 DEGREES 08 MINUTES 21 SECONDS WEST, 1374.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SAID SECTION 12;
THENCE SOUTH 00 DEGREES 15 MINUTES 14 SECONDS WEST, 1353.07 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 13;
THENCE SOUTH 02 DEGREES 09 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4, 654.08 FEET TO THE POINT OF INTERSECTION WITH THE FENCE LINE AGREED IN INSTRUMENT RECORDED IN BOOK 216 AT PAGE 235, TO BE THE BOUNDARY LINE BETWEEN THE PROPERTIES OF KEELING AND TIMMERMAN;
THENCE WESTERLY ALONG AND CONFORMING TO SAID FENCE LINE, 1475.63 FEET TO THE SOUTHEAST CORNER OF TRACT 15, WILL-O-WISP FILING NO. 1;
THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES:
DUE NORTH, 2692.09 FEET;
DUE WEST, 440 FEET;
NORTH 24 DEGREES 17 MINUTES 59 SECONDS WEST, 766.83 FEET;
NORTH 49 DEGREES 22 MINUTES 07 SECONDS WEST, 90 FEET;
THENCE NORTH 40 DEGREES 37 MINUTES 53 SECONDS EAST, 82.29 FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 660 FEET AND A CENTRAL ANGLE OF 08 DEGREES 40 MINUTES 52 SECONDS, AN ARC DISTANCE OF 342.78 FEET;
NORTH 10 DEGREES 52 MINUTES 29 SECONDS EAST, 299.82 FEET;
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SOUTH 76 DEGREES 59 MINUTES 44 SECONDS EAST, 300 FEET TO A POINT ON THE WESTERLY LINE OF TRACT 3 IN SAID SUBDIVISION;
THENCE SOUTH 09 DEGREES 06 MINUTES 12 SECONDS EAST, 149.83 FEET;
THENCE DUE EAST 288.9 FEET;
THENCE DUE NORTH 488.66 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST 1/4 SOUTHWEST 1/4;
THENCE NORTH 86 DEGREES 19 MINUTES 27 SECONDS EAST, 1010.25 FEET TO THE POINT OF BEGINNING,
EXCEPT THAT PORTION CONVEYED BY DEEDS RECORDED FEBRUARY 24, 2006 AT RECEPTION NO. 624307 AND RECEPTION NO. 624308, COUNTY OF PARK, STATE OF COLORADO.

Also known as: Vacant Land, Bailey, Colorado 80421
Park County Assessor: Parcel #47546 and Account #R0047546

ADOPTED this 14th day of September, 2022.

WILL-O-WISP METROPOLITAN DISTRICT


Eric Peterson, President

ATTEST:


Katherine "Kat" Knudsen, Secretary

EXHIBIT A

Adam Shirley
aSkag LLC
14803 S. Wandcrest Dr.
Pine, CO 80470
Shirleyfamily5@gmail.com

Dave Coppfer
Colorado Pineridge, LLC
10205 E. 146th Place
Brighton, CO 80602
dave@coppfer.com

Board of Directors
Will O Wisp Metropolitan District
956 Wisp Creek Drive
Bailey, CO 80421

Attn: Sebastian Preisinger, Administrator
sebastianjpreisinger@gmail.com

August 9, 2022

Re: Request for Exclusion from Will O Wisp District

Dear Board Members:

We are writing today to respectfully ask the Board to take under consideration at its next regular or special Board meeting a request to exclude three parcels of land from the Will O Wisp Metropolitan District service area. Parcel A is owned by Colorado Pineridge, LLC. Parcel C is also owned by Colorado Pineridge, LLC and under a purchase contract with aSkag LLC. Parcel B is owned by aSkag LLC. Legal descriptions of all three parcels are attached, but generally, the parcels are located as follows:

Parcel A is located in the Southwest $\frac{1}{4}$ of Section 1, Township 7 South, Range 72 West of the 6th P.M.;

Parcel B is located in Southwest $\frac{1}{4}$ of Section 1 and the Northwest $\frac{1}{4}$ of Section 12, Township 7 South, Range 72 West of the 6th P.M.; and

Parcel C is located in the East $\frac{1}{2}$ of Section 11, the West $\frac{1}{2}$ of Section 12 and the Northwest $\frac{1}{4}$ of Section 13, Township 7 South, Range 72 West of the 6th P.M.

The total acreage involved in these parcels is approximately 338 acres. The use of the parcels will primarily be for commercial and livestock purposes. The intended uses are not consistent with the District's water supply commitment, which is primarily for residential

Exhibit A
Parcel A Legal Description

A TRACT OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 1;
THENCE NORTH 86 DEGREES 59 MINUTES 47 SECONDS EAST, 2626.38 FEET, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 TO THE CENTER OF SAID SECTION 1;

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THENCE 195.02 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10 DEGREES 40 MINUTES 57 SECONDS, AND A RADIUS OF 1046.00 FEET AND WHOSE CHORD BEARS SOUTH 70 DEGREES 15 MINUTES 11 SECONDS WEST, 194.74 FEET; THENCE SOUTH 80 DEGREES 39 MINUTES 10 SECONDS WEST, 286.70 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 83 DEGREES 05 MINUTES 40 SECONDS WEST, 970.30 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 80 DEGREES 22 MINUTES 40 SECONDS WEST, 413.60 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON CURVE; THENCE 419.77 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15 DEGREES 41 MINUTES 39 SECONDS, AND A RADIUS OF 1532.50 FEET AND WHOSE CHORD BEARS SOUTH 67 DEGREES 14 MINUTES 51 SECONDS WEST, 418.46 FEET;

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EXCEPT THAT PORTION THEREOF PLATTED AS WILL-O-WISP FILING NO. 1, AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED FEBRUARY 25, 2000 AT RECEPTION NO. 521283,

COUNTY OF PARK, STATE OF COLORADO.

EXHIBIT B
Parcel B Legal Description

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 AND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN TRACT KNOWN AS PARCEL B DESCRIBED IN GENERAL WARRANTY DEED RECORDED MARCH 21, 2005 AT RECEPTION NO. 611236 IN SAID PARK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 12; THENCE SOUTH $00^{\circ}58'05''$ EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 12 (SOUTH $00^{\circ}58'05''$ EAST PER DEED), A DISTANCE OF 561.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH $00^{\circ}58'05''$ EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 801.32 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER OF SECTION 12; THENCE SOUTH $86^{\circ}11'36''$ WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (SOUTH $86^{\circ}19'27''$ WEST PER DEED), A DISTANCE OF 1133.02 FEET;

THENCE ALONG THE EAST, NORTH AND WEST LINES OF THAT CERTAIN PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 23, 1993 AT RECEPTION NO. 411378, BOOK 491, PAGE 630, THE FOLLOWING THREE (3) COURSES: THENCE NORTH $03^{\circ}48'24''$ WEST, A DISTANCE OF 150.00 FEET (NORTH $03^{\circ}40'33''$ WEST, 150.00 FEET PER DEED) THENCE SOUTH $86^{\circ}11'36''$ WEST, A DISTANCE OF 150.00 FEET (SOUTH $86^{\circ}19'27''$ WEST, 150.00 FEET PER DEED) THENCE SOUTH $03^{\circ}48'24''$ EAST, A DISTANCE OF 150.00 FEET (SOUTH $03^{\circ}40'33''$ EAST, 150.00 FEET PER DEED)

THENCE CONTINUING SOUTH $86^{\circ}11'36''$ WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 923.45 FEET; THENCE NORTH $00^{\circ}27'33''$ WEST, A DISTANCE OF 1681.36 FEET (NORTH $00^{\circ}27'49''$ WEST, 1681.20 FEET PER DEED) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 285;

THENCE ALONG SAID SOUTHERLY RIGHT -OF-WAY LINE THE FOLLOWING TWO (2) COURSES: THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1332.50 FEET AND A CENTRAL ANGLE OF $20^{\circ}33'52''$, AN ARC DISTANCE OF 478.26 FEET WITH A CHORD THAT BEARS NORTH $64^{\circ}45'09''$ EAST, 475.69 FEET (CENTRAL ANGLE OF $20^{\circ}35'00''$, RADIUS OF 1332.50 FEET, ARC DISTANCE OF 478.70 FEET, CHORD OF NORTH $64^{\circ}48'10''$ EAST, 476.13 FEET PER DEED) THENCE NORTH $80^{\circ}26'37''$ EAST, A DISTANCE OF 289.23 FEET (NORTH $80^{\circ}28'40''$ EAST PER DEED)

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 984.52 FEET; THENCE NORTH
90°00'00" EAST, A DISTANCE OF 1486.07 FEET TO THE POINT OF BEGINNING,
COUNTY OF PARK, STATE OF COLORADO.

EXHIBIT C
Parcel C Legal Description

A PART OF THE EAST ½ OF SECTION 11, THE WEST ½ OF SECTION 12 AND THE NORTHWEST ¼ OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ NORTHWEST ¼ OF SAID SECTION 12;
THENCE SOUTH 01 DEGREES 42 MINUTES 26 SECONDS EAST, 1343.8 FEET TO THE SOUTHEAST CORNER THEROF;
THENCE SOUTH 00 DEGREES 08 MINUTES 21 SECONDS WEST, 1374.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ SOUTHWEST ¼ OF SAID SECTION 12;
THENCE SOUTH 00 DEGREES 15 MINUTES 14 SECONDS WEST, 1353.07 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ¼ NORTHWEST ¼ OF SAID SECTION 13;
THENCE SOUTH 02 DEGREES 09 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST ¼ NORTHWEST ¼, 654.08 FEET TO THE POINT OF INTERSECTION WITH THE FENCE LINE AGREED IN INSTRUMENT RECORDED IN BOOK 216 AT PAGE 235, TO BE THE BOUNDARY LINE BETWEEN THE PROPERTIES OF KEELING AND TIMMERMAN;
THENCE WESTERLY ALONG AND CONFORMING TO SAID FENCE LINE, 1475.63 FEET TO THE SOUTHEAST CORNER OF TRACT 15, WILL-O-WISP FILING NO. 1;
THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES: DUE NORTH, 2692.09 FEET; DUE WEST, 440 FEET; NORTH 24 DEGREES 17 MINUTES 59 SECONDS WEST, 766.83 FEET; NORTH 49 DEGREES 22 MINUTES 07 SECONDS WEST, 90 FEET;
THENCE NORTH 40 DEGREES 37 MINUTES 53 SECONDS EAST, 82.29 FEET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 660 FEET AND A CENTRAL ANGLE OF 08 DEGREES 40 MINUTES 52 SECONDS, AN ARC DISTANCE OF 342.78 FEET; NORTH 10 DEGREES 52 MINUTES 29 SECONDS EAST, 299.82 FEET; SOUTH 79 DEGREES 07 MINUTES 31 SECONDS EAST, 100 FEET; NORTH 47 DEGREES 37 MINUTES 15 SECONDS EAST, 437.57 FEET; AND SOUTH 76 DEGREES 59 MINUTES 44 SECONDS EAST, 300 FEET TO A POINT ON THE WESTERLY LINE OF TRACT 3 IN SAID SUBDIVISION;
THENCE SOUTH 09 DEGREES 06 MINUTES 12 SECONDS EAST, 149.83 FEET;
THENCE DUE EAST 288.9 FEET;
THENCE DUE NORTH 488.66 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST ¼ SOUTHWEST ¼;
THENCE NORTH 86 DEGREES 19 MINUTES 27 SECONDS EAST, 1010.25 FEET TO THE POINT OF BEGINNING,
EXCEPT THAT PORTION CONVEYED BY DEED RECORDED FEBRUARY 24, 2006 AT RECEPTION NO. 624307 AND RECEPTION NO. 624308;
COUNTY OF PARK, STATE OF COLORADO.

CERTIFICATE OF PUBLICATION

STATE OF COLORADO } SS

County of Park

I, MERLE J. BARANCZYK, Being first duly sworn according to law, on oath depose and say, that I am, and at all the times herein mentioned, was the publisher of the Park County Republican and Fairplay Flume and that said Park County Republican and Fairplay Flume is a weekly newspaper of general circulation, in said County and State, printed and published in the County of Park and State of Colorado, and that copies of each number thereof are, and at all the times herein mentioned were, regularly distributed and delivered, by carrier or mail, to each of the subscribers said newspaper, in accordance with the customary method of business in newspaper offices.

That the annexed
PUBLIC NOTICE
FROM

WILL-O-WISP METROPOLITAN DISTRICT

In the matter of

NOTICE OF PUBLIC MEETING FOR CONSIDERATION OF
THE EXCLUSION OF REAL PROPERTY OUT OF THE WILL-
O-WISP METRO DIST. SKAG LLC

This a true copy of the original, and the same was regularly published in the newspaper proper and not in a supplement, for the full period of ONE (1) INSERTIONS of said newspaper, and that the first publication was in the issue dated SEPTEMBER 2ND, 2022

and that the last publication of the same was in the issue dated SEPTEMBER 2ND, 2022 and the said Park County Republican and Fairplay Flume has been established, printed and published for the full period of fifty-two consecutive weeks, and continuously and uninterruptedly prior to the said date of the first publication of the notice aforesaid, in the County of Park and State of Colorado, and is a newspaper duly qualified for the publishing of said notice within the meaning of an Act of the General Assembly of the State of Colorado, approved May 30th, 1923, and entitled "An act to Amend an Act Entitled 'An Act Concerning Legal Notices, Advertisements and Publications and the Fees of Printers and Publishers thereof, and to Repeal all Acts and Parts of Acts in Conflict with the Provisions of this Act,'" and within the meaning of an Act amendatory thereof, approved May 18th, 1931 and entitled "An Act to Amend Section 4, of Chapter 139, Session Laws 'of Colorado, 1923, relating to Legal Notices and Advertisements,'" and within the meaning of any and all other Acts amendatory thereof or supplemental thereto. And further affiant saith not.

Pursuant to C.R.S. 24-70-103(5) this notice has also been posted online and available at:

Colorado Press Association Network-Colorado Public Notice Database at:

<https://www.publicnoticecolorado.com>

The above certificate of publication was subscribed and sworn to before me by the above named Merle J. Baranczyk who is personally known to me to be the identical person described in the above certificate, on the 2ND Day of SEPTEMBER, 2022 A.D. FEIN # 84-0718607

Tomalee Young
Tomalee Young
NOTARY PUBLIC

My Commission Expires: July 15, 2023

TOMALEE YOUNG
Notary Public
State of Colorado
Notary ID # 20034020559
My Commission Expires 07-15-2023

EXHIBIT B

PROOF OF PUBLICATION

NOTICE OF HEARING AT A PUBLIC MEETING FOR CONSIDERATION OF THE EXCLUSION OF REAL PROPERTY OUT OF THE WILL-O-WISP METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that there has been filed with the Board of Directors of the Will-O-Wisp Metropolitan District the following petition praying for the exclusion of certain lands out of the district:

1. That a Petition for Exclusion of Real Property out of the Will-O-Wisp Metropolitan District has been filed with the District by 100% of the owners of such properties.

2. The names and addresses of the Petitioners and the legal descriptions of the properties mentioned in the petition are as follows: Petitioners Property #1:

aSkag LLC
Adam Shirley
14803 S. Wandcrest Dr.
Pine, Colorado 80470

Petitioners Property #2 and #3:

Colorado Pineridge, LLC
Dave Copper

10205 E. 146th Place
Brighton, Colorado 80602

Legal Descriptions described as follows:

Property #1

Legal Description
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 AND IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF PARK, STATE OF COLORADO, BEING A PORTION OF THAT CERTAIN TRACT KNOWN AS PARCEL B DESCRIBED IN GENERAL WARRANTY DEED RECORDED MARCH 21, 2005 AT RECEPTION NO. 611236 IN SAID PARK COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 12; THENCE SOUTH 00°58'05" EAST ALONG THE EAST LINE OF SAID

NORTHWEST QUARTER OF SECTION 12 (SOUTH 00°58'05" EAST PER DEED), A DISTANCE OF 561.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°58'05" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 801.32 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHWEST QUARTER OF SECTION 12;

THENCE SOUTH 86°11'36" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (SOUTH 86°19'27" WEST PER DEED), A DISTANCE OF 1133.02 FEET;

THENCE ALONG THE EAST, NORTH AND WEST LINES OF THAT CERTAIN PARCEL DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 23, 1993 AT RECEPTION NO. 411378, BOOK 491, PAGE 630, THE FOLLOWING THREE (3) COURSES:

1. THENCE NORTH 03°48'24" WEST, A DISTANCE OF 150.00 FEET (NORTH 03°40'33" WEST, 150.00 FEET PER DEED)
2. THENCE SOUTH 86°11'36" WEST, A DISTANCE OF 150.00 FEET (SOUTH 86°19'27" WEST, 150.00 FEET PER DEED)
3. THENCE SOUTH 03°48'24" EAST, A DISTANCE OF 150.00 FEET (SOUTH 03°40'33" EAST, 150.00 FEET PER DEED)

THENCE CONTINUING SOUTH 86°11'36" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 923.45 FEET;
THENCE NORTH 00°27'33" WEST, A DISTANCE OF 1681.36 FEET (NORTH 00°27'49" WEST, 1681.20 FEET PER DEED) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 285;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1332.50 FEET AND A CENTRAL ANGLE OF 20°33'52", AN ARC DISTANCE OF 478.26 FEET WITH A CHORD THAT BEARS NORTH 64°45'09" EAST, 475.69 FEET (CENTRAL ANGLE OF 20°35'00", RADIUS OF 1332.50 FEET, ARC DISTANCE OF 478.70 FEET, CHORD OF NORTH 64°48'10" EAST, 476.13 FEET PER DEED)

2. THENCE NORTH 80°26'37" EAST, A DISTANCE OF 289.23 FEET (NORTH 80°28'40" EAST PER DEED)

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 984.52 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1486.07 FEET TO THE POINT OF BEGINNING, COUNTY OF PARK, STATE OF COLORADO

LEGAL PREPARED MARCH 30, 2022 BY L.J. LUDMAN, PLS.

1309 S. INCA STREET, DENVER, CO 80223
Also known as: 14097 Wandcrest Park Rd, Bailey, Colorado 80421

Park County Assessor: Parcel #47905 and Account #R0047905

**Property #2
Legal Description**

PARCEL A:

A TRACT OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 1;

THENCE NORTH 86 DEGREES 59 MINUTES 47 SECONDS EAST, 2626.38 FEET, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 TO THE CENTER OF SAID SECTION 1;

THENCE SOUTH 01 DEGREES 35 MINUTES 50 SECONDS WEST, 1762.94 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 TO POINT ON A CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 285;

THENCE 195.02 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10 DEGREES 40 MINUTES 57 SECONDS, AND A RADIUS OF 1046.00 FEET AND WHOSE CHORD BEARS SOUTH 70 DEGREES 15 MINUTES 11 SECONDS WEST, 194.74 FEET;

THENCE SOUTH 80 DEGREES 39 MINUTES 10 SECONDS WEST, 286.70 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 83 DEGREES 05 MINUTES 40 SECONDS WEST, 970.30 FEET ALONG SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 80 DEGREES 22 MINUTES 40 SECONDS WEST, 413.60 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON CURVE;

THENCE 419.77 FEET ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 15 DEGREES 41 MINUTES 39 SECONDS, AND A RADIUS OF 1532.50 FEET AND WHOSE CHORD BEARS SOUTH 67 DEGREES 14 MINUTES 51 SECONDS WEST, 418.46 FEET;

THENCE SOUTH 70 DEGREES 23 MINUTES 55 SECONDS WEST, 50.32 FEET;

THENCE NORTH 10 DEGREES 02 MINUTES 00 SECONDS WEST, 1040.00 FEET;

THENCE NORTH 88 DEGREES 22 MINUTES 21 SECONDS WEST, 143.73 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1;

THENCE NORTH 01 DEGREES 09 MINUTES 42 SECONDS EAST, 1073.56 FEET, MORE OR LESS, ALONG SAID WEST LINE OF THE WEST ONE-QUARTER CORNER OF SAID SECTION 1 AND POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF PLATED AS WILL-O-WISP FILING NO. 1, AND EXCEPT THAT PORTION CONVEYED IN DEED RECORDED FEBRUARY 25, 2000 AT RECEPTION NO. 521283.

COUNTY OF PARK, STATE OF COLORADO.
Also known as: Vacant Land, Bailey, Colorado 80421

Park County Assessor: Parcel #47544 and Account #R0047544

**Property #3
Legal Description**

PARCEL C:

A PART OF THE EAST 1/2 OF SECTION 11, THE WEST 1/2 OF SECTION 12 AND THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 7 SOUTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 12;

THENCE SOUTH 01 DEGREES 42 MINUTES 26 SECONDS EAST, 1343.8 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 00 DEGREES 08 MINUTES 21 SECONDS WEST, 1374.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 SOUTHWEST 1/4 OF SAID SECTION 12;

THENCE SOUTH 00 DEGREES 15 MINUTES

14 SECONDS WEST, 1353.07 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 13;

THENCE SOUTH 02 DEGREES 09 MINUTES 23 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 NORTHWEST 1/4, 654.08 FEET TO THE POINT OF INTERSECTION WITH THE FENCE LINE AGREED IN INSTRUMENT RECORDED IN BOOK 216 AT PAGE 235, TO BE THE BOUNDARY LINE BETWEEN THE PROPERTIES OF KEELING AND TIMMERMAN;

THENCE WESTERLY ALONG AND CONFORMING TO SAID FENCE LINE, 1475.63 FEET TO THE SOUTHEAST CORNER OF TRACT 15, WILL-O-WISP FILING NO. 1;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES:

DUE NORTH, 2692.09 FEET;

DUE WEST, 440 FEET;

NORTH 24 DEGREES 17 MINUTES 59 SECONDS WEST, 766.83 FEET;

NORTH 49 DEGREES 22 MINUTES 07 SECONDS WEST, 90 FEET;

THENCE NORTH 40 DEGREES 37 MINUTES

53 SECONDS EAST, 82.29 FEET, ALONG A

CURVE TO THE LEFT HAVING A RADIUS OF

660 FEET AND A CENTRAL ANGLE OF 08

DEGREES 40 MINUTES 52 SECONDS, AN

ARC DISTANCE OF 342.78 FEET;

NORTH 10 DEGREES 52 MINUTES 29 SECONDS

EAST, 299.82 FEET;

SOUTH 79 DEGREES 07 MINUTES 31 SECONDS

EAST, 100 FEET;

NORTH 47 DEGREES 37 MINUTES 15 SECONDS

EAST, 437.57 FEET; AND

SOUTH 76 DEGREES 59 MINUTES 44 SECONDS

EAST, 300 FEET TO A POINT ON THE

WESTERLY LINE OF TRACT 3 IN SAID SUB-

DIVISION;

THENCE SOUTH 09 DEGREES 06 MINUTES

12 SECONDS EAST, 149.83 FEET;

THENCE DUE EAST 288.9 FEET;

THENCE DUE NORTH 488.66 FEET TO

A POINT ON THE NORTH LINE OF SAID

NORTHWEST 1/4 SOUTHWEST 1/4;

THENCE NORTH 86 DEGREES 19 MINUTES

27 SECONDS EAST, 1010.25 FEET TO THE

POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED BY

DEEDS RECORDED FEBRUARY 24, 2006 AT

RECEPTION NO. 624307 AND RECEPTION

NO. 624308,

COUNTY OF PARK, STATE OF COLORADO.

Also known as: Vacant Land, Bailey, Colorado

80421

Park County Assessor: Parcel #47546 and

Account #R0047546

3. The prayers of the Petition is that the

above properties be excluded out of the Will-

O-Wisp Metropolitan District.

4. That the Board shall hear the Petition

at a regular public meeting scheduled for

September 14, 2022, at 6:30pm, at 956 Wisp

Creek Drive, Bailey, Colorado 80421

5. That any person interested shall appear

at the above-stated place and time and show

cause in writing why the Petition should not

be granted.

Accordingly, Notice is hereby given to all

interested persons to appear at the regular

public meeting of the Board of Directors of

the Will-O-Wisp Metropolitan District on Sep-

tember 14, 2022, at the hour of 6:30pm, at

956 Wisp Creek Drive, and show cause in

writing if any they have, why the above-de-

scribed Petition should not be granted.

Published in the Park County Republican and

Fairplay Flume on September 2, 2022