

NOTICE OF PUBLIC HEARING

You are notified that a Petition for Inclusion of certain property has been filed by Marshall 76 LLC with the Board of Directors of West Metro Fire Protection District requesting inclusion into the District of the following-described property:

Lot 1, Marshall Street Self Storage, situated in the SW 1/4 of Section 13, Township 3 South, Range 69 West of the 6th Principal Meridian, City of Wheat Ridge, County of Jefferson, State of Colorado more fully described as:

PARCEL 1:

THAT PART OF BLOCK 20, BERKELEY HEIGHTS (2) SECOND FILING, JEFFERSON COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING ALSO THE WEST LINE OF BLOCK 20, BERKELEY HEIGHTS SECOND FILING, WHICH IS 594.3 FEET NORTH FROM THE SOUTHWEST CORNER OF SAID SECTION 13;

THENCE RUNNING NORTH 74 DEGREES 47 MINUTES EAST, 1375 FET;

THENCE SOUTH AND PARALLEL WITH THE SECTION LINE TO SOUTH BOUNDARY OF SAID BLOCK 20;

THENCE SOUTHWESTERLY ALONG SOUTH LINE OF SAID BLOCK 20 TO A TRACT OF LAND, HERETOFORE CONVEYED TO DENVER AND NORTHWESTERN RAILWAY COMPANY BY DEED RECORDED MAY 7, 1902 IN BOOK 121 AT PAGE 48, JEFFERSON COUNTY RECORDS;

THENCE NORTHWESTERLY ALONG SAID RAILWAY TRACT OF LAND TO WEST LINE OF SAID BLOCK 20;

THENCE NORTH ALONG SAID WEST LINE OF BLOCK 20 TO PLACE OF BEGINNING EXCEPT THAT PORTION OF SAID REAL ESTATE LYING EAST AND NORTH OF COUNTY ROAD ON SAID PREMISES AS SAID ROAD WAS CONSTRUCTED AND EXISTING ON AUGUST 6, 1929, AND

EXCEPT TRACT OF LAND HERETOFORE CONVEYED TO ROBERT B. ALLEN BY DEED RECORDED APRIL 8, 1924 IN BOOK 260 AT PAGE 294, AS PER AMENDED DESCRIPTION CONTAINED IN DEED TO HERMAN HAFFNER RECORDED MAY 7, 1925 IN BOOK 273 AT PAGE 417, JEFFERSON COUNTY RECORDS;

AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED NOVEMBER 23, 1939 IN BOOK 410 AT PAGE 257 AND THAT PORTION DESCRIBED IN DEED RECORDED NOVEMBER 4, 1953 IN BOOK 830 AT PAGE 259 AND THAT PORTION DESCRIBED IN DEED RECORDED JULY 26, 1965 IN BOOK 1810 AT PAGE 252 AND THAT PORTION DESCRIBED IN DEED RECORDED SEPTEMBER 18, 1980 UNDER RECEPTION NO. 80069724.

PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, JEFFERSON COUNTY, COLORADO, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE SOUTHERLY PROPERTY LINE, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 70 FROM WHICH POINT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST, BEARS SOUTH 72 DEGREES 36 MINUTES 51 SECONDS WEST, A DISTANCE OF 798.84 FEET;

1. THENCE NORTH 60 DEGREES 01 MINUTES 30 SECONDS EAST, A DISTANCE OF 288.1 FEET;
2. THENCE SOUTH 00 DEGREES 09 MINUTES 30 SECONDS EAST, A DISTANCE OF 282.1 FEET;
3. THENCE NORTH 61 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 286.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Also known by street and number as 4901 Marshall St., Wheat Ridge CO 80033.

A public hearing upon said Petition will be held by the Board of Directors of the West Metro Fire Protection District at 7:00 P.M. on Tuesday, April 18, 2017, at the offices of the District, 443 South Allison Parkway, Lakewood, CO 80226.

The names and address of the Petitioner is: Cory J. Thornton, Manager for Marshall 76 LLC, 12460 1st St., P.O. Box 247, Eastlake, CO 80614-0247.

All interested persons shall appear at such time and place and show cause in writing why the Petition for Inclusion of such property should not be granted by the District's Board of Directors.

DATED: April 4, 2017

WEST METRO FIRE PROTECTION DISTRICT
Wendy Volmer, Secretary