



ICENOGLE SEAVER POGUE

April 29, 2022

Division of Local Government
Via E-Filing

Larimer County Clerk and Recorder
recorder@larimer.org

Larimer County Assessor
LCAssessor@co.larimer.co.us

Re: **Rudolph Farms Metropolitan District No. 4**
Orders for Inclusion and Exclusion of Real Property;
Updated Boundary Map Submittal

To Whom It May Concern:

Section 32-1-306, Colorado Revised Statutes, requires special districts to provide current, accurate maps of their boundaries to the Division of Local Government, County Assessor and County Clerk and Recorder on or before January 1 of each year. This letter is being sent to inform you that the boundaries of the Rudolph Farms Metropolitan District No. 4 have changed due to a recent inclusion and exclusion. Enclosed are copies of the following documents provided for your information and files:

1. Recorded Certified Copy of Order for Inclusion of Real Property into the Boundaries Rudolph Farms Metropolitan District No. 4 (recorded April 28, 2022 at Reception No. 20220027363).
2. Recorded Certified Copy of Order for Exclusion of Real Property from the Boundaries Rudolph Farms Metropolitan District No. 4 (recorded April 28, 2022 at Reception No. 20220027370).
3. Map showing the current, updated boundaries of Rudolph Farms Metropolitan District No. 4.

If you have any questions or require additional information concerning this matter, please do not hesitate to contact our office. Thank you.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation

A handwritten signature in blue ink that reads "Karlie R. Ogden".

Karlie R. Ogden

cc: Tamara K. Seaver

Karlie R. Ogden | KOgden@isp-law.com | Direct 303.867.3011

4725 S. Monaco St., Suite 360 | Denver, CO 80237 | 303.292.9100 | fax 303.292.9101 | www.isp-law.com

CERTIFIED TO BE A FULL, TRUE AND CORRECT
COPY OF THE ORIGINAL IN CUSTODY OF

LARIMER COUNTY
COMBINED COURTS, COLORADO

DISTRICT COURT COUNTY OF LARIMER, COLORADO Court Address: 201 La Porte Ave, Suite 100 Fort Collins, Colorado 80527 Telephone No.: (970) 494-3500	BY <u>Angela Myers</u> 04/28/2022 DEPUTY CLERK DATE FILED: APRIL 20 2022 CASE NUMBER: 2018CV030272
In the matter of: Rudolph Farms Metropolitan District Nos. 1-6	↑COURT USE ONLY↑
By the Court:	Case Number: 2018CV030272
ORDER FOR INCLUSION OF REAL PROPERTY INTO THE BOUNDARIES OF RUDOLPH FARMS METROPOLITAN DISTRICT NO. 4	

THIS MATTER comes before the Court on the Motion filed by the Board of Directors of Rudolph Farms Metropolitan District No. 4 for an Order for Inclusion of Real Property. This Court, being fully advised in the premises and there being no objection filed by any person, hereby ORDERS:

That the real property hereinafter described shall be, and is hereby included within the boundaries of the Rudolph Farms Metropolitan District No. 4, City of Fort Collins, Larimer County, Colorado.

The name and address of the owner of the property and the legal description thereof are as follows:

OWNER:

PNE Prospect Road Holdings, LLC
900 Castleton Road, Suite 118
Castle Rock, CO 80109

PROPERTY DESCRIPTION:

Parcels of land situate in the Southwest Quarter of Section Fifteen (15), Township Seven North (T.7N.), Range Sixty-Eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows;

Considering the North line of the Southwest Quarter of Section 15 as bearing South 89° 38' 43" East and with all bearings contained herein relative thereto:

COMMENCING at the West Quarter corner of said Section 15;
THENCE along the North line of the Southwest Quarter, South 89° 38' 43" East a distance of 105.08 feet;
THENCE South 00° 11' 44" East a distance of 176.98 feet to POINT OF BEGINNING 1;
THENCE South 89° 48' 16" East a distance of 240.89 feet;
THENCE South 00° 21' 13" West a distance of 176.27 feet;
THENCE North 89° 48' 16" West a distance of 240.40 feet;
THENCE North 00° 11' 44" East a distance of 176.27 feet to POINT OF BEGINNING 1,
containing 42,419 square feet or 0.974 acres, more or less (±).

AND

COMMENCING at the West Quarter corner of said Section 15;
THENCE along the North line of the Southwest Quarter, South 89° 38' 43" East a distance of 1122.36 feet to POINT OF BEGINNING 2;
THENCE continuing along said North line, South 89° 38' 43" East a distance of 1520.94 feet to the Center Quarter corner of Section 15;
THENCE along the East line of the Southwest Quarter of Section 15, South 00° 05' 39" West a distance of 1081.23 feet;
THENCE departing said East line North 76° 39' 59" West a distance of 580.41 feet;
THENCE along the arc of a non-tangent curve concave to the Northwest a distance of 151.65 feet, said curve has a Radius of 642.00 feet, a Delta of 13° 32' 04" and is subtended by a Chord bearing South 53° 20' 22" West a distance of 151.30 feet;
THENCE South 60° 06' 23" West a distance of 68.3 feet;
THENCE North 31° 20' 04" West a distance of 596.57 feet;
THENCE along the arc of a curve concave to the Southwest a distance of 189.64 feet, said curve has a Radius of 485.50 feet, a Delta of 22° 31' 28" and is subtended by a Chord bearing North 42° 35' 48" West a distance of 189.64 feet;
THENCE North 53° 51' 32" West a distance of 293.56 feet;
THENCE along the arc of a curve concave to the Northeast a distance of 226.94 feet, said curve has a Radius of 239.50 feet, a Delta of 54° 17' 25" and is subtended by a Chord bearing North 26° 42' 49" West a distance of 218.54 feet;
THENCE North 00° 25' 53" East a distance of 63.87 feet to POINT OF BEGINNING 2,
containing 1,178,822 square feet or 27.062 acres, more or less (±).

AND

COMMENCING at the South Quarter corner of said Section 15;
THENCE along the South line of the Southwest Quarter, North 89° 59' 24" West a distance of 635.26 feet to POINT OF BEGINNING 3;
THENCE continuing along said South line, North 89° 59' 24" West a distance of 373.90 feet;
THENCE departing said South line, North 00° 00' 50" East a distance of 731.04 feet;
THENCE South 54° 57' 42" East a distance of 456.64 feet;
THENCE South 00° 01' 10" West a distance of 468.93 feet to POINT OF BEGINNING 3,
containing 224,352 square feet or 5.150 acres, more or less (±).

AND

COMMENCING at the South Quarter corner of said Section 15;
THENCE along the South line of the Southwest Quarter, North 89° 59' 24" West a distance of 1808.52 feet;
THENCE departing said South line, North 00° 00' 36" East a distance of 108.95 feet to POINT OF BEGINNING 4;
THENCE North 83° 51' 42" West a distance of 487.44 feet;
THENCE North 05° 41' 33" West a distance of 144.79 feet;
THENCE North 22° 11' 31" West a distance of 483.55 feet;
THENCE North 15° 29' 40" West a distance of 220.16 feet;
THENCE North 00° 11' 12" East a distance of 415.63 feet;
THENCE South 54° 47' 42" East a distance of 583.85 feet;
THENCE South 00° 00' 00" West a distance of 292.12 feet;
THENCE along the arc of a curve concave to the Northeast a distance of 440.77 feet, said curve has a Radius of 313.50 feet, a Delta of 80° 33' 24" and is subtended by a Chord bearing South 40° 16' 42" East a distance of 405.36 feet;
THENCE South 00° 00' 10" West a distance of 333.75 feet to POINT OF BEGINNING 4, containing 499,960 square feet or 11.477 acres, more or less (±).

The above-described parcels of land contain 1,946,553 square feet or 44.663 acres, more or less (±) and may be subject to easements and rights-of-way now on record or existing.

DONE AND EFFECTIVE this _____ day of _____, 2022.

April 20, 2022

BY THE COURT:



DISTRICT COURT JUDGE

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE



BY Ana Ramirez 4/28/2022
DEPUTY CLERK DATE

DATE FILED: April 29, 2022 8:53 AM
CASE NUMBER: 2018CV030272

↑COURT USE ONLY↑

Case Number: 2018CV030272

**ORDER FOR EXCLUSION OF REAL PROPERTY FROM
THE BOUNDARIES OF RUDOLPH FARMS METROPOLITAN DISTRICT NO. 4**

THIS MATTER comes before the Court on the Motion filed by the Board of Directors of Rudolph Farms Metropolitan District No. 4 for an Order for Exclusion of Real Property. This Court, being fully advised in the premises and there being no objection filed by any person, hereby ORDERS:

That the real property hereinafter described shall be, and is hereby excluded from the boundaries of the Rudolph Farms Metropolitan District No. 4, City of Fort Collins, Larimer County, Colorado.

The name and address of the owner of the property and the legal description thereof are as follows:

OWNER:

PNE Prospect Road Holdings, LLC
900 Castleton Road, Suite 118
Castle Rock, CO 80109

PROPERTY DESCRIPTION:

A tract of land located in the Southwest Quarter of Section 15, Township 7 North, Range 68 West of the Sixth Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the North line of the Southwest Quarter of said Section 15 as bearing South 89° 38' 43" East, and with all bearing contained herein relative thereto:

COMMENCING at the West Quarter Corner of said Section 15;
THENCE along the North line of the Southwest Quarter, South 89° 38' 43" East, 135.03 feet to
the POINT OF BEGINNING;
THENCE continuing along said North line South 89° 38' 43" East a distance of 208.71 feet;
THENCE departing said North line South 00° 21' 17" West a distance of 176.32 feet;
THENCE North 89° 48' 16" West a distance of 208.71 feet;
THENCE North 00° 21' 17" East a distance of 176.90 feet to the POINT OF BEGINNING.

The above described tract of land contains 36,860 square feet or 0.85 acres, more or less, and
may be subject to easements and rights-of-way now on record or existing.

In accordance with Section 32-1-501(4)(d), C.R.S., as of the date hereof, there is no
general obligation bonded indebtedness for which the excluded property is liable.

DONE AND EFFECTIVE this _____ day of _____, 2022.

April 20, 2022

BY THE COURT:



DISTRICT COURT JUDGE

Juan G. Villasenor
District Court Judge

EXHIBIT A-5

DESCRIPTION: RUDOLPH FARMS METROPOLITAN DISTRICT 4

Parcels of land situate in the Southwest Quarter of Section Fifteen (15), Township Seven North (T.7N.), Range Sixty-Eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows;

Considering the North line of the Southwest Quarter of Section 15 as bearing South 89° 38' 43" East and with all bearings contained herein relative thereto:

COMMENCING at the West Quarter corner of said Section 15;
THENCE along the North line of the Southwest Quarter, South 89° 38' 43" East a distance of 105.08 feet;
THENCE South 00° 11' 44" East a distance of 176.98 feet to **POINT OF BEGINNING 1**;
THENCE South 89° 48' 16" East a distance of 240.89 feet;
THENCE South 00° 21' 13" West a distance of 176.27 feet;
THENCE North 89° 48' 16" West a distance of 240.40 feet;
THENCE North 00° 11' 44" East a distance of 176.27 feet to **POINT OF BEGINNING 1**, containing 42,419 square feet or 0.974 acres, more or less (±).

AND

COMMENCING at the West Quarter corner of said Section 15;
THENCE along the North line of the Southwest Quarter, South 89° 38' 43" East a distance of 1122.36 feet to **POINT OF BEGINNING 2**;
THENCE continuing along said North line, South 89° 38' 43" East a distance of 1520.94 feet to the Center Quarter corner of Section 15;
THENCE along the East line of the Southwest Quarter of Section 15, South 00° 05' 39" West a distance of 1081.23 feet;
THENCE departing said East line North 76° 39' 59" West a distance of 580.41 feet;
THENCE along the arc of a non-tangent curve concave to the Northwest a distance of 151.65 feet, said curve has a Radius of 642.00 feet, a Delta of 13° 32' 04" and is subtended by a Chord bearing South 53° 20' 22" West a distance of 151.30 feet;
THENCE South 60° 06' 23" West a distance of 68.3 feet;
THENCE North 31° 20' 04" West a distance of 596.57 feet;
THENCE along the arc of a curve concave to the Southwest a distance of 189.64 feet, said curve has a Radius of 485.50 feet, a Delta of 22° 31' 28" and is subtended by a Chord bearing North 42° 35' 48" West a distance of 189.64 feet;
THENCE North 53° 51' 32" West a distance of 293.56 feet;
THENCE along the arc of a curve concave to the Northeast a distance of 226.94 feet, said curve has a Radius of 239.50 feet, a Delta of 54° 17' 25" and is subtended by a Chord bearing North 26° 42' 49" West a distance of 218.54 feet;
THENCE North 00° 25' 53" East a distance of 63.87 feet to **POINT OF BEGINNING 2**, containing 1,178,822 square feet or 27.062 acres, more or less (±).



AND

COMMENCING at the South Quarter corner of said Section 15;
THENCE along the South line of the Southwest Quarter, North 89° 59' 24" West a distance of 635.26 feet to **POINT OF BEGINNING 3**;
THENCE continuing along said South line, North 89° 59' 24" West a distance of 373.90 feet;
THENCE departing said South line, North 00° 00' 50" East a distance of 731.04 feet;
THENCE South 54° 57' 42" East a distance of 456.64 feet;
THENCE South 00° 01' 10" West a distance of 468.93 feet to **POINT OF BEGINNING 3**, containing 224,352 square feet or 5.150 acres, more or less (±).

AND

COMMENCING at the South Quarter corner of said Section 15;
THENCE along the South line of the Southwest Quarter, North 89° 59' 24" West a distance of 1808.52 feet;
THENCE departing said South line, North 00° 00' 36" East a distance of 108.95 feet to **POINT OF BEGINNING 4**;
THENCE North 83° 51' 42" West a distance of 487.44 feet;
THENCE North 05° 41' 33" West a distance of 144.79 feet;
THENCE North 22° 11' 31" West a distance of 483.55 feet;
THENCE North 15° 29' 40" West a distance of 220.16 feet;
THENCE North 00° 11' 12" East a distance of 415.63 feet;
THENCE South 54° 47' 42" East a distance of 583.85 feet;
THENCE South 00° 00' 00" West a distance of 292.12 feet;
THENCE along the arc of a curve concave to the Northeast a distance of 440.77 feet, said curve has a Radius of 313.50 feet, a Delta of 80° 33' 24" and is subtended by a Chord bearing South 40° 16' 42" East a distance of 405.36 feet;
THENCE South 00° 00' 10" West a distance of 333.75 feet to **POINT OF BEGINNING 4**, containing 499,960 square feet or 11.477 acres, more or less (±).

The above-described parcels of land contain 1,946,553 square feet or 44.663 acres, more or less (±) and may be subject to easements and rights-of-way now on record or existing.

February 23, 2022

LMS

S:\Survey Jobs\1489-001\Dwg\Metro District\1489-001_A-5_District 4 Boundary Description.docx

INTERSTATE 25

WEST QUARTER CORNER
SECTION 15-T7N-R68W

CENTER CORNER
SECTION 15-T7N-R68W

DISTRICT 4
AREA 1
42,419 sq.ft.
0.97 ac

DISTRICT 4
AREA 2
1,178,822 sq.ft.
27.06 ac

CENTER-SOUTH
SIXTEENTH CORNER
SECTION 15-T7N-R68W

DISTRICT 4
AREA 4
499,960 sq.ft.
11.48 ac

DISTRICT 4
AREA 3
224,352 sq.ft.
5.15 ac

PROSPECT ROAD

SOUTHWEST CORNER
SECTION 15-T7N-R68W

SOUTH QUARTER CORNER
SECTION 15-T7N-R68W

NOTE: THIS EXHIBIT IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.



400 0 400 Feet

(US SURVEY FEET)
1 inch = 400 ft.



NORTHERN
ENGINEERING

RUDOLPH FARMS
METROPOLITAN DISTRICTS 1 - 6
FORT COLLINS
COLORADO

DESCRIPTION
DISTRICT 4 AREA
BOUNDARY MAP

DRAWN BY
L. Smith

SCALE
1" = 400'

EXHIBIT

DATE
February, 2022

PROJECT
1489-001

B-5