



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. 3**
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. 3 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. 3 (recorded April 28, 2022 at Reception No. 20220027362).
2. Recorded Certified Copy of Order for Exclusion of Real Property from the Boundaries Rudolph Farms Metropolitan District No. 3 (recorded April 28, 2022 at Reception No. 20220027369).
3. Map showing the current, updated boundaries of Rudolph Farms Metropolitan District No. 3.

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

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

<p>DISTRICT COURT COUNTY OF LARIMER, COLORADO Court Address: 201 La Porte Ave, Suite 100 Fort Collins, Colorado 80527 Telephone No.: (970) 494-3500</p>	<p>CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL IN CUSTODY OF LARIMER COUNTY COMBINED COURTS, COLORADO BY <u>ANDY WONG</u> SEAL DATE FILED: <u>April 20, 2022</u> 10:05 AM CASE NUMBER: <u>2018CV030272</u></p>
<p>In the matter of: Rudolph Farms Metropolitan District Nos. 1-6</p>	<p>↑COURT USE ONLY↑</p>
<p>By the Court:</p>	<p>Case Number: 2018CV030272</p>
<p style="text-align: center;">ORDER FOR INCLUSION OF REAL PROPERTY INTO THE BOUNDARIES OF RUDOLPH FARMS METROPOLITAN DISTRICT NO. 3</p>	

THIS MATTER comes before the Court on the Motion filed by the Board of Directors of Rudolph Farms Metropolitan District No. 3 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. 3, 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 parcel 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 346.46 feet to the POINT OF BEGINNING;
THENCE continuing along said North line, South 89° 38' 43" East a distance of 518.75 feet;
THENCE departing said North line, South 56° 09' 05" West a distance of 627.23 feet;
THENCE North 00° 21' 13" East a distance of 352.58 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 91,452 square feet or 2.10 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 FULL TRUE AND CORRECT
COPY OF THE ORIGINAL COPY OF
LARIMER COUNTY, CO
COMBINED COURTS, COLORADO

BY Ana Ramirez 4/28/2022
DEPUTY CLERK DATE

DISTRICT COURT
COUNTY OF LARIMER, COLORADO
Court Address: 201 La Porte Ave, Suite 100
Fort Collins, Colorado 80527
Telephone No.: (970) 494-3500

DATE FILED: April 28, 2022 2:30 PM
CASE NUMBER: 2018CV00001

In the matter of:

Rudolph Farms Metropolitan District Nos. 1-6

↑COURT USE ONLY↑

By the Court:

Case Number: 2018CV030272

**ORDER FOR EXCLUSION OF REAL PROPERTY FROM
THE BOUNDARIES OF RUDOLPH FARMS METROPOLITAN DISTRICT NO. 3**

THIS MATTER comes before the Court on the Motion filed by the Board of Directors of Rudolph Farms Metropolitan District No. 3 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. 3, 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 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, 135.01 feet to the POINT OF BEGINNING; thence, South 89° 38' 43" East, 208.71 feet; thence, South 00° 21' 17" West, 208.71 feet; thence North 89° 38' 43" West, 208.71 feet; thence, North 00° 21' 17" East, 208.71 feet to the POINT OF BEGINNING.

The above described tract of land contains 43,560 square feet or 1.00 acres, more or less, and is subject to all 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-4**DESCRIPTION: RUDOLPH FARMS METROPOLITAN DISTRICT 3**

A parcel 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 346.46 feet to the **POINT OF BEGINNING**;
THENCE continuing along said North line, South 89° 38' 43" East a distance of 518.75 feet;
THENCE departing said North line, South 56° 09' 05" West a distance of 627.23 feet;
THENCE North 00° 21' 13" East a distance of 352.58 feet to the **POINT OF BEGINNING**.

The above-described parcel of land contains 91,452 square feet or 2.10 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-4_District 3 Description.docx

INTERSTATE 25

WEST QUARTER CORNER
SECTION 15-T7N-R68W

CENTER CORNER
SECTION 15-T7N-R68W

DISTRICT 3
91,442 sq.ft.
2.10 ac

CENTER-SOUTH
SIXTEENTH CORNER
SECTION 15-T7N-R68W

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 3 AREA
BOUNDARY MAP

DRAWN BY
L. Smith

SCALE
1" = 400'

EXHIBIT

DATE
February, 2022

PROJECT
1489-001

B-4