



## ICENOGLE SEAVER POGUE

April 29, 2022

Division of Local Government  
*Via E-Filing*

Larimer County Clerk and Recorder  
[recorder@larimer.org](mailto:recorder@larimer.org)

Larimer County Assessor  
[LCAssessor@co.larimer.co.us](mailto:LCAssessor@co.larimer.co.us)

Re: **Rudolph Farms Metropolitan District No. 6**  
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. 6 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. 6 (recorded April 28, 2022 at Reception No. 20220027365).
2. Recorded Certified Copy of Order for Exclusion of Real Property from the Boundaries Rudolph Farms Metropolitan District No. 6 (recorded April 28, 2022 at Reception No. 20220027372).
3. Map showing the current, updated boundaries of Rudolph Farms Metropolitan District No. 6.

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](mailto: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](http://www.isp-law.com)

CERTIFIED TO BE A FULL TRUE AND CORRECT  
COPY OF THE ORIGINAL COPY 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>Ana Romero</u> <u>4/28/2022</u> DEPUTY CLERK DATE DATE FILED: April 28, 2022 9:08 AM CASE NUMBER: 2018CV030272 JUDGE: [Signature] CLERK: [Signature]
<b>In the matter of:</b>  <b>Rudolph Farms Metropolitan District Nos. 1-6</b>	<b>↑COURT USE ONLY↑</b>
<b>By the Court:</b>	Case Number: 2018CV030272
<b>ORDER FOR INCLUSION OF REAL PROPERTY INTO THE BOUNDARIES OF RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6</b>	

THIS MATTER comes before the Court on the Motion filed by the Board of Directors of Rudolph Farms Metropolitan District No. 6 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. 6, 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, 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.

AND

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, 2,643.20 feet; thence, South 00° 05' 39" West, 1331.29 feet; thence, North 89° 49' 50" West, 637.70 feet; thence, South 00° 00' 36" West, 804.25 feet; thence, South 00° 00' 36" West, 61.05 feet to POINT OF BEGINNING 1; thence, South 00° 00' 36" West, 468.93 feet; thence, North 89° 59' 24" West, 1181.93 feet; thence, North 00° 00' 36" East, 30.25 feet; thence, North 65° 50' 44" West, 112.37 feet; thence, South 89° 54' 52" West, 299.87 feet; thence, North 57° 21' 33" West, 106.29 feet; thence, North 26° 23' 32" West, 458.81 feet; thence, North 11° 18' 02" West, 200.00 feet; thence North 03° 14' 53" West, 294.32 feet; thence, North 00° 10' 38" East, 360.36 feet; thence, South 54° 48' 16" East, 895.99 feet; thence, South 67° 52' 16" East, 101.38 feet; thence, South 84° 59' 16" East, 552.56 feet; thence, South 76° 19' 16" East, 150.64 feet; thence, South 54° 58' 16" East, 500.33 feet to POINT OF BEGINNING 1, containing 1,580,513 square feet or 36.28 acres, more or less.

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 19, 2022

BY THE COURT:

  
DISTRICT COURT JUDGE

Juan G. Villasenor  
District Court Judge

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 to POINT OF BEGINNING 1;  
THENCE continuing along said North line, South 89° 38' 43" East a distance of 241.38 feet;  
THENCE South 00° 21' 13" West a distance of 176.31 feet;  
THENCE North 89° 48' 16" West a distance of 240.89 feet;  
THENCE North 00° 11' 44" East a distance of 176.98 feet to POINT OF BEGINNING 1, containing 42,595 square feet or 0.978 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 105.08 feet;  
THENCE departing said North line, South 00° 11' 44" West a distance of 433.23 feet;  
THENCE South 22° 40' 37" West a distance of 26.16 feet;  
THENCE South 00° 11' 37" West a distance of 780.50 feet;  
THENCE South 54° 48' 16" East a distance of 677.80 feet to POINT OF BEGINNING 2;  
THENCE North 00° 00' 00" East a distance of 193.17 feet;  
THENCE along the arc of a curve concave to the Southeast a distance of 247.77 feet, said curve has a Radius of 236.50 feet, a Delta of 60° 01' 35" and is subtended by a Chord bearing North 30° 00' 48" East a distance of 236.59 feet;  
THENCE North 60° 01' 35" East a distance of 481.30 feet;  
THENCE South 29° 58' 25" East a distance of 384.46 feet;  
THENCE along the arc of a non-tangent curve concave to the Southeast a distance of 480.74 feet, said curve has a Radius of 642.00 feet, a Delta of 42° 54' 14" and is subtended by a Chord bearing South 21° 27' 16" West a distance of 469.59 feet;  
THENCE South 00° 00' 09" West a distance of 55.69 feet;  
THENCE North 84° 59' 16" West a distance of 292.89 feet;  
THENCE North 67° 52' 16" West a distance of 88.13 feet;  
THENCE North 54° 48' 16" West a distance of 222.93 feet to POINT OF BEGINNING 2, containing 392,297 square feet or 9.006 acres, more or less (±).

The above-described parcels of land contain 434,892 square feet or 9.984 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 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>Ana Tomasevic</u> 04/28/2022 DEPUTY CLERK DATE DATE FILED: APR 28 2022 8:36 AM CASE NUMBER: 2018CV030272
<b>Petitioner:</b>  <b>Rudolph Farms Metropolitan District Nos. 1-6</b>	<b>↑COURT USE ONLY↑</b>
<b>By the Court:</b>	Case Number: 2018CV030272
<b>ORDER FOR EXCLUSION OF REAL PROPERTY FROM THE BOUNDARIES OF RUDOLPH FARMS METROPOLITAN DISTRICT NO. 6</b>	

THIS MATTER comes before the Court on the Motion filed by the Board of Directors of Rudolph Farms Metropolitan District No. 6 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. 6, 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;  
THENCE departing said North line South 00° 21' 17" West, 176.90 feet to the POINT OF  
BEGINNING;  
THENCE South 89° 48' 16" East a distance of 208.71 feet;  
THENCE South 00° 21' 17" West a distance of 32.38 feet;  
THENCE North 89° 38' 43" West a distance of 208.71 feet;  
THENCE North 00° 21' 17" East a distance of 31.80 feet to the POINT OF BEGINNING.

The above described tract of land contains 6,698 square feet or 0.15 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

**EXHIBIT A-7**

**DESCRIPTION: RUDOLPH FARMS METROPOLITAN DISTRICT 6**

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 (6<sup>th</sup> 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 to **POINT OF BEGINNING 1**;  
THENCE continuing along said North line, South 89° 38' 43" East a distance of 241.38 feet;  
THENCE South 00° 21' 13" West a distance of 176.31 feet;  
THENCE North 89° 48' 16" West a distance of 240.89 feet;  
THENCE North 00° 11' 44" East a distance of 176.98 feet to **POINT OF BEGINNING 1**, containing 42,595 square feet or 0.978 acres, more or less (±).

AND

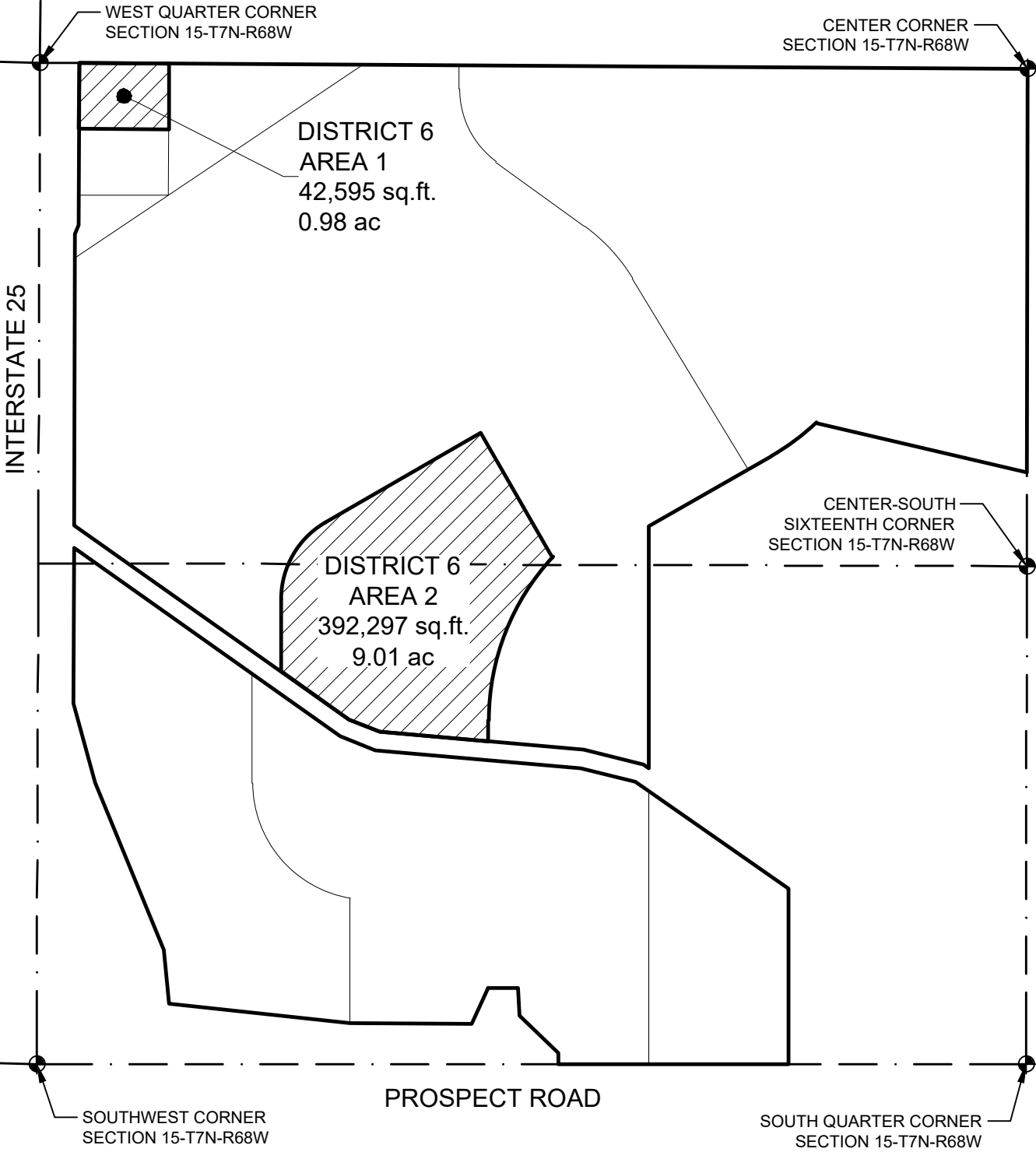
**COMMENCING** at the West Quarter corner of said Section 15;  
THENCE along the North line of the Southwest Quarter, South 89° 38' 43" East a distance of 105.08 feet  
THENCE departing said North line, South 00° 11' 44" West a distance of 433.23 feet;  
THENCE South 22° 40' 37" West a distance of 26.16 feet;  
THENCE South 00° 11' 37" West a distance of 780.50 feet;  
THENCE South 54° 48' 16" East a distance of 677.80 feet to **POINT OF BEGINNING 2**;  
THENCE North 00° 00' 00" East a distance of 193.17 feet;  
THENCE along the arc of a curve concave to the Southeast a distance of 247.77 feet, said curve has a Radius of 236.50 feet, a Delta of 60° 01' 35" and is subtended by a Chord bearing North 30° 00' 48" East a distance of 236.59 feet;  
THENCE North 60° 01' 35" East a distance of 481.30 feet;  
THENCE South 29° 58' 25" East a distance of 384.46 feet;  
THENCE along the arc of a non-tangent curve concave to the Southeast a distance of 480.74 feet, said curve has a Radius of 642.00 feet, a Delta of 42° 54' 14" and is subtended by a Chord bearing South 21° 27' 16" West a distance of 469.59 feet;  
THENCE South 00° 00' 09" West a distance of 55.69 feet;  
THENCE North 84° 59' 16" West a distance of 292.89 feet;  
THENCE North 67° 52' 16" West a distance of 88.13 feet;  
THENCE North 54° 48' 16" West a distance of 222.93 feet to **POINT OF BEGINNING 2**, containing 392,297 square feet or 9.006 acres, more or less (±).

The above-described parcels of land contain 434,892 square feet or 9.984 acres, more or less (±) and may be subject to easements and rights-of-way now on record or existing.

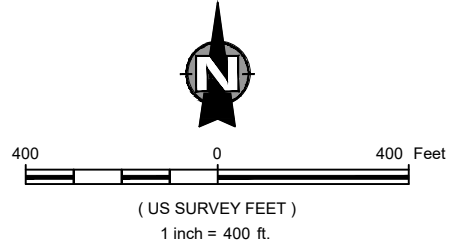
February 23, 2022

LMS

S:\Survey Jobs\1489-001\Dwg\Metro District\1489-001\_A-7\_District 6 Boundary Description.docx



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.



**NE** | **NORTHERN ENGINEERING**

FORT COLLINS: 301 North Howes Street, Suite 100, 80521  
 GREELEY: 820 8th Street, 80631

970.221.4158  
 northernengineering.com

**RUDOLPH FARMS  
 METROPOLITAN DISTRICTS 1 - 6**

FORT COLLINS  
 COLORADO

DESCRIPTION <b>DISTRICT 6 AREA BOUNDARY MAP</b>		EXHIBIT <b>B-7</b>
DRAWN BY L. Smith	SCALE 1" = 400'	
DATE February, 2022	PROJECT 1489-001	