



## 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. 1**  
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. 1 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. 1 (recorded April 28, 2022 at Reception No. 20220027360).
2. Recorded Certified Copy of Order for Exclusion of Real Property from the Boundaries Rudolph Farms Metropolitan District No. 1 (recorded April 28, 2022 at Reception No. 20220027367).
3. Map showing the current, updated boundaries of Rudolph Farms Metropolitan District No. 1.

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](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 TRUE, TRUE AND CORRECT  
COPY OF THE ORIGINAL COPY OF  
LARAMIE 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 Ramirez</u> / 4/28/2022 DEPUTY CLERK DATE DATE FILED: APR 28 2022 10:03 CASE NUMBER: 2018CV030272 LARAMIE COUNTY, COLORADO
<b>In the matter of:</b>  <b>Rudolph Farms Metropolitan District Nos. 1-6</b>	↑COURT USE ONLY↑
<b>By the Court:</b>	Case Number: 2018CV030272
<b>ORDER FOR INCLUSION OF REAL PROPERTY INTO THE BOUNDARIES OF RUDOLPH FARMS METROPOLITAN DISTRICT NO. 1</b>	

THIS MATTER comes before the Court on the Motion filed by the Board of Directors of Rudolph Farms Metropolitan District No. 1 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. 1, 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 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> / <u>4/28/2022</u> DEPUTY CLERK DATE
<b>In the matter of:</b>  <b>Rudolph Farms Metropolitan District Nos. 1-6</b>	DATE FILED: April 28, 2022 2:27 PM CASE NUMBER: 2018CV030272
<b>By the Court:</b>	↑COURT USE ONLY↑  Case Number: 2018CV030272
<b>ORDER FOR EXCLUSION OF REAL PROPERTY FROM THE BOUNDARIES OF RUDOLPH FARMS METROPOLITAN DISTRICT NO. 1</b>	

THIS MATTER comes before the Court on the Motion filed by the Board of Directors of Rudolph Farms Metropolitan District No. 1 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. 1, 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.

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

**EXHIBIT A-2**

**DESCRIPTION: RUDOLPH FARMS METROPOLITAN DISTRICT 1**

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 (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 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-2\_District 1 Description.docx

INTERSTATE 25

WEST QUARTER CORNER  
SECTION 15-T7N-R68W

CENTER CORNER  
SECTION 15-T7N-R68W

DISTRICT 1  
91,452 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

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  
**DISTRICT 1 AREA**  
**BOUNDARY MAP**

DRAWN BY

L. Smith

SCALE

1" = 400'

DATE

February, 2022

PROJECT

1489-001

EXHIBIT

**B-2**