

East Fossil Creek Ranch Metropolitan District No. 1

December 31, 2024

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

Larimer County Assessor
200 W. Oak Street #1000
Fort Collins, CO 80522

Larimer County Clerk & Recorder
200 W. Oak Street, 2nd Floor
P.O Box 1190
Fort Collins, CO 80522

RE: East Fossil Creek Ranch Metropolitan District No. 1 (LGID 66656), Map Filing Pursuant to §32-1-306, C.R.S. – Change in Boundaries

Dear Sir or Madam:

In accordance with C.R.S. §32-1-306, this letter is to advise you that the boundaries of the above-referenced District have changed since the last filing of the District's boundary map. Attached is a PDF copy of the updated boundary map.

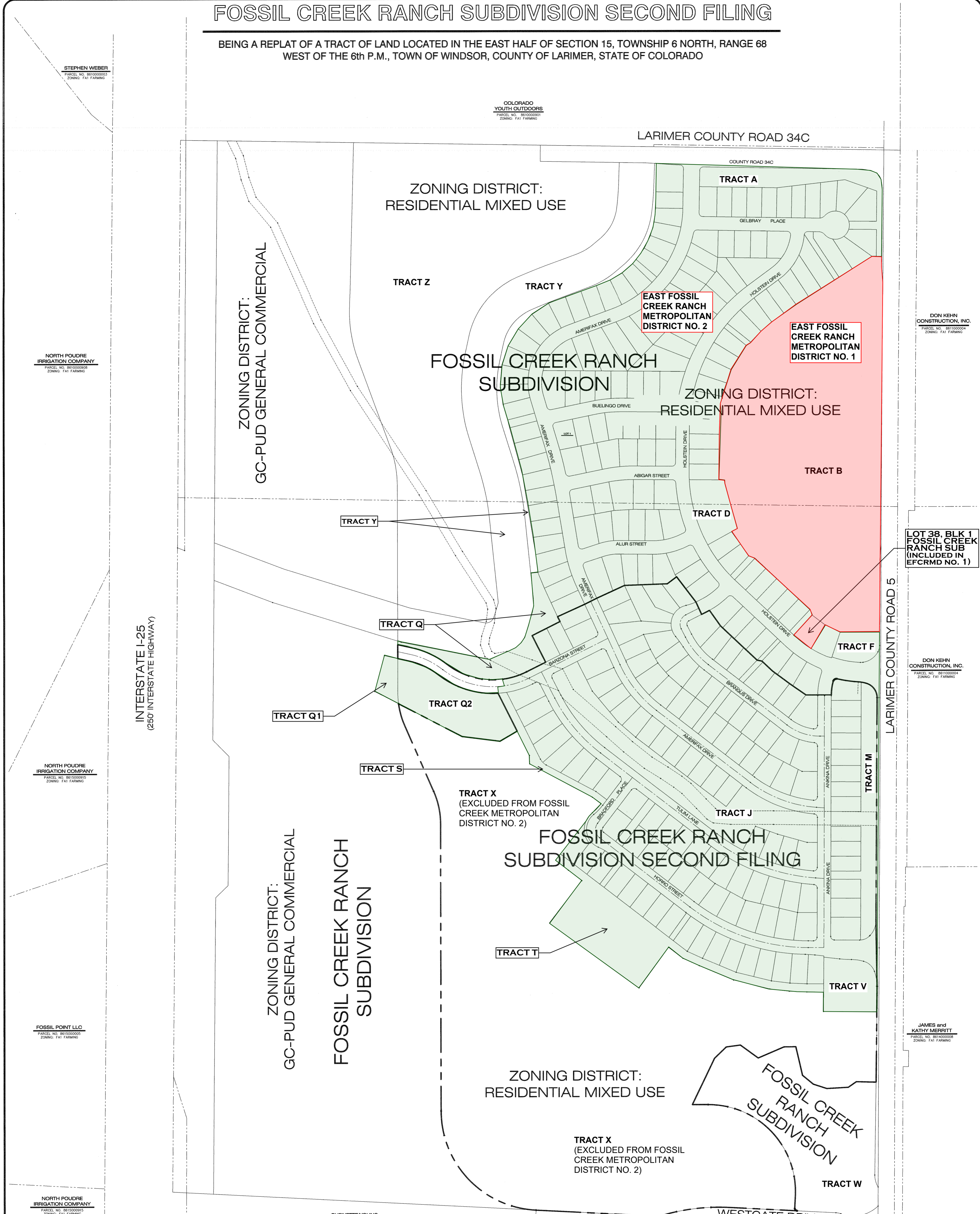
Please contact me if you have any questions.

Sincerely,

/s/ Molly Mild
Manager

FOSSIL CREEK RANCH SUBDIVISION SECOND FILING

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO



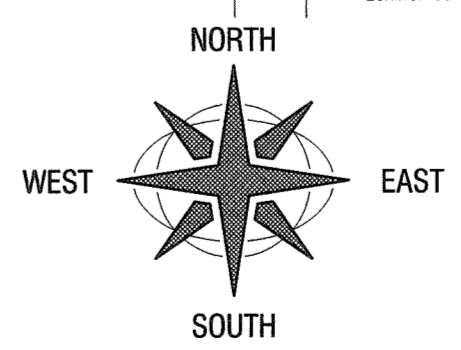
- GENERAL NOTES:**
- The lineal unit of measurement for this plot is U.S. Survey Feet.
 - A blanket utility easement is hereby granted to the public over certain parcels as shown on the plat. Access easements are reserved for the reasonable installation, maintenance and replacement of facilities serving the public under the direction and approval of the Town. Private utilities are hereby restricted from use and enjoyment of this easement.
 - A blanket access easement is hereby granted to the public over certain parcels as shown on the plat. Access easements are for the reasonable conveyance of public pedestrian and vehicular traffic through facilities commonly designed and constructed for such use. Access easements are also hereby granted as emergency access easements as defined in Note 4.
 - Blanket emergency access easements are hereby granted for the pedestrian and vehicular access of emergency personnel over certain parcels as shown on the plat.
 - Blanket drainage easements are hereby granted to the public over certain parcels as shown on the plat.
 - Notwithstanding anything to the contrary, there shall be no permitted, authorized, or allowed public or private access or use of any type to or upon the Ditch, except emergency access easements.
 - The property shown herein is subject to covenants, conditions and restrictions which have been recorded in the real property records of Larimer County.
 - All side yard easements are 2.50' feet (total of 5.00' feet) on either side of the property line and are intended for utility, drainage, and grading purposes.

SURVEYOR'S CERTIFICATION:
I certify that this plat accurately represents the results of a survey made by me or under my direct supervision.



Steven John Stencil
Colorado Registered Professional
Land Surveyor No. 30462
For and on behalf of Intermill Land Surveying, Inc.

JBT ASSOCIATES, LLC
PARCEL NO. 8615425010
ZONING: GC GENERAL COMMERCIAL



HORIZONTAL SCALE: 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

PROJECT NO.:	P-17-8502
DATE:	9-18-2020
SCALE:	1" = 50'
CHECKED BY:	TSC/SJS
APPROVED BY:	
DRAWN BY:	TSC/SJS
SHEET OF:	3 OF 9

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516 / FAX (970)-635-9775

TITLE: **FOSSIL CREEK RANCH SUBDIVISION SECOND FILING**
A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

CLIENT: **HORTON FEEDLOTS, INC.**

REVISIONS:	BY:	DATE:

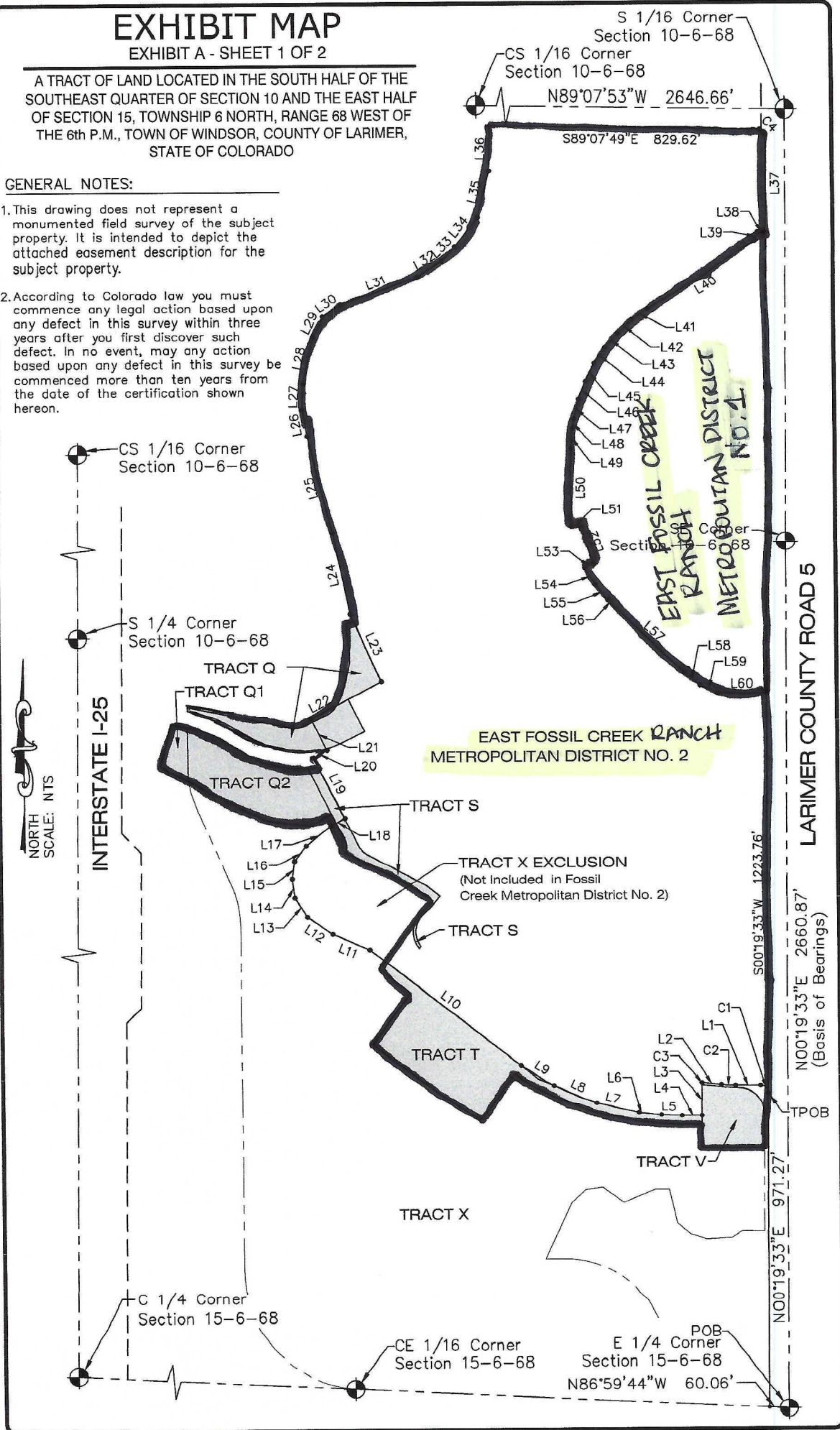
EXHIBIT MAP

EXHIBIT A - SHEET 1 OF 2

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE EAST HALF OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES:

1. This drawing does not represent a monumented field survey of the subject property. It is intended to depict the attached easement description for the subject property.
2. According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



S 1/16 Corner
Section 10-6-68

CS 1/16 Corner
Section 10-6-68

N89°07'53"W 2646.66'

S89°07'49"E 829.62'

CS 1/16 Corner
Section 10-6-68

S 1/4 Corner
Section 10-6-68

INTERSTATE I-25



TRACT Q

TRACT Q1

TRACT Q2

TRACT S

TRACT X EXCLUSION
(Not Included in Fossil
Creek Metropolitan District No. 2)

TRACT S

TRACT T

TRACT V

TRACT X

C 1/4 Corner
Section 15-6-68

CE 1/16 Corner
Section 15-6-68

POB
E 1/4 Corner
Section 15-6-68

N86°59'44"W 60.06'

Section 10-6-68

EAST FOSSIL CREEK RANCH
METROPOLITAN DISTRICT NO. 2

EAST FOSSIL CREEK RANCH
METROPOLITAN DISTRICT NO. 1

LARIMER COUNTY ROAD 5

S00°19'33"W 1223.76'

N00°19'33"E 2660.87'
(Basis of Bearings)

N00°19'33"E 971.27'

TPOB

EXHIBIT MAP

EXHIBIT A - SHEET 2 OF 2

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE EAST HALF OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

Line Table		
Line No.	Length	Direction
L1	76.97	N89° 40' 19"W
L2	60.03	N83° 32' 12"W
L3	106.59	S00° 19' 41"W
L4	55.91	N89° 40' 19"W
L5	68.31	N87° 40' 08"W
L6	68.92	N83° 03' 06"W
L7	137.72	N76° 07' 21"W
L8	137.72	N66° 53' 01"W
L9	118.00	N58° 18' 26"W
L10	581.46	N52° 22' 38"W
L11	123.71	N66° 19' 33"W
L12	93.22	N56° 11' 04"W
L13	70.43	N32° 39' 20"W
L14	58.00	N07° 31' 11"W
L15	55.00	N08° 02' 45"E
L16	60.00	N37° 18' 06"E
L17	97.59	N51° 58' 35"E
L18	49.69	N61° 53' 22"E
L19	211.43	N26° 46' 30"W
L20	47.34	N63° 13' 30"E

Line Table		
Line No.	Length	Direction
L21	110.00	N26° 46' 30"W
L22	243.69	N63° 13' 30"E
L23	224.58	N24° 37' 56"W
L24	256.28	N11° 29' 40"W
L25	311.59	N14° 13' 35"W
L26	81.03	N10° 15' 12"W
L27	78.53	N02° 34' 38"E
L28	146.02	N12° 16' 18"E
L29	67.94	N26° 41' 01"E
L30	67.94	N55° 30' 29"E
L31	250.03	N69° 55' 13"E
L32	88.61	N60° 17' 33"E
L33	55.17	N45° 52' 27"E
L34	113.73	N38° 19' 31"E
L35	146.39	N14° 19' 50"E
L36	133.35	N01° 27' 07"E
L37	295.38	S00° 23' 05"W
L38	24.98	N89° 36' 55"W
L39	27.58	S20° 10' 08"W
L40	385.42	S58° 31' 44"W

Line Table		
Line No.	Length	Direction
L41	59.09	S56° 27' 01"W
L42	59.25	S47° 17' 58"W
L43	59.35	S40° 45' 34"W
L44	59.47	S34° 12' 35"W
L45	59.58	S27° 38' 51"W
L46	59.70	S21° 04' 21"W
L47	59.83	S14° 29' 00"W
L48	30.00	S09° 31' 56"W
L49	60.28	S04° 36' 12"W
L50	240.00	S00° 26' 35"W
L51	30.00	S89° 33' 25"E
L52	126.71	S17° 20' 02"E
L53	30.00	S62° 34' 53"W
L54	60.13	S31° 14' 59"E
L55	60.56	S38° 56' 22"E
L56	20.03	S43° 53' 18"E
L57	300.00	S46° 45' 45"E
L58	60.37	S52° 40' 21"E
L59	60.37	S65° 24' 25"E
L60	149.24	S89° 40' 27"E

Curve Table					
Curve No.	Length	Radius	Delta	Chord Direction	Chord Length
C1	36.13	23.00	89°59'52"	N44° 40' 23"W	32.53
C2	43.58	407.00	06°08'07"	N86° 36' 16"W	43.56
C3	0.30	393.00	00°02'36"	N83° 33' 22"W	0.30
C4	25.00	16.00	89°30'54"	S44° 22' 22"E	22.53

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Prepared By:
 INTERMILL LAND SURVEYING, INC.
 1301 North Cleveland Avenue
 Loveland, Colorado 80537
 (970) 669-0516
 Project No.: P-8502
 Date: 04-02-2021
 Drawn: MES

DESCRIPTION: DISTRICT 2

A tract of land located in the South Half of the Southeast Quarter of Section 10 and the East Half of Section 15, Township 6 North, Range 68 West of the 6th P. M., Town of Windsor, County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the East line of the Northeast Quarter of Section 15 as bearing North $00^{\circ} 19' 33''$ East and with all bearings contained herein relative thereto:

COMMENCING at the East Quarter corner of Section 15; thence along the South line of said Northeast Quarter, North $86^{\circ} 59' 44''$ West, 60.06 feet to the West right-of-way line of County Road 5; thence along said West line, North $00^{\circ} 19' 33''$ East, 971.27 feet to the POINT OF BEGINNING; thence along a curve concave to the southwest having a central angle of $89^{\circ} 59' 52''$ with a radius of 23.00 feet, an arc length of 36.13 feet and the chord of which bears North $44^{\circ} 40' 23''$ West, 32.53 feet; thence, North $89^{\circ} 40' 19''$ West, 76.97 feet; thence along a curve concave to the south having a central angle of $06^{\circ} 08' 07''$ with a radius of 407.00 feet, an arc length of 43.58 feet and the chord of which bears North $86^{\circ} 36' 16''$ West, 43.56 feet; thence, North $83^{\circ} 32' 12''$ West, 60.03 feet; thence along a curve concave to the north having a central angle of $00^{\circ} 02' 36''$ with a radius of 393.00 feet, an arc length of 0.30 feet and the chord of which bears North $83^{\circ} 33' 22''$ West, 0.30 feet; thence, South $00^{\circ} 19' 41''$ West, 106.59 feet; thence, North $89^{\circ} 40' 19''$ West, 55.91 feet; thence, North $87^{\circ} 40' 08''$ West, 68.31 feet; thence, North $83^{\circ} 03' 06''$ West, 68.92 feet; thence, North $76^{\circ} 07' 21''$ West, 137.72 feet; thence, North $66^{\circ} 53' 01''$ West, 137.72 feet; thence, North $58^{\circ} 18' 26''$ West, 118.00 feet; thence, North $52^{\circ} 22' 38''$ West, 581.46 feet; thence, North $66^{\circ} 19' 33''$ West, 123.71 feet; thence, North $56^{\circ} 11' 04''$ West, 93.22 feet; thence, North $32^{\circ} 39' 20''$ West, 70.43 feet; thence, North $07^{\circ} 31' 11''$ West, 58.00 feet; thence, North $08^{\circ} 02' 45''$ East, 55.00 feet; thence, North $37^{\circ} 18' 06''$ East, 60.00 feet; thence, North $51^{\circ} 58' 35''$ East, 97.59 feet; thence, North $61^{\circ} 53' 22''$ East, 49.69 feet; thence, North $26^{\circ} 46' 30''$ West, 211.43 feet; thence, North $63^{\circ} 13' 30''$ East, 47.34 feet; thence, North $26^{\circ} 46' 30''$ West, 110.00 feet; thence, North $63^{\circ} 13' 30''$ East, 243.69 feet; thence, North $24^{\circ} 37' 56''$ West, 224.58 feet; thence, North $11^{\circ} 29' 40''$ West, 256.28 feet; thence, North $14^{\circ} 13' 35''$ West, 311.59 feet; thence, North $10^{\circ} 15' 12''$ West, 81.03 feet; thence, North $02^{\circ} 34' 38''$ East, 78.53 feet; thence, North $12^{\circ} 16' 18''$ East, 146.02 feet; thence, North $26^{\circ} 41' 01''$ East, 67.94 feet; thence, North $55^{\circ} 30' 29''$ East, 67.94 feet; thence, North $69^{\circ} 55' 13''$ East, 250.03 feet; thence, North $60^{\circ} 17' 33''$ East, 88.61 feet; thence, North $45^{\circ} 52' 27''$ East, 55.17 feet; thence, North $38^{\circ} 19' 31''$ East, 113.73 feet; thence, North $14^{\circ} 19' 50''$ East, 146.39 feet; thence, North $01^{\circ} 27' 07''$ East, 133.35 feet; thence, South $89^{\circ} 07' 49''$ East, 829.62 feet; thence along a curve concave to the southwest having a central angle of $89^{\circ} 30' 54''$ with a radius of 16.00 feet, an arc length of 25.00 feet and the chord of which bears South $44^{\circ} 22' 22''$ East, 22.53 feet; thence, South $00^{\circ} 23' 05''$ West, 295.38 feet; thence, North $89^{\circ} 36' 55''$ West, 24.98 feet; thence, South $20^{\circ} 10' 08''$ West, 27.58 feet; thence, South $58^{\circ} 31' 44''$ West, 385.42 feet; thence, South $56^{\circ} 27' 01''$ West, 59.09 feet; thence, South $47^{\circ} 17' 58''$ West, 59.25 feet; thence, South $40^{\circ} 45' 34''$ West, 59.35 feet; thence, South $34^{\circ} 12' 35''$ West, 59.47 feet; thence, South $27^{\circ} 38' 51''$ West, 59.58 feet; thence, South $21^{\circ} 04' 21''$ West,

59.70 feet; thence, South 14° 29' 00" West, 59.83 feet; thence, South 09° 31' 56" West, 30.00 feet; thence, South 04° 36' 12" West, 60.28 feet; thence, South 00° 26' 35" West, 240.00 feet; thence, South 89° 33' 25" East, 30.00 feet; thence, South 17° 20' 02" East, 126.71 feet; thence, South 62° 34' 53" West, 30.00 feet; thence, South 31° 14' 59" East, 60.13 feet; thence, South 38° 56' 22" East, 60.56 feet; thence, South 43° 53' 18" East, 20.03 feet thence, South 46° 45' 45" East, 300.00 feet; thence, South 52° 40' 21" East, 60.37 feet; thence, South 65° 24' 25" East, 60.37 feet; thence, South 89° 40' 27" East, 149.24 feet; thence, South 00° 19' 33" West, 1223.76 feet to the POINT OF BEGINNING.

The above described tract of land contains 2,969,446 square feet or 68.169 acres, more or less and is subject to all easements and rights-of-way now on record or existing.

Together With:

Tracts Q, Q1 and Q2

Fossil Creek Ranch Subdivision,

Larimer County, State of Colorado

Recorded in the real property records of Larimer County Colorado on October 1, 2020 at Reception No. 20200080232.

Also, Together With:

Tracts S, T and V

Fossil Creek Ranch Subdivision Second Filing,

Larimer County, State of Colorado

Recorded in the real property records of Larimer County Colorado on October 1, 2020 at Reception No. 20200080233.

Excepting Therefrom:

Tract X

Fossil Creek Ranch Subdivision Second Filing,

Larimer County, State of Colorado

Recorded in the real property records of Larimer County Colorado on October 1, 2020 at Reception No. 20200080233.

Also Excepting Therefrom:

Lot 38, Block 1, Fossil Creek Ranch Subdivision,

Larimer County, State of Colorado

Recorded in the real property records of Larimer County Colorado on October 1, 2020 at Reception No. 20200080232.