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COLORADO 40 Inverness Drive East Englewood, CO 80112  
P: 303.792.5595 F: 303.708.0527

[www.burgsimpson.com](http://www.burgsimpson.com)

December 22, 2020

***Via DOLA Electronic Filing***  
1313 Sherman Street, Suite 518  
Denver, CO 80203

***Re: 4-Way Ranch Metropolitan District No. 1  
Boundary Map Filing***

To Whom It May Concern,

Please find attached the current boundary map for 4-Way Ranch Metropolitan District No. 1. Exhibit A represents the District's current boundaries following the exclusion of property which was affirmed by the District Court for the 4th Judicial District, El Paso County, Colorado on August 14, 2020. That exclusion ruling is being appealed by one of the property owners in the District.

Exhibit B represents the boundaries of the taxing district for repayment of the District's Series 2011A Limited Tax General Obligation Bonds and Series 2011B Subordinate Limited Tax General Obligation Bonds. Pursuant to CRS 32-1-501, the excluded property remains liable for the outstanding bonded indebtedness of these two bond issues.

Very truly yours,  
**BURG SIMPSON  
ELDREDGE HERSH & JARDINE, P.C.**

*/s/ Brian K. Matise*

Brian K. Matise

BKM/hc

Michael S. Burg	Melanie S. Bailey*	Shane C. Fulton	Lindsey Krause Crandall*	Charles R. Mendez	Jessica Prochaska	<b>OF COUNSEL</b>
Peter W. Burg	D. Dean Batchelder	Andrew L. Gartman**	Kirsten N. Kube	Michael C. Menghini	Meghan C. Quinlivan	Dale J. Coplan, P.C.
Hon. Alan K. Simpson*	Nelson P. Boyle	David C. Harman†	Matthew W. Langenberg*	Nicole C. Moskowitz	Travis K. Riley	James G. Heckbert
Scott J. Eldredge	Jacob M. Burg	Thomas W. Henderson	Emily Lubarsky	Joseph F. Nistico	John Roberts†	Ronald M. Sandgrund
David P. Hersh	John M. Connell	Michael J. Heydt	Penny J. Manship	Craig S. Nuss	Diana A. Sada	Jennifer A. Seidman
Kerry N. Jardine	David J. Crough	Jennifer S. Jensen*	Lisa R. Marks	Lewis A. Osterman	Colin M. Simpson*	Curt T. Sullan
David K. TeSelle	Kenneth M. Daly*	Marc C. Johnson	Stephan J. Marsh	Ryan L. Pardue	Joseph F. Smith, III	Valerie M. Sullan
Seth A. Katz	Brian C. Dault**	Larry Jones*	Brian K. Matise	Kristi Paschall	J. Tyrrell Taber	<b>IN MEMORIAM</b>
Stephen J. Burg	Jack F. DeGree†	Holly Baer Kammerer	Michael A. Mauro	Mari K. Perczak	Alisha Taibo Coombe	Milward L. Simpson
Nick D. Fogel	Jessica L. Derakhshanian	Dimitri Kotzamanis	Edison P. McDaniels	Christopher Post**	Leslie A. Tuft	1897-1993
Janet G. Abaray†	Paul D. Friedman	Ronda M. Kelso**	Angela E. McGraw	Jessica L. Powell*	Taylor C. Young	Joseph J. Branney
Scott A. Ambrose**	Marshall Fogel					1938-2001
						Jerry R. Dunn
						1935-2019

**GOOD LAWYERS. CHANGING LIVES.®**

STATE LICENSES: Arizona, California, Colorado, Florida, Kentucky, Montana, Nebraska, Nevada, New Jersey, New Mexico, New York, Ohio, Pennsylvania, Texas, Virginia, Wisconsin, Wyoming  
\*\*LICENSED only in Arizona †LICENSED only in Ohio \*LICENSED in Ohio and Kentucky †LICENSED only in Wyoming †LICENSED only in Nevada †LICENSED only in Colorado, Louisiana, and Washington



EXHIBIT "A"

A PORTION OF SECTIONS 28, 29, 32 AND 33 TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> P.M., BEING MONUMENTED AT THE NORTH BY A FOUND 3-1/4" ALUMINUM CAP STAMPED ACCORDINGLY, PLS 17502 AND MONUMENTED AT THE SOUTH BY A FOUND 3-1/4" ALUMINUM CAP STAMPED ACCORDINGLY, PLS 22103, ASSUMED TO BEAR S00°26'21"E WITH A DISTANCE OF 2638.57 FEET.

**COMMENCING** AT THE NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6<sup>TH</sup> P.M., EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°29'52"E ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 531.44 FEET;

THENCE S45°55'49"W, A DISTANCE OF 1120.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;

THENCE N89°52'19"W ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1244.14 FEET TO THE SOUTHEASTERLY CORNER OF 4-WAY RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 206712412 OF THE RECORDS OF EL PASO COUNTY COLORADO;

THENCE ALONG THE BOUNDARY LINE OF SAID 4-WAY RANCH FILING NO. 1 THE FOLLOWING EIGHTEEN (18) COURSES:

1. CONTINUE N89°52'19"W, A DISTANCE OF 578.30 FEET;
2. N89°58'00"W, A DISTANCE OF 2635.32 FEET;
3. N89°57'48"W, A DISTANCE OF 830.97 FEET TO THE SOUTHWESTERLY CORNER OF SAID 4-WAY RANCH FILING NO. 1, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF EASTONVILLE ROAD;
4. N38°18'27"E ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1631.78 FEET;
5. CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N38°15'31"E, A DISTANCE OF 2799.62 FEET TO THE NORTHWESTERLY CORNER OF SAID 4-WAY RANCH FILING NO. 1;
6. LEAVING SAID RIGHT OF WAY S28°23'01"E, A DISTANCE OF 380.74 FEET;
7. S09°36'47"W, A DISTANCE OF 290.54 FEET TO A POINT ON A CURVE;
8. ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 98°17'54" FOR A LENGTH OF 102.94 FEET WHOSE CHORD BEARS S31°14'16"E 90.77 FEET TO A REVERSE CURVE;
9. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 41°24'35" FOR A LENGTH OF 28.91 FEET TO A POINT ON A LINE;
10. S23°29'53"E, A DISTANCE OF 586.57 FEET TO A POINT OF CURVE;
11. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 21°00'16" FOR A LENGTH OF 207.13 FEET;
12. S44°30'10"E, A DISTANCE OF 104.01 FEET TO A POINT ON A CURVE;
13. ALONG THE ARC OF A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1135.00 FEET, A CENTRAL ANGLE OF 02°07'07" FOR A LENGTH OF 41.97 FEET WHOSE CHORD BEARS N48°19'25"E 41.96 FEET;
14. S40°37'02"E, A DISTANCE OF 70.00 FEET;
15. S28°06'29"E, A DISTANCE OF 415.84 FEET;
16. S38°56'07"W, A DISTANCE OF 145.18 FEET;
17. S01°58'45"W, A DISTANCE OF 267.96 FEET;
18. S01°31'24"W, A DISTANCE OF 230.23 FEET;

THENCE LEAVING SAID 4-WAY RANCH FILING NO. 1 BOUNDARY N64°09'32"E, A DISTANCE OF 777.32 FEET TO A POINT OF CURVE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1405.00 FEET, A CENTRAL ANGLE OF 26°14'01" FOR A LENGTH OF 643.30 FEET TO A POINT ON A LINE;

THENCE N00°00'00"E, A DISTANCE OF 472.54 FEET;

THENCE S33°21'54"E, A DISTANCE OF 38.41 FEET;

THENCE S47°17'41"E, A DISTANCE OF 86.33 FEET;

THENCE S64°09'57"E, A DISTANCE OF 94.87 FEET;

THENCE S80°48'35"E, A DISTANCE OF 101.84 FEET;

THENCE S61°19'38"E, A DISTANCE OF 141.06 FEET;

THENCE N82°46'11"E, A DISTANCE OF 108.65 FEET;

THENCE S88°09'15"E, A DISTANCE OF 52.66 FEET;

THENCE S80°32'47"E, A DISTANCE OF 61.96 FEET;



THENCE S65°00'13"E, A DISTANCE OF 28.10 FEET;  
THENCE S72°21'55"E, A DISTANCE OF 39.19 FEET;  
THENCE N80°50'46"E, A DISTANCE OF 53.31 FEET;  
THENCE N62°43'20"E, A DISTANCE OF 59.22 FEET;  
THENCE N69°17'32"E, A DISTANCE OF 67.16 FEET;  
THENCE N81°21'20"E, A DISTANCE OF 79.00 FEET;  
THENCE N90°00'00"E, A DISTANCE OF 64.36 FEET;  
THENCE S50°51'09"E, A DISTANCE OF 50.33 FEET;  
THENCE N38°29'42"E, A DISTANCE OF 283.74 FEET TO A POINT OF CURVE  
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, A  
CENTRAL ANGLE OF 05°50'23" FOR A LENGTH OF 65.23 FEET TO A POINT ON THE EAST LINE OF  
THE SOUTHWEST QUARTER OF SAID SECTION 28;  
THENCE S00°26'21"E ALONG SAID EAST LINE, A DISTANCE OF 685.75 FEET TO THE POINT OF  
BEGINNING;  
CONTAINING A CALCULATED AREA OF 10,256,932 SQUARE FEET, OR 235.467 ACRES MORE OR  
LESS.

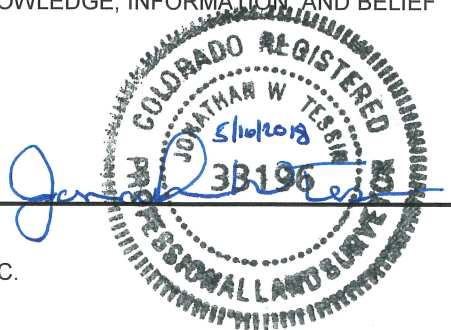
TOGETHER WITH A PARCEL OF LAND AS DESCRIBED UNDER RECEPTION NO. 217092201 OF SAID  
RECORDS CONTAINING A CALCULATED AREA OF 32,406 SQUARE FEET, OR 0.744 ACRES MORE  
OR LESS.

CONTAINING A TOTAL CALCULATED AREA OF 10,289,338 SQUARE FEET, OR 236.211 ACRES MORE  
OR LESS.

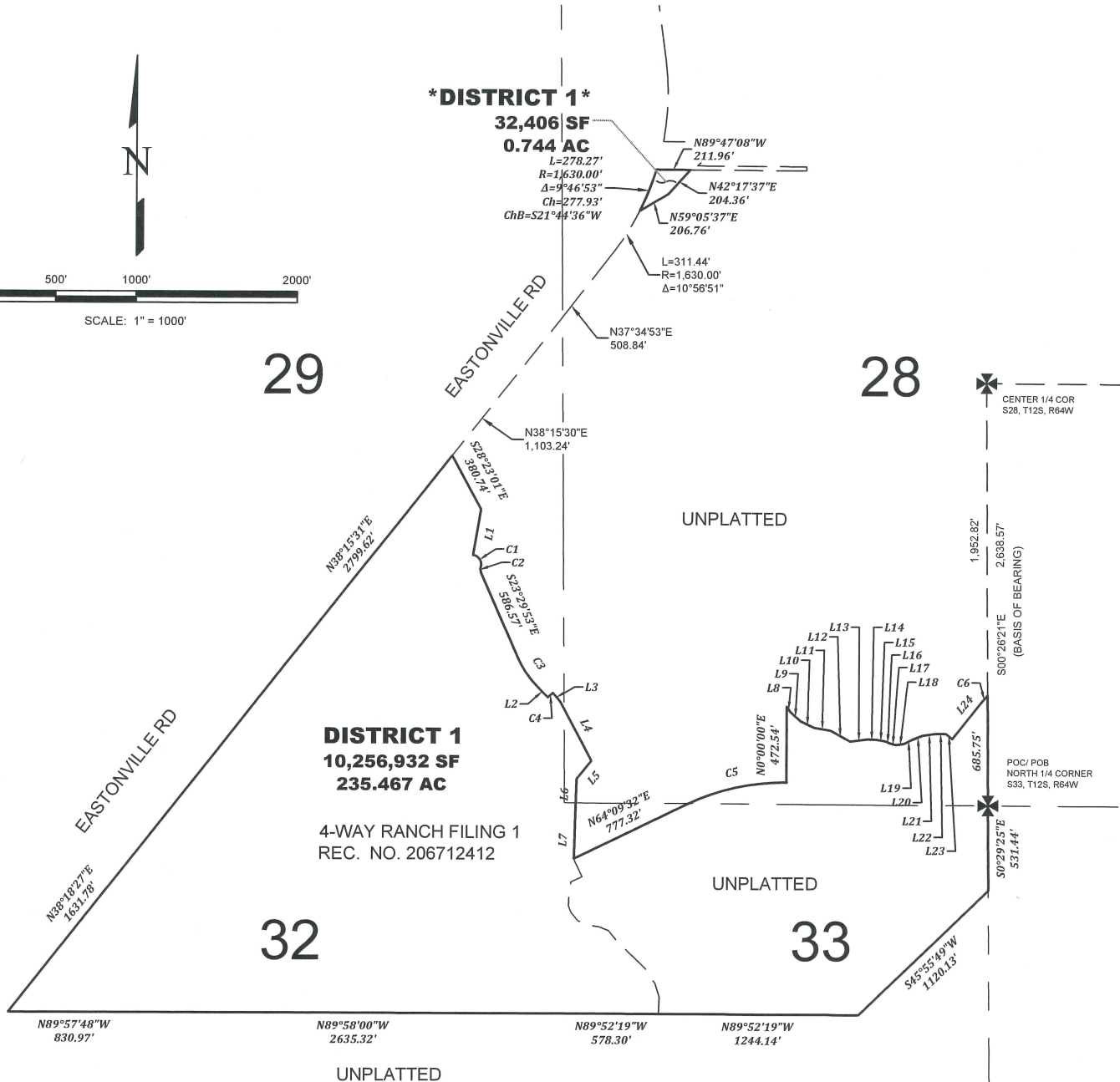
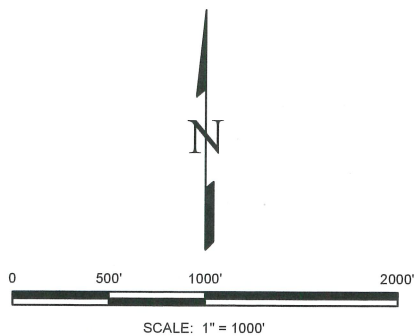
**LEGAL DESCRIPTION STATEMENT**

I, JONATHAN W. TESSIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF  
COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER  
MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF  
IS CORRECT.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR  
COLORADO PLS NO. 33196  
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

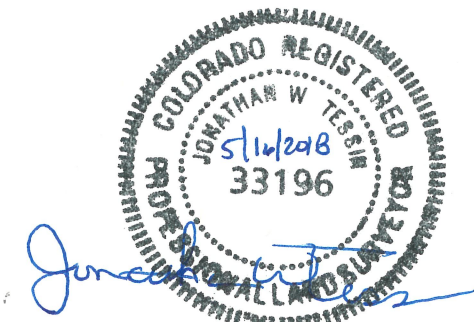


# EXHIBIT B



LINE TABLE		
NO.	LENGTH	BEARING
L1	290.54'	S09°36'47"W
L2	104.01'	S44°30'10"E
L3	70.00'	S40°37'02"E
L4	415.84'	S28°06'29"E
L5	145.18'	S38°56'07"W
L6	267.96'	S01°58'45"W
L7	230.23'	S01°31'24"W
L8	38.41'	S33°21'54"E
L9	86.33'	S47°17'41"E
L10	94.87'	S64°09'57"E
L11	101.84'	S80°48'35"E
L12	141.06'	S61°19'38"E
L13	108.65'	N82°46'11"E
L14	52.66'	S88°09'15"E
L15	61.96'	S80°32'47"E
L16	28.10'	S65°00'13"E
L17	39.19'	S72°21'55"E
L18	53.31'	N80°50'46"E
L19	59.22'	N62°43'20"E
L20	67.16'	N69°17'32"E
L21	79.00'	N81°21'20"E
L22	64.36'	N90°00'00"E
L23	50.33'	S50°51'09"E
L24	283.74'	N38°29'42"E

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CH. LEN	CH. BEAR
C1	102.94'	60.00'	98°17'54"	90.77'	S31°14'16"E
C2	28.91'	40.00'	41°24'35"	28.28'	S02°47'36"E
C3	207.13'	565.00'	21°00'16"	205.97'	S34°00'02"E
C4	41.97'	1135.00'	2°07'07"	41.96'	N48°19'25"E
C5	643.30'	1405.00'	26°14'01"	637.69'	N77°16'32"E
C6	65.23'	640.00'	5°50'23"	65.20'	N41°24'54"E



THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE LEGAL DESCRIPTION.



**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Dr. 4732 Eagleridge Circle  
 Colorado Springs, CO 80907 Pueblo, CO 81008  
 (719) 576-1216 (719) 545-6240  
 02-20-18 JOB NO. 1653-00  
 SHEET 3 OF 3

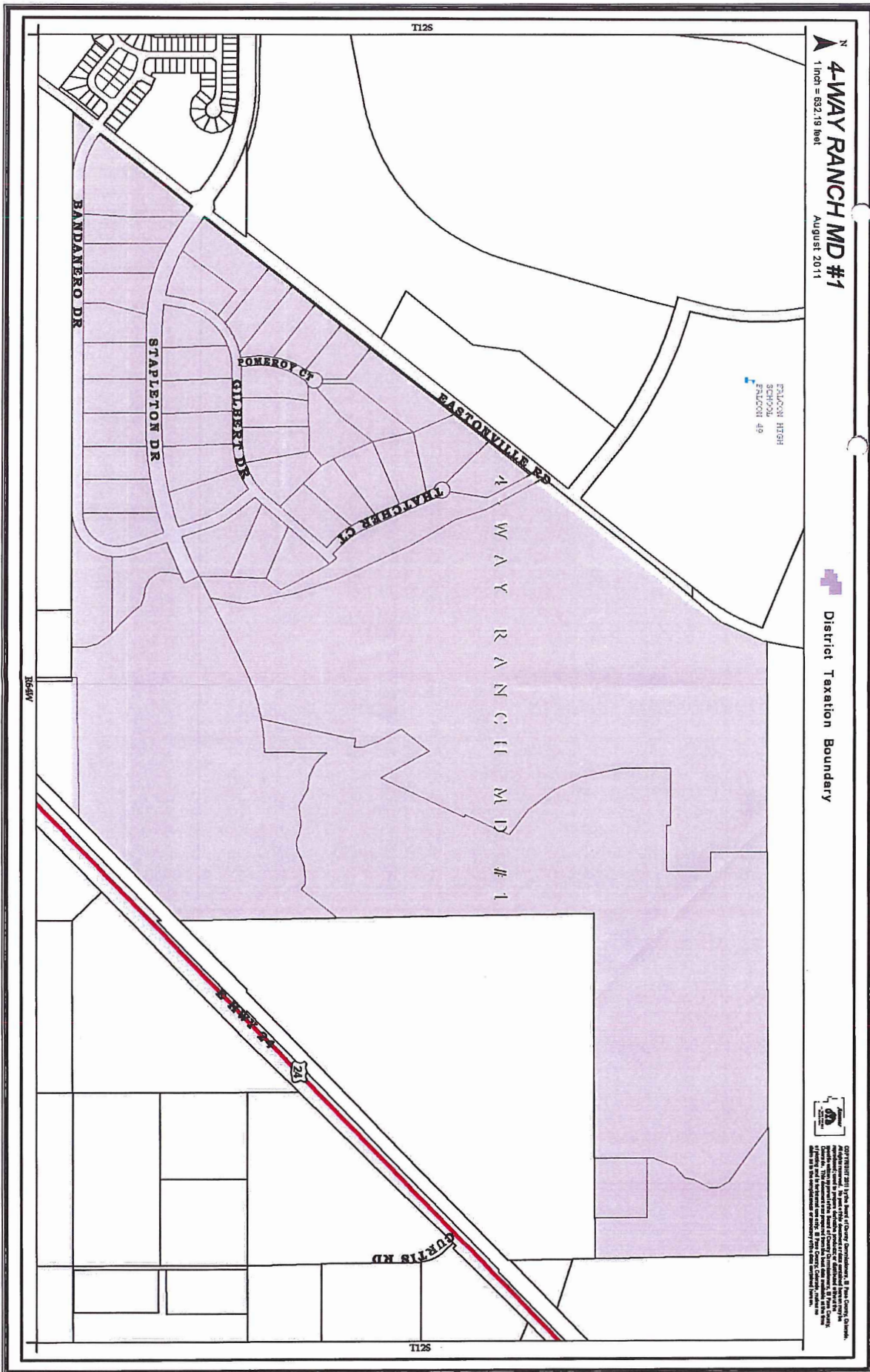


Exhibit B

**LEGAL DESCRIPTION:**

4 WAY RANCH METRO DISTRICT 1 – 557 ACRES

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER, AND SOUTHWEST QUARTER OF SECTION 28, THE SOUTHEAST QUARTER OF SECTION 29, THE NORTH HALF OF SECTION 32 AND THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:**

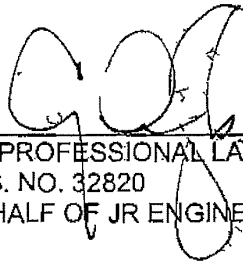
THE NORTH LINE OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTHWEST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087" AND AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "PSINC LS 30087", BEING ASSUMED TO BEAR S89°47'04"E, A DISTANCE OF 5285.07 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28, THENCE S00°30'55"E ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1319.39 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;  
THENCE S89°47'08"E ON THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 588.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF EASTONVILLE ROAD, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE CONTINUING S89°47'08"E ON SAID NORTH LINE, A DISTANCE OF 2051.82 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28;  
THENCE S89°47'08"E ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2640.73 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 28;  
THENCE S00°21'38"E ON SAID EAST LINE, A DISTANCE OF 1319.24 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER;  
THENCE N89°47'12"W ON SAID SOUTH LINE, A DISTANCE OF 2638.92 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 28;  
THENCE S00°26'21"E ON THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2638.65 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33;  
THENCE S00°29'25"E ON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 33, A DISTANCE OF 531.44 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF THE ROCK ISLAND REGIONAL TRAIL AS GRANTED TO EL PASO COUNTY IN THAT WARRANTY DEED RECORDED IN BOOK 6548 AT PAGE 892, RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE S45°55'49"W ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE 1120.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;  
THENCE N89°52'19"W ON SAID SOUTH LINE, A DISTANCE OF 1822.42 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33;  
THENCE N89°58'00"W ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 2635.32 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE N89°57'46"W ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 830.97 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID EASTONVILLE ROAD;  
THENCE N38°18'27"E ON SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1631.78 FEET;  
THENCE N38°15'31"E ON SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3902.93 FEET;  
THENCE N37°34'53"E, A DISTANCE OF 508.84 FEET TO A POINT OF CURVE;  
THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 20°43'35", A RADIUS OF 1630.00 FEET, A DISTANCE OF 589.68 FEET TO THE POINT OF BEGINNING;  
  
CONTAINING A CALCULATED AREA OF 557.48 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, CORY L. SHARP, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.



\_\_\_\_\_  
CORY L. SHARP, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 32820  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

\_\_\_\_\_  
JUNE 10, 2005  
DATE