

**SECOND AMENDMENT TO THE  
SERVICE PLAN  
FOR  
TRAILSIDE METROPOLITAN DISTRICT NOS. 1-6  
*(formally known as the Rendezvous Metropolitan District Nos. 1-5)***

**TOWN OF TIMNATH, COLORADO**

Prepared by:

**SPENCER FANE LLP**  
1700 Lincoln Street, Suite 2000  
Denver, CO 80203

Submitted March 15, 2023  
Revised and Resubmitted April 3, 2023

## **1. INTRODUCTION**

The Service Plan for Rendezvous Metropolitan District Nos. 1-5 (the “**Service Plan**”) was approved by the Town Council of the Town of Timnath (the “**Town**”) on March 27, 2018 pursuant to Resolution No. 29, Series 2018. The First Amendment for Rendezvous Metropolitan District Nos. 1-5 was approved on August 14, 2018 pursuant to Resolution No. 57, Series 2018, (the Service Plan and the First Amendment are collectively referred to herein as the “**Original Service Plan**”). The District’s names were changed to Trailside Metropolitan District Nos. 1-5 (the “**Original Districts**”) by Order of the Larimer County District Court on September 16, 2019 due to another metropolitan district having a substantially similar name.

This Second Amendment to the Service Plan (the “**Second Amendment**”) is submitted pursuant to the Special District Control Act (the “**Act**”) (Section 32-1-101, et seq., of the Colorado Revised Statutes) to provide for the creation of a future inclusion area and creation of a new District No. 6 to contain the future inclusion area upon formation to expand the Districts to include new development areas to match current plat and subdivision improvement agreement submittals filed with the Town. This Second Amendment is intended to be read in conjunction with the Service Plan and the First Amendment. Unless specifically defined herein, all terms shall have the same meaning as set forth in the Service Plan.

## **2. THE PROPOSED CHANGE AND THE PURPOSE FOR THE CHANGE**

This Second Amendment will update the Districts’ boundaries to add a future inclusion area of approximately 34.343 acres referred to as the Drehle parcels acquired by the developer of the new property (CCW Development, LLC) to the south of the Districts, located at 5409 Three Bell Parkway and 5417 Three Bell Parkway, and to allow the formation of a new Trailside Metropolitan District No. 6 (“**District No. 6**”) for the purposes of incorporating the future inclusion area after formation of a new District No. 6. The Districts’ developers have acquired and closed upon the property to be included into District No. 6 and have submitted a plat and subdivision improvement agreement and development agreements to the Town for the development of residential property into its own metropolitan district.

No other changes to the Service Plan, including the maximum mill levies, maximum operational mill levies, or the maximum debt authorization are proposed. No changes to the current capital plan are needed at this time and there shall be no increases in the existing mill levy limitations provided for in the Original Service Plan and there shall be no decrease in current services or facilities provided by the Districts.

## **3. AMENDMENT**

The following definitions are hereby added to Section II of the Service Plan:

“Inclusion Area Boundaries: means the boundaries of the area described in the Inclusion Area Boundary Map which depicts only property contained within the Project as outlined in the Approved Development Plan.”

“Inclusion Area Boundary Map: means the map attached hereto as **Exhibit C-2**, describing the property proposed for inclusion within one, but any more than one of the boundaries of the Districts.”

The following definitions are hereby amended and restated in its entirety as follows:

“Districts: means Rendezvous Metropolitan District Nos. 1, 2, 3, 4, 5 and 6 collectively.”

“Service Area: means the property within the Initial District Boundary Map and the Inclusion Area Boundary Map.”

Section III of the Service Plan is hereby amended and restated in its entirety as follows:

“The area of the Initial District Boundaries includes approximately 158.48 acres and the total area proposed to be included in the Inclusion Area Boundaries is approximately 34.343 acres. A legal description of the Initial District Boundaries is attached hereto as **Exhibit A**. A vicinity map is attached hereto as **Exhibit B**. A map of the current District Boundaries is attached hereto as **Exhibit C-1**, and a map and legal description of the proposed Inclusion Area Boundaries is attached hereto as **Exhibit C-2**. It is anticipated that the Districts’ boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Section V below.”

Section V.A.6. “Inclusion Limitation” is hereby amended and restated in its entirety as follows:

“The Districts shall not include within their boundaries any property outside the Inclusion Area Boundaries. The Districts shall not include within any of their boundaries any property inside the Inclusion Area Boundaries without advance notice to the Town. No property will be included within any District at any time unless such property has been annexed into the Town’s corporate limits. The Districts shall include all property with the Inclusion Area by December 31, 2023”

#### **4. ADDITIONAL EXHIBITS**

Exhibit C-2 “Inclusion Area Boundary Map” (attached hereto) is added to the Service Plan

#### **5. EFFECT OF AMENDED AND RESTATED SERVICE PLAN**

This Second Amendment to the Service Plan is in addition to all of the provisions of the Original Service Plan. Except as specifically modified herein, the Original Service Plan of the Districts remains effective.

**EXHIBIT A**  
**Initial District Legal Descriptions**

(Trailside Metropolitan District Nos. 1-5 fka Rendezvous Metropolitan District Nos. 1-5)

**PROPERTY DESCRIPTION  
RENDEZVOUS METRO DISTRICT NO. 1**

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH AT RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND IN THE TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS.

**BASIS OF BEARING:**

THE NORTH LINE OF SAID SECTION 2 ASSUMED TO BEAR NORTH 89° 58' 33" EAST AND BEING MONUMENTED AT ITS NORTHEAST CORNER BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, INSCRIBED "LS 25619" AND AT ITS NORTHWEST CORNER BY A NUMBER 6 REBAR WITH A 3-1/4" ALUMINUM CAP, INSCRIBED " 2006 - PLS 10734" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 65° 40' 55" EAST A DISTANCE OF 5847.26 FEET TO THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3 AS RECORDED IN BOOK 2120 AT PAGE 403 AND TO THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S01°34'47"E, A DISTANCE OF 100.12 FEET;

THENCE S01°28'56"E, A DISTANCE OF 36.08 FEET;

THENCE S88°14'44"W, A DISTANCE OF 70.76 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 232.00 FEET, A CENTRAL ANGLE OF 12°00'00", A DISTANCE OF 48.59, A CHORD BEARING OF N85°45'16"W WITH A CHORD DISTANCE OF 48.50 FEET;

THENCE N79°45'16"W, A DISTANCE OF 121.91 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 313.00 FEET, A CENTRAL ANGLE OF 27°43'09", A DISTANCE OF 151.43, A CHORD BEARING OF S86°23'10"W WITH A CHORD DISTANCE OF 149.95 FEET;

THENCE S72°31'36"W, A DISTANCE OF 118.09 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 86°22'21", A DISTANCE OF 12.06, A CHORD BEARING OF N64°17'14"W WITH A CHORD DISTANCE OF 10.95 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 10°05'28", A DISTANCE OF 112.72, A CHORD BEARING OF N26°08'48"W WITH A CHORD DISTANCE OF 112.57 FEET;

THENCE N58°48'28"E, A DISTANCE OF 71.34 FEET;

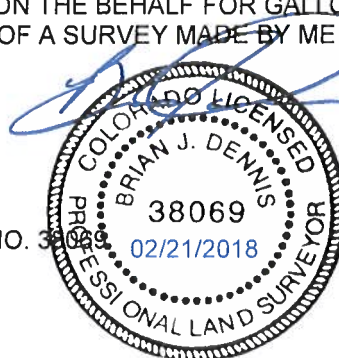
THENCE N88°14'44"E, A DISTANCE OF 496.34 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 64,102 SQUARE FEET OR 1.47 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, BRIAN J. DENNIS, AN EMPLOYEE AND AGENT ON THE BEHALF FOR GALLOWAY & COMPANY, INC. STATE THE DESCRIPTION HEREON IS A REPRESENTATION OF A SURVEY MADE BY ME OR SOMEONE UNDER MY AUTHORITY.

\_\_\_\_\_  
BRIAN J. DENNIS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069



**PROPERTY DESCRIPTION**  
**RENDEZVOUS METRO DISTRICT NO. 2**

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH AT RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND IN THE TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS.

**BASIS OF BEARING:**

THE NORTH LINE OF SAID SECTION 2 ASSUMED TO BEAR NORTH 89° 58' 33" EAST AND BEING MONUMENTED AT ITS NORTHEAST CORNER BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, INSCRIBED "LS 25619" AND AT ITS NORTHWEST CORNER BY A NUMBER 6 REBAR WITH A 3-1/4" ALUMINUM CAP, INSCRIBED " 2006 - PLS 10734" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 73° 57' 33" EAST A DISTANCE OF 2010.92 FEET TO THE POINT OF BEGINNING.

THENCE N80°01'29"E, A DISTANCE OF 185.41 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 49°12'08", A DISTANCE OF 210.39, A CHORD BEARING OF S75°22'26"E WITH A CHORD DISTANCE OF 203.99 FEET;

THENCE S50°46'22"E, A DISTANCE OF 262.10 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 51°23'17", A DISTANCE OF 219.74, A CHORD BEARING OF S25°04'44"E WITH A CHORD DISTANCE OF 212.45 FEET;

THENCE S00°36'55"W, A DISTANCE OF 271.66 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 12.57, A CHORD BEARING OF S44°23'05"E WITH A CHORD DISTANCE OF 11.31 FEET;

THENCE S89°23'05"E, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 08°00'00", A DISTANCE OF 90.76, A CHORD BEARING OF S85°23'05"E WITH A CHORD DISTANCE OF 90.68 FEET;

THENCE S81°23'05"E, A DISTANCE OF 53.50 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 08°00'00", A DISTANCE OF 89.36, A CHORD BEARING OF S85°23'05"E WITH A CHORD DISTANCE OF 89.29 FEET;

THENCE S89°23'05"E, A DISTANCE OF 209.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 38°36'43", A DISTANCE OF 431.30, A CHORD BEARING OF S70°04'44"E WITH A CHORD DISTANCE OF 423.18 FEET;

THENCE S50°46'22"E, A DISTANCE OF 1222.97 FEET;

THENCE S39°13'38"W, A DISTANCE OF 187.96 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 447.00 FEET, A CENTRAL ANGLE OF 28°30'30", A DISTANCE OF 222.41, A CHORD BEARING OF S24°58'23"W WITH A CHORD DISTANCE OF 220.12 FEET;

THENCE S88°14'44"W, A DISTANCE OF 184.68 FEET;

THENCE S02°06'32"E, A DISTANCE OF 24.70 FEET;  
THENCE S89°07'27"W, A DISTANCE OF 1771.61 FEET;  
THENCE N10°13'32"W, A DISTANCE OF 1258.49 FEET;  
THENCE N09°58'20"W, A DISTANCE OF 776.06 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,794,262 SQUARE FEET OR 64.15 ACRES, MORE OR LESS.

**EXCEPTING PARCEL**

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH AT RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND IN THE TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS.

**BASIS OF BEARING:**

THE NORTH LINE OF SAID SECTION 2 ASSUMED TO BEAR NORTH 89° 58' 33" EAST AND BEING MONUMENTED AT ITS NORTHEAST CORNER BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, INSCRIBED "LS 25619" AND AT ITS NORTHWEST CORNER BY A NUMBER 6 REBAR WITH A 3-1/4" ALUMINUM CAP, INSCRIBED " 2006 - PLS 10734" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 53° 31' 32" EAST A DISTANCE OF 3128.83 FEET TO THE POINT OF BEGINNING.

THENCE S89°23'05"E, A DISTANCE OF 76.80 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9.00 FEET, A CENTRAL ANGLE OF 88°30'33", A DISTANCE OF 13.90, A CHORD BEARING OF S45°07'49"E WITH A CHORD DISTANCE OF 12.56 FEET;

THENCE S00°52'33"E, A DISTANCE OF 380.92 FEET;

THENCE S79°46'28"W, A DISTANCE OF 46.11 FEET;

THENCE N10°13'32"W, A DISTANCE OF 262.21 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 10°50'27", A DISTANCE OF 11.73, A CHORD BEARING OF N04°48'19"W WITH A CHORD DISTANCE OF 11.71 FEET;

THENCE N00°36'55"E, A DISTANCE OF 129.03 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 29,287 SQUARE FEET OR 0.67 ACRES, MORE OR LESS.

TOTAL AREA FOR METRO DISTRICT NO. 2 LESS EXCEPTING PARCEL CONTAINS 2,764,975 SQUARE FEET OR 63.48 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, BRIAN J. DENNIS, AN EMPLOYEE AND AGENT ON THE BEHALF FOR GALLOWAY & COMPANY, INC. STATE THE DESCRIPTION HEREON IS A REPRESENTATION OF A SURVEY MADE BY ME OR SOMEONE UNDER MY AUTHORITY.

\_\_\_\_\_  
BRIAN J. DENNIS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069



**PROPERTY DESCRIPTION  
RENDEZVOUS METRO DISTRICT NO. 3**

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH AT RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND IN THE TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS.

**BASIS OF BEARING:**

THE NORTH LINE OF SAID SECTION 2 ASSUMED TO BEAR NORTH 89° 58' 33" EAST AND BEING MONUMENTED AT ITS NORTHEAST CORNER BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, INSCRIBED "LS 25619" AND AT ITS NORTHWEST CORNER BY A NUMBER 6 REBAR WITH A 3-1/4" ALUMINUM CAP, INSCRIBED " 2006 - PLS 10734" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 81° 35' 00" EAST A DISTANCE OF 3218.86 TO THE SOUTHWESTERLY RIGHT OF WAY OF GREAT WESTERN RAILROAD AND TO THE POINT OF BEGINNING.

THENCE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, S50°46'27"E, A DISTANCE OF 1068.65 FEET;

THENCE S50°46'22"E, A DISTANCE OF 191.45 FEET;

THENCE S39°13'38"W, A DISTANCE OF 210.01 FEET;

THENCE S50°46'22"E, A DISTANCE OF 171.57 FEET;

THENCE N39°13'38"E, A DISTANCE OF 210.01 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF GREAT WESTERN RAILROAD;

THENCE S50°46'22"E, A DISTANCE OF 1329.59 FEET;

THENCE S01°34'47"E, A DISTANCE OF 190.64 FEET;

THENCE S88°14'44"W, A DISTANCE OF 496.34 FEET;

THENCE S58°48'28"W, A DISTANCE OF 71.34 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 19°34'50", A DISTANCE OF 218.72, A CHORD BEARING OF N40°58'57"W WITH A CHORD DISTANCE OF 217.65 FEET;

THENCE N50°46'22"W, A DISTANCE OF 1444.06 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 38°36'43", A DISTANCE OF 431.30, A CHORD BEARING OF N70°04'44"W WITH A CHORD DISTANCE OF 423.18 FEET;

THENCE N89°23'05"W, A DISTANCE OF 209.13 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 08°00'00", A DISTANCE OF 89.36, A CHORD BEARING OF N85°23'05"W WITH A CHORD DISTANCE OF 89.29 FEET;

THENCE N81°23'05"W, A DISTANCE OF 53.50 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 08°00'00", A DISTANCE OF 90.76, A CHORD BEARING OF N85°23'05"W WITH A CHORD DISTANCE OF 90.68 FEET;

THENCE N89°23'05"W, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE;



THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 12.57, A CHORD BEARING OF N44°23'05"W WITH A CHORD DISTANCE OF 11.31 FEET;

THENCE N00°36'55"E, A DISTANCE OF 271.66 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 51°23'17", A DISTANCE OF 219.74, A CHORD BEARING OF N25°04'44"W WITH A CHORD DISTANCE OF 212.45 FEET;

THENCE N50°46'22"W, A DISTANCE OF 262.10 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 49°12'08", A DISTANCE OF 210.39, A CHORD BEARING OF N75°22'26"W WITH A CHORD DISTANCE OF 203.99 FEET;

THENCE S80°01'29"W, A DISTANCE OF 185.41 FEET;

THENCE N09°58'20"W, A DISTANCE OF 60.00 FEET;

THENCE N80°01'29"E, A DISTANCE OF 185.41 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 49°12'08", A DISTANCE OF 261.92, A CHORD BEARING OF S75°22'26"E WITH A CHORD DISTANCE OF 253.94 FEET;

THENCE S50°46'22"E, A DISTANCE OF 262.10 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 35°45'23", A DISTANCE OF 190.34, A CHORD BEARING OF S32°53'41"E WITH A CHORD DISTANCE OF 187.27 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8.82 FEET, A CENTRAL ANGLE OF 74°16'02", A DISTANCE OF 11.43, A CHORD BEARING OF S56°42'52"E WITH A CHORD DISTANCE OF 10.64 FEET;

THENCE N81°35'17"E, A DISTANCE OF 127.05 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 137.00 FEET, A CENTRAL ANGLE OF 42°21'39", A DISTANCE OF 101.29, A CHORD BEARING OF N60°24'27"E WITH A CHORD DISTANCE OF 99.00 FEET;

THENCE N39°13'38"E, A DISTANCE OF 231.88 FEET;

THENCE S50°46'22"E, A DISTANCE OF 37.19 FEET;

THENCE N39°13'38"E, A DISTANCE OF 209.99 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,582,930 SQUARE FEET OR 36.34 ACRES, MORE OR LESS.

### SURVEYOR'S CERTIFICATE

I, BRIAN J. DENNIS, AN EMPLOYEE AND AGENT ON THE BEHALF FOR GALLOWAY & COMPANY, INC. STATE THE DESCRIPTION HEREON IS A REPRESENTATION OF A SURVEY MADE BY ME OR SOMEONE UNDER MY AUTHORITY.

\_\_\_\_\_  
BRIAN J. DENNIS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069



**PROPERTY DESCRIPTION  
RENDEZVOUS METRO DISTRICT NO. 4**

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH AT RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND IN THE TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS.

**BASIS OF BEARING:**

THE NORTH LINE OF SAID SECTION 2 ASSUMED TO BEAR NORTH 89° 58' 33" EAST AND BEING MONUMENTED AT ITS NORTHEAST CORNER BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, INSCRIBED "LS 25619" AND AT ITS NORTHWEST CORNER BY A NUMBER 6 REBAR WITH A 3-1/4" ALUMINUM CAP, INSCRIBED " 2006 - PLS 10734" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 64° 29' 36" EAST A DISTANCE OF 5907.97 FEET TO THE WEST RIGHT OF WAY LINE OF LARIMER COUNTY ROAD 3 AS RECORDED IN BOOK 2120 AT PAGE 403 AND TO THE POINT OF BEGINNING.

THENCE S01°28'56"E, A DISTANCE OF 961.89 FEET;

THENCE S88°14'44"W, A DISTANCE OF 174.63 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 82.00 FEET, A CENTRAL ANGLE OF 27°09'42", A DISTANCE OF 38.87, A CHORD BEARING OF S37°05'34"W WITH A CHORD DISTANCE OF 38.51 FEET;

THENCE S01°45'16"E, A DISTANCE OF 266.01 FEET;

THENCE N88°14'44"E, A DISTANCE OF 197.38 FEET;

THENCE S01°28'56"E, A DISTANCE OF 160.00 FEET;

THENCE S88°14'44"W, A DISTANCE OF 1253.51 FEET;

THENCE N02°06'32"W, A DISTANCE OF 1469.43 FEET;

THENCE N02°06'32"W, A DISTANCE OF 24.70 FEET;

THENCE N88°14'44"E, A DISTANCE OF 184.68 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 447.00 FEET, A CENTRAL ANGLE OF 28°30'30", A DISTANCE OF 222.41, A CHORD BEARING OF N24°58'23"E WITH A CHORD DISTANCE OF 220.12 FEET;

THENCE N39°13'38"E, A DISTANCE OF 187.96 FEET;

THENCE S50°46'22"E, A DISTANCE OF 221.09 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 29°40'19", A DISTANCE OF 331.44, A CHORD BEARING OF S35°56'13"E WITH A CHORD DISTANCE OF 327.75 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 86°22'21", A DISTANCE OF 12.06, A CHORD BEARING OF S64°17'14"E WITH A CHORD DISTANCE OF 10.95 FEET;

THENCE N72°31'36"E, A DISTANCE OF 118.09 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 313.00 FEET, A CENTRAL ANGLE OF 27°43'09", A DISTANCE OF 151.43, A CHORD BEARING OF N86°23'10"E WITH A CHORD DISTANCE OF 149.95 FEET;

THENCE S79°45'16"E, A DISTANCE OF 121.91 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 232.00 FEET, A CENTRAL ANGLE OF 12°00'00", A DISTANCE OF 48.59, A CHORD BEARING OF S85°45'16"E WITH A CHORD DISTANCE OF 48.50 FEET;

THENCE N88°14'44"E, A DISTANCE OF 70.76 FEET; TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1,900,689 SQUARE FEET OR 43.63 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, BRIAN J. DENNIS, AN EMPLOYEE AND AGENT ON THE BEHALF FOR GALLOWAY & COMPANY, INC. STATE THE DESCRIPTION HEREON IS A REPRESENTATION OF A SURVEY MADE BY ME OR SOMEONE UNDER MY AUTHORITY.



\_\_\_\_\_  
BRIAN J. DENNIS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069

**PROPERTY DESCRIPTION  
RENDEZVOUS METRO DISTRICT NO. 5**

A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF AND SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH AT RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND IN THE TOWN OF TIMNATH, COUNTY OF LARIMER, STATE OF COLORADO AND BEING DESCRIBED AS FOLLOWS.

**BASIS OF BEARING:**

THE NORTH LINE OF SAID SECTION 2 ASSUMED TO BEAR NORTH 89° 58' 33" EAST AND BEING MONUMENTED AT ITS NORTHEAST CORNER BY A NUMBER 6 REBAR WITH A 2-1/2" ALUMINUM CAP, INSCRIBED "LS 25619" AND AT ITS NORTHWEST CORNER BY A NUMBER 6 REBAR WITH A 3-1/4" ALUMINUM CAP, INSCRIBED " 2006 - PLS 10734" AND WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED FROM.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2, THENCE SOUTH 87° 50' 30" EAST A DISTANCE OF 1848.47 FEET TO THE SOUTH LINE OF RECEPTION NO. 20130012132 AS RECORDED IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AND TO THE POINT OF BEGINNING.

THENCE ALONG THE SAID SOUTH LINE, N89°59'31"E, A DISTANCE OF 845.01 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF GREAT WESTERN RAILROAD;

THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY, S50°46'27"E, A DISTANCE OF 635.15 FEET;

THENCE S39°13'38"W, A DISTANCE OF 209.99 FEET;

THENCE N50°46'22"W, A DISTANCE OF 37.19 FEET;

THENCE S39°13'38"W, A DISTANCE OF 231.88 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 137.00 FEET, A CENTRAL ANGLE OF 21°10'50", A DISTANCE OF 50.64, A CHORD BEARING OF S49°49'02"W WITH A CHORD DISTANCE OF 50.36 FEET;

THENCE N29°35'33"W, A DISTANCE OF 169.72 FEET;

THENCE S56°56'35"W, A DISTANCE OF 163.86 FEET TO A POINT OF NON-TANGENT CURVE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 17°42'58", A DISTANCE OF 94.31, A CHORD BEARING OF N41°54'54"W WITH A CHORD DISTANCE OF 93.93 FEET;

THENCE N50°46'22"W, A DISTANCE OF 262.10 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 49°12'08", A DISTANCE OF 261.92, A CHORD BEARING OF N75°22'26"W WITH A CHORD DISTANCE OF 253.94 FEET;

THENCE S80°01'29"W, A DISTANCE OF 185.41 FEET;

THENCE N09°58'20"W, A DISTANCE OF 433.50 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 590,764 SQUARE FEET OR 13.56 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

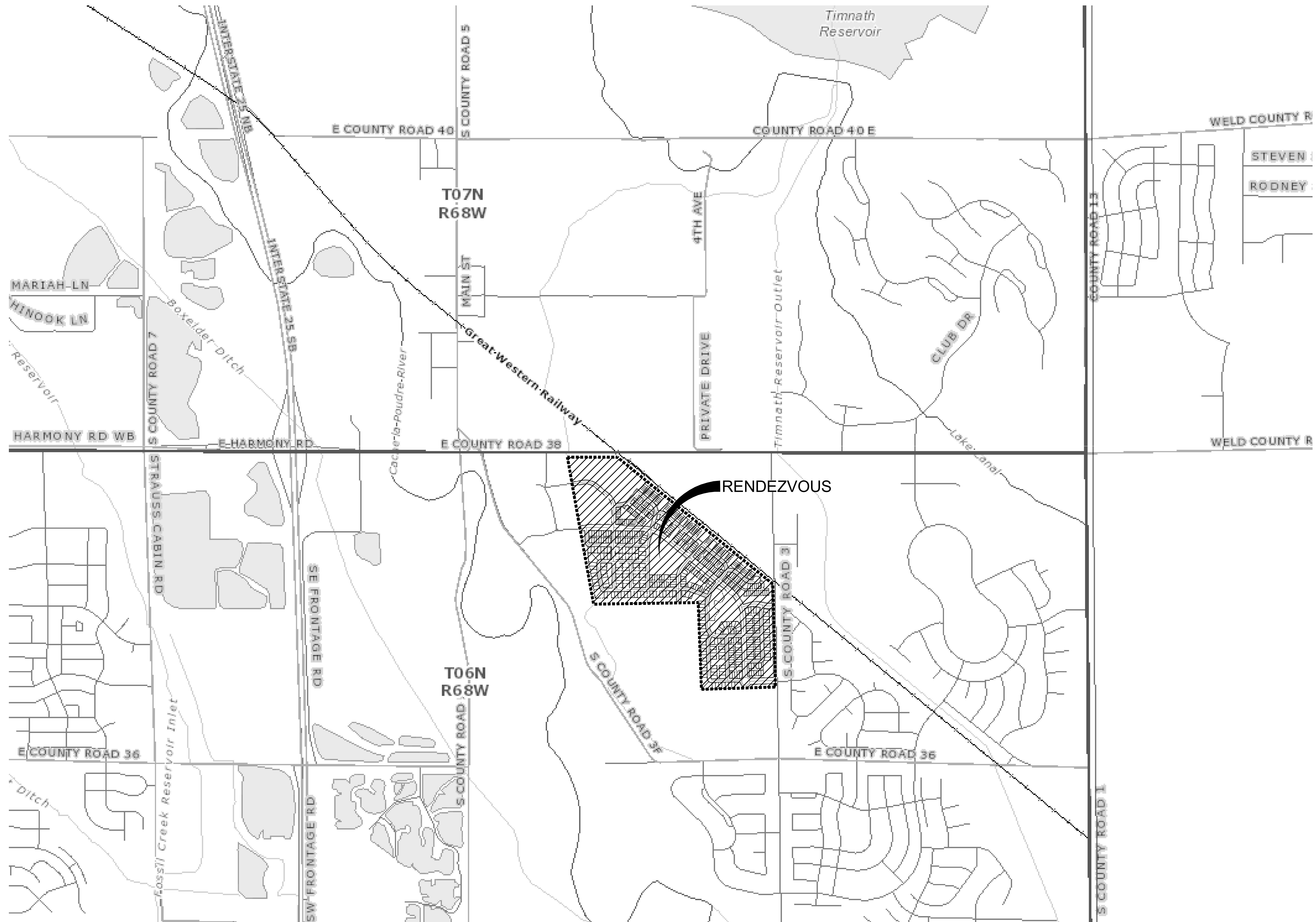
I, BRIAN J. DENNIS, AN EMPLOYEE AND AGENT ON THE BEHALF FOR GALLOWAY & COMPANY, INC. STATE THE DESCRIPTION HEREON IS A REPRESENTATION OF A SURVEY MADE BY ME OR SOMEONE UNDER MY AUTHORITY.



\_\_\_\_\_  
BRIAN J. DENNIS  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069

**EXHIBIT B**  
**Vicinity Map**

(Trailside Metropolitan District Nos. 1-5 fka Rendezvous Metropolitan District Nos. 1-5)



# RENDEZVOUS

HARTFORD HOMES, LLC

# VICINITY MAP



02.16.2018

**EXHIBIT C**  
**Map of Current District Boundaries**

(Trailside Metropolitan District Nos. 1-5 fka Rendezvous Metropolitan District Nos. 1-5)





**EXHIBIT C-2**  
**Proposed Inclusion Area Map and Legal Description**

(Future Inclusion Area Map and Legal Descriptions – Trailside Metropolitan District No. 6)

