

# **Bennett Ranch Metropolitan District Nos. 1-4**

## **2020 Annual Report**

**BENNETT RANCH METROPOLITAN DISTRICT NOS. 1-4  
TOWN OF BENNETT, STATE OF COLORADO  
ANNUAL REPORT FOR FISCAL YEAR 2020**

Pursuant to the Service Plan for the Bennett Ranch Metropolitan District Nos. 1-4 (the “Districts”), the Districts are required to provide an annual report to the Town of Bennett (the “Town”) with regard to the following matters:

**To the best of our actual knowledge, for the year ending December 31, 2020, the Districts make the following report:**

- 1. Boundary changes made or proposed to the Districts’ boundary as of December 31 of the prior year.**

The Districts made the boundary changes described in **Exhibit A**.

- 2. Copies of the Districts’ rules and regulations, if any, as of December 31 of the prior year.**

As of December 31, 2020, the Districts have not yet adopted rules and regulations.

- 3. A summary of any litigation which involves the Public Improvements as of December 31 of the prior year.**

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts as of December 31, 2020.

- 4. Status of the Districts’ construction of the Public Improvements as of December 31 of the prior year.**

As of December, 31, 2020, the Districts had not constructed Public Improvements.

- 5. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the Town as of December 31 of the prior year.**

As of December, 31, 2020, the Districts had not constructed Public Improvements that were dedicated to the Town.

- 6. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any Debt instrument.**

There are no uncured events of default by the Districts under any Debt instrument.

- 7. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.**

None.

**8. Any alteration or revision of the proposed schedule of Debt issuance set forth in the Financial Plan.**

None.

For the Town's information, Districts 2-4 have filed for inactive status.

**Exhibit A**  
Boundary Changes

REMOVAL VOIDS CERTIFICATION\*

DISTRICT COURT, ADAMS COUNTY, COLORADO	
Court Address: 1100 JUDICIAL CENTER DRIVE, BRIGHTON, CO, 80601	DATE FILED: January 6, 2021 12:01 PM
In the Matter of: BENNETT RANCH METROPOLITAN DISTRICT NO 1	
	△ COURT USE ONLY △
	Case Number: 2018CV31689 Division: W Courtroom:
Order: Order for Inclusion of Property (Phase 1 Tract N)	

The motion/proposed order attached hereto: SO ORDERED.

Issue Date: 1/6/2021



SHARON D HOLBROOK  
District Court Judge

Combined Court, Adams County, CO  
CERTIFIED to be a full, true & correct  
copy of the original in my custody

JAN 07 2021



DATED

BY

  
Deputy

DISTRICT COURT, ADAMS COUNTY, COLORADO  Court Address: 1100 Judicial Center Drive Brighton, CO 80601 Telephone: (303) 659-1161	<b>▲ COURT USE ONLY ▲</b> Case Number: 2018CV31689 Div.: W Ctrm.: [ ]
<b>Petitioner:</b>  BENNETT RANCH METROPOLITAN DISTRICT NO. 1	
<b>By the Court:</b>	
<b>ORDER FOR INCLUSION OF PROPERTY INTO BENNETT RANCH METROPOLITAN DISTRICT NO. 1 (Phase 1 and Tract N)</b>	

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of the Bennett Ranch Metropolitan District No. 1, Town of Bennett, Adams County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "**Property**"), shall be and is hereby included within the boundaries of the District.
2. That in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.
3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls or charges shall be certified and levied or assessed therefor.
4. In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.

5. The District shall file this order in accordance with the provisions of § 32-1-105,  
C.R.S.

6.  
DONE AND EFFECTIVE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

BY THE COURT:

\_\_\_\_\_  
District Court Judge

Attachment to Order - 2018CV31689

**EXHIBIT A**

Lots 1-31, Block 1  
Lots 1-22, Block 2  
Lots 1-15, Block 3  
Lots 1-11, Block 4  
Lots 1-31, Block 5  
Lots 1-7, Block 6  
Lots 1-9, Block 7  
Lots 1-14, Block 8  
Lots 1-5, Block 9  
Along with Tracts A,B,E,F,G,H,I, J,K,L, and N.  
Bennett Ranch Filing No. 1  
Town of Bennett, County of Adams, State of Colorado

Specifically excluding the property described on the following pages.

Attachment to Order • 2018CV31689

**EXHIBIT A**  
**Legal Description**

BEING A PORTION OF THAT REAL PROPERTY AS DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 9, 1996 AT RECEPTION No. C0146433 IN THE OFFICE OF THE CLERK & RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) AND WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(GENERAL COMMERCIAL PARCEL):

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) FROM WHENCE THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) BEARS NORTH 49°15'08" EAST A DISTANCE OF 2640.44 FEET, WITH ALL BEARINGS HEREIN RELATED THERE TO;  
THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SOUTH 00°29'27" EAST, 30.00 FEET TO THE NORTHWEST CORNER OF SAID REAL PROPERTY;  
THENCE ALONG THE BOUNDARY OF SAID REAL PROPERTY THE FOLLOWING THREE (3) COURSES:

1. CONTINUING SOUTH 00°29'27" EAST, 1945.22 FEET TO A POINT;
2. NORTH 89°14'44" EAST, 1022.28 FEET TO A POINT;
3. SOUTH 00°31'22" EAST, 1341.44 FEET TO A POINT;

THENCE LEAVING SAID BOUNDARY, NORTH 90°00'00" EAST, 85.00 FEET TO THE POINT OF BEGINNING;

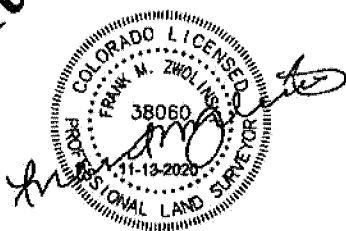
THENCE CONTINUING NORTH 90°00'00" EAST, 980.06 FEET TO A TANGENT CURVE TO THE RIGHT CONCAVE SOUTHWESTERLY;  
THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 157.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 67°09'40" EAST AND HAS A CHORD LENGTH OF 122.26 FEET, THROUGH A CENTRAL ANGLE OF 45°40'40", FOR AN ARC LENGTH OF 125.56 FEET TO A POINT OF TANGENCY;  
THENCE SOUTH 44°19'20" EAST, 44.38 FEET TO A POINT ON THE NORTH LINE OF PALMER AVENUE;  
THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1097.50 FEET, AND WHOSE LONG CHORD BEARS SOUTH 69°42'21" WEST AND HAS A CHORD LENGTH OF 826.98 FEET, THROUGH A CENTRAL ANGLE OF 44°15'58", FOR AN ARC LENGTH OF 847.92 FEET TO A POINT OF NON-TANGENCY;
2. NORTH 88°09'40" WEST, 345.04 FEET TO A POINT;

THENCE LEAVING SAID NORTH LINE, NORTH 00°31'22" WEST, 354.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 338,882 SQUARE FEET OR 7.780 ACRES OF LAND, MORE OR LESS.

End of Legal Description.



Frank M. Zwolinski, P.L.S.  
Colorado License #38060  
For and on behalf of Power Surveying Company, Inc.  
303-702-1617



DRAWING BY: FMZ      DATE: 11-13-2020  
PROJECT NO.      501-18-123(E)

