

DISTRICT COURT, DOUGLAS COUNTY, COLORADO Court Address: 4000 Justice Way, Suite 2009, Castle Rock, CO 80109		DATE FILED: November 7, 2023 1:13 PM CASE NUMBER: 2015CV30973
IN RE THE MATTER OF HESS RANCH METROPOLITAN DISTRICT NO. 5		▲ COURT USE ONLY ▲
By the Court		Case No.: 2015CV030973 Division: 6
<b>ORDER FOR INCLUSION OF PROPERTY</b>		

THIS MATTER having come before the Court and the Court having examined the motion and certified copy of resolution, with attached petition and affidavit of publication of notice of hearing on petition, on file in this proceeding:

IT IS ORDERED:

That pursuant to Section 32-1-401(1)(c)(I), C.R.S., as amended, the land and property hereinafter described shall be, and is hereby included within the boundaries of Hess Ranch Metropolitan District No. 5.

The name(s) and address(es) of the owner(s) of said property to be included within the boundaries of the District and the legal description thereof are as follows:

Owner(s): VPDF LG, LLC, a Delaware limited liability company  
Address(es): 901 Marquette Avenue South, Suite 3300  
Minneapolis, MN 55402

Legal Description: see attached **Exhibit A**

DONE this 7<sup>th</sup> day of Nov., 2023

BY THE COURT:



JUDGE

**EXHIBIT A**  
(Legal Description)

That certain real property described and depicted below, consisting of 93.2577 acres, more or less, but **EXCEPTING THEREFROM** the following real property: Lot 1 and Lot 2: Looking Glass Filing No. 9, recorded Sept. 1, 2023, at Reception No. 2023038000 in the records of the Douglas County Clerk and Recorder, Town of Parker, County of Douglas, State of Colorado.



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## EXHIBIT A

### FUTURE INCLUSION AREA

THAT CERTAIN PORTION OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTH QUARTER CORNER OF SAID SECTION 6;  
 THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 6, SOUTH 00°07'38" WEST, 1,012.22 FEET;  
 THENCE DEPARTING SAID WESTERLY LINE, NORTH 89°39'59" EAST, 558.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3,070.43 FEET;  
 THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°39'31" AN ARC LENGTH OF 1,107.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 705.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 65°45'32" EAST;  
 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°05'10" AN ARC LENGTH OF 456.33 FEET;  
 THENCE TANGENT TO SAID CURVE, NORTH 61°19'38" EAST, 310.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 820.00 FEET;  
 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°49'26" AN ARC LENGTH OF 312.34 FEET;  
 THENCE TANGENT TO SAID CURVE, NORTH 39°30'12" EAST, 476.96 FEET TO THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 26, 2018 AT RECEPTION NO. 2018011029 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY;  
 THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING 3 COURSES:  
 SOUTH 52°02'15" EAST, 584.59 FEET;  
 SOUTH 55°15'38" EAST, 412.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1265.85 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 41°48'52" EAST;  
 EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°31'38" AN ARC LENGTH OF 1226.78 FEET TO THE POINT OF BEGINNING.  
 THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 21°21'19" WEST, 403.25 FEET;  
 THENCE SOUTH 21°25'19" WEST, 336.47 FEET;  
 THENCE SOUTH 12°42'44" WEST, 71.74 FEET;  
 THENCE SOUTH 16°24'17" WEST, 393.25 FEET;  
 THENCE SOUTH 04°53'01" WEST, 325.95 FEET;  
 THENCE SOUTH 07°58'35" EAST, 199.97 FEET;  
 THENCE NORTH 79°42'14" EAST, 132.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1091.12 FEET;  
 THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°34'47" AN ARC LENGTH OF 639.48 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1629.57 FEET;  
 THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°18'49" AN ARC LENGTH OF 463.98 FEET;  
 THENCE NORTH 44°57'13" EAST, 152.29 FEET;  
 THENCE NORTH 64°10'04" EAST, 208.50 FEET;  
 THENCE NORTH 72°23'02" EAST, 410.48 FEET;  
 THENCE NORTH 59°33'22" EAST, 98.40 FEET;  
 THENCE NORTH 52°08'57" EAST, 113.75 FEET;  
 THENCE NORTH 42°13'56" EAST, 144.77 FEET;  
 THENCE NORTH 30°31'34" EAST, 159.02 FEET;  
 THENCE NORTH 19°30'32" EAST, 298.29 FEET;  
 THENCE NORTH 24°34'28" EAST, 317.38 FEET;  
 THENCE NORTH 39°29'49" EAST, 54.82 FEET;  
 THENCE NORTH 23°07'11" EAST, 178.67 FEET;  
 THENCE NORTH 08°21'49" EAST, 127.69 FEET;  
 THENCE NORTH 05°03'00" EAST, 95.39 FEET;  
 THENCE NORTH 19°52'36" EAST, 221.53 FEET TO SAID NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 26, 2018 AT RECEPTION NO. 2018011029;

DRAWN BY: RDS      APPROVED BY: SHH      JOB NO: 13095      DATE: 10/10/2016      PAGE 1 OF 7  
 NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 3 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. THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ACCOMPANYING LEGAL DESCRIPTION.



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### EXHIBIT A

#### **FUTURE INCLUSION AREA**

THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING 4 COURSES:

1. NORTH 71°26'40" WEST, 53.57 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,142.75 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 33°27'21" WEST;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°07'53" AN ARC LENGTH OF 999.86 FEET;
3. SOUTH 81°01'59" WEST, 1,141.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,265.85 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 20°46'12" WEST;
4. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'26" AND ARC LENGTH OF 155.91 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 4,062,306 SQUARE FEET, OR 93.2577 ACRES, MORE OR LESS.

ROBERT D. SNODGRASS, PLS 36580  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF EMK CONSULTANTS, INC.

DRAWN BY: RDS APPROVED BY: SHH JOB NO: 13095 DATE: 10/10/2019 PAGE 2 OF 7

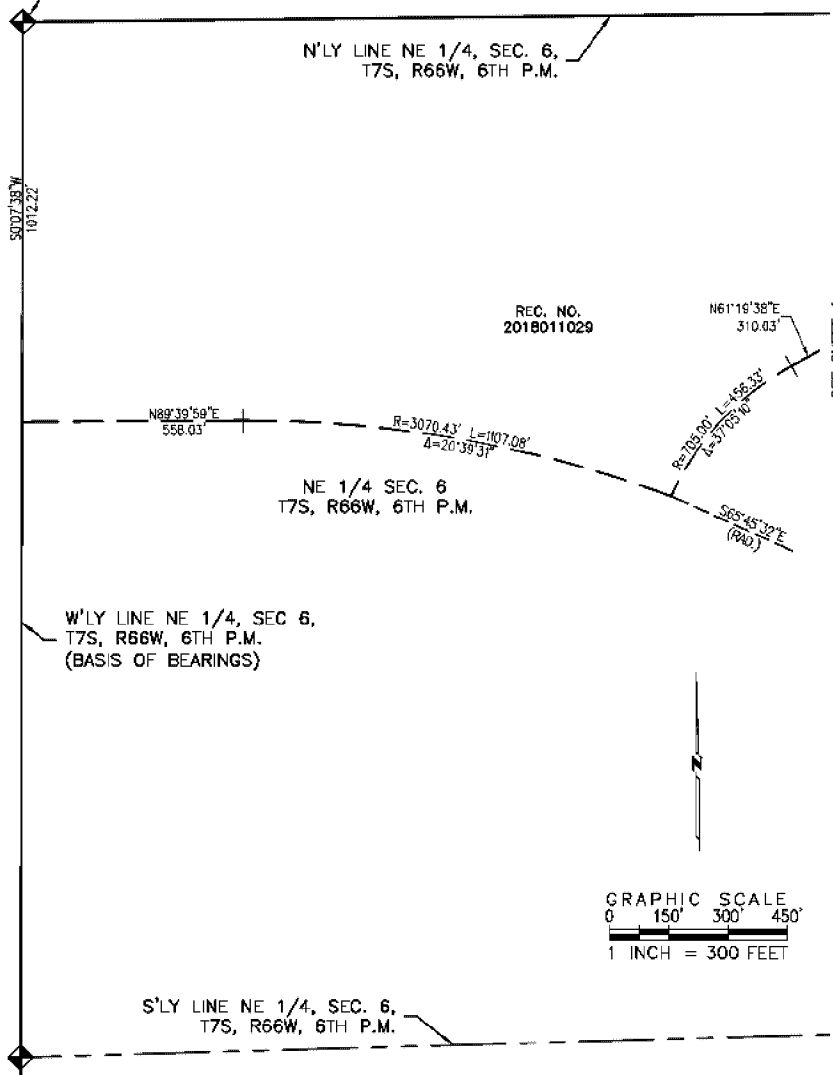
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN 3 YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. THIS DRAWING DOES NOT REPRESENT A MONUMENTED SURVEY AND IS ONLY INTENDED TO DEPICT THE ACCOMPANYING LEGAL DESCRIPTION.

**EXHIBIT A**  
**FUTURE INCLUSION AREA**

SE 1/4 SEC. 31  
 T6S, R66W, 6TH P.M.

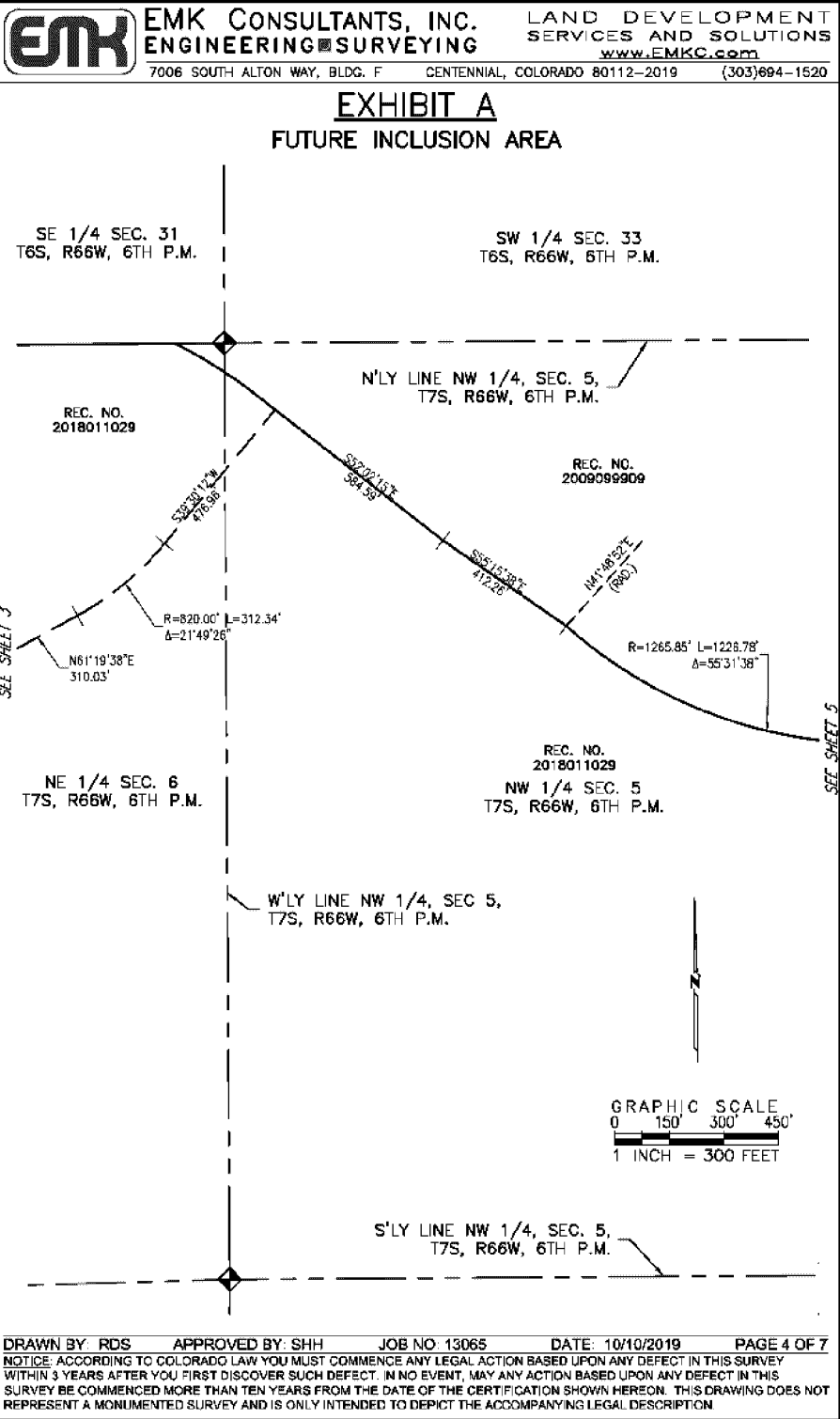
POINT OF COMMENCEMENT  
 NORTH QUARTER CORNER  
 SEC. 6, T7S, R66W, 6TH P.M.

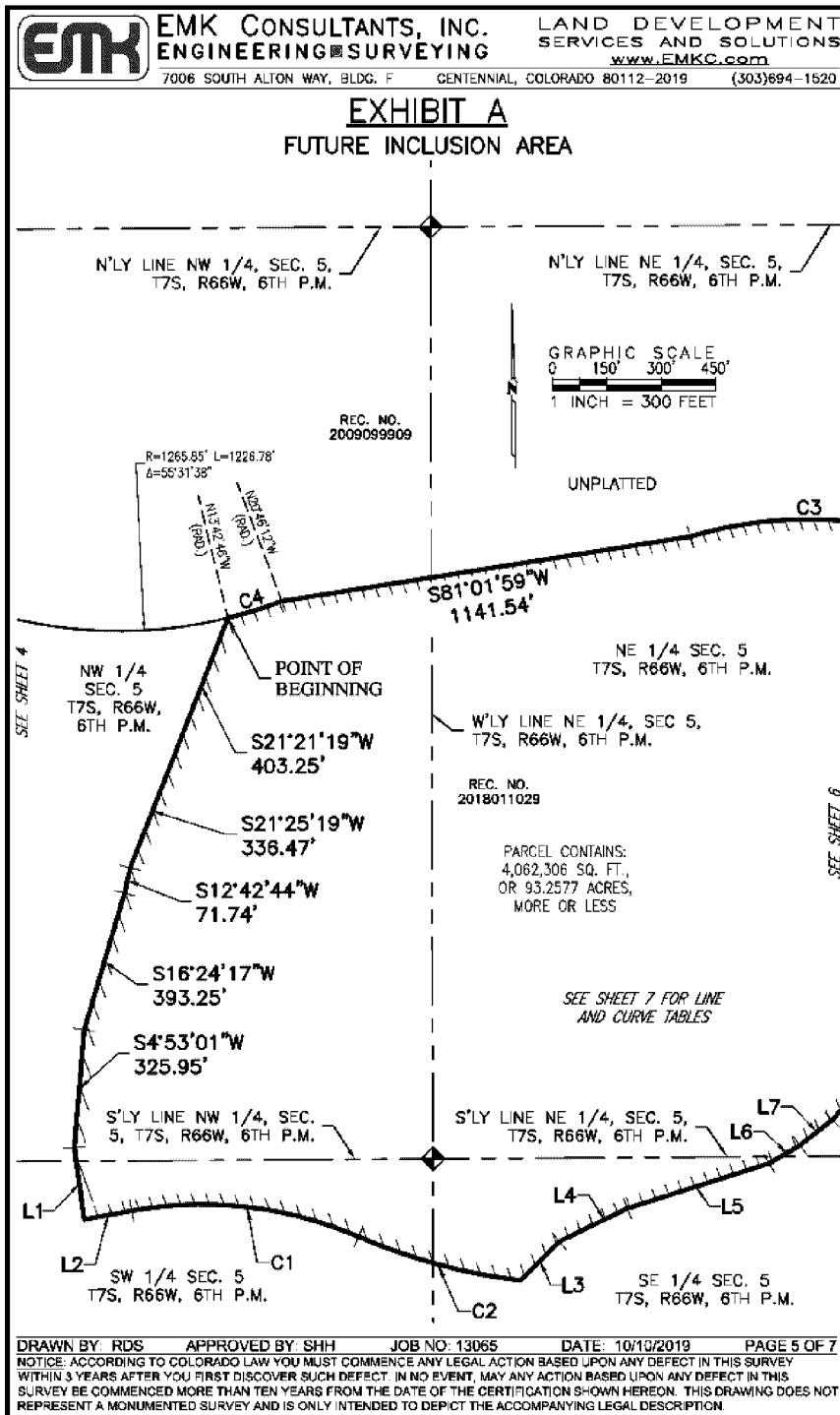
REC. NO.  
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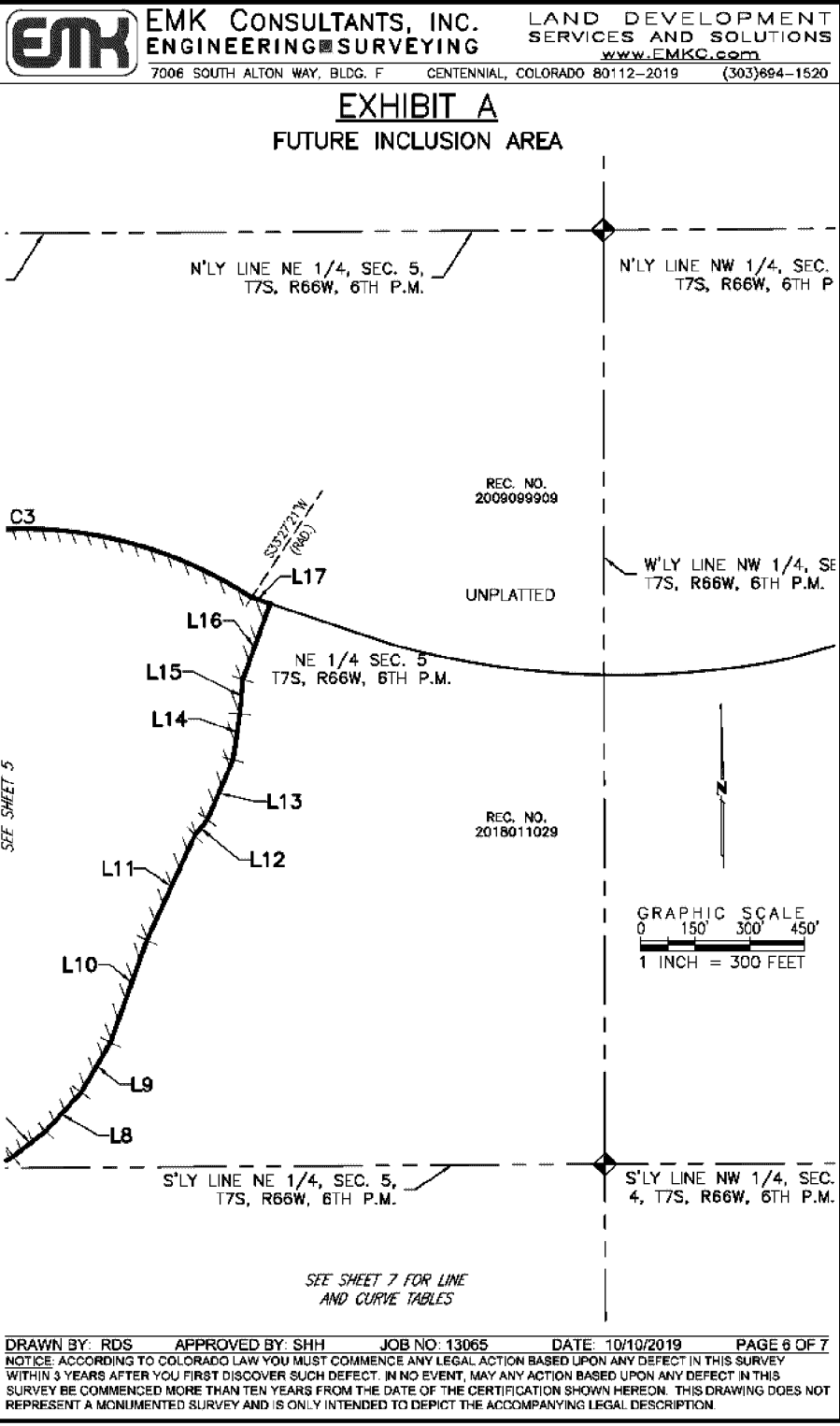


DRAWN BY: RDS    APPROVED BY: SHH    JOB NO: 13065    DATE: 10/10/2019    PAGE 3 OF 7  
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**EXHIBIT A**  
**FUTURE INCLUSION AREA**

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S7°58'35"E	199.97'
L2	N79°42'14"E	132.96'
L3	N44°57'13"E	152.29'
L4	N64°10'04"E	208.50'
L5	N72°23'02"E	410.48'
L6	N59°33'22"E	98.40'
L7	N52°08'57"E	113.75'
L8	N42°13'56"E	144.77'
L9	N30°31'34"E	159.02'
L10	N19°30'32"E	298.29'
L11	N24°34'28"E	317.38'
L12	N39°29'49"E	54.82'
L13	N23°07'11"E	178.67'
L14	N8°21'49"E	127.69'
L15	N5°03'00"E	95.39'
L16	N19°52'36"E	221.53'
L17	N71°26'40"W	53.57'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION	LENGTH
C1	1091.12	33°34'47"	639.48	S83°30'23"E	630.37
C2	1629.57	16°18'49"	463.98	S74°52'24"E	462.42
C3	1142.75	50°07'53"	999.86	N81°36'36"W	988.27
C4	1265.85	7°03'26"	155.91	S72°45'31"W	155.82

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