

WHEN RECORDED RETURN TO:  
WHITE BEAR ANKELE TANAKA & WALDRON  
2154 East Commons Avenue, Suite 2000  
Centennial, CO 80122

**Mulberry Metropolitan District No. 1**  
(In the City of Fort Collins, Larimer County, Colorado)

**SPECIAL DISTRICT PUBLIC DISCLOSURE**  
Pursuant to § 32-1-104.8 C.R.S.

Name of District:	Mulberry Metropolitan District No. 1 ("District")
Powers of the District:	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, fire protection, mosquito control, parks or recreational facilities or programs, traffic and safety controls, sanitation services, street improvements, television relay and translator facilities, transportation, water services, and solid waste disposal, subject to the limitations contained in the District's Service Plan.
Service Plan:	The District's Service Plan, which can be amended from time to time, includes a description of the District's powers and authority. A copy of the District's Service Plan is available from the Division of Local Government.
	Mulberry Metropolitan District No. 1 is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described § 32-1-809(1), C.R.S., which can be found at the District office, on the District's web site, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the clerk and recorder of each county in which the special district is located.
District Boundaries:	A map of the District's boundaries is attached hereto as Exhibit A. Please note that the District's boundaries may change from time to time. Please contact the District for the latest information.

**EXHIBIT A**  
**District Boundary Map**

**LEGAL DESCRIPTION**  
**SPRINGER-FISHER-WHITHAM DISTRICT NO. 1**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 9;

THENCE NORTH 00°09' 25" EAST FOR 87.76 FEET ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 9 TO THE NORTH RIGHT OF WAY LINE OF THE GREAT WESTERN RAILROAD, A NON-TANGENT CURVE TO THE RIGHT AND THE TRUE POINT OF BEGINNING;

THENCE ON SAID NORTH RIGHT OF WAY LINE FOR THE FOLLOWING 2 COURSES;

- 1) THENCE ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 692.00 FEET, A CENTRAL ANGLE OF 21°41'16", A DISTANCE OF 261.94 FEET, A CHORD BEARING OF N52°41'16"W WITH A CHORD DISTANCE OF 260.38 FEET;
- 2) THENCE N41°01'48"W, A DISTANCE OF 356.47 FEET;

THENCE N45°30'06"E, A DISTANCE OF 621.73 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 9;

THENCE S00°09'25"W, A DISTANCE OF 862.51 FEET ON SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 202,254 SQUARE FEET OR 4.643 ACRES.

**BASIS OF BEARING:** THE EAST LINE OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO IS ASSUMED TO BEAR N 00°09'25" E, 2634.78 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2" ALUMINUM CAP, STAMPED PLS 25372, 1996 AND THE NORTH QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2 1/2" ALUMINUM CAP, STAMPED PLS 28285, WITH ALL OTHER BEARINGS REFERENCED THERETO.

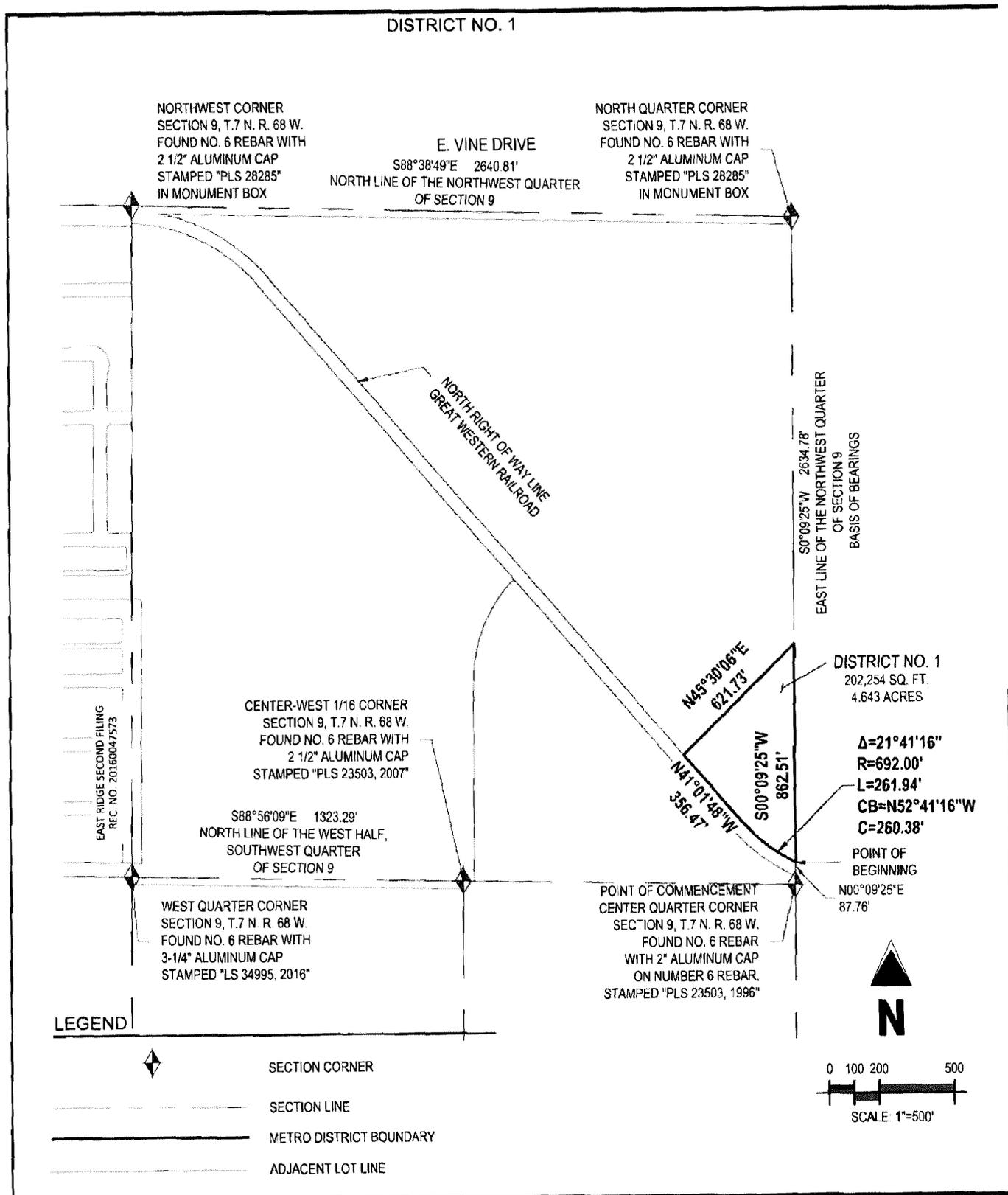
**SHEET 2** IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.



PREPARED FOR AND ON BEHALF OF GALLOWAY  
BY FRANK A. KOHL, PLS# 37067

June 24, 2022

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SPRINGER-FISHER-WHITHAM

HARTFORD HOMES, LLC

METRO DISTRICTS

Project No: HFH000008.01

Drawn By: AN

Checked By: FK

Date: 6/15/2022

**Galloway**

5265 Ronald Reagan Blvd., Suite 210  
 Johnstown, CO 80534  
 970.800.3300 • galloway@gs.com

WHEN RECORDED RETURN TO:  
WHITE BEAR ANKELE TANAKA & WALDRON  
2154 East Commons Avenue, Suite 2000  
Centennial, CO 80122

**Mulberry Metropolitan District No. 2**  
(In the City of Fort Collins, Larimer County, Colorado)

**SPECIAL DISTRICT PUBLIC DISCLOSURE**  
Pursuant to § 32-1-104.8 C.R.S.

Name of District:	Mulberry Metropolitan District No. 2 ("District")
Powers of the District:	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, fire protection, mosquito control, parks or recreational facilities or programs, traffic and safety controls, sanitation services, street improvements, television relay and translator facilities, transportation, water services, and solid waste disposal, subject to the limitations contained in the District's Service Plan.
Service Plan:	The District's Service Plan, which can be amended from time to time, includes a description of the District's powers and authority. A copy of the District's Service Plan is available from the Division of Local Government.
	Mulberry Metropolitan District No. 2 is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described § 32-1-809(1), C.R.S., which can be found at the District office, on the District's web site, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the clerk and recorder of each county in which the special district is located.
District Boundaries:	A map of the District's boundaries is attached hereto as Exhibit A. Please note that the District's boundaries may change from time to time. Please contact the District for the latest information.

**EXHIBIT A**  
**District Boundary Map**

**LEGAL DESCRIPTION**  
**SPRINGER-FISHER-WHITHAM DISTRICT NO. 2**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 9;

THENCE NORTH 00°09'25" EAST FOR 950.27 FEET ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING;

THENCE S45°30'06"W, A DISTANCE OF 621.73 FEET TO THE NORTH RIGHT OF WAY LINE OF THE GREAT WESTERN RAILROAD;

THENCE N41°01'48"W, A DISTANCE OF 2518.14 FEET ON SAID NORTH RIGHT OF WAY LINE TO A NON-TANGENT CURVE TO THE LEFT;

THENCE CONTINUING ON SAID NORTH RIGHT OF WAY LINE AND ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 742.00 FEET, A CENTRAL ANGLE OF 39°22'22", A DISTANCE OF 509.89 FEET, A CHORD BEARING OF N59°55'36"W WITH A CHORD DISTANCE OF 499.92 FEET TO THE SOUTH RIGHT OF WAY LINE OF EAST VINE STREET.

THENCE S88°38'49"E, A DISTANCE OF 2534.37 FEET ON SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 9;

THENCE S00°09'25"W, A DISTANCE OF 1654.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,808,892 SQUARE FEET OR 64.483 ACRES.

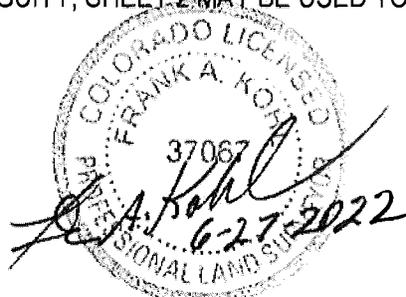
**BASIS OF BEARING:** THE EAST LINE OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, IS ASSUMED TO BEAR N 00°09'25" E, 2634.78 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2" ALUMINUM CAP, STAMPED PLS 25372, 1996 AND THE NORTH QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2 1/2" ALUMINUM CAP, STAMPED PLS 28285, WITH ALL OTHER BEARINGS REFERENCED THERETO.

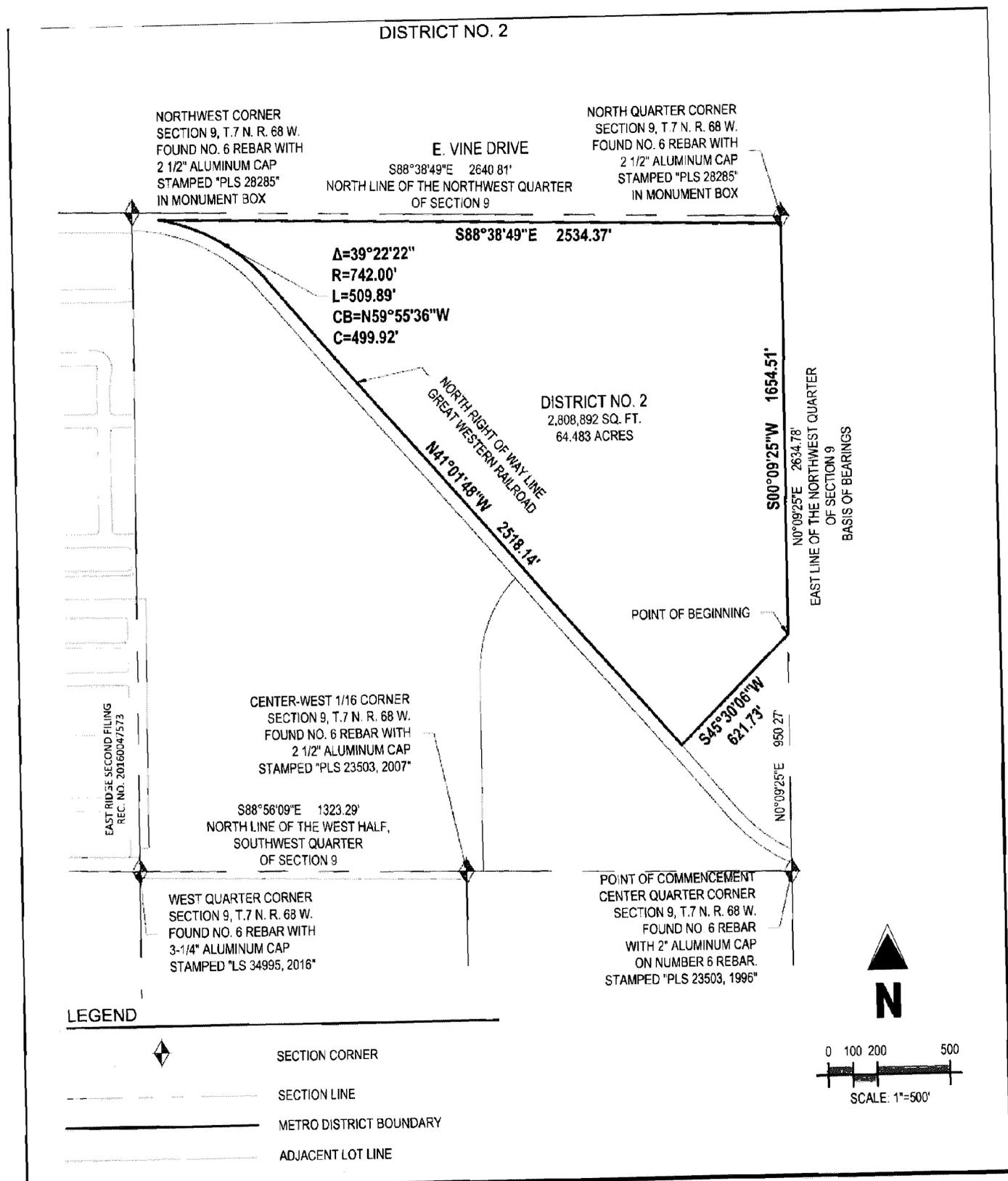
**SHEET 2** IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY  
BY FRANK A. KOHL, PLS# 37067

June 24, 2022

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SPRINGER-FISHER-WHITHAM  
 HARTFORD HOMES, LLC  
 METRO DISTRICTS

Project No:	HFH000008.01
Drawn By:	AN
Checked By:	FK
Date:	6/15/2022

**Galloway**

5265 Ronald Reagan Blvd, Suite 210  
 Johnstown, CO 80534  
 970 800 3300 • [gallowaylls.com](http://gallowaylls.com)

SHEET 2 OF 2

WHEN RECORDED RETURN TO:  
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2154 East Commons Avenue, Suite 2000  
Centennial, CO 80122

**Mulberry Metropolitan District No. 3**  
(In the City of Fort Collins, Larimer County, Colorado)

**SPECIAL DISTRICT PUBLIC DISCLOSURE**  
Pursuant to § 32-1-104.8 C.R.S.

Name of District:	Mulberry Metropolitan District No. 3 ("District")
Powers of the District:	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, fire protection, mosquito control, parks or recreational facilities or programs, traffic and safety controls, sanitation services, street improvements, television relay and translator facilities, transportation, water services, and solid waste disposal, subject to the limitations contained in the District's Service Plan.
Service Plan:	The District's Service Plan, which can be amended from time to time, includes a description of the District's powers and authority. A copy of the District's Service Plan is available from the Division of Local Government.
	Mulberry Metropolitan District No. 3 is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described § 32-1-809(1), C.R.S., which can be found at the District office, on the District's web site, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the clerk and recorder of each county in which the special district is located.
District Boundaries:	A map of the District's boundaries is attached hereto as Exhibit A. Please note that the District's boundaries may change from time to time. Please contact the District for the latest information.

**EXHIBIT A**  
**District Boundary Map**

**LEGAL DESCRIPTION**  
**SPRINGER-FISHER-WHITHAM DISTRICT NO. 3**

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE N 88°55'57" WEST FOR 1,281.41 FEET ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 TO THE POINT OF BEGINNING;

THENCE N88°55'57"W, A DISTANCE OF 42.00 FEET CONTINUING ON THE SAID SOUTH LINE TO THE CENTER-WEST 1/16<sup>TH</sup> CORNER OF SAID SECTION 9;

THENCE S00°13'30"W, A DISTANCE OF 30.09 FEET ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE N88°50'31"W, A DISTANCE OF 1323.35 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE N00°17'04"E, A DISTANCE OF 27.92 FEET ON SAID WEST LINE TO THE WEST QUARTER CORNER OF SAID SECTION 9, AND THE EAST LINE OF EAST RIDGE SECOND FILING, RECORDED AT RECEPTION NUMBER 20160047573 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE;

THENCE ON SAID EAST LINES FOR THE FOLLOWING 5 COURSES;

1. THENCE N00°17'22"E, A DISTANCE OF 55.98 FEET;
2. THENCE S88°51'23"E, A DISTANCE OF 37.99 FEET;
3. THENCE N00°17'22"E, A DISTANCE OF 1041.01 FEET;
4. THENCE N89°28'52"W, A DISTANCE OF 37.98 FEET;
5. THENCE N00°17'22"E, A DISTANCE OF 1480.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE GREAT WESTERN RAILROAD AND TO A NON-TANGENT CURVE TO THE RIGHT;

THENCE ON SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING 2 COURSES;

1. THENCE ON SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 692.00 FEET, A CENTRAL ANGLE OF 47°32'40", A DISTANCE OF 574.23 FEET, A CHORD BEARING OF S63°59'04"E WITH A CHORD DISTANCE OF 557.89 FEET;
2. THENCE S41°01'48"E, A DISTANCE OF 1548.00 FEET TO A NON-TANGENT CURVE TO THE LEFT;

THENCE ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 558.00 FEET, A CENTRAL ANGLE OF 44°37'26", A DISTANCE OF 434.59 FEET, A CHORD BEARING OF S22°32'13"W WITH A CHORD DISTANCE OF 423.69 FEET;

THENCE S00°13'30"W, A DISTANCE OF 798.58 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,891,968 SQUARE FEET OR 66.390 ACRES.

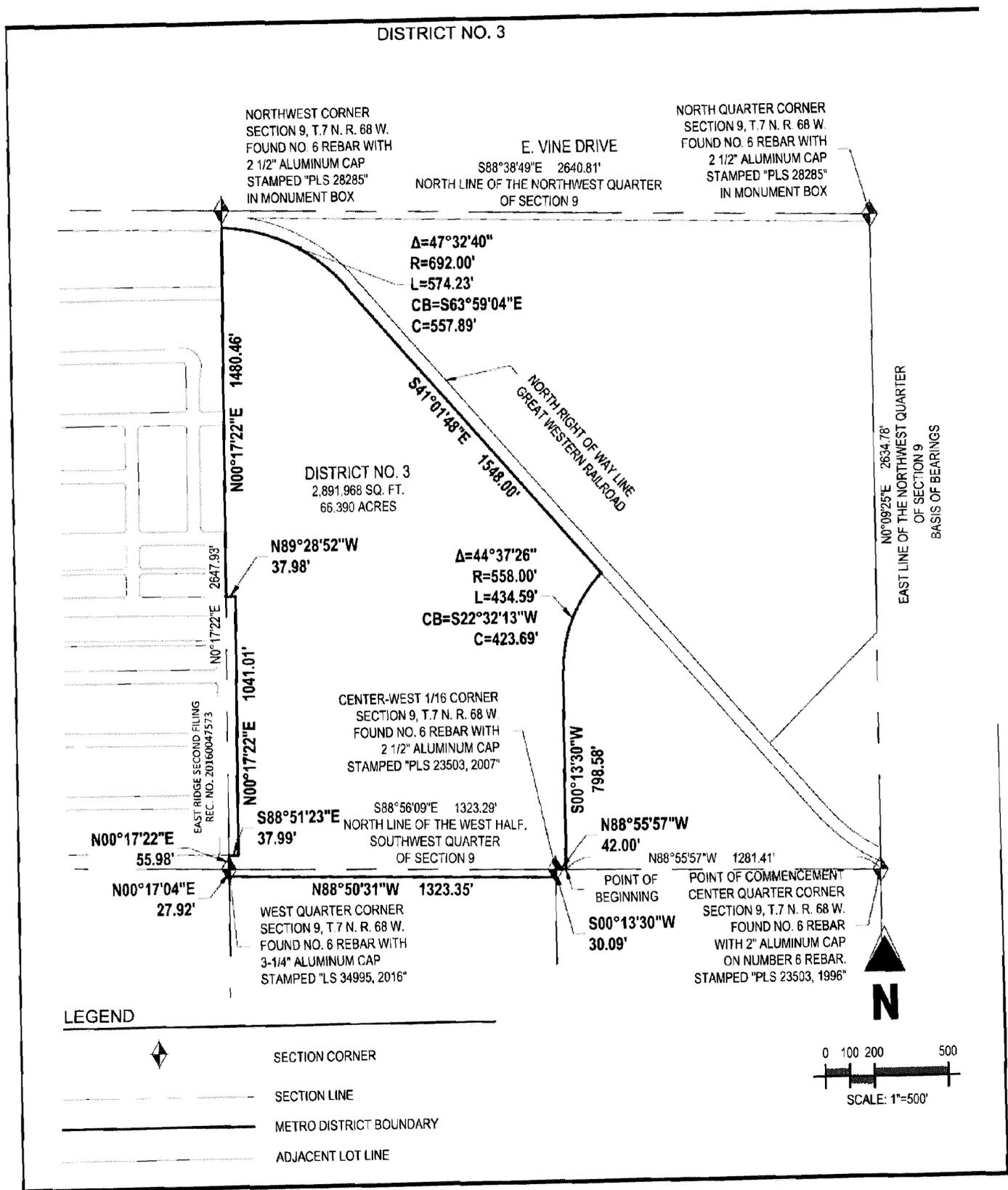
**BASIS OF BEARING:** THE EAST LINE OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, IS ASSUMED TO BEAR N 00°09'25" E, 2634.78 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2" ALUMINUM CAP, STAMPED PLS 25372, 1996 AND THE NORTH QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2 1/2" ALUMINUM CAP, STAMPED PLS 28285, WITH ALL OTHER BEARINGS REFERENCED THERETO.

**SHEET 2** IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.



*Frank A. Kohl* 6-27-2022

PREPARED FOR AND ON BEHALF OF GALLOWAY  
BY FRANK A. KOHL, PLS# 37067



SPRINGER-FISHER-WHITHAM  
 HARTFORD HOMES, LLC  
 METRO DISTRICTS

Project No:	HFH000008.01
Drawn By:	AN
Checked By:	FK
Date:	6/15/2022

**Galloway**  
 5265 Ronald Reagan Blvd., Suite 210  
 Johnstown, CO 80534  
 970.803.3300 • gallowayUS.com  
 SHEET 3 OF 3

WHEN RECORDED RETURN TO:  
WHITE BEAR ANKELE TANAKA & WALDRON  
2154 East Commons Avenue, Suite 2000  
Centennial, CO 80122

**Mulberry Metropolitan District No. 4**  
(In the City of Fort Collins, Larimer County, Colorado)

**SPECIAL DISTRICT PUBLIC DISCLOSURE**  
Pursuant to § 32-1-104.8 C.R.S.

Name of District:	Mulberry Metropolitan District No. 4 ("District")
Powers of the District:	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, fire protection, mosquito control, parks or recreational facilities or programs, traffic and safety controls, sanitation services, street improvements, television relay and translator facilities, transportation, water services, and solid waste disposal, subject to the limitations contained in the District's Service Plan.
Service Plan:	The District's Service Plan, which can be amended from time to time, includes a description of the District's powers and authority. A copy of the District's Service Plan is available from the Division of Local Government.
	Mulberry Metropolitan District No. 4 is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described § 32-1-809(1), C.R.S., which can be found at the District office, on the District's web site, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the clerk and recorder of each county in which the special district is located.
District Boundaries:	A map of the District's boundaries is attached hereto as Exhibit A. Please note that the District's boundaries may change from time to time. Please contact the District for the latest information.

**EXHIBIT A**  
**District Boundary Map**

**LEGAL DESCRIPTION**  
**SPRINGER-FISHER-WHITHAM DISTRICT NO. 4**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-WEST 1/16TH CORNER OF SAID SECTION 9;

THENCE S 88°55'57" E, DISTANCE OF 42.00 FEET ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING;

THENCE N00°13'30"E, A DISTANCE OF 798.58 FEET;

THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 558.00 FEET, A CENTRAL ANGLE OF 44°37'26", A DISTANCE OF 434.59 FEET, A CHORD BEARING OF N22°32'13"E WITH A CHORD DISTANCE OF 423.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE GREAT WESTERN RAILROAD;

THENCE ON SAID SOUTH RIGHT OF WAY LINE FOR THE FOLLOWING 2 COURSES;

- 1) THENCE S41°01'48"E, A DISTANCE OF 1327.31 FEET TO A NON-TANGENT CURVE TO THE LEFT;
- 2) THENCE ON SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 742.00 FEET, A CENTRAL ANGLE OF 23°36'35", A DISTANCE OF 305.75 FEET, A CHORD BEARING OF S53°37'15"E WITH A CHORD DISTANCE OF 303.60 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE S00°09'25"W, A DISTANCE OF 32.43 FEET ON SAID EAST LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE N88°55'57"W, A DISTANCE OF 1281.41 FEET ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING.

PARCEL CONTAINS 811,380 SQUARE FEET OR 18.627 ACRES.

TOGETHER WITH

THAT PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-WEST 1/16TH CORNER OF SAID SECTION 9;

THENCE S 00°13'30" W FOR 30.09 FEET ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE POINT OF BEGINNING;

THENCE S00°13'30"W, A DISTANCE OF 1297.58 FEET CONTINUING ON SAID EAST LINE;

THENCE N89°46'30"W, A DISTANCE OF 186.87 FEET;

THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 07°03'34", A DISTANCE OF 73.93 FEET, A CHORD BEARING OF N86°14'43"W WITH A CHORD DISTANCE OF 73.88 FEET;

THENCE N82°42'56"W, A DISTANCE OF 192.94 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 07°00'00", A DISTANCE OF 73.30 FEET, A CHORD BEARING OF N86°12'56"W WITH A CHORD DISTANCE OF 73.26 FEET;

THENCE N89°42'56"W, A DISTANCE OF 153.80;

THENCE N00°17'04"E, A DISTANCE OF 1275.65 FEET;

THENCE S88°50'31"E, A DISTANCE OF 677.77 FEET TO THE POINT OF BEGINNING.

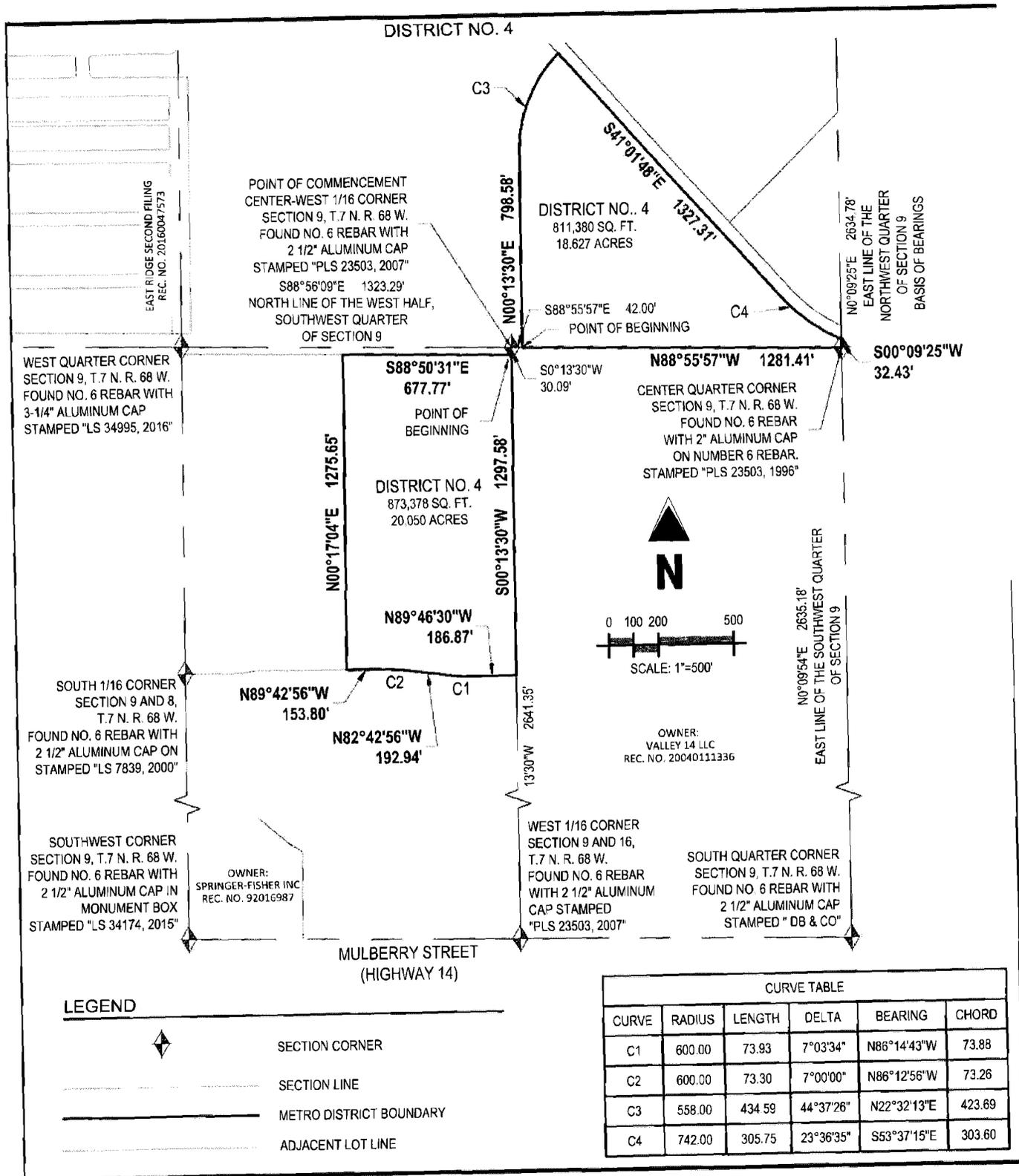
PARCEL CONTAINS 873,378 SQUARE FEET OR 20.050 ACRES.

**BASIS OF BEARING:** THE EAST LINE OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, IS ASSUMED TO BEAR N 00°09'25" E, 2634.78 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2" ALUMINUM CAP, STAMPED PLS 25372, 1996 AND THE NORTH QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2 1/2" ALUMINUM CAP, STAMPED PLS 28285, WITH ALL OTHER BEARINGS REFERENCED THERETO.

**SHEET 3** IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 AND 2- LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 AND 2 CONTAINS AN AMBIGUITY, SHEET 3 MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY  
BY FRANK A. KOHL, PLS# 37067





SPRINGER-FISHER-WHITHAM  
 HARTFORD HOMES, LLC  
 METRO DISRICTS

Project No: HFH000008.01  
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 Date: 6/15/2022

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WHEN RECORDED RETURN TO:  
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2154 East Commons Avenue, Suite 2000  
Centennial, CO 80122

**Mulberry Metropolitan District No. 5**  
(In the City of Fort Collins, Larimer County, Colorado)

**SPECIAL DISTRICT PUBLIC DISCLOSURE**  
Pursuant to § 32-1-104.8 C.R.S.

Name of District:	Mulberry Metropolitan District No. 5 ("District")
Powers of the District:	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, fire protection, mosquito control, parks or recreational facilities or programs, traffic and safety controls, sanitation services, street improvements, television relay and translator facilities, transportation, water services, and solid waste disposal, subject to the limitations contained in the District's Service Plan.
Service Plan:	The District's Service Plan, which can be amended from time to time, includes a description of the District's powers and authority. A copy of the District's Service Plan is available from the Division of Local Government.
	Mulberry Metropolitan District No. 5 is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described § 32-1-809(1), C.R.S., which can be found at the District office, on the District's web site, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the clerk and recorder of each county in which the special district is located.
District Boundaries:	A map of the District's boundaries is attached hereto as Exhibit A. Please note that the District's boundaries may change from time to time. Please contact the District for the latest information.

**EXHIBIT A**  
**District Boundary Map**

**LEGAL DESCRIPTION**  
**SPRINGER-FISHER-WHITHAM DISTRICT NO. 5**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 9;

THENCE N00°09'25"E, A DISTANCE OF 780.46 FEET ON THE EAST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING;

THENCE N89°50'35"W, A DISTANCE OF 26.00 FEET;

THENCE N00°09'25"E, A DISTANCE OF 90.00 FEET;

THENCE S89°50'35"E, A DISTANCE OF 26.00 FEET;

THENCE S00°09'25"W, A DISTANCE OF 90.00 FEET ON SAID EAST LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,340 SQUARE FEET OR 0.054 ACRES.

**BASIS OF BEARING:** THE EAST LINE OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, IS ASSUMED TO BEAR N 00°09'25" E, 2634.78 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2" ALUMINUM CAP, STAMPED PLS 25372, 1996 AND THE NORTH QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2 1/2" ALUMINUM CAP, STAMPED PLS 28285, WITH ALL OTHER BEARINGS REFERENCED THERETO.

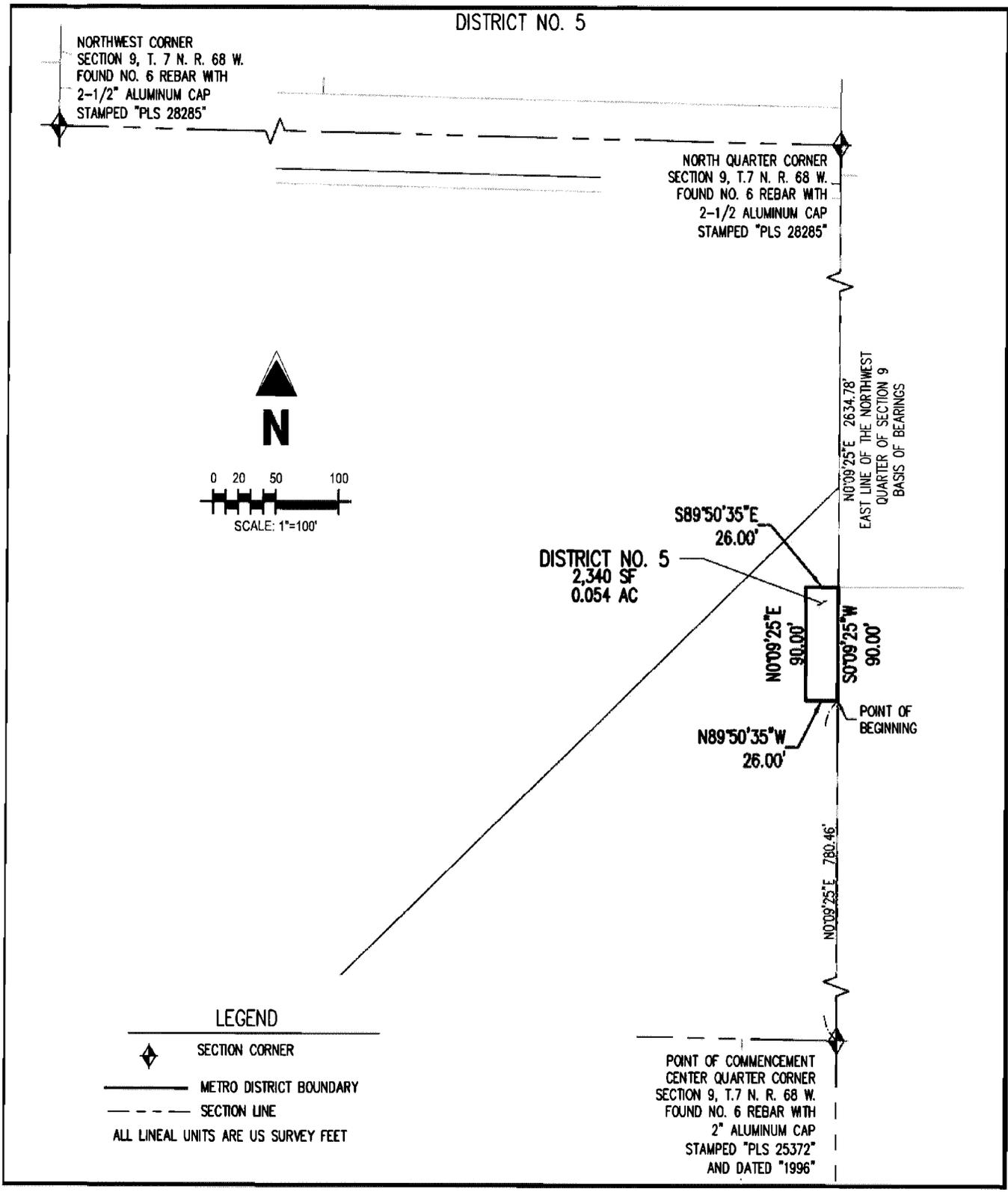
**SHEET 2** IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 - LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 CONTAINS AN AMBIGUITY, SHEET 2 MAY BE USED TO RESOLVE SAID AMBIGUITY.



PREPARED FOR AND ON BEHALF OF GALLOWAY  
BY FRANK A. KOHL, PLS# 37067

June 24, 2022

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SPRINGER-FISHER-WHITHAM  
 HARTFORD HOMES, LLC  
 METRO DISTRICTS

Project No:	HFH0000008.01
Drawn By:	AN
Checked By:	FAK
Date:	6/15/2022

**Galloway**

5265 Ronald Reagan Blvd., Suite 210  
 Johnstown, CO 80554  
 970.800.3300 • GallowayUS.com

WHEN RECORDED RETURN TO:  
WHITE BEAR ANKELE TANAKA & WALDRON  
2154 East Commons Avenue, Suite 2000  
Centennial, CO 80122

**Mulberry Metropolitan District No. 6**  
(In the City of Fort Collins, Larimer County, Colorado)

**SPECIAL DISTRICT PUBLIC DISCLOSURE**  
Pursuant to § 32-1-104.8 C.R.S.

Name of District:	Mulberry Metropolitan District No. 6 ("District")
Powers of the District:	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, fire protection, mosquito control, parks or recreational facilities or programs, traffic and safety controls, sanitation services, street improvements, television relay and translator facilities, transportation, water services, and solid waste disposal, subject to the limitations contained in the District's Service Plan.
Service Plan:	The District's Service Plan, which can be amended from time to time, includes a description of the District's powers and authority. A copy of the District's Service Plan is available from the Division of Local Government.
	Mulberry Metropolitan District No. 6 is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described § 32-1-809(1), C.R.S., which can be found at the District office, on the District's web site, on file at the Division of Local Government in the State Department of Local Affairs, or on file at the office of the clerk and recorder of each county in which the special district is located.
District Boundaries:	A map of the District's boundaries is attached hereto as Exhibit A. Please note that the District's boundaries may change from time to time. Please contact the District for the latest information.

**EXHIBIT A**  
**District Boundary Map**

**LEGAL DESCRIPTION**  
**SPRINGER-FISHER-WHITHAM DISTRICT NO. 6**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/16<sup>TH</sup> CORNER COMMON TO SECTIONS 9 AND 16;

THENCE N89°12'17"W, A DISTANCE OF 631.24 FEET ON THE SOUTH LINE OF SAID SECTION 9 TO THE EAST LINE OF THAT PARCEL RECORDED AT REC NO 92016987 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE;

THENCE ON SAID EAST LINE FOR THE FOLLOWING 6 COURSES;

- 1) THENCE N13°44'09"W, A DISTANCE OF 250.02 FEET;
- 2) THENCE N15°22'09"W, A DISTANCE OF 112.04 FEET;
- 3) THENCE N57°53'09"W, A DISTANCE OF 181.02 FEET;
- 4) THENCE N49°41'09"W, A DISTANCE OF 146.77 FEET;
- 5) THENCE N43°21'09"W, A DISTANCE OF 362.79 FEET;
- 6) THENCE N60°03'09"W, A DISTANCE OF 100.57 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 9;

THENCE N00°17'21"E, A DISTANCE OF 477.22 FEET ON SAID WEST LINE TO THE SOUTH 1/16<sup>TH</sup> CORNER COMMON TO SECTIONS 8 AND 9;

THENCE S89°41'37"E, A DISTANCE OF 195.27 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 327.50 FEET, A CENTRAL ANGLE OF 14°34'30", A DISTANCE OF 83.31 FEET, A CHORD BEARING OF N83°01'08"E WITH A CHORD DISTANCE OF 83.09 FEET;

THENCE S89°42'56"E, A DISTANCE OF 521.62 FEET;

THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 07°00'00", A DISTANCE OF 73.30 FEET, A CHORD BEARING OF S86°12'56"E WITH A CHORD DISTANCE OF 73.26 FEET;

THENCE S82°42'56"E, A DISTANCE OF 192.94 FEET;

THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 07°03'34", A DISTANCE OF 73.93 FEET, A CHORD BEARING OF S86°14'43"E WITH A CHORD DISTANCE OF 73.88 FEET;

THENCE S89°46'30"E, A DISTANCE OF 186.87 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE S00°13'30"W, A DISTANCE OF 1313.68 FEET ON SAID EAST LINE TO THE POINT OF BEGINNING.

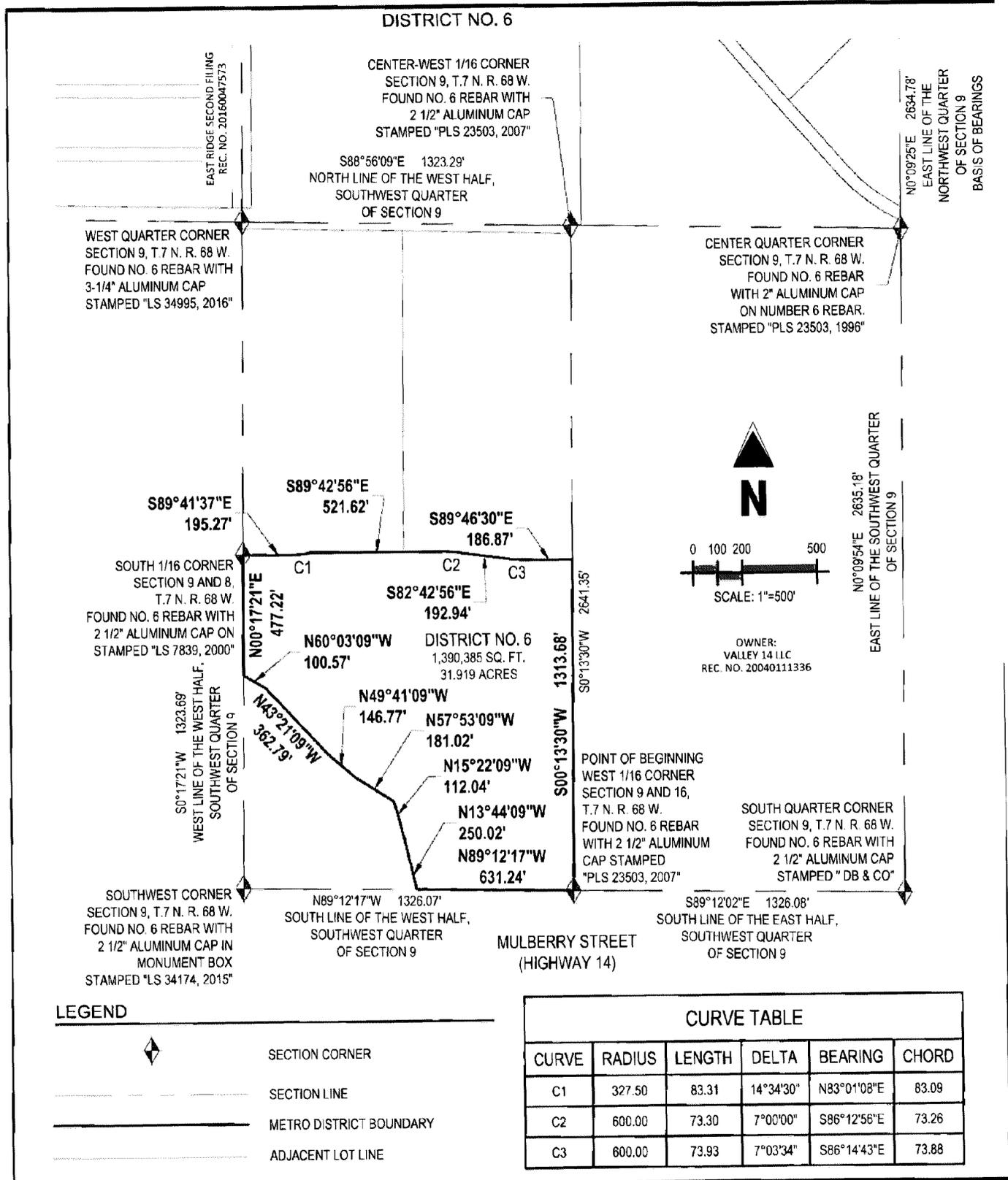
PARCEL CONTAINS 1,390,385 SQUARE FEET OR 31.919 ACRES.

**BASIS OF BEARING:** THE EAST LINE OF NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., LARIMER COUNTY, COLORADO, IS ASSUMED TO BEAR N 00°09'25" E, 2634.78 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2" ALUMINUM CAP, STAMPED PLS 25372, 1996 AND THE NORTH QUARTER CORNER OF SAID SECTION 9, MONUMENTED WITH A NO. 6 REBAR OF UNKNOWN LENGTH WITH A 2 1/2" ALUMINUM CAP, STAMPED PLS 28285, WITH ALL OTHER BEARINGS REFERENCED THERETO.

**SHEET 3** IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT SHEET 1 AND 2- LEGAL DESCRIPTION. IN THE EVENT THAT SHEET 1 AND 2 CONTAINS AN AMBIGUITY, SHEET 3 MAY BE USED TO RESOLVE SAID AMBIGUITY.



PREPARED FOR AND ON BEHALF OF GALLOWAY  
BY FRANK A KOHL, PLS# 37067



SPRINGER-FISHER-WHITHAM  
 HARTFORD HOMES, LLC  
 METRO DISTRICTS

Project No: HFH000008.01  
 Drawn By: AN  
 Checked By: FK  
 Date: 6/23/2022

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