

# LAW OFFICE OF MICHAEL E. DAVIS, LLC

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December 31, 2023

**VIA E-FILING PORTAL**

Division of Local Government  
Department of Local Affairs  
1313 Sherman Street, Room 521  
Denver, CO 80203

**VIA EMAIL (dkayl@weldgov.com)**

Office of the Weld County Assessor  
1400 North 17th Avenue  
Greeley, CO 80631

**VIA EMAIL (weld-districts@weldgov.com)**

Office of the Weld County Clerk & Recorder  
1402 North 17th Avenue  
Greeley, CO 80631

**RE: Map of District Boundaries**  
Cottonwood Greens Metropolitan District No. 5

To Whom It May Concern:

Pursuant to §32-1-306, C.R.S., special districts must file a current, accurate map of its boundaries with the Division of Local Government, County Assessor, and County Clerk & Recorder on or before January 1, of each year. As such, attached please find a current map of the District boundaries, which shows that the boundaries were unchanged.

Cottonwood Greens Metropolitan District No. 5

Should you require any additional information, please contact our office.

Very truly yours,

LAW OFFICE OF MICHAEL E. DAVIS, LLC

Enclosure

SECTION 34

14TH STREET (80' R.O.W.)  
(UNIMPROVED)

ENERGY BUVD.  
40' R.O.W.

NORTH LINE SE 1/4

S89°50'41" E  
1329.95'

EAST CENTER 1/16 SECTION  
34  
RECOVERED AND ACCEPTED  
#6 REBAR  
WITH 2 1/2" ALUM CAP  
WHICH BEARS S83°W  
A DISTANCE OF 0.35'  
FROM THE CALCULATED POSITION

CENTER QUARTER  
CORNER SECTION 34  
RECOVERED AND  
ACCEPTED #5 REBAR  
WITH 2" ALUM CAP  
WHICH BEARS N67°W  
A DISTANCE OF 0.27'  
FROM THE CALCULATED  
POSITION

CITY OF FORT LUPTON LIMITS

WEST LINE SE 1/4

N00°15'06"E

2635.00'

COTTONWOOD GREENS METROPOLITAN  
DISTRICT NUMBER 5

80.59 ACRES  
PROPOSED ZONING: PUD

S00°13'43"W

2642.74'

S 1/4 CORNER  
SECTION 34  
RECOVERED AND  
ACCEPTED #4 REBAR  
WITH RED PLASTIC CAP  
STAMPED "LS 12330"

S00°15'06" W  
30.00'

N00°13'43"E  
30.00'

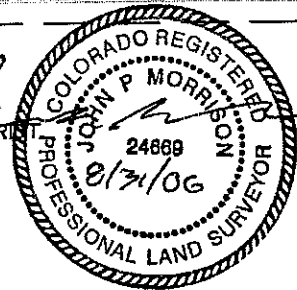
SOUTH LINE SE 1/4 SE

N89°32'14" W 1331.02'

EXISTING RIGHT OF WAY  
PER BK 86 PG 273

PROPOSED 100' ULTIMATE RIGHT  
OF WAY FOR 9TH STREET

THEODORE W & MARY E BURKHART  
15047 CO HWY 52  
FORT LUPTON, CO 80621



**HIGH COUNTRY ENGINEERING, INC.**

14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112  
PHONE (303) 925-0644 FAX (303) 925-0847  
1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601  
PHONE (970) 945-8676 FAX (970) 945-2555  
WWW.HCENG.COM

WELD COUNTY, COLORADO  
**COTTONWOOD GREENS**  
METRO DISTRICT NO. 5  
BOUNDARY MAP

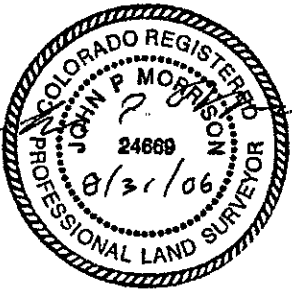
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PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH ONE-HALF OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 34; THENCE S89°50'41"E ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 1329.95 FEET TO THE EAST CENTER ONE-SIXTEENTH CORNER; THENCE S00°13'43"W ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 2642.14 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE N89°32'14"W ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 1331.02 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 34; THENCE N00°15'06"E ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 A DISTANCE OF 2635.00 FEET TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 80.59 ACRES.

BASIS OF BEARING: THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION BEING MONUMENTED AT THE NORTH ONE-QUARTER BY A NO. 6 REBAR WITH A 3 1/4" ALUMINUM CAP STAMPED "JR ENG - PLS 13258" AND AT THE CENTER ONE-QUARTER BY A NO. 5 REBAR WITH A 2" ALUMINUM CAP STAMPED "ALPHA ENGRG - LS25937", SAID LINE ASSUMED TO BEAR N00°15'06"E.



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14 INVERNESS DRIVE EAST, STE F-120, ENGLEWOOD, CO 80112  
PHONE (303) 925-0544 FAX (303) 925-0547  
1517 BLAKE AVENUE, STE 101, GLENWOOD SPRINGS, CO 81601  
PHONE (970) 945-8876 FAX (970) 945-2555  
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WELD COUNTY, COLORADO  
**COTTONWOOD GREENS**  
METRO DISTRICT NO. 5  
PROPERTY DESCRIPTION

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