

IDLEDALE WATER & SANITATION DISTRICT

PO Box 52
Idledale, CO 80453
303-697-4319

December 30, 2021

Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

[DLG E-Portal](#)

Jefferson County Assessor
Attn: Scot Kersgaard
100 Jefferson County Parkway
Golden, CO 80419

bklein@jeffco.us

Jefferson County Clerk and Recorder
100 Jefferson County Parkway
Golden, CO 80419

clerktotheboard@jeffco.us

Re: Idledale Water & Sanitation District

To Whom It May Concern,

In accordance with Section 32-1-306, C.R.S., as amended, this letter is to advise you that the boundaries of the above referenced District have changed since the last filing. Pursuant to the attached Order of Exclusion, Parcels A and C of the property located at 2744 Grapevine Road have been excluded from the District. As such the parcels will should not be subject to the District's Operating Mill Levy, however the parcels should still be subject to the District's Mill Levy for Debt.

Please replace the previously submitted letter dated December 15, 2021 indicating no change with this updated letter. Please let me know if I may be of further assistance.

Sincerely,

Public Alliance, LLC
District Manager

Noël Nail
Administrative Manager

Cc: Paul Rufien, Esq.



R \$28.00
D \$0.00

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12/30/2021 10:14:07 AM 4 Page(s)

JEFFERSON COUNTY, Colorado

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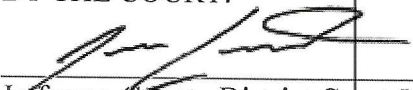
DISTRICT COURT, JEFFERSON COUNTY, COLORADO Court Address: 100 Jefferson County Parkway Golden, Colorado 80401 Telephone: 303-271-6145		DATE FILED: December 29, 2021 8:35 AM CASE NUMBER: 1946CV5675	
IN THE MATTER OF IDLEDALE WATER AND SANITATION DISTRICT			
Paul C. Rufien, Reg. No. 19948 Paul C. Rufien, P.C. 3900 East Mexico Avenue, Suite 300 Denver, Colorado 80210 Phone: 720-506-9230 E-mail: paul@rufienlaw.com		▲ COURT USE ONLY ▲ Case Number: 1946CV5675 Div.: Ctrm.:	
ORDER OF EXCLUSION			

THIS MATTER coming before the Court upon the filing of a Resolution of the Board of Directors of Idledale Water and Sanitation District granting the exclusion of certain real property from the District; and it appears to the Court that the fee owners of such property filed with the Board of Directors proper Petition, a copy of which has been filed with the Clerk of this Court, praying that such property be excluded from the District; and that the Board of Directors after publication of notice of such hearing, conducted a hearing regarding the proposed exclusion and duly granted such Petition as to all the real property therein described, and on such date made and entered a Resolution to that effect, which Resolution has been filed with the Clerk of this Court.

The proper criteria under C.R.S. § 32-1-501 has been considered by the District's Board of Directors, as reflected in the Resolution. The excluded Property shall remain subject to all District taxes, fees and charges necessary to satisfy the District's current debt obligations.

IT IS THEREFORE ORDERED that the real property known as 2744 SE Grapevine Road, and further described in the attached pages (which were exhibits to the District's Petition for Exclusion) shall be excluded from the Idledale Water and Sanitation District:

DATED this 29th day of December, 2021.

BY THE COURT:


 Jefferson County District Court Judge
 Jason D Carrithers
 District Court Judge

EXHIBIT (LEGAL DESCRIPTION OF PROPERTY TO BE EXCLUDED)

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WARRANTY DEED

THIS DEED, Made this 17th day of September, 1997 between William H. Dyer

of the County of Jefferson and State of Colorado, grantor, and Linda K. Hogan

whose legal address is 2744 Grapevine Road, Idledale, Colorado 80453

of the County of Jefferson and State of Colorado, grantees:

WITNESS that the grantor for and in consideration of the sum of ONE HUNDRED SEVENTY EIGHT THOUSAND AND 00/100, (\$178,000.00) Dollars, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in JOINT TENANCY, all real property, together with improvements, if any, situate, lying and being in the County of Jefferson and State of Colorado, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

also known by street and number as 2744 Grapevine Road, Idledale, Colorado 80453

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain, and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except

STATE DOCUMENTARY FEE
1780
SEP 24 1997

State Documentary Fee
Date 17.80
\$

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

William H. Dyer
William H. Dyer By: Gary C. Osborne
as Attorney-In-Fact

STATE OF COLORADO }
County of Jefferson } ss. The foregoing instrument was acknowledged before me this 17th day of September, 1997

by William H. Dyer By: Gary C. Osborne as Attorney-In-Fact

Witness my hand and official seal.
My commission expires 10-11-98

MIKE HEATH
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 10/11/1998

Mike Heath
NOTARY PUBLIC
30440 Stagecoach Blvd., Ste. C
Evergreen, COLORADO 80439

5534348

Exhibit "A"

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PARCEL A:

A tract or parcel of land in the Northeast Quarter (NE1/4) of Section 32, Township 4 South, Range 70 West of the 6th P.M., described particularly as:

Beginning at Corner No. 1 which is the Northeast corner of said Section 32;
thence extending S 85 deg. 53 min. W. 578 feet; more or less, following the Northerly boundary of said Section 32 to its intersection with the Easterly boundary of Starbuck Heights as shown in Book of Plats No. 3, at Page 46, Jefferson County records, to Corner No. 2;
thence S 8 deg. 10 min. 15 sec. W, 543.1 feet, more or less, to Corner No. 3;
thence S 6 deg. 04 min. 30 sec. E, 250.11 feet to Corner No. 4 (corners 3 and 4 being on Easterly boundary of said Starbuck Heights;)
thence N 45 deg. 25 min. E, 30 feet to Corner No. 5;
thence S 83 deg. 40 min. E, 151 feet to Corner No. 6;
thence S 53 deg. 14 min. E, 200 feet to Corner No. 7;
thence S 67 deg. 50 min. E, 339. feet to Corner No. 8 (Corner No. 5 to Corner No. 8 being on the Northerly boundary of tract conveyed to W. B. Barger as described in Book 295 at Page 123;)
thence due East, 17.31 feet, more or less, to a point on the Easterly boundary line of said Section 32 being Corner No. 9;
thence N 2 deg. 00 min. W along said East boundary line, 1062.41 feet, more or less, to Corner No. 1 being Point of Beginning,
County of Jefferson, State of Colorado.

PARCEL C:

That portion of the East 1/2 of the NE1/4 of Section 32, Township 4 South, Range 70 West of the 6th P.M., Jefferson County, Colorado, which begins at a point which is the most Easterly corner of Lot 65, Starbuck Heights, Jefferson County, Colorado;
thence North 43 deg. 25 min. East a distance of 30 feet to a point from which the NE Corner of said Section 32 bears North 35 deg. 45 min. East a distance of 1070 feet, more or less;
thence South 83 deg. 40 min. East a distance of 151 feet to a point;
thence South 88 deg. 17 min. West in a straight line a distance of 170.8 feet to the Point of Beginning,
County of Jefferson, State of Colorado.

POOR COPY

RECEPTION NO. F0481906