



## ICENOGLE SEAVER POGUE

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June 9, 2025

Division of Local Government  
Via E-Filing

El Paso County Clerk and Recorder  
[steveschleiker@elpasoco.com](mailto:steveschleiker@elpasoco.com)  
[recweb@elpasoco.com](mailto:recweb@elpasoco.com) (Recording)

El Paso County Assessor  
[asrweb@elpasoco.com](mailto:asrweb@elpasoco.com)

Re: **Winsome Metropolitan District No. 1**  
Order for Exclusion of Real Property; Updated Boundary Map Submittal

To Whom It May Concern:

The boundaries of the Winsome Metropolitan District No. 1 have changed due to a recent exclusion of real property. Enclosed are copies of the following documents provided for your information and files:

1. Recorded Certified Copy of the Order Granting Order for Exclusion of Real Property from Winsome Metropolitan District No. 1 (recorded June 9, 2025 at Reception No. 225048637).
2. Map showing the current, updated boundaries of Winsome Metropolitan District No. 1.

If you have any questions or require additional information concerning this matter, please do not hesitate to contact our office. Thank you.

Sincerely,

ICENOGLE SEAVER POGUE  
A Professional Corporation

Alicia J. Corley

Enclosures

cc: Jennifer L. Ivey  
AJ Beckman  
Karen Steggs

*Alicia J. Corley* | [acorley@isp-law.com](mailto:acorley@isp-law.com) | Direct 303.867.3007

4725 S. Monaco St., Suite 360 | Denver, CO 80237 | 303.292.9100 | fax 303.292.9101 | [www.isp-law.com](http://www.isp-law.com)

DISTRICT COURT COUNTY OF EL PASO, COLORADO Court Address: 270 S. Tejon Street Colorado Springs, Colorado 80901 Telephone No.: (719) 452-5000	<b>SO ORDERED BY COURT</b> <b>05/15/2025</b> 
<b>In the matter of:</b>  <b>Winsome Metropolitan District No. 1</b>	<b>ERIC BENTLEY</b> <b>District Court Judge</b> <b>↑COURT USE ONLY↑</b>
<b>By the Court:</b>	Case Number: 2020CV030337 Div: 8
<b>ORDER FOR EXCLUSION OF REAL PROPERTY</b>	

THIS MATTER comes before the Court on the Motion filed by the Board of Directors of Winsome Metropolitan District No. 1 for an Order for Exclusion of Real Property. This Court, being fully advised in the premises and there being no objection filed by any person, hereby ORDERS:

That the real property hereinafter described shall be and is hereby excluded from the boundaries of the Winsome Metropolitan District No. 1, El Paso County, Colorado.

The name and address of the owner of the property and the legal description thereof are as follows:

**OWNER:**

WINSOME, LLC  
 1864 WOODMOOR DR. STE. 100  
 MONUMENT, CO 80132



State of Colorado, County of El Paso  
 Certified to be a true, and correct  
 copy of the original in my custody.

JUN 05 2025

SHERI KING  
 CLERK OF THE DISTRICT/COUNTY COURT  
 By  Deputy

**PROPERTY DESCRIPTION:**

Lot 1, Winsome Filing No. 2, El Paso County, State of Colorado

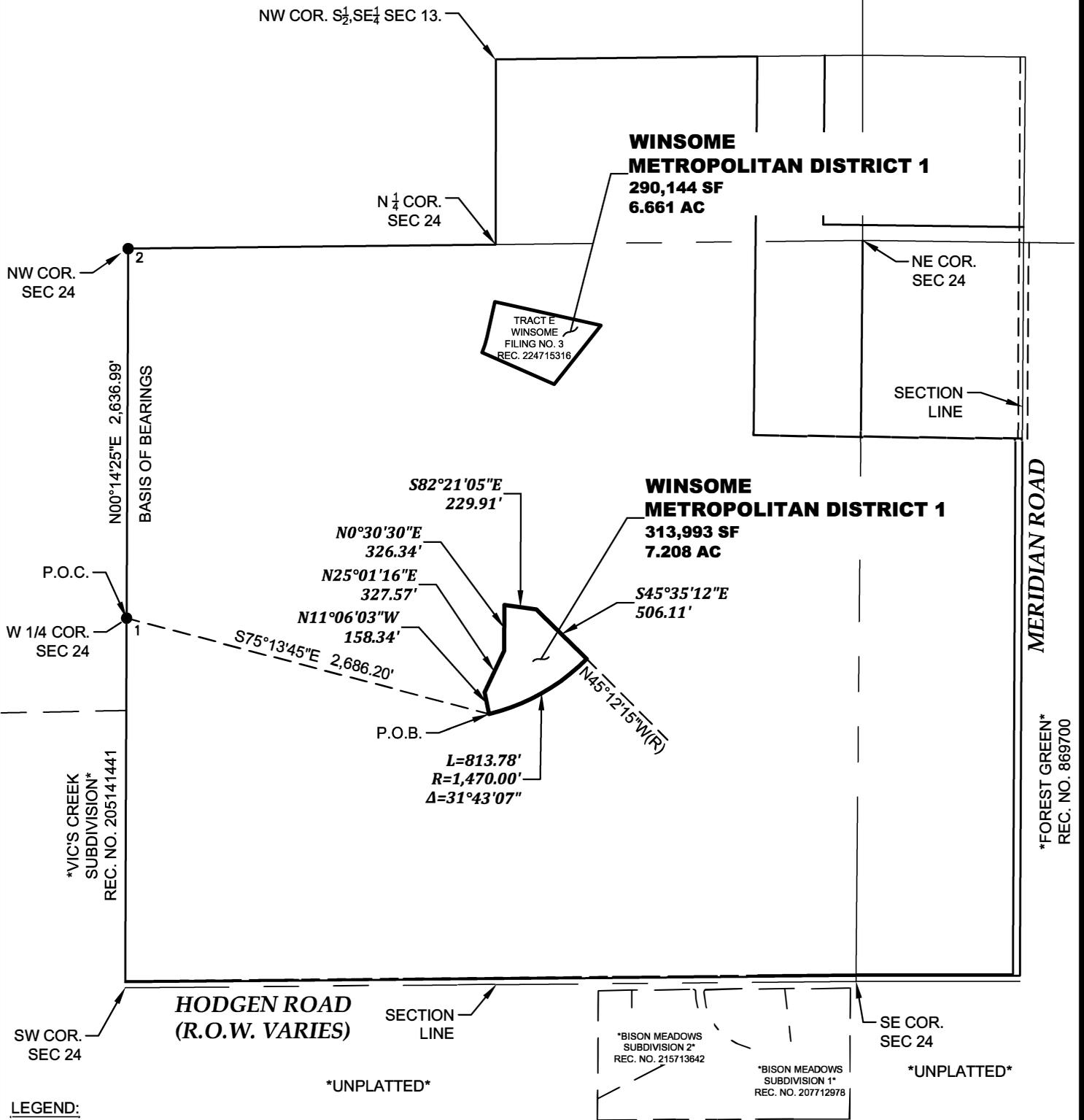
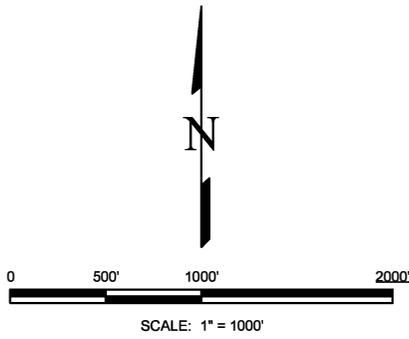
In accordance with Section 32-1-501(4)(d), C.R.S., as of the date hereof, there is zero (\$0.00) general obligation bonded indebtedness for which the excluded property is liable.

DONE AND EFFECTIVE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BY THE COURT:

\_\_\_\_\_  
DISTRICT COURT JUDGE

# EXHIBIT A



**LEGEND:**

- <sub>1</sub> FOUND 2-1/2" ALUMINUM CAP STAMPED "LS 28658"
- <sub>2</sub> FOUND 3-1/4" ALUMINUM CAP STAMPED "LS 12103"
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- (R) RADIAL BEARING

**THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE LEGAL DESCRIPTION.**



**EDWARD-JAMES SURVEYING, INC.**  
 926 Elkton Dr. 4732 Eagleridge Circle  
 Colorado Springs, CO 80907 Pueblo, CO 81008  
 (719) 576-1216 (719) 545-6240  
 05-09-2025 JOB NO. 1858-00  
 METRO DISTRICT 1 SHEET 1 OF 1