

DAWSON TRAILS METROPOLITAN DISTRICT NO. 3

405 Urban Street, Suite 310
Lakewood, Colorado 80228
Telephone: 720-213-6621
District Manager's Email aj@publicalliancecellc.com

December 27, 2023

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

[DLG E-Portal](#)

Douglas County Assessor
301 Wilcox Street
Castle Rock, CO 80104

assessors@douglas.co.us

Douglas County Clerk and Recorder
301 Wilcox Street
Castle Rock, CO 80104

recording@douglas.co.us

Re: Dawson Trails Metropolitan District No. 3

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 not changed since the last filing of its boundary map. Attached is a current boundary map. Please let me know if I may be of further assistance.

Sincerely,

Public Alliance, LLC
District Manager

Alysia Padilla
Administrative Coordinator

Cc: White Bear Ankele Tanaka & Waldron - Abby Franz

EXHIBIT

DAWSON RIDGE METROPOLITAN DISTRICT NO. 3:

A PARCEL OF LAND SITUATED IN PORTIONS OF SECTIONS 22, 27, 28, 33 AND 34, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22,

THENCE S 61°08'04" E, A DISTANCE OF 1252.16 FEET POINT ON THE SOUTH LINE OF THE TERRITORIAL ROAD RIGHT-OF-WAY, AS DESCRIBED IN QUIT CLAIM DEED RECORDED AT RECEPTION NO. 8816440 IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AND THE POINT OF BEGINNING:

THENCE N 89° 40' 41" E, ALONG SAID SOUTH LINE, A DISTANCE OF 1599.61 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD RIGHT-OF-WAY;
THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 8675.32 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2004131453, IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;
THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID PARCEL OF LAND THE FOLLOWING THREE (3) COURSES:

1. S 89° 46' 16" W, A DISTANCE OF 678.73 FEET;
2. S 00° 19' 26" W, A DISTANCE OF 600.54 FEET;
3. S 89° 29' 06" E, A DISTANCE OF 515.85 FEET TO A POINT ON THE WEST LINE OF SAID RAILROAD RIGHT-OF-WAY;

THENCE S 15° 17' 57" W, ALONG SAID WEST LINE, A DISTANCE OF 547.53 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;
THENCE N 00° 02' 14" W, ALONG SAID EAST LINE, A DISTANCE OF 226.55 FEET;
THENCE S 15° 19' 54" W, A DISTANCE OF 789.53 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 33;
THENCE N 89° 35' 18" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1450.06 FEET;
THENCE N 00° 24' 52" E, A DISTANCE OF 1500.33 FEET;
THENCE N 15° 12' 26" W, A DISTANCE OF 683.75 FEET TO A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1634.61 FEET, A CENTRAL ANGLE OF 11° 22' 44", AND AN ARC LENGTH OF 324.63 FEET, THE CHORD OF WHICH BEARS N 69° 06' 08" E, A DISTANCE OF 324.10 FEET;
THENCE N 63° 24' 48" E, A DISTANCE OF 399.60 FEET;
THENCE N 26° 34' 35" W, A DISTANCE OF 1289.66 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1800.00 FEET, A CENTRAL ANGLE OF 25° 07' 47" AND AN ARC LENGTH OF 789.47 FEET, THE CHORD OF WHICH BEARS N 14° 00' 41" W, A DISTANCE OF 783.16 FEET;
THENCE S 88° 33' 12" W, A DISTANCE OF 340.33 FEET;
THENCE N 03° 13' 03" E, A DISTANCE OF 308.42 FEET;
THENCE N 86° 46' 57" W, A DISTANCE OF 774.14 FEET;
THENCE N 28° 19' 51" E, A DISTANCE OF 302.38 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 940.53 FEET, A CENTRAL ANGLE OF 44° 00' 00", AND AN ARC LENGTH OF 722.28 FEET, THE CHORD OF WHICH BEARS N 06° 19' 51" E, A DISTANCE OF 704.66 FEET;
THENCE N 15° 40' 09" W, A DISTANCE OF 200.00 FEET;
THENCE N 74° 19' 51" E, A DISTANCE OF 199.76 FEET TO A POINT OF CURVATURE;

(CONTINUED ON SHEET 2)

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 7/25/2022
SHEET 1 OF 6

DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 15° 17' 55", AND AN ARC LENGTH OF 293.71 FEET, THE CHORD OF WHICH BEARS N 81° 58' 49" E, A DISTANCE OF 292.84 FEET TO A POINT ON THE CENTERLINE OF CREST CIRCLE SOUTH, AS DEDICATED BY DAWSON RIDGE FILING NO. B, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707612, SAID DOUGLAS COUNTY RECORDS, AND A POINT OF NON-TANGENT COMPOUND CURVATURE;

THENCE ALONG SAID CENTERLINE, THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 948.07 FEET, A CENTRAL ANGLE OF 48° 32' 44" AND AN ARC LENGTH OF 803.28 FEET, THE CHORD OF WHICH BEARS S 72° 53' 44" E, A DISTANCE OF 779.47 FEET;
2. S 48° 37' 58" E, 199.99 FEET TO A POINT OF NON-TANGENT CURVATURE;
3. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1960.22 FEET, A CENTRAL ANGLE OF 11° 02' 34" AND AN ARC LENGTH OF 377.80 FEET, THE CHORD OF WHICH BEARS N 47° 23' 30" E, A DISTANCE OF 377.21 FEET TO A POINT ON THE CENTERLINE OF DAWSON RIDGE BOULEVARD, AS DEDICATED BY DAWSON RIDGE FILING NO. B, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 8707610, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID CENTERLINE, THE FOLLOWING THREE (3) COURSES:

1. N 53° 24' 22" E, A DISTANCE OF 1060.41 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2100.00 FEET, A CENTRAL ANGLE OF 21° 00' 00", AND AN ARC LENGTH OF 769.69 FEET, THE CHORD OF WHICH BEARS N 42° 54' 22" E, A DISTANCE OF 765.39 FEET;
3. N 32° 24' 22" E, A DISTANCE OF 2177.60 FEET;

THENCE N 56° 17' 09" W, A DISTANCE OF 711.47 FEET;

THENCE N 17° 17' 13" E, 139.27 FEET TO A POINT ON THE EAST LINE OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, SAID DOUGLAS COUNTY RECORDS AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE EAST LINE OF SAID TWIN OAKS THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 198.98 FEET, A CENTRAL ANGLE OF 31°52'19", AND AN ARC LENGTH OF 110.69 FEET, THE CHORD OF WHICH BEARS N 33° 13' 23" E, A DISTANCE OF 109.26 FEET;
2. N 17° 17' 17" E, A DISTANCE OF 534.53 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND

(CONTINUED ON SHEET 3)

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224
DATE: 7/25/2022
SHEET 2 OF 7

DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 22,

THENCE S 05°22'12" W, A DISTANCE OF 7998.67 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 28 AND THE POINT OF BEGINNING;

THENCE N 89°47'47" W, ALONG SAID SOUTH LINE, A DISTANCE OF 358.61 FEET;

THENCE N 26°35'23" W, A DISTANCE OF 199.26 FEET;

THENCE N 63°24'37" E, A DISTANCE OF 789.20 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET, A CENTRAL ANGLE OF 77°33'39" AND AN ARC LENGTH OF 622.70 FEET, THE CHORD OF WHICH BEARS

N24°37'49"E, A DISTANCE OF 576.23 FEET;

THENCE S 63°24'37" W, A DISTANCE OF 19.89 FEET TO THE POINT OF BEGINNING;

CONTAINING A NET AREA OF 21,014,817 SQUARE FEET OR 482.434 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°27'27" W, FROM THE TO THE EAST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A RAIL, TO THE WEST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 38002" WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

MILES SMALL
COLORADO PLS 38534
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 7/25/2022
SHEET 3 OF 7
DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

EAST 1/4 COR. SECTION 22,
T8S, R67W, 6TH P.M.
FND. RAIL W/ NO CAP

POINT OF COMMENCEMENT
WEST 1/4 COR. SECTION 22,
T8S, R67W, 6TH P.M.
FND. REBAR W/ 3.25" ALUM. CAP
STAMPED "PLS 38002"

BASIS OF BEARINGS
N89°27'27"W 5258.43'

NORTH LINE, SOUTH 1/2, SECTION 22

S61°08'04"E
1252.16' L1

POINT OF BEGINNING

TWIN OAKS
REC. NO. 161972

SEC. 21

SEC. 22

SEC. 28

SEC. 27

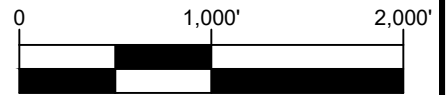
DAWSON RIDGE BLVD

S15°17'57"W 8675.32'
BURLINGTON NORTHERN &
SANTA FE RAILROAD R.O.W.

DAWSON RIDGE
METROPOLITAN
DISTRICT NO. 3

21,014,817 SF
482.434 AC

SEE SHEET 5



1 inch = 1,000 ft.

PARCEL CONTAINS 20,797,025 SQUARE FEET OR 477.734 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224
DATE: 5/24/2022
SHEET 4 OF 7

DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

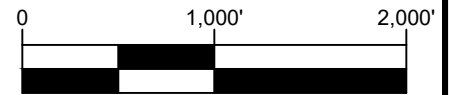
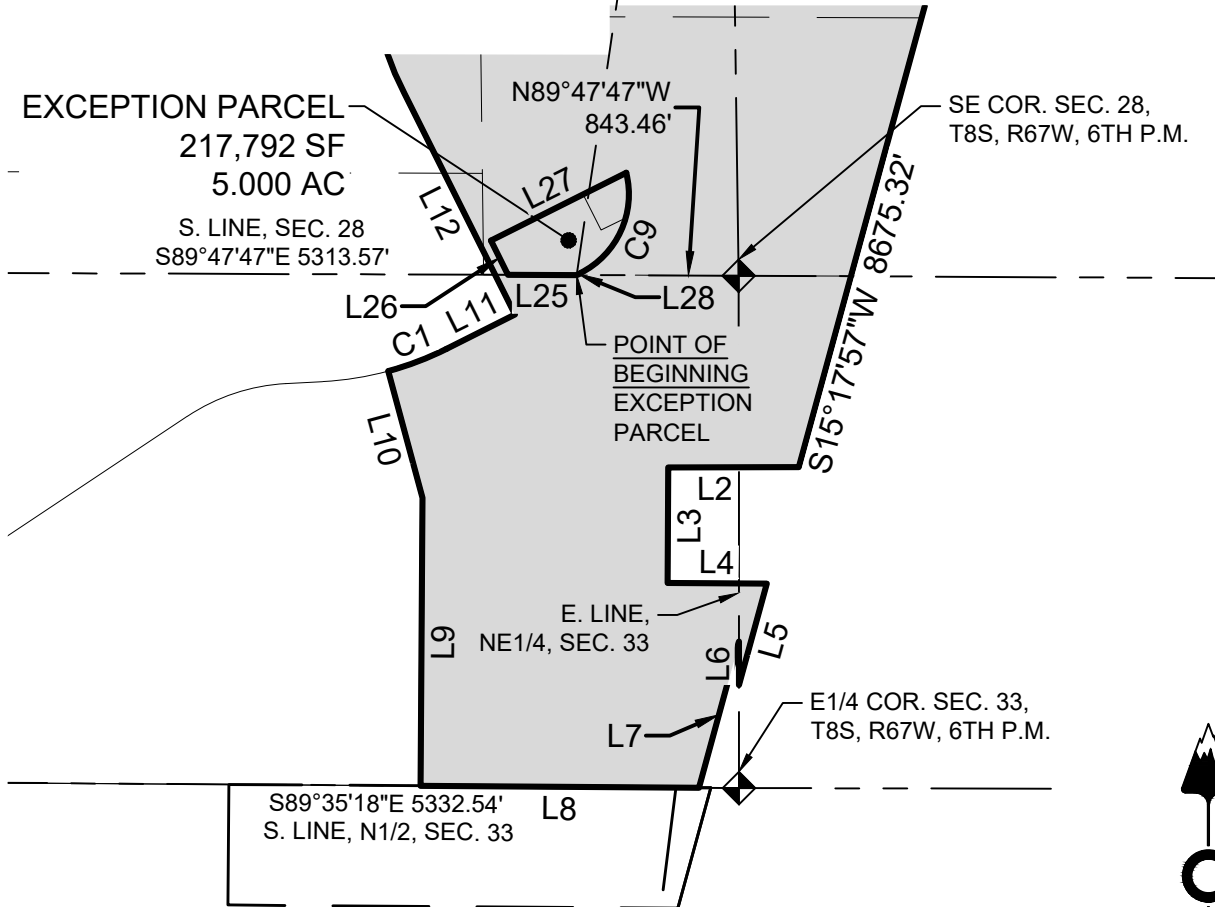
POINT OF COMMENCEMENT
WEST 1/4 COR. SECTION 22,
T8S, R67W, 6TH P.M.
FND. REBAR W/ 3.25" ALUM. CAP
STAMPED "PLS 38002"

BASIS OF BEARINGS
N. LINE, S1/2 SEC. 22

EAST 1/4 COR. SECTION 22,
T8S, R67W, 6TH P.M.
FND. RAIL W/ NO CAP

S 05°22'12" W
7998.67'

SEE SHEET 4



1 inch = 1,000 ft.

PARCEL CONTAINS 20,797,025 SQUARE FEET OR 477.434 ACRES, MORE OR LESS.

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224
DATE: 5/24/2022
SHEET 5 OF 7

DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM

EXHIBIT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	1599.61'	N 89°40'41" E
L2	678.73'	S 89°46'16" W
L3	600.54'	S 0°19'26" W
L4	515.85'	S 89°29'06" E
L5	547.53'	S 15°17'57" W
L6	226.55'	N 0°02'14" W
L7	789.53'	S 15°19'54" W
L8	1450.06'	N 89°35'18" W
L9	1500.33'	N 0°24'52" E
L10	683.75'	N 15°12'26" W
L11	399.60'	N 63°24'48" E
L12	1289.66'	N 26°34'35" W
L13	340.33'	S 88°33'12" W
L14	308.42'	N 3°13'03" E
L15	774.14'	N 86°46'57" W
L16	302.38'	N 28°19'51" E
L17	200.00'	N 15°40'09" W
L18	199.76'	N 74°19'51" E
L19	199.99'	S 48°37'58" E
L20	1060.41'	N 53°24'22" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	2177.60'	N 32°24'22" E
L22	711.47'	N 56°17'09" W
L23	139.27'	N 17°17'13" E
L24	534.53'	N 17°17'17" E
L25	358.61'	N 89°47'47" W
L26	199.26'	N 26°35'23" W
L27	789.18'	N 63°24'42" E
L28	19.89'	S 63°24'37" W

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
 IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 20-224
 DATE: 7/25/2022
 SHEET 6 OF 7

DRAWN BY: CT
 REVIEWED BY:



CORE CONSULTANTS, INC.
 3473 SOUTH BROADWAY
 ENGLEWOOD, CO 80113
 303.703.4444
 LIVEYOURCORE.COM

EXHIBIT

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	324.63'	1634.61'	11°22'44"	N69°06'08"E	324.10'
C2	789.47'	1800.00'	25°07'47"	N14°00'41"W	783.16'
C3	722.28'	940.53'	44°00'00"	N6°19'51"E	704.66'
C4	293.71'	1100.00'	15°17'55"	N81°58'49"E	292.84'
C5	803.28'	948.07'	48°32'44"	S72°53'44"E	779.47'
C6	377.80'	1960.22'	11°02'34"	N47°23'30"E	377.21'
C7	769.69'	2100.00'	21°00'00"	N42°54'22"E	765.39'
C8	110.69'	198.98'	31°52'19"	N33°13'23"E	109.26'
C9	622.67'	459.96'	77°33'52"	S24°37'49"W	576.20'

NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
PROJECT: 20-224
DATE: 7/25/2022
SHEET 7 OF 7

DRAWN BY: CT
REVIEWED BY:

CORE

CORE CONSULTANTS, INC.
3473 SOUTH BROADWAY
ENGLEWOOD, CO 80113
303.703.4444
LIVEYOURCORE.COM