

DAWSON TRAILS METROPOLITAN DISTRICT NO. 6

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. 6

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 TRAILS METROPOLITAN DISTRICT NO. 6

A PARCEL OF LAND BEING PARCELS RW-18 & RW18A, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2021056802, PARCELS C & D, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022065716 AND A PORTION OF PARCEL IX, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 2022065656, ALL IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, SITUATED IN SECTION 22, 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:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 22, ALSO BEING THE NORTHEAST CORNER OF LOT 4, TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, SAID DOUGLAS COUNTY RECORDS;

THENCE S 89° 30' 21" E, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 963.93 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 THE WEST LINE OF SAID RAILROAD RIGHT-OF-WAY, A DISTANCE OF 3278.14 FEET TO THE NORTHEAST CORNER OF TERRITORIAL ROAD, AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO 8816440, IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE S 89° 40' 41" W, ALONG THE NORTH LINE OF SAID TERRITORIAL ROAD RIGHT-OF-WAY, A DISTANCE OF 1628.83 FEET TO THE NORTHWEST CORNER OF SAID DEED, ALSO BEING A POINT ON THE EAST LINE OF SAID TWIN OAKS;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID TWIN OAKS, THE FOLLOWING FIVE (5) COURSES:

1. N 17° 17' 13" E, A DISTANCE OF 557.93 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22;
2. S 89° 27' 27" E ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 22, A DISTANCE OF 65.00 FEET;
3. N 00° 22' 15" W, A DISTANCE OF 1329.37 FEET TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS SUBDIVISION;
4. S 89° 30' 19" E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 1315.66 FEET TO THE SOUTHEAST CORNER OF LOT 3, SAID TWIN OAKS SUBDIVISION;
5. N 00° 20' 29" W, ALONG THE EAST LINES OF LOTS 3 & 4, A DISTANCE OF 1329.37 FEET TO THE NORTHEAST CORNER OF LOT 4, SAID TWIN OAKS SUBDIVISION AND THE POINT OF BEGINNING;

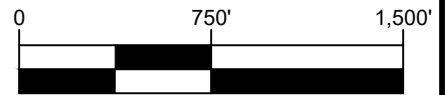
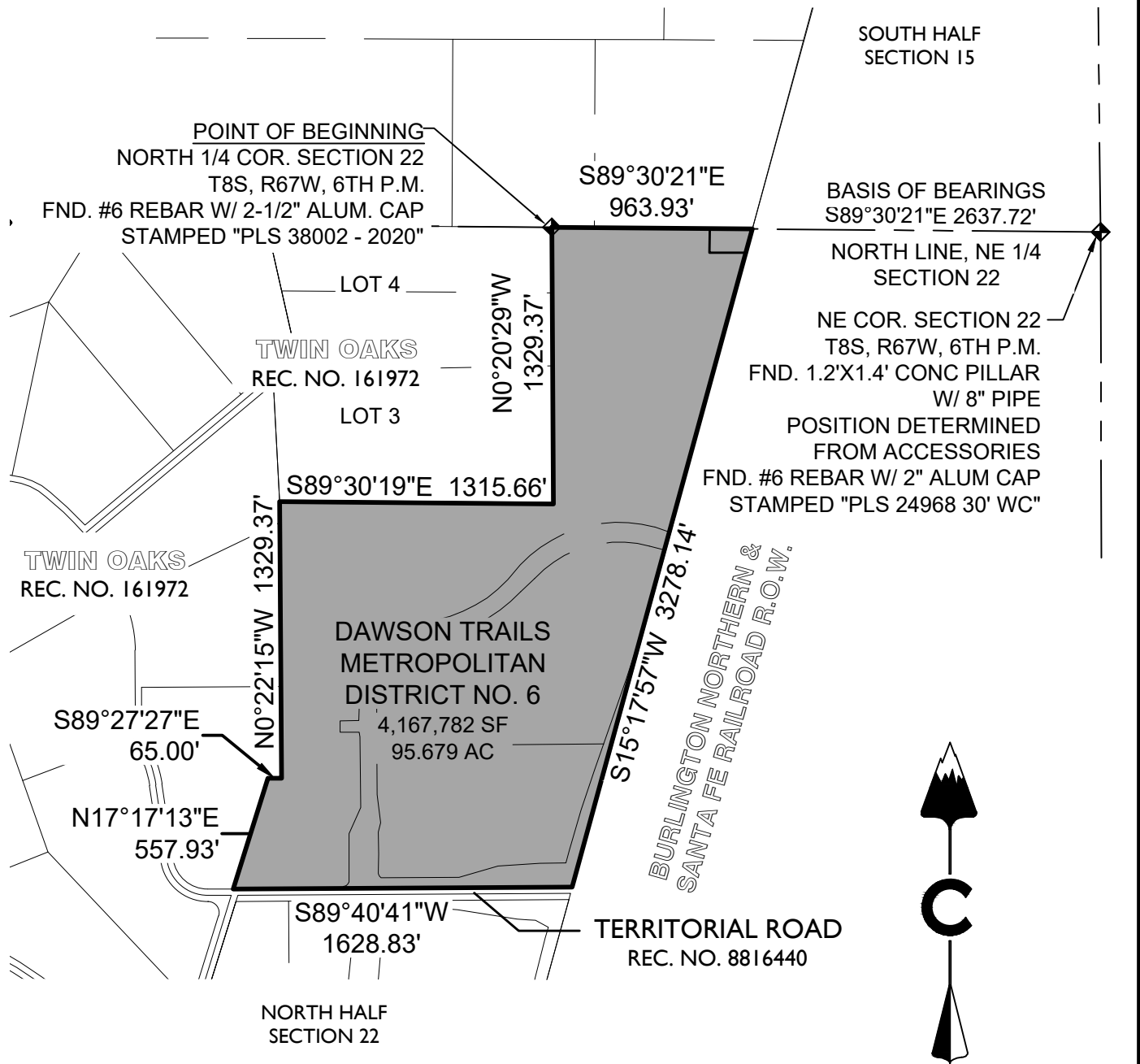
CONTAINING AN AREA OF 4,167,782 SQUARE FEET OR 95.679 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 89°30'21" E, FROM THE NORTH QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY A #6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 38002-2020" TO THE NORTHEAST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A 1.4 X 1.2 FOOT DIAMETER CONCRETE PILLAR WITH 8 INCH DIAMETER PIPE, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

JEFFREY C. ANTON
COLORADO PLS 38818
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC.



EXHIBIT



1 inch = 750 ft.

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

PROJECT: 20-224
 DATE: 12/8/2022
 DR: CT
 QA: JCA
 SHEET 3 OF 3

CORE

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

DAWSON TRAILS METROPOLITAN
 DISTRICT NO. 6