

DAWSON TRAILS METROPOLITAN DISTRICT NO. 7

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. 7

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. 7

A PARCEL OF LAND BEING THAT PARCEL OF LAND AS DESCRIBED IN THAT DEED RECORDED AT RECEPTION NO. 20140019292, PARCELS A, B, E, F & G 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 THE SOUTH HALF OF SECTION 15 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF 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:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 15, THENCE S 00° 11' 49" E, ALONG THE WEST LINE OF SAID SECTION 15, A DISTANCE OF 896.83 FEET TO THE POINT OF BEGINNING:

THENCE S 89° 48' 26" E, A DISTANCE OF 4111.91 FEET TO A POINT ON THE WEST LINE OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD RIGHT-OF-WAY, ALSO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE WEST LINE OF SAID RAILROAD RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 6351.10 FEET, A CENTRAL ANGLE OF 05° 23' 37" AND AN ARC LENGTH OF 597.87 FEET, THE CHORD OF WHICH BEARS S 18° 13' 44" W, A DISTANCE OF 597.65 FEET;
2. S 15° 09' 02" W, A DISTANCE OF 1223.49 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER SAID SECTION 22;

THENCE N 89° 30' 21" W, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 963.93 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22, ALSO BEING THE NORTHEAST CORNER OF TWIN OAKS, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 161972, IN THE RECORDS OF DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG THE EAST AND SOUTH LINES OF SAID TWIN OAKS THE FOLLOWING TWO (2) COURSES:

1. S 00° 20' 29" E, A DISTANCE OF 1329.37 FEET TO THE SOUTHEAST CORNER OF LOT 3, SAID TWIN OAKS;
2. N 89° 30' 19" W, A DISTANCE OF 1315.66 TO THE SOUTHWEST CORNER OF LOT 3, SAID TWIN OAKS;

THENCE N 03°03'13" W, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 567.45 FEET TO THE NORTHWEST CORNER OF LOT 3, SAID TWIN OAKS, ALSO BEING A POINT ON THE SOUTH LINE OF THAT PORTION OF BRISCOE LANE VACATED BY ORDINANCE NO. 86-24, RECORDED IN BOOK 680 AT PAGE 920, SAID DOUGLAS COUNTY RECORDS;

THENCE ALONG SAID VACATED PORTIONS OF BRISCOE LANE, THE FOLLOWING THREE (3) COURSES:

1. N 39° 55' 38" W, A DISTANCE OF 30.00 FEET TO A POINT OF NON-TANGENT CURVATURE ON THE CENTERLINE OF BRISCOE LANE;
2. ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 329.30 FEET, A CENTRAL ANGLE OF 27° 16' 16" AND AN ARC LENGTH OF 156.74 FEET, THE CHORD OF WHICH BEARS N 63° 42' 30" E, A DISTANCE OF 155.26 FEET;

3. N 12°39'22" W, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 4, SAID TWIN OAKS;

THENCE N 12° 39' 22" W, ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 657.67 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTIONS 15 AND 22, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 4;

THENCE S 89° 31' 22" W, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 890.07;

THENCE N 00° 11' 34" W, A DISTANCE OF 900.14 FEET;

THENCE N 89° 48' 26" W, A DISTANCE OF 2162.81 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 15;

THENCE N 00° 11' 49" W, ALONG SAID WEST LINE, A DISTANCE OF 842.74' TO THE POINT OF BEGINNING;

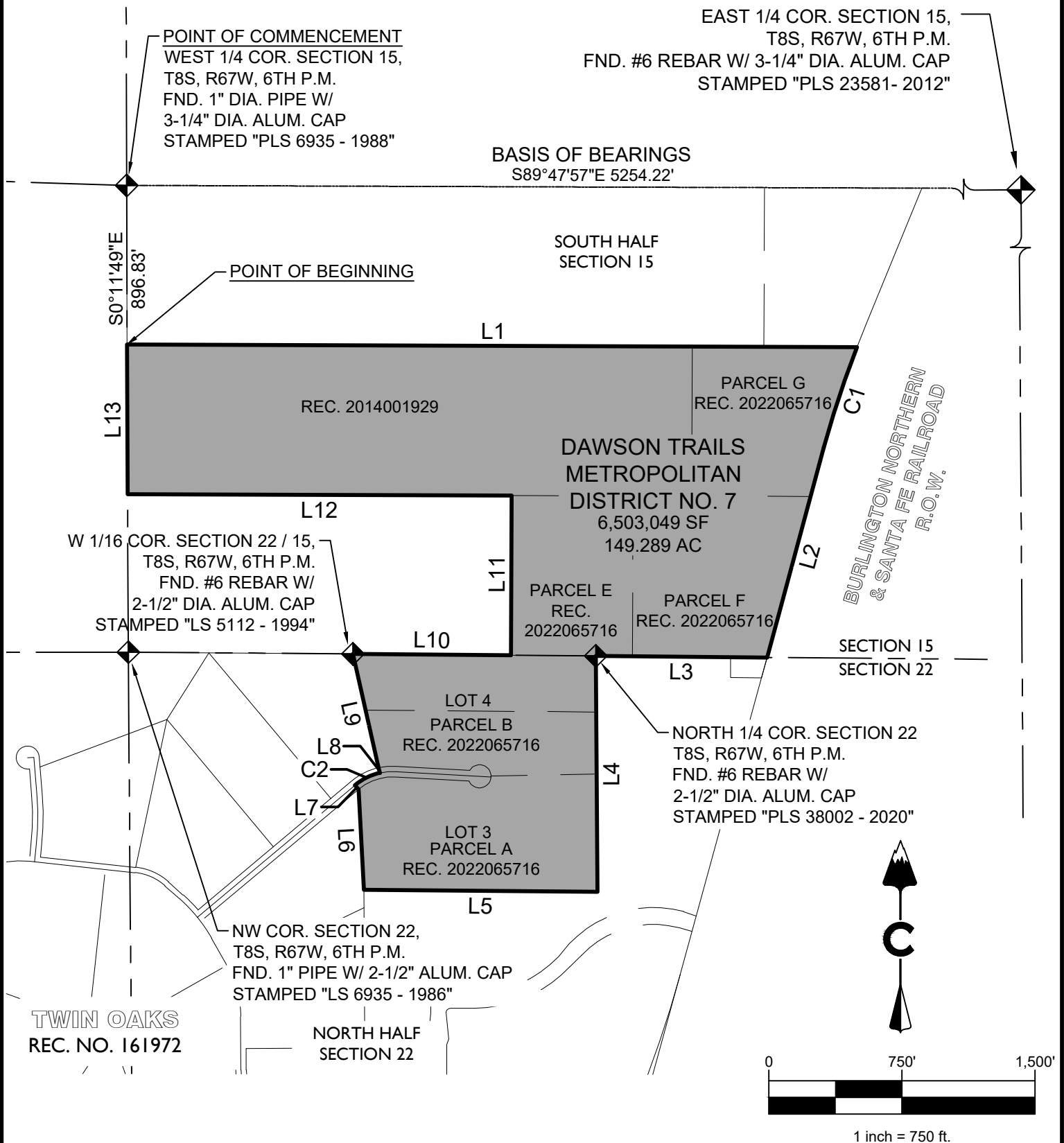
CONTAINING AN AREA OF 6,503,049 SQUARE FEET OR 149.289 ACRES, MORE OR LESS.

THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR S 89°47'57" E, FROM THE WEST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A 1 INCH DIAMETER PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 6935 - 1988" TO THE EAST QUARTER CORNER OF SAID SECTION 15, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "PLS 23581 - 2012", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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



EXHIBIT



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 4



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

DAWSON TRAILS METROPOLITAN DISTRICT NO. 7

EXHIBIT

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4111.91'	S 89°48'26" E
L2	1223.49'	S 15°09'02" W
L3	963.93'	N 89°30'21" W
L4	1329.37'	S 0°20'29" E
L5	1315.66'	N 89°30'19" W
L6	567.45'	N 3°03'12" W
L7	30.00'	N 39°55'38" W
L8	30.00'	N 12°39'22" W
L9	657.67'	N 12°39'22" W
L10	890.07'	S 89°31'22" E
L11	900.14'	N 0°11'34" E
L12	2162.81'	N 89°48'26" W
L13	842.74'	N 0°11'49" W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	597.87'	6351.10'	5°23'37"	S18°13'44"W	597.65'
C2	156.74'	329.30'	27°16'16"	N63°42'30"E	155.26'

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

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