

GARY R. WHITE  
KRISTEN D. BEAR  
WILLIAM P. ANKELE, JR.  
JENNIFER GRUBER TANAKA  
CLINT C. WALDRON  
KRISTIN BOWERS TOMPKINS  
ROBERT G. ROGERS

OF COUNSEL:  
GEORGE M. ROWLEY  
BLAIR M. DICKHONER



SEAN ALLEN  
ZACHARY P. WHITE  
MEGAN L. TAGGART  
CASEY K. LEKAHAL  
TRISHA K. HARRIS  
HEATHER L. HARTUNG  
MEGAN J. MURPHY  
KRISTIN J. SCHLEDORN  
SILVIA FEJKA  
JOHN R. SHERMAN

August 25, 2017

**VIA EMAIL**

Douglas County Clerk and Recorder  
125 Stephanie Place  
Castle Rock, CO 80109  
[elections@douglas.co.us](mailto:elections@douglas.co.us)

**Re: Kings Point South Metropolitan District No. 2  
Registered Elector Lists for the November 7, 2017 Election**

Dear Clerk and Recorder:

In accordance with § 1-13.5-111, C.R.S., the Kings Point South Metropolitan District No. 2 (“District”) is holding a special election on November 7, 2017. Eligible electors for Title 32 special districts include all individuals who are residents of the special district and who are registered to vote in Colorado pursuant to the Uniform Election Code of 1992, Articles 1 to 13 of Title 1, C.R.S. We recognize that due to the property within the District being presently undeveloped, there are likely no eligible electors.

In order to allow us to meet statutory deadlines please provide us with the following lists:

1. A list of all UOCAVA “covered voters,” as such term is defined in § 1-8.3-102(2), C.R.S., and a list of all registered electors within the District, pursuant to § 1-5-303 C.R.S. We would appreciate getting the list no later than September 8, 2017, sixty (60) days prior to the election, so that we can compile a list of the individuals that own property in the district, but live outside the district, for purposes of mailing TABOR Notices and UOCAVA ballots.

2. Pursuant to §§ 1-13.5-203(1)-(3) and 1-13.5-1105(2)(a), C.R.S., and in order to accommodate an October 6, 2017 requirement to mail TABOR notices, please provide a preliminary list of the registered electors in the District no later October 2, 2017. The second list is required to contain the names and addresses of all registered electors residing within the District at the close of business on the fortieth (40<sup>th</sup>) day preceding the election, or as of September 28, 2017.

3. Pursuant to §§ 1-13.5-203(1)-(3) and 1-13.5-1105(2)(b), C.R.S., please provide a supplemental list of the registered electors in the District no later than October 18, 2017, the twentieth (20<sup>th</sup>) day prior to the election. The supplemental list is required to contain the names and addresses of all registered electors residing within the District at the close of business on the twenty-second (22<sup>nd</sup>) day preceding the election. If the supplemental list is not different from the initial list, please confirm for us that there have been no changes.

A map and legal description of the District's boundaries are enclosed for your reference.

Thank you for your assistance. If you have any questions about this request, please do not hesitate to contact our office.

Very truly yours,

WHITE BEAR ANKELE TANAKA & WALDRON  
Attorneys at Law



Allison L. Hanson, Paralegal

Enclosures

# KINGS POINT SOUTH DISTRICT NO. 2 (TRACT B)

MEADOWS LIMITED  
LIABILITY CO.

SW 1/4  
SEC. 34

SE 1/4 SEC. 34  
FOUND 3-1/4" ALUM.  
CAP PLS 13155 1993

MEADOWS LIMITED  
LIABILITY CO.

SE 1/4  
SEC. 34

S. LINE SW 1/4 SEC. 34 (BASIS OF BEARINGS)

POB TRACT B

N89°58'24"E  
323.74'

N89°58'24"E 1404.96"

D=36°56'35"  
R=3669.72'  
L=2366.15'

NW 1/4  
SEC. 3

TRACT B  
150.203 AC.

NE 1/4  
SEC. 3

PRUSSE LAND CO. &  
HIGGINSON FAMILY FARM  
PARTNERSHIP

S00°13'02"W 2574.97'

N13°42'36"E  
76.61'

N67°32'58"W  
11.94'

D=55°31'28"  
R=730.00'  
L=707.43'

S89°52'39"W B19 20'

N89°42'22"W  
449.73'

N89°52'57"W 573.36'

N89°46'21"W 687.09'

SW 1/4  
SEC. 1

SE 1/4  
SEC. 1

SIERRA VISTA NO. 1

37

36

35

CROWN POINT  
CENTER, LTD

38

LOOKOUT

DRIVE



1 inch = 800 ft

## PBSJ &

5500 Greenwood Plaza Blvd.  
Suite 150  
Englewood, Colorado 80111  
Telephone: 303/221-7275  
Fax: 303/221-7276

ENGINEERING • PLANNING • SURVEYING • CONSTRUCTION SERVICES

Legal Description – Tract B

A TRACT OF LAND LYING IN THE NORTH HALF OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE N 89°58'24" E ALONG THE NORTH LINE OF SAID SECTION 3, 2340.84 FEET TO THE POINT OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HIGHWAY E-470, DESCRIBED IN BOOK 1698 AT PAGE 1250, DOUGLAS COUNTY RECORDS, AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 AND THE POINT OF BEGINNING;  
THENCE N 89°58'24" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, 323.74 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE N 89°58'24" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, 1404.96 FEET; THENCE S 00°13'02" W, 2574.97 FEET TO A POINT ON AN EXISTING FENCE LINE AND ON THE SOUTHERLY LINE OF THAT PARCEL DESCRIBED IN BOOK 801 AT PAGE 471, DOUGLAS COUNTY RECORDS; THENCE ALONG SAID EXISTING FENCE LINE AND SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN BOOK 801 AT PAGE 471 THE FOLLOWING FOUR (4) COURSES;

1. THENCE N 89°46'21" W, 687.09 FEET;
2. THENCE N 89°52'57" W, 573.36 FEET;
3. THENCE N 89°42'22" W, 449.73 FEET;
4. THENCE S 89°52'39" W, 819.20 FEET TO A POINT ON A CURVE;  
THENCE DEPARTING SAID EXISTING FENCE LINE AND CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT BOOK 801, PAGE 471 THE FOLLOWING TWO (2) COURSES;

1. THENCE ALONG THE ARC OF A CURVE TO THE LEFT 707.43 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 55°31'28" AND A RADIUS OF 730.00 FEET (THE CHORD OF WHICH BEARS N 39°47'14" W, 680.07 FEET) TO A POINT OF TANGENT;

2. THENCE N 67°32'58" W ALONG SAID TANGENT, 11.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY E-470;  
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES;

1. THENCE N 13°42'36" E. 76.61 FEET TO THE POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 2366.15 FEET. SAID CURVE HAVING A CENTRAL ANGLE OF 36°56'35" AND A RADIUS OF 3669.72 FEET TO THE POINT OF BEGINNING, CONTAINING 150.203 ACRES MORE OR LESS..

This description was prepared by

Kevin J Kucharczyk, PLS 34591

For and on behalf of Impact Land Surveyors, Inc.

