

## NOTICE OF ELECTION

**TO WHOM IT MAY CONCERN**, and particularly, to the electors of the proposed Brickyard Metropolitan District Nos. 1, 2, and 3 (“**Districts**”) of the Town of Castle Rock, Douglas County, Colorado.

**NOTICE IS HEREBY GIVEN** that elections will be held on May 6, 2025, between the hours of 7:00 a.m. and 7:00 p.m. regarding the question of the organization of the proposed Districts, the initial boards of directors, the waiver of property tax revenue limits, and the submission of the proposition of issuing general obligation bonds or creating other general obligation indebtedness or any questions necessary to implement the provisions of Article X, Section 20, of the Colorado Constitution as applied to the proposed Districts.

The Proposed Districts collectively encompass approximately 2.14 acres, with Proposed Brickyard Metropolitan District No. 1 encompassing approximately 1.38 acres; Proposed Brickyard Metropolitan District No. 2 encompassing approximately 0.47 acres; and Proposed Brickyard Metropolitan District No. 3 encompassing approximately 0.29 acres, each of which are generally located Southeast of Topeka Way; West of Prairie Hawk Drive; and North of West Plum Creek Parkway, in the Town of Castle Rock, County of Douglas, State of Colorado, and are more particularly described as follows:

### **Proposed Brickyard Metropolitan District No. 1:**

A PARCEL OF LAND BEING A PORTION OF LOT 1, CITADEL STATION FILING NO. 2 RECORDED AT RECEPTION NUMBER 305817 IN THE OFFICIAL DOUGLAS COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 11;

THENCE NORTH 12°36'43" EAST, A DISTANCE OF 1,837.64 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE SOUTH 87°59'00" WEST, A DISTANCE OF 232.76 FEET;

THENCE NORTH 02°00'20" WEST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 47°01'00" WEST, A DISTANCE OF 44.04 FEET;

THENCE NORTH 02°00'41" WEST, A DISTANCE OF 128.42 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;

THENCE NORTH 47°19'53" EAST ALONG SAID NORTH LINE, A DISTANCE OF 47.27 FEET;

THENCE NORTH 68°16'31" EAST CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 242.59 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1 EXTENDED NORTHERLY;

THENCE SOUTH 01°56'42" EAST ALONG SAID EXTENSION AND ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 278.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 59,952 SQUARE FEET OR 1.38 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR WITH 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROD WITH 2" CAP STAMPED PLS 6935, BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

**Proposed Brickyard Metropolitan District No. 2:**

A PARCEL OF LAND BEING A PORTION OF LOT 1, CITADEL STATION FILING NO. 2 RECORDED AT RECEPTION NUMBER 305817 IN THE OFFICIAL DOUGLAS COUNTY RECORDS, AND LOT 1, BLOCK 7, CITADEL STATION FILING NO. 6 RECORDED AT RECEPTION NO. 8708767, SITUATED IN THE NORTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 11;

THENCE NORTH 15°46'45" EAST, A DISTANCE OF 1,534.49 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, CITADEL STATION FILING NO. 2 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 87°59'00" WEST, A DISTANCE OF 623.63 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 180.04 FEET, SAID CURVE HAVING A RADIUS OF 351.50 FEET, A CENTRAL ANGLE OF 29°20'49", AND A CHORD WHICH BEARS SOUTH 73°18'35" WEST A CHORD DISTANCE OF 178.08 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 121.29 FEET, SAID CURVE HAVING A RADIUS OF 84.50 FEET, A CENTRAL ANGLE OF 82°14'32", AND A CHORD WHICH BEARS SOUTH 17°30'54" WEST A CHORD DISTANCE OF 111.14 FEET;

THENCE SOUTH 23°36'32" EAST, A DISTANCE OF 142.81 FEET;

THENCE SOUTH 66°23'28" WEST, A DISTANCE OF 38.81 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, BLOCK 7;

THENCE NORTH 23°36'32" WEST ALONG SAID WEST LINE, A DISTANCE OF 139.90 FEET;

THENCE NORTH 66°23'28" EAST, A DISTANCE OF 22.81 FEET;

THENCE NORTH 23°36'32" WEST, A DISTANCE OF 2.91 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 144.26 FEET, SAID CURVE HAVING A RADIUS OF 100.50 FEET, A CENTRAL ANGLE OF 82°14'43", AND A CHORD WHICH BEARS NORTH 17°30'49" EAST A CHORD DISTANCE OF 132.19 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 188.23 FEET, SAID CURVE HAVING A RADIUS OF 367.50 FEET, A CENTRAL ANGLE OF

29°20'49", AND A CHORD WHICH BEARS NORTH 73°18'35" EAST A CHORD DISTANCE OF 186.18 FEET;

THENCE NORTH 87°59'00" EAST, A DISTANCE OF 622.18 FEET TO THE EAST LINE OF SAID LOT 1, CITADEL STATION FILING NO. 2 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID EAST LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 16.07 FEET, SAID CURVE HAVING A RADIUS OF 1,080.00 FEET, A CENTRAL ANGLE OF 00°51'08", AND A CHORD WHICH BEARS SOUTH 07°10'55" EAST A CHORD DISTANCE OF 16.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20,513 SQUARE FEET OR 0.47 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A REBAR WITH 2.5" ALUMINUM CAP STAMPED PLS 6935 AND AT THE WEST QUARTER CORNER BY A 1" STEEL ROD WITH 2" CAP STAMPED PLS 6935, BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

**Proposed Brickyard Metropolitan District No. 3:**

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 7, AND LOT 1, BLOCK 10, CITADEL STATION FILING NO. 6 RECORDED AT RECEPTION NO. 8708767, SITUATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 16°12'29" WEST, A DISTANCE OF 816.57 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, BLOCK 7 AND THE POINT OF BEGINNING;

THENCE NORTH 23°36'32" WEST ALONG SAID WEST LINE, A DISTANCE OF 322.60 FEET;

THENCE NORTH 66°23'28" EAST, A DISTANCE OF 38.81 FEET;

THENCE SOUTH 23°36'32" EAST, A DISTANCE OF 322.60 FEET;

THENCE SOUTH 66°23'28" WEST, A DISTANCE OF 38.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12,520 SQUARE FEET OR 0.29 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE EAST QUARTER CORNER BY A 1" STEEL ROD WITH 2" CAP STAMPED PLS 6935 AND THE NORTHEAST CORNER BY A REBAR WITH 2.5" ALUMINUM CAP STAMPED PLS 6935, BEARING NORTH 00°25'11" WEST, AS SHOWN ON THE PLAT OF CITADEL STATION FILING NO. 6.

The elections are being conducted as mail ballot elections by the Designated Election Official, Catherine Will, c/o McGeady Becher Cortese Williams P.C., 450 E. 17<sup>th</sup> Avenue, Suite 400, Denver, Colorado 80203, telephone number 303-592-4380. The place of deposit for mail ballots and walk-in polling place for voting at the election will be at said office.

Not sooner than April 14, 2025 and no later than April 21, 2025, the Designated Election Official shall mail to each active registered elector of the proposed Districts a mail ballot packet.

Tiffany Sweeney, Tucker Bennett, and Dan Tovado are candidates for terms extending to the second regular elections of the Districts, and Matthew McBride and Anthony DeSimone are candidates for terms extending to the next regular elections of the Districts.

The walk-in polling place shall be open Monday through Friday, 8:00 a.m. to 5:00 p.m. beginning not sooner than twenty-two days prior to the election, April 14, 2025, and from 7:00 a.m. to 7:00 p.m. on the date of elections.

The purposes of the proposed Districts are to provide: water; sanitation; street; safety protection; parks and recreation; transportation; television relay and translation; mosquito control and fire protection improvements; covenant enforcement; design review services; security and all other improvements and services permitted by Article 1, Title 32, C.R.S, subject to any limitations set forth in the Service Plans of the proposed Districts.

Pursuant to Section 1-5-207, C.R.S., the estimated operating and debt service mill levies and fiscal year spending for the first year following organization of each District are:

Operating Mill Levy:	10.000 mills
Debt Service Mill Levy:	50.000 mills
Combined Mill Levy:	60.000 mills
Fiscal Year Spending:	\$76,500,000

**NOTICE IS FURTHER GIVEN** that an eligible elector of said proposed Districts for the purpose of said elections is a person registered to vote pursuant to the “Colorado Uniform Election Code of 1992”; and (i) who is a resident of the proposed Districts, or (ii) who, or whose spouse or civil union partner, owns taxable real or personal property within the proposed Districts, whether said person resides within the proposed Districts or not. A person who is obligated to pay taxes under a contract to purchase taxable property within the proposed Districts shall be considered an owner of taxable property for the purpose of qualifying as an eligible elector.

Any individual who wishes to know if his or her residence or taxable real or personal property is located within the boundaries of any of the proposed Districts should contact the County Assessor’s office with reference to the legal description set forth above. Additionally, maps of the proposed Districts are included in the Service Plans and are available for examination at the office of the District Court for Douglas County and at 450 E. 17<sup>th</sup> Avenue, Suite 400, Denver, Colorado 80203.

Write-in candidates must have filed an affidavit of intent with the Designated Election Official by no later than March 3, 2025.

**NOTICE IS FURTHER GIVEN** that applications for absentee voter ballots may be filed with the Designated Election Official at the address set forth above no later than the close of business on the Tuesday immediately preceding the elections. Return of absentee voter ballots and replacement ballots may be received by the Designated Election Official at the above address, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. beginning on April 14, 2025, until the day prior to the elections, or between the hours of 7:00 a.m. and 7:00 p.m. on the date of the election.

**Proposed Brickyard Metropolitan District  
Nos. 1, 2, and 3**

By: /s/ Catherine Will  
Designated Election Official

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