

ILLUSTRATION FOR SKY RANCH METRO DISTRICT NO. 3

ADAMS COUNTY NE 1/4 SEC. 4

NW CORNER, SECTION 3
FOUND 3-1/4" ALUM. CAP
IN RANGE BOX
"35593-2004"

NE 1/4 SEC. 4
PROPERTY
292 LLC

EXISTING 60' ROADWAY EASEMENT
(REC NO. D4041021)

NW 1/4 SEC. 3
PCY HOLDINGS LLC

NE 1/4 SEC. 3
PROPERTY RESERVE INC

C 1/4 CORNER, SEC 3
FOUND 2-1/2" ALUM. CAP
6" ABOVE SURFACE
"LS 9652"

EXCLUDED FROM
DISTRICT NO. 3
JUNE, 2022

SE 1/4 SEC. 3
PROPERTY RESERVE INC

N 1/4 CORNER, SEC. 10
FOUND 2" ALUM. CAP
6" BELOW SURFACE
"CITY OF AURORA"
"PLS 15244 - 1996"

EXCLUDED 6TH AVE
R.O.W. (60' R.O.W.)

S00°06'39"E 1382.50'

NE 1/4 SEC. 10
PCY HOLDINGS LLC

POINT OF COMMENCEMENT
W 1/4 CORNER, SEC 3
FOUND 2" BRASS CAP
SET IN CONCRETE
FEB 1972, LS 4043
BASIS OF BEARING
S00°21'27"E 2634.60'

SE 1/4 SEC. 4

PCY HOLDINGS LLC

PCY HOLDINGS LLC

NW CORNER, SEC. 10
FOUND 2" ALUM. CAP
6" BELOW SURFACE
"CITY OF AURORA"
"PLS 15244 - 1996"

EXCLUDED FROM
DISTRICT NO. 3
JUNE, 2022
NE 1/4 SEC. 9

OWNER:
PCY HOLDINGS LLC
34501 E QUINCY AVE BLDG 34 BOX 10
WATKINS, CO 80137-9303

1000 500 0 1000 2000

SCALE: 1" = 1000'

THE METRO DISTRICT AFTER EXCLUSION CONTAINS 9,343,010 SQUARE FEET OR (214.486 ACRES) MORE OR LESS.
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

SKY RANCH METRO DISTRICT NO. 3

A PARCEL SITUATED IN A PART OF SECTION 3 AND IN A PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ARAPAHOE COUNTY, COLORADO.

BY: SMD	SCALE: 1" = 1000'	R.O.W.			
CK'D: WFH	DATE: 06/21/2022	JOB NO.	R0028892		

N:\PROJECTS\30107320 SKY RANCH\F2\CAD\SURVEY\LEGAL\SKY RANCH OVERALL EXCLUSION DISTRICT 3.DWG. SDOE. 06/21/22