

ADAMS COUNTY NE 1/4 SEC. 4

# ILLUSTRATION FOR SKY RANCH METRO DISTRICT NO. 3

SHEET 1 OF 1

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

NE 1/4 SEC. 4  
PROPERTY  
292 LLC

W. LINE, NW 1/4 SEC. 3  
S00°21'35"E 2586.36'

EXISTING 60' ROADWAY EASEMENT  
(REC NO. D4041021)

NW 1/4 SEC. 3  
PCY HOLDINGS LLC

NE 1/4 SEC. 3  
PROPERTY RESERVE INC

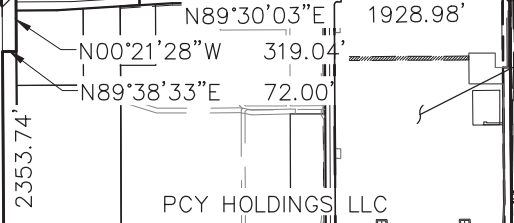
C 1/4 CORNER, SEC 3  
FOUND 2-1/2" ALUM. CAP  
6" ABOVE SURFACE  
"LS 9652"

POINT OF COMMENCEMENT  
W 1/4 CORNER, SEC 3  
FOUND 2" BRASS CAP  
SET IN CONCRETE  
FEB 1972, LS 4043

EXCLUDED FROM  
DISTRICT NO. 3  
JUNE, 2022

SE 1/4 SEC. 3  
PROPERTY RESERVE INC

BASIS OF BEARING  
S00°21'27"E 2634.60'



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

NW 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"

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

NE 1/4 SEC. 10  
PCY HOLDINGS LLC

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



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