

**Sky Ranch Metropolitan District No. 3**  
**8390 E. Crescent Parkway, Suite 300**  
**Greenwood Village, Colorado 80111**  
**Office: 303.779.5710 Fax: 303.779.0348**

May 6, 2021

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, CO 80203  
Via E-File Portal

Office of the Arapahoe County Clerk &  
Recorder  
Administration Office  
5334 S. Prince Street  
Littleton, CO 80120  
[clerk@arapahoegov.com](mailto:clerk@arapahoegov.com)

Office of the Arapahoe County Assessor  
Administration Office  
5334 S. Prince Street  
Littleton, CO 80120  
[assessor@arapahoegov.com](mailto:assessor@arapahoegov.com)

Re: Sky Ranch Metropolitan District No. 3 – Revised Map Filing

Dear Filing Administrator:

Please find attached a revised boundary map for Sky Ranch Metropolitan District No. 3 (LGID# 65417).

Please replace the map you currently have with this updated one. Should you have further questions or need additional information, please contact the undersigned.

Sincerely,

*Cindy Jenkins*

Cindy Jenkins  
District Administrator

**EXHIBIT A**

**LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PART OF SECTION 3, AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE WEST QUARTER CORNER OF SAID SECTION 3 BEING MONUMENTED BY A FOUND 2 INCH DIAMETER BRASS CAP IN CONCRETE SET BY PLS 4043, WHENCE THE NORTHWEST CORNER OF SAID SECTION 3 BEING MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 35593 IN A RANGE BOX IS ASSUMED TO BEAR NORTH 00°21'35" WEST, A DISTANCE OF 2586.36 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 61°46'20" EAST, A DISTANCE OF 81.45 FEET, TO THE **POINT OF BEGINNING**;

THENCE NORTH 89°30'03" EAST, A DISTANCE OF 369.89 FEET;

THENCE NORTH 00°21'35" WEST, A DISTANCE OF 203.11 FEET;

THENCE NORTH 89°30'03" EAST, A DISTANCE OF 273.00 FEET;

THENCE SOUTH 00°21'35" EAST, A DISTANCE OF 241.00 FEET, TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

THENCE NORTH 89°30'03" EAST, A DISTANCE OF 1929.10 FEET, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO THE CENTER QUARTER CORNER OF SAID SECTION 3;

THENCE SOUTH 00°28'30" EAST, A DISTANCE OF 2646.20 FEET, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO THE SOUTH QUARTER CORNER OF SAID SECTION 3;

THENCE SOUTH 00°10'07" EAST, A DISTANCE OF 1382.62 FEET, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10;

THENCE SOUTH 89°45'06" WEST, A DISTANCE OF 1699.26 FEET;

THENCE SOUTH 00°14'54" EAST, A DISTANCE OF 336.05 FEET;

THENCE SOUTH 70°50'35" WEST, A DISTANCE OF 280.60 FEET;

THENCE SOUTH 89°37'28" WEST, A DISTANCE OF 676.90 FEET, TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE NORTH 00°26'03" WEST, A DISTANCE OF 1811.11 FEET, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE NORTH 00°21'27" WEST, A DISTANCE OF 2353.74 FEET, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

THENCE NORTH 89°38'38" EAST, A DISTANCE OF 72.00 FEET;



THENCE NORTH 00°21'27" WEST, A DISTANCE OF 212.94 FEET;

THENCE NORTH 00°21'30" WEST, A DISTANCE OF 106.00 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,1097,714 SQUARE FEET OR 254.768 ACRES, MORE OR LESS.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, KEVIN J. KUCHARCZYK, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

\_\_\_\_\_  
KEVIN J. KUCHARCZYK, P.L.S. 34591  
FOR AND ON BEHALF OF  
CVL A WESTWOOD TEAM  
10333 E. DRY CREEK ROAD, SUITE 240  
ENGLEWOOD, CO 80112



# ILLUSTRATION FOR DISTRICT 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

W. LINE, NW 1/4 SEC. 3  
(BASIS OF BEARINGS)  
N00°21'35"W 2586.36'

EXISTING 60' ROADWAY EASEMENT  
(REC NO. D4041021)

NW 1/4 SEC. 3

N61°46'20"E 81.45'(TIE) PCY HOLDINGS LLC

NE 1/4 SEC. 3

PROPERTY RESERVE INC

POINT OF BEGINNING  
PROPOSED PARCEL

N89°30'03"E 369.89'

N89°30'03"E 273.00'

S00°21'35"E 241.00'

N89°30'03"E 1929.10'

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

N00°21'30"W 106.00'

N00°21'35"W 203.11'

N00°21'27"W 212.94'

N89°38'38"E 72.00'

**DISTRICT 3**  
11,097,714 S.F.  
254.768 AC.

SE 1/4 SEC. 3

PROPERTY RESERVE INC

SE 1/4 SEC. 4

SW 1/4 SEC. 3

PCY HOLDINGS LLC

S 1/4 CORNER, SEC. 3  
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"

NW 1/4 SEC. 10

PCY HOLDINGS LLC

NE 1/4 SEC. 10

PCY HOLDINGS LLC

NE 1/4 SEC. 9

S89°45'06"W 1699.26'

S00°14'54"E 336.05'

S70°50'35"W 280.60'

S89°37'28"W 676.90'



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 ABOVE DESCRIBED PARCEL CONTAINS 11,097,714 SQUARE FEET OR (254.768 ACRES) MORE OR LESS.  
This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

## CITY OF AURORA, COLORADO

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

BY: DMF	SCALE: 1" = 1000'	R.O.W.
CK'D: KK	DATE: 04/19/2021	JOB NO. R0028892

N:\PROJECTS\30107320 SKY RANCH\F2\CAD\SURVEY\LEGAL\BOUNDARY LEGALS\SKY RANCH ESMT EXHIBIT - DISTRICT 3.DWG. DMFLIPPIN. 4/29/21