

Sky Ranch Metropolitan District No. 5
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

Office of the Arapahoe County Assessor
Administration Office
5334 S. Prince Street
Littleton, CO 80120
assessor@arapahoegov.com

Re: Sky Ranch Metropolitan District No. 5 – Revised Map Filing

Dear Filing Administrator:

Please find attached a revised boundary map for Sky Ranch Metropolitan District No. 5 (LGID# 65419).

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 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 NORTHEAST CORNER OF SAID SECTION 10 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 28283 IN A RANGE BOX, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 10 BEING MONUMENTED BY A FOUND 2 INCH DIAMETER ILLEGIBLE BRASS CAP IN A RANGE BOX IS ASSUMED TO BEAR SOUTH 00°00'15" EAST, A DISTANCE OF 2635.86 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 45°41'55" EAST, A DISTANCE OF 175.74 FEET, TO THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 70 AS RECORDED AT BOOK 958, PAGE 487 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°46'43" EAST, A DISTANCE OF 446.39 FEET, ALONG SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 70;

THENCE NORTH 89°46'43" EAST, A DISTANCE OF 62.27 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 70, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5580.00 FEET, A CENTRAL ANGLE OF 08°32'00", AN ARC LENGTH OF 831.06 FEET, THE CHORD OF WHICH BEARS SOUTH 85°57'16" EAST, A DISTANCE OF 830.29 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 70, TO A POINT OF TANGENCY;

THENCE SOUTH 81°41'16" EAST, A DISTANCE OF 1196.00 FEET, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE 70, TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE SOUTH 00°21'51" EAST, A DISTANCE OF 2211.05 FEET, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, TO THE CENTER QUARTER OF SAID SECTION 3;

THENCE SOUTH 89°30'02" WEST, A DISTANCE OF 1929.10 FEET, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3;

THENCE NORTH 00°21'35" WEST, A DISTANCE OF 241.00 FEET;

THENCE SOUTH 89°30'03" WEST, A DISTANCE OF 273.00 FEET;

THENCE SOUTH 00°21'35" EAST, A DISTANCE OF 203.11 FEET;

THENCE SOUTH 89°30'03" WEST, A DISTANCE OF 369.89 FEET;

THENCE NORTH 00°21'35" WEST, A DISTANCE OF 2398.73 FEET;

THENCE NORTH 63°28'50" EAST, A DISTANCE OF 59.05 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 6,042,484 SQUARE FEET OR 138.716 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.

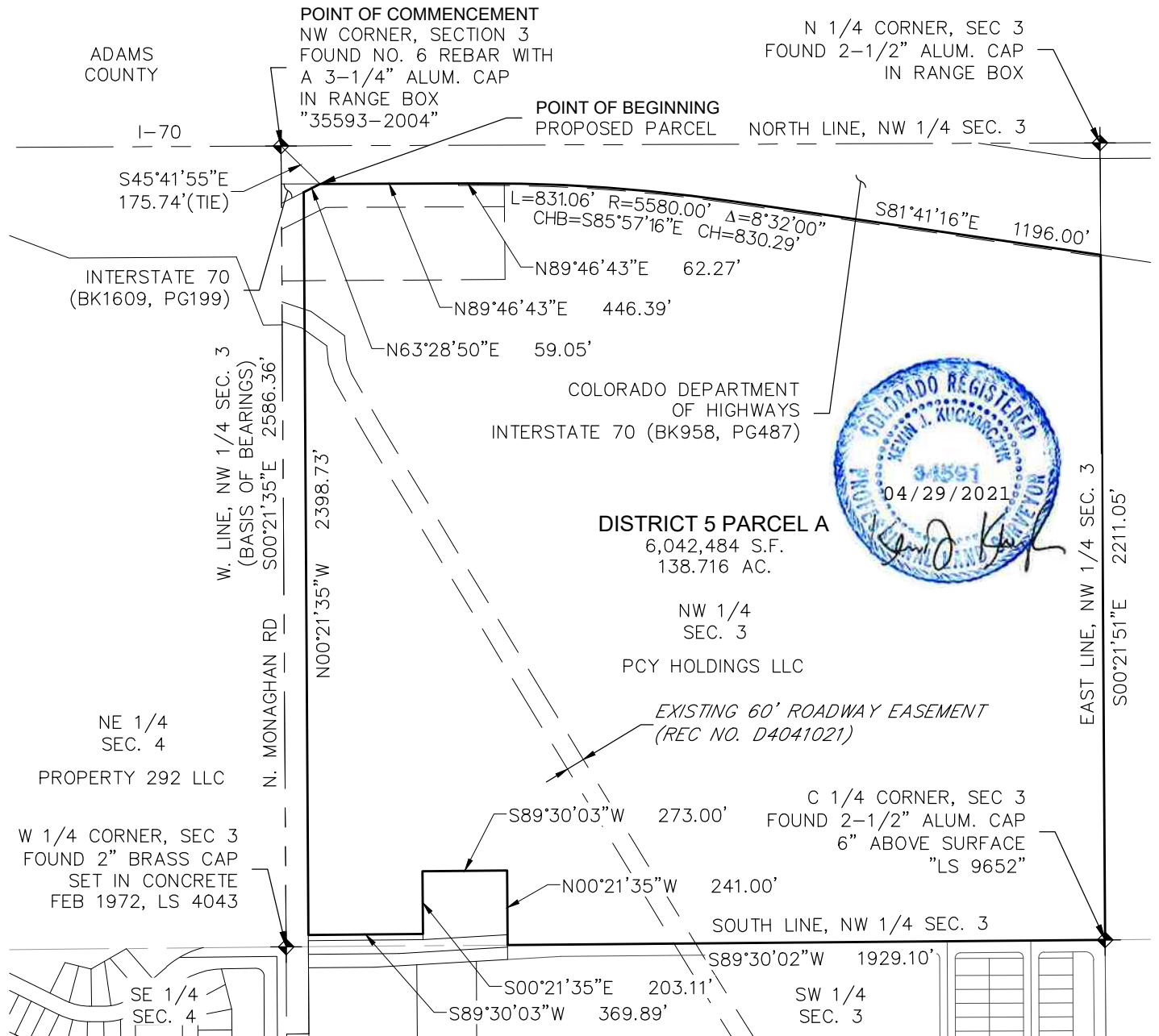
I, KEVIN J. KUCHARCZYK, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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 5-PARCEL A

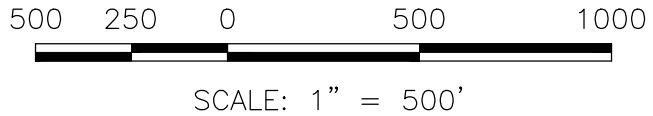
SHEET 2 OF 2



DISTRICT 5 PARCEL A
6,042,484 S.F.
138.716 AC.

NW 1/4
SEC. 3
PCY HOLDINGS LLC

*EXISTING 60' ROADWAY EASEMENT
(REC NO. D4041021)*



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

THE ABOVE DESCRIBED PARCEL CONTAINS 6,049,142 SQUARE FEET OR (138.869 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 NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ARAPAHOE COUNTY, COLORADO.		
BY: DMF	SCALE: 1" = 500'	R.O.W.			
CK'D: KK	DATE: 04/19/2021	JOB NO. R0028892			

N:\PROJECTS\30107320 SKY RANCH F2\CAD\SURVEY\LEGAL\BOUNDARY LEGAL\SKY RANCH ESMT EXHIBIT - DISTRICT 5 PARCEL A.DWG. DMFLIPPIN. 4/29/21

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART 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 NORTHEAST CORNER OF SAID SECTION 10 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 28283 IN A RANGE BOX, WHENCE THE EAST QUARTER CORNER OF SAID SECTION 10 BEING MONUMENTED BY A FOUND 2 INCH DIAMETER ILLEGIBLE BRASS CAP IN A RANGE BOX IS ASSUMED TO BEAR SOUTH 00°00'15" EAST, A DISTANCE OF 2635.86 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°00'15" EAST, A DISTANCE OF 2635.86 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, TO THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 00°00'23" EAST, A DISTANCE OF 2635.60 FEET, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, TO THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE SOUTH 88°49'05" WEST, A DISTANCE OF 2624.72 FEET, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, TO THE SOUTH QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 00°10'07" WEST, A DISTANCE OF 2651.43 FEET, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, TO THE CENTER QUARTER CORNER OF SAID SECTION 10;

THENCE SOUTH 89°09'56" WEST, A DISTANCE OF 2637.07 FEET, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, TO THE WEST QUARTER OF SAID SECTION 10;

THENCE NORTH 00°26'43" WEST, A DISTANCE OF 855.89 FEET, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE NORTH 89°37'28" EAST, A DISTANCE OF 676.90 FEET;

THENCE NORTH 70°50'35" EAST, A DISTANCE OF 280.60 FEET;

THENCE NORTH 00°14'54" WEST, A DISTANCE OF 336.05 FEET;

THENCE NORTH 89°45'06" EAST, A DISTANCE OF 1699.26 FEET, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE NORTH 00°10'07" WEST, A DISTANCE OF 1382.62 FEET, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, TO THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 89°15'28" EAST, A DISTANCE OF 2639.47 FEET, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10, TO THE **POINT OF BEGINNING**.



SAID PARCEL CONTAINING A CALCULATED AREA OF 16,863,448 SQUARE FEET OR 387.131 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.

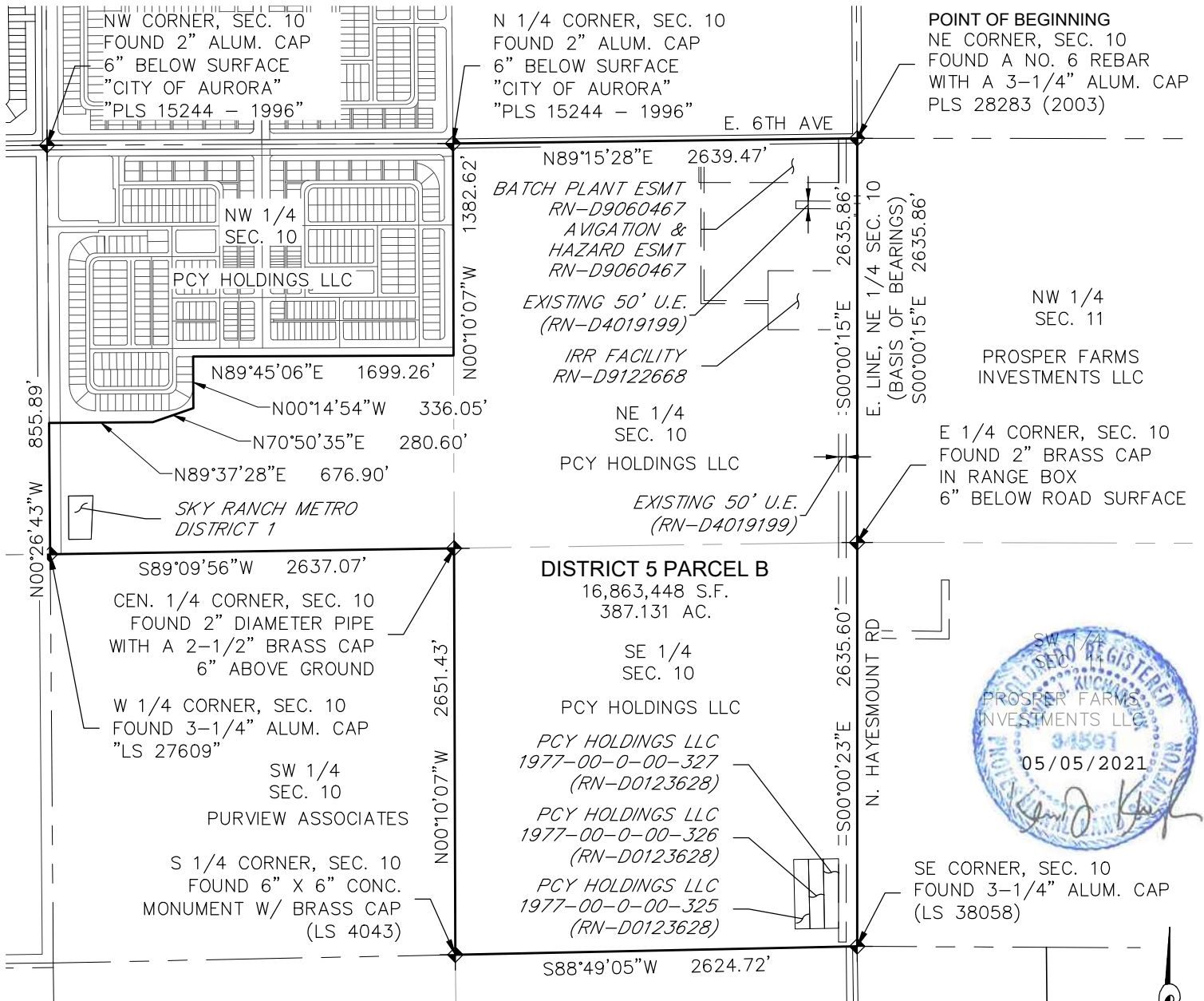
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KEVIN J. KUCHARCZYK, P.L.S. 34591
FOR AND ON BEHALF OF
CVL A WESTWOOD TEAM
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112



ILLUSTRATION FOR DISTRICT 5 - PARCEL B

SHEET 3 OF 3



N:\PROJECTS\30107320 SKY RANCH F2\CAD\SURVEY\LEGAL\SKY RANCH ESMT EXHIBIT - DISTRICT 5 PARCEL B.DWG. DMFLIPPIN. 4/30/21

CITY OF AURORA, COLORADO			A PARCEL SITUATED IN THE EAST HALF 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.
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