

After Recording Return To:  
6924 South Lima Street  
Centennial, CO 80112

**WARRANTY DEED  
FOR RIGHT-OF-WAY OF  
Roundabout at the intersection of E.10<sup>th</sup> Avenue and N. Carrie Street**

PCY Holdings LLC, a Colorado Limited Liability Company ("Grantor"), with a principal address at 34501 E. Quincy Ave. Bldg. 34, Watkins CO 80137, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, hereby sells and conveys to Arapahoe County, a political division of the State of Colorado ("Grantee"), with a principal place of business at 5334 Prince Street, Littleton, Colorado, the following real property, in fee simple, in the County of Arapahoe and State of Colorado, to wit: the right-of-way of roundabout at intersection of E. 10<sup>th</sup> Avenue and N. Carrie Street, as more particularly described in Exhibit A attached hereto and incorporated herein by reference, and warrants title to the same, subject to use as public right-of way including, but not limited to, the location, construction, and maintenance of transportation infrastructure, streets, sidewalks, bike and multiuse paths, communications infrastructure, utilities, and associated appurtenances related to public services, public safety, or public uses.

EXECUTED, as of the 15 day of October, 2025.

**GRANTOR: PCY Holdings LLC, a Colorado Limited Liability Company**

[Signature]  
[Name of Authorized Official]

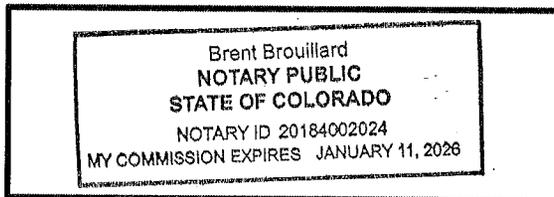
President  
[Title of Authorized Official]

STATE OF COLORADO }  
                                  } ss.  
COUNTY OF ARAPAHOE }

The above and foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 2025, by Mark Harding as President of PCY Holdings LLC, a Colorado Limited Liability Company

Bret Bailed  
Notary Signature

Notary Public  
Title of Office



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**GRANTEE:**

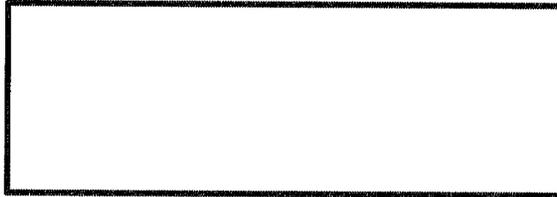
**BOARD OF COUNTY COMMISSIONERS FOR ARAPAHOE COUNTY**

\_\_\_\_\_  
Leslie Summey, Chairperson  
Board of County Commissioners

STATE OF COLORADO  
COUNTY OF ARAPAHOE

The above and foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2025, by Leslie Summey, as Chairperson of the Board of County Commissioners of Arapahoe County.

\_\_\_\_\_  
Notary Signature



\_\_\_\_\_  
Title of Office

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6924 South Lima Street  
Centennial, CO 80112

**EXHIBIT A**

**EXHIBIT A  
LEGAL DESCRIPTION**

A PARCEL OF LAND, FOR RIGHT-OF-WAY PURPOSES, SITUATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 3, BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T4S R65W S4/S3/S9/S10 2024 PLS 38474, IN A RANGE BOX, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 3, BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T4S R65W S3/S10 2024 PLS 38474, BEARS NORTH 89°45'05" EAST, A DISTANCE OF 2649.42 FEET, IN ACCORDANCE WITH THE RECORDED PLAT OF SKY RANCH SUBDIVISION FILING NO. 7, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AT RECEPTION NO. E4078067, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 29°17'23" EAST, A DISTANCE OF 3079.52 FEET, TO THE NORTHERLY RIGHT-OF-WAY OF EAST 10<sup>TH</sup> AVENUE, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. E2018387, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING THREE (3) COURSES;

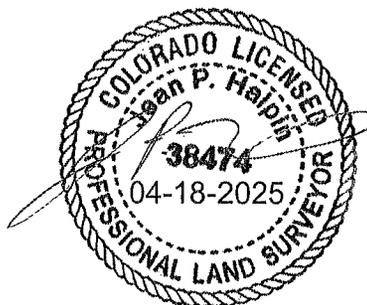
1. DEPARTING SAID RIGHT-OF-WAY, NORTH 65°16'20" EAST, A DISTANCE OF 171.45 FEET, TO THE NORTHWESTERLY LINE OF A RIGHT-OF-WAY DEDICATION, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. E2010427;
2. SOUTH 48°38'38" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, A DISTANCE OF 107.55 FEET, TO SAID NORTHERLY RIGHT-OF-WAY;
3. SOUTH 89°30'02" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 75.00 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 2,638 SQUARE FEET OR 0.061 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

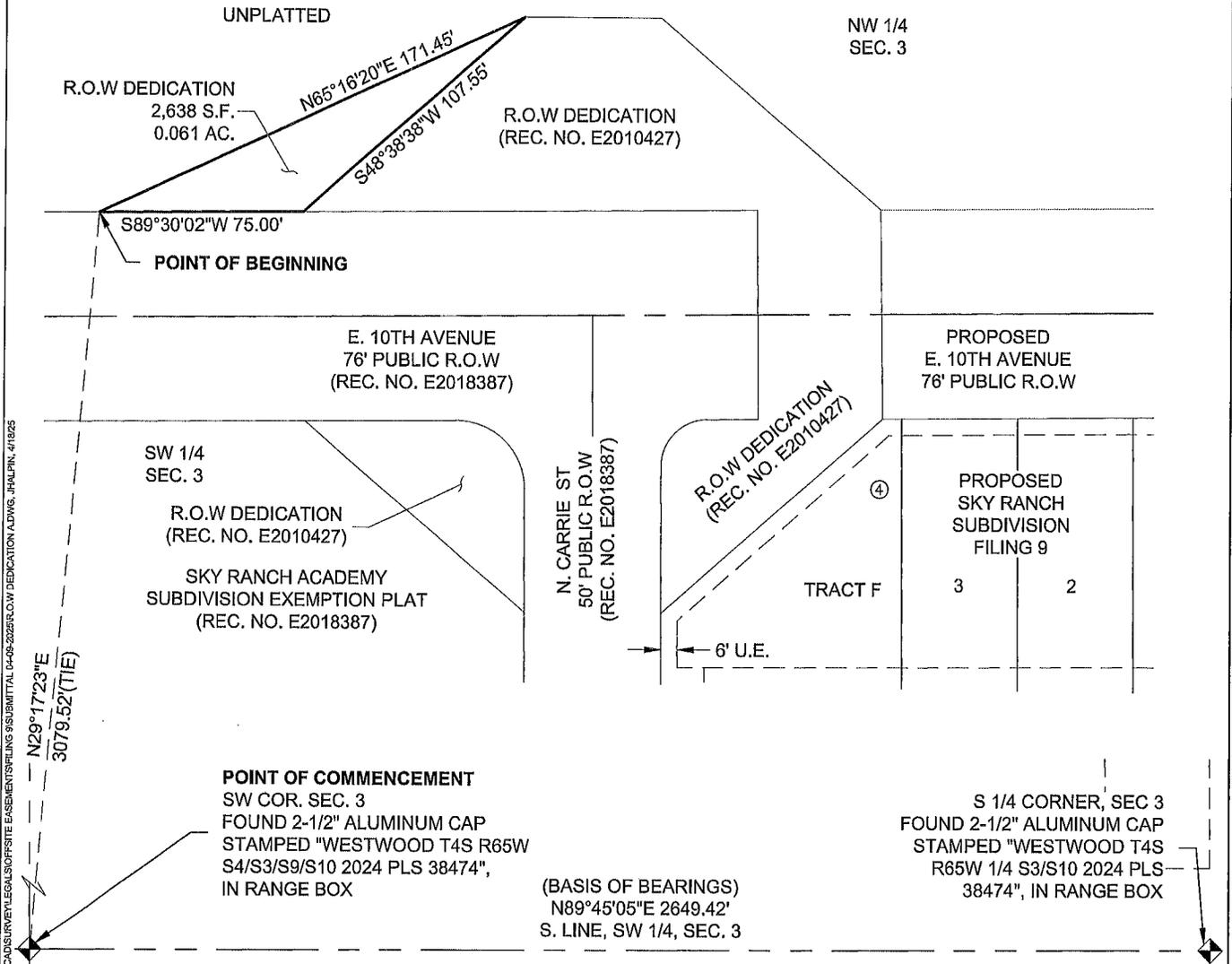
THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, JEAN P. HALPIN, 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.

\_\_\_\_\_  
JEAN P. HALPIN, P.L.S. 38474  
FOR AND ON BEHALF OF  
WESTWOOD PROFESSIONAL SERVICES, INC.  
10333 E. DRY CREEK ROAD, SUITE 400  
ENGLEWOOD, CO 80112

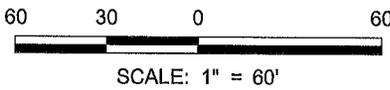


# ILLUSTRATION FOR EXHIBIT A

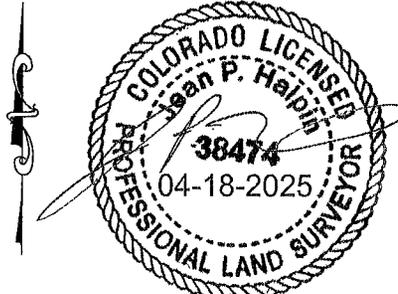


N:\PROJECTS\330107200\_SKY RANCH\_F2\CAD\SURVEY\LEGAL\SITE EASEMENT\SPRING 9\SUBMITTAL 04-08-2025\R65W.DEDICATION.ADWG. JPH\JPH\_4/18/25

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



THE ABOVE DESCRIBED PARCEL CONTAINS 2,638 SQUARE FEET OR (0.061 ACRE) MORE OR LESS.  
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.



A PARCEL OF LAND FOR RIGHT-OF-WAY PURPOSES, SITUATED  
 IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 4  
 SOUTH, RANGE 65 WEST, OF THE 6TH P.M.,  
 ARAPAHOE COUNTY, COLORADO.

## Westwood

10333 E DRY CREEK RD.  
 SUITE 400  
 ENGLEWOOD, CO 80112  
 TEL: 720.482.9526

SCALE: 1" = 60'	BY: AM	CK'D: JPH	DATE: 4/18/2025
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Westwoodps.com  
 Westwood Professional Services, Inc.