

**EXHIBIT A  
LEGAL DESCRIPTION**

A UTILITY EASEMENT VACATION, HAVING BEEN ORIGINALLY DEDICATED AS PART OF SKY RANCH SUBDIVISION FILING NO. 7, AS RECORDED IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER AT RECEPTION NO. E4078067. SITUATED IN 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:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 10, 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 NORTH QUARTER CORNER OF SAID SECTION 10, 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 SAID SKY RANCH SUBDIVISION FILING NO. 7, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 59°52'36" WEST, A DISTANCE OF 2236.11 FEET, TO THE EAST RIGHT-OF-WAY OF NORTH CARRIE COURT, AS DEPICTED ON SAID SKY RANCH SUBDIVISION FILING NO. 7, AND THE **POINT OF BEGINNING**:

THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 89°45'06" EAST, A DISTANCE OF 470.00 FEET, TO THE WEST RIGHT-OF-WAY NORTH DEER PARK STREET, AS DEPICTED ON SAIS SKY RANCH SUDIVISION FILING NO. 7:

THENCE SOUTH 00°14'54" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET:

THENCE DEPARTING SAID RIGHT-OF-WAY, SOUTH 89°45'06" WEST, A DISTANCE OF 470.00 FEET, TO SAIS EAST RIGHT-OF-WAY:

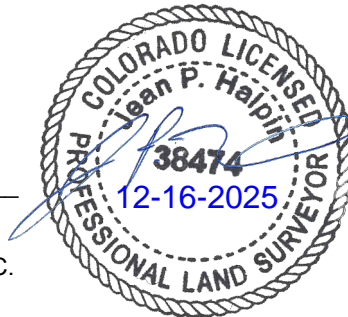
THENCE NORTH 00°14'54" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 10.00 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 4,700 SQUARE FEET OR 0.108 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

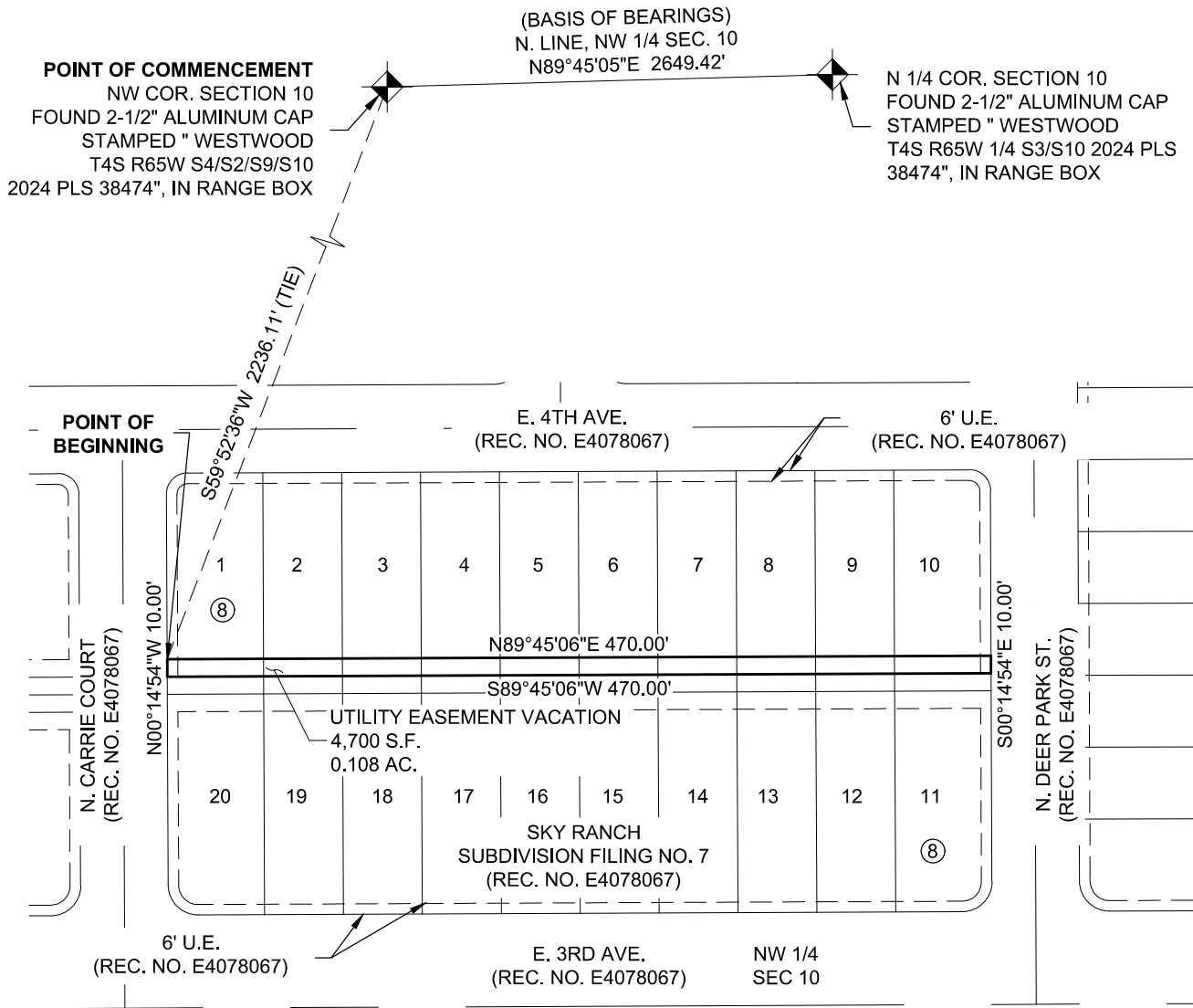
THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

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

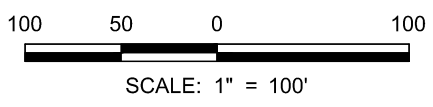


# ILLUSTRATION FOR EXHIBIT A



N:\\_CVL\30107320 SKY RANCH F2\CAD\SURVEY\LEGAL\SIFILING 10\SUBMITTAL 11-05-2025\SKY RANCH F10 - EASEMENT VACATION - A REV 12 15 2025.DWG. JHALPIN. 12/16/25

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



THE ABOVE DESCRIBED PARCEL CONTAINS 4,700 SQUARE FEET OR (0.108 ACRE) MORE OR LESS.  
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



<b>UTILITY EASEMENT VACATION</b> NW 1/4, SEC 10, T4S, R65W, 6TH P.M. ARAPAHOE COUNTY, COLORADO					
SCALE: 1" = 100'		BY: EH		CK'D: JPH	
DATE: 12/16/2025				10333 E DRY CREEK RD. SUITE 400 ENGLEWOOD, CO 80112 TEL: 720.482.9526	
Westwoodps.com				Westwood Professional Services, Inc.	