

**EXHIBIT B
LEGAL DESCRIPTION**

A DRAINAGE AND ACCESS 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°39'22" WEST, A DISTANCE OF 2241.18 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 OF NORTH DEER PARK STREET, AS DEPICTED ON SAID SKY RANCH SUBDIVISION FILING NO. 7:

THENCE SOUTH 00°14'54" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET:

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

THENCE NORTH 00°14'54" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 20.00 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 9,400 SQUARE FEET OR 0.216 ACRE, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

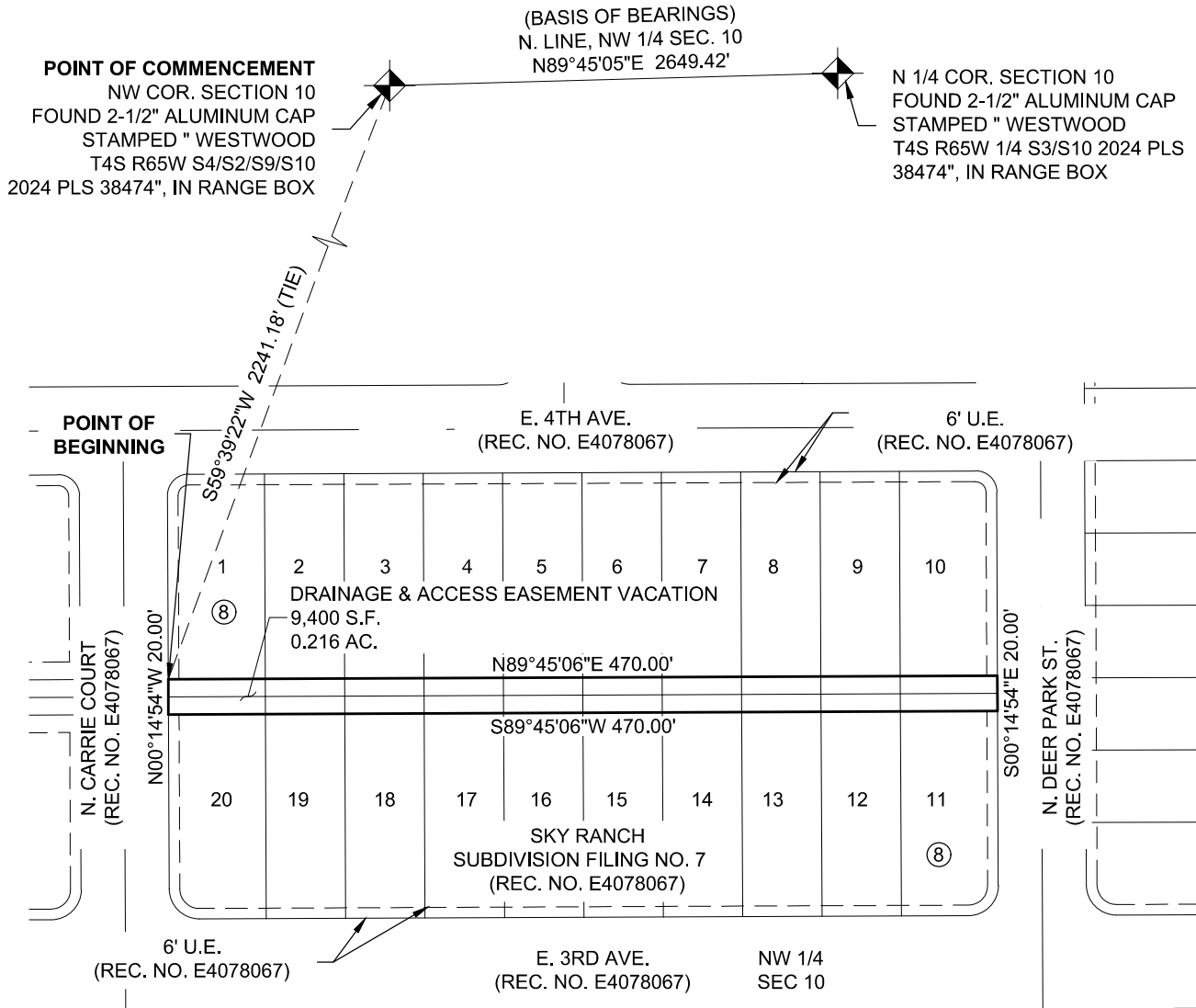
THE LINEAL UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

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

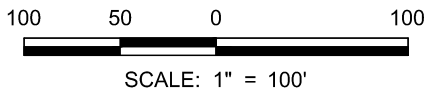


ILLUSTRATION FOR EXHIBIT B



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

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



THE ABOVE DESCRIBED PARCEL CONTAINS 9,400 SQUARE FEET OR (0.216 ACRE) MORE OR LESS.
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

DRAINAGE & ACCESS EASEMENT VACATION
NW 1/4, SEC 10, T4S, R65W, 6TH P.M.
ARAPAHOE COUNTY, COLORADO

Westwood

10333 E DRY CREEK RD.
SUITE 400

Westwoodps.com
Westwood Professional Services, Inc.

ENGLEWOOD, CO 80112
TEL: 720.482.9526

SCALE: 1" = 100' BY: EH CK'D: JPH DATE: ----