

PEÑA STATION SOUTH FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, T3S, R66W OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE HEIRS OR DEWISEES OF KARL D. SMITH, DECEASED, THEIR INTEREST BEING SUBJECT TO THE ADMINISTRATION OF THE ESTATE OF SAID DECEDENT IN ARAPAHOE COUNTY PROBATE CASE NO. 09PR697, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS, LOTS AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

PARCEL ONE:

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9;
THENCE NORTH, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 2640.02 FEET TO THE CENTER OF SAID SECTION 9;
THENCE EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 350.71 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2638.62 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 9, THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 350.70 FEET, MORE OR LESS TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 50 FEET OF SUBJECT PROPERTY FOR EAST 56TH AVENUE; AND
EXCEPT THAT PORTION CONVEYED TO CITY AND COUNTY OF DENVER BY DEED RECORDED AUGUST 28, 1998 UNDER RECEPTION NO. 9800143404,
AND FURTHER EXCEPTING ANY PORTION THAT MAY LIE WITHIN THE RECORDED PLAT OF PEÑA STATION, FILING NO. 1 RECORDED AUGUST 21, 2015 IN PLAT BOOK 45 AT PAGE 117.

PARCEL TWO:

THE SE 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST, WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO;
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SE 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9;
THENCE NORTH, ALONG THE WEST LINE OF THE SE 1/4, OF SAID SECTION 9, A DISTANCE OF 2640.02 FEET, TO THE CENTER OF SAID SECTION 9;
THENCE EAST, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 9, A DISTANCE OF 350.71 FEET;
THENCE SOUTH, PARALLEL WITH THE WEST LINE OF SAID SE 1/4, A DISTANCE OF 2638.62 FEET, TO A POINT ON THE SOUTH LINE OF TO SAID SECTION 9;
THENCE WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 350.70 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
AND EXCEPT THOSE PORTIONS CONVEYED TO THE CITY AND COUNTY OF DENVER RECORDED SEPTEMBER 17, 1990 AT RECEPTION NO. 90-0085923; JANUARY 6, 1992 AT RECEPTION NO. 92-0001566 AND AUGUST 28, 1998 AT RECEPTION NO. 9800143406,
AND FURTHER EXCEPTING ANY PORTION THAT MAY LIE WITHIN THE RECORDED PLAT OF PEÑA STATION, FILING NO. 1 RECORDED AUGUST 21, 2015 IN PLAT BOOK 45 AT PAGE 117,
AND FURTHER EXCEPTING THE SOUTH 50 FEET OF THE SOUTHEAST QUARTER OF SECTION 9.

PARCEL CONTAINS 6,404.873 SQUARE FEET OR 147.0357 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF PEÑA STATION SOUTH FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, EASEMENTS AND OTHER PUBLIC PLACES HEREON SHOWN AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, ALSO TO THE CITY AND COUNTY OF DENVER AND APPLICABLE PUBLIC UTILITIES AND CABLE TELEVISION EASEMENTS AS SHOWN.

OWNER:

OWNER: THE HEIRS OR DEWISEES OF KARL D. SMITH, DECEASED, THEIR INTEREST BEING SUBJECT TO THE ADMINISTRATION OF THE ESTATE OF SAID DECEDENT IN ARAPAHOE COUNTY PROBATE CASE NO. 09PR697

BY:

MOREY A. BROOKS, AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF KARL D. SMITH

STATE OF COLORADO

CITY AND COUNTY OF DENVER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December 2024

By MOREY A. BROOKS, AS personal representative for the estate of Karl D. Smith

MY COMMISSION EXPIRES 12/19/25, WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE - MOREY A. BROOKS, AS PERSONAL REPRESENTATIVE FOR THE ESTATE OF KARL D. SMITH

Michelle M. Olivares

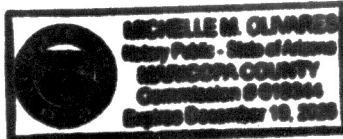
NAME OF NOTARY

Michelle M. Olivares

SIGNATURE

2934 E. Camelback Road, Phoenix, AZ 85016

ADDRESS



ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS, THIS 12th DAY OF December, A.D. 2024, AT 1:00 O'CLOCK, P.M., FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN AND LISTED HEREIN.

ATTORNEY FOR THE CITY AND COUNTY OF DENVER

ASSISTANT CITY ATTORNEY

APPROVALS

I HEREBY CERTIFY THAT THIS MAP AND SURVEY REPRESENTED THEREBY ARE ACCURATE AND IN CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 49, ARTICLE III OF THE REVISED MUNICIPAL CODE OF THE CITY AND COUNTY OF DENVER, AND THAT THE REQUIRED IMPROVEMENTS HAVE BEEN PROVIDED FOR.

John S. [Signature]
CITY ENGINEER

12/12/2024
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:

EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

19 Dec 2024
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

12.11.2024
DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

EXECUTIVE DIRECTOR OF PARKS AND RECREATION

12/19/2024
DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF THE SERIES 20____, WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS _____ DAY OF _____, A.D., 20____.

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER

BY _____
DEPUTY CLERK AND RECORDER

CLERK & RECORDER'S CERTIFICATION

STATE OF COLORADO

CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____M. _____ 202____, AND DULY RECORDED AT RECEPTION NO. _____

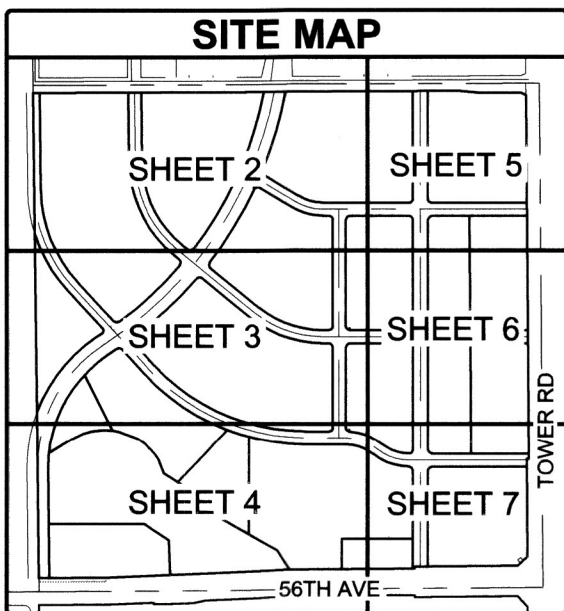
CLERK AND RECORDER

BY _____ DEPUTY

FEE _____

GENERAL NOTES

- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OF DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS PROPERTY IS LOCATED WITHIN THE FOLLOWING ZONES OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM): OTHER AREAS ZONE X; OTHER FLOOD AREAS ZONE X; SPECIAL FLOOD HAZARD AREA (SFHA) ZONE AE; AND IS A FLOODWAY AREA IN ZONE AE, PER THE FOLLOWING DOCUMENTS: FIRM NO. 0800460117H MAP REVISED NOVEMBER 20, 2013; FIRM NO. 0800460116H REVISED NOVEMBER 20, 2013; LETTER OF MAP REVISION CASE NO. 17-08-0150P HAVING AN EFFECTIVE DATE OF AUGUST 11, 2017; AND LETTER OF MAP REVISION CASE NO. 18-08-1060P HAVING AN EFFECTIVE DATE OF JANUARY 11, 2019. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE SOUTH QUARTER CORNER OF SECTION 9 BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "GW CONSULTING INC. 2000 PLS 27278" IN A RANGE BOX, AND MONUMENTED AT THE SOUTHEAST CORNER OF SECTION 9 BY A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "1996 PLS 19003" IN A RANGE BOX, BEARING S 89°35'07" W FOR A DISTANCE 2,628.53 FEET.
- ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- SMITH METRO DISTRICT PARCEL AS SHOWN HEREON PER REC NOS. 2013077003, 2014008222, 2014155030, 2017011185, 2018008805, 2019005253, 2013077004, 2014008221, 2014153029, 2016004433, 2017011184, 2018008804, 2019005252, 2013077002, 2014008220, 2014153028, 2016004432, 2017011183, 2018008803, 2019005251, 2013077001, 2014008219, 2014153027, 2016004431, 2017011182, 2018008802, 2019005250, 2021013842, 2022009112, 2022009113, 2022009114, 2022009115, 2023003675. (LOCATED ON LOT 1, BLOCK 13)
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT FILE NO. 100-N0030854-020-LM1 AMENDMENT NO. 22, EFFECTIVE DATE DECEMBER 6, 2024, PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES.
- AN AIR COVENANT AND AVIGATION EASEMENT EXISTS THAT AFFECTS THE SUBJECT PROPERTY: AIR COVENANT AND AVIGATION EASEMENT REC. NOS. 20000016832, 2000016833 AND 2000016834.
- THERE ARE 13 BLOCKS, 17 LOTS AND 6 TRACTS IN PEÑA STATION SOUTH FILING NO. 1.
- TRACTS A AND C WILL BE USED FOR DRAINAGE, OPEN SPACE AND PEDESTRIAN ACCESS AND WILL BE OWNED AND MAINTAINED BY SMITH METRO DISTRICT NO. 1.
- TRACTS B AND D ARE FOR PARK AND OPEN SPACE USES AND SHALL BE OWNED AND MAINTAINED BY THE HEIRS OR DEWISEES OF KARL D. SMITH, DECEASED, THEIR INTEREST BEING SUBJECT TO THE ADMINISTRATION OF THE ESTATE OF SAID DECEDENT IN ARAPAHOE COUNTY PROBATE CASE NO. 09PR697, THEIR SUCCESSORS IN INTEREST TO THE SUBJECT PROPERTY, OR SMITH METROPOLITAN DISTRICT NO. 1, UNLESS AND UNTIL SUCH TRACTS ARE CONVEYED BY FEE TITLE AND ACCEPTED BY THE CITY AND COUNTY OF DENVER IN A SEPARATE RECORDED DOCUMENT IN ACCORDANCE WITH THE PEÑA STATION SOUTH PARKS DEDICATION AGREEMENT BY AND AMONG THE CITY AND COUNTY OF DENVER, THE HEIRS OR DEWISEES OF KARL D. SMITH, DECEASED, THEIR INTEREST BEING SUBJECT TO THE ADMINISTRATION OF THE ESTATE OF SAID DECEDENT IN ARAPAHOE COUNTY PROBATE CASE NO. 09PR697, AND IMKD 8 LLC., RECORDED IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF THE CITY AND COUNTY OF DENVER ON DECEMBER 5, 2024 AT RECEPTION NO. 2024112979.
- TRACTS E AND F WILL BE USED FOR UTILITIES AND ACCESS AND WILL BE OWNED AND MAINTAINED BY SMITH METRO DISTRICT NO. 1.
- A RIGHT OF ACCESS FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- AN ACCESS EASEMENT FOR MUNICIPAL SERVICES PROVIDED BY THE CITY AND COUNTY OF DENVER IS HEREBY GRANTED TO THE CITY AND COUNTY OF DENVER ON AND ACROSS ALL PRIVATE DRIVES WITHIN THE PLATTED PROPERTY.
- FIELD WORK WAS COMPLETED ON JUNE 21, 2024.
- UTILITY EASEMENTS ARE DEDICATED TO THE CITY AND COUNTY OF DENVER FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF WATER, WASTEWATER, ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- TOTAL PUBLIC RIGHT-OF-WAY AREA DEDICATED BY THIS SUBDIVISION PLAT IS 1,124,955 SQUARE FEET OR 25.8254 ACRES, MORE OR LESS.



18	11/20/24	REV.
17	10/14/24	REV.
16	8/1/24	REV.
15	7/11/24	REV.
14	5/9/24	REV. T.C.

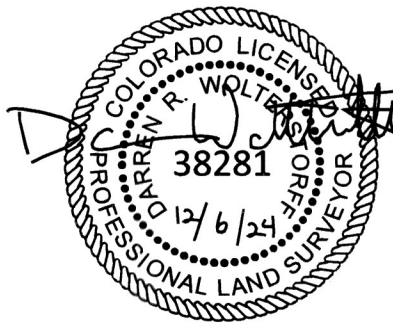
No.	DATE	REVISION DESCRIPTION
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GENERAL NOTES (CONTINUED)

- THE FOLLOWING DOCUMENTS ARE NON-PLOTTABLE EXCEPTIONS LISTED IN THE TITLE COMMITMENT REFERENCED ABOVE:
 - PROPERTY IS SUBJECT TO RESERVATIONS OF (1) OIL, GAS, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPECT FOR, MINE AND REMOVE OIL, GAS, COAL AND OTHER MINERALS, AND (3) THE RIGHT OF INGRESS AND EGRESS AND REGRESS TO PROSPECT FOR, MINE AND REMOVE OIL, GAS, COAL AND OTHER MINERALS, ALL AS CONTAINED IN DEED AS SET FORTH BELOW, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN; RECORDING DATE: FEBRUARY 10, 1932; RECORDING NO.: BOOK 201 AT PAGE 578 (ADAMS COUNTY RECORDS); RELEASE AND CONVEYANCE OF SURFACE RIGHTS AS SET FORTH BELOW; RECORDING DATE: NOVEMBER 9, 2023; RECORDING NO.: RECEPTION NO. 2023108352; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018789; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018790; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018791; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018792; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018793; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018794; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018795.
 - PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, EASEMENTS, AGREEMENTS AND OBLIGATIONS SPECIFIED UNDER THE STIPULATION AND ORDERS AS SET FORTH BELOW; RECORDING DATE: JULY 29, 1980 AND AUGUST 13, 1981 RECORDING NO.: BOOK 2477 AT PAGE 159 IN THE ADAMS COUNTY RECORDS BOOK 2432 AT PAGE 361 AND BOOK 2432 AT PAGE 365 IN THE DENVER COUNTY RECORDS.
 - PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INTERGOVERNMENTAL AGREEMENT ON ANNEXATION RECORDED MAY 28, 1988 AT RECEPTION NO. 88-0270868 (DENVER COUNTY RECORDS) AND IN BOOK 3450 AT PAGE 751 AND JANUARY 16, 1980 IN BOOK 3639 AT PAGE 318 AND MAP RECORDED MAY 26, 1988 AT RECEPTION NO. 817174 (ADAMS COUNTY RECORDS).
 - PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENT, EASEMENTS, AND OBLIGATIONS SPECIFIED UNDER THE TOWER ROAD SEWER LINE AGREEMENT RECORDED MARCH 26, 1992 AT RECEPTION NO. 920029382 (DENVER COUNTY RECORDS).
 - PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE GATEWAY REGIONAL METROPOLITAN DISTRICT AS EVIDENCED BY INSTRUMENT(S) RECORDED MAY 12, 1998 AT RECEPTION NO. 9800071386 AND RECORDED AUGUST 25, 1998 AT RECEPTION NO. 9800141049 AND ON SEPTEMBER 16, 1998 AT RECEPTION NO. 9800154977.
 - PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SMITH METRO DISTRICT NO. 4, AS EVIDENCED BY INSTRUMENT(S) RECORDED MAY 29, 2013 AT RECEPTION NO. 2013077003; JANUARY 24, 2014 AT RECEPTION NO. 2014008222; DECEMBER 15, 2014 AT RECEPTION NO. 2014153030 AND JANUARY 26, 2017 AT RECEPTION NO. 2017011185; NOTICE RECORDED JANUARY 28, 2021 AT RECEPTION NO. 2018008805 AND JANUARY 16, 2019 AT RECEPTION NO. 2019005253; NOTICE RECORDED JANUARY 28, 2021 AT RECEPTION NO. 2021013842; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NO. 4 RECORDED JANUARY 20, 2022 AT RECEPTION NO. 2022009115; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NOS. 1, 2, 3 AND 4 RECORDED JANUARY 18, 2023 AT RECEPTION NO. 2023003675; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NOS. 1, 2, 3 AND 4 RECORDED JANUARY 17, 2024 AT RECEPTION NO. 2024003531.
 - PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SMITH METRO DISTRICT NO. 3, AS EVIDENCED BY INSTRUMENT(S) RECORDED MAY 29, 2013 AT RECEPTION NO. 2013077004; JANUARY 24, 2014 AT RECEPTION NO. 2014008221; DECEMBER 15, 2014 AT RECEPTION NO. 2014153029; JANUARY 13, 2016 AT RECEPTION NO. 2016004433 AND JANUARY 26, 2017 AT RECEPTION NO. 2017011184; NOTICE RECORDED JANUARY 23, 2018 AT RECEPTION NO. 2018008804 AND JANUARY 16, 2019 AT RECEPTION NO. 2019005252; NOTICE RECORDED JANUARY 26, 2021 AT RECEPTION NO. 2021013841; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NO. 3 RECORDED JANUARY 20, 2022 AT RECEPTION NO. 2022009114; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NOS. 1, 2, 3 AND 4 RECORDED JANUARY 18, 2023 AT RECEPTION NO. 2023003675; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NOS. 1, 2, 3 AND 4 RECORDED JANUARY 17, 2024 AT RECEPTION NO. 2024003531.
 - PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SMITH METRO DISTRICT NO. 2, AS EVIDENCED BY INSTRUMENT(S) RECORDED MAY 29, 2013 AT RECEPTION NO. 2013077002; JANUARY 24, 2014 AT RECEPTION NO. 2014008220; DECEMBER 15, 2014 AT RECEPTION NO. 2014153028; JANUARY 13, 2016 AT RECEPTION NO. 2016004432 AND JANUARY 26, 2017 AT RECEPTION NO. 2017011183; NOTICE RECORDED JANUARY 23, 2018 AT RECEPTION NO. 2018008803 AND JANUARY 16, 2019 AT RECEPTION NO. 2019005251; NOTICE RECORDED JANUARY 26, 2021 AT RECEPTION NO. 2021013840; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NO. 2 RECORDED JANUARY 20, 2022 AT RECEPTION NO. 2022009113; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NOS. 1, 2, 3 AND 4 RECORDED JANUARY 18, 2023 AT RECEPTION NO. 2023003675; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NOS. 1, 2, 3 AND 4 RECORDED JANUARY 17, 2024 AT RECEPTION NO. 2024003531.
 - PROPERTY IS SUBJECT TO ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE SMITH METRO DISTRICT NO. 1, AS EVIDENCED BY INSTRUMENT(S) RECORDED MAY 29, 2013 AT RECEPTION NO. 2013077001; JANUARY 24, 2014 AT RECEPTION NO. 2014008219; DECEMBER 15, 2014 AT RECEPTION NO. 2014153027; JANUARY 13, 2016 AT RECEPTION NO. 2016004431 AND JANUARY 26, 2017 AT RECEPTION NO. 2017011182; NOTICE RECORDED JANUARY 23, 2018 AT RECEPTION NO. 2018008802 AND JANUARY 16, 2019 AT RECEPTION NO. 2019005250; NOTICE RECORDED JANUARY 26, 2021 AT RECEPTION NO. 2021013839; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NO. 1 RECORDED JANUARY 20, 2022 AT RECEPTION NO. 2022009112; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NOS. 1, 2, 3 AND 4 RECORDED JANUARY 18, 2023 AT RECEPTION NO. 2023003675; NOTICE CONCERNING SMITH METROPOLITAN DISTRICT NOS. 1, 2, 3 AND 4 RECORDED JANUARY 17, 2024 AT RECEPTION NO. 2024003531.
 - PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 61ST AND PEÑA STATION GENERAL DEVELOPMENT PLAN AS SET FORTH BELOW; RECORDING DATE: 2017071509 AND 2014080968. AMENDMENT 1 - MINOR DEVIATION RECORDING DATE: JUNE 1, 2017 RECORDING NO.: RECEPTION NO. 2017071509.
 - PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE INCLUSION AGREEMENT AS SET FORTH BELOW; RECORDING DATE: JUNE 12, 2015 RECORDING NO.: RECEPTION NO. 2015077736.
 - PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE 61ST AND PEÑA STATION GENERAL DEVELOPMENT PLAN AS SET FORTH BELOW; RECORDING DATE: JUNE 22, 2016 RECORDING NO.: RECEPTION NO. 2016081436.
 - PROPERTY IS SUBJECT TO MINERAL INTEREST AS EVIDENCED BY DECREE OF INTERESTS IN REAL PROPERTY RECORDING DATE: MARCH 14, 2019 RECORDING NO.: RECEPTION NO. 2019029661; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018789; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018790; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018791; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018792; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018793; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018794; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018795.
 - PROPERTY IS SUBJECT TO MINERAL INTEREST AS EVIDENCED BY DECREE OF INTERESTS IN REAL PROPERTY RECORDING DATE: APRIL 29, 2020 RECORDING NO.: RECEPTION NO. 2020058567; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018789; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018790; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018791; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018792; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018793; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018794; RELEASE AND CONVEYANCE OF SURFACE RIGHTS RECORDED MARCH 7, 2024 AT RECEPTION NO. 2024018795.
 - PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN PEÑA STATION SOUTH PARKS DEDICATION AGREEMENT RECORDED DECEMBER 5, 2024 AT RECEPTION NO. 2024112979.

DARREN R. WOLTERSTORFF, PLS 38281

FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC.
DARREN.WOLTERSTORFF@KIMLEY-HORN.COM



2021PM0000305

Kimley»Horn

6200 S. SYRACUSE WAY #300
GREENWOOD VILLAGE, CO 80111

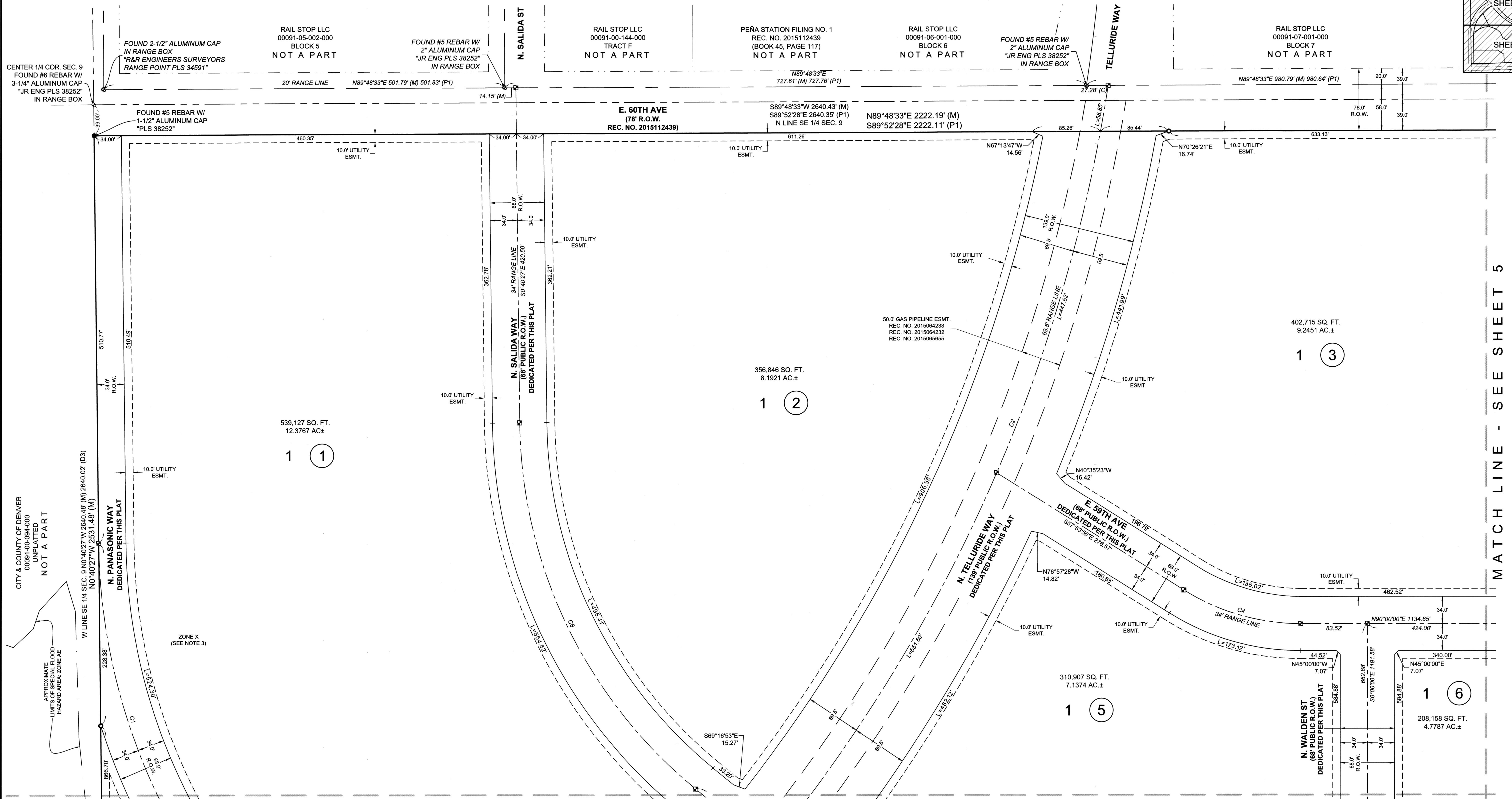
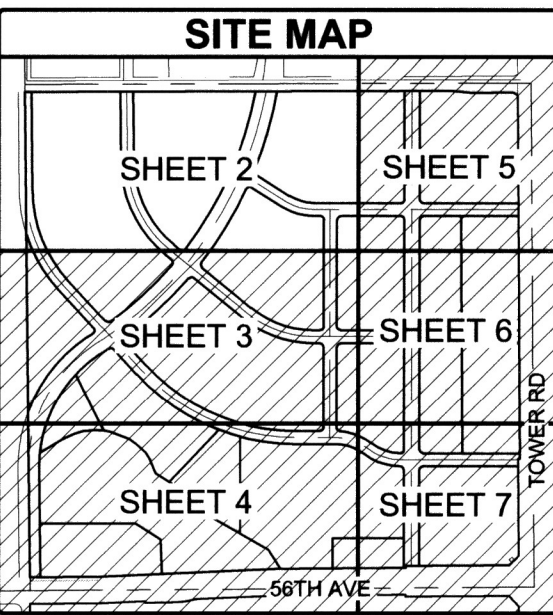
Tel. No. (303) 228-2300
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTM	DRW	Dec. 2024	196146003	1 OF 7

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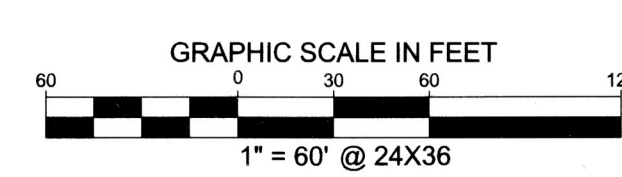
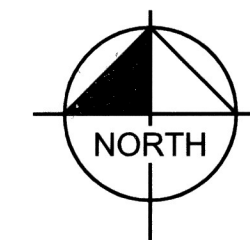
PEÑA STATION SOUTH FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, T3S, R66W OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
- SECTION CORNER FOUND AS NOTED
 - PROPERTY CORNER FOUND AS NOTED
 - PROPERTY CORNER SET - SET 18\"/>

- LINE TYPE LEGEND**
- BOUNDARY LINE
 - EXISTING EASEMENT LINE AS NOTED
 - PROPOSED EASEMENT
 - SECTION LINE
 - RANGE LINE
 - RIGHT-OF-WAY LINE
 - BLOCK LINE
 - LOT LINE
 - MATCH LINE
 - APPROXIMATE LIMITS OF SPECIAL FLOOD HAZARD AREA: ZONE AE



No.	DATE	REVISION DESCRIPTION
18	11/20/24	REV.
17	10/14/24	REV.
16	8/1/24	REV.
15	7/11/24	REV.
14	5/9/24	REV. T.C.

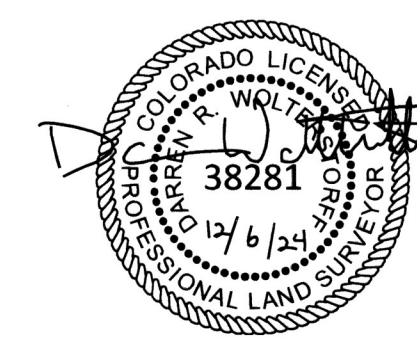
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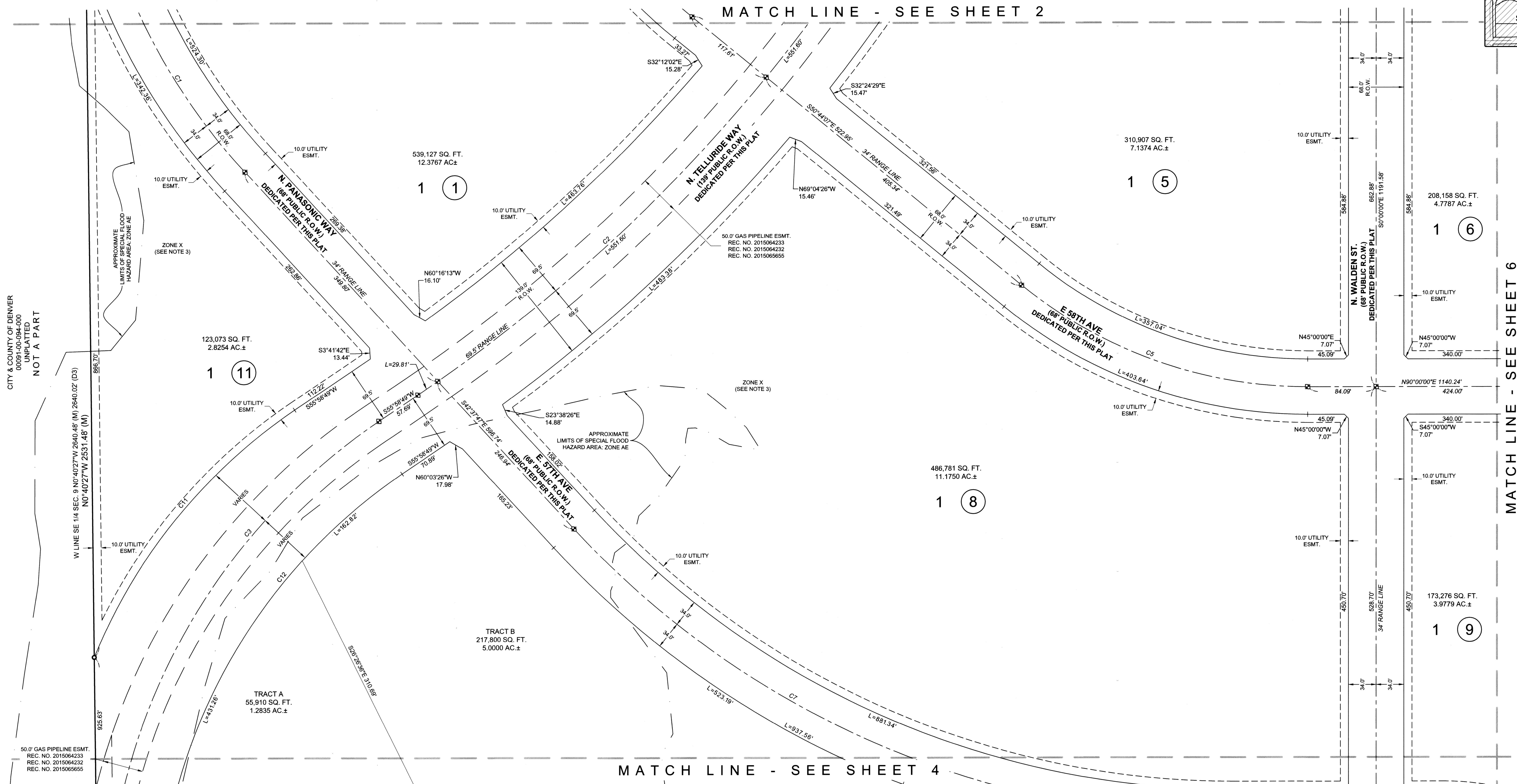
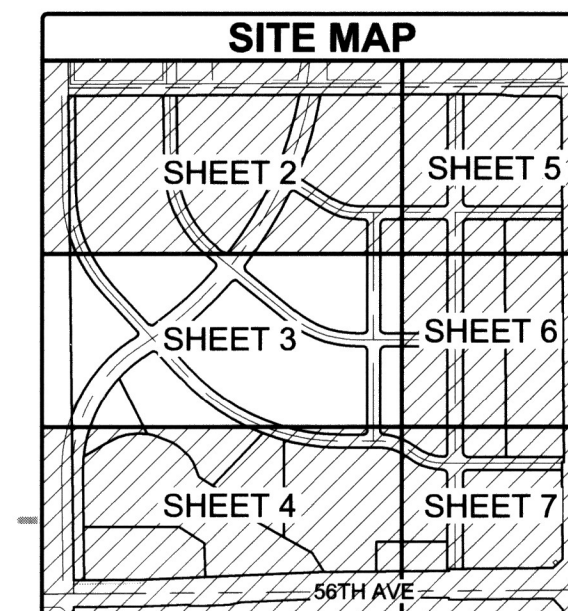
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	PTM	DRW	Dec. 2024	196146003	2 OF 7

MATCH LINE - SEE SHEET 5



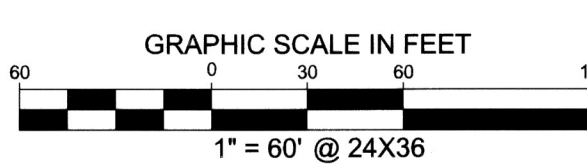
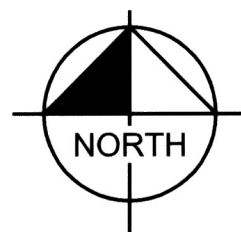
PEÑA STATION SOUTH FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, T3S, R66W OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
- SECTION CORNER FOUND AS NOTED
 - PROPERTY CORNER FOUND AS NOTED
 - PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
 - RANGE POINT FOUND AS NOTED
 - RANGE POINT TO BE SET, PER CITY OF DENVER STANDARDS, UPON COMPLETION OF ROADWAY CONSTRUCTION, PLS 38281
 - (M) MEASURED DIMENSION
 - (C) CALCULATED DIMENSION
 - (D1) DIMENSION PER DEED AT REC. NO. 9800143404
 - (D2) DIMENSION PER DEED AT REC. NO. 9800143405
 - (D3) DIMENSION PER DEED AT BOOK 2168, PAGE 491
 - (P1) DIMENSION PER PEÑA STATION FILING NO. 1 REC. NO. 2015112439
 - (P2) DIMENSION PER GATEWAY LODGING & CONVENIENCE FILING NO. 1 REC. NO. 2016125625
 - (P3) DIMENSION PER WILDHORSE RIDGE FILING NO. 1 REC. NO. 2004091029
 - (P4) DIMENSION PER OUTLOOK GATEWAY FILING NO. 3 REC. NO. 2021097623
 - (R1) DIMENSION PER TELLURIDE STREET FILING NO. 1 REC. NO. 2019043860
 - (1) BLOCK NUMBER

- LINE TYPE LEGEND**
- BOUNDARY LINE
 - EXISTING EASEMENT LINE AS NOTED
 - PROPOSED EASEMENT
 - SECTION LINE
 - RANGE LINE
 - RIGHT-OF-WAY LINE
 - BLOCK LINE
 - LOT LINE
 - MATCH LINE
 - APPROXIMATE LIMITS OF SPECIAL FLOOD HAZARD AREA: ZONE AE



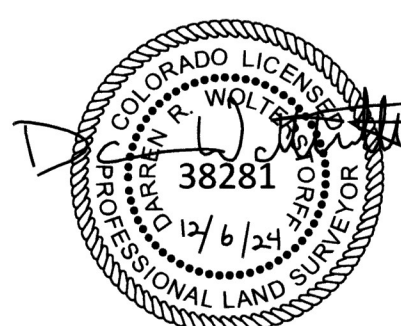
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17	10/14/24	REV.
16	8/1/24	REV.
15	7/11/24	REV.
14	5/9/24	REV. T.C.
No.	DATE	REVISION DESCRIPTION

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	PTM	DRW	Dec. 2024	196146003	3 OF 7



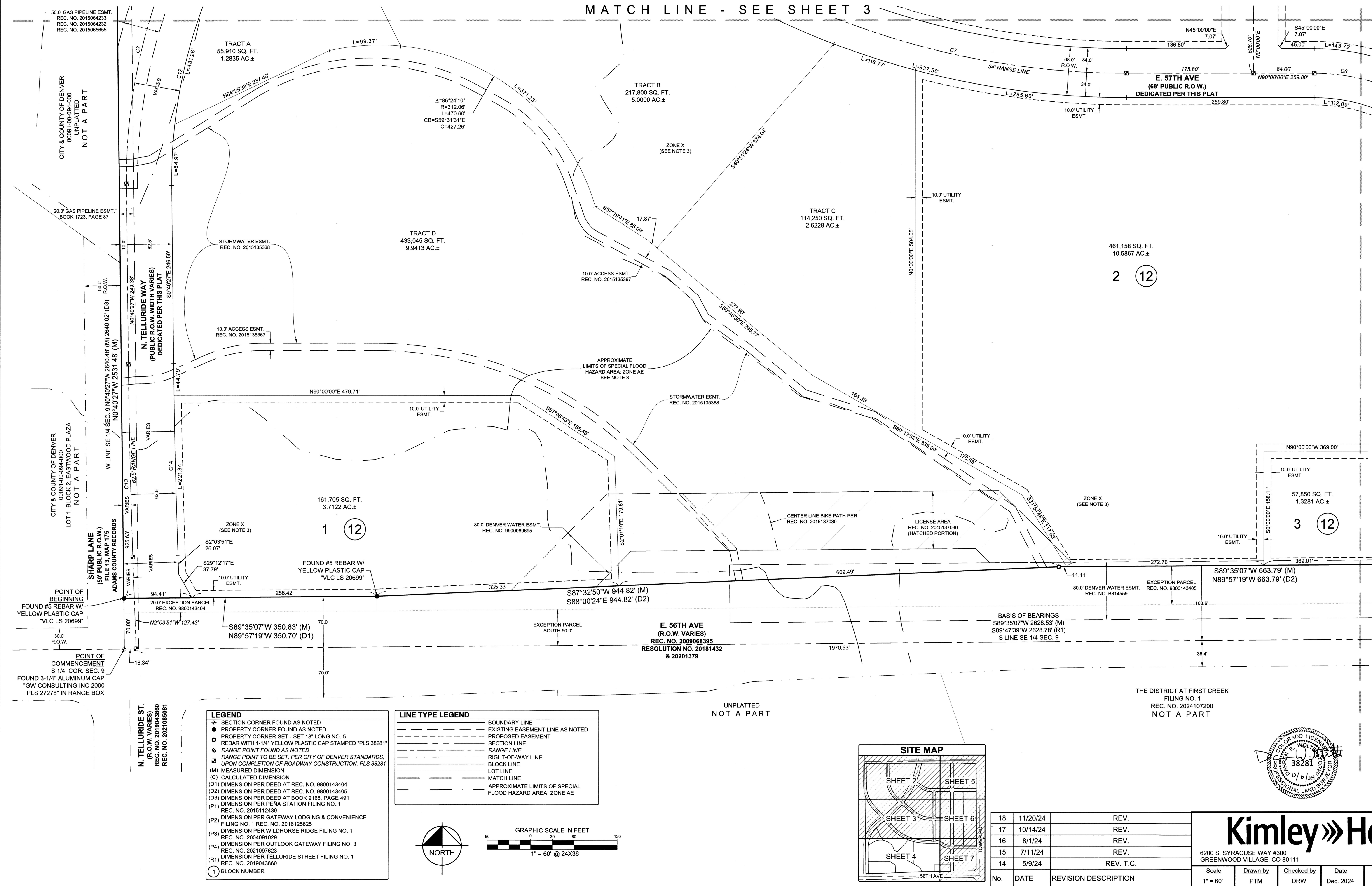
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, T3S, R66W OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO

2 (12)

3 12

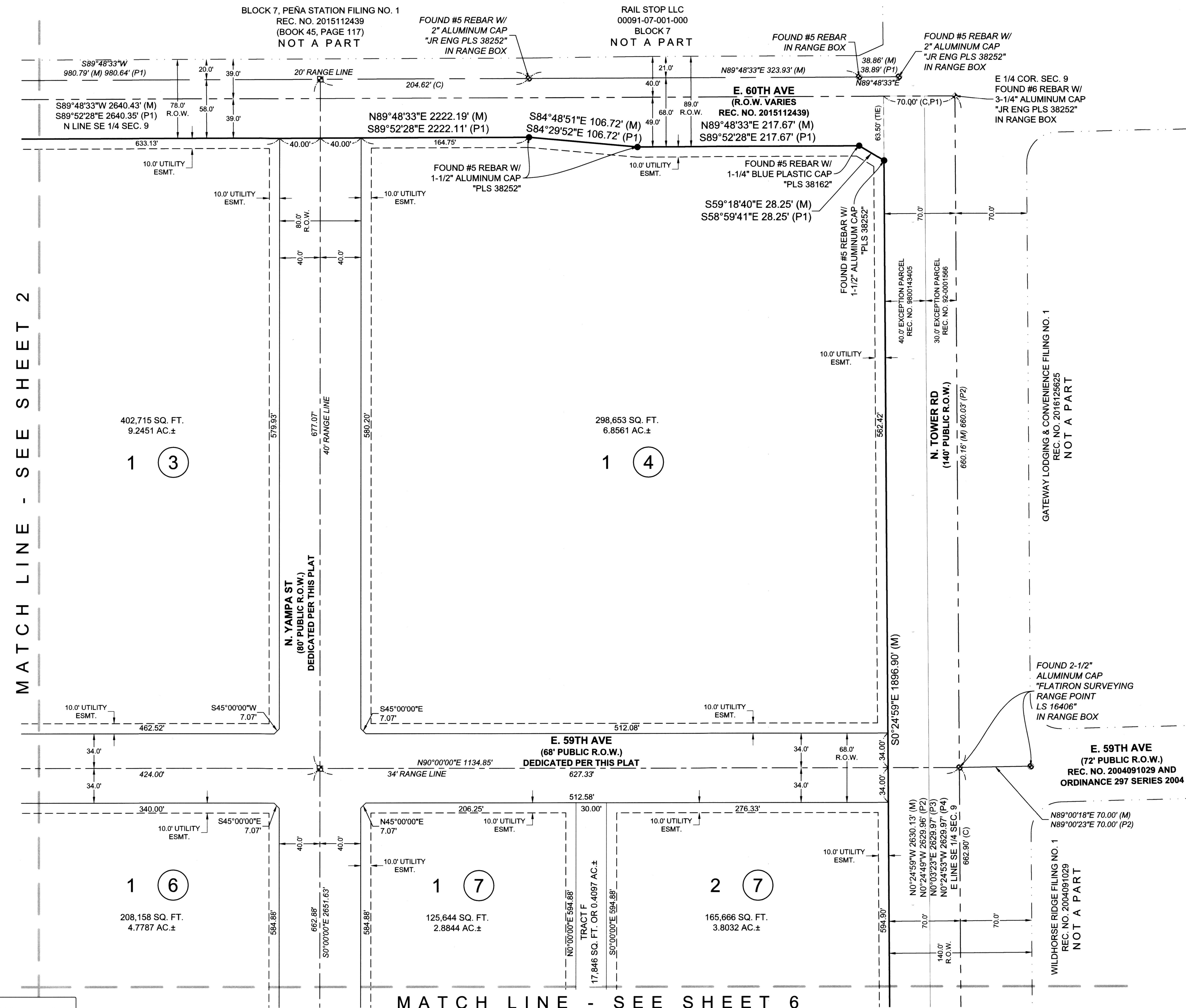
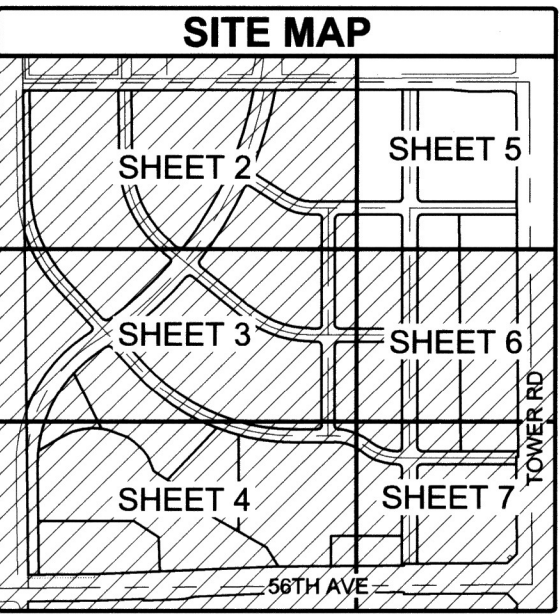
MATCH LINE - SEE SHEET 7

NAME: VIGEN	CIVIL	108146003	ESTU	AND	TOWERS	CADVIS	INVESTIGATION	108146003	DI	AT	REINSTATEMENT	NAME	DI	OTTERBY	WILL	TERAVOROFF	NADEN	108146004	108146004	108146004
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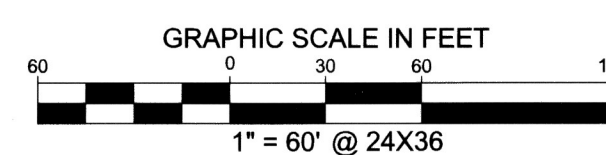
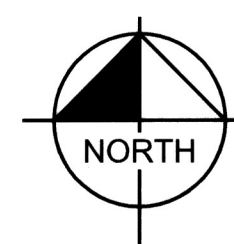
PEÑA STATION SOUTH FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, T3S, R66W OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
- SECTION CORNER FOUND AS NOTED
 - PROPERTY CORNER FOUND AS NOTED
 - REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
 - RANGE POINT FOUND AS NOTED
 - RANGE POINT TO BE SET, PER CITY OF DENVER STANDARDS, UPON COMPLETION OF ROADWAY CONSTRUCTION, PLS 38281
 - MEASURED DIMENSION
 - CALCULATED DIMENSION
 - DIMENSION PER DEED AT REC. NO. 9800143404
 - DIMENSION PER DEED AT REC. NO. 9800143405
 - DIMENSION PER DEED AT BOOK 2168, PAGE 491
 - DIMENSION PER PEÑA STATION FILING NO. 1
 - DIMENSION PER GATEWAY LODGING & CONVENIENCE FILING NO. 1 REC. NO. 2016125625
 - DIMENSION PER WILDHORSE RIDGE FILING NO. 1 REC. NO. 2004091029
 - DIMENSION PER OUTLOOK GATEWAY FILING NO. 3 REC. NO. 2021097623
 - DIMENSION PER TELLURIDE STREET FILING NO. 1 REC. NO. 2019043860
 - BLOCK NUMBER

- LINE TYPE LEGEND**
- BOUNDARY LINE
 - EXISTING EASEMENT LINE AS NOTED
 - PROPOSED EASEMENT
 - SECTION LINE
 - RANGE LINE
 - RIGHT-OF-WAY LINE
 - BLOCK LINE
 - LOT LINE
 - MATCH LINE
 - APPROXIMATE LIMITS OF SPECIAL FLOOD HAZARD AREA: ZONE AE



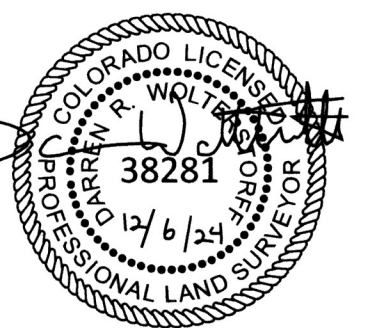
No.	DATE	REVISION DESCRIPTION
18	11/20/24	REV.
17	10/14/24	REV.
16	8/1/24	REV.
15	7/11/24	REV.
14	5/9/24	REV. T.C.

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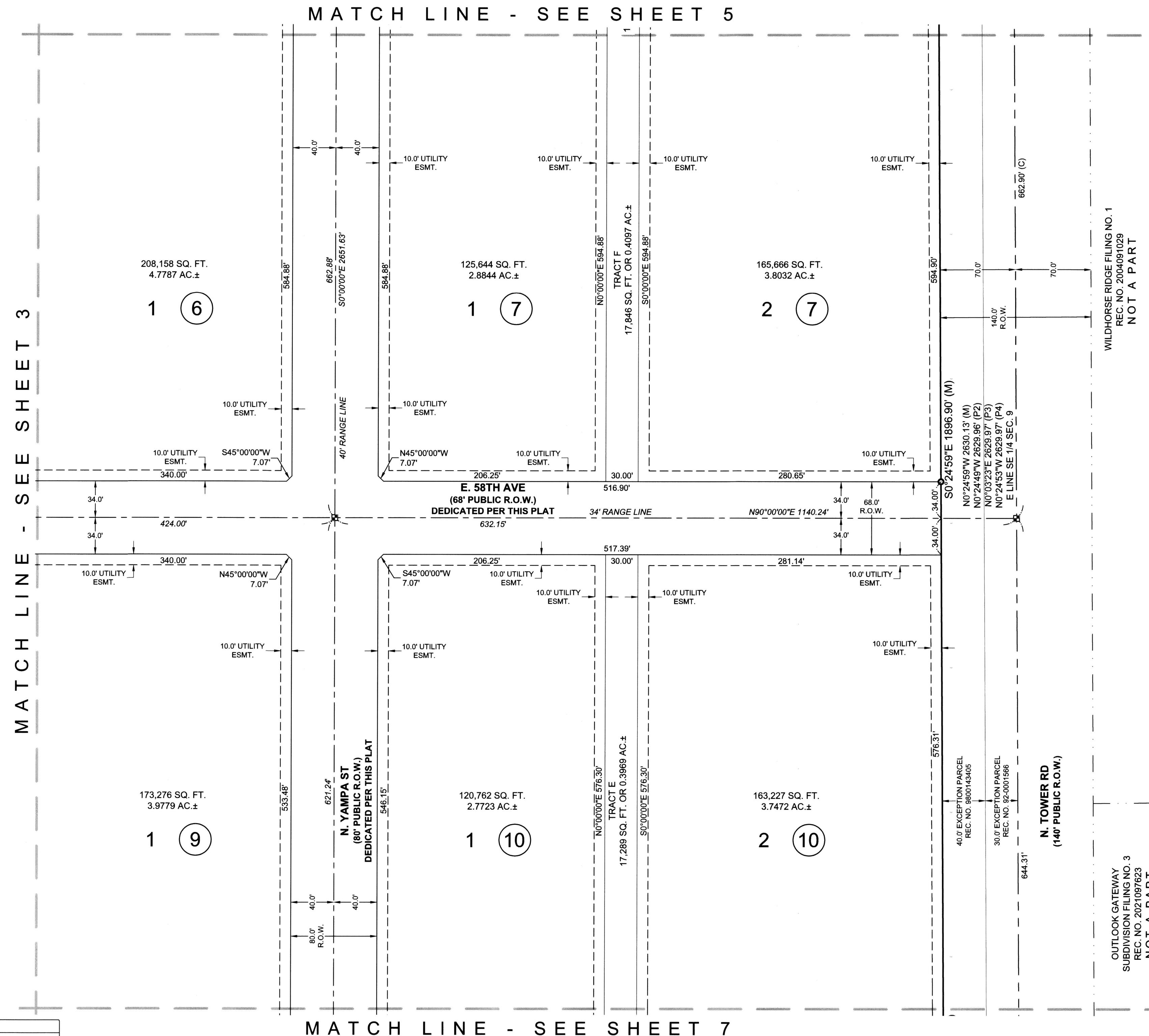
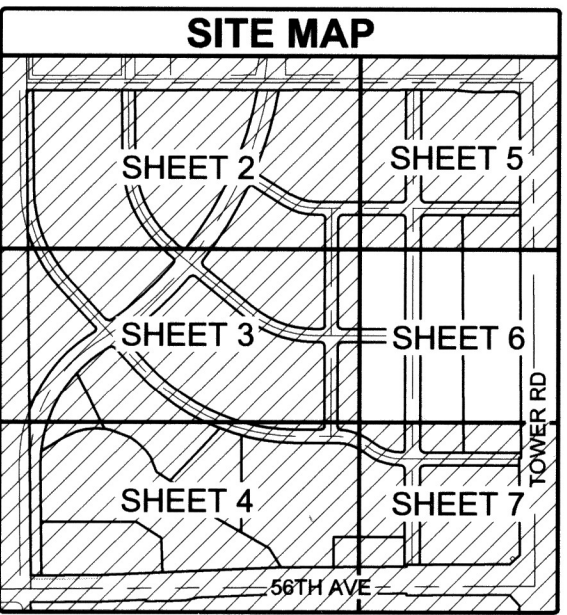
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	PTM	DRW	Dec. 2024	196146003	5 OF 7



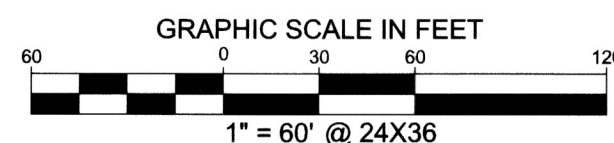
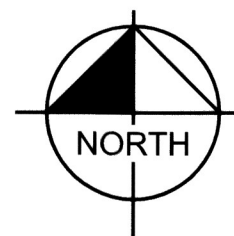
PEÑA STATION SOUTH FILING NO. 1

SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, T3S, R66W OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



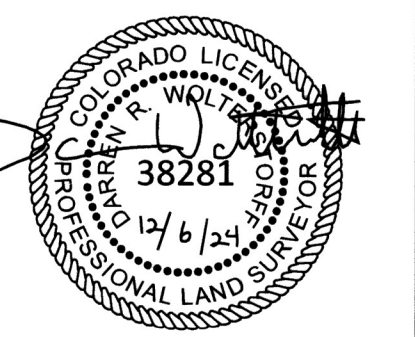
LEGEND	
+	SECTION CORNER FOUND AS NOTED
●	PROPERTY CORNER FOUND AS NOTED
○	PROPERTY CORNER SET - SET 18" LONG NO. 5
○	REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
○	RANGE POINT FOUND AS NOTED
○	RANGE POINT TO BE SET, PER CITY OF DENVER STANDARDS, UPON COMPLETION OF ROADWAY CONSTRUCTION, PLS 38281
(M)	MEASURED DIMENSION
(C)	CALCULATED DIMENSION
(D1)	DIMENSION PER DEED AT REC. NO. 9800143404
(D2)	DIMENSION PER DEED AT REC. NO. 9800143405
(D3)	DIMENSION PER DEED AT BOOK 2168, PAGE 481
(P1)	DIMENSION PER PEÑA STATION FILING NO. 1
(P2)	DIMENSION PER GATEWAY LODGING & CONVENIENCE FILING NO. 1 REC. NO. 2016125625
(P3)	DIMENSION PER WILDHORSE RIDGE FILING NO. 1 REC. NO. 2004091029
(P4)	DIMENSION PER OUTLOOK GATEWAY FILING NO. 3 REC. NO. 2021097623
(R1)	DIMENSION PER TELLURIDE STREET FILING NO. 1 REC. NO. 2019043860
1	BLOCK NUMBER

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EXISTING EASEMENT LINE AS NOTED
---	PROPOSED EASEMENT
---	SECTION LINE
---	RANGE LINE
---	RIGHT-OF-WAY LINE
---	BLOCK LINE
---	LOT LINE
---	MATCH LINE
---	APPROXIMATE LIMITS OF SPECIAL FLOOD HAZARD AREA: ZONE AE



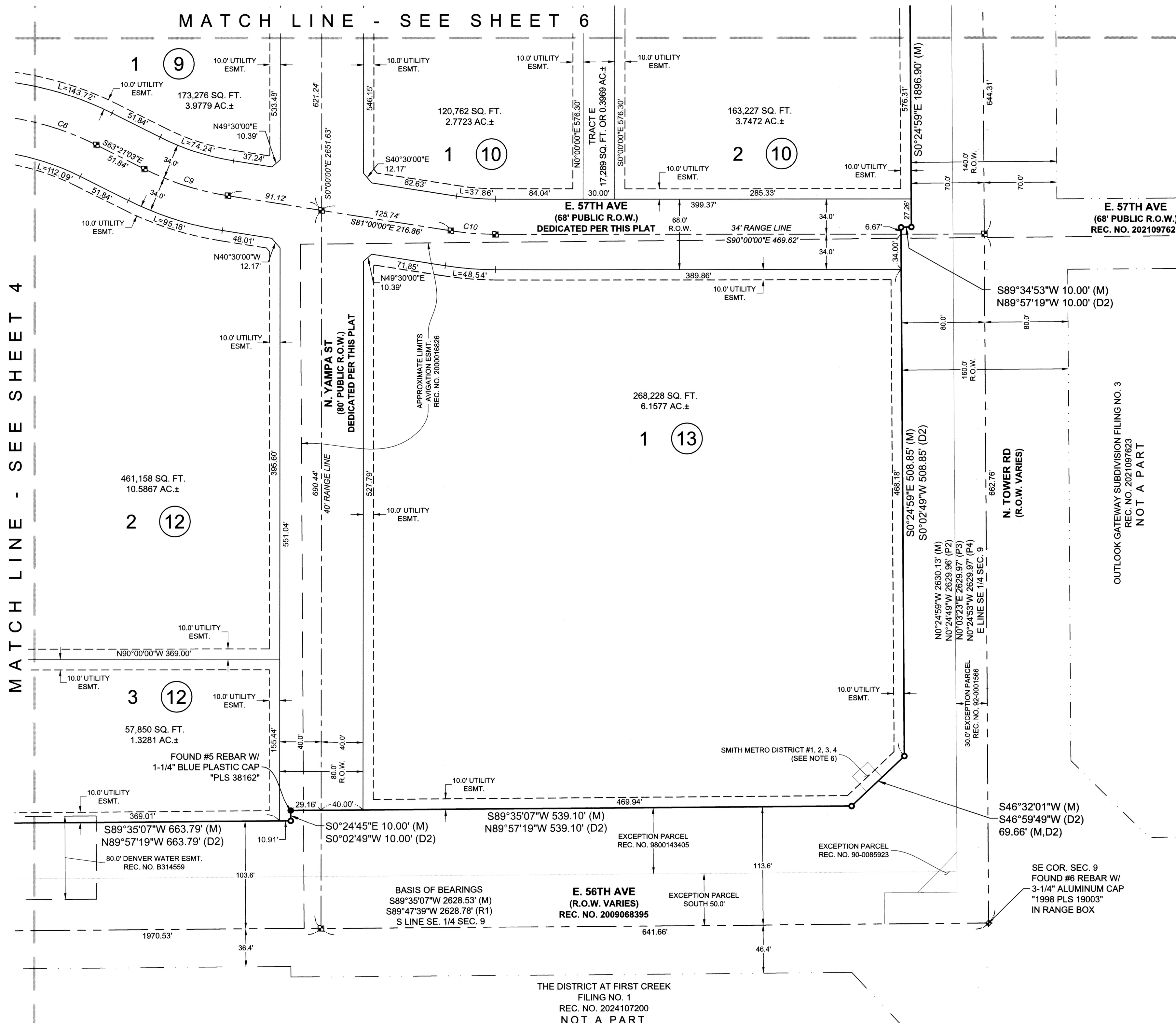
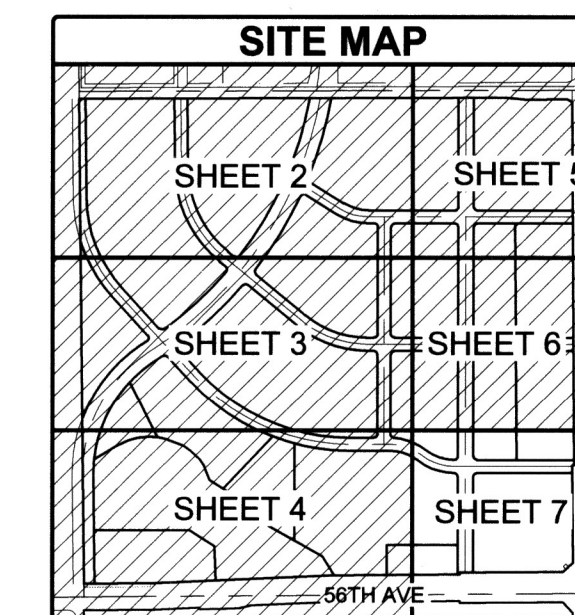
18	11/20/24	REV.
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No.	DATE	REVISION DESCRIPTION

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		Scale	Drawn by	Checked by	Date
1" = 60'		PTM	DRW	Dec. 2024	Project No. 196146003
6 OF 7		Sheet No.		6 OF 7	



PEÑA STATION SOUTH FILING NO. 1

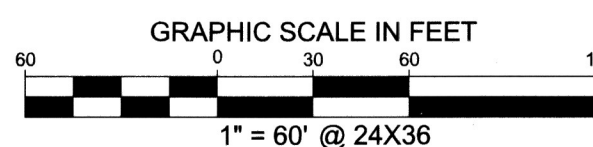
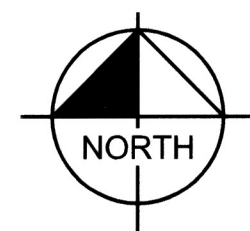
SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9, T3S, R66W OF THE 6TH P.M.,
CITY AND COUNTY OF DENVER, STATE OF COLORADO



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	41°57'20"	750.00'	549.20'	S21°39'07"E	537.01'
C2	47°17'55"	1986.00'	1639.48'	N32°19'52"E	1593.32'
C3	56°39'16"	762.00'	753.47'	N27°39'11"E	723.15'
C4	32°06'04"	275.00'	154.07'	S73°56'58"E	152.07'
C5	39°15'54"	555.00'	380.34'	S70°22'04"E	372.94'
C6	26°38'57"	275.00'	127.91'	S76°40'32"E	126.76'
C7	47°22'14"	1100.00'	909.45'	S66°18'54"E	883.77'
C8	50°03'40"	601.00'	525.11'	S25°42'17"E	508.57'
C9	17°38'57"	275.00'	84.71'	S72°10'31"E	84.38'
C10	9°00'01"	275.00'	43.20'	S85°30'00"E	43.15'
C11	33°50'20"	671.00'	396.29'	S39°03'39"W	390.56'
C12	56°28'02"	689.02'	679.05'	S27°32'48"W	651.90'
C13	1°23'25"	11031.00'	267.64'	N01°22'09"W	267.64'
C14	1°23'25"	10968.50'	266.13'	S01°22'09"E	266.12'

- LEGEND**
- SECTION CORNER FOUND AS NOTED
 - PROPERTY CORNER FOUND AS NOTED
 - PROPERTY CORNER SET - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
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 - (P3) DIMENSION PER WILDHORSE RIDGE FILING NO. 1 REC. NO. 2004091029
 - (P4) DIMENSION PER OUTLOOK GATEWAY FILING NO. 3 REC. NO. 2021097623
 - (R1) DIMENSION PER TELLURIDE STREET FILING NO. 1 REC. NO. 2019043860
 - (1) BLOCK NUMBER

LINE TYPE LEGEND	
	BOUNDARY LINE
	EXISTING EASEMENT LINE AS NOTED
	PROPOSED EASEMENT
	SECTION LINE
	RANGE LINE
	RIGHT-OF-WAY LINE
	BLOCK LINE
	LOT LINE
	MATCH LINE
	APPROXIMATE LIMITS OF SPECIAL FLOOD HAZARD AREA: ZONE AE



NO.	DATE	REVISION DESCRIPTION
18	11/20/24	REV.
17	10/14/24	REV.
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14	5/9/24	REV. T.C.

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1" = 60'	PTM	DRW	Dec. 2024	196146003	7 OF 7

