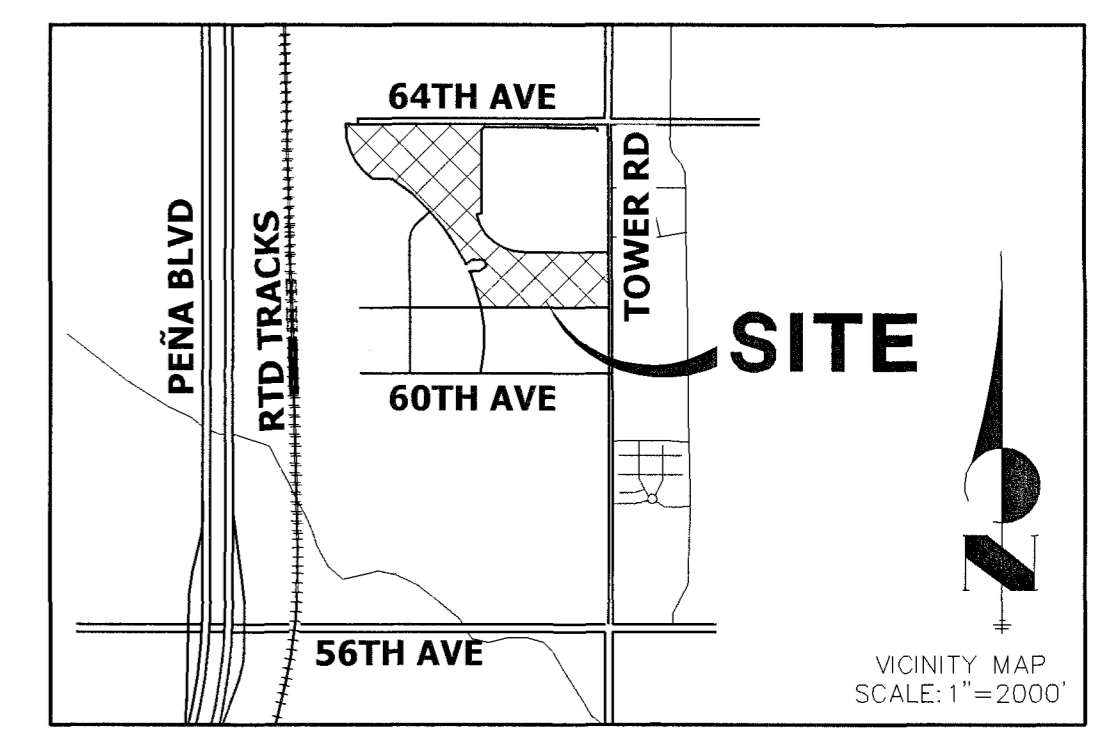


# PEÑA STATION FILING NO. 2

## A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



### LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT RAIL STOP, LLC, AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1, THE AN AND DC IRREVOCABLE TRUST, SAN ISIDRO SIX INVESTMENTS, LLC., AND SMT INVESTORS LIMITED PARTNERSHIP, ET. AL. HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF THE NORTH 1/2 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:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, S00°21'23"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 64TH AVENUE AND THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- S89°51'30"E A DISTANCE OF 2048.17 FEET;
- S00°08'30"W A DISTANCE OF 35.00 FEET;
- S89°51'30"E A DISTANCE OF 505.27 FEET;
- S45°01'27"E A DISTANCE OF 35.26 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°11'13"E A DISTANCE OF 16.47 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

- THENCE NORTHWESTERLY, ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S89°48'47"W, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°40'17" AND AN ARC LENGTH OF 46.95 FEET, TO A POINT OF TANGENT;
- N89°51'30"W A DISTANCE OF 139.00 FEET;
- N82°25'34"W A DISTANCE OF 81.17 FEET;
- N89°51'30"W A DISTANCE OF 935.58 FEET, TO A POINT OF TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°19'43" AND AN ARC LENGTH OF 47.30 FEET, TO A POINT OF TANGENT;
- S00°11'13"E A DISTANCE OF 868.51 FEET;
- S76°58'54"W A DISTANCE OF 58.86 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY LINE OF TRACT D, PEÑA STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N76°58'54"E, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 76°51'22" AND AN ARC LENGTH OF 677.40 FEET, TO A POINT OF TANGENT;
- S89°52'28"E A DISTANCE OF 782.77 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°11'13"E A DISTANCE OF 562.52 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 61ST AVENUE.

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- S66°09'58"W A DISTANCE OF 25.85 FEET;
- N89°52'28"W A DISTANCE OF 117.65 FEET;
- S87°09'36"W A DISTANCE OF 125.64 FEET;
- N89°52'28"W A DISTANCE OF 964.20 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TELLURIDE WAY;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES:

- N16°44'52"W A DISTANCE OF 116.94 FEET, TO A POINT OF NON-TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S76°22'32"W, HAVING A RADIUS OF 2053.50 FEET, A CENTRAL ANGLE OF 05°59'41" AND AN ARC LENGTH OF 214.86 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 03°42'25", AND AN ARC LENGTH OF 66.64 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT E, PEÑA STATION FILING NO. 1 AND A POINT OF NON-TANGENT;

THENCE ON THE PERIMETER OF SAID TRACT E, THE FOLLOWING FIVE (5) COURSES:

- S89°52'28"E A DISTANCE OF 113.21 FEET;
- N50°23'46"E A DISTANCE OF 87.46 FEET;
- N23°55'48"W A DISTANCE OF 67.56 FEET;
- N89°52'28"W A DISTANCE OF 128.30 FEET;
- S50°23'46"W A DISTANCE OF 75.30 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TELLURIDE WAY;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°23'17"W, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 2°37'04", AND AN ARC LENGTH OF 47.06" TO A POINT OF TANGENT;
- N30°13'47"W A DISTANCE OF 188.46 FEET, TO A POINT OF TANGENT CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2036.00 FEET, A CENTRAL ANGLE OF 26°28'29" AND AN ARC LENGTH OF 940.77 FEET, TO A POINT OF NON-TANGENT;
- N43°27'26"W A DISTANCE OF 25.47 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TELLURIDE WAY;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°52'28"W A DISTANCE OF 203.24 FEET, TO A POINT ON THE NORTHERLY LINE OF TRACT B, PEÑA STATION FILING NO. 1. SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY LINE AND ITS EXTENSION, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N35°00'08"E, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 55°33'10" AND AN ARC LENGTH OF 627.32 FEET, TO A POINT OF TANGENT;

THENCE N00°33'18"E A DISTANCE OF 36.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 64TH AVENUE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°51'09"E A DISTANCE OF 54.68 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,978,266 SQUARE FEET OR 45.4147 ACRES

UNDER THE NAME AND STYLE OF PEÑA STATION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, 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 TELECOMMUNICATION COMPANIES, EASEMENTS AS SHOWN.

**NOTICE:**  
PER C.R.S. 13-80-105, 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.

### GENERAL NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DENVER COUNTY, COLORADO.
- DEFINITION: CERTIFICATION - A STATEMENT THAT IS BASED ON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY/PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING LLC FOR RECORDED INFORMATION ON EASEMENTS OR ENCUMBRANCES WHICH AFFECT THIS PROPERTY, JR ENGINEERING LLC RELIED UPON TITLE COMMITMENT BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABD70605960-7 DATED DECEMBER 4, 2019 AT 5:00 P.M..
- EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" IN A RANGE BOX AT THE NORTHEAST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS 20689", AT THE NORTH 1/4 CORNER. BEING ASSUMED TO BEAR S89°51'30"E A DISTANCE OF 2648.19 FEET.
- AIR COVENANTS AND AVIGATION EASEMENTS EXIST THAT AFFECT THE SUBJECT PROPERTY. AIR COVENANTS AND AVIGATION EASEMENT REC. NO.S 20000016832, 20000016834, AND 20000016829, AND ZONING ORDINANCE 131, 134, AND 137 REC. NO.S 2000026679, 2000026682 AND 2000026685.
- THERE ARE 3 BLOCKS AND 3 TRACTS IN PEÑA STATION FILING NO. 2.
- TRACTS A, B, AND C WILL BE USED FOR DRAINAGE, OPEN SPACE, AND PEDESTRIAN ACCESS. THE TRACTS WILL BE OWNED AND MAINTAINED BY THE AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1.
- RIGHT OF ACCESS FOR EMERGENCY SERVICES ON AND ACROSS ALL PLATTED PROPERTY FOR POLICE, FIRE, MEDICAL AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES IS HEREBY GRANTED.
- THE PERMANENT NON-EXCLUSIVE EASEMENT RECORDED UNDER RECEPTION NO. 2017047050 AFFECTS TRACTS A, B, & C.
- THE DRAINAGE AND UTILITY EASEMENTS AS SHOWN IS FOR THE USE OF APPLICABLE PUBLIC UTILITIES AND TELECOMMUNICATIONS COMPANIES FOR PROVISIONS OF FIBER OPTICS, ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION SERVICES. OTHER UTILITIES I.E. WATER SERVICE LINES AND FIRE LINES HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. DENVER WATER METERS ARE ALLOWED WITHIN THE UTILITY EASEMENT.
- 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 ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
- PURSUANT TO THE LANGUAGE WITHIN THE EASEMENT DOCUMENT RECORDED UNDER RECEPTION NO. 2019044851, ALL PORTIONS OF SAID EASEMENT THAT LIE WITHIN YAMPA STREET AS DEDICATED ON THIS PLAT ARE HEREBY RELINQUISHED.
- THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY: BOOK 3073 AT PAGE 423, REC. NO. 15551, BOOK 3647 AT PAGE 699, REC. NO. R-92-0015457, REC. NO. 9800071386, REC. NO. 9800141049, REC. NO. 9800154977, REC. NO. 2012179294, REC. NO. 2012179296, REC. NO. 2012179296, REC. NO. 2014080968, REC. NO. 2015077733, REC. NO. 2015077742, REC. NO. 2015112439, REC. NO. 2015149245, REC. NO. 2015149334, REC. NO. 2016081434, REC. NO. 2016081436, REC. NO. 2016082291, REC. NO. 2016152135, REC. NO. 2015077734, REC. NO. 2015149335, REC. NO. 2015116222, REC. NO. 2016010197, REC. NO. 2019000521, REC. NO. 2016141680, REC. NO. 2017071509, REC. NO. 2018046155, REC. NO. 2018160336, REC. NO. 2019046925, REC. NO. 2019046927, REC. NO. 2019096202, REC. NO. 2019096203, REC. NO. 2019093911, REC. NO. 2019093912, AND REC. NO. 2019093969.

**OWNER:**  
AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY: Ferdinand L. Belz III, PRESIDENT

STATE OF Colorado } SS  
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF JANUARY, 2020

BY FERDINAND L. BELZ III, AS PRESIDENT OF AVIATION NORTH METROPOLITAN DISTRICT NO. 1

MY COMMISSION EXPIRES 3/23/2022

WITNESS MY HAND AND OFFICIAL SEAL

Marleen Ziegler  
SIGNATURE  
MARLEEN ZIEGLER  
NAME OF NOTARY  
1125 17th St. #200 Denver, CO 80202  
ADDRESS OF NOTARY

**OWNER:**  
THE AN AND DC IRREVOCABLE TRUST

BY: Gregory F. Fletcher, TRUSTEE

BY: Suzette C. Tyler, TRUSTEE

STATE OF Arizona } SS  
COUNTY OF Maricopa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF January, 2020.

BY GREGORY F. FLETCHER AND SUZETTE C. TYLER AS TRUSTEES OF THE AN AND DC IRREVOCABLE TRUST

MY COMMISSION EXPIRES 3/16/21

WITNESS MY HAND AND OFFICIAL SEAL

Rory Blakemore  
SIGNATURE  
Rory Blakemore  
NAME OF NOTARY  
1242 E. Jackson St. Phoenix, AZ 85034  
ADDRESS OF NOTARY

**OWNER:**  
SMT INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP ALSO KNOWN AS SMT INVESTORS LP, AN ARIZONA LIMITED PARTNERSHIP, SCM-NEAL, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-WHEATMAN, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-ZAHARIS, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-PENOLETON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-WILSON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM D HAT, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM LASKY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM SPECTRUM, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-POG, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM WAYNE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AND SCM KDL, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: Michael T. Cowley, AN ARIZONA LIMITED LIABILITY COMPANY, AS MANAGER FOR THE ABOVE LISTED OWNERS

BY: Michael T. Cowley, MANAGER

STATE OF Arizona } SS  
COUNTY OF Maricopa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF January, 2020

BY MICHAEL T. COWLEY, AS MANAGER OF COWLEY MANAGEMENT, LLC

MY COMMISSION EXPIRES 3/16/21

WITNESS MY HAND AND OFFICIAL SEAL

Rory Blakemore  
SIGNATURE  
Rory Blakemore  
NAME OF NOTARY  
1242 E. Jackson St. Phoenix, AZ 85034  
ADDRESS OF NOTARY

**OWNER:**  
RAIL STOP, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Ferdinand L. Belz III, PRESIDENT, L.C. FULENWIDER INC., MANAGER

STATE OF Colorado } SS  
COUNTY OF Denver

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9 DAY OF January, 2020

BY FERDINAND L. BELZ III, AS MANAGER OF RAIL STOP LLC;

MY COMMISSION EXPIRES 3/23/2022

WITNESS MY HAND AND OFFICIAL SEAL

Marleen Ziegler  
SIGNATURE  
MARLEEN ZIEGLER  
NAME OF NOTARY  
1125 17th St. #200 Denver, CO 80202  
ADDRESS OF NOTARY

SHEET INDEX

1	COVER
2	KEYMAP
3-5	PLAN SHEETS

**OWNER:**  
SAN ISIDRO SIX INVESTMENTS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: Michael Norberg, MANAGER

STATE OF Arizona } SS  
COUNTY OF Maricopa

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF January, 2020

BY MICHAEL NORBERG, MANAGER OF SAN ISIDRO SIX INVESTMENTS, LLC.

MY COMMISSION EXPIRES 3/16/21

WITNESS MY HAND AND OFFICIAL SEAL

Rory Blakemore  
SIGNATURE  
Rory Blakemore  
NAME OF NOTARY  
1242 E. Jackson St. Phoenix, AZ 95034  
ADDRESS OF NOTARY

**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 21st DAY OF February, A.D. 2020, AT 5:00 O'CLOCK, P.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREIN.

Kristin M. Bronson  
ATTORNEY FOR THE CITY AND COUNTY OF DENVER  
ASSISTANT CITY ATTORNEY

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY FOR THIS PLAT HAS BEEN MADE IN AGREEMENT WITH RECORDS ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY AND COUNTY OF DENVER, AND THIS PLAT IS IN CONFORMITY WITH SUCH RECORDS AND ALL MONUMENTS SHOWN HEREON EXIST AS DESCRIBED AND ALL DIMENSIONAL AND GEODETIC DETAILS ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 38252  
FOR AND ON BEHALF OF JR ENGINEERING, LLC

Jarrold Adams  
CITY ENGINEER  
DATE: 2/21/2020

**APPROVALS:**

I HEREBY CERTIFY THAT THIS MAP AND THE 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.

Yousuf B. Roman 2/21/2020  
CITY ENGINEER  
DATE

Yousuf B. Roman 2/24/2020  
EXECUTIVE DIRECTOR OF PUBLIC WORKS  
DATE

Yousuf B. Roman 2/15/2020  
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT  
DATE

Happy Haynes 2/25/20  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION  
DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. 2020 0259 OF THE SERIES OF 2020

WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS 13th DAY OF APRIL, A.D., 2020

Adam Gulbust  
DEPUTY CLERK AND RECORDER

**CLERK & RECORDER'S CERTIFICATION**

STATE OF COLORADO } SS  
CITY AND COUNTY OF DENVER

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 9:12 O'CLOCK A.M., April 13, 2020 AND DULY RECORDED UNDER RECEPTION NO. 2020050433

Adam Gulbust  
CLERK AND RECORDER  
BY: Adam Gulbust  
ADDRESS OF NOTARY

FEES: \$3.00

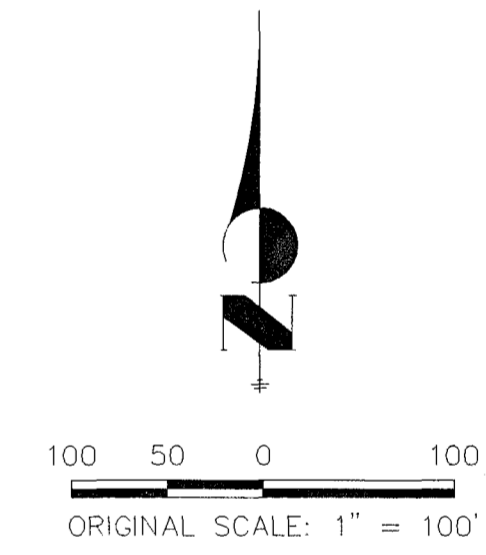
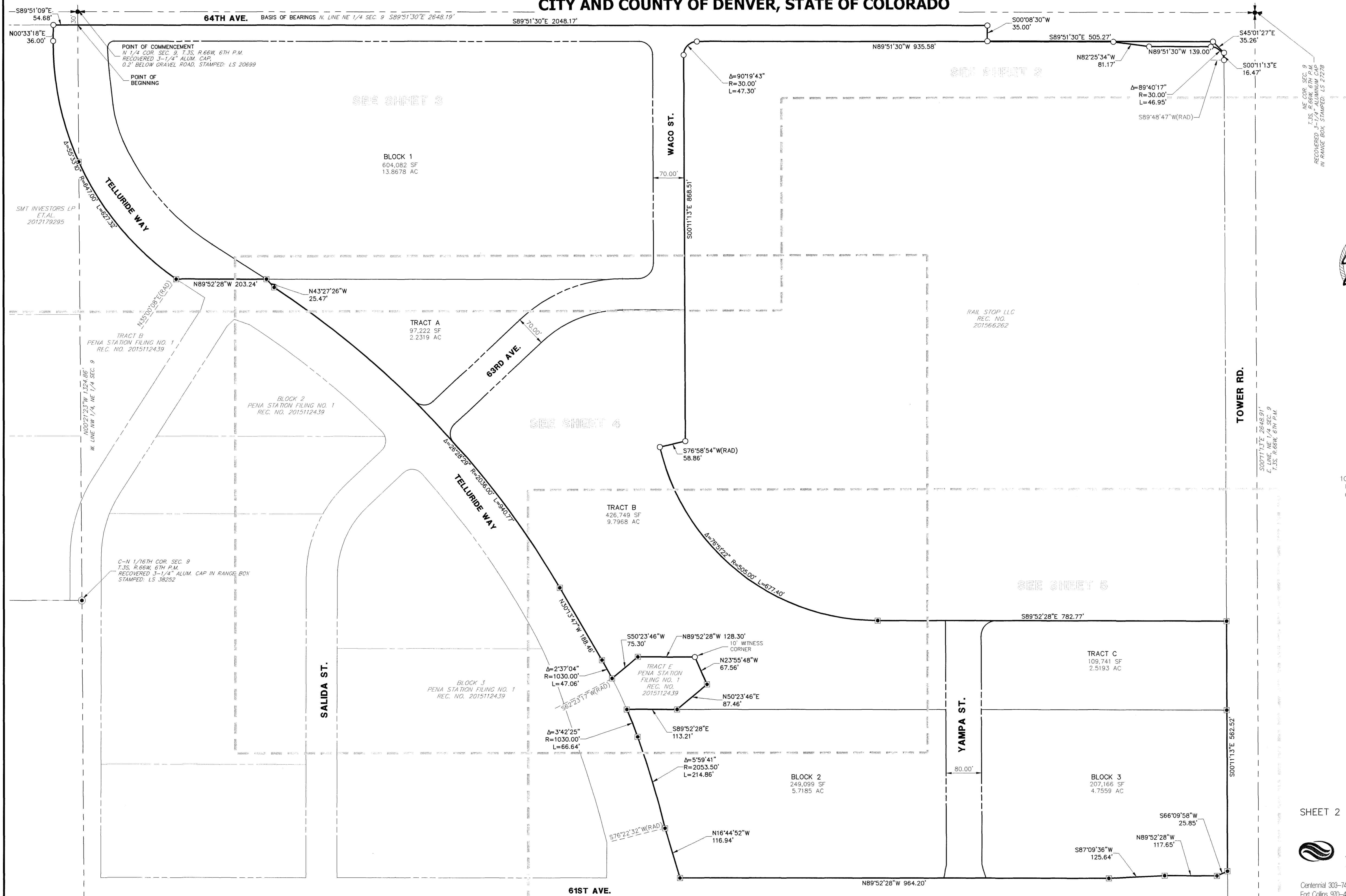
50-59 2/5

LEGEND

- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
- RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 38252"

# PEÑA STATION FILING NO. 2

**A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO**



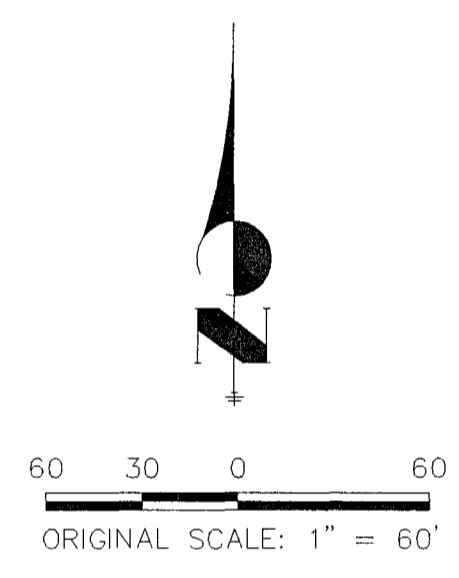
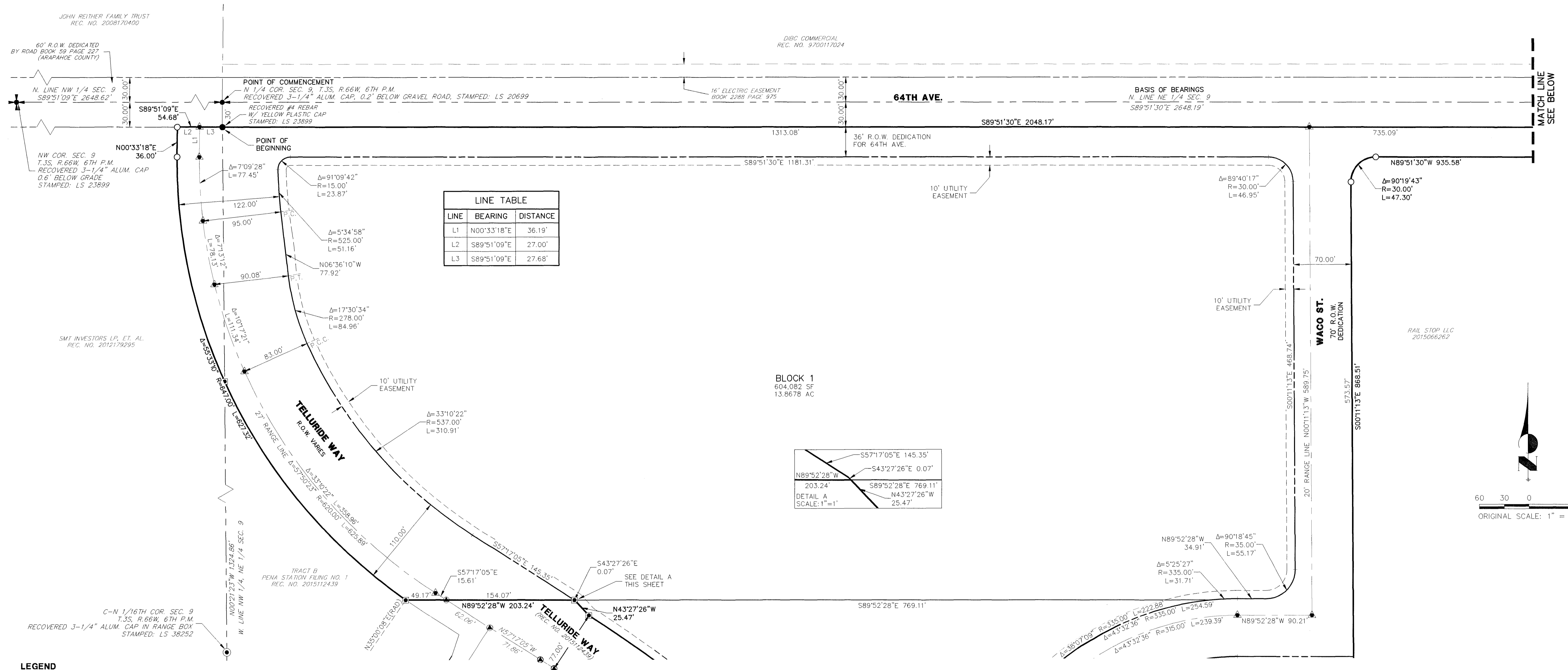
SHEET 2 OF 5

**J.R. ENGINEERING**  
A Westrian Company

Centennial 303-740-9333 • Colorado Springs 719-593-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

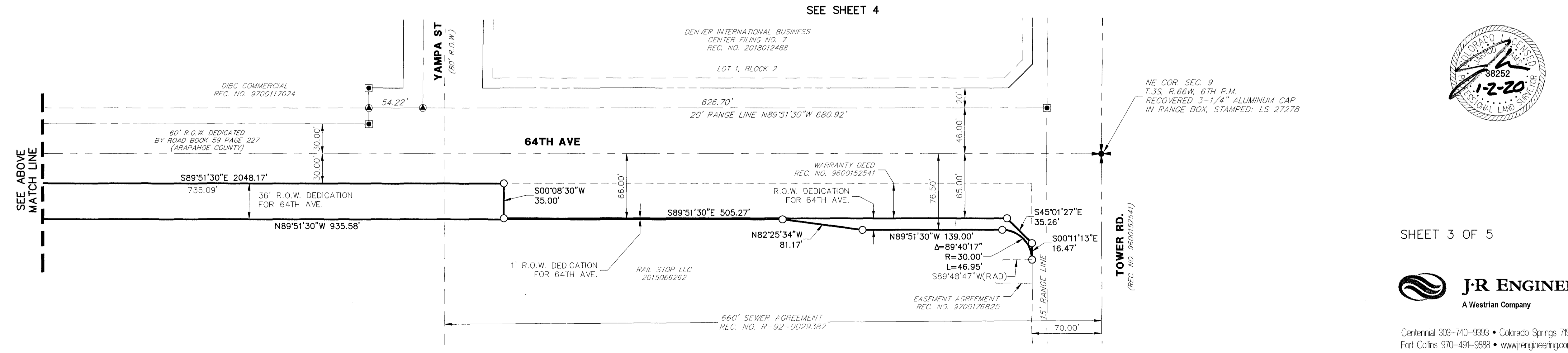
# PEÑA STATION FILING NO. 2

## A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
  - ◻ RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
  - ▲ RANGE POINT TO BE SET WITH ROAD CONSTRUCTION OF PEÑA STATION FILING NO. 1 AND DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 7
  - RECOVERED DENVER RANGE POINT #6 REBAR W/ ALUMINUM CAP STAMPED "LS 38252"
  - ▲ RANGE POINT TO BE SET AFTER CONSTRUCTION 30" LONG #6 REBAR WITH DURABLE CAP STAMPED "RANGE POINT" & THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR

- LINETYPE LEGEND**
- OUTER BOUNDARY
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - PROPOSED R.O.W. LINE
  - EXISTING R.O.W. LINE
  - RANGE LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - SECTION LINE



SHEET 3 OF 5

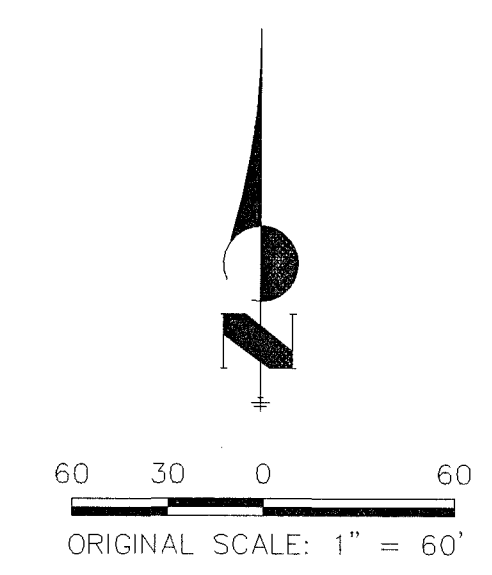
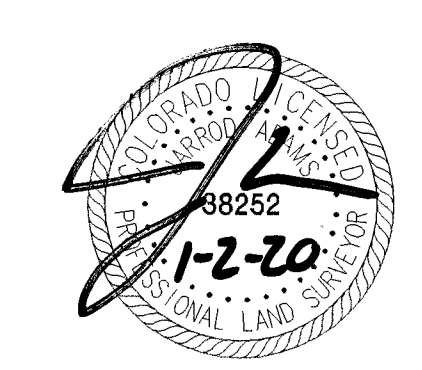
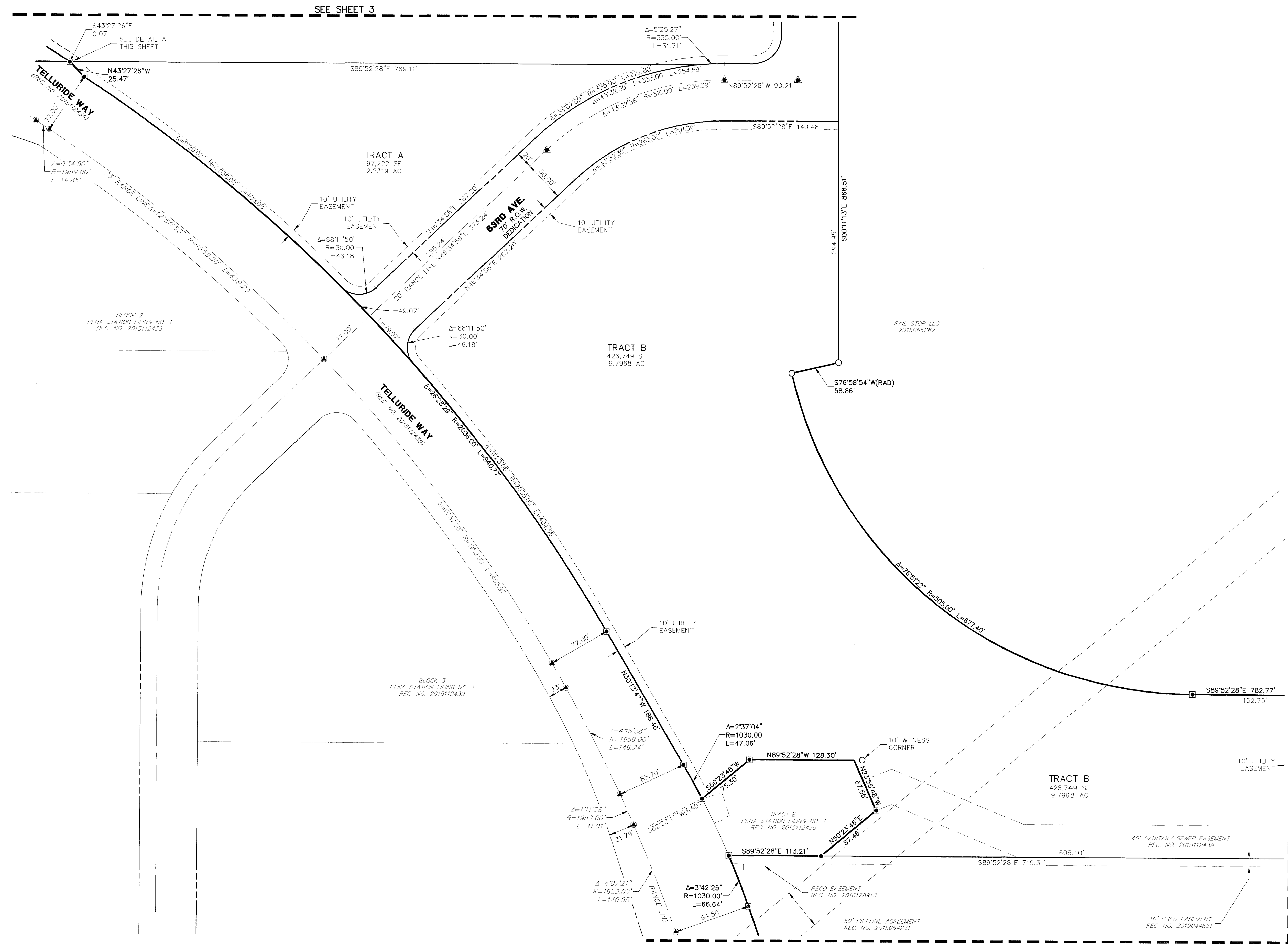


Centennial 303-740-9398 • Colorado Springs 719-593-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

50-59 3/5

# PEÑA STATION FILING NO. 2

## A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
  - ◼ RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
  - ▲ RANGE POINT TO BE SET WITH ROAD CONSTRUCTION OF PEÑA STATION FILING NO. 1 AND DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 7
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- LINETYPE LEGEND**
- OUTER BOUNDARY
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - PROPOSED R.O.W. LINE
  - EXISTING R.O.W. LINE
  - RANGE LINE
  - EXISTING EASEMENT LINE
  - PROPOSED EASEMENT LINE
  - SECTION LINE

SHEET 4 OF 5

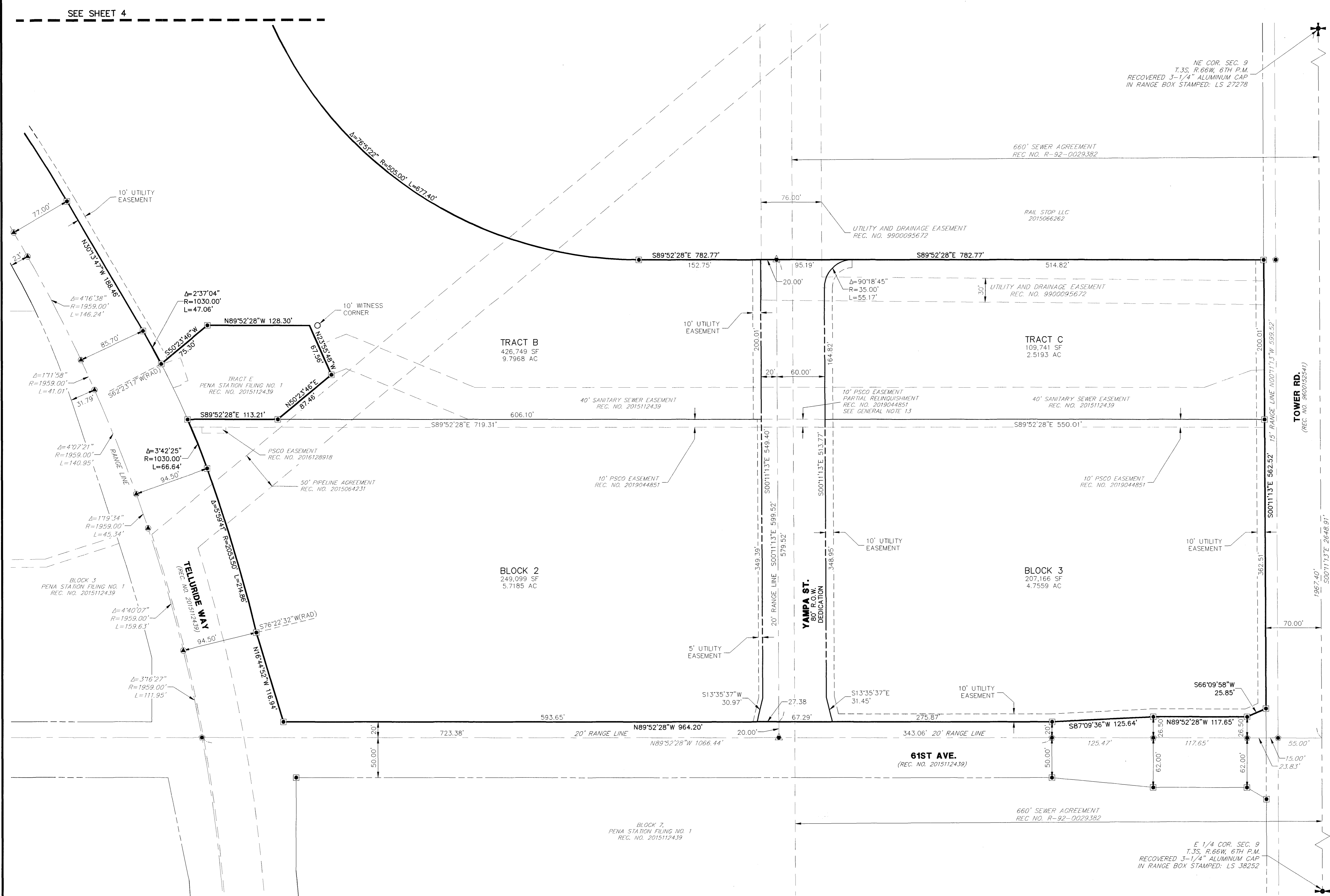


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# PEÑA STATION FILING NO. 2

## A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO



- LEGEND**
- SET 18" #5 REBAR W/ 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
  - ◻ RECOVERED 1-1/2" ALUMINUM CAP STAMPED "LS 38252"
  - ▲ RANGE POINT TO BE SET WITH CONSTRUCTION OF PEÑA STATION FILING NO. 1 AND DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 7
  - RECOVERED DENVER RANGE POINT #6 REBAR W/ ALUMINUM CAP STAMPED "LS 38252"
  - ⬤ RANGE POINT TO BE SET AFTER CONSTRUCTION 30" LONG #6 REBAR WITH DURABLE CAP STAMPED "RANGE POINT" & THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR

- LINETYPE LEGEND**
- OUTER BOUNDARY
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - PROPOSED R.O.W. LINE
  - EXISTING R.O.W. LINE
  - - - RANGE LINE
  - - - EXISTING EASEMENT LINE
  - - - PROPOSED EASEMENT LINE
  - - - SECTION LINE



SHEET 5 OF 5

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