

PEÑA STATION POINTE FILING NO. 1

A RESUBDIVISION OF A PORTION OF BLOCK 2, PEÑA STATION FILING NO. 1

LOCATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PEÑA STATION POINTE, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF BLOCK 2, PEÑA STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST 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:

THE BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 27278" AND AT THE NORTH QUARTER CORNER BY A 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 29425", BEARING N89°51'30"W AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE SOUTHWESTERLY CORNER OF TRACT C, PEÑA STATION FILING NO. 1, RECORDED AUGUST 12, 2015 UNDER NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY LINE OF SAID TRACT C, SOUTH 89°52'28" EAST A DISTANCE OF 514.62 FEET, TO A POINT OF NON-TANGENT CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF SALIDA STREET;

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

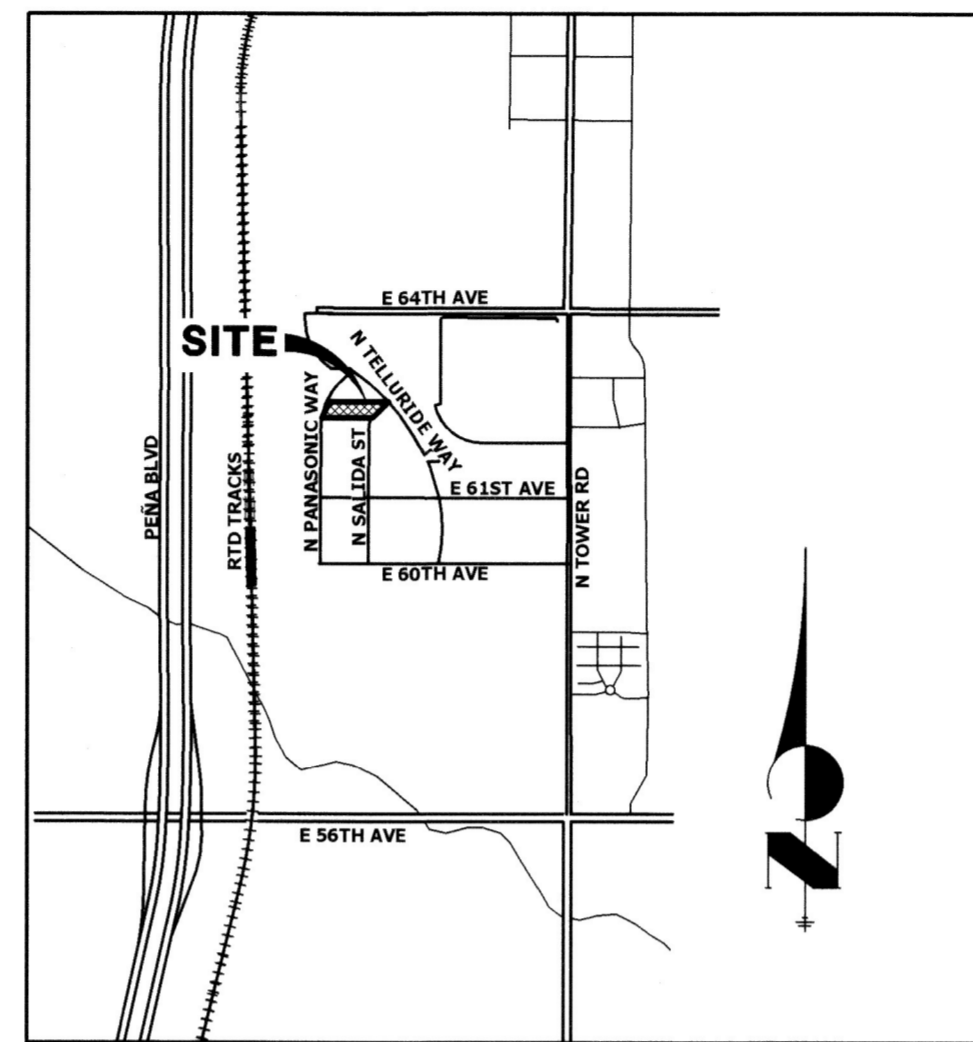
1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 70°16'25" WEST, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 66°18'31" AND AN ARC LENGTH OF 34.72 FEET, TO A POINT OF TANGENT;
2. SOUTH 46°34'56" WEST DISTANCE OF 111.54 FEET, TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 16°55'12" AND AN ARC LENGTH OF 84.16 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 89°52'28" WEST A DISTANCE OF 480.48 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY OF PANASONIC WAY;

THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS SOUTH 68°24'01" EAST, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 11°06'56" AND AN ARC LENGTH OF 51.41 FEET, TO A POINT OF TANGENT;
 2. NORTH 32°42'55" EAST A DISTANCE OF 153.27 FEET TO THE POINT OF BEGINNING.
- CONTAINING A CALCULATED AREA OF 88,248 SQUARE FEET OR 2.0259 ACRES.

UNDER THE NAME AND STYLE OF PEÑA STATION POINTE FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE 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 TELECOMMUNICATION COMPANIES, EASEMENTS AS SHOWN.



GENERAL NOTES:

1. PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
2. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DENVER COUNTY, COLORADO, UNLESS OTHERWISE NOTED.
3. ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY CALCULATED CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, OF THE COLORADO REVISED STATUTE.
4. PER THE BYLAWS AND RULES OF THE STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, CERTIFICATION IS DEFINED AS A STATEMENT THAT INCLUDES THE FOLLOWING: (A) IS SIGNED AND/OR SEALED BY A PROFESSIONAL LAND SURVEYOR REPRESENTING THAT THE SURVEYING SERVICES ADDRESSED THEREIN HAVE BEEN PERFORMED BY THE PROFESSIONAL LAND SURVEYOR OR UNDER THE PROFESSIONAL LAND SURVEYOR IN RESPONSIBLE. (B) IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF. (C) IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. (D) IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. 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 COMMITMENTS BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. ABD70849121.1, EFFECTIVE DATE DECEMBER 17, 2024, AT 5:00P.M.
6. THE BASIS OF BEARINGS FOR THIS SITE IS: THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 27278" AND AT THE NORTH QUARTER CORNER BY A 2-1/2" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 29425", BEARING N89°51'30"W AS REFERENCED TO UTM ZONE 13
7. 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.
8. AIR COVENANTS AND AVIGATION EASEMENTS EXIST THAT AFFECT THE SUBJECT PROPERTY AS RECORDED UNDER RECEPTION NO. 2000016834.
9. THERE ARE 33 LOTS, 4 BLOCKS, AND 6 TRACTS IN PEÑA STATION POINTE FILING NO. 1.
10. TRACT A WILL BE USED FOR PRIVATE DRIVES, UTILITY USE AND FOR CROSSING AND CONNECTIVITY PURPOSES. TRACTS B, C, D, E, & F WILL BE USED FOR OPEN SPACE, UTILITY USE, AND FOR CROSSING AND CONNECTIVITY PURPOSES. TRACTS A, B, C, D, E, & F WILL BE OWNED AND MAINTAINED BY PEÑA STATION POINTE, LLC.
11. 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.
12. 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.
13. OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNER'S RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, SUBTENANTS AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST WITHIN EACH LOT, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CUSTOMERS, VISITORS, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY THEM, AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT UPON, OVER AND ACROSS THOSE DRIVEWAYS AND ACCESSWAYS LEGALLY DESCRIBED AS TRACT A, TO WHICH ANY LOT IS CONTIGUOUS, FOR THE PURPOSE OF PROVIDING EACH OWNER OF A LOT WITH PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS TO AND FROM A LOT AND ALL PUBLIC RIGHTS OF WAY THAT MAY BE ACCESSED FROM THE BOUNDARIES OF THE PROPERTY IN THIS SUBDIVISION NOW OR IN THE FUTURE. NO MERGER OR EXTINGUISHMENT WILL OCCUR AND THIS EASEMENT WILL REMAIN IN FULL FORCE AND AFFECT REGARDLESS OF ANY COMMONALITY OF OWNERSHIP INTEREST IN THE VARIOUS LOTS.
14. 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 GRANTEEES, 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.
15. 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.
16. THE LAST FIELD INSPECTION OF THIS SITE WAS ON AUGUST 13, 2024.
17. THIS PLAT CONTAINS A TOTAL CALCULATED AREA OF 88,248 SQUARE FEET OR 2.0259 ACRES.
18. THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY: BOOK 3224 PAGE 489 (ADAMS COUNTY RECORDS), RECEPTION NOS. R-92-001945 (ADAMS COUNTY RECORDS), 9800071396, 9800154977, 2000016834, 201480968, 2017071509, 2014148714, 2019094723, 2015077734, 2015112439, 2015112232, 2015149334, 2015149245, 2016081436, 2019048155, 2019048927, 2019079798, 2019096203, 2020008543, 2021014000, 2022009385, 2023004456, 2024003839, 2019093911, 2024090212.

OWNER:

PEÑA STATION POINTE, LLC, A COLORADO LIMITED LIABILITY COMPANY

STATE OF Colorado)
COUNTY OF ARAPAHOE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

23 DAY OF January, 2025

BY SAMIR PATEL, AS PRESIDENT OF PEÑA STATION POINTE, LLC

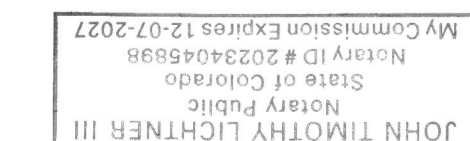
MY COMMISSION EXPIRES 12-07-2027

WITNESS MY HAND AND OFFICIAL SEAL

John T. Lichner
SIGNATURE

NAME OF NOTARY

7200 S Alton Way, Centennial Co, 80112
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 TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 24th DAY OF January, A.D., 2025, AT 5:00 O'CLOCK, P.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREIN.

Kerry Tippec
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.



DEREK LEE VAGAIS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38578
FOR AND ON BEHALF OF JR ENGINEERING, LLC

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.

Jan 21, 2025
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:
Amy Ford 29 Jan 2025
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:
Chaz 1.23.2025
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
Chaz 1/31/25
EXECUTIVE DIRECTOR OF PARKS AND RECREATION DATE

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF THE SERIES OF 202____

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) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____M., _____ 20____, AND DULY RECORDED UNDER

RECEPTION NO. _____

CLERK AND RECORDER

BY _____ DEPUTY

FEE _____

PEÑA STATION POINTE F1
15500.30
JANUARY 21, 2025
SHEET 1 OF 2
2021PM0000512



PEÑA STATION POINTE FILING NO. 1

A RESUBDIVISION OF A PORTION OF BLOCK 2, PEÑA STATION FILING NO. 1

LOCATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

CITY AND COUNTY OF DENVER, STATE OF COLORADO

POINT OF COMMENCEMENT
 N 1/4 COR. SEC. 9
 T.3S, R.66W, 6TH P.M.
 RECOVERED 2-1/2" ALUM. CAP,
 STAMPED: LS 29425 "2020"
 NOTE: CORNER IS DOUBLE MONUMENTED PER
 RECORD RECORDED JULY 31, 2018

NE COR. SEC. 9
 T.3S, R.66W, 6TH P.M.
 RECOVERED 3-1/4" ALUM. CAP W/
 RANGE BOX STAMPED: LS 27278

BASIS OF BEARINGS
 N. LINE NE 1/4 SEC. 9, T.3S, R.66W, 6TH P.M.
 N89°51'30"W 2648.19 (M) (R)

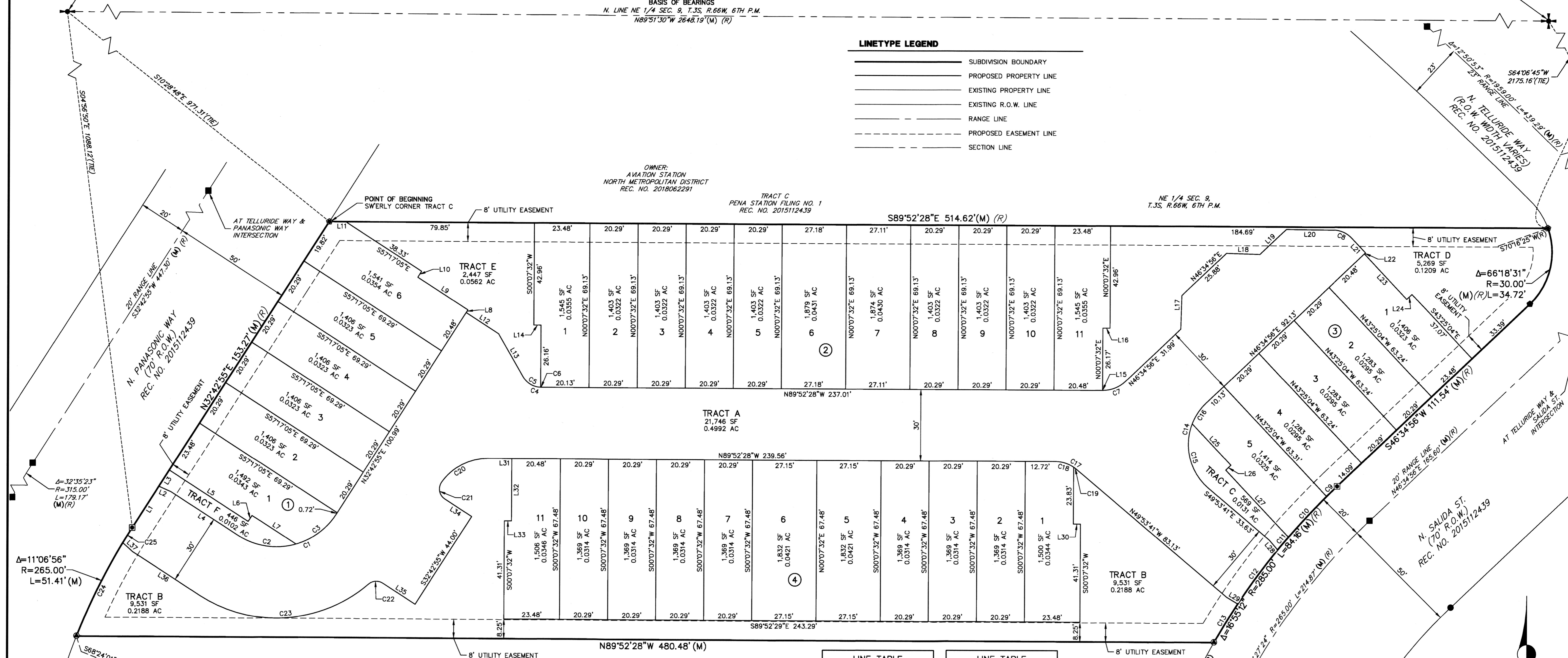
LINETYPE LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING R.O.W. LINE
- RANGE LINE
- PROPOSED EASEMENT LINE
- SECTION LINE

OWNER:
 AVIATION STATION
 NORTH METROPOLITAN DISTRICT
 REC. NO. 2018062291

TRACT C
 PEÑA STATION FILING NO. 1
 REC. NO. 2015112439

NE 1/4 SEC. 9,
 T.3S, R.66W, 6TH P.M.



- LEGEND**
- RECOVERED SECTION CORNER
 - RECOVERED QUARTER CORNER
 - RECOVERED NAIL & SHINER STAMPED "LS 38252"
 - RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 38252"
 - RECOVERED NAIL & SHINER W/ ILLEGIBLE STAMPING
 - RECOVERED #5 REBAR
 - RECOVERED 1.25" YELLOW PLASTIC CAP STAMPED "LS 37933"
 - RECOVERED 2" ALUMINUM CAP IN RANGE BOX STAMPED "LS 38252"
 - (R) RECORD - REC. NO. 2015112439
 - (M) MEASURED
 - (C) CALCULATED
 - (R) RADIAL BEARING
 - 100.00' EASEMENT DIMENSIONS
 - ① BLOCK NUMBER

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	90°00'00"	30.00'	47.12'	N77°42'55"E 42.43'
C2	48°48'18"	30.00'	25.55'	S81°41'14"E 24.79'
C3	41°11'42"	30.00'	21.57'	N53°18'46"E 21.11'
C4	59°49'51"	9.00'	9.40'	S59°57'33"E 8.98'
C5	57°35'06"	9.00'	9.05'	S58°50'10"E 8.67'
C6	21°44'55"	9.00'	0.35'	S88°45'06"E 0.35'
C7	43°32'36"	14.00'	10.64'	N68°21'14"E 10.39'
C8	46°03'05"	11.00'	8.84'	N66°26'36"W 8.61'
C9	11°44'49"	285.00'	6.20'	S45°57'32"W 6.20'
C10	4°43'51"	285.00'	23.53'	S42°58'12"W 23.53'
C11	1°24'31"	285.00'	7.01'	S39°54'00"W 7.01'
C12	5°41'46"	285.00'	28.33'	S36°20'52"W 28.32'
C13	3°50'15"	285.00'	19.09'	S31°34'51"W 19.08'

CURVE TABLE

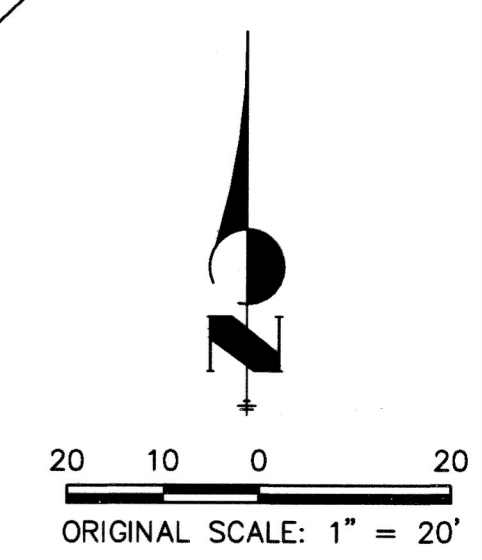
CURVE	DELTA	RADIUS	LENGTH	CHORD
C14	96°28'38"	24.00'	40.41'	S01°39'22"E 35.80'
C15	70°56'41"	24.00'	29.72'	S14°25'21"E 27.85'
C16	25°31'57"	24.00'	10.70'	S33°48'58"W 10.61'
C17	39°58'47"	14.00'	9.77'	N69°53'05"W 9.57'
C18	33°37'48"	14.00'	8.22'	N73°03'34"W 8.10'
C19	6°20'59"	14.00'	1.55'	N53°04'11"W 1.55'
C20	54°34'22"	24.00'	22.86'	S62°50'21"W 22.01'
C21	92°50'15"	5.00'	8.10'	S10°51'57"E 7.24'
C22	73°18'49"	5.00'	6.40'	S86°03'30"W 5.97'
C23	73°18'49"	60.00'	76.77'	N86°03'30"E 71.64'
C24	9°28'56"	265.00'	43.86'	S26°20'27"W 43.81'
C25	1°38'00"	265.00'	7.55'	S31°53'55"W 7.55'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N32°42'55"E	20.68'
L2	S66°22'30"E	5.57'
L3	N32°42'55"E	8.12'
L4	S57°17'05"E	33.79'
L5	S57°17'05"E	39.72'
L6	N32°42'55"E	3.00'
L7	S57°17'05"E	22.15'
L8	N32°42'55"E	1.37'
L9	S57°17'05"E	25.24'
L10	S32°42'55"W	3.00'
L11	S89°52'28"E	6.79'
L12	S57°17'05"E	16.39'
L13	S30°02'37"E	20.71'
L14	N89°52'28"W	3.00'
L15	N89°52'28"W	0.07'
L16	S89°52'28"E	3.00'
L17	N01°43'50"E	14.18'
L18	S88°14'45"E	14.10'
L19	N46°34'56"E	15.38'

LINE TABLE

LINE	BEARING	DISTANCE
L20	S89°28'09"E	19.66'
L21	S43°25'04"E	8.43'
L22	N46°34'56"E	0.65'
L23	S43°25'04"E	26.17'
L24	N46°34'56"E	3.00'
L25	S43°25'04"E	23.82'
L26	S46°34'56"W	3.00'
L27	S43°25'04"E	38.62'
L28	S40°48'16"E	5.49'
L29	N59°09'16"W	5.42'
L30	S89°52'28"E	3.00'
L31	N89°52'28"W	10.03'
L32	S00°07'32"W	26.17'
L33	N89°52'28"W	3.00'
L34	S57°17'05"E	13.46'
L35	N57°17'05"W	16.25'
L36	N57°17'05"W	33.68'
L37	N48°10'05"W	5.57'



PEÑA STATION POINTE F1
 15500.30
 JANUARY 21, 2025
 SHEET 2 OF 2
 2021PM0000512



Centennial 303-740-9393 • Colorado Springs 719-593-2583
 Fort Collins 970-491-9888 • www.jrengineering.com