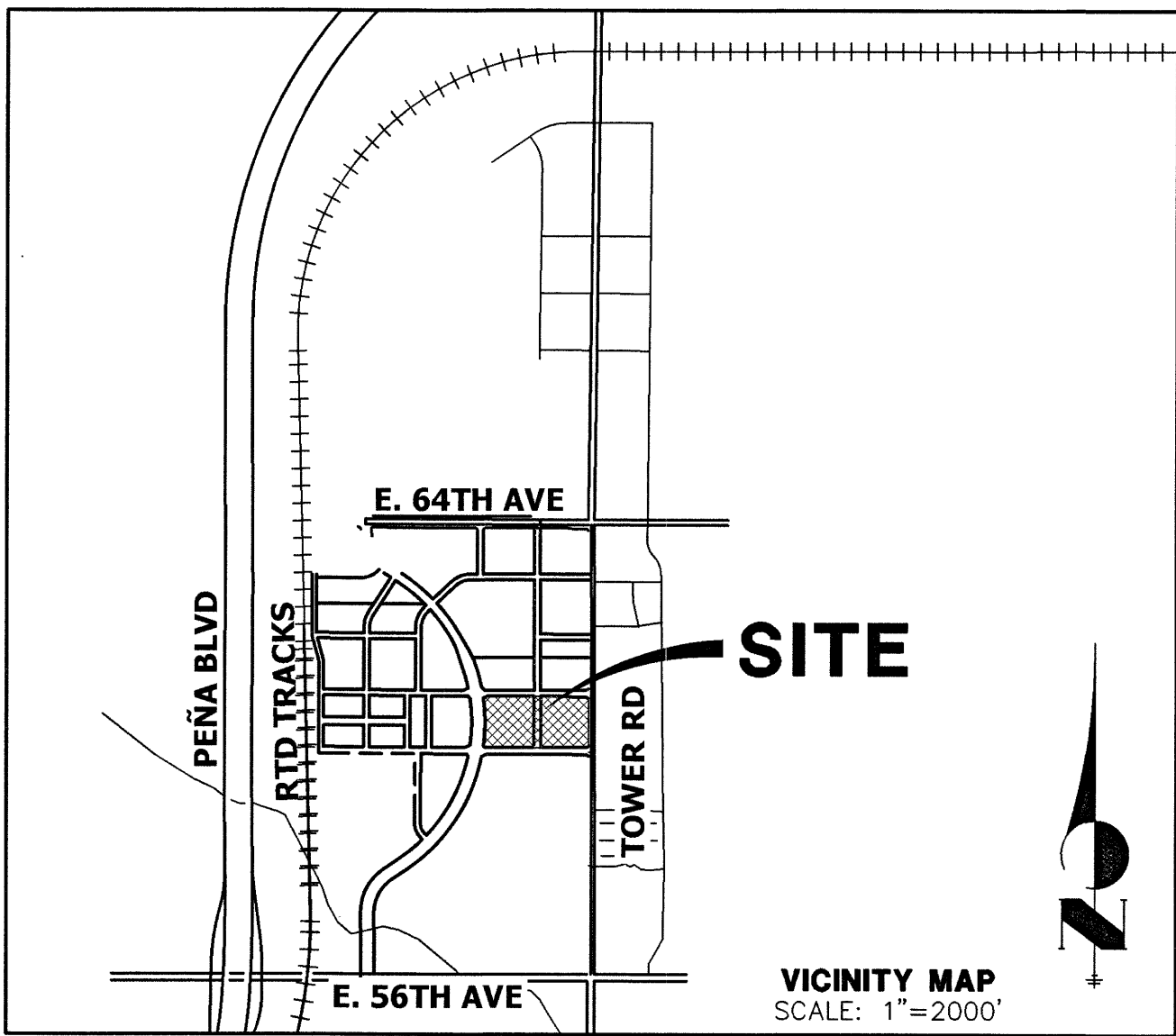


PEÑA STATION FILING NO. 5
A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 7, PEÑA STATION FILING NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO



DEDICATION:

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

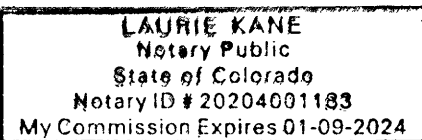
BLOCK 7, PEÑA STATION FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112439, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 715,820 SQUARE FEET OR 16.4330 ACRES.

UNDER THE NAME AND STYLE OF PEÑA STATION FILING NO. 5, 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 TELECOMMUNICATION COMPANIES, EASEMENTS AS SHOWN.

OWNER:
RAIL STOP LLC, A COLORADO LIMITED LIABILITY COMPANY
By: L.C. Fulkender, Inc., a Colorado corporation, Manager
By: [Signature] PRESIDENT

STATE OF COLORADO } SS
COUNTY OF DENVER



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF OCTOBER, 2023 Rail Stop LLC
BY Samuel DeBolt AS President OF L.C. Fulkender, Inc., Manager
MY COMMISSION EXPIRES January 9, 2024
WITNESS MY HAND AND OFFICIAL SEAL
[Signature]
SIGNATURE
Laurie Kane
NAME OF NOTARY
1125 17th St Suite 2500, Denver, CO 80202
ADDRESS OF NOTARY

GENERAL NOTES:

- 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."
- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DENVER COUNTY, COLORADO, UNLESS OTHERWISE NOTED.
- ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR 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, OF THE COLORADO REVISED STATUTE.
- 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 CHARGE, (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.
- 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 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. ABD70803982-6, EFFECTIVE DATE AUGUST 25, 2023 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.
- AIR COVENANTS AND AVIGATION EASEMENTS EXIST THAT AFFECT THE SUBJECT PROPERTY. AIR COVENANTS AND AVIGATION EASEMENT REC. NO. 2000016832 AND REC. NO. 2000016834.
- THE BASIS OF BEARINGS FOR THIS SITE IS THE EAST LINE OF NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "LS 38252" AT THE EAST QUARTER CORNER AND BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "LS27278" AT THE NORTHEAST CORNER, BEARING N00°11'13"W AS REFERENCED TO UTM ZONE 13
- PEÑA STATION FILING NO. 5 HAS 2 BLOCKS AND 2 LOTS.
- 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.
- 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.
- THE 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, WASTEWATER LINES, AND FIRE LINES HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. DENVER WATER METERS ARE ALLOWED WITHIN THE UTILITY EASEMENT.
- 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.
- THE LAST FIELD INSPECTION OF THIS SITE WAS ON JULY 20, 2023
- THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY: BOOK 3224 AT PAGE 489(ADAMS COUNTY RECORDS), RECEPTION NOS. R-92--0015457, 9800071386, 9800141049, 9800154977, 2000016832, 2000016834, 2014080968, 2017071509, 2015077733, 2019093912, 2015077734, 2015112439, 2015112232, 2016030888, 2015149245, 2015149334, 2016018941, 2023028097, 2016081434, 2018046155.

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 10th DAY OF October, A.D., 2023, AT 5:00 O'CLOCK, P.M.,
FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREIN.

Kerry Tipper
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



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.

[Signature] 10/8/2023
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:
[Signature] 10/11/23
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:
[Signature] 10-4-2023
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:
[Signature] 10-12-23
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 _____

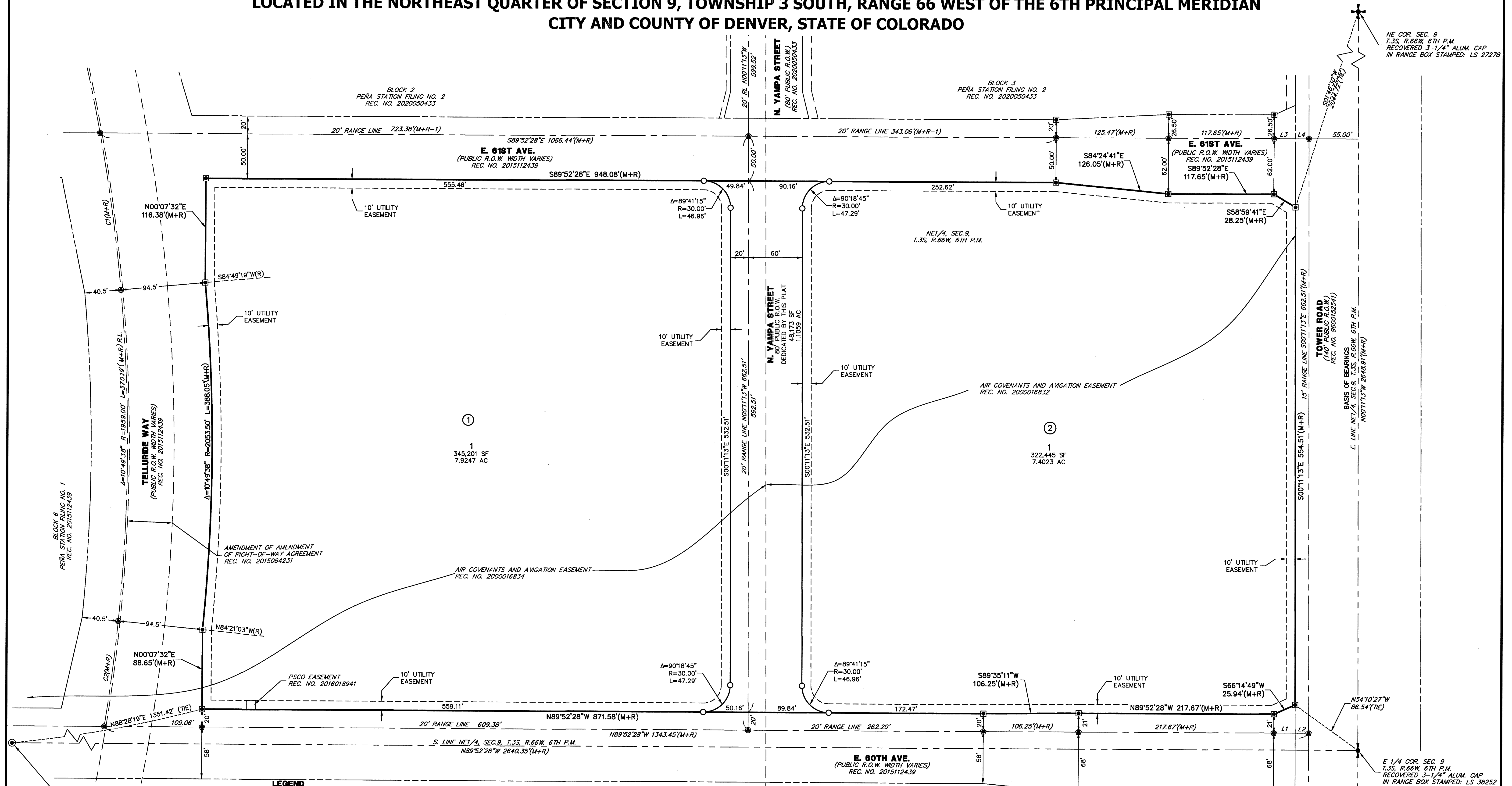
FINAL PLAT
PENA STATION FILING NO. 5
JOB NO. 15500.37
AUGUST 31, 2023
SHEET 1 OF 2



Centennial 303-740-9933 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

PEÑA STATION FILING NO. 5

A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 7, PEÑA STATION FILING NO. 1
LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY AND COUNTY OF DENVER, STATE OF COLORADO



LEGEND

- RECOVERED NO. 5 REBAR WITH A 1.5" ALUMINUM CAP
STAMPED: JR ENG PLS 38252
- SET 18" LONG NO. 5 REBAR WITH A 1.5" ALUMINUM CAP
STAMPED: JR ENG PLS 38252
- RECOVERED #6 REBAR WITH 2" ALUMINUM CAP
STAMPED "RANGE POINT JR ENG PLS 38252" IN RANGE BOX
- RANGE POINTS TO BE SET AFTER CONSTRUCTION
30" LONG NO. 6 REBAR WITH A DURABLE CAP STAMPED RANGE POINT &
THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR
- (R) RADIAL BEARING
- R.L. RANGE LINE
- (M+R) AS MEASURED & PER PEÑA STATION FILING NO. 1 REC. NO. 2015112439
- (M+R-1) AS MEASURED AND PER PEÑA STATION FILING NO. 2 REC. NO. 2020050433

LINE TYPE LEGEND

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°52'28"E	23.89'
L2	S89°52'28"E	15.00'
L3	S89°52'28"E	23.83'
L4	S89°52'28"E	15.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	51°0'20"	1959.00'	176.85'
C2	3°28'20"	1959.00'	118.72'

FINAL PLAT
PEÑA STATION FILING NO. 5
JOB NO. 15500.37
AUGUST 31, 2023
SHEET 2 OF 2

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com