

PEÑA STATION FILING NO. 4

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.
SHEET 1 OF 2

DEDICATION:

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

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED AT RECEPTION NO. 2020193150 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED AT THE NORTH QUARTER CORNER BY A 2.5" ALUMINUM CAP, STAMPED: 2020 LS 29425 AND MONUMENTED AT THE CENTER NORTH SIXTEENTH CORNER BY A 3.25" ALUMINUM CAP, STAMPED: JR ENG 2016 LS 38252, IN RANGE BOX, AS BEARING SOUTH 00°21'23" EAST PER THE PLAT OF PEÑA STATION FILING NO. 2, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 9;
THENCE SOUTH 61°16'45" WEST, A DISTANCE OF 62.14 FEET TO INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE AND THE WEST RIGHT-OF-WAY LINE OF TELLURIDE WAY, AS DEDICATED BY THE PLAT OF PEÑA STATION FILING NO. 2, RECORDED AT RECEPTION NO. 2020050433 TO THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY OF TELLURIDE WAY LINE THE FOLLOWING TWO (2) COURSES:

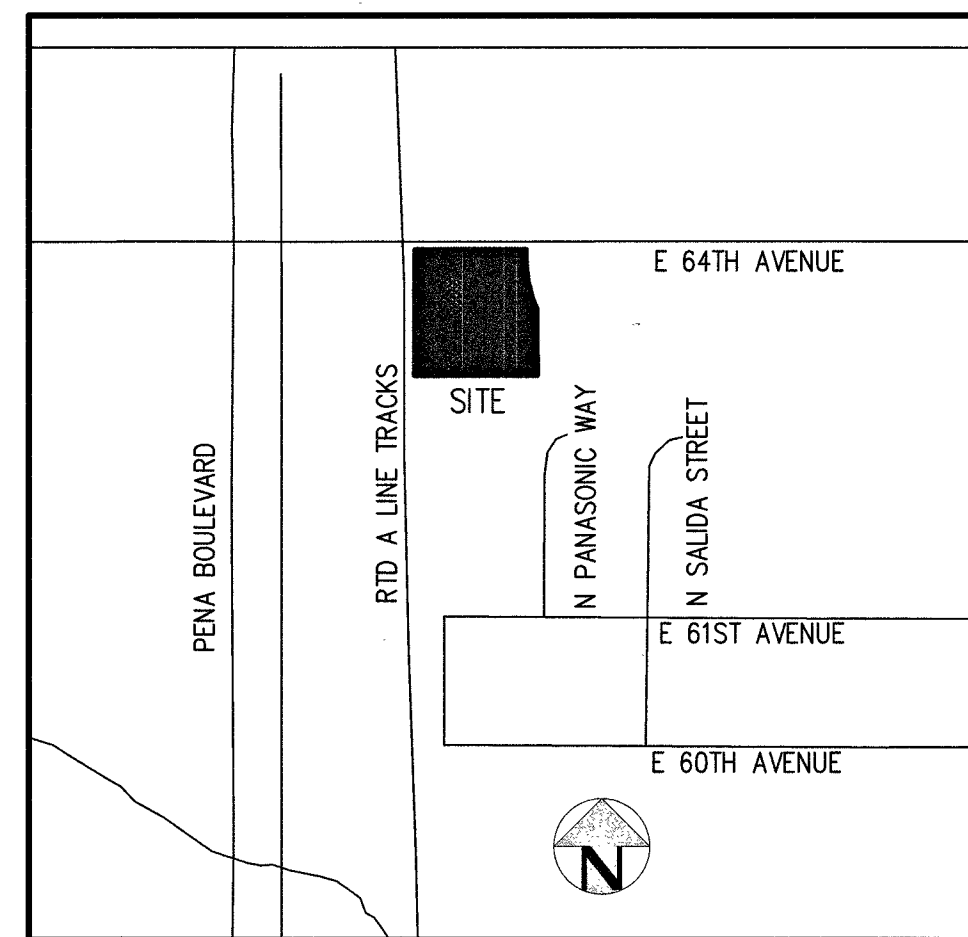
- 1) SOUTH 00°33'18" WEST, A DISTANCE OF 38.00 FEET TO A POINT OF CURVATURE;
 - 2) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 279.82 FEET, SAID CURVE HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 24°46'47", AND A CHORD WHICH BEARS SOUTH 11°50'05" EAST A CHORD DISTANCE OF 277.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9;
- THENCE DEPARTING THE SAID WEST RIGHT-OF-WAY OF TELLURIDE WAY AND SOUTHERLY ALONG THE SAID EAST SECTION LINE SOUTH 00°21'23" EAST, A DISTANCE OF 343.84 FEET TO A POINT ON THE NORTH LINE OF TRACT A, PEÑA STATION FILING NO. 1, RECORDED AT RECEPTION NO. 2015112439;
- THENCE DEPARTING THE SAID EAST LINE AND CONTINUING WESTERLY ALONG THE SAID NORTH LINE OF TRACT A NORTH 89°52'28" WEST, A DISTANCE OF 636.03 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL DESCRIBED IN RECEPTION NO. 2020193150;
- THENCE DEPARTING THE SAID NORTH LINE OF TRACT A AND CONTINUING NORTHERLY ALONG THE SAID WEST LINE OF PARCEL DESCRIBED IN RECEPTION NO. 2020193150 NORTH 00°16'33" EAST, A DISTANCE OF 651.65 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 64TH AVENUE;
- THENCE DEPARTING THE SAID WEST LINE OF PARCEL DESCRIBED IN RECEPTION NO. 2020193150 AND CONTINUING EASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY OF 64TH AVENUE SOUTH 89°51'09" EAST, A DISTANCE OF 574.16 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 399,772 SQUARE FEET OR 9.18 ACRES, MORE OR LESS.

UNDER THE NAME AND STYLE OF PEÑA STATION FILING NO. 4, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, 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.

NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 100-N0041641-010-TO2, AMENDMENT NO. 6, ISSUED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES AND HAVING A COMMITMENT DATE: APRIL 26, 2023 AT 8:00 AM.
2. NOTICE: 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.
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED: LS 29425 AT THE NORTH QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED: LS 38252 AT THE CENTER NORTH ONE-SIXTEENTH CORNER, AS BEARING SOUTH 00°21'23" EAST PER THE PLAT OF PEÑA STATION FILING NO. 2, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
4. SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 080046 016H, DATED NOVEMBER 20, 2013. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
5. THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.
6. THE SURVEYED PROPERTY CONTAINS 399,772 SQUARE FEET OR 9.177 ACRES, MORE OR LESS.
7. 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.
8. 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.
9. THE FOLLOWING DOCUMENTS REPORTED IN THE COMMITMENT FOR TITLE INSURANCE REFERENCED IN NOTE 1 EITHER DO NOT AFFECT THE SURVEYED PROPERTY, ARE BLANKET IN NATURE, DO NOT CONTAIN DESCRIPTIONS AND WERE NOT PLOTTED:
 - RESERVATIONS MADE BY THE UNION PACIFIC RAILWAY COMPANY IN PATENT NO. 20;
 - INCLUSION AGREEMENT AT RECEPTION NO. 975694 - ADAMS COUNTY RECORDS;
 - TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS AND AGREEMENTS IN ORDER AT RECEPTION NO. B276736 - ADAMS COUNTY RECORDS;
 - STIPULATION AGREEMENT AT RECEPTION NO. B341802 - ADAMS COUNTY RECORDS;
 - INCLUSION AGREEMENT AT RECEPTION NO. B488658 - ADAMS COUNTY RECORDS;
 - ANNEXATION PLAT I AT RECEPTION NO. 0270668 - ADAMS COUNTY RECORDS;
 - INTERGOVERNMENTAL AGREEMENT ON ANNEXATION AND BOUNDARIES AT RECEPTION NO. B923861 - ADAMS COUNTY RECORDS;
 - INTERGOVERNMENTAL AGREEMENT ON A NEW AIRPORT AT RECEPTION NO. B928631 - ADAMS COUNTY RECORDS;
 - INTERGOVERNMENTAL AGREEMENT ON ANNEXATION AND BOUNDARIES AT RECEPTION NO. 900015551;
 - ASSIGNMENT OF PRESCRIPTIVE RIGHTS AND USES AT RECEPTION NO. 9200015457;
 - AIR RIGHTS COVENANT AND AVIGATION EASEMENT AT RECEPTION NO. 2000016834;
 - ORDINANCE NO. 131, SERIES OF 2000 AT RECEPTION NO. 2000026679;
 - ORDINANCE NO. 137, SERIES OF 2000 AT RECEPTION NO. 2000026685;
 - ORDINANCE NO. 453, SERIES OF 1988 AT RECEPTION NO. 2002199305;
 - MEMORANDUM OF LEASE AT RECEPTION NO. 2004110730, ASSIGNMENT AND ASSUMPTION OF OPTION AND SITE LEASE AGREEMENT RECEPTION NO. 2006114784, AMENDMENT TO MEMORANDUM OF LEASE AT RECEPTION NO. 2008036051, AMENDMENT TO MEMORANDUM OF LEASE AT RECEPTION NO. 2012179294, ASSIGNMENT AND ASSUMPTION OF LEASES AND RENTS AT RECEPTION NO. 2012179296; AMENDMENT TO MEMORANDUM OF LEASE AT RECEPTION NO. 2020024869;
 - MEMORANDUM OF AGREEMENT AT RECEPTION NO. 2013013470;
 - 61ST & PEÑA STATION GENERAL DEVELOPMENT PLAN AT RECEPTION NO. 2014080968;
 - RESOLUTION NO. CR15-0533, SERIES OF 2015 AT RECEPTION NO. 2015112232;
 - INCLUSION AGREEMENT AT RECEPTION NO. 2015116222;
 - ORDINANCE NO. ORD2016-0347, SERIES OF 2016 AT RECEPTION NO. 2016081436;
 - ORDINANCE NO. 20160599, SERIES OF 2016 AT RECEPTION NO. 2016116890;
 - 61ST & PEÑA STATION GENERAL DEVELOPMENT PLAN AT RECEPTION NO. 2017071509;
 - NOTICE AFFECTING REAL PROPERTY AT RECEPTION NO. 2018010197 AND RECORDED JANUARY 11, 2022 AT RECEPTION NO. 2022004910, AND RECORDED JANUARY 4, 2023 AT RECEPTION NO. 2023000312, AND JANUARY 20, 2023 AT RECEPTION NO. 2023004456 NOTE: NOTICE CONCERNING AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1 RECORDED JANUARY 20, 2023 AT RECEPTION NO. 2023004454;
 - SPECIAL WARRANTY DEED DATED NOVEMBER 12, 2020, RECORDED NOVEMBER 17, 2020 AT RECEPTION NO. 2020191867, AND RE-RECORDED NOVEMBER 18, 2020 AT RECEPTION NO. 2020193150;
 - TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PERMANENT EASEMENT FOR KCM PEÑA STATION II PRIVATELY OWNED OPEN SPACE RECORDED OCTOBER 25, 2022 AT RECEPTION NO. 2022134051;
 - PERMANENT NON-EXCLUSIVE EASEMENT RECORDED DECEMBER 19, 2022 AT RECEPTION NO. 2022150445
10. PEÑA STATION FILING NO. 4 CONTAINS A SINGLE LOT.
11. ONSITE UTILITY EASEMENT(S) SHALL BE CONVEYED BY SEPARATE DOCUMENT.
12. ONSITE STORM SEWER AND DRAINAGE FACILITIES ARE PRIVATE AND TO BE OWNED AND MAINTAINED BY THE OWNER OF THE PLATTED PROPERTY.



VICINITY MAP
SCALE: 1" = 1000'

OWNER:

KCM PEÑA STATION II, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: M. P. H. AS Senior Vice President - Development

NOTARY CERTIFICATE

STATE OF Colorado

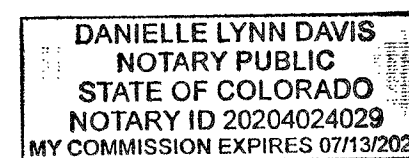
COUNTY OF Denver

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF May, 2023 BY Mark Mullen AS Senior Vice President OF KCM PEÑA STATION II, LLC, A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 07/13/2024

WITNESS MY HAND AND OFFICIAL SEAL.

Danielle Lynn Davis
NOTARY PUBLIC



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

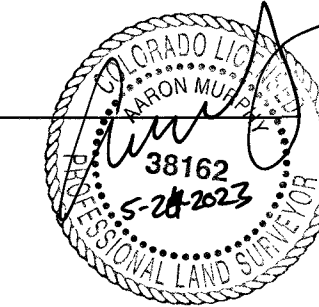
THIS 31st DAY OF May, A.D., 2023 AT 8:00 O'CLOCK, A.M., FREE AND CLEAR OF ENCUMBRANCES EXCEPT AS SHOWN OR LISTED HEREIN.

Kerry Tipper
ATTORNEY FOR THE CITY AND COUNTY OF DENVER

Mark Mullen
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.
DATE OF PLAT OR MAP: 5-24-2023



AARON MURPHY, PLS 38162
FOR AND ON BEHALF OF
HARRIS KOCHER SMITH

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.

BY: James G. Brown DATE: 5/31/2023
CITY ENGINEER

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

Chris... DATE: 5/31/2023
EXECUTIVE DIRECTOR OF DEPARTMENT OF
TRANSPORTATION AND INFRASTRUCTURE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

Charles... DATE: 5.25.2023
EXECUTIVE DIRECTOR OF COMMUNITY
PLANNING AND DEVELOPMENT

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

Happy Haynes DATE: 6/5/23
EXECUTIVE DIRECTOR OF PARKS AND RECREATION

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. _____ OF 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 CERTIFICATE:

STATE OF COLORADO)
)
) ss.
CITY AND COUNTY OF DENVER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., _____ 20__, AND DULY RECORDED IN BOOK _____ PAGE _____ RECEPTION NO. _____

CLERK AND RECORDER

BY _____ DEPUTY

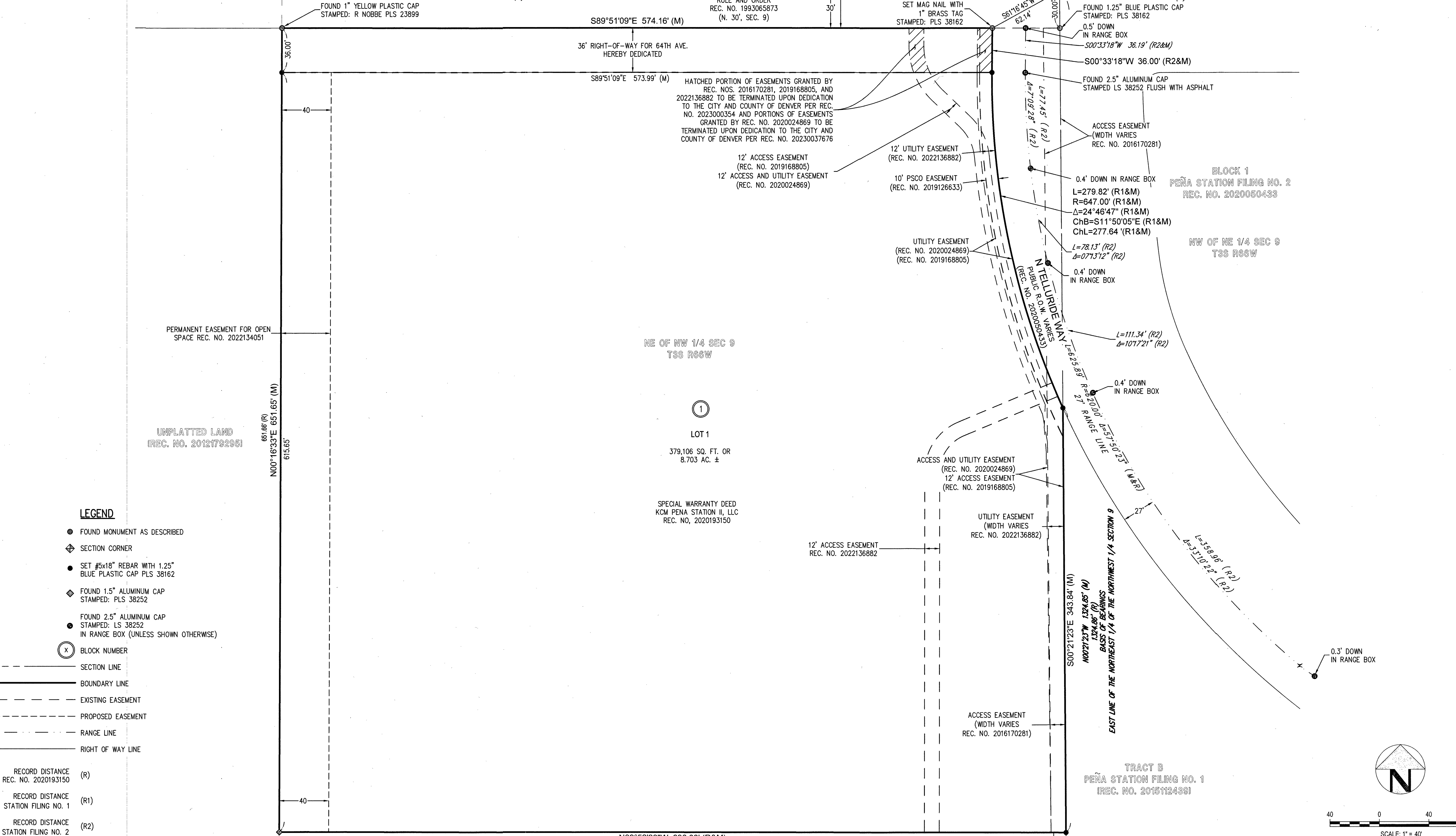
FEE _____

PEÑA STATION FILING NO. 4

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO.
SHEET 2 OF 2

NORTHWEST CORNER SECTION 9
FOUND 3.25" ALUMINUM CAP
STAMPED: 2011 LS 23899

NORTHEAST CORNER SECTION 9
FOUND 3.25" ALUMINUM CAP
STAMPED: GW CONSUL 2000 PLS 27278
IN RANGE BOX



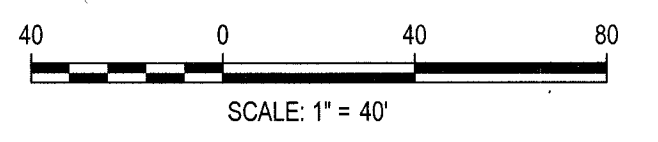
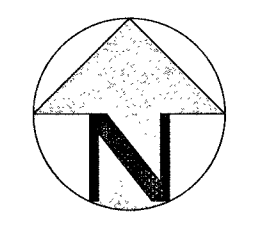
LEGEND

- FOUND MONUMENT AS DESCRIBED
- ◆ SECTION CORNER
- SET #5x18" REBAR WITH 1.25" BLUE PLASTIC CAP PLS 38162
- ◆ FOUND 1.5" ALUMINUM CAP STAMPED: PLS 38252
- FOUND 2.5" ALUMINUM CAP STAMPED: LS 38252 IN RANGE BOX (UNLESS SHOWN OTHERWISE)

- ⊙ BLOCK NUMBER
- SECTION LINE
- BOUNDARY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- RANGE LINE
- RIGHT OF WAY LINE

- RECORD DISTANCE PER DEED REC. NO. 2020193150 (R)
- RECORD DISTANCE PER PEÑA STATION FILING NO. 1 (R1)
- RECORD DISTANCE PER PEÑA STATION FILING NO. 2 (R2)
- MEASURED DISTANCE (M)
- CALCULATED DISTANCE (C)

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



PREPARED BY: PROJECT # 200519

HKS HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

CENTER NORTH 1/16 CORNER SECTION 9
FOUND 3.25" ALUMINUM CAP
STAMPED: JR ENG 2016 LS 38252
IN RANGE BOX

TRACT A
PEÑA STATION FILING NO. 1
REC. NO. 20151124391

TRACT B
PEÑA STATION FILING NO. 1
REC. NO. 20151124391

BLOCK 1
PEÑA STATION FILING NO. 2
REC. NO. 2020050433

NW OF NE 1/4 SEC 9
T3S R66W

NE OF NW 1/4 SEC 9
T3S R66W

LOT 1
379,106 SQ. FT. OR
8.703 AC. ±

SPECIAL WARRANTY DEED
KCM PEÑA STATION II, LLC
REC. NO. 2020193150

10' CENTURYLINK EASEMENT
RECEPTION NO. 2019168793

ACCESS EASEMENT
(WIDTH VARIES)
REC. NO. 2016170281

UTILITY EASEMENT
(WIDTH VARIES)
REC. NO. 2022136882

ACCESS AND UTILITY EASEMENT
(REC. NO. 2020024869)
12' ACCESS EASEMENT
(REC. NO. 2019168805)

12' ACCESS EASEMENT
REC. NO. 2022136882

UTILITY EASEMENT
(REC. NO. 2020024869)
(REC. NO. 2019168805)

10' PCSO EASEMENT
(REC. NO. 2019126633)

12' UTILITY EASEMENT
(REC. NO. 2022136882)

12' ACCESS EASEMENT
(REC. NO. 2019168805)
12' ACCESS AND UTILITY EASEMENT
(REC. NO. 2020024869)

HATCHED PORTION OF EASEMENTS GRANTED BY
REC. NOS. 2016170281, 2019168805, AND
2022136882 TO BE TERMINATED UPON DEDICATION
TO THE CITY AND COUNTY OF DENVER PER REC.
NO. 2023000354 AND PORTIONS OF EASEMENTS
GRANTED BY REC. NO. 2020024869 TO BE
TERMINATED UPON DEDICATION TO THE CITY AND
COUNTY OF DENVER PER REC. NO. 20230037676

36' RIGHT-OF-WAY FOR 64TH AVE.
HEREBY DEDICATED

PERMANENT EASEMENT FOR OPEN
SPACE REC. NO. 2022134051

UNPLATTED LAND
REC. NO. 20121792951

N00°16'33"E 651.65' (M)
615.65'

FOUND 1" YELLOW PLASTIC CAP
STAMPED: R NOBBE PLS 23899

POINT OF BEGINNING
SET MAG NAIL WITH
1" BRASS TAG
STAMPED: PLS 38162

POINT OF COMMENCEMENT
NORTH 1/4 CORNER SECTION 9
FOUND 2.5" ALUMINUM CAP
STAMPED: 2020 LS 29425

FOUND 1.25" BLUE PLASTIC CAP
STAMPED: PLS 38162

FOUND 2.5" ALUMINUM CAP
STAMPED LS 38252 FLUSH WITH ASPHALT

ACCESS EASEMENT
(WIDTH VARIES)
REC. NO. 2016170281

0.4' DOWN IN RANGE BOX
L=279.82' (R1&M)
R=647.00' (R1&M)
Δ=24°46'47" (R1&M)
ChB=S11°50'05"E (R1&M)
ChL=277.64' (R1&M)

0.4' DOWN IN RANGE BOX
L=78.13' (R2)
Δ=07°13'12" (R2)

0.4' DOWN IN RANGE BOX
L=111.34' (R2)
Δ=107°21' (R2)

0.4' DOWN IN RANGE BOX

0.3' DOWN IN RANGE BOX