

# PEÑA STATION FILING NO. 7

LOCATED IN THE NORTHEAST 1/4 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 RAIL STOP LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, AND MIDFIRST BANK AS HOLDER OF A DEED OF TRUST, HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND BLOCKS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 2015066262 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EAST LINE OF THE 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 STAMPED "LS27278" AT THE NORTHEAST CORNER AND A 3-1/4" ALUMINUM CAP STAMPED "LS38252" AT THE EAST 1/4 CORNER BEARING S00°11'13"E AS REFERENCED TO UTM ZONE 13.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE S33°16'15"W A DISTANCE OF 126.97 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD, AND THE POINT OF BEGINNING;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°11'13"E A DISTANCE OF 1261.57 FEET, TO A POINT ON THE NORTHERLY LINE OF TRACT C OF PEÑA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY LINE OF SAID PEÑA STATION FILING NO. 2, N89°52'28"W A DISTANCE OF 550.01 FEET, TO A POINT ON THE EASTERLY LINE OF PEÑA STATION FILING NO. 3 RECORDED UNDER RECEPTION NO. 2021219177;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING SEVEN (7) COURSES:

1. N00°11'13"W A DISTANCE OF 668.34 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°18'45" AND AN ARC LENGTH OF 47.29 FEET, TO A POINT OF TANGENT;
3. S89°52'28"E A DISTANCE OF 5.38 FEET;
4. N00°07'32"E A DISTANCE OF 70.00 FEET;
5. N89°52'28"W A DISTANCE OF 6.08 FEET, TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°41'13" AND AN ARC LENGTH OF 46.96 FEET, TO A POINT OF TANGENT;
7. N00°11'13"W A DISTANCE OF 5.76 FEET;

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

1. N00°11'13"W A DISTANCE OF 467.78 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.0 FEET, A CENTRAL ANGLE OF 90°19'43" AND AN ARC LENGTH OF 47.30 FEET, TO A POINT OF TANGENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF E. 64TH AVENUE AS SHOWN ON SAID PLAT OF PEÑA STATION FILING NO. 2;

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

1. S89°51'30"E A DISTANCE OF 270.57 FEET;
2. S82°25'34"E A DISTANCE OF 81.17 FEET;
3. S89°51'30"E A DISTANCE OF 139.00 FEET, TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°40'17" AND AN ARC LENGTH OF 46.95 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 710,621 SQUARE FEET OR 16.3136 ACRES.

UNDER THE NAME AND STYLE OF PEÑA STATION FILING NO. 7, 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: [Signature]

STATE OF Colorado } SS  
COUNTY OF Denver

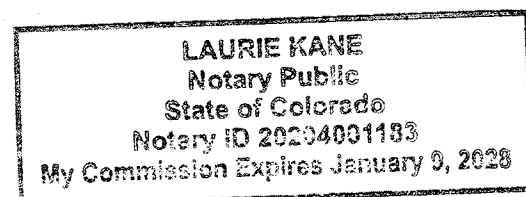
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

18th DAY OF April, 2024

BY H. Radey-Wills AS Sr. V.P. OF Rail Stop LLC  
MY COMMISSION EXPIRES Jan 9, 2023

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]  
NAME OF NOTARY: Laurie Kane  
ADDRESS OF NOTARY: 1500 St. S, Suite 200, Denver, CO 80202



**HOLDER OF DEED OF TRUST:**

MORTGAGEE: MIDFIRST BANK

BY: Heather McCoy, VICE PRESIDENT

STATE OF Colorado } SS  
COUNTY OF Denver

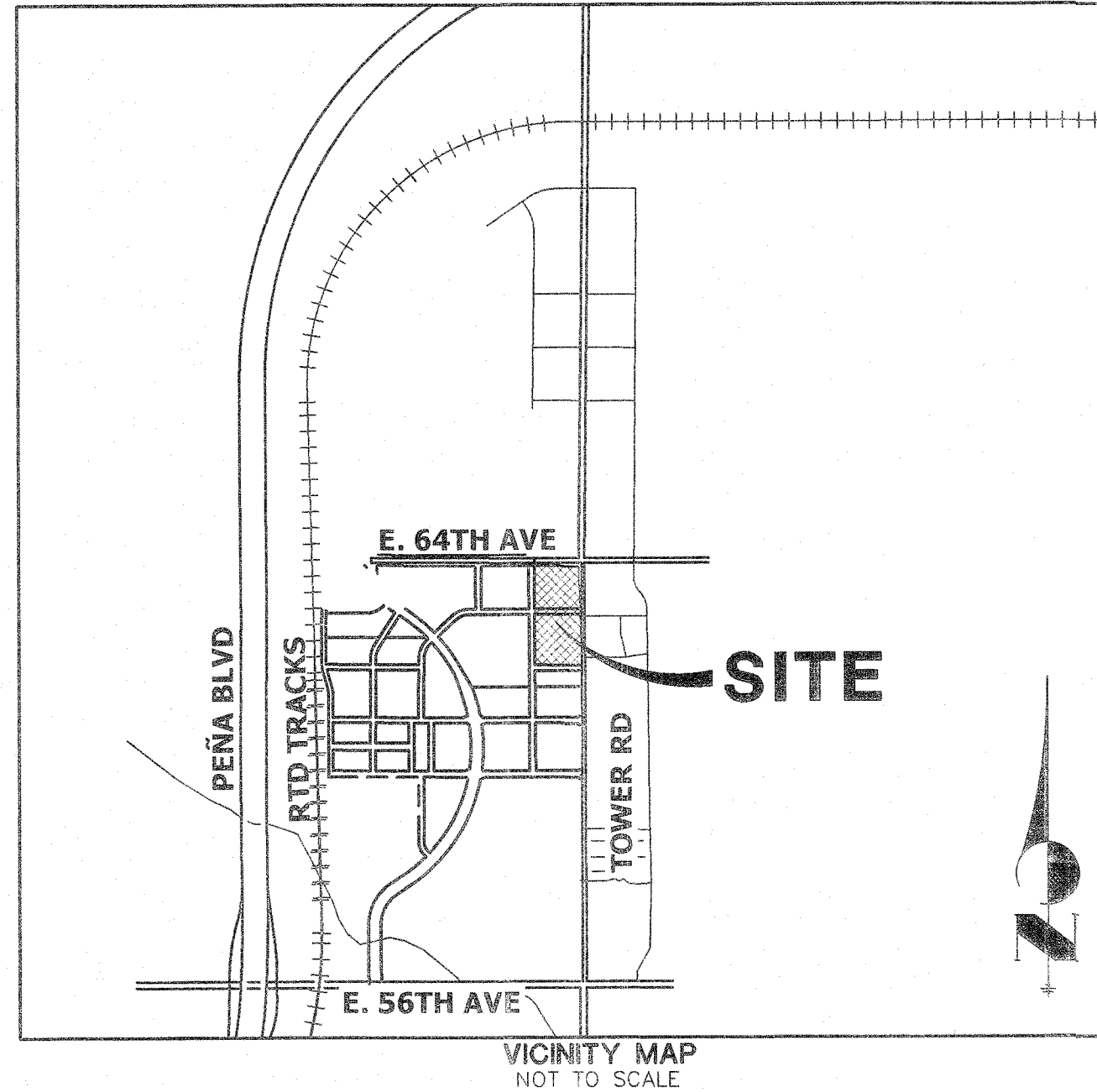
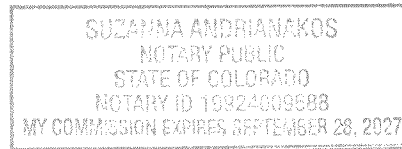
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

18th DAY OF April, 2024

BY Heather McCoy AS VP OF Midfirst Bank  
MY COMMISSION EXPIRES 01-08-2027

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE: [Signature]  
NAME OF NOTARY: Stypanna Andronikos  
ADDRESS OF NOTARY: 1500 St. S, Suite 200, Denver, CO 80202



### 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 DEFACTO 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.
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 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.
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 COMMITMENT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. A8D70807648-5, EFFECTIVE DATE MARCH 29, 2024 AT 5:00 P.M.
6. 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.
7. THE BASIS OF BEARINGS FOR THIS SITE IS: THE EAST LINE OF THE 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 STAMPED "LS27278" AT THE NORTHEAST CORNER A 3-1/4" ALUMINUM CAP STAMPED "LS38252" AT THE EAST QUARTER CORNER, IS ASSUMED TO BEAR S00°11'13"E.
8. AIR COVENANTS AND AVIGATION EASEMENTS EXIST THAT AFFECT THE SUBJECT PROPERTY. AIR COVENANTS AND AVIGATION EASEMENT REC. NO. 2000016832, & REC. NO. 200016829.
9. PEÑA STATION FILING NO. 7 HAS 2 BLOCKS AND 2 LOTS.
10. 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.
11. 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 AND WASTEWATER LINES AND FIRE LINES HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. DENVER WATER METERS ARE ALLOWED WITHIN THE UTILITY EASEMENT.
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. 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.
14. 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.
15. THE LAST FIELD INSPECTION OF THIS SITE WAS ON FEBRUARY 1, 2024
16. THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY: BOOK 1708 AT PAGE 93 (ADAMS COUNTY RECORDS), BOOK 3224 AT PAGE 489 (ADAMS COUNTY RECORDS), RECEPTION NO.S 9900013849, 2015064231, R-92-0015457, R-92-0029382, 9800071386, 9800141049, 9800154977, 2000016829, 2000016832, 2014080968, 2015077733, 2019093912, 2015077734, 2015149245, 2015149334, 2016081434, 2016081436, 2017071509, 2020087932, 2023006869, 2020207482, 2020207483, 2023024097, 2023024096, 2023024091, 2023024092

### 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 9th DAY OF May, A.D., 2024, AT 5:00 O'CLOCK, P.M., FREE AND CLEAR OF ENCUMBRANCES, EXCEPT AS SHOWN AND LISTED HEREIN.

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] 5/3/2024  
CITY ENGINEER

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

[Signature] 9 May 2024  
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:

[Signature] 5.1.2024  
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:

[Signature]  
EXECUTIVE DIRECTOR OF PARKS AND RECREATION

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 } 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 UNDER RECEPTION NO. \_\_\_\_\_

CLERK AND RECORDER

BY \_\_\_\_\_ DEPUTY

FEE \_\_\_\_\_

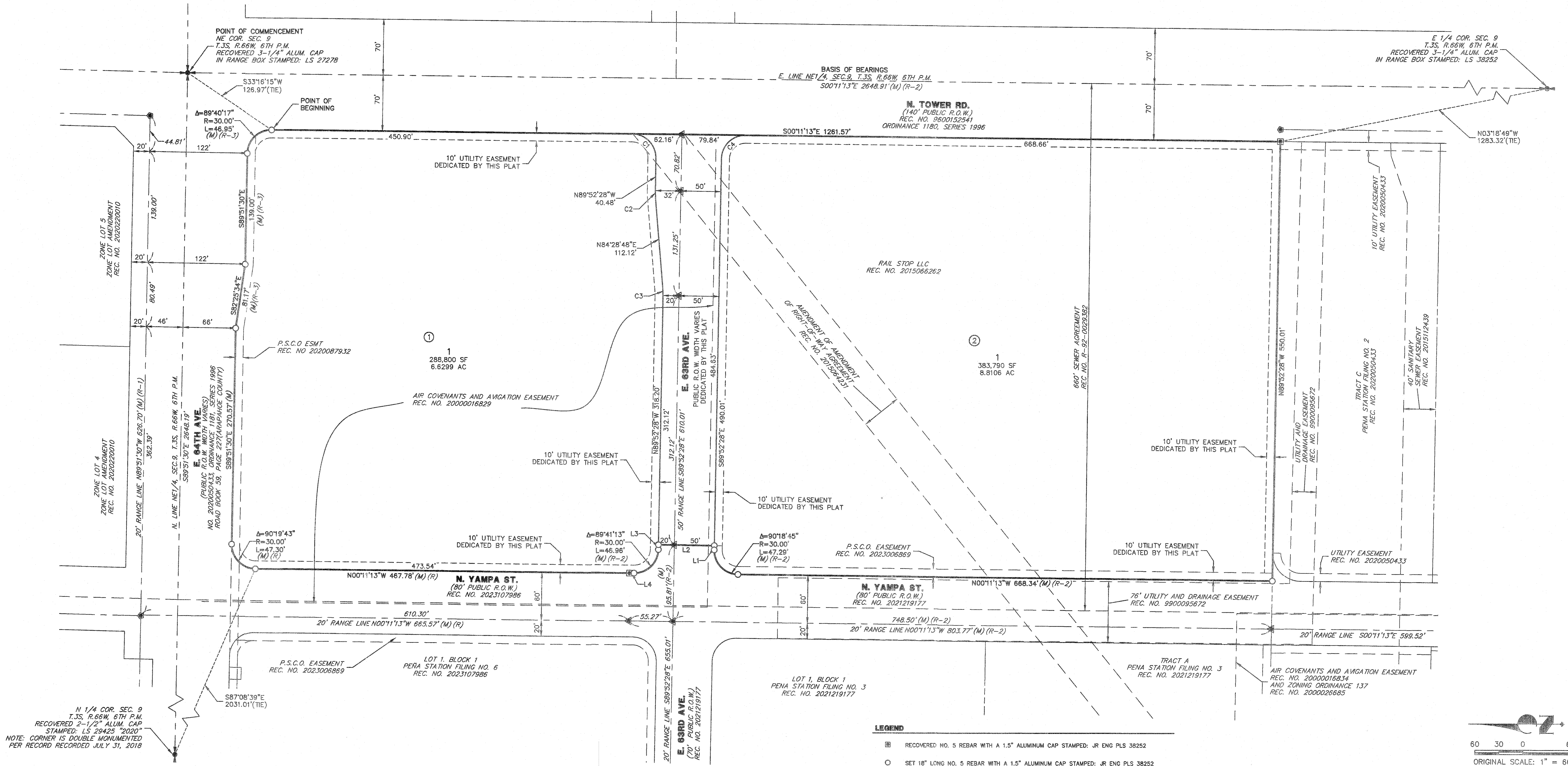
PEÑA STATION FILING NO. 7  
JOB NO. 15500.39  
APRIL 9, 2024  
SHEET 1 OF 2  
2022-PM-0000321



Centennial 303-740-9393 • Colorado Springs 719-593-2593  
Fort Collins 970-491-8888 • www.jrengineering.com

# PEÑA STATION FILING NO. 7

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



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

CURVE	DELTA	RADIUS	LENGTH
C1	90°18'45"	30.00'	47.29'
C2	5°38'44"	115.00'	11.33'
C3	5°38'44"	85.00'	8.38'
C4	89°41'15"	30.00'	46.96'

LINE	BEARING	DISTANCE
L1	S89°52'28"E	5.38'
L2	N00°07'32"E	70.00'
L3	N89°52'28"W	6.08'
L4	N00°11'13"W	5.76'

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

- 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.L. RANGE LINE
  - (R) RECORD - REC. NO. 2023107986 - PEÑA STATION FILING NO. 6
  - (R-1) RECORD - REC. NO. 2018012488 - DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 7
  - (R-2) RECORD - REC. NO. 2021219177 - PEÑA STATION FILING NO. 3
  - (R-3) RECORD - REC. NO. 2020050433 - PEÑA STATION FILING NO. 2
  - RECOVERED SECTION CORNER
  - RECOVERED QUARTER CORNER
  - BLOCK



PEÑA STATION FILING NO. 7  
JOB NO. 15500.39  
APRIL 9, 2024  
SHEET 2 OF 2



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