

# PEÑA STATION FILING NO. 3

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 RAIL STOP LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO A LOT, A BLOCK, AND A TRACT AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE PROPERTY RECORDED UNDER RECEPTION NO. 2015066262 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 BEARING: 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 29425", AT THE NORTH 1/4 CORNER, BEING ASSUMED TO BEAR S89°51'30"E A DISTANCE OF 2648.19 FEET.

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;  
THENCE S53°08'30"E A DISTANCE OF 1,635.96 FEET, TO A POINT ON THE EASTERLY LINE OF PEÑA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;  
THENCE ON SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N76°58'54"E A DISTANCE OF 58.86 FEET;
  2. N00°11'13"W A DISTANCE OF 409.70 FEET, TO A POINT OF TANGENT CURVE;
- THENCE DEPARTING SAID EASTERLY LINE, THE FOLLOWING TWELVE (12) COURSES:
1. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 89°41'15" AND AN ARC LENGTH OF 70.44 FEET, TO A POINT OF TANGENT
  2. S89°52'28"E A DISTANCE OF 510.09 FEET, TO A POINT OF CURVE;
  3. ON THE ARC OF A CURVE TO THE LEFT, 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;
  4. N00°11'13"W A DISTANCE OF 5.00 FEET;
  5. N89°48'47"E A DISTANCE OF 80.00 FEET;
  6. S00°11'13"E A DISTANCE OF 5.76 FEET, TO A POINT OF CURVE;
  7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°41'15" AND AN ARC LENGTH OF 46.96 FEET, TO A POINT OF TANGENT;
  8. S89°52'28"E A DISTANCE OF 6.08 FEET;
  9. S00°07'32"W A DISTANCE OF 70.00 FEET;
  10. N89°52'28"W A DISTANCE OF 5.38 FEET, TO A POINT OF CURVE;
  11. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 90°18'45" AND AN ARC LENGTH OF 47.29 FEET, TO A POINT OF TANGENT;

- THENCE ON SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:
1. N89°52'28"W A DISTANCE OF 232.76 FEET, TO A POINT OF CURVE;
  2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 76°51'22" AND AN ARC LENGTH OF 677.40 FEET, TO THE POINT OF BEGINNING.

- CONTAINING A CALCULATED AREA OF 491,522 SQUARE FEET OR 11.2838 ACRES.
- UNDER THE NAME AND STYLE OF PEÑA STATION FILING NO. 3, 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.

- COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;  
THENCE S53°08'30"E A DISTANCE OF 1,635.96 FEET, TO A POINT ON THE EASTERLY LINE OF PEÑA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;  
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- UNDER THE NAME AND STYLE OF PEÑA STATION FILING NO. 3, 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. FULENWIIDER, INC. A COLORADO CORPORATION, MANAGER  
*L.C. Fulenwiider*  
FERDINAND L. BELZ III, PRESIDENT.

STATE OF COLORADO  
COUNTY OF DENVER

**Laurie Kane**  
Notary Public  
State of Colorado  
Notary ID # 20204001183  
My Commission Expires 01-09-2024

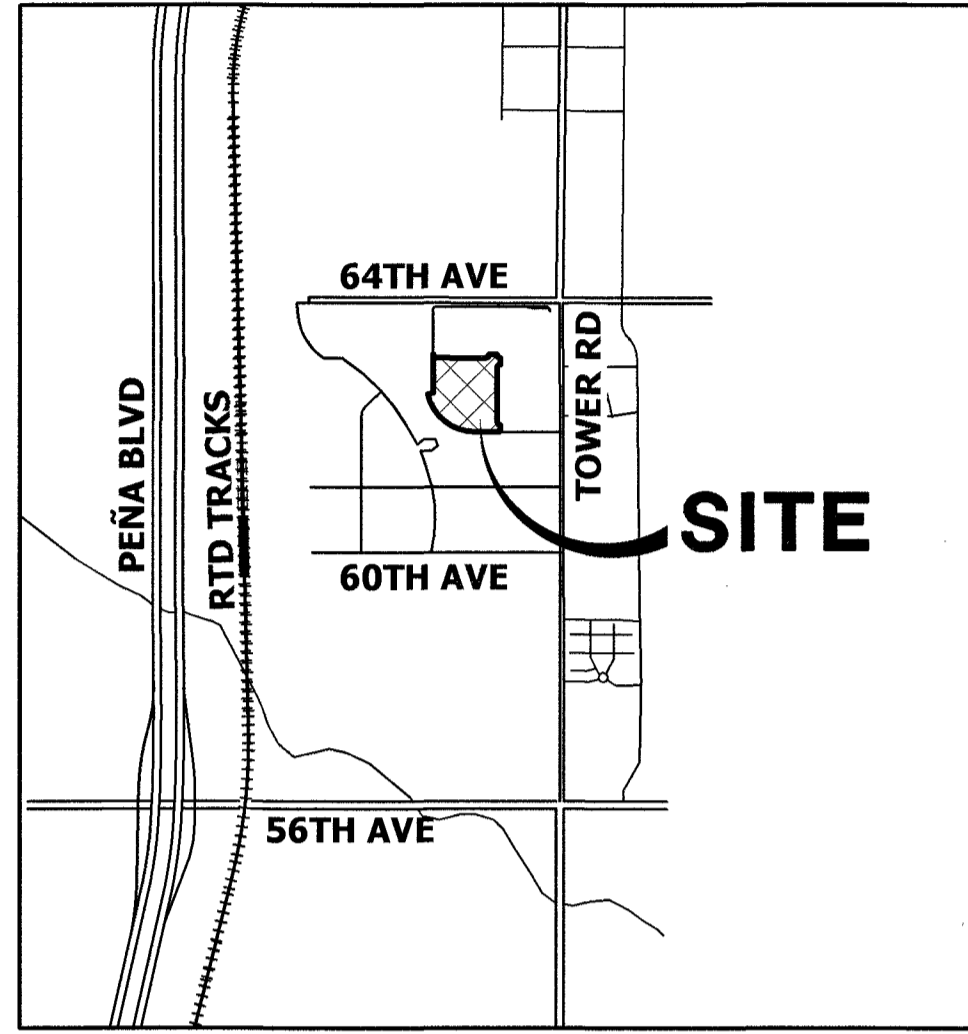
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
5th DAY OF OCTOBER, 2021

BY FERDINAND L. BELZ III, AS PRESIDENT OF L.C. FULENWIIDER, INC.  
MY COMMISSION EXPIRES January 9, 2024

WITNESS MY HAND AND OFFICIAL SEAL  
*Laurie Kane*  
SIGNATURE

Laurie Kane  
NAME OF NOTARY

1125 17th Street, Ste 2500, Denver CO 80202  
ADDRESS OF NOTARY



## 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.
3. 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.
4. 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. ABD70707435-7, EFFECTIVE DATE 8/05/2021.
5. 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.
6. AIR COVENANTS AND AVIGATION EASEMENTS EXIST THAT AFFECT THE SUBJECT PROPERTY. AIR COVENANTS AND AVIGATION EASEMENT REC. NO.S 20000016832, 20000016834, AND 20000016829.
7. THERE IS 1 LOT, 1 BLOCK, AND 1 TRACT IN PEÑA STATION FILING NO. 3.
8. TRACT A, WILL BE USED FOR A NEIGHBORHOOD PARK. THE TRACT WILL BE OWNED AND MAINTAINED BY THE AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1. TRACT A WILL BE CONVEYED TO THE DISTRICT BY SEPARATE DOCUMENT.
9. 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.
10. 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 AND FIRE LINES HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES. DENVER WATER METERS ARE ALLOWED WITHIN THE UTILITY EASEMENT.
11. 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.
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. THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY: BOOK 3224 AT PAGE 489, RECEPTION NOS. R-92-0015457, 9800071386, 9800141049, 9800154977, 2015077733, 2019093912, 2019093969, 2015077734, 2015077742, 2015149334, 2016081436, 2014080968, 2015149245, & 2018152135.

## ATTORNEY'S CERTIFICATION:

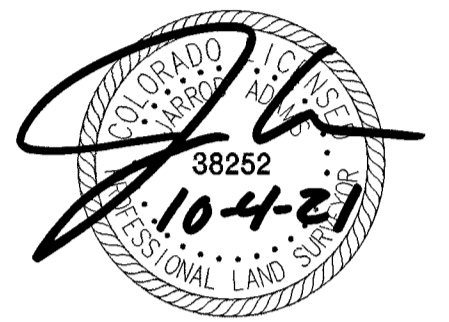
I HEREBY CERTIFY THAT I HAVE EXAMINED THE EVIDENCE OF TITLE TO THE LAND DESCRIBED HEREON, AND FIND THE TITLE TO THE STREETS, AVENUES, TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 12th DAY OF October, A.D., 2021, 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  
*Mike Pitt*  
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.

*James G. Adams* 10/12/21  
CITY ENGINEER DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE:  
*[Signature]* 10/11/21  
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT:  
*[Signature]* 10.7.21  
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION:  
*Happy Haynes* 10/26/21  
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 2021.

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 \_\_\_\_\_

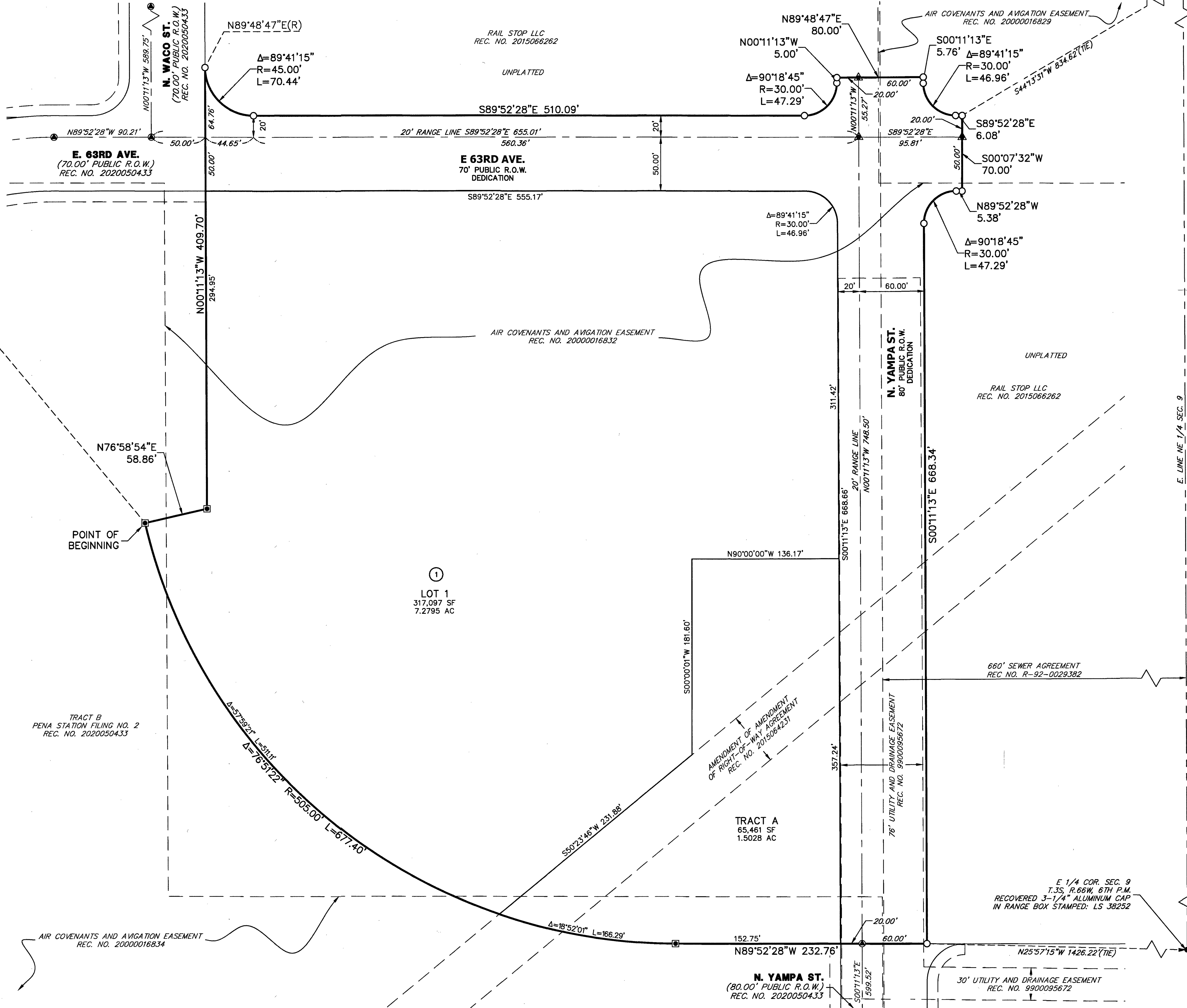
# PEÑA STATION FILING NO. 3

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, 2016

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

BASIS OF BEARINGS  
N. LINE NE 1/4 SEC. 9  
S89°51'30"E 2648.19'



- 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 AFTER ROAD CONSTRUCTION OF PEÑA STATION FILING NO. 2
  - ▲ RANGE POINT TO BE SET AFTER CONSTRUCTION 30" LONG #6 REBAR WITH DURABLE CAP STAMPED "RANGE POINT" & THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR
  - ① BLOCK NUMBER

- LINETYPE LEGEND**
- SUBDIVISION 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

