

## REQUEST FOR ORDINANCE TO RELINQUISH AN EASEMENT

**TO:** Ivone Avila-Ponce, City Attorney's Office

**FROM:** Matt R. Bryner, PE, Director, Right of Way Services

Matt P. Bryner (Jan 24, 2023 09:56 MST

Matt R. Bryner (Jan 24, 2023 09:56 MST

**PROJECT NO:** 2022-RELINQ-0000020

**DATE:** January 23, 2023

**SUBJECT:** Request for an Ordinance to relinquish a portion of easement established in

Pena Station Filing No. 2, Recordation No. 2020050433. Located at 6105 North

Tower Road.

It is requested that the above subject item be placed on the next available Mayor Council Agenda.

This office has investigated the request of JR Engineering, LLC, dated July 26, 2022 on behalf of Rail Stop LLC for the relinquishment of the subject easement.

This matter has been coordinated with City Councilperson Gilmore, District 11; Asset Management; Emergency Management; Community Planning & Development: Development Services; Historic Preservation/Landmark; Denver Water; Denver Fire Department; City Forester; Parks and Recreation; DOTI: DES Transportation & Wastewater, Construction Engineering, Policy and Planning, TES Signing and Striping, Survey; Colorado Department of Transportation; Regional Transportation District; Comcast; Metro Wastewater Reclamation District; CenturyLink; and Xcel Energy, all of whom have indicated no objection to the proposed easement relinquishment.

As a result of these investigations, it has been determined that there is no objection to relinquishing the subject easement.

Therefore, you are requested to initiate Council action to relinquish the easement in the following described area:

### INSERT PARCEL DESCRIPTION 2022-RELINQ-0000020-001 HERE

A vicinity map of the subject easement area and a copy of the document creating the easement are attached.

MB:bw

cc: City Councilperson & Aides

City Council Staff – Luke Palmisano
Department of Law – Bradley Beck
Department of Law – Deanne Durfee
Department of Law – Maureen McGuire
Department of Law – Martin Plate
DOTI, Manager's Office – Alba Castro
DOTI, Legislative Services – Jason Gallardo

DOTI, Survey - Paul Rogalla

City and County of Denver Department of Transportation & Infrastructure

Right-of-Way Services | Engineering & Regulatory 201 W Colfax Ave, Dept 507 | Denver, CO 80202

www.denvergov.org/doti Phone: 720-865-3003

## ORDINANCE/RESOLUTION REQUEST

Please email requests to Jason Gallardo

at <u>Jason.Gallardo@denvergov.org</u> by **12:00pm on <u>Monday</u>**. Contact him with questions.

Please mark one:   Bill Request or	Date of Request: January 24, 2023 Resolution Request
1. Type of Request:	
1. Type of Kequest:	
☐ Contract/Grant Agreement ☐ Intergovernmental Agre	ement (IGA) Rezoning/Text Amendment
☐ Dedication/Vacation ☐ Appropriation/Suppleme	ental DRMC Change
acceptance, contract execution, contract amendment, municip.  Request for an Ordinance to relinquish a portion of easement	<u> </u>
2020050433. Located at 6105 North Tower Road.	
3. Requesting Agency: DOTI: Right of Way; Engineering and R	egulatory
4. Contact Person:	,
Contact person with knowledge of proposed ordinance/resolution	Contact person to present item at Mayor-Council and Council
Name: Brianne White	Name: Jason Gallardo
Email: brianne.white@denvergov.org	Email: Jason.Gallardo@denvergov.org
for an Ordinance to relinquish a portion of easement establish 2020050433. Located at 6105 North Tower Road.	ed in Pena Station Filing No. 2, Recordation No.
6. City Attorney assigned to this request (if applicable): Mart	tin Plate
7. City Council District: Councilperson Gilmore, District 11	
8. **For all contracts, fill out and submit accompanying Key	Contract Terms worksheet**
Key Cont	tract Terms
To be completed by M	ayor's Legislative Team:
Resolution/Bill Number:	Date Entered:

ype of Con	tract: (e.g. Professional Services >	> \$500K; IGA/Grant Agreement, Sal	e or Lease of Real Property):
endor/Con	tractor Name:		
Contract con	ntrol number:		
ocation:			
s this a new	contract? ☐ Yes ☐ No Is t	this an Amendment?  Yes No	o If yes, how many?
Contract Tei	rm/Duration (for amended contra	ncts, include <u>existing</u> term dates and <u>a</u>	amended dates):
Contract Am	nount (indicate existing amount, a	nmended amount and new contract to	otal):
	Current Contract Amount (A)	Additional Funds (B)	Total Contract Amount (A+B)
	Current Contract Term	Added Time	New Ending Date
cope of wor	rk:		
Vas this con	ntractor selected by competitive p	rocess? If not,	why not?
las this cont	tractor provided these services to	the City before?   Yes   No	
Source of fui	nds:		
s this contra	act subject to: W/MBE	DBE  SBE  XO101  ACI	DBE N/A
VBE/MBE/I	DBE commitments (construction,	design, Airport concession contracts	):
Who are the	subcontractors to this contract?		
	To be	e completed by Mayor's Legislative Tec	am:
Resolution/Bi	ill Number:	Date E	Intered:



# EASEMENT RELINQUISHMENT EXECUTIVE SUMMARY

Project Title: 2022-RELINQ-000020 - 6105 N Tower Rd Partial Relinquishment

Property Owner: Rail Stop LLC

**Description of Proposed Project:** Request for an Ordinance to relinquish a portion of easement established in Pena Station Filing No. 2, Recordation No. 2020050433. Located at 6105 North Tower Road.

**Background:** The relinquishment is being requested to be partially relinquished for the development of a multi-unit dwelling complex.

**Location Map:** 



City and County of Denver Department of Transportation & Infrastructure

Right-of-Way Services / Engineering & Regulatory 201 W Colfax Ave, Dept 507 | Denver, CO 80202

www.denvergov.org/doti Phone: 720-865-3003



#### **EXHIBIT A**

#### LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT 10-FOOT UTILITY EASEMENT AS SHOWN ON THE PLAT OF PENA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE RECORDS 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 "LS38252" IN A RANGE BOX AT THE EAST 1/4 CORNER, AND A 3-1/4" ALUMINUM CAP STAMPED "LS 27278" IN A RANGE BOX AT THE NORTHEAST CORNER, BEARING N00°11'13"W AS REFERENCED TO UTM ZONE 13.

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:

THENCE ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N00°11'13"W A DISTANCE OF 714.51 FEET:

THENCE DEPARTING SAID EAST LINE, S89°48'47"W A DISTANCE OF 80.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF BLOCK 3, AS SHOWN ON THE PLAT PENA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 61ST AVENUE, AND THE POINT OF BEGINNING:

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

- 1. S66°09'58"W A DISTANCE OF 14.94 FEET;
- N89°52'28"W A DISTANCE OF 117.65 FEET;
- 3. S87°09'36"W A DISTANCE OF 125.64 FEET:
- N89°52'28"W A DISTANCE OF 265.58 FEET;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, N13°35'37"W A DISTANCE OF 10.29 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 10-FOOT UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 2020050433:

THENCE ON SAID NORTHERLY EASEMENT LINE, THE FOLLOWING FOUR (4) COURSES:

- 1. S89°52'28"E A DISTANCE OF 267.76 FEET:
- N87°09'36"E A DISTANCE OF 125.64 FEET;

### **EXHIBIT A**

### LAND DESCRIPTION CONT.

- 3. S89°52'28"E A DISTANCE OF 115.79 FEET;
- 4. N66°09'58"E A DISTANCE OF 17.19 FEET;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, S00°11'13"E A DISTANCE OF 10.92 FEET, TO THE POINT OF BEGINNING.

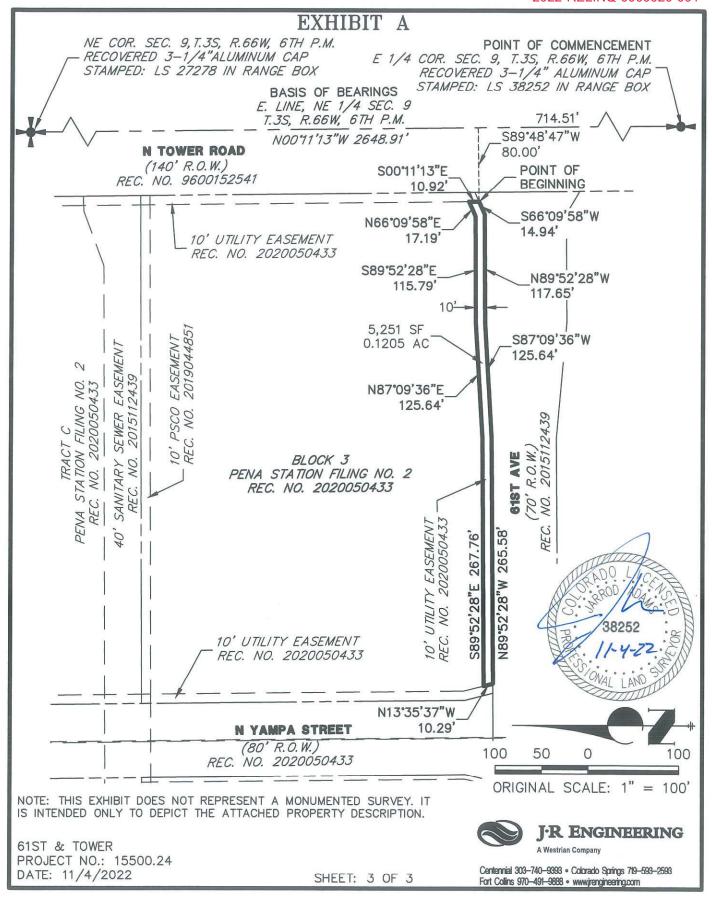
CONTAINING A CALCULATED AREA OF 5,251 SQUARE FEET OR 0.1205 ACRES.

EXHIBIT ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

### PROPERTY DESCRIPTION STATEMENT

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE PROPERTY DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE, AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR COLORADO NO. 38252 FOR AND ON BEHALF OF JR ENGINEERING, LLC



VICINITY MAP

# PENA STATION FILING NO. 2

# A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M. CITY AND COUNTY OF DENVER, STATE OF COLORADO

## LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT RAIL STOP, LLC, AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1, THE AN AND DC IRREVOCABLE TRUST, SAN ISIDRO SIX INVESTMENTS, LLC., AND SMT INVESTORS LIMITED PARTNERSHIP, ET. AL. HAS LAID OUT, PLATTED AND SUBDIVIDED INTO BLOCKS AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF BLOCK 4 AND TRACT D, PENA STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, TOGETHER WITH A PORTION OF THE NORTH 1/2 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:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, S00°21'23"E A DISTANCE OF 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 64TH AVENUE AND THE POINT OF BEGINNING;

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

- 1. S89°51'30"E A DISTANCE OF 2048.17 FEET;
- 2. S00°08'30"W A DISTANCE OF 35.00 FEET;
- 3. S89°51'30"E A DISTANCE OF 505.27 FEET;
- 4. S45'01'27"E A DISTANCE OF 35.26 FEET, TO A POINT ON THE WESTERLY RIGHT—OF—WAY LINE OF TOWER ROAD;

THENCE ON SAID WESTERLY RIGHT—OF—WAY LINE, SOO'11'13"E A DISTANCE OF 16.47 FEET, TO A POINT OF NON—TANGENT CURVE;

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING SEVEN (7) COURSES:

- 1. THENCE NORTHWESTERLY, ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S89°48'47"W, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°40'17" AND AN ARC LENGTH OF 46.95 FEET, TO A POINT OF TANGENT;
- 2. N89°51'30"W A DISTANCE OF 139.00 FEET;
- N82°25'34"W A DISTANCE OF 81.17 FEET;
- 4. N89'51'30"W A DISTANCE OF 935.58 FEET, TO A POINT OF TANGENT CURVE;
- 5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°19'43" AND AN ARC LENGTH OF 47.30 FEET, TO A POINT OF TANGENT;
- 6. S00°11'13"E A DISTANCE OF 868.51 FEET;
- 7. S76°58'54"W A DISTANCE OF 58.86 FEET, TO A POINT OF NON-TANGENT CURVE ON THE NORTHERLY LINE OF TRACT D, PENA STATION FILING NO. 1 RECORDED UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON SAID NORTHERLY LINE, THE FOLLOWING TWO (2) COURSES:

- 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N76\*58'54"E, HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 76°51'22" AND AN ARC LENGTH OF 677.40 FEET, TO A POINT OF TANGENT;
- 2. S89°52'28"E A DISTANCE OF 782.77 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER ROAD;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, SOO"11'13"E A DISTANCE OF 562.52 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 61ST AVENUE.

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

- 1. S66°09'58"W A DISTANCE OF 25.85 FEET:
- N89°52'28"W A DISTANCE OF 117.65 FEET
- 3. S87°09'36"W A DISTANCE OF 125.64 FEET;
- 4. N89'52'28"W A DISTANCE OF 964.20 FEET, TO A POINT ON THE EASTERLY RIGHT—OF—WAY LINE OF TELLURIDE WAY;

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

- 1. N16°44'52"W A DISTANCE OF 116.94 FEET, TO A POINT OF NON-TANGENT CURVE:
- 2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S76"22"32"W, HAVING A RADIUS OF 2053.50 FEET, A CENTRAL ANGLE OF 05°59'41" AND AN ARC LENGTH OF 214.86 FEET, TO A POINT OF COMPOUND CURVE;
- 3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 03'42'25", AND AN ARC LENGTH OF 66.64 FEET, TO THE SOUTHWESTERLY CORNER OF TRACT E, PENA STATION FILING NO. 1 AND A POINT OF NON-TANGENT;

THENCE ON THE PERIMETER OF SAID TRACT E, THE FOLLOWING FIVE (5) COURSES:

- 1. S89°52'28"E A DISTANCE OF 113.21 FEET;
- 2. N50°23'46"E A DISTANCE OF 87.46 FEET:
- 3. N23°55'48"W A DISTANCE OF 67.56 FEET;
- 4. N89°52'28"W A DISTANCE OF 128.30 FEET;
- 5. S50°23'46"W A DISTANCE OF 75.30 FEET, TO A POINT OF NON-TANGENT CURVE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID TELLURIDE

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

- 1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S62°23'17"W, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 2°37'04", AND AN ARC LENGTH OF 47.06' TO A POINT OF TANGENT;
- 2. N30°13'47"W A DISTANCE OF 188.46 FEET, TO A POINT OF TANGENT CURVE;
- 3. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2036.00 FEET, A CENTRAL ANGLE OF 26'28'29" AND AN ARC LENGTH OF 940.77 FEET, TO A POINT OF NON-TANGENT;
- 4. N43°27'26"W A DISTANCE OF 25.47 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TELLURIDE WAY:

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89'52'28"W A DISTANCE OF 203.24 FEET, TO A POINT ON THE NORTHERLY LINE OF TRACT B, PENA STATION FILING NO. 1, SAID POINT BEING A POINT OF NON-TANGENT CURVE;

THENCE ON SAID NORTHERLY LINE AND ITS EXTENSION, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N35°00'08"E, HAVING A RADIUS OF 647.00 FEET, A CENTRAL ANGLE OF 55°33'10" AND AN ARC LENGTH OF 627.32 FEET, TO A POINT OF TANGENT;

THENCE NOO"33'18"E A DISTANCE OF 36.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 64TH AVENUE;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°51'09"E A DISTANCE OF 54.68 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,978,266 SQUARE FEET OR 45.4147 ACRES.

UNDER THE NAME AND STYLE OF PEÑA STATION FILING NO. 2, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE STREETS, AVENUES, 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.

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.

## **GENERAL NOTES:**

- 1. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF DENVER COUNTY, COLORADO. DEFINITION: CERTIFICATION - A STATEMENT THAT IS BASED ON THE PROFESSIONAL SURVEYOR'S KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH
- 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. ABD70605960-7 DATED DECEMBER 4, 2019
- 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.
- THE BASIS OF BEARING IS 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 20699", AT THE NORTH 1/4 CORNER. BEING ASSUMED TO BEAR S89'51'30"E A DISTANCE OF 2648.19 FEET.
- AIR COVENANTS AND AVIGATION EASEMENTS EXIST THAT AFFECT THE SUBJECT PROPERTY. AIR COVENANTS AND AVIGATION EASEMENT REC. NO.S 20000016832, 20000016834, AND 20000016829, AND ZONING ORDINANCE 131, 134, AND 137 REC. NO.S 2000026679, 2000026682 AND 2000026685.
- THERE ARE 3 BLOCKS AND 3 TRACTS IN PEÑA STATION FILING NO. 2.

AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

BY FERDINAND L. BELZ III, AS PRESIDENT OF AVIATION NORTH METROPOLITAN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

1242 E. Jackson St. Phœuix, AZ 85034

BY GREGORY Y. FLETCHER AND SUZETTE C. TYLER AS TRUSTEES OF THE AN AND

January

JANUARY

FERDINAND L. BELZ III, PRESIDENT

STATE OF COLORADO

COUNTY OF DENVER

DISTRICT NO. 1

OWNER:

STATE OF ACIZONA

DC IRREVOCABLE TRUST

COUNTY OF Maricopa

MY COMMISSION EXPIRES 3/6/21

WITNESS MY HAND AND OFFICIAL SEAL

- TRACTS A, B, AND C WILL BE USED FOR DRAINAGE, OPEN SPACE, AND PEDESTRIAN ACCESS. THE TRACTS WILL BE OWNED AND MAINTAINED BY THE AVIATION STATION NORTH METROPOLITAN DISTRICT NO. 1.
- 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 PERMANENT NON-EXCLUSIVE EASEMENT RECORDED UNDER RECEPTION NO. 2017047050 AFFECTS TRACTS A, B, & C.

MOTARY PUBLIC

HATE OF COLORADO HOTARY ID 20104008588

MY CUMMICSION EXPIRES MARCH 23, 2022

HORY BLAKEMORE

Notary Public - Arizona

MARICOPA COUNTY

My Commission Expires

MARCH 16, 2021

APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

- THE DRAINAGE AND 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.
- 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, 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.
- PURSUANT TO THE LANGUAGE WITHIN THE EASEMENT DOCUMENT RECORDED UNDER RECEPTION NO. 2019044851, ALL PORTIONS OF SAID EASEMENT THAT LIE WITHIN YAMPA STREET AS DEDICATED ON THIS PLAT ARE HEREBY RELINQUISHED.
- THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY: BOOK 3073 AT PAGE 423, REC. NO. 15551, BOOK 3647 AT PAGE 699, REC. NO. R-92-0015457, REC. NO. 9800071386, REC. NO. 9800141049, REC. NO. 9800154977, REC. NO. 2012179294, REC. NO. 2012179296, REC. NO. 2012179296, REC. NO. 2014080968, REC. NO. 2015077733, REC. NO. 2015077742, REC. NO. 2015112439, REC. NO. 2015149245, REC. NO. 2015149334, REC. NO. 2016081434, REC. NO. 2016081436, REC. NO. 2018062291, REC. NO. 2018152135, REC. NO. 2015077734, REC. NO. 2015149335, REC. NO. 2015116222, REC. NO. 2018010197, REC. NO. 2019000521, REC. NO. 2016141680, REC. NO. 2017071509, REC. NO. 2018046155, REC. NO. 2018160336, REC. NO. 2019048925, REC. NO. 2019048927, REC. NO. 2019096202, REC. NO. 2019096203, REC. NO. 2019093911, REC. NO. 2019093912, AND REC. NO. 2019093969.

LIABILITY LIMITED PARTNERSHIP

SMT INVESTORS LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP ALSO KNOWN AS SMT INVESTORS LP, AN ARIZONA LIMITED PARTNERSHIP, SCM-NEAL, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-WHITEMAN, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-ZAHARIS, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM PENDLETON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-WILSON, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM D HAT, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM LASKY, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP. SCM SPECTRUM, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM-POG, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, SCM WAYNE, LLLP, AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, AND SCM KDL, LLLP, AN ARIZONA LIMITED

BY: COWLEY MANAGEMENT LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS MANAGER FOR THE ABOVE LISTED OWNERS
BY: MICHAEL T. COWLEY, MANAGER
STATE OF Arizona }
COUNTY OF Maricopa
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
6th DAY OF Taguery 20 20

b. . HAY UF JANJARY BY MICHAEL T. COWLEY, AS MANAGER OF COWLEY MANAGMENT, LLC MY COMMISSION EXPIRES 3 1 21 HORY BLAKEMORE Notary Public - Arizona WITNESS MY HAND AND OFFICIAL SEAL MARICOPA COUNTY My Commission Expires MARCH 16 2021 Rory Blakemore

1242 E. Jackson St. Phoenix, AZ 85034

# LLC, A COLORADO LIMITED LIABILITY COMPANY

FERDINAND L. BELZ III, PRESIDENT, L.C. FULENWIDER INC., MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE MF THIS DAY OF office land MARLEEN ZIEGLER A STARY PUBLIC BY FERDINAND L. BELZ III, AS MANAGER OF RAIL STOP LLC THITE OF COLORADO .63**.60040**062 CN 7.57 .TO MY COMMISSION EXPIRES 3/23 2000 N COMMITTED SEAPIRES MARCH 23, 2022

WITNESS MY HAND AND OFFICIAL SEAL

**60TH AVE** 56TH AVE

64TH AVE

	L <i>\  \  \  \  \  \  \  \  \  \  \  \  \  \</i>		SCALE: 1 = 2000
OWNER: SAN ISIDRO SIX INVESTMENTS, LLQ AN ARIZO	ONA LIMITED LIABILITY COMPANY	(	
BY: MICHAEL NORBERG, MANAGER		-	
STATE OF ACIZONA	 } }SS		
COUNTY OF Musicopa			
THE FOREGOING INSTRUMENT WAS ACKNOWLED	DGED BEFORE ME THIS	DAY OF January	
BY MICHAEL NORBERG, MANAGER OF SAN ISI	DRO SIX INVESTMENTS, LLC.		
MY COMMISSION EXPIRES 3/16/21	ROBY BLAKEMORE		
WITNESS MY HAND AND OFFICIAL SEAL	Notary Public - Arizona MARICOPA COUNTY		
SIGNATURE	My Commission Expires  MARCH 16, 2021		
Rory Blakemore		<b>54</b>	
NAME OF NOTARY	- Anne -	-	
1242 E. Jackson St. Phoeni ADDRESS OF NOTARY	x, AZ 95034	-	
ATTORNEY'S CERTIFICATION:			
I HEREBY CERTIFY THAT I HAVE EXAMINED THE STREETS, AVENUES, TRACTS AND OTHER	PUBLIC PLACES TO BE IN THE	ABOVE-NAMED DEDICATORS	
THIS 21st DAY OF February FREE AND CLEAR OF ENCUMBRANCES, EXCEP	A.D., 20 <b>20</b> _, at <b>_5:00</b> t as shown and listed here	о'сьоск, <u><b>Р</b></u> м.,	
Kristin M. Bronson ATTORNEY FOR THE CITY AND COUNTY OF DE			
ATTORNEY FOR THE CITY AND COUNTY OF DE			

# SURVEYOR'S CERTIFICATION:

**APPROVALS:** 

SHEET INDEX

1 - COVER

2 - KEYMAP

3-5 - PLAN SHEETS

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



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.

	CITY ENGINATER			DATE		
	APPROVED BY THE EXECUTIVE	DIRECTOR OF	PUBLIC WORKS	S/ /		
	EXECUTIVE DIPECTOR OF PUB	WORKS	<u> </u>	DATE		* * * .
	AP AGVED BY THE EXECUTIVE	DIRECTOR OF	COMMUNITY P	LANNING AND	DEVELOPMENT:	2020
P	EXECUTIVE DIRECTOR OF COM	MUNITY PLANN	ING AND DEVEL	OPMENT	DATE	
	APPROVED BY THE EXECUTIVE	DIRECTOR OF	PARKS AND R	RECREATION:		
	EXECUTIVE DIRECTOR OF PAR	S AND RECRE	ATION	DATE DATE	,	
	ADDDOVED BY THE COUNCIL	THE CITY A	ND COUNTY OF		00 4 D 0 D 0 D 0 C C C	NIIITIONI NIO

APPROVED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER, COLORADO, BY RESOLUTION NO. 20200259 of THE SERIES OF 202 WITNESS MY HAND AND OFFICIAL SEAL OF THE CITY AND COUNTY OF DENVER THIS 13TH DAY OF

CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER DEPUTY CLERK AND RECORDER



# CLERK & RECORDER'S CERTIFICATION

STATE OF COLORADO

CITY AND COUNTY OF DENVER) I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT FESS 53.00

SHEET 1 OF 5

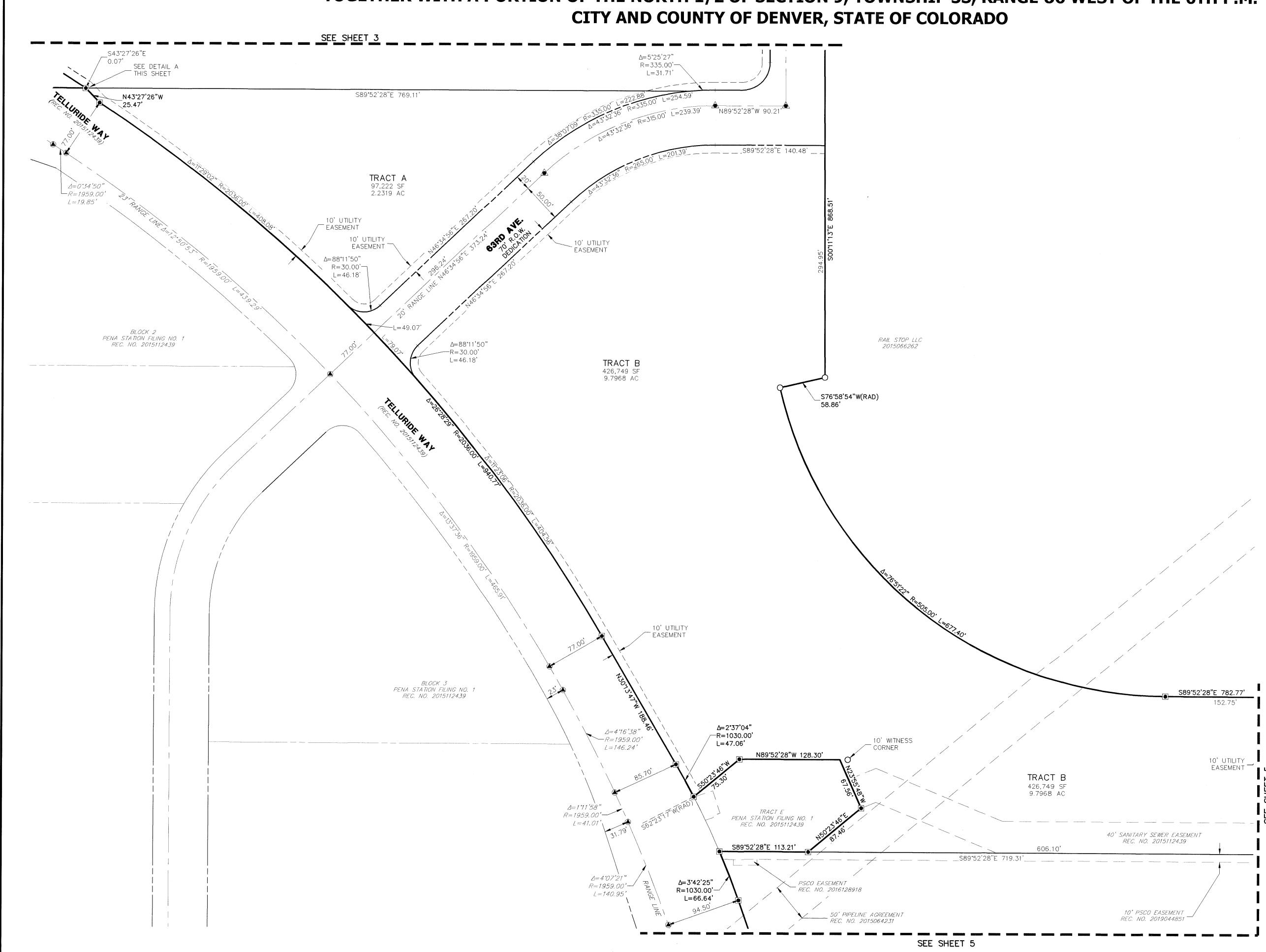


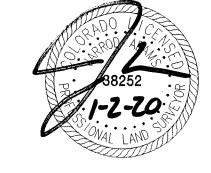
Centennial 303-740-9393 • Colorado Springs 719-593-2593 Fort Collins 970-491-9888 • www.irengineering.com

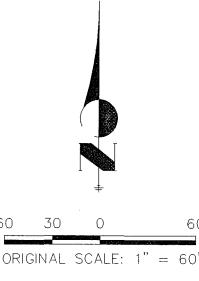
Fort Collins 970-491-9888 • www.jrengineering.com

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PEÑA STATION FILING NO. 2 A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1 TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M.







- O 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 WITH ROAD CONSTRUCTION OF PENA STATION FILING NO. 1 AND DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 7
- RECOVERED DENVER RANGE POINT #6 REBAR W/ ALUMINUM CAP STAMPED "LS 38252"

OUTER BOUNDARY

RANGE POINT TO BE SET AFTER CONSTRUCTION 30" LONG #6 REBAR WITH DURABLE CAP STAMPED "RANGE POINT" & THE PLS NUMBER OF THE RESPONSIBLE SURVEYOR

# LINETYPE LEGEND

	PROPOSED PROPERTY LINE
MAZAT.	EXISTING PROPERTY LINE
	PROPOSED R.O.W. LINE
	EXISTING R.O.W. LINE
	RANGE LINE
- Addison - Addi	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINE

SHEET 4 OF 5



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A PARCEL OF LAND BEING A RESUBDIVISION OF BLOCK 4 AND TRACT D, PEÑA STATION FILING NO. 1
TOGETHER WITH A PORTION OF THE NORTH 1/2 OF SECTION 9, TOWNSHIP 3S, RANGE 66 WEST OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO

