PEÑA STATION TOWNHOMES FILING NO. 1

A RESUBDIVISION OF A PORTION OF BLOCK 3, PEÑA STATION FILING NO. 1
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 PENA STATION TOWNHOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS OWNER, HAS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS AS SHOWN ON THIS MAP, THE LAND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF BLOCK 3, PEÑA STATION FILING NO. 1, RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER, SITUATED IN THE NORTHEAST ONE-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:

THE BASIS OF BEARINGS: THE WESTERLY LINE OF BLOCK 3, BEARING NORTH 00°07'32" EAST AS PLATTED.

COMMENCING AT THE SOUTHWESTERLY CORNER OF BLOCK 3, PEÑA STATION FILING NO. 1, RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112439 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE WESTERLY LINE OF SAID BLOCK 3, NORTH 00°07'32" EAST A DISTANCE OF 515.30 FEET, TO THE POINT OF BEGINNING;

THENCE ON THE THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID BLOCK 3, THE FOLLOWING SIX (6) COURSES:

1. NORTH 00°07'32" EAST A DISTANCE OF 162.74 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 46°27'24" AND AN ARC LENGTH OF 174.33 FEET, TO A POINT OF TANGENT;
3. NORTH 46°34'56" EAST A DISTANCE OF 111.54 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 91°57'16" AND AN ARC LENGTH OF 48.15 FEET, TO A POINT OF COMPOUND CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1936.00 FEET, A CENTRAL ANGLE OF 12°14'41" AND AN ARC LENGTH OF 413.74 FEET, TO A POINT OF COMPOUND CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 970.50 FEET, A CENTRAL ANGLE OF 03°48'35", AN ARC LENGTH OF 64.53 FEET, TO A POINT OF NON-TANGENT;

THENCE NORTH 89°52'28" WEST A DISTANCE OF 460.18 FEET, TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 122,157 SQUARE FEET OR 2.8043 ACRES.

UNDER THE NAME AND STYLE OF PEÑA STATION TOWNHOMES FILING NO. 1, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY AND COUNTY OF DENVER THE 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:

PENA STATION TOWNHOMES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: ____________________
JACQUES MACHOL, III, MANAGER

STATE OF Colorado)
COUNTY OF ARAPAHOE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

26 DAY OF September, 2024

BY Jacques Machol, AS MANAGER OF PENA STATION TOWNHOMES, LLC

MY COMMISSION EXPIRES 12-07-2027.

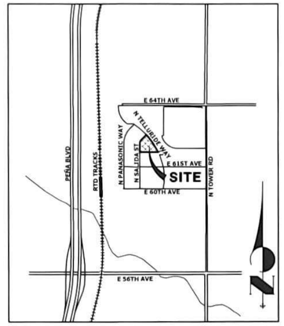
WITNESS MY HAND AND OFFICIAL SEAL

____
SIGNATURE

John Timothy Lichtner III
NAME OF NOTARY

8691 E Dry creek Centennial Colorado 80112
ADDRESS OF NOTARY

JOHN TIMOTHY LICHTNER III
Notary Public
State of Colorado
Notary ID # 20234045838
My Commission Expires 12-07-2027



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 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.
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. (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 LAND TITLE GUARANTEE COMPANY, ORDER NO. ABD70724783.3-6, EFFECTIVE DATE SEPTEMBER 4, 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: A PORTION OF THE WESTERLY LINE OF BLOCK 3, PEÑA STATION FILING NO.1 RECORDED AUGUST 12, 2015 UNDER RECEPTION NO. 2015112439, BEING MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED "LS 38252" AT THE SOUTH CORNER AND A 1-1/2" ALUMINUM CAP STAMPED "LS 38252" AT THE NORTH CORNER, BEARING NORTH 00°07'32" EAST AS SHOWN ON SHEET 2 OF 2.
8. AIR COVENANTS AND AVIGATION EASEMENTS EXIST THAT AFFECT THE SUBJECT PROPERTY AS RECORDED UNDER RECEPTION NO. 2000016834.
9. THERE ARE 37 LOTS, 4 BLOCKS, AND 6 TRACTS IN PEÑA STATION TOWNHOMES FILING NO. 1
10. TRACT A WILL BE USED FOR PRIVATE DRIVES, UTILITY USE AND FOR CROSSING AND CONNECTIVITY PURPOSES. TRACTS B, C, D, E, & F WILL BE USED FOR OPEN SPACE, UTILITY USE, AND FOR CROSSING AND CONNECTIVITY PURPOSES. TRACTS A, B, C D, E, & F WILL BE OWNED AND MAINTAINED BY PENA STATION TOWNHOMES HOMEOWNERS ASSOCIATION, INC.
11. 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.
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. OWNER DECLARES AND GRANTS FOR THE BENEFIT OF THE OWNER OF EACH LOT AND THE OWNER'S RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, GRANTEES AND MORTGAGEES, AND THEIR RESPECTIVE TENANTS, SUBTENANTS AND ALL PERSONS WHO NOW OR HEREAFTER OWN OR HOLD ANY POSSESSORY INTEREST WITHIN EACH LOT, AND THE CONCESSIONAIRES, AGENTS, EMPLOYEES, CUSTOMERS, VISITORS, CONTRACTORS, LICENSEES, LESSEES AND INVITEES OF ANY THEM, AN IRREVOCABLE, NON-EXCLUSIVE EASEMENT UPON, OVER AND ACROSS THOSE DRIVEWAYS AND ACCESSWAYS LEGALLY DESCRIBED AS TRACT A, TO WHICH ANY LOT IS CONTIGUOUS, FOR THE PURPOSE OF PROVIDING EACH OWNER OF A LOT WITH PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND ACCESS TO AND FROM A LOT AND ALL PUBLIC RIGHTS OF WAY THAT MAY BE ACCESSED FROM THE BOUNDARIES OF THE PROPERTY IN THIS SUBDIVISION NOW OR IN THE FUTURE. NO MERGER OR EXTINGUISHMENT WILL OCCUR AND THIS EASEMENT WILL REMAIN IN FULL FORCE AND EFFECT REGARDLESS OF ANY COMMONALITY OF OWNERSHIP INTEREST IN THE VARIOUS LOTS.
15. 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 WATER, WASTEWATER, ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATION FACILITIES. 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 GRANTEE, INCLUDING WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
16. THE LAST FIELD INSPECTION OF THE SITE WAS ON NOVEMBER 7, 2023
17. THIS PLAT CONTAINS A TOTAL CALCULATED AREA OF 122,157 SQUARE FEET OR 2.8043 ACRES
18. THE FOLLOWING DOCUMENTS AFFECT THE SUBJECT PROPERTY: BOOK 3224 PAGE 489(ADAMS COUNTY RECORDS), RECEPTION NOS. R-92-0015457, 9800071386, 9800141049, 9800154977, 2000016834, 2014080968, 2017071509, 2014148714, 2019094723, 2015077734, 2015112439, 2015112232, 2015149334, 2015149245, 2016081436, 2018046155, 2019048927, 2019079798, 2019096203, 2022009385, 2019093911, 2020008543, 2021014000, 2023004456, 2022108062

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 TRACTS AND OTHER PUBLIC PLACES TO BE IN THE ABOVE-NAMED DEDICATORS

THIS 29th DAY OF November A.D. 2024 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

38252 9-25-24

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.

____________________ 10/17/2024
CITY ENGINEER DATE

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

Amy Ford ____________________ 21 Oct 2024
EXECUTIVE DIRECTOR OF THE DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT

FOR ____________________ 10.02.24
EXECUTIVE DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT DATE

APPROVED BY THE EXECUTIVE DIRECTOR OF PARKS AND RECREATION

____________________ 10/29/24
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________________

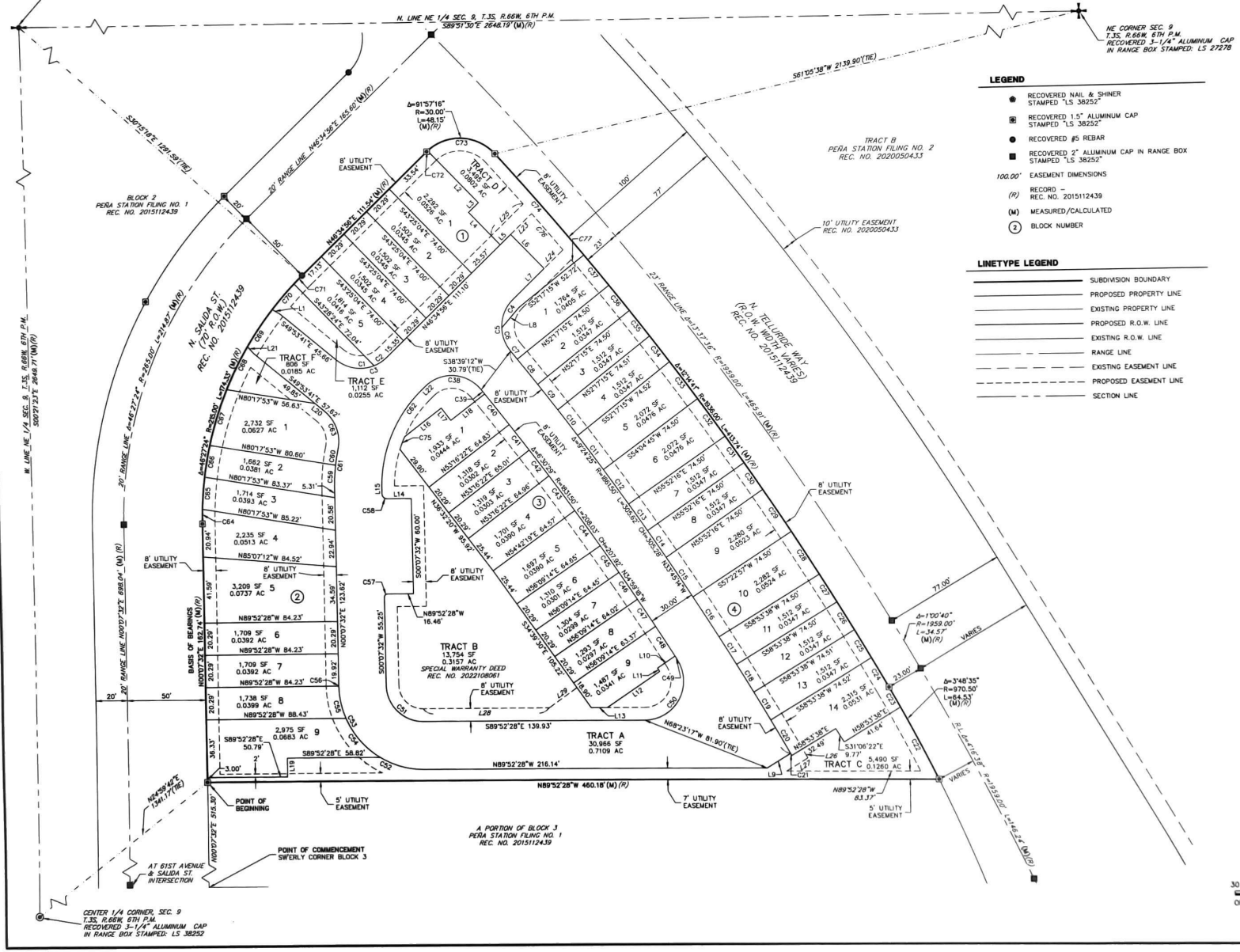
FINAL PLAT
PEÑA TOWNHOMES
JOB NO. 15500.30
SEPTEMBER 12, 2024
SHEET 1 OF 2

J·R ENGINEERING
A Westrian Company

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

PEÑA STATION TOWNHOMES FILING NO. 1

A RESUBDIVISION OF A PORTION OF BLOCK 3, PEÑA STATION FILING NO. 1
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



LEGEND

- RECOVERED NAIL & SHINER STAMPED "LS 38252"
- RECOVERED 1.5" ALUMINUM CAP STAMPED "LS 38252"
- RECOVERED #5 REBAR
- RECOVERED 2" ALUMINUM CAP IN RANGE BOX STAMPED "LS 38252"
- 100.00' EASEMENT DIMENSIONS
- (R) RECORD – REC. NO. 2015112439
- (M) MEASURED/CALCULATED
- (2) 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

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	61°00'27"	24.04'	25.60'
C2	22°30'56"	24.04'	9.45'
C3	83°31'22"	24.04'	35.04'
C4	47°14'18"	24.04'	19.82'
C5	85°02'22"	24.04'	35.68'
C6	37°48'05"	24.04'	15.86'
C7	0°12'12"	1861.50'	6.60'
C8	0°37'28"	1861.50'	20.29'
C9	0°37'28"	1861.50'	20.29'
C10	0°37'29"	1861.50'	20.29'
C11	0°49'12"	1861.50'	26.64'
C12	0°49'13"	1861.50'	26.65'
C13	0°37'28"	1861.50'	20.29'
C14	0°37'28"	1861.50'	20.29'
C15	0°54'42"	1861.50'	29.62'
C16	0°54'45"	1861.50'	29.65'
C17	0°37'28"	1861.50'	20.29'
C18	0°37'28"	1861.50'	20.29'
C19	0°37'29"	1861.50'	20.29'
C20	0°47'15"	1861.50'	25.58'
C21	0°02'43"	1861.50'	1.47'
C22	2°58'04"	970.50'	50.27'
C23	0°50'31"	970.50'	14.26'
C24	0°37'28"	1936.00'	21.10'
C25	0°36'02"	1936.00'	20.29'
C26	0°36'02"	1936.00'	20.29'
C27	0°36'02"	1936.00'	20.29'
C28	0°56'08"	1936.00'	31.61'
C29	0°56'06"	1936.00'	31.59'
C30	0°36'02"	1936.00'	20.29'
C31	0°36'02"	1936.00'	20.29'
C32	0°51'27"	1936.00'	28.98'
C33	0°51'27"	1936.00'	28.97'
C34	0°36'02"	1936.00'	20.29'
C35	0°36'02"	1936.00'	20.29'
C36	0°36'02"	1936.00'	20.29'
C37	0°43'38"	1936.00'	24.57'
C38	95°10'31"	24.04'	39.93'
C39	0°06'26"	1831.50'	3.43'
C40	0°46'08"	1831.50'	24.57'
C41	0°38'05"	1831.50'	20.29'
C42	0°38'05"	1831.50'	20.29'
C43	0°50'47"	1831.50'	27.06'
C44	0°50'48"	1831.50'	27.07'
C45	0°38'05"	1831.50'	20.29'
C46	0°38'05"	1831.50'	20.29'
C47	0°38'06"	1831.50'	20.30'
C48	0°41'26"	1831.50'	22.07'
C49	0°04'27"	1831.50'	2.37'
C50	121°31'35"	25.04'	53.26'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C51	90°00'00"	23.00'	36.13'
C52	31°24'03"	53.00'	29.05'
C53	90°00'00"	53.00'	83.25'
C54	35°38'51"	53.00'	32.97'
C55	22°32'43"	53.00'	20.85'
C56	0°24'22"	53.00'	0.38'
C57	90°00'00"	2.04'	3.20'
C58	90°00'00"	3.00'	4.71'
C59	7°32'38"	115.00'	15.14'
C60	5°13'47"	115.00'	10.50'
C61	12°46'25"	115.00'	25.64'
C62	46°27'24"	85.00'	68.92'
C63	62°47'38"	24.04'	26.35'
C64	2°26'41"	215.00'	9.17'
C65	5°25'33"	215.00'	20.36'
C66	5°24'37"	215.00'	20.30'
C67	9°51'[illegible]"	215.00'	36.96'
C68	8°04'[illegible]"	215.00'	30.32'
C69	7°33'[illegible]"	215.00'	28.37'
C70	5°41'[illegible]"	215.00'	21.34'
C71	1°59'55"	215.00'	7.50'
C72	1°31'45"	[illegible]	0.80'
C73	90°25'30"	[illegible]	47.35'
C74	2°30'11"	1936.[illegible]	84.57'
C75	6°22'53"	77.[illegible]	8.28'
C76	0°53'36"	1928.00'	[illegible]
C77	0°04'46"	1928.00'	2.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58°58'59"W	5.57'
L2	N43°25'04"W	45.55'
L3	N46°34'56"E	8.77'
L4	N43°25'04"W	28.43'
L5	N46°34'56"E	9.31'
L6	S43°25'04"E	30.00'
L7	S46°34'56"W	27.75'
L8	[illegible]	16.92'
L9	[illegible]	17.32'
L10	[illegible]	13.57'
L11	[illegible]	[illegible]
L12	[illegible]	[illegible]
L13	S89°52'28"E	10.15'
L14	S89°52'28"E	15.50'
L15	S00°07'32"W	3.33'
L16	N53°16'22"E	29.61'
L17	S36°43'38"E	9.77'
L18	N53°16'22"E	27.34'
L19	N00°07'32"E	11.76'
L20	S48°53'41"E	7.77'
L21	N41°07'47"W	5.78'
L22	S46°34'56"W	3.79'
L23	S46°34'56"W	18.69'
L24	N46°34'56"E	16.76'
L25	S46°34'56"W	28.43'
L26	N28°54'50"W	6.54'
L27	N58°53'38"E	15.69'
L28	S89°52'28"E	79.89'
L29	N54°51'38"E	21.76'

30 15 0 30
ORIGINAL SCALE: 1" = 30'

38252 9.25.24

FINAL PLAT
PEÑA TOWNHOMES
15500.30
SEPTEMBER 12, 2024
SHEET 2 OF 2

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