

This is an example of the 8-1/2" x 11" descriptions and illustrations that must be submitted for every zone lot amendment proposal. Please note that the project used in this example is different from the project used for the example Improvement Survey Plats (ISPs).



PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1 PEÑA STATION FILING NO. 6 RECORDED UNDER RECEPTION NO. 2023107986 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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS29425" AT THE NORTH 1/4 CORNER A 3-1/4" ALUMINUM CAP STAMPED "LS27278" AT THE NORTHEAST CORNER, BEARING S89°51'30"E AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE MOST WESTERLY SOUTHEAST CORNER OF LOT 1, BLOCK 1 PEÑA STATION FILING NO. 6 RECORDED UNDER RECEPTION NO. 2023107986 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 63RD AVENUE AS SHOWN ON THE PLAT OF PEÑA STATION FILING NO. 3 RECORDED UNDER RECEPTION NO. 2021219177;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°52'28"W A DISTANCE OF 158.84 FEET, TO THE SOUTHEASTERLY CORNER OF ZONE LOT B RECORDED UNDER RECEPTION NO. 2024004931;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID ZONE LOT B, THE FOLLOWING TWO (2) COURSES:

1. N00°11'13"W A DISTANCE OF 230.00 FEET;
2. N89°52'28"W A DISTANCE OF 396.00 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH WACO STREET AS SHOWN ON THE PLAT OF PEÑA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433;

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

1. N00°11'13"W A DISTANCE OF 273.56 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°19'43" AND AN ARC LENGTH OF 47.30 FEET, TO A POINT OF TANGENT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS SHOWN ON SAID PLAT OF PEÑA STATION FILING NO. 2;

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

1. S89°51'30"E A DISTANCE OF 525.01 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 89°40'17" AND AN ARC LENGTH OF 46.95 FEET, TO A POINT OF TANGENT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH YAMPA STREET;

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

1. S00°11'13"E A DISTANCE OF 473.58 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 THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 220,526 SQUARE FEET OR 5.0626 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



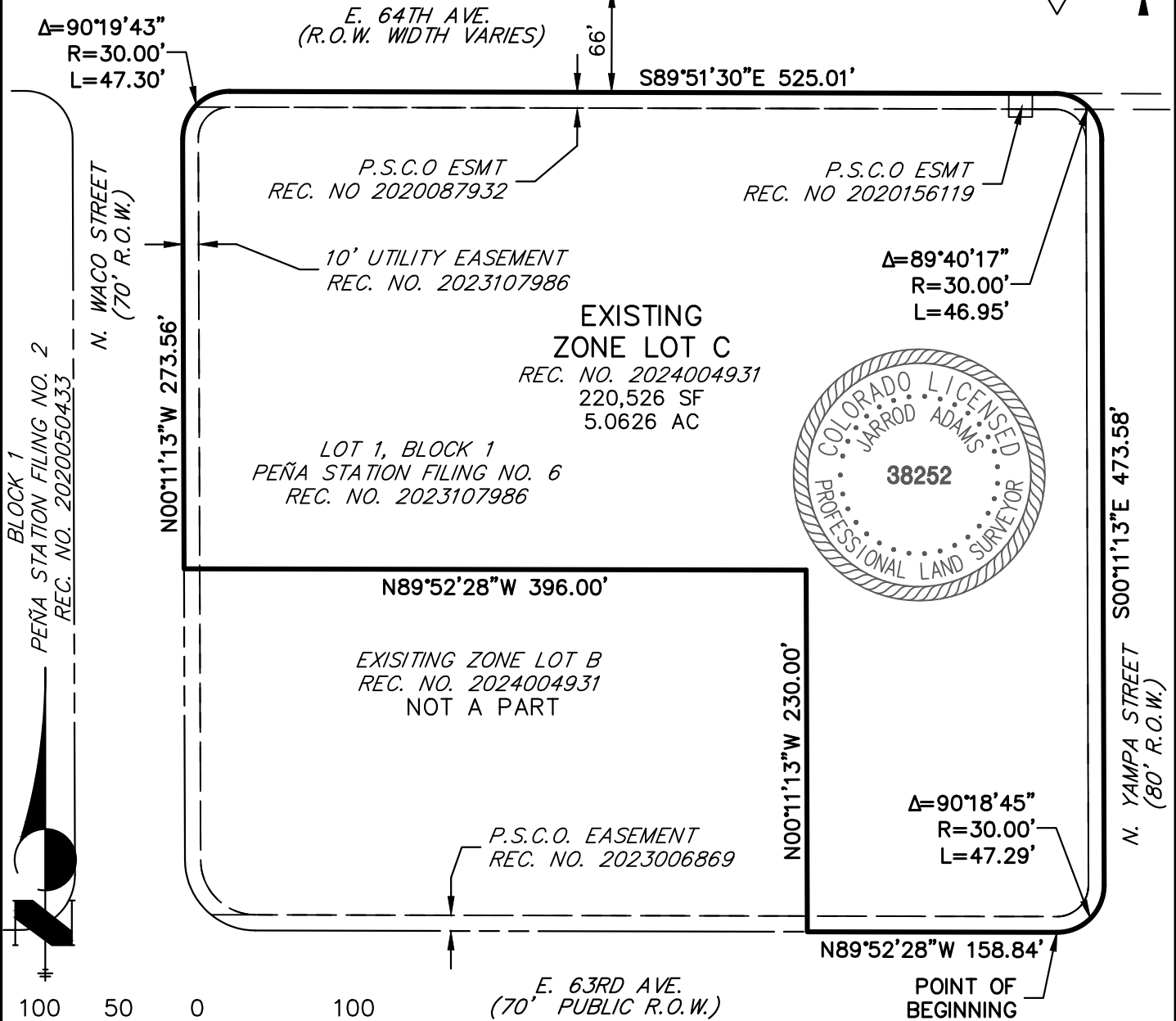
EXHIBIT A

EXISTING CONDITIONS
BEFORE ZONE LOT AMENDMENT

N. 1/4 COR. SEC. 9
T.3S, R.66W, 6TH P.M.
RECOVERED 2-1/2" ALUM. CAP
STAMPED: LS 29425 "2020"

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, T3S, R66W, 6TH P.M. S89°51'30"E



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

N. WACO STREET
(70' R.O.W.)

N00°11'13"W 273.56'

P.S.C.O. ESMT
REC. NO. 2020087932

P.S.C.O. ESMT
REC. NO. 2020156119

10' UTILITY EASEMENT
REC. NO. 2023107986

EXISTING
ZONE LOT C
REC. NO. 2024004931
220,526 SF
5.0626 AC

LOT 1, BLOCK 1
PEÑA STATION FILING NO. 6
REC. NO. 2023107986



N89°52'28"W 396.00'

EXISTING ZONE LOT B
REC. NO. 2024004931
NOT A PART

N00°11'13"W 230.00'

P.S.C.O. EASEMENT
REC. NO. 2023006869

Δ=90°18'45"
R=30.00'
L=47.29'

S00°11'13"E 473.58'

N. YAMPA STREET
(80' R.O.W.)

N89°52'28"W 158.84'

E. 63RD AVE.
(70' PUBLIC R.O.W.)

POINT OF BEGINNING

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ZONE LOT AMENDMENT
PEÑA STATION FILING NO. 6 LOT 1, BLOCK 1
PROJECT NO.: 15500.35
DATE: 3/14/2024

LOT 1, BLOCK 1
PEÑA STATION FILING NO. 3
REC. NO. 2021219177



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**EXHIBIT B
PROPOSED ZONE LOT C-1**

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1 PEÑA STATION FILING NO. 6 RECORDED UNDER RECEPTION NO. 2023107986 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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS29425" AT THE NORTH 1/4 CORNER, AND BY A 3-1/4" ALUMINUM CAP STAMPED "LS27278" AT THE NORTHEAST CORNER, BEARING S89°51'30"E AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE MOST WESTERLY SOUTHEAST CORNER OF LOT 1, BLOCK 1 PEÑA STATION FILING NO. 6 RECORDED UNDER RECEPTION NO. 2023107986 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 63RD AVENUE AS SHOWN ON THE PLAT OF PEÑA STATION FILING NO. 3 RECORDED UNDER RECEPTION NO. 2021219177;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, N89°52'28"W A DISTANCE OF 158.84 FEET, TO THE SOUTHEASTERLY CORNER OF ZONE LOT B RECORDED UNDER RECEPTION NO. 2024004931;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID ZONE LOT B, THE FOLLOWING TWO (2) COURSES:

1. N00°11'13"W A DISTANCE OF 230.00 FEET;
2. N89°52'28"W A DISTANCE OF 99.51 FEET;

THENCE DEPARTING THE NORTHERLY LINE OF SAID ZONE LOT B, N00°11'13"W A DISTANCE OF 303.65 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS SHOWN ON THE PLAT OF PEÑA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433;

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

1. S89°51'30"E A DISTANCE OF 258.69 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 89°40'17" AND AN ARC LENGTH OF 46.95 FEET, TO A POINT OF TANGENT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH YAMPA STREET;

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

1. S00°11'13"E A DISTANCE OF 473.58 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 THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 130,680 SQUARE FEET OR 3.0000 ACRES.

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



EXHIBIT B

N. 1/4 COR. SEC. 9
T.3S, R.66W, 6TH P.M.
RECOVERED 2-1/2" ALUM. CAP
STAMPED: LS 29425 "2020"

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, T3S, R66W, 6TH P.M. S89°51'30"E

E. 64TH AVE.
(R.O.W. WIDTH VARIES)

66'

S89°51'30"E 258.69'

P.S.C.O ESMT
REC. NO. 2020087932

P.S.C.O ESMT
REC. NO. 2020156119

10' UTILITY EASEMENT
REC. NO. 2023107986

$\Delta=89^{\circ}40'17''$
R=30.00'
L=46.95'

EXISTING ZONE LOT C
REC. NO. 2024004931

**PROPOSED
ZONE LOT C-1**
130,680 SF
3.0000 AC

LOT 1, BLOCK 1
PEÑA STATION FILING NO. 6
REC. NO. 2023107986

N00°11'13"W 303.65'

99.51'

N89°52'28"W

S00°11'13"E 473.58'

EXISTING ZONE LOT B
REC. NO. 2024004931
NOT A PART

$\Delta=90^{\circ}18'45''$
R=30.00'
L=47.29'

P.S.C.O. EASEMENT
REC. NO. 2023006869

N00°11'13"W 230.00'

158.84'

N89°52'28"W

N. YAMPA STREET
(80' R.O.W.)

E. 63RD AVE.
(70' PUBLIC R.O.W.)

POINT OF BEGINNING

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

N. WACO STREET
(70' R.O.W.)



100 50 0 100

ORIGINAL SCALE: 1" = 100'

LOT 1, BLOCK 1
PENA STATION FILING NO. 3
REC. NO. 2021219177

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ZONE LOT AMENDMENT
PEÑA STATION FILING NO. 6 LOT 1, BLOCK 1
PROJECT NO.: 15500.35
DATE: 3/14/2024

SHEET: 6 OF 10



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**EXHIBIT C
PROPOSED ZONE LOT C-2**

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 1 PEÑA STATION FILING NO. 6 RECORDED UNDER RECEPTION NO. 2023107986 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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS29425" AT THE NORTH 1/4 CORNER, AND BY A 3-1/4" ALUMINUM CAP STAMPED "LS27278" AT THE NORTHEAST CORNER, BEARING S89°51'30"E AS REFERENCED TO UTM ZONE 13.

BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF LOT 1, BLOCK 1 PEÑA STATION FILING NO. 6 RECORDED UNDER RECEPTION NO. 2023107986 IN THE OFFICE OF THE DENVER COUNTY CLERK AND RECORDER, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE AS SHOWN ON THE PLAT OF PEÑA STATION FILING NO. 2 RECORDED UNDER RECEPTION NO. 2020050433;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°51'30"E A DISTANCE OF 266.32 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S00°11'13"E A DISTANCE OF 303.65 FEET, TO A POINT ON THE NORTHERLY LINE OF ZONE LOT B RECORDED UNDER RECEPTION NO. 2024004931;

THENCE ON THE NORTHERLY LINE OF SAID ZONE LOT B, N89°52'28"W A DISTANCE OF 296.49 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WACO STREET, AS SHOWN ON SAID PLAT OF PEÑA STATION FILING NO. 2;

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

1. N00°11'13"W A DISTANCE OF 273.56 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°19'43" AND AN ARC LENGTH OF 47.30 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 89,846 SQUARE FEET OR 2.0626 ACRES..

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



EXHIBIT C

N. 1/4 COR. SEC. 9
T.3S, R.66W, 6TH P.M.
RECOVERED 2-1/2" ALUM. CAP
STAMPED: LS 29425 "2020"

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, T3S, R66W, 6TH P.M S89°51'30"E

$\Delta=90^{\circ}19'43''$
R=30.00'
L=47.30'

POINT OF BEGINNING

E. 64TH AVE.
(R.O.W. WIDTH VARIES)

S89°51'30"E 266.32'

P.S.C.O ESMT
REC. NO 2020087932

P.S.C.O ESMT
REC. NO 2020156119

10' UTILITY EASEMENT
REC. NO. 2023107986

**PROPOSED
ZONE LOT C-2**
89,846 SF
2.0626 AC

EXISTING ZONE LOT C
REC. NO. 2024004931
LOT 1, BLOCK 1
PEÑA STATION FILING NO. 6
REC. NO. 2023107986

99.51'
(TIE)

N89°52'28"W 296.49'



EXISTING ZONE LOT B
REC. NO. 2024004931
NOT A PART

P.S.C.O. EASEMENT
REC. NO. 2023006869

E. 63RD AVE.
(70' PUBLIC R.O.W.)

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

N. WACO STREET
(70' R.O.W.)

N00°11'13"W 273.56'

S00°11'13"E 303.65'

N. YAMPA STREET
(80' R.O.W.)

100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ZONE LOT AMENDMENT
PEÑA STATION FILING NO. 6 LOT 1, BLOCK 1
PROJECT NO.: 15500.35
DATE: 3/14/2024

LOT 1, BLOCK 1
PEÑA STATION FILING NO. 3
REC. NO. 2021219177



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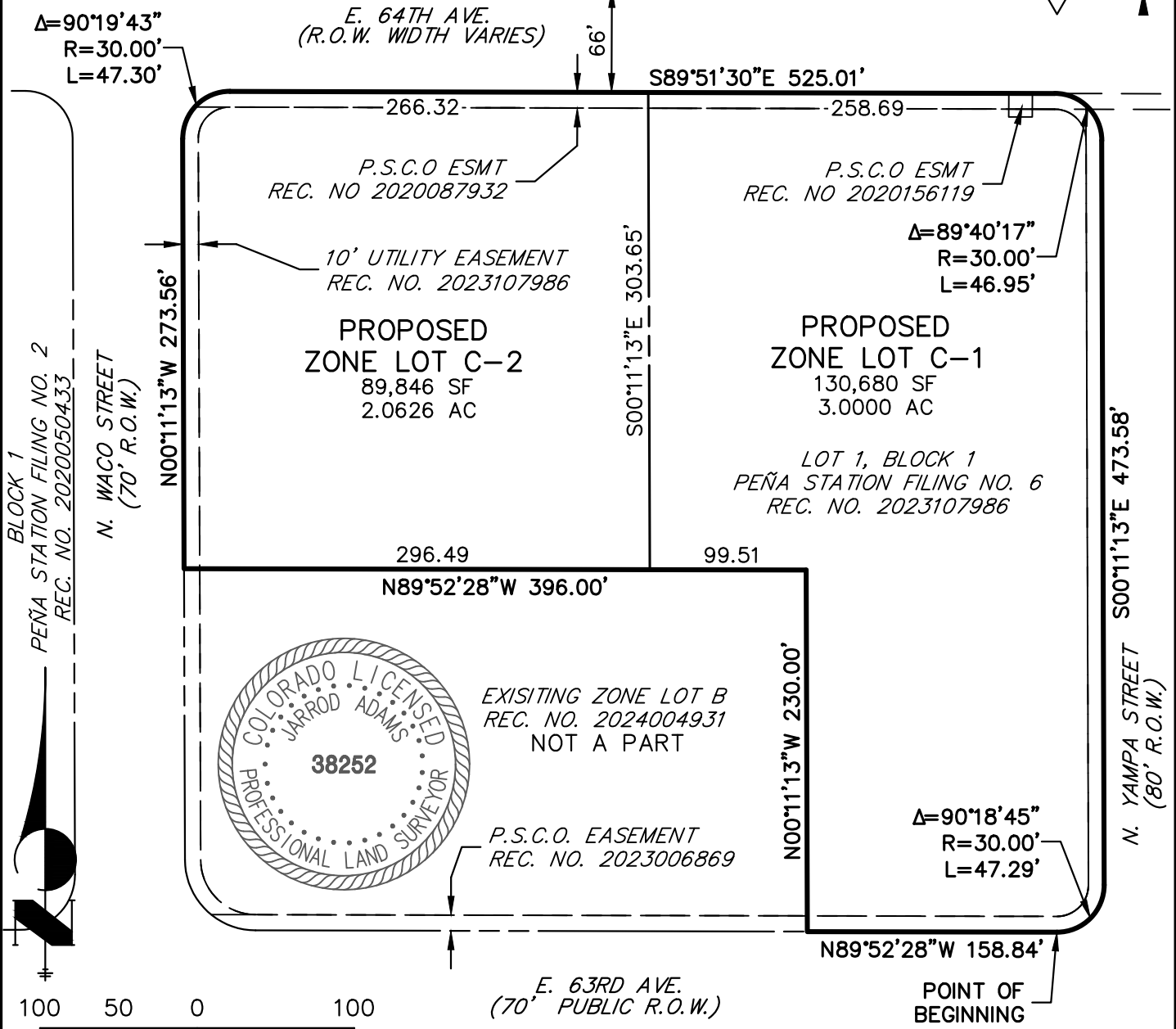
EXHIBIT D

CONFIGURATION AFTER
ZONE LOT AMENDMENT

N. 1/4 COR. SEC. 9
T.3S, R.66W, 6TH P.M.
RECOVERED 2-1/2" ALUM. CAP
STAMPED: LS 29425 "2020"

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, T3S, R66W, 6TH P.M. S89°51'30"E



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

N. WACO STREET
(70' R.O.W.)

N. YAMPA STREET
(80' R.O.W.)



100 50 0 100

ORIGINAL SCALE: 1" = 100'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ZONE LOT AMENDMENT
PEÑA STATION FILING NO. 6 LOT 1, BLOCK 1
PROJECT NO.: 15500.35
DATE: 3/14/2024

SHEET: 10 OF 10

LOT 1, BLOCK 1
PEÑA STATION FILING NO. 3
REC. NO. 2021219177



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