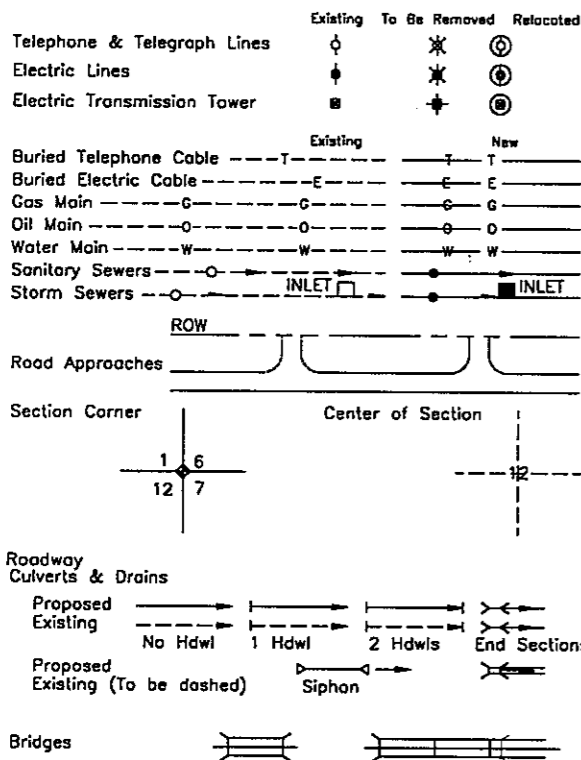
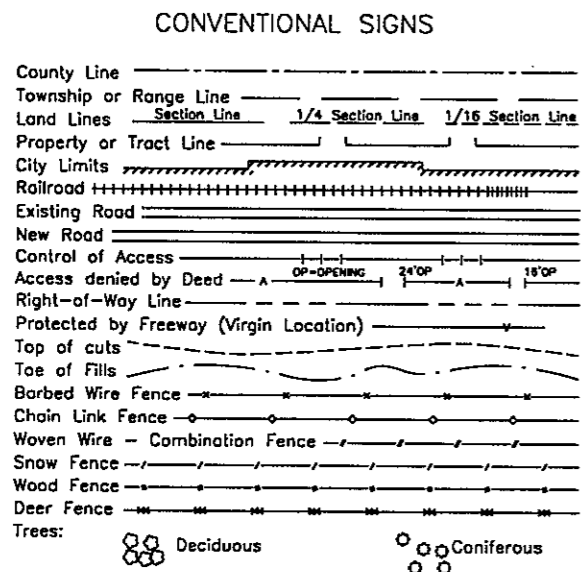


# COLORADO DEPARTMENT OF TRANSPORTATION

## RIGHT-OF-WAY PLAN OF PROPOSED COLORADO PROJECT NO. C4701-083 STATE HIGHWAY NO. C-470 LOCATED IN SECTIONS 2, 11, AND 14 TOWNSHIP 4 SOUTH RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN JEFFERSON COUNTY, STATE OF COLORADO

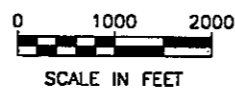
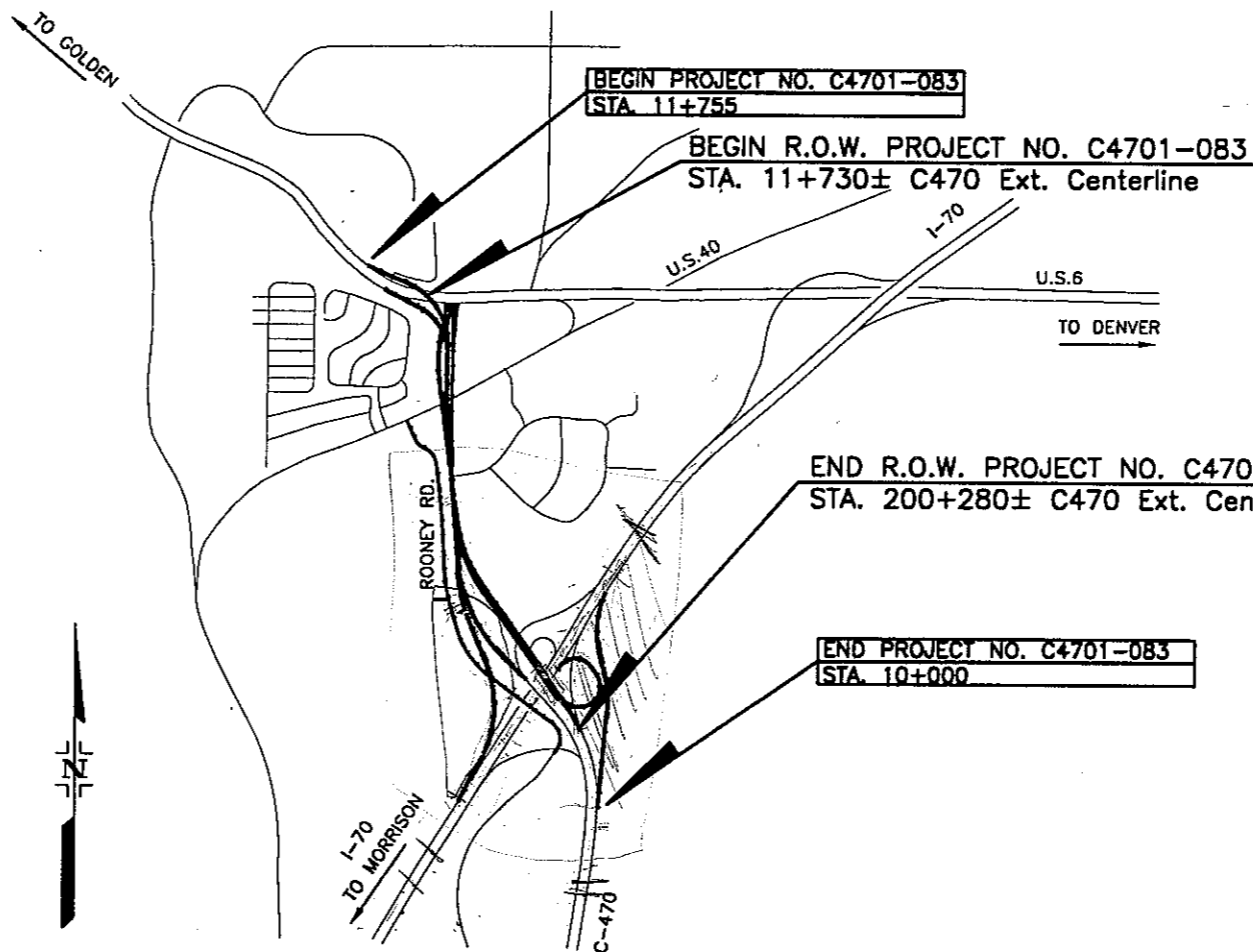
**Related Projects:**  
P. E. UNDER PROJECT:  
Project Number C4701-083  
Project Code 11567

**R.O.W. Projects:**  
R.O.W. Project Description C-470 EXTENSION



**SCALES OF ORIGINAL DRAWINGS**

SHEET 3 1 : 5000  
SHEETS 4-7 1 : 1000  
SHEETS 8-9 1 : 2000  
R.O.W. LENGTH OF PROJECT = 2125.8 m±



**INDEX OF SHEETS**

SHEET NO.	TITLE SHEET
1	TITLE SHEET
2 - 2A	TABULATION OF PROPERTIES
3 - 3E	CONTROL AND MONUMENTATION
4 - 9	R.O.W. & OWNERSHIP SHEETS

DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED \_\_\_\_\_ DATE \_\_\_\_\_

DIVISION ADMINISTRATOR

**Computer File Information**

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Last Modification Date: 12/23/96	Initials: dib
Full Path:	
Drawing File Name: 3680-1.dwg	
Acad Ver. R12	Scale: Units: METRIC

**Index of Revisions**

No.	Description	Date



**BENCHMARK SURVEYING, LTD.**  
7430 EAST CALEY AVENUE, SUITE 120  
ENGLEWOOD, CO. 80111 / (303) 843-8072

**As Constructed**

No Revisions:
Revised:
Void:

**TITLE SHEET**

Designer:	
Detailer:	
Sheet Subset:	Subset Sheets: of

**Project No./Code**


C4701-083
11567
Sheet Number T

Rec'd JUN 19 1998 / Printed

## R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY - C470

PARCEL NO.	OWNER	ADDRESS	LOCATION IN T. 4 S., R. 70 W., 6th P.M.	AREA IN SQUARE METERS & ACRES				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
PARCEL 1	COUNTY OF JEFFERSON, STATE OF COLORADO	100 JEFFERSON COUNTY PARKWAY GOLDEN, COLORADO 80419	AN IRREGULAR TRACT OF LAND IN THE SW 1/4, SECTION 2	2536 S.M. 0.6266 AC	2536 S.M. 0.6266 AC			PARCEL 1	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
PE - 1	COUNTY OF JEFFERSON, STATE OF COLORADO	100 JEFFERSON COUNTY PARKWAY GOLDEN, COLORADO 80419	AN IRREGULAR TRACT OF LAND IN THE SW 1/4 OF SECTION 2	160 S.M. 0.0396 AC	160 S.M. 0.0396 AC			PE - 1	PERMANENT EASEMENT TO BE DEDICATED BY GRANT OF EASEMENT AND EASEMENT AGREEMENT TO PUBLIC SERVICE COMPANY OF COLORADO; REQUIRED FOR REALIGNMENT AND MAINTENANCE OF TOWERS
PARCEL 2	JEFFERSON COUNTY FINANCE CORPORATION	100 JEFFERSON COUNTY PARKWAY GOLDEN, COLORADO 80419	AN IRREGULAR TRACT OF LAND IN THE SW 1/4 OF SECTION 2	1307 S.M. 0.3229 AC	1307 S.M. 0.3229 AC			PARCEL 2	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
PE - 2	JEFFERSON COUNTY FINANCE CORPORATION	100 JEFFERSON COUNTY PARKWAY GOLDEN, COLORADO 80419	AN IRREGULAR TRACT OF LAND IN THE SW 1/4 OF SECTION 2	272 S.M. 0.0673 AC	272 S.M. 0.0673 AC			PE - 2	PERMANENT EASEMENT TO BE DEDICATED BY GRANT OF EASEMENT AND EASEMENT AGREEMENT TO PUBLIC SERVICE COMPANY OF COLORADO; REQUIRED FOR REALIGNMENT AND MAINTENANCE OF TOWERS
PARCEL 2A	JEFFERSON COUNTY FINANCE CORPORATION	100 JEFFERSON COUNTY PARKWAY GOLDEN, COLORADO 80419	AN IRREGULAR TRACT OF LAND IN THE SW 1/4 OF SECTION 2	236 S.M. 0.0583 AC	236 S.M. 0.0583 AC			PARCEL 2A	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
PE - 2A	JEFFERSON COUNTY FINANCE CORPORATION	100 JEFFERSON COUNTY PARKWAY GOLDEN, COLORADO 80419	AN IRREGULAR TRACT OF LAND IN THE SW 1/4 OF SECTION 2	421 S.M. 0.1041 AC	421 S.M. 0.1041 AC			PE - 2A	PERMANENT EASEMENT TO BE DEDICATED BY GRANT OF EASEMENT AND EASEMENT AGREEMENT TO PUBLIC SERVICE COMPANY OF COLORADO; REQUIRED FOR REALIGNMENT AND MAINTENANCE OF TOWERS
PARCEL 3	SNOWLAND VISTAS, INC., AN ILLINOIS CORPORATION c/o EQUITY ASSETS MANAGEMENT	P.O. BOX A3879 CHICAGO, ILLINOIS 60690-3879	AN IRREGULAR TRACT OF LAND IN THE NW 1/4 OF SECTION 11	2668 S.M. 0.6592 AC	2668 S.M. 0.6592 AC	131117 S.M. 32.3995 AC		PARCEL 3	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
E - 3	SNOWLAND VISTAS, INC., AN ILLINOIS CORPORATION c/o EQUITY ASSETS MANAGEMENT (R1)	P.O. BOX A3879 CHICAGO, ILLINOIS 60690-3879	AN IRREGULAR TRACT OF LAND IN THE NW 1/4 OF SECTION 11	1366 S.M. 0.3376 AC	1366 S.M. 0.3376 AC			E - 3 (R1)	PERMANENT EASEMENT TO BE DEDICATED BY GRANT OF EASEMENT AND EASEMENT AGREEMENT TO PUBLIC SERVICE COMPANY OF COLORADO; REQUIRED FOR REALIGNMENT AND MAINTENANCE OF TOWERS
PE - 3	SNOWLAND VISTAS, INC., AN ILLINOIS CORPORATION c/o EQUITY ASSETS MANAGEMENT (R1)	P.O. BOX A3879 CHICAGO, ILLINOIS 60690-3879	AN IRREGULAR TRACT OF LAND IN THE NW 1/4 OF SECTION 11	736 S.M. 0.1819 AC	736 S.M. 0.1819 AC			PE - 3 (R1)	PERMANENT EASEMENT TO BE DEDICATED BY GRANT OF EASEMENT AGREEMENT TO CDOT; REQUIRED TO CONSTRUCT AND MAINTAIN UTILITIES
PARCEL 4	PUBLIC SERVICE COMPANY OF COLORADO	550 15th STREET, SUITE 1000 DENVER, COLORADO 80202	AN IRREGULAR TRACT OF LAND IN THE NW 1/4 OF SECTION 11	18035 S.M. 4.4566 AC	18035 S.M. 4.4566 AC	0 S.M. 0 AC	45416 S.M. 11.2226 AC	PARCEL 4	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
E - 4	PUBLIC SERVICE COMPANY OF COLORADO	550 15th STREET, SUITE 1000 DENVER, COLORADO 80202	AN IRREGULAR TRACT OF LAND IN THE NW 1/4 OF SECTION 11	18035 S.M. 4.4566 AC	18035 S.M. 4.4566 AC			E - 4	EASEMENT TO BE RESERVED BY PUBLIC SERVICE COMPANY OF COLORADO; REQUIRED FOR REALIGNMENT AND MAINTENANCE OF TOWERS
PARCEL 5	(R1)								
PE-6	6 & 40 LIMITED PARTNERSHIP A COLORADO LIMITED PARTNERSHIP	1512 LARIMER STREET DENVER, COLORADO 80202	AN IRREGULAR TRACT OF LAND IN THE NW 1/4 OF SECTION 11	670 S.M. 0.1655 AC	670 S.M. 0.1655 AC			PE - 6	PERMANENT EASEMENT TO BE DEDICATED BY GRANT OF EASEMENT AND EASEMENT AGREEMENT TO CDOT; REQUIRED TO CONSTRUCT AND MAINTAIN RETAINING WALL AND WATER MAIN
PARCEL 7	ESTATE OF DENNIS D. HADWIGER	13135 W. 28th PLACE GOLDEN, COLORADO 80401	AN IRREGULAR TRACT OF LAND IN THE NW 1/4 OF SECTION 11	5223 S.M. 1.2905 AC	5223 S.M. 1.2905 AC	0 S.M. 0 AC		PARCEL 7	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT DRAINAGE CHANNEL IMPROVEMENTS FOR C470 ROADWAY IMPROVEMENTS AND ALIGNMENT
PARCEL 8	TOTAL PETROLEUM, INC., A MICHIGAN CORPORATION	900 - 19th STREET DENVER, COLORADO 80202-2523	AN IRREGULAR TRACT OF LAND IN THE NW 1/4 OF SECTION 11	1304 S.M. 0.3223 AC	1304 S.M. 0.3223 AC	10333 S.M. 2.5534 AC		PARCEL 8	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT DRAINAGE CHANNEL IMPROVEMENTS FOR C470 ROADWAY IMPROVEMENTS AND ALIGNMENT
PARCEL 9	ROGER SOLLENBARGER (R1) (R2)	31800 HIGHWAY 141 WHITEWATER, COLORADO 81527-9724	AN IRREGULAR TRACT OF LAND IN THE NW 1/4 OF SECTION 11	2709 S.M. 0.6693 AC	2709 S.M. 0.6693 AC	16529 S.M. 4.0843 AC		PARCEL 9 (R1) (R2)	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
PE-9A	ROGER SOLLENBARGER (R3)	31800 HIGHWAY 141 WHITEWATER, COLORADO 81527-9724	AN IRREGULAR TRACT OF LAND IN THE NW 1/4 OF SECTION 11	627 S.M. 0.1549 AC	627 S.M. 0.1549 AC			PE-9A (R3)	PERMANENT EASEMENT FOR SANITARY SEWER


Rec'd / Printed

<b>Computer File Information</b>		<b>Index of Revisions</b>		PREPARED BY:  <b>BENCHMARK SURVEYING, LTD.</b> 7430 EAST CALEY AVENUE, SUITE 120 ENGLEWOOD, CO. 80111 / (303) 843-8072	<b>As Constructed</b>		<b>RIGHT-OF-WAY PROPERTY TABULATION</b>		<b>Project No./Code</b>	
Creation Date: 10/25/96	Initials: dib	(R1)	3/25/97 Chg. PE-3, E-3; Del. Prcl. 5, 9 dib		No Revisions:		C4701-083		11567	
Last Modification Date: 12/23/96	Initials: dib	(R2)	5/22/97 Add Prcl. 9 dib		Revised:	Designer:			Sheet Number 2352	
Full Path:		(R3)	6/19/98 Add PE-9A dib		Void:	Detailer:				
Drawing File Name: 3680-2A.dwg					Sheet Subset:	Subset Sheets:	of			
Acad Ver. R12	Scale: 1cm=10m	Units: METRIC								

# R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY - C470

PARCEL NO.	OWNER	ADDRESS	LOCATION IN T. 4 S., R. 70 W., 6th P.M.	AREA IN SQUARE METERS & ACRES				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
PARCEL TE-9 (R1) (R2)	REV. ROGER SOLLENBARGER	31800 HIGHWAY 141 WHITEWATER, COLORADO 81527-9724	AN IRREGULAR TRACT OF LAND IN THE NW 1/4 OF SECTION 11	861 S.M. 0.2130 AC	(R2)			PRCL TE-9 (R1)	TEMPORARY EASEMENT REQUIRED TO CONSTRUCT ROONEY ROAD REALIGNMENT
PARCEL 10	PUBLIC SERVICE COMPANY OF COLORADO	550 15th STREET, SUITE 1000 DENVER, COLORADO 80202	AN IRREGULAR TRACT OF LAND IN THE W 1/2 OF SECTION 11	14510 S.M. 3.5853 AC	14510 S.M. 3.5853 AC			PARCEL 10	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
PRCL TE-10 (R1)	PUBLIC SERVICE COMPANY OF COLORADO	550 15th STREET, SUITE 1000 DENVER, COLORADO 80202	AN IRREGULAR TRACT OF LAND IN THE W 1/2 OF SECTION 11	36 S.M. 0.0089 AC				PRCL TE-10 (R1)	TEMPORARY EASEMENT REQUIRED TO CONTRUCT ROONEY ROAD REALIGNMENT
E - 10	PUBLIC SERVICE COMPANY OF COLORADO	550 15th STREET, SUITE 1000 DENVER, COLORADO 80202	AN IRREGULAR TRACT OF LAND IN THE W 1/2 OF SECTION 11	14510 S.M. 3.5853 AC	14510 S.M. 3.5853 AC			E - 10	EASEMENT TO BE RESERVED BY PUBLIC SERVICE COMPANY OF COLORADO; REQUIRED FOR REALIGNMENT AND MAINTENANCE OF TOWERS
PARCEL 10A	PUBLIC SERVICE COMPANY OF COLORADO	550 15th STREET, SUITE 1000 DENVER, COLORADO 80202	AN IRREGULAR TRACT OF LAND IN THE W 1/2 OF SECTION 11	8938 S.M. 2.2085 AC	8938 S.M. 2.2085 AC			PARCEL 10A	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
E - 10A	PUBLIC SERVICE COMPANY OF COLORADO	550 15th STREET, SUITE 1000 DENVER, COLORADO 80202	AN IRREGULAR TRACT OF LAND IN THE W 1/2 OF SECTION 11	8938 S.M. 2.2085 AC	8938 S.M. 2.2085 AC			E - 10A	EASEMENT TO BE RESERVED BY PUBLIC SERVICE COMPANY OF COLORADO; REQUIRED FOR REALIGNMENT AND MAINTENANCE OF TOWERS
PARCEL 11	COUNTY OF JEFFERSON, STATE OF COLORADO	100 JEFFERSON COUNTY PARKWAY GOLDEN, COLORADO 80419	AN IRREGULAR TRACT OF LAND IN THE W 1/2 OF SECTION 11	4959 S.M. 1.2254 AC	4959 S.M. 1.2254 AC			PARCEL 11	JEFFERSON COUNTY PROPERTY TO BE DESIGNATED PUBLIC ROW
PARCEL 12	INTERSTATES-DENVER WEST, A COLORADO JOINT VENTURE	P.O. BOX 1872 GUNNISON, COLORADO 81230	AN IRREGULAR TRACT OF LAND IN SECTION 11	3702 S.M. 0.9149 AC	3702 S.M. 0.9149 AC		21799 S.M. 5.3865 AC	PARCEL 12	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
PE-12A (R4)	INTERSTATES-DENVER WEST, A COLORADO JOINT VENTURE	P.O. BOX 1872 GUNNISON, COLORADO 81230	AN IRREGULAR TRACT OF LAND IN SECTION 11	998 S.M. 0.2466 AC	998 S.M. 0.2466 AC			PE-12A (R4)	PERMENANT EASEMENT FOR WATER LINE
PARCEL 13	INTERSTATES-DENVER WEST, A COLORADO JOINT VENTURE	P.O. BOX 1872 GUNNISON, COLORADO 81230	AN IRREGULAR TRACT OF LAND IN SECTION 11	3155 S.M. 0.7797 AC	3155 S.M. 0.7797 AC		1365 S.M. 0.3373 AC	PARCEL 13	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
PARCEL 13A	INTERSTATES-DENVER WEST, A COLORADO JOINT VENTURE	P.O. BOX 1872 GUNNISON, COLORADO 81230	AN IRREGULAR TRACT OF LAND IN SECTION 11	1654 S.M. 0.4087 AC	1654 S.M. 0.4087 AC		0 S.M. 0 AC	PARCEL 13A	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CITY OF GOLDEN; REQUIRED TO CONSTRUCT ACCESS DRIVE
PARCEL 15	MARY LOUISE THRUSH HAYDEN AND JOHN B. HAYDEN IN JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP	P.O. BOX 15482 PHOENIX, ARIZONA 85060	AN IRREGULAR TRACT OF LAND IN THE SW 1/4 OF SECTION 11	39572 S.M. 9.7783 AC	39572 S.M. 9.7783 AC		49681 S.M. 12.2764 AC	PARCEL 15	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
E-15 (R3)	MARY LOUISE THRUSH HAYDEN AND JOHN B. HAYDEN IN JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP	P.O. BOX 15482 PHOENIX, ARIZONA 85060	AN IRREGULAR TRACT OF LAND IN THE SW 1/4 OF SECTION 11	255 S.M. 0.0630 AC	255 S.M. 0.0630 AC			E-15 (R3)	EASEMENT TO BE RESERVED BY THE CITY OF GOLDEN FOR ACCESS PURPOSES
PARCEL 16	MARY LOUISE THRUSH HAYDEN AND JOHN B. HAYDEN IN JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP	P.O. BOX 15482 PHOENIX, ARIZONA 85060	AN IRREGULAR TRACT OF LAND IN THE SW 1/4 OF SECTION 11	16186 S.M. 3.9997 AC	16186 S.M. 3.9997 AC		29583 S.M. 7.3100 AC	PARCEL 16	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
PARCEL 17	INTERSTATES-DENVER WEST, A COLORADO JOINT VENTURE	P.O. BOX 1872 GUNNISON, COLORADO 81230	AN IRREGULAR TRACT OF LAND IN THE SE 1/4 OF SECTION 11	19477 S.M. 4.8128 AC	19477 S.M. 4.8128 AC		21140 S.M. 5.2238 AC	PARCEL 17	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
PARCEL 18	INTERSTATES-DENVER WEST, A COLORADO JOINT VENTURE	P.O. BOX 1872 GUNNISON, COLORADO 81230	AN IRREGULAR TRACT OF LAND IN THE SE 1/4 OF SECTION 11	4424 S.M. 1.0931 AC	4424 S.M. 1.0931 AC		80164 S.M. 19.8088 AC	PARCEL 18	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
PARCEL 19	CITY OF LAKEWOOD, STATE OF COLORADO, A MUNICIPAL CORPORATION	445 S. ALLISON PARKWAY LAKEWOOD, COLORADO 80206	AN IRREGULAR TRACT OF LAND IN THE NE 1/4 OF SECTION 14	6797 S.M. 1.6794 AC	6797 S.M. 1.6794 AC		35909 S.M. 9.1204 AC	PARCEL 19	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS
PARCEL 21	INTERSTATES-DENVER WEST, A COLORADO JOINT VENTURE	P.O. BOX 15482 PHOENIX, ARIZONA 85060	AN IRREGULAR TRACT OF LAND IN THE NE 1/4 OF SECTION 14	105 S.M. 0.0260 AC	105 S.M. 0.0260 AC		342 S.M. 0.0845 AC	PARCEL 21	ROW PARCEL TO BE ACQUIRED BY WARRANTY DEED TO CDOT; REQUIRED TO CONSTRUCT C470 ROADWAY IMPROVEMENTS

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Creation Date: 10/25/96	Initials: dib	(R1) 8/25/97	Del. Prcl 12A,14; Add TE-9,TE-10 dib		No Revisions:			C4701-083	
Last Modification Date: 12/23/96	Initials: dib	(R2) 2/05/98	Rev. TE-9 dib		Revised:	Designer:		11567	
Full Path:		(R3) 3/05/98	Add PE-15 dib		Void:	Detailer:		Sheet Number 2A 353	
Drawing File Name: 3680-2A.dwg		(R4) 6/19/98	Add PE-12A dib		Sheet Subset:		Subset Sheets: of		
Acad Ver. R12	Scale: 1cm=10m	Units: METRIC							

# DEPARTMENT OF TRANSPORTATION—STATE OF COLORADO SURVEY CONTROL DIAGRAM

PROJECT # C4701-083

STATE HIGHWAY NO. C-470

LOCATED IN SECTIONS 2, 11, AND 14 TOWNSHIP 4 SOUTH,  
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON, STATE OF COLORADO

### LEGEND

- |   |   |
|---|---|
| ◆ SECTION CORNER MONUMENT (AS NOTED)    | ○ SET PIN & CAP (AS NOTED)                                    |
| ◆ SECTION CORNER (CALCULATED POSITION)  | + SET CHISELED CROSS IN CONCRETE                              |
| ◆ FOUND MONUMENT (AS NOTED)             | ----- TRAVERSE LINE   |
| ⊙ SET HINGE NAIL WITH WASHER (AS NOTED) | ----- SECTION LINE  |
| △ SET CDOT TYPE 2 MONUMENT (AS NOTED)   | SEE SURVEY CONTROL AND MONUMENTATION SHEETS FOR DESCRIPTIONS. |

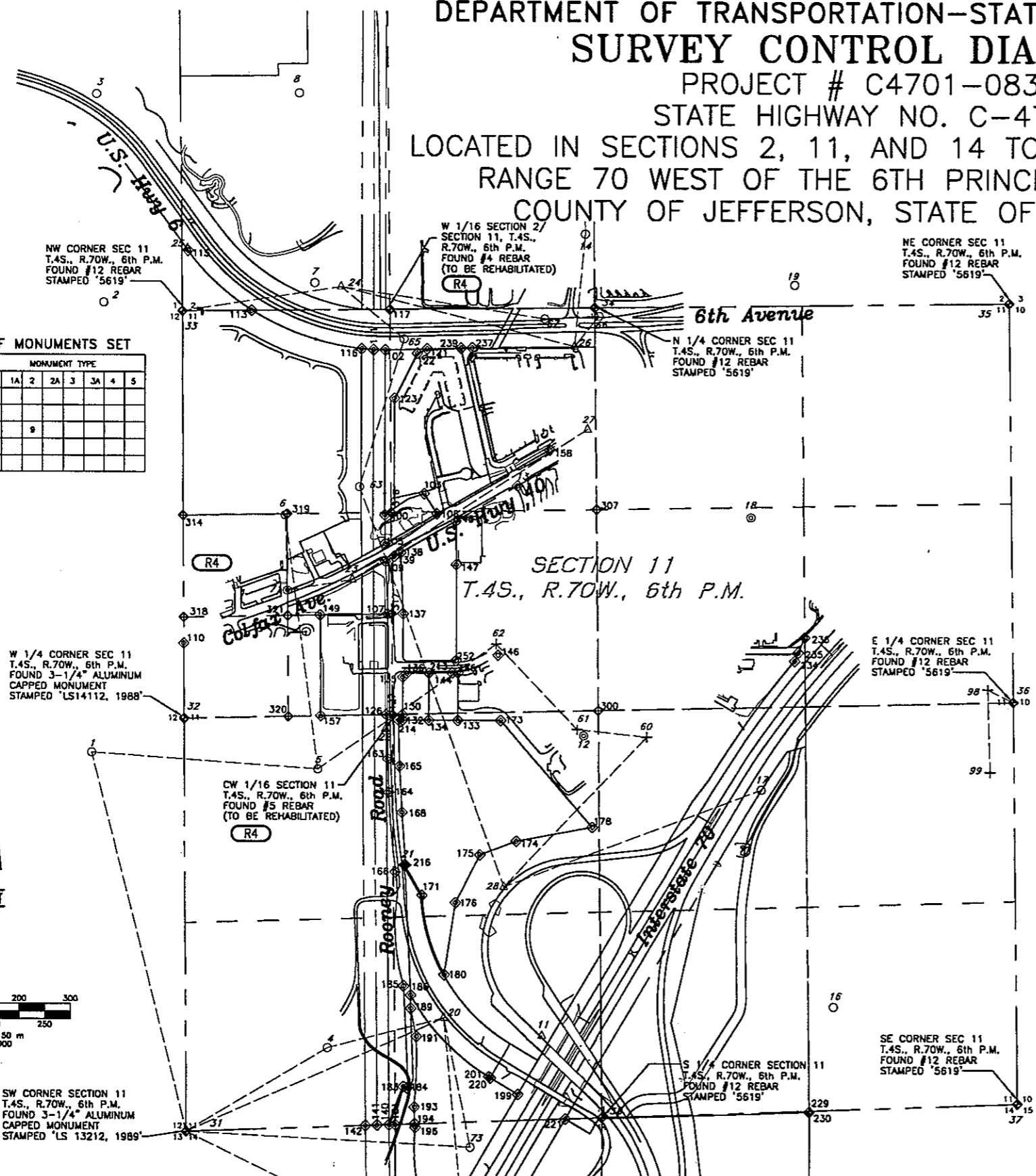
### NOTES:

1. THIS CONTROL SURVEY IS FOR THE USE OF THE COLORADO DEPARTMENT OF TRANSPORTATION—STATE OF COLORADO PERSONNEL. THIS SURVEY IS NOT A COMPLETE BOUNDARY SURVEY. REFER TO THE RIGHT-OF-WAY PLANS FOR THIS PROJECT FOR FURTHER DETAIL ABOUT THE CORNERS REPRESENTED BY THESE MONUMENTS.
2. NOTICE: ACCORDING TO COLORADO LAW 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.
3. FOR THE PURPOSE OF CONVERTING COORDINATES FROM METERS TO FEET, THE U.S. SURVEY FOOT WAS APPLIED TO TRUNCATED METER VALUES. THE CONVERSION FACTOR IS  $12/39.37 = 0.3048006096$ .
4. MODIFIED STATE PLANE COORDINATES, COLORADO COORDINATE SYSTEM, NAD 83 (1992), CENTRAL ZONE, AS SHOWN HEREON, WERE DETERMINED BY GPS OBSERVATIONS, AND ARE BASED UPON THE FOLLOWING CONTROL POINTS WHICH WERE ADJUSTED BY THE NATIONAL GEODETTIC SURVEY IN 1995:
 

POINT	N (METERS)	E (METERS)	ELEV (METERS)	STATION NAME
96	514962.1590	943607.0651	1986.2149	CURLEY 1994
97	511764.9007	939564.1159	1794.1445	RWCL 40 1988

THE COMBINED FACTOR USED TO ARRIVE AT THE ABOVE MODIFIED COORDINATE VALUES WAS 1.000291871. TO DETERMINE THE ACTUAL STATE PLANE COORDINATE VALUES FOR THE ABOVE POINTS, A COMBINED FACTOR OF 0.999708214 WAS USED.
5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON THE COLORADO COORDINATE SYSTEM, NAD 83 (1992), CENTRAL ZONE. THE GRID BEARING FROM CONTROL POINT 97 TO CONTROL POINT 96 IS  $N 51^{\circ} 39' 44'' E$ .
6. DISTANCES SHOWN HEREON ARE SURFACE MEASUREMENTS BASED UPON GPS OBSERVATIONS AND FIELD TRAVERSES CONDUCTED BY BENCHMARK SURVEYING, LTD., IN SEPTEMBER 1996.
7. A LEAST SQUARES ADJUSTMENT OR A COMPASS RULE ADJUSTMENT WAS APPLIED TO SUPPLEMENTAL CONTROL POINTS SET BY BENCHMARK SURVEYING, LTD. UNADJUSTED FIELD SURVEY CONTROL PRECISION MEETS OR EXCEEDS CDOT TYPE "A" SURVEY REQUIREMENTS. PROPERTY MONUMENT SURVEY MEETS OR EXCEEDS CDOT TYPE "B" SURVEY REQUIREMENTS.
8. ELEVATIONS ARE BASED UPON NGS BENCHMARK S-406 1984, A STAINLESS STEEL ROD SET ON THE WEST SIDE OF ULYSSES STREET AT THE INTERSECTION WITH 9TH STREET, IN GOLDEN. ELEVATION = 1799.266 METERS, AND NGS BENCHMARK R-406 1984, A BENCHMARK DISK SET VERTICALLY IN THE WEST FACE OF THE CENTER PIER OF INTERSTATE HIGHWAY 70 ON-RAMP OVERPASS FROM WEST BOUND U.S. HIGHWAY 6, ELEVATION = 1801.324 METERS. DATUM IS NAVD 88.
9. NO WARRANTY IS IMPLIED OR EXPRESSED UNLESS THIS SHEET BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE PREPARER.
10. CORNER TO BE REHABILITATED UNDER CONSTRUCTION CONTRACT. (SEE POINTS 117 AND 127)
11. DATA PROCESSING OF THE GPS OBSERVATIONS WAS PERFORMED BY CONTRACT SURVEYORS, LTD., 2100 SOUTH GARDEN AVENUE, DENVER, COLORADO.

CAP TYPE	MONUMENT TYPE						
	1	1A	2	2A	3A	4	5
REFERENCE							
RIGHT-OF-WAY							
CONTROL			9				
ALLOUT CORNER							
WITNESS CORNER							



**FILING CERTIFICATION**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF THE

COUNTY SURVEYOR'S LAND SURVEY OFFICE AT PAGE \_\_\_\_\_

COUNTY SURVEYOR \_\_\_\_\_

DEPUTY \_\_\_\_\_

FOR AND ON BEHALF OF BENCHMARK SURVEYING, LTD.

NAME: DEAN E. CURLEY

DATE: \_\_\_\_\_

Rec'd / Printed JUN 19 1998

Computer File Information		Index of Revisions		As Constructed		SURVEY CONTROL DIAGRAM		Project No./Code	
Creation Date: 9/09/96	Initials: dib	202	219	No Revisions:				C4701-083	
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PREPARED BY:  
**BENCHMARK SURVEYING, LTD.**  
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DEPARTMENT OF TRANSPORTATION—STATE OF COLORADO  
CONTROL AND MONUMENTATION SHEET

PROJECT # C4701-083  
STATE HIGHWAY NO. C-470

LOCATED IN SECTIONS 2, 11, AND 14 TOWNSHIP 4 SOUTH, RANGE 70 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO  
'METERS & FEET'

SURVEY CONTROL POINT TABULATION - MODIFIED STATE PLANE COORDINATES

NOTES:

◆ INDICATES FOUND ALIQUOT LAND CORNER

POINT	METERS			FEET			DESCRIPTION
	NORTHING (Y)	EASTING (X)	ELEVATION	NORTHING (Y)	EASTING (X)	ELEVATION	
1	514159.5409	939960.0675	1869.873	1686871.7603	3083852.3214	6134.741	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP1' ON 18" LONG #5 REBAR
2	515046.6915	939981.1735	1855.624	1689782.3536	3083921.5666	6087.994	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP2' ON 18" LONG #5 REBAR
3	515450.7302	939967.0562	1830.546	1691107.9373	3083875.2501	6005.717	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP3' ON 18" LONG #5 REBAR
4	513583.9798	940419.8416	1873.070	1684983.4403	3085360.7636	6145.232	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP4' ON 18" LONG #5 REBAR
5	514128.3696	940399.9991	1863.197	1686769.4924	3085295.6636	6112.840	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP5' ON 18" LONG #5 REBAR
6	514630.1004	940335.9491	1832.575	1688415.5878	3085085.5263	6012.372	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP6' ON 18" LONG #5 REBAR
7	515086.7613	940391.0194	1837.393	1689913.8159	3085266.2030	6028.180	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP7' ON 18" LONG #5 REBAR
8	515454.0050	940361.1543	1823.989	1691118.6815	3085168.2204	5984.205	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP8' ON 18" LONG #5 REBAR
9	513051.9130	940436.6791	1884.239	1683237.8180	3085416.0047	6181.875	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP9' ON 18" LONG #5 REBAR (NOT SHOWN)
10	513036.2447	940843.4180	1890.736	1683186.4130	3086750.4471	6203.190	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP10' ON 18" LONG #5 REBAR (NOT SHOWN)
11	513608.1837	940839.3370	1881.093	1685062.8495	3086737.0582	6171.553	SET TYPE 2 CDOT MONUMENT STAMPED 'PP11'
12	514195.9718	940918.5248	1834.961	1686991.2842	3086996.8600	6020.200	SET HINGE NAIL WITH WASHER STAMPED 'LS16401' - PP12
13	514689.3557	940788.5845	1815.950	1688609.9945	3086570.5476	5957.830	FOUND #5 REBAR W/CAP, ILLEGIBLE - PP13
14	515183.0240	940918.8617	1801.591	1690229.6381	3086997.9853	5910.720	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP14' ON 18" LONG #5 REBAR
15	513003.2892	941155.8166	1920.039	1683078.2914	3087775.3751	6299.327	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP15' ON 18" LONG #5 REBAR (NOT SHOWN)
16	513666.8643	941406.3645	1905.011	1685255.3706	3088597.3810	6250.024	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP16' ON 18" LONG #5 REBAR
17	514090.7770	941263.5055	1861.098	1686646.1575	3088128.6842	6105.953	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP17' ON 18" LONG #5 REBAR
18	514628.4753	941241.2848	1829.725	1688410.2562	3088055.7819	6003.024	SET HINGE NAIL WITH WASHER STAMPED 'COLO DEPT OF HWYS' - PP18
19	515085.8036	941325.6462	1805.002	1689910.6740	3088332.5577	5921.910	SET 1 1/2" ALUMINUM CAP STAMPED 'COLO DEPT OF HWYS, PP19' ON 18" LONG #5 REBAR
20	513642.3311	940646.7505	1870.314	1685174.8812	3086105.2138	6136.190	SET TYPE 2 CDOT MONUMENT STAMPED '3.002174' ON THE WEST SIDE OF ROONEY ROAD 225 m± (738'±) NW OF I-70
21	513939.8051	940568.5161	1851.591	1686150.8439	3085848.5399	6074.760	FOUND TYPE 1 CDOT RIGHT-OF-WAY MONUMENT STAMPED 'LS13212 POINT NO 27', N 70°52'03" E 1.060 m (3.48') FROM PROPERTY CORNER
22	514207.8768	940530.9830	1836.384	1687030.3426	3085725.4000	6024.870	SET TYPE 2 CDOT MONUMENT STAMPED '4.001176' ON THE WEST SIDE OF ROONEY ROAD 340 m± (1115'±) SOUTH OF U.S. HIGHWAY 40
23	514503.3288	940465.6146	1828.048	1687999.6714	3085510.9374	5997.520	SET TYPE 2 CDOT MONUMENT STAMPED '4.003177' ON THE SOUTH SIDE OF U.S. HIGHWAY 40 80 m± (262'±) WEST OF ROONEY ROAD
24	515079.2857	940441.9415	1836.710	1689889.2898	3085433.2697	6025.940	SET TYPE 2 CDOT MONUMENT STAMPED '4.007180' ON THE SOUTH SIDE OF U.S. HIGHWAY 6 AND 450 m± (1476'±) WEST OF ULYSSES STREET
25	515151.7543	940145.8474	1842.010	1690127.0471	3084461.8343	6043.329	SET TYPE 2 CDOT MONUMENT STAMPED '4.007180' ON THE SOUTH SIDE OF U.S. HIGHWAY 6 450 m± (1476'±) WEST OF WEIR STREET
26	514963.8575	940898.4770	1810.991	1689510.5893	3086931.0868	5941.560	SET TYPE 2 CDOT MONUMENT STAMPED '4.006172' ON THE SOUTH SIDE OF U.S. HIGHWAY 6 AT ULYSSES STREET
27	514801.0343	940923.8686	1814.914	1688976.3934	3087014.3921	5954.430	SET TYPE 2 CDOT MONUMENT STAMPED '4.005172' ON THE NORTH SIDE OF U.S. HIGHWAY 40 450 m± (1476'±) EAST OF ROONEY ROAD
28	513897.4816	940764.5098	1871.102	1686011.9874	3086491.5625	6138.775	SET TYPE 2 CDOT MONUMENT STAMPED '3.001173' ON THE NORTH SIDE OF THE RAMP FROM WEST BOUND I-70 TO SOUTH BOUND C-470
31	513421.5105	940148.0483	1905.424	1684450.4058	3084469.0550	6251.378	SW CORNER SEC. 11 FOUND 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED 'LS13212'
◆ 32	514227.1827	940141.5893	1848.641	1687093.6820	3084447.8642	6065.084	W 1/4 CORNER SEC. 11 FOUND 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED 'LS14112'
◆ 33	515030.0003	940135.8726	1856.478	1689727.5926	3084429.1087	6090.795	NW CORNER SEC. 11 FOUND #12 REBAR STAMPED '5619'
◆ 34	515039.4878	940936.8538	1805.644	1689758.7197	3087056.9945	5924.016	N 1/4 CORNER SEC. 11 FOUND #12 REBAR STAMPED '5619'
◆ 35	515050.1462	941742.9669	1801.871	1689793.6879	3089701.7172	5911.637	NE CORNER SEC. 11 FOUND #12 REBAR STAMPED '5619'
◆ 36	514265.4473	941753.1458	1845.724	1687219.2216	3089735.1125	6055.511	E 1/4 CORNER SEC. 11 FOUND #12 REBAR STAMPED '5619'
◆ 37	513480.8457	941763.3393	1994.042	1684645.0745	3089768.5557	6542.119	SE CORNER SEC. 11 FOUND #12 REBAR STAMPED '5619'
◆ 38	513451.1934	940955.8884	1886.210	1684547.7902	3087119.4437	6188.342	S 1/4 CORNER SEC. 11 FOUND #12 REBAR STAMPED '5619'

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CONTROL AND MONUMENTATION

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# DEPARTMENT OF TRANSPORTATION—STATE OF COLORADO CONTROL AND MONUMENTATION SHEET

PROJECT # C4701-083  
STATE HIGHWAY NO. C-470

LOCATED IN SECTIONS 2, 11, AND 14 TOWNSHIP 4 SOUTH, RANGE 70 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO  
**'METERS & FEET'**

## SURVEY CONTROL POINT TABULATION – MODIFIED STATE PLANE COORDINATES

NOTES:

◆ INDICATES FOUND ALIQUOT LAND CORNER  
\* MONUMENT TYPE 3A TO BE SET

POINT	METERS			FEET			DESCRIPTION
	NORTHING (Y)	EASTING (X)	ELEVATION	NORTHING (Y)	EASTING (X)	ELEVATION	
60	514193.7159	941040.1681	1838.475	1685983.8861	3087395.9516	6031.731	SET CHISELED CROSS TRAVERSE POINT
61	514208.2702	940906.3071	1834.592	1687031.6331	3086956.7758	6018.990	CENTERLINE OF MANHOLE – TRAVERSE POINT
62	514376.9991	940748.0475	1828.584	1687585.2045	3086437.5524	5999.280	SET CHISELED CROSS TRAVERSE POINT
63	514686.1200	940478.8950	1828.597	1688599.3787	3085554.5113	5999.322	SET #5 REBAR W/PERMA CAP STAMPED 'BENCHMARK, CONTROL POINT'
65	514977.1310	940564.3550	1823.093	1689554.1373	3085834.8880	5981.264	SET #5 REBAR W/PERMA CAP STAMPED 'BENCHMARK, CONTROL POINT'
66	515022.9484	940944.8597	1809.331	1689704.4565	3087083.2605	5936.115	SET #5 REBAR W/PERMA CAP STAMPED 'BENCHMARK, CONTROL POINT'
67	515017.3986	940840.3454	1810.469	1689686.2486	3086740.3665	5939.848	SET #5 REBAR W/PERMA CAP STAMPED 'BENCHMARK, CONTROL POINT'
68	515595.0977	940914.0118	1799.475	1691581.5830	3086982.0537	5903.790	SET CHISELED '+' TRAVERSE POINT (NOT SHOWN ON CONTROL DIAGRAM, SEE SHEET B OF R.O.W. PLANS)
69	515853.0970	940802.0859	1813.264	1692428.0357	3085958.6768	5949.030	SET #5 REBAR W/PERMA CAP STAMPED 'BENCHMARK CONTROL POINT' (NOT SHOWN ON CONTROL DIAGRAM, SEE SHEET B OF R.O.W. PLANS)
71	514481.9580	940340.5734	1833.348	1687929.5572	3085100.6979	6014.910	FOUND NAIL WITH WASHER STAMPED 'LS 26043'
73	513393.4719	940699.5374	1880.818	1684358.4157	3086278.3990	6170.651	SET #5 REBAR W/PERMA CAP STAMPED 'BENCHMARK CONTROL POINT' (NOT SHOWN ON CONTROL DIAGRAM, SEE SHEET B OF R.O.W. PLANS)
95	513155.4915	940694.6487	1888.085	1683577.6417	3086262.3599	6194.494	SET #5 REBAR W/PERMA CAP STAMPED 'BENCHMARK CONTROL POINT' (NOT SHOWN ON CONTROL DIAGRAM, SEE SHEET B OF R.O.W. PLANS)
96	511764.9007	939564.1159	1986.215	1679015.3449	3082553.2704	6516.440	FOUND NGS GRAVITY DISK STAMPED 'RMCL 40 1988' IN 0.4m DIA. CONC. POST FLUSH W/GROUND (NOT SHOWN)
97	514962.1590	943607.0651	1794.144	1689505.0166	3095817.5127	5886.289	FOUND JCMD DISK STAMPED 'CURLEY 1994' SET IN 30cm DIA. CONC. POST FLUSH W/GROUND (NOT SHOWN)
98	514290.4089	941703.4130	1846.30	1687301.1166	3089571.9473	6057.418	FOUND PC O/S 'X' LOT 41 BLOCK 5 SIXTH AVENUE WEST ESTATES FILING 11
99	514127.0918	941708.6269	1854.234	1686765.3002	3089589.0533	6083.434	FOUND O/S '+' LOT 48/LOT 49 BLOCK 5 SIXTH AVENUE WEST ESTATES FILING 11
100	514631.0200	940528.0010	1823.598	1688418.6048	3085715.6166	5982.921	FOUND 3" BRASS CAPPED MONUMENT STAMPED 'CCP CO'
102	514955.5860	940527.8640	1822.754	1689483.4517	3085715.1671	5980.152	FOUND 3" BRASS CAPPED MONUMENT STAMPED 'CCP CO' (ACCEPTED FOR LINE ONLY), S 0°02'47" W 0.311 m (1.02') FROM CALCULATED PROPERTY CORNER
103	514672.8830	940605.3200	1820.343	1688555.9503	3085969.2874	5972.242	FOUND #5 REBAR W/PERMA CAP STAMPED 'KMA LS19003'
105	514574.5920	940528.7460	1824.251	1688233.4739	3085718.0608	5985.063	FOUND 3" BRASS CAPPED MONUMENT STAMPED 'CCP CO' (ACCEPTED FOR LINE ONLY), N 0°45'23" W 0.048 m (0.16') FROM NORTH R.O.W. LINE HWY 40
106	514633.7030	940630.7480	1820.890	1688427.4073	3086052.7124	5974.037	FOUND #5 REBAR W/PERMA CAP STAMPED 'LANE 43B' (ACCEPTED FOR LINE ONLY), N 32°59'02" W 0.174 m (0.57') FROM CALCULATED PROPERTY CORNER
107	514436.1840	940534.1330	1828.958	1687779.3803	3085735.7347	6000.506	FOUND CHISELED '+' (ACCEPTED FOR LINE ONLY), N 0°09'24" E 0.097 m (0.32') FROM SOUTH LINE NE 1/4 SW 1/4 NW 1/4 SECTION 11
109	514539.9530	940529.6250	1825.451	1688119.8291	3085720.9447	5989.000	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS17488' (ACCEPTED FOR LINE ONLY), N 2°29'15" W 0.104 m (0.34') FROM SOUTH R.O.W. LINE HWY 40
110	514376.3770	940140.4840	1842.264	1687583.1635	3084444.2379	6044.161	FOUND 3" BRASS CAPPED MONUMENT STAMPED 'CCP CO'
111	514956.1530	940505.0210	1824.437	1689485.3120	3085640.2231	5985.674	FOUND 3" BRASS CAPPED MONUMENT STAMPED 'CDOE ROW MARKER' (ACCEPTED FOR LINE ONLY), S 0°01'00" W 0.338 m (1.11') FROM SOUTH R.O.W. LINE HWY 6
113	515031.6020	940270.3480	1839.185	1689732.8476	3084870.3001	6034.059	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS7896', 0.009 m (0.03') SOUTH AND 1.234 m (4.05') WEST OF PROPERTY CORNER
115	515148.7150	940146.8790	1842.292	1690117.0758	3084465.2189	6044.253	FOUND 3" BRASS CAPPED MONUMENT STAMPED 'CDOE ROW MARKER'
116	514958.0793	940482.1702	1825.935	1689491.6318	3085565.2533	5990.588	FOUND #5 REBAR (ACCEPTED FOR LINE ONLY), S 0°01'12" W 0.011 m (0.36') FROM SOUTH R.O.W. LINE HWY 6
R4 * ◆ 117	515034.7728	940536.3662	1824.018	1689743.2506	3085743.0613	5984.298	W 1/16 SECTION 2/SECTION 11 – FOUND #4 REBAR (TO BE REHABILITATED UNDER CONSTRUCTION CONTRACT (ACCEPTED FOR LINE ONLY), N 0°33'11" W 0.029 m (0.09') FROM NORTH LINE SEC. 11
121	514958.2496	940610.1822	1818.366	1689492.1905	3085985.2395	5985.757	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'RLS7735' (ACCEPTED FOR LINE ONLY), N 65°44'12" E 0.848 m (2.13') FROM CALCULATED PROPERTY CORNER
122	514949.3622	940590.4653	1819.424	1689463.0324	3085920.5514	5969.226	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'RLS7735'
123	514861.4729	940546.1935	1820.738	1689174.6824	3085775.3031	5973.538	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS19003'
126	514236.4438	940531.9204	1835.317	1687124.0655	3085728.4757	6021.369	FOUND #5 REBAR (ACCEPTED FOR LINE ONLY), S 0°33'44" E 0.033 m (0.11') SOUTH OF SOUTH LINE NW 1/4 SECTION 11
R4 * ◆ 127	514236.7663	940544.0693	1835.286	1687125.1243	3085768.3340	6021.266	CW 1/16 SECTION 11 – FOUND #5 REBAR (TO BE REHABILITATED UNDER CONSTRUCTION CONTRACT)
130	514236.4957	940563.8313	1836.424	1687124.2363	3085833.1700	6025.002	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS10717 MILLER ENG'
132	514225.7133	940563.9158	1836.811	1687088.8611	3085833.4471	6026.269	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS10717 MILLER ENG' (ACCEPTED FOR LINE ONLY), S 0°26'56" E 0.084 m (0.28') FROM CALCULATED PROPERTY CORNER

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### CONTROL AND MONUMENTATION

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DEPARTMENT OF TRANSPORTATION—STATE OF COLORADO  
CONTROL AND MONUMENTATION SHEET

PROJECT # C4701-083  
STATE HIGHWAY NO. C-470


LOCATED IN SECTIONS 2, 11, AND 14 TOWNSHIP 4 SOUTH, RANGE 70 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO  
'METERS & FEET'

SURVEY CONTROL POINT TABULATION - MODIFIED STATE PLANE COORDINATES

NOTES:  
◆ INDICATES FOUND ALIQUOT LAND CORNER

POINT	METERS			FEET			DESCRIPTION
	NORTHING (Y)	EASTING (X)	ELEVATION	NORTHING (Y)	EASTING (X)	ELEVATION	
133	514225.6372	940672.2849	1841.331	1687088.6114	3086188.9880	6041.099	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS5239 IRA' (ACCEPTED FOR LINE ONLY), S0'01'27" W 0.126 m (0.41') FROM CALCULATED PROPERTY CORNER
134	514225.6745	940615.8983	1838.523	1687088.7338	3086003.9930	6031.888	FOUND #5 REBAR W/PERMA CAP STAMPED 'PELS9489' (ACCEPTED FOR LINE ONLY), S 0'01'33" W 0.106 m (0.35') FROM CALCULATED PROPERTY CORNER
135	514310.6944	940564.0273	1833.441	1687367.6699	3085833.8129	6015.214	FOUND #5 REBAR W/PERMA CAP STAMPED 'PELS9489' (ACCEPTED FOR LINE ONLY), S 0'09'05" W 0.016 m (0.05') FROM CALCULATED PROPERTY CORNER OF LOT 1
136	514318.3102	940571.5563	1833.156	1687392.6560	3085858.5143	6014.280	FOUND #5 REBAR W/PERMA CAP STAMPED 'PELS9489'
137	514436.6608	940564.3775	1829.787	1687780.9446	3085834.9618	6003.226	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS10717 MILLER ENG'
138	514557.1850	940559.4254	1825.177	1688176.2988	3085818.7148	5988.102	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS10717 MILLER ENG'
139	514549.7248	940546.5296	1825.238	1688151.8888	3085776.4059	5988.300	FOUND #5 REBAR N 37'12'21" E 0.240 m (0.79') FROM CALCULATED SUBDIVISION CORNER
140	513435.8271	940539.7757	1865.693	1684497.3761	3085754.2474	6121.027	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS2432 MSM ENGR CO.' (ACCEPTED FOR LINE ONLY), S0'33'44" E 0.077 m (0.25') FROM SOUTH LINE SECTION 11
141	513435.3358	940516.9028	1867.051	1684495.7642	3085679.2053	6125.482	FOUND 3" BRASS CAPPED MONUMENT STAMPED 'CCP CO' (ACCEPTED FOR LINE ONLY), N 0'33'49" W 0.272 m (0.89') FROM SOUTH LINE SECTION 11
142	513434.1537	940494.1239	1869.017	1684491.8859	3085604.4715	6131.933	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS2432 MSM ENGR CO.' (ACCEPTED FOR LINE ONLY), S 0'33'54" E 0.073 m (0.24') FROM SOUTH LINE SECTION 11
144	514319.3688	940661.2509	1832.794	1687396.1291	3086152.7873	6013.093	FOUND #5 REBAR W/PERMA CAP STAMPED 'PELS9489'
145	514319.9536	940672.3249	1832.447	1687398.0478	3086189.1193	6011.953	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS5239 IRA HARDIN' (ACCEPTED FOR LINE ONLY), S 0'01'27" W 0.018 m (0.06') SOUTH FROM SOUTH R.O.W. LINE CAPITAL DRIVE
146	514355.0364	940751.5379	1829.247	1687513.1486	3086449.0039	6001.455	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS5239 IRA HARDIN'
147	514533.9798	940668.8517	1824.183	1688100.2321	3086177.7243	5984.839	FOUND #3 REBAR
148	514619.6545	940667.7609	1820.471	1688381.3165	3086174.1456	5972.663	FOUND #3 REBAR (ACCEPTED FOR LINE ONLY), S 0'43'46" E 0.035 m (0.12') FROM SOUTH R.O.W. LINE HWY 40
149	514433.6625	940403.4277	1832.547	1687771.1077	3085306.9124	6012.281	FOUND #5 REBAR W/PERMA CAP STAMPED 'PELS2484' (ACCEPTED FOR LINE ONLY), N 0'30'47" W 0.296 m (0.97') NORTH FROM SOUTH LINE NE 1/4 SW 1/4 NW 1/4 SECTION 11
157	514233.5487	940405.2196	1840.019	1687114.5677	3085312.7913	6036.796	FOUND #4 REBAR W/PERMA CAP STAMPED 'LS18475 SHEAR' (ACCEPTED FOR LINE ONLY), N 0'30'47" W 0.089 m (0.29') NORTH FROM SOUTH LINE NW 1/4 SECTION 11
158	514760.6769	940851.0325	1814.191	1688843.9875	3086775.4291	5952.059	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS77966 CLC'
163	514148.8050	940535.8045	1838.096	1688836.5233	3085741.2704	6030.487	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'LS22109 OPEN SPACE'
164	514082.9710	940537.7890	1841.509	1688620.5474	3085747.7294	6041.685	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'LS22109 OPEN SPACE'
165	514134.4598	940558.6878	1838.947	1688789.4735	3085816.2949	6033.279	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS18472 M P INC'
166	513926.2014	940550.7115	1852.9348	1686106.2124	3085790.1260	6079.1703	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'LS22109 OPEN SPACE 5"WC'
168	514043.6090	940563.7255	1844.361	1686491.4072	3085832.8227	6051.040	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS18472 M P INC'
171	513880.6829	940603.4574	1850.132	1685956.8738	3085963.1765	6069.976	FOUND 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED 'LS13212 CDOT', N 50'06'50" E 1.494 m (4.90') FROM DEED CORNER
173	514225.7362	940756.9135	1841.034	1687088.9362	3086466.6404	6040.126	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS18472 M P INC'
174	513987.4271	940788.6729	1853.005	1686307.0837	3086570.8377	6079.400	FOUND 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED 'LS13212 CDOT'
175	513960.2486	940717.5100	1848.628	1686217.9156	3086337.3841	6065.041	FOUND 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED 'LS13212 CDOT'
176	513886.1964	940669.0428	1850.466	1685909.3460	3086178.3513	6071.070	FOUND 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED 'LS13212 CDOT'
178	514015.5297	940935.9192	1849.283	1686399.2837	3087053.9282	6067.188	FOUND 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED 'LS13212 CDOT'
180	513726.3996	940647.2698	1854.380	1685450.6960	3086106.9177	6083.910	FOUND 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED 'LS13212 CDOT' (ACCEPTED FOR LINE ONLY), N 8'51'09" E 1.852 m (5.42') FROM NORTHEAST LINE PARCEL 7
181	513436.2952	940551.9649	1864.986	1684498.9118	3085794.2382	6118.708	FOUND 1" AXLE (ACCEPTED FOR LINE ONLY), S 0'33'54" E 0.057 m (0.19') FROM SOUTH LINE SECTION 11
183	513509.8197	940567.6946	1864.044	1684740.1335	3085845.8447	6115.619	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'LS22109 OPEN SPACE'
184	513507.1434	940574.8582	1863.507	1684731.3530	3085869.3473	6113.856	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'LS22109 OPEN SPACE'
185	513704.1381	940567.6423	1855.141	1685377.6597	3085845.6731	6086.409	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'LS22109 OPEN SPACE'
186	513686.3509	940581.2563	1855.324	1685319.3029	3085890.3384	6087.007	FOUND #5 REBAR W/PERM CAP STAMPED 'LS18472 M P INC', N 56'15'14" E 0.049 m (0.16') FROM DEED CORNER
189	513660.7488	940581.4538	1856.634	1685235.3067	3085890.9863	6091.307	FOUND #5 REBAR W/PERM CAP STAMPED 'LS18472 M P INC', N 80'45'03" E 0.609 m (2.00') FROM DEED CORNER

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<b>Computer File Information</b>		<b>Index of Revisions</b>		PREPARED BY:  <b>BENCHMARK SURVEYING, LTD.</b> 7430 EAST CALEY AVENUE, SUITE 120 ENGLEWOOD, CO. 80111 / (303) 843-8072	<b>As Constructed</b>		<b>CONTROL AND MONUMENTATION</b>		<b>Project No./Code</b>		
Creation Date: 9/09/96	Initials: dib				No Revisions:					C4701-083	
Last Modification Date: 12/23/96	Initials: dib				Revised:			Designer:		11567	
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Acad Ver. R12	Scale: 1cm=50m	Units: METRIC									

# DEPARTMENT OF TRANSPORTATION—STATE OF COLORADO CONTROL AND MONUMENTATION SHEET

PROJECT # C4701-083  
STATE HIGHWAY NO. C-470

LOCATED IN SECTIONS 2, 11, AND 14 TOWNSHIP 4 SOUTH, RANGE 70 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO  
**'METERS & FEET'**


SURVEY CONTROL POINT TABULATION — MODIFIES STATE PLANE COORDINATES

NOTES:  
◆ INDICATES FOUND ALIQUOT LAND CORNER

POINT	METERS			FEET			DESCRIPTION
	NORTHING (Y)	EASTING (X)	ELEVATION	NORTHING (Y)	EASTING (X)	ELEVATION	
191	513606.2661	940592.7848	1858.935	1685056.5580	3085928.1615	6098.855	FOUND #5 REBAR W/PERM CAP STAMPED 'LS18472 M P INC', N 83°09'30" E 0.572 m (1.88') FROM DEED CORNER
193	513470.4054	940588.9565	1862.970	1684610.8217	3085915.6015	6112.095	FOUND #5 REBAR W/PERM CAP STAMPED 'LS18472 M P INC', N 81°48'07" E 0.580 m (1.90') FROM DEED CORNER
194	513437.7850	940589.9089	1866.213	1684503.7996	3085918.7261	6122.734	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED '438 LANE ENG SVC', N 71°49'15" W 0.112 m (0.37') FROM DEED CORNER
196	513430.9502	940590.9005	1867.440	1684481.3758	3085921.9794	6126.761	FOUND #5 REBAR W/PERM CAP STAMPED 'LS18472 M P INC', S 48°25'24" E 0.058 m (0.19') FROM DEED CORNER
197	513209.9259	940543.4543	1876.912	1683756.2319	3085766.3163	6157.837	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS2432 MSM ENGR CO.'
199	513495.7122	940792.9578	1878.442	1684683.8491	3086584.8957	6162.854	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS18472 M P INC', S 72°58'00" E 0.023 m (0.07') FROM DEED CORNER
201	513529.2212	940735.9699	1875.945	1684803.7866	3086397.9279	6154.664	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS18472 M P INC', N 89°09'21" E 0.032 m (0.11') FROM DEED CORNER
202	513247.0589	940618.9453	1884.324	1683878.0591	3086013.9897	6182.152	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS18472 M P INC', S 73°58'14" E 0.127 m (0.42') FROM DEED CORNER
204	513222.0779	940497.5473	1872.810	1683796.1006	3085615.7031	6144.377	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'LS2432 MS&M ENGR CO.'
206	513135.8916	940552.3911	1876.766	1683513.3377	3085795.6365	6157.356	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'LS2432 MS&M ENGR CO.'
213	514318.8449	940615.9133	1833.022	1687394.4103	3086004.0422	6013.841	FOUND #4 REBAR W/PERMA CAP STAMPED 'PELS9489'
214	514225.7998	940555.6189	1835.781	1687089.1448	3085806.2263	6022.891	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED '438 LANE ENG SVC'
216	513939.8271	940570.8510	1851.102	1686150.9161	3085856.2003	6073.156	FOUND 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED 'PLS13212 CDDT'
219	513239.6170	940642.3582	1885.524	1683853.6434	3086090.8035	6186.090	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS18472 MONTGOMERY PHILLIPS', N 87°02'50" E 0.201 m (0.66') FROM DEED CORNER
220	513527.3880	940739.1035	1876.245	1684797.7721	3086408.2087	6155.649	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS18472 MONTGOMERY PHILLIPS', S 81°04'18" E 0.066 m (0.22') FROM DEED CORNER
221	513448.6286	940885.4212	1886.420	1684539.3757	3086888.2527	6189.029	FOUND #5 REBAR W/PERMA CAP STAMPED '438 LANE ENG'
229	513466.0737	941359.5875	1917.301	1684596.6101	3088443.9133	6290.347	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED '438 LANE ENG SVC'
230	513463.9183	941359.5928	1917.455	1684589.5386	3088443.9307	6290.850	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED '438 LANE ENG SVC'
234	514345.8794	941328.0414	1845.112	1687483.1060	3088340.4158	6053.506	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS7361 BELL ENGINEERING'
235	514362.3566	941335.1283	1843.555	1687537.1649	3088363.6668	6048.396	FOUND #5 REBAR W/PERMA CAP STAMPED 'PELS9010 BURDICK ENGINEERING'
236	514392.6270	941348.1524	1840.687	1687636.4771	3088406.3967	6038.986	FOUND #5 REBAR W/PERMA CAP STAMPED 'LS9652 ENG SER CO'
237	514960.4253	940698.7195	1816.177	1689499.3287	3086275.7156	5958.575	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'PLS7735 CHICHESTER'
239	514959.7766	940876.5926	1816.903	1689497.2004	3086203.1209	5960.957	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'PLS7735 CHICHESTER' (ACCEPTED FOR LINE ONLY), S 12°38'14" E 0.095 m (0.31') FROM CALCULATED PROPERTY CORNER
252	514343.9546	940668.6004	1832.217	1687476.8239	3086176.8998	6011.1999	FOUND 1-1/2" ALUMINUM CAPPED MONUMENT STAMPED 'LS5447 CONTRA LTD', N 10° 08' 02" E 0.126 METERS (0.41 FEET) FROM CALCULATED PROPERTY CORNER
253	515847.5802	940930.2210	1794.982	1692409.9360	3087035.2334	5889.050	FOUND 3-1/4" ALUMINUM CAPPED MONUMENT STAMPED 'PLS16837 LANE ENG' IN RANGE BOX (NOT SHOWN ON CONTROL DIAGRAM, SEE SHEET 8 OF R.O.W. PLANS)
254	515838.6703	940127.5705	1779.855	1692380.7041	3084401.8709	5839.420	FOUND #5 REBAR IN RANGE BOX (NOT SHOWN ON CONTROL DIAGRAM, SEE SHEET 8 OF R.O.W. PLANS)
300	514246.2911	940946.3597		1687156.3733	3087088.1817		CALCULATED C 1/4 CORNER SECTION 11
307	514642.8895	940941.6067		1688457.5465	3087072.5881		CALCULATED NE CORNER SE 1/4 NW 1/4 SECTION 11
314	514628.5915	940138.7310		1688410.6373	3084438.4865		CALCULATED NW CORNER SW 1/4 NW 1/4 SECTION 11
316	514635.7414	940540.2180		1688434.0948	3085755.6985		CALCULATED NW CORNER SE 1/4 NW 1/4 SECTION 11
317	514436.2539	940542.1436		1687779.6095	3085762.0162		CALCULATED NE CORNER S 1/2 SW 1/4 NW 1/4 SECTION 11
318	514427.8871	940140.1601		1687752.1597	3084443.1753		CALCULATED NW CORNER S 1/2 SW 1/4 NW 1/4 SECTION 11
319	514632.1664	940339.4745		1688422.3660	3085097.0925		CALCULATED NW CORNER NE 1/4 SW 1/4 NW 1/4 SECTION 11
320	514231.9745	940342.8293		1687109.4031	3085108.0991		CALCULATED SE CORNER SW 1/4 SW 1/4 NW 1/4 SECTION 11
321	514432.0705	940341.1519		1687765.8846	3085102.5958		CALCULATED NE CORNER SW 1/4 SW 1/4 NW 1/4 SECTION 11

◆ R4

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DEPARTMENT OF TRANSPORTATION-STATE OF COLORADO

PROJECT # C4701-083  
STATE HIGHWAY NO. C-470

LOCATED IN SECTIONS 2, 11, AND 14, TOWNSHIP 4 SOUTH, RANGE 70 WEST  
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

METERS

FEET

PARCEL COORDINATES  
R.O.W. MARKERS TO BE SET (METERS)

POINT NO.	NORTHING	EASTING
712	514662.4027	940573.3974
724	514622.5518	940482.5393
801	513593.0911	940777.6507
802	513561.3844	940831.5948
872	513594.9136	940774.5500
934	513926.5329	940552.1990
2000	515038.1540	940459.5616
2002	515094.9054	940363.5407
2003	515121.2536	940315.6079
2004	515131.8030	940289.3184
2005	515137.1477	940259.1612
2006	515035.7315	940475.0779
2007	515277.5444	940482.4608
2015	514908.9761	940474.1427
2017	514974.9279	940394.6408
2018	514976.0404	940391.9609
2019	514548.6811	940453.4365
2020	514535.5002	940460.5965
2021	514483.0589	940424.0589
2023	514432.8814	940479.3110
2024	514428.5878	940484.3912
2026	514464.7178	940438.0751
2027	514470.7367	940396.1748
2028	514440.5915	940419.4483
2029	514408.7552	940460.6842
2030	514379.1884	940477.7051
2031	514320.8518	940485.4123
2032	514258.6776	940493.6265
2033	514383.1806	940507.9226
2034	514262.6698	940523.8440
2036	514226.1128	940528.4017
2037	514566.2254	940575.2626

PARCEL COORDINATES  
R.O.W. MARKERS TO BE SET (METERS)

POINT NO.	NORTHING	EASTING
2038	514354.4399	940583.6562
2040	514342.8628	940585.6925
2041	514318.5276	940589.9729
2042	514225.7838	940606.2857
2051	514074.5197	940648.6845
2052	514082.6730	940510.5339
2053	513843.9086	940512.8830
2055	513844.1344	940535.7696
2056	514113.5371	940533.1263
2057	514118.8272	940532.5424
2059	513844.9512	940574.2935
2060	513774.0267	940597.3277
2062	513642.9731	940675.3656
2065	513560.0322	940690.4955
2066	513441.7500	940698.8800
2069	513459.7555	941189.0408
2070	513457.8828	941189.1677
2071	513350.2261	941196.4629
2072	513307.2815	941151.1302
2073	513573.6226	941181.3248
2074	513604.3228	941179.2444
2075	513911.9961	941158.3954
2076	514910.5968	940473.0697
2087	515058.6672	940434.5509
2088	515104.1879	940335.4117
2091	513783.1772	940536.3677
2092	513632.4589	940685.3614
2098	514345.7389	940482.1243
2099	514337.9007	940460.8239
3000	514310.7654	940460.7903
3001	514295.7308	940488.7312
3002	514297.3970	940485.6346
3003	514337.8881	940470.9517

PARCEL COORDINATES  
R.O.W. MARKERS TO BE SET (FEET)

POINT NO.	NORTHING	EASTING
712	1688521.5662	3085864.5547
724	1688390.8220	3085566.4642
801	1685013.3331	3086534.6756
802	1684909.3087	3086711.6572
872	1685019.3124	3086524.5027
934	1686107.3002	3085795.0062
2000	1689754.3435	3085491.0782
2002	1689940.5355	3085176.0496
2003	1690026.9794	3085018.7903
2004	1690061.5903	3084932.5387
2005	1690079.1254	3084833.5981
2006	1689746.3958	3085541.9847
2007	1690539.7437	3085566.2068
2015	1689330.5324	3085538.9165
2017	1689546.9093	3085278.0840
2018	1689550.5592	3085269.2919
2019	1688148.4646	3085470.9829
2020	1688105.2203	3085494.4737
2021	1687933.1692	3085374.5999
2023	1687768.5452	3085555.8728
2024	1687754.4585	3085572.5402
2026	1687872.9950	3085420.5847
2027	1687892.7421	3085283.1167
2028	1687793.8407	3085359.4733
2029	1687689.3909	3085494.7614
2030	1687592.3872	3085550.6042
2031	1687400.9945	3085575.8903
2032	1687197.0114	3085602.8397
2033	1687605.4850	3085649.7427
2034	1687210.1092	3085701.9783
2036	1687090.1718	3085716.9311
2037	1688206.0244	3085870.6740

PARCEL COORDINATES  
R.O.W. MARKERS TO BE SET (FEET)

POINT NO.	NORTHING	EASTING
2038	1687511.1916	3085898.2121
2040	1687473.2090	3085904.8929
2041	1687393.3692	3085918.9360
2042	1687089.0923	3085972.4557
2051	1686592.8200	3086111.5591
2052	1686619.5697	3085658.3099
2053	1685836.2235	3085666.0170
2055	1685836.9641	3085741.1041
2056	1686720.8297	3085732.4320
2057	1686738.1856	3085730.5162
2059	1685839.6442	3085867.4948
2060	1685606.9526	3085943.0661
2062	1685176.9876	3086199.0952
2065	1684904.8722	3086248.7339
2066	1684516.8081	3086276.2421
2069	1684575.8812	3087884.3780
2070	1684569.7371	3087884.7944
2071	1684216.5335	3087908.7287
2072	1684075.6393	3087759.9996
2073	1684949.4601	3087859.0630
2074	1685050.1825	3087852.2377
2075	1686059.6072	3087783.8356
2076	1689335.8497	3085535.3962
2087	1689821.6440	3085409.0224
2088	1689970.9898	3085083.7632
2091	1685636.9737	3085743.0663
2092	1685142.4923	3086231.8900
2098	1687482.6452	3085565.1029
2099	1687456.9291	3085495.2199
3000	1687367.9028	3085495.1095
3001	1687318.5768	3085586.7790
3002	1687324.0434	3085576.6196
3003	1687456.8879	3085528.4474

EASEMENT COORDINATES

POINTS TO BE STAKED FOR CONSTRUCTION

POINT NO.	NORTHING	EASTING
553	514435.0505	940484.3300
2008	514645.7877	940549.3631
2009	514867.5171	940549.2381
2077	514927.3799	940472.3240
2078	514959.1694	940473.1320
2083	515140.4800	940478.2760
2085	515105.7452	940477.2155
2080	514972.1572	940393.4906
2081	514992.7361	940343.9189
2082	514993.2733	940344.1457
2084	514951.1522	940430.4258
2095	514945.9378	940429.0344
2096	514894.8223	940473.3748
2097	514894.8842	940474.7688
3005	514257.6955	940600.6727
3006	514222.6829	940600.6569

EASEMENT COORDINATES

POINTS TO BE STAKED FOR CONSTRUCTION

POINT NO.	NORTHING	EASTING
3007	514177.6390	940619.7805
3020	514485.1732	940428.5956
3021	514468.6758	940441.1300
3022	514436.8393	940482.3663
3023	514435.2746	940484.3287
3024	514432.8067	940484.3510
3025	514431.6958	940430.9706
3026	514436.5658	940424.6628
3027	514437.5765	940473.2293
3028	514432.6407	940484.3526
3029	514383.5734	940510.8967
3030	514356.7912	940514.4351
3031	514357.6119	940583.5302
3032	514352.6164	940583.9766
3033	514351.7623	940512.0727

EASEMENT COORDINATES

POINTS TO BE STAKED FOR CONSTRUCTION

POINT NO.	NORTHING	EASTING
553	1687775.6615	3085572.3393
2008	1688467.0551	3085785.7021
2009	1689194.5124	3085785.2920
2077	1689390.9122	3085532.9497
2078	1689495.2081	3085535.6006
2080	1689537.8190	3085274.3103
2081	1689605.3349	3085111.6739
2082	1689607.0976	3085112.4181
2083	1690090.0580	3085552.4773
2085	1689976.0991	3085548.9979
2094	1689468.9050	3085395.4888
2095	1689451.7976	3085390.9237
2096	1689284.0961	3085536.3973
2097	1689284.2992	3085540.9706
3005	1687193.7892	3085954.0404
3006	1687078.9187	3085953.9886

EASEMENT COORDINATES

POINTS TO BE STAKED FOR CONSTRUCTION

POINT NO.	NORTHING	EASTING
3007	1686931.1374	3086016.7299
3020	1687940.1056	3085389.4838
3021	1687885.9803	3085430.6070
3022	1687781.5301	3085565.8965
3023	1687776.3966	3085572.3348
3024	1687768.2998	3085572.4079
3025	1687764.6551	3085397.2757
3026	1687780.6328	3085376.5809
3027	1687783.9487	3085535.9195
3028	1687767.7552	3085572.4132
3029	1687606.7736	3085659.4999
3030	1687518.9056	3085671.1088
3031	1687521.5982	3085897.7984
3032	1687505.2088	3085899.2629
3033	1687502.4066	3085663.3582

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT-OF-WAY	65							
CONTROL								
ALIQUOT CORNER					2			
WITNESS CORNER								

R8

R4

(FOR LOCATION OF TYPE 3A MONUMENTS, SEE SHEETS 3 AND 3B)

SURVEYOR CERTIFICATE (FIELD)

RIGHT OF WAY MONUMENTATION HAS BEEN DONE UNDER MY SUPERVISION AND CHECKING.

NAME: \_\_\_\_\_ P.L.S. NO. \_\_\_\_\_ DATE: \_\_\_\_\_

SURVEYOR CERTIFICATE (OFFICE)

R.O.W. PLATS AND LEGAL DESCRIPTIONS WERE PREPARED UNDER MY SUPERVISION AND CHECKING.

NAME: **DAVID C. DIKUNOVIC** P.L.S. NO. **16401** DATE: **7-10-98**

PROFESSIONAL LAND SURVEYOR  
16401  
DAVID C. DIKUNOVIC

Computer File Information

Creation Date: 10/17/96	Initials: dib
Last Modification Date: 12/23/96	Initials: dib
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Drawing File Name: 3680-3E.dwg	
Acad Ver. R12	Scale: 1cm=10m
Units: METRIC	

Index of Revisions

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R1	3/25/97	UPDATE COORD. LIST	dib
R4	7/08/97	ADD NOTE	dib
R5	8/25/97	UPDATE COORD. LIST	dib
R6	2/05/98	UPDATE COORD. LIST	dib
R7	3/05/98	UPDATE COORD. LIST	dib
R8	6/19/98	UPDATE COORD. LIST	dib



BENCHMARK SURVEYING, LTD.

7430 EAST CALEY AVENUE, SUITE 120  
ENGLEWOOD, CO. 80111 / (303) 843-8072

As Constructed

No Revisions:

Revised:

Void:

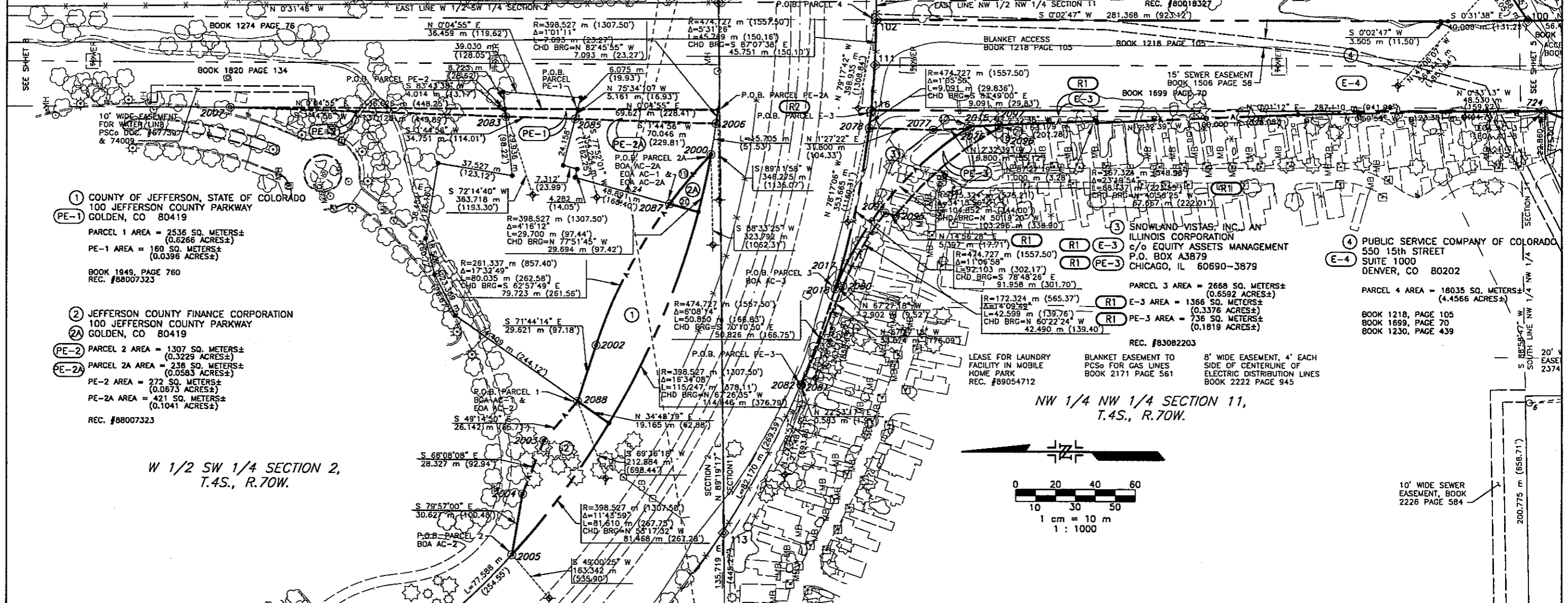
Designer:

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PROJECT # C4701-083  
 STATE HIGHWAY NO. C-470  
 LOCATED IN SECTIONS 2, 11, AND 14, TOWNSHIP 4 SOUTH,  
 RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF JEFFERSON, STATE OF COLORADO

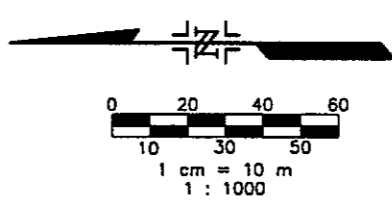
DIMENSION TABLE

NO.	RADIUS (METERS)	DELTA (FEET)	LENGTH (METERS)	CHD BRG	CHD LENGTH (FEET)	BEARING	DISTANCE (METERS)	
1	75.240	246.85	5°04'01"	6.654	21.83	N 49°47'47" W	6.652	21.82
2	44.760	146.85	29°53'10"	23.347	76.60	N 37°23'13" W	23.084	75.73
3	888.494	2915.00	1°57'58"	30.489	100.03	N 85°09'32" E	30.487	100.02
4	44.760	146.85	44°48'14"	35.001	114.83	N 29°55'41" W	34.116	111.93
5	75.240	246.85	29°19'12"	38.503	126.32	N 37°40'12" W	38.084	124.95
6								
7	7.620	25.00	90°50'08"	12.081	38.63	S 45°15'30" E	10.855	35.61
8								
9								
10								
11	7.620	25.00	89°10'21"	11.859	38.91	S 44°44'15" W	10.698	35.10
12								
13								
14	858.014	2815.00	1°31'01"	22.718	74.53	N 60°43'49" E	22.718	74.53
15	888.494	2915.00	0°52'07"	13.470	44.19	S 60°24'22" W	13.470	44.19
16								
17	175.324	575.21	0°38'07"	1.944	6.38	N 33°30'25" W	1.944	6.38
18								
19	261.337	857.40	7°05'47"	32.368	106.19	S 50°38'32" E	32.347	106.13
20								
21								



- ① COUNTY OF JEFFERSON, STATE OF COLORADO  
 100 JEFFERSON COUNTY PARKWAY  
 GOLDEN, CO 80419  
 PARCEL 1 AREA = 2536 SQ. METERS±  
 (0.6266 ACRES±)  
 PE-1 AREA = 160 SQ. METERS±  
 (0.0396 ACRES±)  
 BOOK 1949, PAGE 760  
 REC. #88007323
- ② JEFFERSON COUNTY FINANCE CORPORATION  
 100 JEFFERSON COUNTY PARKWAY  
 GOLDEN, CO 80419
- PE-2 PARCEL 2 AREA = 1307 SQ. METERS±  
 (0.3229 ACRES±)
- E-2A PARCEL 2A AREA = 238 SQ. METERS±  
 (0.0583 ACRES±)
- PE-2 AREA = 272 SQ. METERS±  
 (0.0673 ACRES±)
- PE-2A AREA = 421 SQ. METERS±  
 (0.1041 ACRES±)  
 REC. #88007323

W 1/2 SW 1/4 SECTION 2,  
 T.4S., R.70W.



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Creation Date: 10/17/96	Initials: dib
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Drawing File Name: 3680-4.dwg	
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Index of Revisions	
R1	3/25/97 Chg PE-3, E-3; Del. Prcl 5 dib
R2	6/26/97 Add E-3 POB dib
R3	8/25/97 Lines 9,10,12 changed. dib

PREPARED BY:  
  
**BENCHMARK SURVEYING, LTD.**  
 7430 EAST CALEY AVENUE, SUITE 120  
 ENGLEWOOD, CO. 80111 / (303) 843-6072

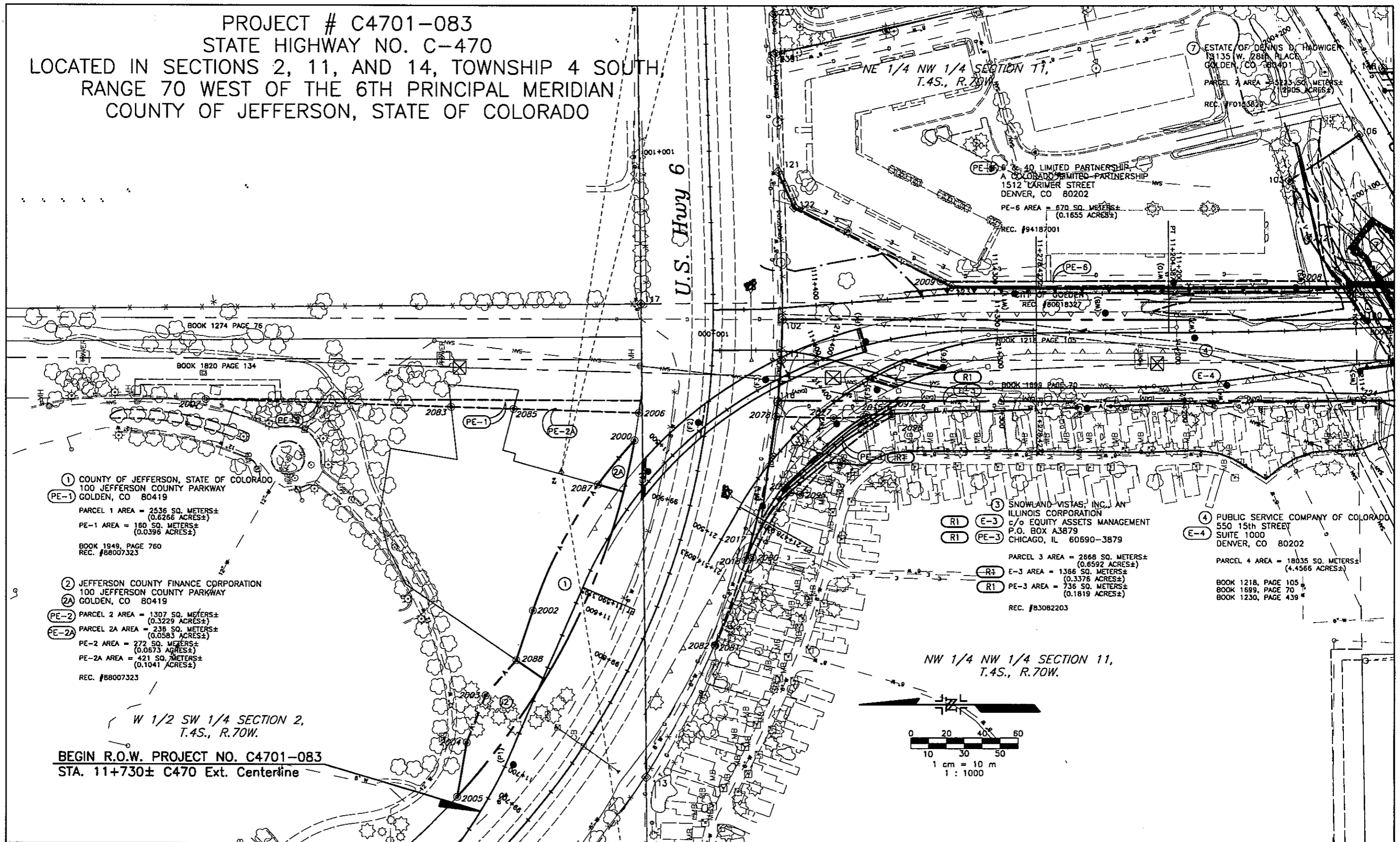
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Revised:
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RIGHT-OF-WAY AND OWNERSHIP MAP	
Designer:	
Detailer:	
Sheet Subset:	Subset Sheets: of

Project No./Code	
C4701-083	
11567	
Sheet Number	4 360

Rec'd JUN 19 1998 / Printed

PROJECT # C4701-083  
 STATE HIGHWAY NO. C-470  
 LOCATED IN SECTIONS 2, 11, AND 14, TOWNSHIP 4 SOUTH,  
 RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF JEFFERSON, STATE OF COLORADO



① COUNTY OF JEFFERSON, STATE OF COLORADO  
 100 JEFFERSON COUNTY PARKWAY  
 GOLDEN, CO 80419  
 PE-1  
 PARCEL 1 AREA = 2536 SQ. METERS±  
 (0.6266 ACRES±)  
 PE-1 AREA = 180 SQ. METERS±  
 (0.0396 ACRES±)  
 BOOK 1949, PAGE 760  
 REC. #88007323

② JEFFERSON COUNTY FINANCE CORPORATION  
 100 JEFFERSON COUNTY PARKWAY  
 GOLDEN, CO 80419  
 2A  
 PE-2  
 PARCEL 2 AREA = 1307 SQ. METERS±  
 (0.3229 ACRES±)  
 PARCEL 2A AREA = 238 SQ. METERS±  
 (0.0583 ACRES±)  
 PE-2 AREA = 272 SQ. METERS±  
 (0.0673 ACRES±)  
 PE-2A AREA = 421 SQ. METERS±  
 (0.1041 ACRES±)  
 REC. #88007323

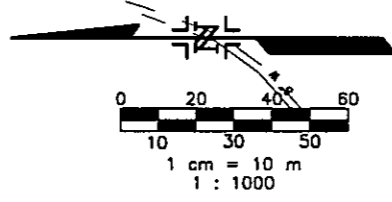
W 1/2 SW 1/4 SECTION 2,  
 T.4S., R.70W.

BEGIN R.O.W. PROJECT NO. C4701-083  
 STA. 11+730± C470 Ext. Centerline

③ SNOWLAND VISTAS, INC., AN  
 ILLINOIS CORPORATION  
 c/o EQUITY ASSETS MANAGEMENT  
 P.O. BOX A3879  
 CHICAGO, IL 60690-3879  
 RI E-3  
 RI PE-3  
 PARCEL 3 AREA = 2668 SQ. METERS±  
 (0.6592 ACRES±)  
 E-3 AREA = 1386 SQ. METERS±  
 (0.3376 ACRES±)  
 PE-3 AREA = 736 SQ. METERS±  
 (0.1819 ACRES±)  
 REC. #83082203

④ PUBLIC SERVICE COMPANY OF COLORADO  
 550 15th STREET  
 SUITE 1000  
 DENVER, CO 80202  
 E-4  
 PARCEL 4 AREA = 18035 SQ. METERS±  
 (4.4566 ACRES±)  
 BOOK 1218, PAGE 105  
 BOOK 1699, PAGE 70  
 BOOK 1230, PAGE 439

NW 1/4 NW 1/4 SECTION 11,  
 T.4S., R.70W.



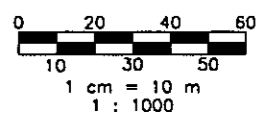
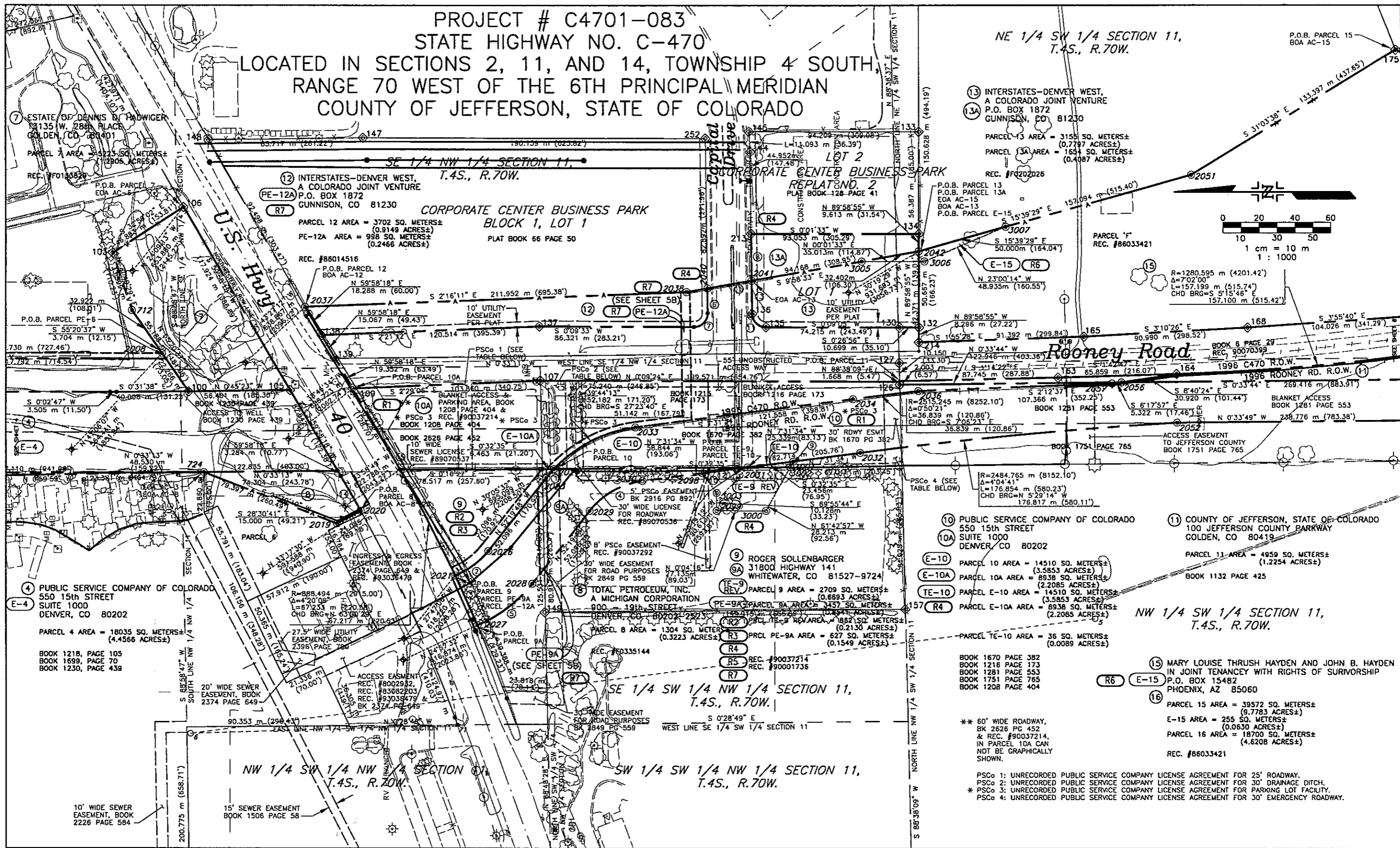
Rec'd / Printed JUN 19 1998

<b>Computer File Information</b>		<b>Index of Revisions</b>		PREPARED BY:  <b>BENCHMARK SURVEYING, LTD.</b> 7430 EAST CALEY AVENUE, SUITE 120 ENGLEWOOD, CO. 80111 / (303) 843-6072	<b>As Constructed</b>	<b>RIGHT-OF-WAY AND OWNERSHIP MAP</b>		<b>Project No./Code</b>
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Last Modification Date: 12/23/96	Initials: dib	<input type="checkbox"/>				Revised:	Detailer:	11567
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Acad Ver. R12	Scale: 1cm=10m	Units: METRIC						

PROJECT # C4701-083  
 STATE HIGHWAY NO. C-470  
 LOCATED IN SECTIONS 2, 11, AND 14, TOWNSHIP 4 SOUTH,  
 RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF JEFFERSON, STATE OF COLORADO

NE 1/4 SW 1/4 SECTION 11,  
 T.4S., R.70W.

P.O.B. PARCEL 15  
 BOA AC-15



Rec'd  
 3/19/98  
 Printed

Computer File Information	
Creation Date: 10/17/96	Initials: dib
Last Modification Date: 12/23/96	Initials: dib
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Drawing File Name: 3680-5.dwg	
Acad Ver. R12	Scale: 1cm=10m Units: METRIC

Index of Revisions			
R1	3/05/97	CORRECT AGREEMENTS ACROSS PARCELS 10 AND 10A	dib
R2	3/31/97	Del. Prcl. B; Add AC-9	dib
R3	5/22/97	Add Prcl. 9; Del AC-9	dib
R4	8/25/97	Del. 12A, 14; Add TE-9, TE-10	dib
R5	2/05/98	Rev. TE-9	dib
R6	3/05/98	Add PE-15	dib
R7	6/19/98	Add PE-9A & PE-12A	dib

PREPARED BY:  
  
**BENCHMARK SURVEYING, LTD.**  
 7430 EAST CALEY AVENUE, SUITE 120  
 ENGLEWOOD, CO. 80111 / (303) 843-8072

As Constructed
No Revisions:
Revised:
Void:

RIGHT-OF-WAY AND OWNERSHIP MAP	
Designer:	
Detailer:	
Sheet Subst:	Subst Sheets: of

Project No./Code
C4701-083
11567
Sheet Number 5362

PSCo 1: UNRECORDED PUBLIC SERVICE COMPANY LICENSE AGREEMENT FOR 25' ROADWAY.  
 PSCo 2: UNRECORDED PUBLIC SERVICE COMPANY LICENSE AGREEMENT FOR 30' DRAINAGE DITCH.  
 \* PSCo 3: UNRECORDED PUBLIC SERVICE COMPANY LICENSE AGREEMENT FOR PARKING LOT FACILITY.  
 PSCo 4: UNRECORDED PUBLIC SERVICE COMPANY LICENSE AGREEMENT FOR 30' EMERGENCY ROADWAY.

PROJECT # C4701-083  
 STATE HIGHWAY NO. C-470  
 LOCATED IN SECTIONS 2, 11, AND 14, TOWNSHIP 4 SOUTH,  
 RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF JEFFERSON, STATE OF COLORADO

NE 1/4 SW 1/4 SECTION 11,  
 T.4S., R.70W.

13 INTERSTATES-DENVER WEST,  
 A COLORADO JOINT VENTURE  
 P.O. BOX 1872  
 GUNNISON, CO 81230  
 PARCEL 13 AREA = 3156 SQ. METERS±  
 (0.7797 ACRES±)  
 PARCEL 13A AREA = 1654 SQ. METERS±  
 (0.4087 ACRES±)  
 REC. #F0202026

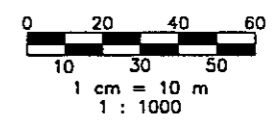
12 INTERSTATES-DENVER WEST,  
 A COLORADO JOINT VENTURE  
 P.O. BOX 1872  
 GUNNISON, CO 81230  
 CORPORATE CENTER BUSINESS PARK  
 BLOCK 1, LOT 1  
 PARCEL 12 AREA = 3702 SQ. METERS±  
 (0.9149 ACRES±)  
 PE-12A AREA = 998 SQ. METERS±  
 (0.2466 ACRES±)  
 PLAT BOOK 66 PAGE 50  
 REC. #86014516

10 PUBLIC SERVICE COMPANY OF COLORADO  
 550 15th STREET  
 SUITE 1000  
 DENVER, CO 80202  
 PARCEL 10 AREA = 14510 SQ. METERS±  
 (3.5853 ACRES±)  
 PARCEL 10A AREA = 8938 SQ. METERS±  
 (2.2085 ACRES±)  
 PARCEL E-10 AREA = 14510 SQ. METERS±  
 (3.5853 ACRES±)  
 PARCEL E-10A AREA = 8938 SQ. METERS±  
 (2.2085 ACRES±)

11 COUNTY OF JEFFERSON, STATE OF  
 100 JEFFERSON COUNTY PARKWAY  
 GOLDEN, CO 80419  
 PARCEL 11 AREA = 4959 SQ. METERS±  
 (1.2254 ACRES±)  
 BOOK 1132 PAGE 425

9 ROGER SOLLENBARGER  
 31800 HIGHWAY 141  
 WHITEWATER, CO 81527-9724  
 PARCEL 9 AREA = 2709 SQ. METERS±  
 (0.6693 ACRES±)  
 PARCEL 9A AREA = 3577 SQ. METERS±  
 (0.8863 ACRES±)  
 PARCEL 9B AREA = 1867 SQ. METERS±  
 (0.4623 ACRES±)  
 PARCEL 9C AREA = 1304 SQ. METERS±  
 (0.3223 ACRES±)  
 PARCEL 9D AREA = 627 SQ. METERS±  
 (0.1549 ACRES±)


15 MARY LOUISE THRUSH HAYDEN AND  
 IN JOINT TENANCY WITH RIGHTS OF  
 P.O. BOX 15482  
 PHOENIX, AZ 85060  
 PARCEL 15 AREA = 39572 SQ. METERS±  
 (9.7783 ACRES±)  
 E-15 AREA = 255 SQ. METERS±  
 (0.0630 ACRES±)  
 PARCEL 16 AREA = 18700 SQ. METERS±  
 (4.6208 ACRES±)  
 REC. #86033421



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Drawing File Name: 3680-5A.dwg	
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Index of Revisions			
R1	3/25/97	Add AC-9; Del. Prcl. 9	dib
R2	5/22/97	Del AC-9; Add Prcl. 9	dib
R3	8/25/97	Del 12A,14; Add TE-9,TE-10.	dib
R4	3/05/98	Add PE-15	dib
R5	6/19/98	Add PE-9A & PE -12A	dib

PREPARED BY:  
  
**BENCHMARK SURVEYING, LTD.**  
 7430 EAST CALEY AVENUE, SUITE 120  
 ENGLEWOOD, CO. 80111 / (303) 843-8072

As Constructed
No Revisions:
Revised:
Void:

RIGHT-OF-WAY AND OWNERSHIP MAP	
Designer:	
Detailer:	
Sheet Subset:	Subset Sheets: of

Project No./Code	C4701-083
	11567
Sheet Number	5A 363

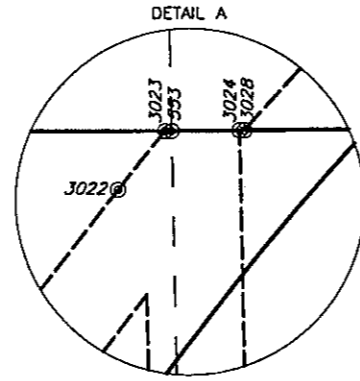
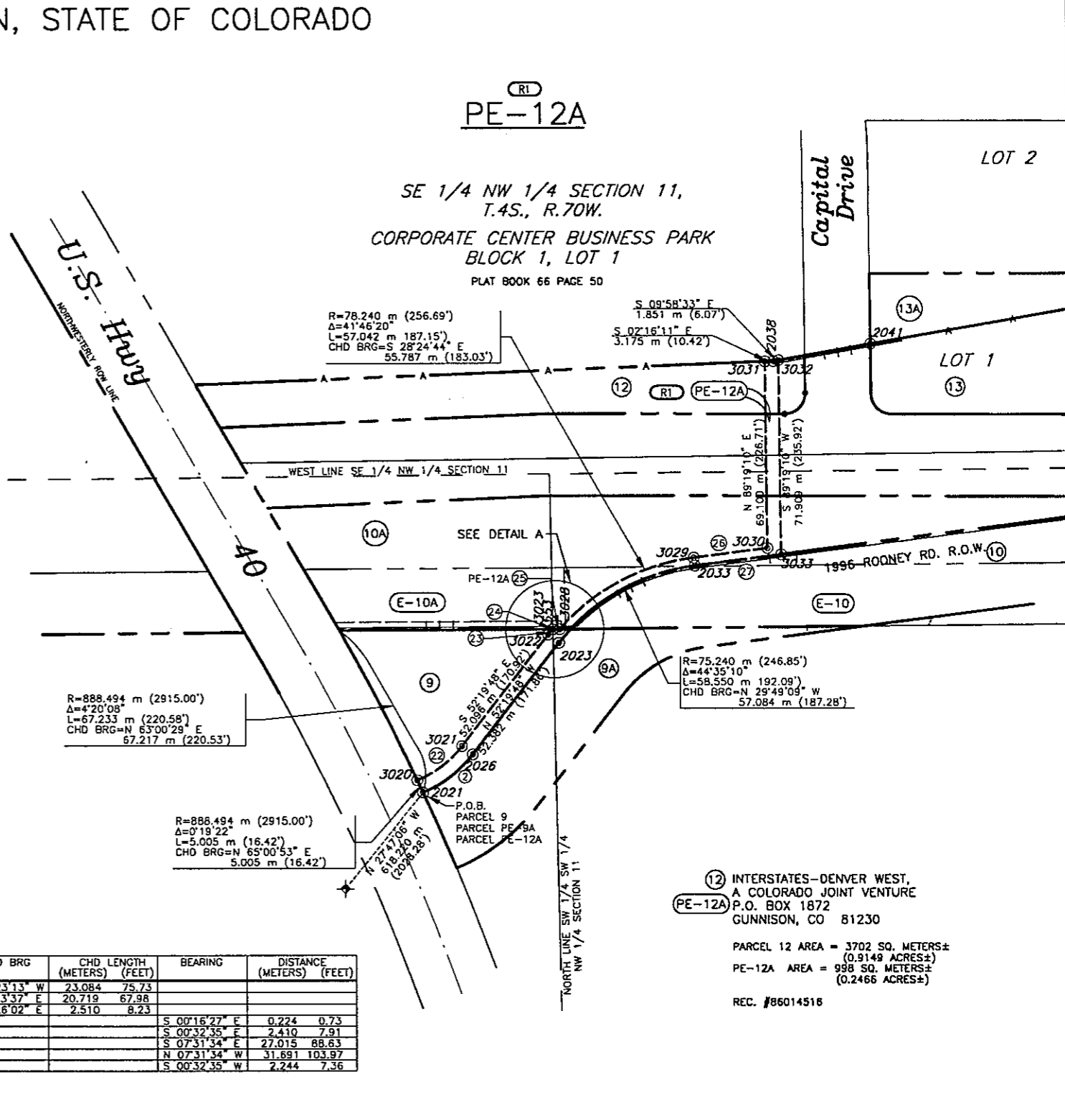
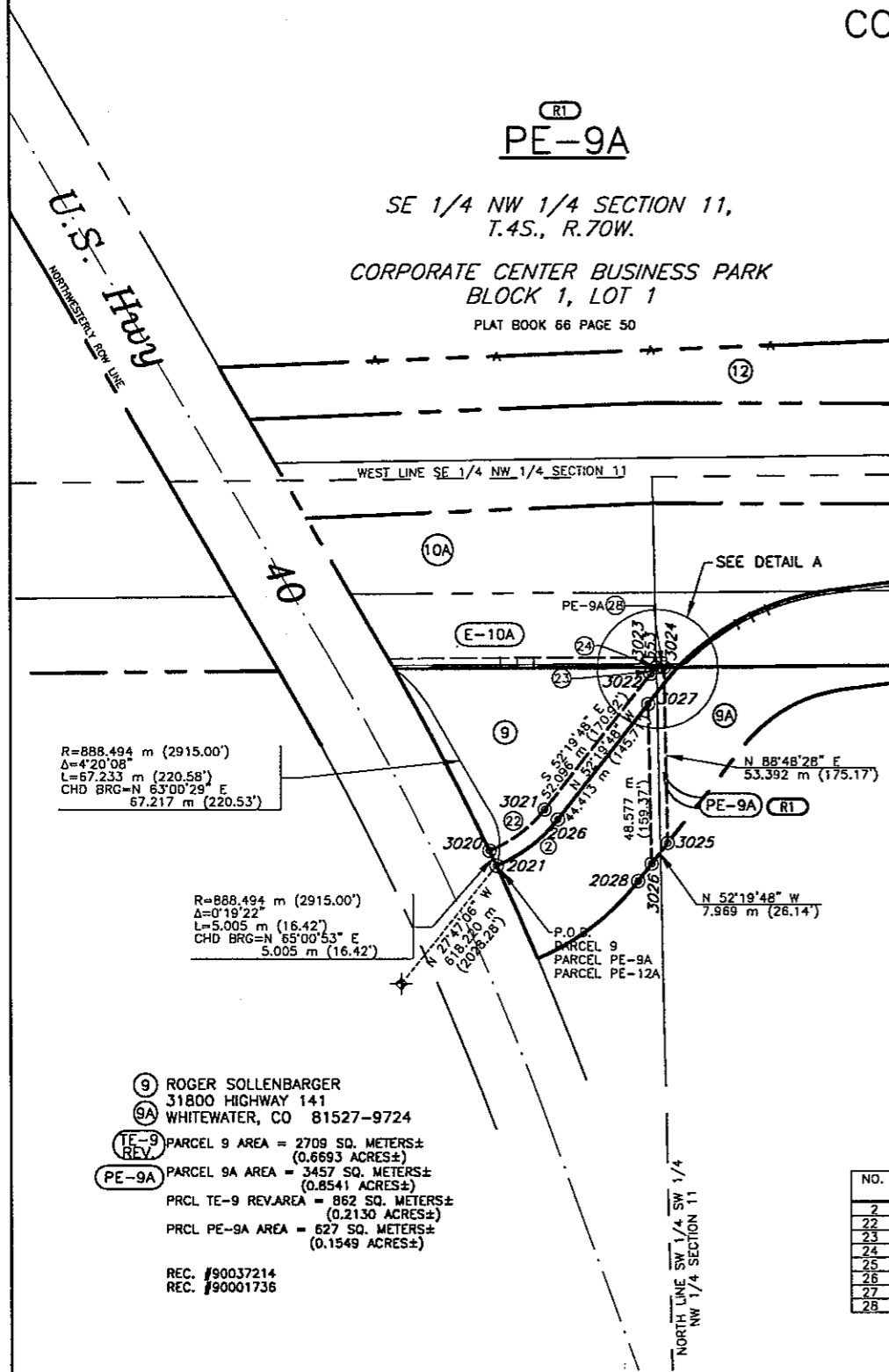
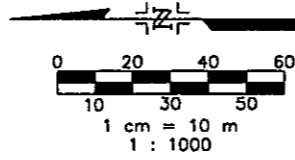
PROJECT # C4701-083  
 STATE HIGHWAY NO. C-470  
 LOCATED IN SECTIONS 2, 11, AND 14, TOWNSHIP 4 SOUTH,  
 RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF JEFFERSON, STATE OF COLORADO

RI  
 PE-9A

RI  
 PE-12A

SE 1/4 NW 1/4 SECTION 11,  
 T.4S., R.70W.  
 CORPORATE CENTER BUSINESS PARK  
 BLOCK 1, LOT 1  
 PLAT BOOK 66 PAGE 50

SE 1/4 NW 1/4 SECTION 11,  
 T.4S., R.70W.  
 CORPORATE CENTER BUSINESS PARK  
 BLOCK 1, LOT 1  
 PLAT BOOK 66 PAGE 50



DIMENSION TABLE (CONT.)

NO.	RADIUS (METERS) (FEET)	DELTA	LENGTH (METERS) (FEET)	CHD BRG	CHD LENGTH (METERS) (FEET)	BEARING	DISTANCE (METERS) (FEET)
2	44.760 146.85	29°53'10"	23.347 76.80	N 37°23'13" W	23.084 75.73		
22	39.760 130.45	30°12'22"	20.861 68.77	S 37°13'37" E	20.719 67.98		
23	2.510 8.23	01°47'32"	80.240 263.25	S 51°28'02" E	2.510 8.23		
24						S 00°16'27" E	0.224 0.73
25						S 00°32'35" E	2.410 7.91
26						S 07°31'34" E	27.015 88.63
27						N 07°31'34" W	31.691 103.97
28						S 00°32'35" W	2.244 7.36

- 9 ROGER SOLLENBARGER  
31800 HIGHWAY 141  
WHITEWATER, CO 81527-9724
- 9A PARCEL 9 AREA = 2709 SQ. METERS±  
(0.6693 ACRES±)
- 9A PARCEL 9A AREA = 3457 SQ. METERS±  
(0.8541 ACRES±)
- TE-9 REV PARCEL 9 REV AREA = 862 SQ. METERS±  
(0.2130 ACRES±)
- PE-9A PARCEL 9A AREA = 627 SQ. METERS±  
(0.1549 ACRES±)

- 12 INTERSTATES-DENVER WEST,  
A COLORADO JOINT VENTURE  
P.O. BOX 1872  
GUNNISON, CO 81230
- PE-12A PARCEL 12 AREA = 3702 SQ. METERS±  
(0.9149 ACRES±)
- PE-12A AREA = 998 SQ. METERS±  
(0.2466 ACRES±)

REC. #90037214  
 REC. #90001736

REC. #86014516

Computer File Information

Creation Date: 6/17/98 Initials: ddb  
 Last Modification Date: 6/17/98 Initials: ddb  
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Index of Revisions

NO.	DATE	DESCRIPTION	BY
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BENCHMARK SURVEYING, LTD.

7430 EAST CALEY AVENUE, SUITE 120  
 ENGLEWOOD, CO. 80111 / (303) 843-6072

As Constructed

No Revisions:  
 Revised:  
 Void:

RIGHT-OF-WAY AND OWNERSHIP MAP

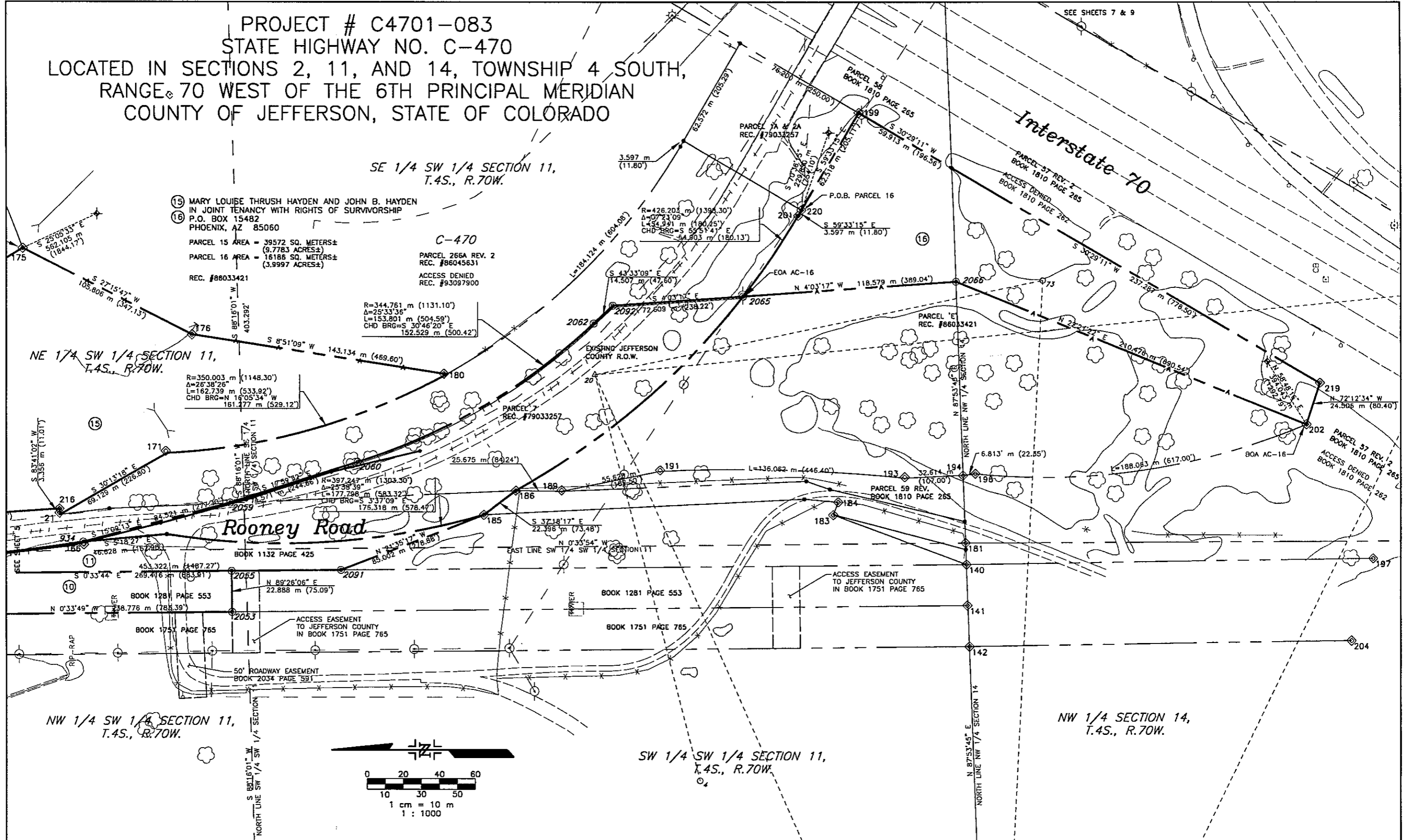
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 Detailer:  
 Sheet Subset: of

Project No./Code

C4701-083  
 11567  
 Sheet Number 5B 364

JUN 15 1998  
 Rec'd / Pinned

PROJECT # C4701-083  
 STATE HIGHWAY NO. C-470  
 LOCATED IN SECTIONS 2, 11, AND 14, TOWNSHIP 4 SOUTH,  
 RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF JEFFERSON, STATE OF COLORADO

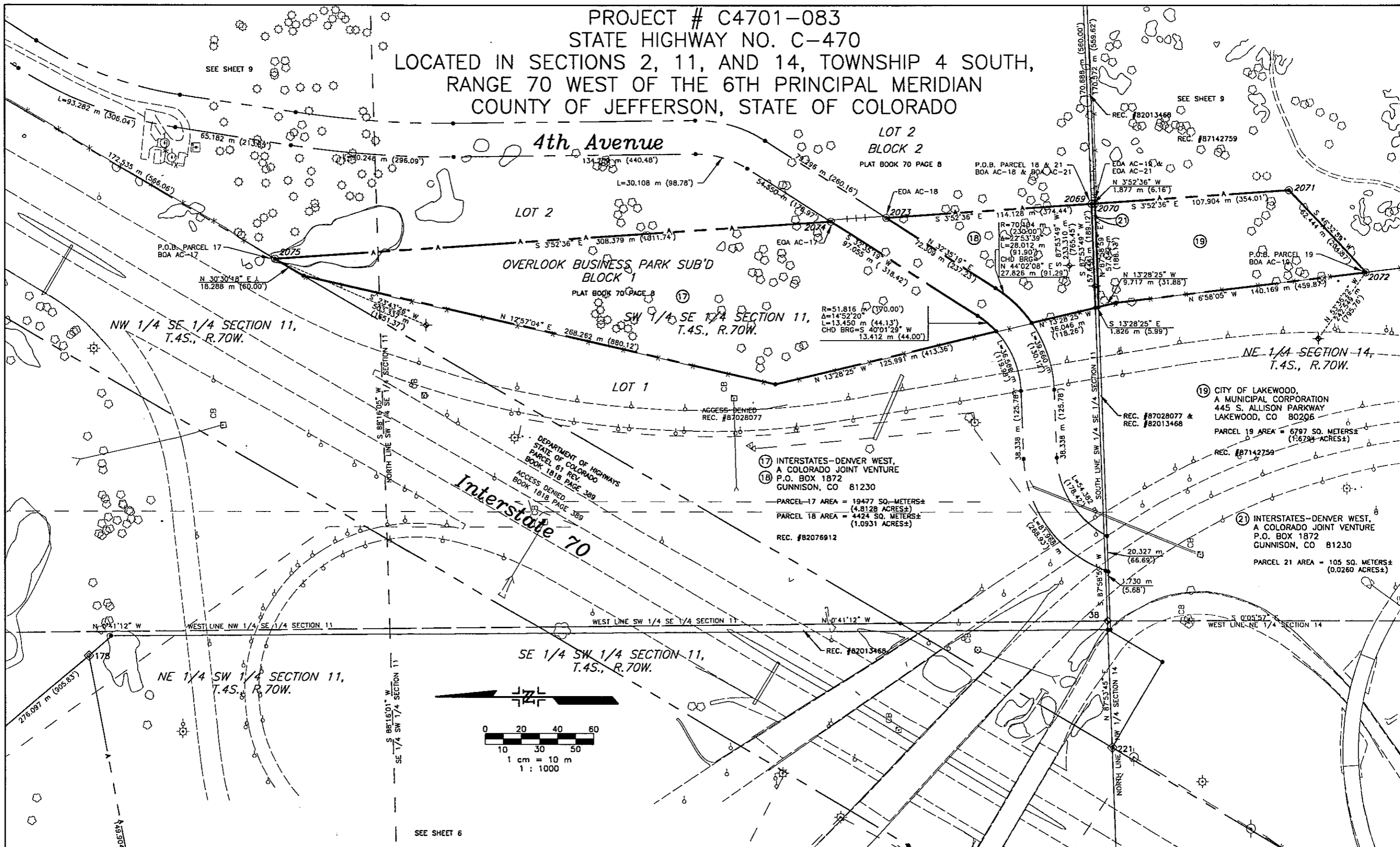


Rec'd / Printed JUN 19 1998

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Creation Date: 10/17/96	Initials: dib				No Revisions:			C4701-083
Last Modification Date: 12/23/96	Initials: dib				Revised:	Designer:		11567
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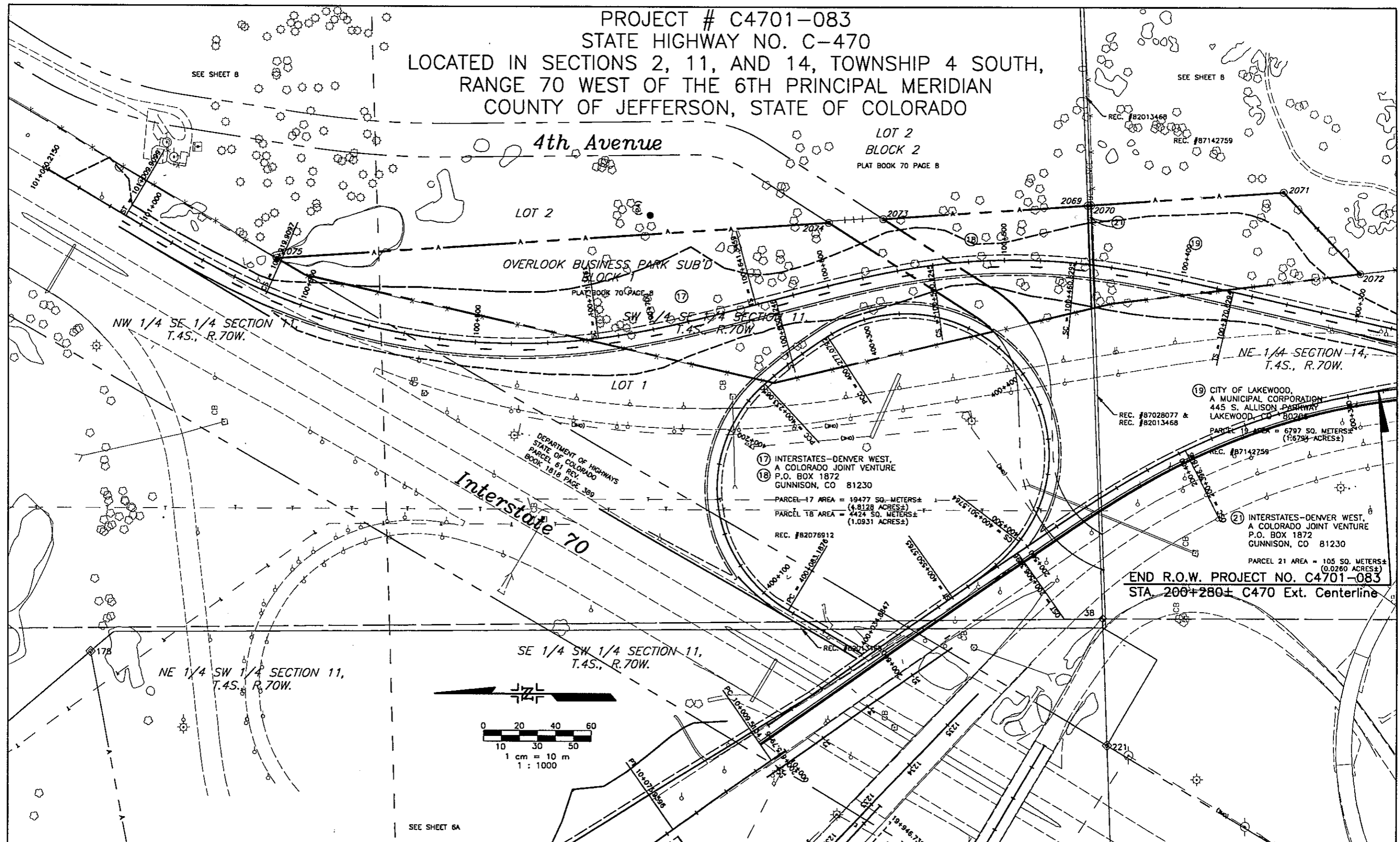
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 LOCATED IN SECTIONS 2, 11, AND 14, TOWNSHIP 4 SOUTH,  
 RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF JEFFERSON, STATE OF COLORADO



Rec'd / Printed JUN 19 1998

<b>Computer File Information</b>		<b>Index of Revisions</b>		PREPARED BY:  <b>BENCHMARK SURVEYING, LTD.</b> 7430 EAST CALEY AVENUE, SUITE 120 ENGLEWOOD, CO. 80111 / (303) 843-6072	<b>As Constructed</b>	<b>RIGHT-OF-WAY AND OWNERSHIP MAP</b>		<b>Project No./Code</b>
Creation Date: 10/17/96	Initials: dib				No Revisions:	Designer:		C4701-083
Last Modification Date: 12/23/96	Initials: dib				Revised:	Detailer:		11567
Full Path:					Void:	Sheet Subset:	Subset Sheets: of	Sheet Number 7 367
Drawing File Name: 3680-7.dwg								
Acad Ver. R12	Scale: 1cm=10m	Units: METRIC						

PROJECT # C4701-083  
 STATE HIGHWAY NO. C-470  
 LOCATED IN SECTIONS 2, 11, AND 14, TOWNSHIP 4 SOUTH,  
 RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF JEFFERSON, STATE OF COLORADO



END R.O.W. PROJECT NO. C4701-083  
 STA. 200+280± C470 Ext. Centerline

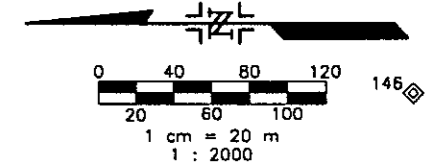
Rec'd / Printed JUN 19 1996

<b>Computer File Information</b>		<b>Index of Revisions</b>		PREPARED BY: <b>BENCHMARK SURVEYING, LTD.</b> 7430 EAST CALEY AVENUE, SUITE 120 ENCLEWOOD, CO. 80111 / (303) 843-6072	<b>As Constructed</b>	<b>RIGHT-OF-WAY AND OWNERSHIP MAP</b>		<b>Project No./Code</b>
Creation Date: 10/17/96	Initials: dib				No Revisions:	Designer:		C4701-083
Last Modification Date: 12/23/96	Initials: dib				Revised:	Detailer:		11567
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Drawing File Name: 3680-7A.dwg								
Acad Ver. R12	Scale: 1cm=10m	Units: METRIC						

PROJECT # C4701-083

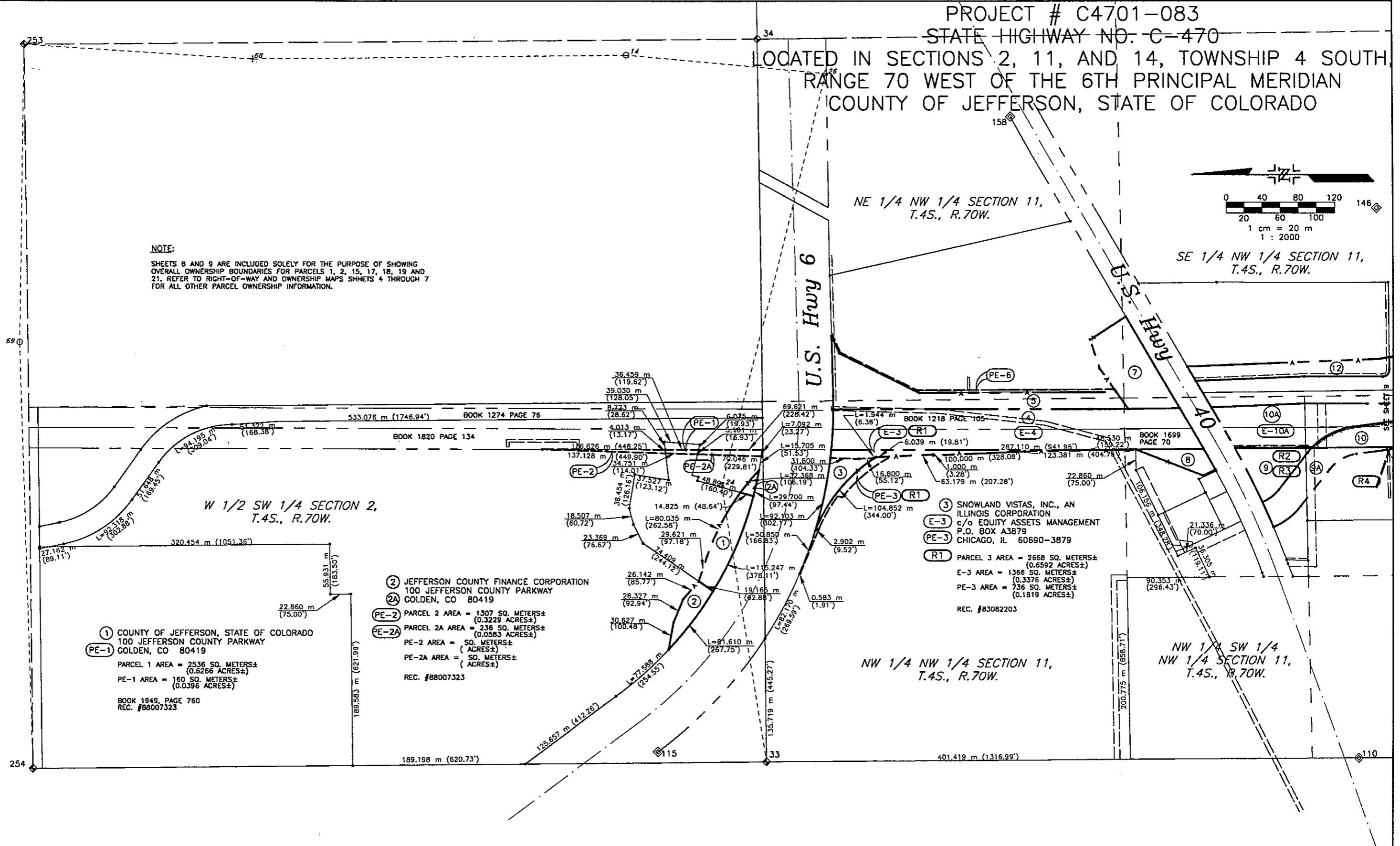
STATE HIGHWAY NO. C-470

LOCATED IN SECTIONS 2, 11, AND 14, TOWNSHIP 4 SOUTH,  
RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON, STATE OF COLORADO



**NOTE:**

SHEETS 8 AND 9 ARE INCLUDED SOLELY FOR THE PURPOSE OF SHOWING OVERALL OWNERSHIP BOUNDARIES FOR PARCELS 1, 2, 15, 17, 18, 19 AND 21. REFER TO RIGHT-OF-WAY AND OWNERSHIP MAPS SHEETS 4 THROUGH 7 FOR ALL OTHER PARCEL OWNERSHIP INFORMATION.



① COUNTY OF JEFFERSON, STATE OF COLORADO  
100 JEFFERSON COUNTY PARKWAY  
GOLDEN, CO 80419  
PARCEL 1 AREA = 2536 SQ. METERS±  
(0.6266 ACRES±)  
PE-1 AREA = 160 SQ. METERS±  
(0.0396 ACRES±)  
BOOK 1949, PAGE 760  
REC. #88007323

② JEFFERSON COUNTY FINANCE CORPORATION  
100 JEFFERSON COUNTY PARKWAY  
GOLDEN, CO 80419  
②A PARCEL 2A AREA = 236 SQ. METERS±  
(0.0583 ACRES±)  
PE-2 AREA = SQ. METERS±  
(ACRES±)  
PE-2A AREA = SQ. METERS±  
(ACRES±)  
REC. #88007323

③ SNOWLAND VISTAS, INC., AN ILLINOIS CORPORATION  
c/o EQUITY ASSETS MANAGEMENT  
P.O. BOX A3879  
CHICAGO, IL 60690-3879  
REC. #83082203  
PARCEL 3 AREA = 2668 SQ. METERS±  
(0.6592 ACRES±)  
E-3 AREA = 1366 SQ. METERS±  
(0.3376 ACRES±)  
PE-3 AREA = 736 SQ. METERS±  
(0.1819 ACRES±)

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Creation Date: 10/17/96	Initials: dib	(R1)	3/25/97 Chg PE-3, E-3; Del. Prcl 5		dib	No Revisions:			C4701-083
Last Modification Date: 12/23/96	Initials: dib	(R2)	3/31/97 Del. Prcl 9; Add AC-9		dib	Revised:	Designer:		11567
Full Path:		(R3)	5/22/97 Add Prcl 9; Del. AC-9		dib	Void:	Detailer:		
Drawing File Name: 3680-8.dwg		(R4)	8/25/97 Del Prcl 12,14; Add TE-9, TE-10		dib		Sheet Subset:	Subset Sheets: of	Sheet Number 8 <i>369</i>
Acad Ver. R12	Scale: 1cm=20m	Units: METRIC							

PROJECT # C4701-083  
 STATE HIGHWAY NO. C-470  
 LOCATED IN SECTIONS 2, 11, AND 14, TOWNSHIP 4 SOUTH,  
 RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN  
 COUNTY OF JEFFERSON, STATE OF COLORADO

17 INTERSTATES-DENVER WEST,  
 A COLORADO JOINT VENTURE  
 P.O. BOX 1872  
 GUNNISON, CO 81230  
 PARCEL 17 AREA = 19477 SQ. METERS±  
 (4.8128 ACRES±)  
 PARCEL 18 AREA = 4424 SQ. METERS±  
 (1.0931 ACRES±)  
 REC. #82076912

19 CITY OF LAKEWOOD, STATE OF COLORADO  
 445 S. ALLISON PARKWAY  
 LAKEWOOD, CO 80206  
 PARCEL 19 AREA = 6797 SQ. METERS±  
 (1.6794 ACRES±)  
 REC. #87142759

21 INTERSTATES-DENVER WEST,  
 A COLORADO JOINT VENTURE  
 P.O. BOX 1872  
 GUNNISON, CO 81230  
 PARCEL 21 AREA = 105 SQ. METERS±  
 (0.0260 ACRES±)

OVERLOOK BUSINESS PARK SUB'D

LOT 2  
 BLOCK 2

PLAT BOOK 66 PAGE 51

4th Avenue

BLOCK 1  
 LOT 2

SW 1/4 SE 1/4 SECTION 11,  
 T.4S., R.70W.

LOT 1

NE 1/4 SECTION 14,  
 T.4S., R.70W.

NW 1/4 SE 1/4 SECTION 11,  
 T.4S., R.70W.

NE 1/4 SW 1/4 SECTION 11,  
 T.4S., R.70W.

SE 1/4 SW 1/4 SECTION 11,  
 T.4S., R.70W.

15 MARY LOUISE THRUSH HAYDEN AND JOHN B. HAYDEN,  
 IN JOINT TENANCY WITH RIGHTS OF SURVIVORSHIP  
 P.O. BOX 15482  
 PHOENIX, AZ 85060  
 PARCEL 15 AREA = 39572 SQ. METERS±  
 (9.7783 ACRES±)  
 REC. #86033421

C-470  
 PARCEL 266A REV. 2  
 REC. #86045631  
 ACCESS DENIED  
 REC. #93097900

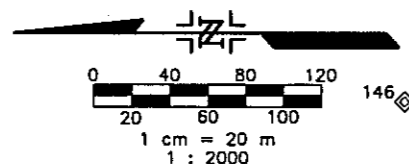
PARCEL 1A & 2A  
 REC. #79033257

PARCEL 57 REV. 2  
 BOOK 1810 PAGE 265  
 ACCESS DENIED  
 BOOK 1810 PAGE 262

PARCEL 'F'  
 REC. #86033421

PARCEL 7  
 REC. #79033257

PARCEL 'E'  
 REC. #86033421



SE 1/4 NW 1/4 SECTION 11,  
 T.4S., R.70W.

Capital Drive

Rooney Road

Interstate 70

U.S. Hwy 11

SEE SHEET 8

Computer File Information

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Last Modification Date: 12/23/96	Initials: dib
Full Path:	
Drawing File Name: 3680-9.dwg	
Acad Ver. R12	Scale: 1cm=20m Units: METRIC

Index of Revisions

R1	2/17/98	Add PE-15	dib



PREPARED BY:  
**BENCHMARK SURVEYING, LTD.**  
 7430 EAST CALEY AVENUE, SUITE 120  
 ENGLEWOOD, CO. 80111/ (303) 843-6072

As Constructed

No Revisions:
Revised:
Void:

RIGHT-OF-WAY AND  
 OWNERSHIP MAP

Designer:	
Detailer:	
Sheet Subset:	Subset Sheets: of

Project No./Code

C4701-083
11567
Sheet Number 9 370

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