

COLORADO DEPARTMENT OF TRANSPORTATION

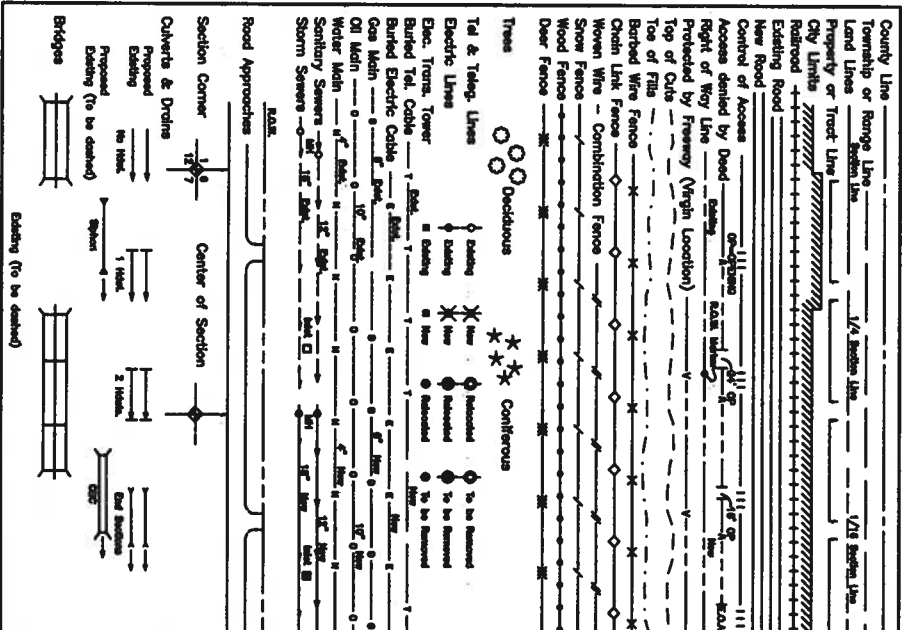
 Region 6
2000 South Holly Street
Denver, Co. 80222
Phone: (303) 757-9922 FAX: (303) 757-9907

Sheet Revisions	

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO
38th STREET TO 45th AVENUE
SECTION 22, T. 3 S., R. 68 W., 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

STU C010-047
RIGHT - OF - WAY
38TH & WASHINGTON
38TH STREET TO 45TH AVENUE
PROJECT CODE: 12298
SUBSET SHEET: 1 OF 10
SHEET NUMBER:

CONVENTIONAL SIGNS



DEPARTMENT OF TRANSPORTATION
CITY AND COUNTY OF DENVER

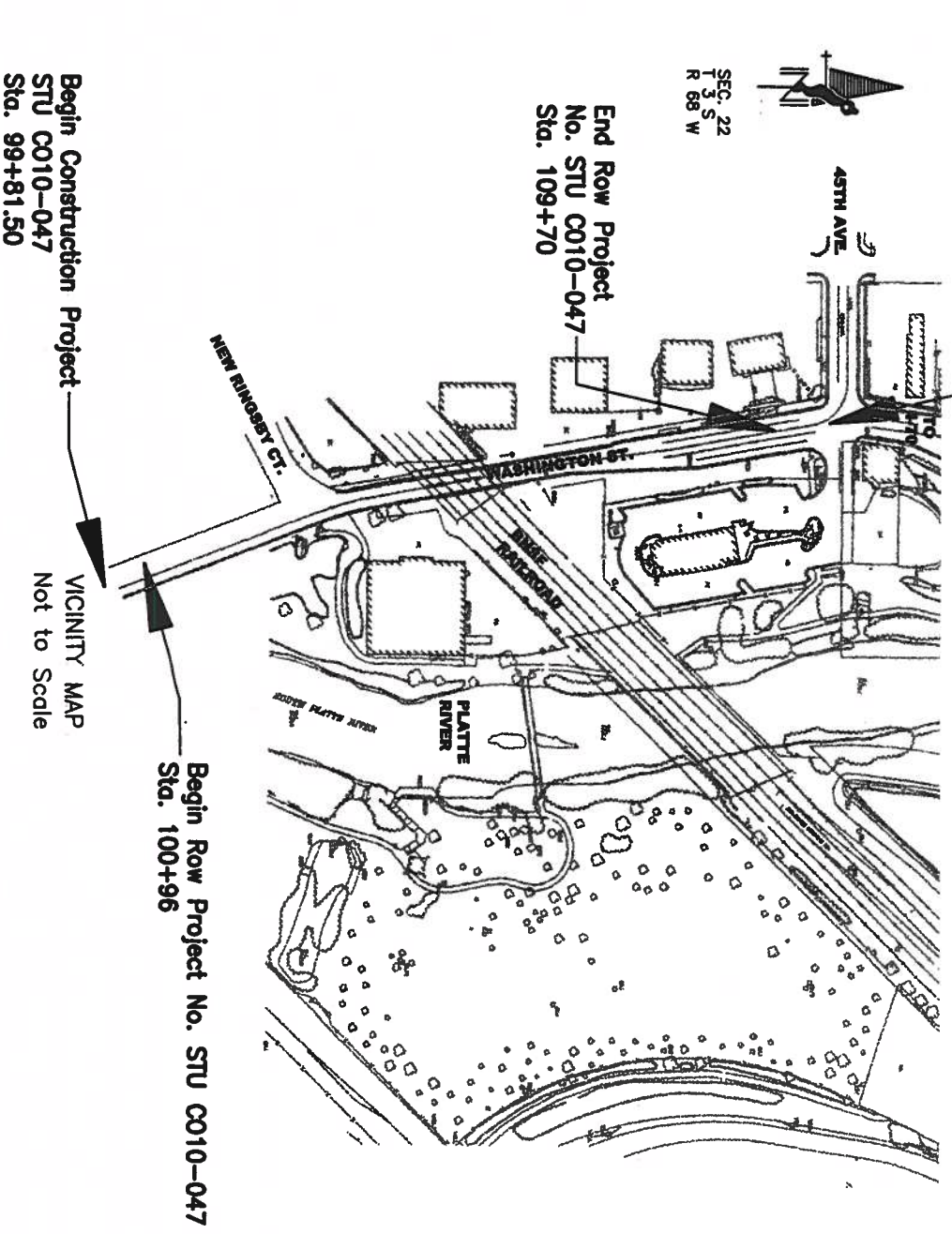
HIGHWAY RIGHT - OF - WAY PLANS OF PROPOSED
FEDERAL AID PROJECT NO. STU C010-047

WASHINGTON ST./38TH AVE., NORTH OF PLATTE RIVER BRIDGE TO 45TH AVE.
CITY AND COUNTY OF DENVER
CONSTRUCTION PROJECT CODE NO. PZ 02598-160

SCALES OF ORIGINAL DRAWINGS
ON PLAN 1" = 40'
ON OWNERSHIP 1" = 200'
ON CONTROL 1" = 300'

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2-2A	TABULATION OF PROPERTY
3	SURVEY CONTROL DIAGRAM
4	CONTROL AND MONUMENTATION SHEET
5-9	ROW PLAN SHEETS
10	OWNERSHIP MAP



DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____
DIVISION ADMINISTRATOR



COLORADO DEPARTMENT OF TRANSPORTATION

Sheet Revisions			
11/5/99	REVISE NORTH LINE PARCEL 1		

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO
38th STREET TO 45th AVENUE
SECTION 22, T. 3 S., R. 68 W., 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

STU C010-047	
TABULATION OF PROPERTIES	
38TH & WASHINGTON (ROW)	
38TH STREET TO 45TH AVENUE	
PROJECT CODE: 12298	SUBSET SHEET: 2 OF 10

SHEET NUMBER:

R.O.W. TABULATION OF PROPERTIES IN DENVER COUNTY

WASHINGTON STREET

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET				PARCEL NO.	REMARKS
				ENTIRE AREA OF PARCEL	TO BE ACQUIRED	LEFT	REMAINDER RIGHT		
1	THE ALBERT EUGENE BYRNE REVOCABLE TRUST	3608 W. 85TH AVE. WESTMINSTER, CO 80030	LOTS 19-24 BLOCK 4, GARDEN PLACE	23,822	2,459	21,363	-----	1	RIGHT OF WAY ACQUISITION
TE-1	SEE PARCEL 1				2,377			TE-1	TEMPORARY CONSTRUCTION EASEMENT FOR DRIVEWAY RECONSTRUCTION
2	RONALD M. POBUDA & LINDA ALVERS AS JOINT TENANTS	250 WEST 49TH STREET, SUITE 401 NEW YORK, NY SITE ADDRESS: 4465 WASHINGTON ST. DENVER, CO	LOTS 16 THROUGH 18, BLOCK 4, GARDEN PLACE	14,648	2,983	11,665	-----	2	RIGHT OF WAY ACQUISITION
TE-2	SEE PARCEL 2				811			TE-2	TEMPORARY CONSTRUCTION EASEMENT FOR RETAINING WALL CONSTRUCTION
3	TRI-B ASSOCIATES, A COLORADO GENERAL PARTNERSHIP		LOTS 10-15, BLOCK 4, GARDEN PLACE	32,359	9,491	22,868	-----	3	RIGHT OF WAY ACQUISITION
TE-3	SEE PARCEL 3				3,003			TE-3	TEMPORARY CONSTRUCTION EASEMENT FOR RETAINING WALL CONSTRUCTION
4	HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER	1100 W. COLFAX AVE DENVER, CO 80204 SITE ADDRESS: 4433 WASHINGTON STREET DENVER, CO 80204	LOT 1-9, BLOCK 4, GARDEN PLACE	45,927	23,602	22,325	-----	4	RIGHT OF WAY ACQUISITION
TE-4	SEE PARCEL 4				22,326			TE-4	TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION STAGING AREA
5	READY MIXED CONCRETE COMPANY, A COLORADO CORPORATION	4935 WASHINGTON ST. DENVER, CO		206,562	5,869	200,693	-----	5	RIGHT OF WAY ACQUISITION
TE-5	SEE PARCEL 5				2,035			TE-5	TEMPORARY CONSTRUCTION EASEMENT FOR RETAINING WALL CONSTRUCTION

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO

SURVEY CONTROL DIAGRAM
SECTION 22, T. 3 S., R. 68 W., 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

STU C010-047

CONTROL DIAGRAM

38TH & WASHINGTON

PROJECT CODE: 12298 SUBSET SHEET: 3 OF 10

SUBSET SHEET: 3 OF 10

1. THIS SURVEY DRAWING IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS AND IS PREPARED FOR COLORADO DEPARTMENT OF TRANSPORTATION PURPOSES ONLY.

2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) 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 (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. ALL COORDINATES LISTED ARE MODIFIED STATE PLANE COORDINATES. COLORADO COORDINATE SYSTEM OF 1983 (CENTRAL ZONE).

4. ALL BEARINGS SHOWN HEREON ARE BASED ON THE CALCULATED GEODETIC BEARING BETWEEN GPS STATION "PEARL" AND "TOWER" AS BEING N32°43'34"W BETWEEN FOUND MONUMENTS AS SHOWN.

5. VERTICAL CONTROL IS BASED ON NGS BENCHMARK C260, RESET 1983. ELEVATION = 5185.725 FEET. BENCHMARK C260 IS A BRASS DISK SET IN CONCRETE LOADING DOCK EAST SIDE OF BUILDING AT 4750 YORK STREET. DISK STAMPED "C260 RESET 1983 NGS WASHINGTON D.C." N.A.V.D. 1929.

6. ALL SURVEY CONTROL IS BASED ON CDOT CONTROL DIAGRAM FOR CDOT PROJECT NO. IM-IR(CX) 70-4(145), INTERSTATE 70 (WASHINGTON STREET TO BRIGHTON BLVD.) RECORDED AT REC. NO. L001832, BOOK 19, PAGES 123-128 PUBLIC RECORDS OF THE CITY AND COUNTY OF DENVER.

7. ALL R.O.W. MARKERS SET FROM SURVEY CONTROL POINTS

8. ALL COORDINATES LISTED ARE PROJECT COORDINATES ONLY.

9. MEMORANDUM OF OWNERSHIP PROVIDED BY H.C. PECK & ASSOCIATES.

10. ADJUSTED CLOSURE OF THE CONTROL EXCEEDS 1:100,000.

◆ INDICATES ALIQUOT CORNER (SEE SURVEY CONTROL POINT TABULATION SHEET FOR DESCRIPTION)

INDICATES GPS STATION (SEE SURVEY CONTROL POINT TABULATION SHEET FOR DESCRIPTION).

- INDICATES FOUND PIN (SEE SURVEY CONTROL POINT TABULATION SHEET FOR DESCRIPTION).

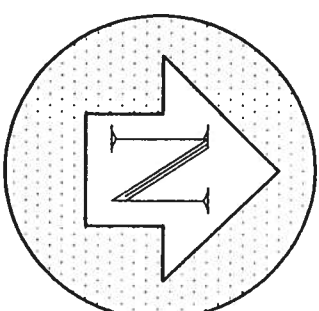
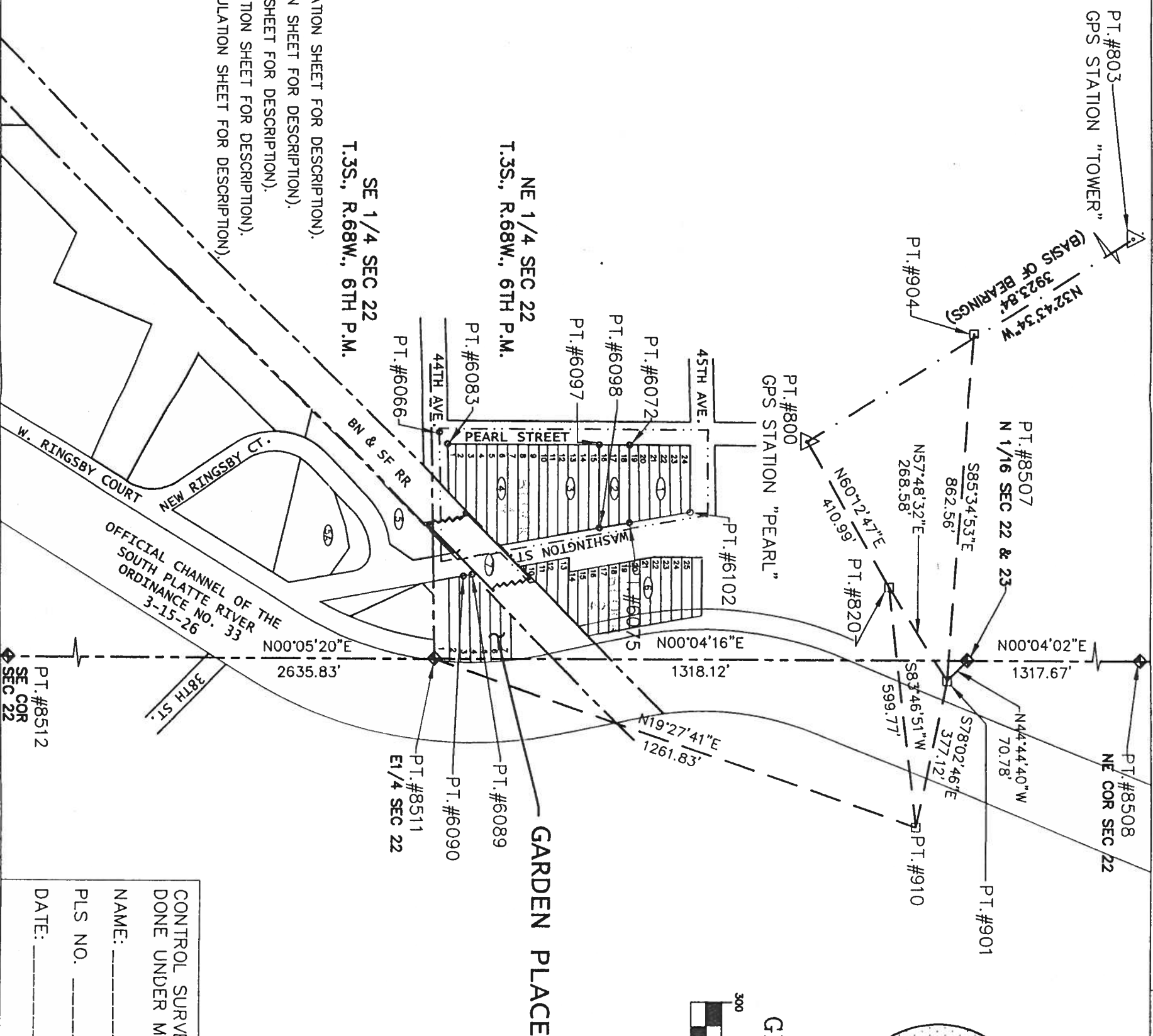
INDICATES TRAVERSE POINT (SEE SURVEY CONTROL POINT TABULATION SHEET FOR DESCRIPTION).

o INDICATES FOUND CHISLED "X" (SEE SURVEY CONTROL POINT TABULATION SHEET FOR DESCRIPTION)

— · — — INDICATES INVERSED GPS LINE

— — — INDICATES TRAVERSE LINE

INDICATES SECTION LINE



(IN FEET)

1 inch = 300 ft.

CONTROL SURVEY & MONUMENTATION WAS
DONE UNDER MY SUPERVISION AND CHECKING.

NAME: _____

PLS NO. _____

DATE: _____



Region 6
2000 South Holly Street
Denver, Co. 80222
Phone: (303) 757-9922 FAX: (303) 757-9907

ADMINISTRATIVE

Sheet Revisions			

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO

SURVEY CONTROL DIAGRAM

SECTION 22, T. 3 S., R. 68 W., 6TH P.M.

CITY AND COUNTY OF DENVER, COLORADO

STU C010-047
CONTROL MONUMENTATION
38TH & WASHINGTON
38TH STREET TO 45TH AVENUE
PROJECT CODE: 12298
SUBSET SHEET: 4 OF 10
SHEET NUMBER:

ALIQUOT CORNERS (U.S. SURVEY FEET)

PT.#	NORTHING	EASTING	ELEVATION	DESCRIPTION
8507	1709867.742	3147408.679		FOUND 3 1/4" ROCK CAP IN TOP OF STONE CAP STAMPED PLS 23521, N 1/16TH COR SEC'S 22 & 23, T3S, R68W, 6TH P.M.
8508	1711185.410	3147410.228		FOUND 3 1/4" ALUM. CAP 0.4' BELOW GROUND IN DEPRESSION CAP STAMPED PLS 16401, NE COR SEC 22, T3S, R68W, 6TH P.M.
8511	1708549.621	3147407.045		FOUND 3 1/4" ALUM. CAP IN RANGE BOX CAP STAMPED PLS 23521, E 1/4 COR SEC 22, T3S, R68W, 6TH P.M.
8512	1705913.796	3147402.960		FOUND STONE, 6" x 6" ON TOP, WITH "+" CUT IN TOP. TOP OF STONE IS 1.3' BELOW SURFACE. SE COR SEC 22, T3S R68W, 6TH P.M.

SURVEY CONTROL POINTS (U.S. SURVEY FEET)

PT.#	NORTHING	EASTING	ELEVATION	DESCRIPTION
800	1709470.212	3146874.516	5145.90	FOUND 3 1/4" CDOT ALUM. CAP IN RANGE BOX IN CUL-DE-SAC ON PEARL ST. JUS NORTH OF 45TH AVE. CAP STAMPED GPS "PEARL" LPI 1992 1.045006
803	1712771.198	3144753.195		FOUND 3 1/4" CDOT ROCK CAP IN SIDEWALK CAP STAMPED "TOWER" 1.000050
820	1709674.384	3147231.210	5147.53	FOUND 2" ALUM CAP STAMPED "LPI CONTROL LEWIS" UNDER I-70 VIADUCT 6'± EAST OF EAST FLOWLINE FOR WASHINGTON ST.
901	1709817.470	3147458.504	5147.76	FOUND 1 1/2" ALUM CAP NORTH OF WESTBOUND I-70 OFF-RAMP TO WASHINGTON ST. (WEST OF PLATTE RIVER). CAP STAMPED LPI CONTROL DEN-COL.
904	1709883.925	3146598.508		FOUND CHISELED "T" IN SIDEWALK AT THE N.E. COR. OF 46TH AVE. & PENNSYLVANIA ST.
910	1709739.359	3147827.449	5184.62	FOUND 1 1/2" ALUM CAP ON THE NORTH SIDE OF I-70 AT THE EAST BRIDGE ABUTMENT OVER THE PLATTE RIVER. STAMPED 1.046008

FOUND PROPERTY EVIDENCE (U.S. SURVEY FEET)

PT.#	NORTHING	EASTING	ELEVATION	DESCRIPTION
6066	1708560.346	3146853.017		FOUND 1/2" REBAR NO CAP IN THE INTERSECTION OF PEARL STREET AND 44TH AVENUE ON RANGELINE
6072	1709030.444	3146884.421		FOUND 1/2" REBAR NO CAP
6075	1709030.266	3147072.748		FOUND #5 REBAR WITH CAP, STAMPED LINN LS 1411?
6083	1708580.307	3146883.092		FOUND 1 1/2" ALUM. CAP, STAMPED LAMBERT PLS 13212
6089	1708642.326	3147202.809		FOUND #5 REBAR WITH CAP, STAMPED PLS 2186
6090	1708620.975	3147206.849		FOUND #5 REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
6097	1708955.417	3146884.183		FOUND 1 1/2" YELLOW PLASTIC CAP, STAMPED VLC LS 20699
6098	1708955.157	3147086.168		FOUND 1 1/2" ALUM. CAP, ILLEGIBLE
6102	1709180.177	3147046.182		FOUND CHISELED "x"

TABULATION OF R.O.W. MONUMENTS
TO BE SET (TYPE 1) (TYPICAL)

PT.#	NORTHING	EASTING	DESCRIPTION
1044	1709180.191	3147038.679	
1045	1709030.296	3147040.850	
1046	1708955.219	3147038.600	
1047	1708805.126	3147034.103	
1048	1708805.190	3146994.112	
1049	1708651.364	3146994.112	
1050	1708581.158	3146922.908	
1051	1708540.936	3147096.412	
1052	1708187.332	3147223.354	
1053	1708879.965	3147280.738	
1054	1708946.406	3147348.124	
1055	1709173.609	3147045.144	
1056	1708443.015	3147131.565	
1057	1708388.912	3147150.988	
1058	1708307.131	3147180.347	

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE					
	1	1A	2	2A	3	3A
REFERENCE						
RIGHT OF WAY	15					
CONTROL						
ALIQUOT CORNER						
WITNESS POST						

RIGHT OF WAY MONUMENTATION WAS DONE
UNDER MY SUPERVISION AND CHECKING.

NAME: _____

PLS NO. _____

DATE: _____

RIGHT OF WAY PLANS AND LEGAL
DESCRIPTIONS WERE PREPARED UNDER MY
SUPERVISION AND CHECKING.

NAME: _____

PLS NO. _____

DATE: _____



Region 6
2000 South Holly Street
Denver, Co. 80222
Phone: (303) 757-9922 FAX: (303) 757-9907

Sheet Revisions

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO
RIGHT - OF - WAY

SECTION 22, T. 3 S., R. 68 W., 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

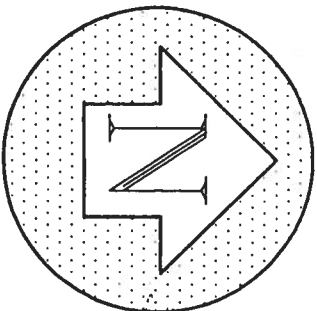
STU C010-047

RIGHT - OF - WAY

38TH & WASHINGTON

PROJECT CODE: 12298 SUBSET SHEET: 5 OF 10

SHEET NUMBER:



GRAPHIC SCALE



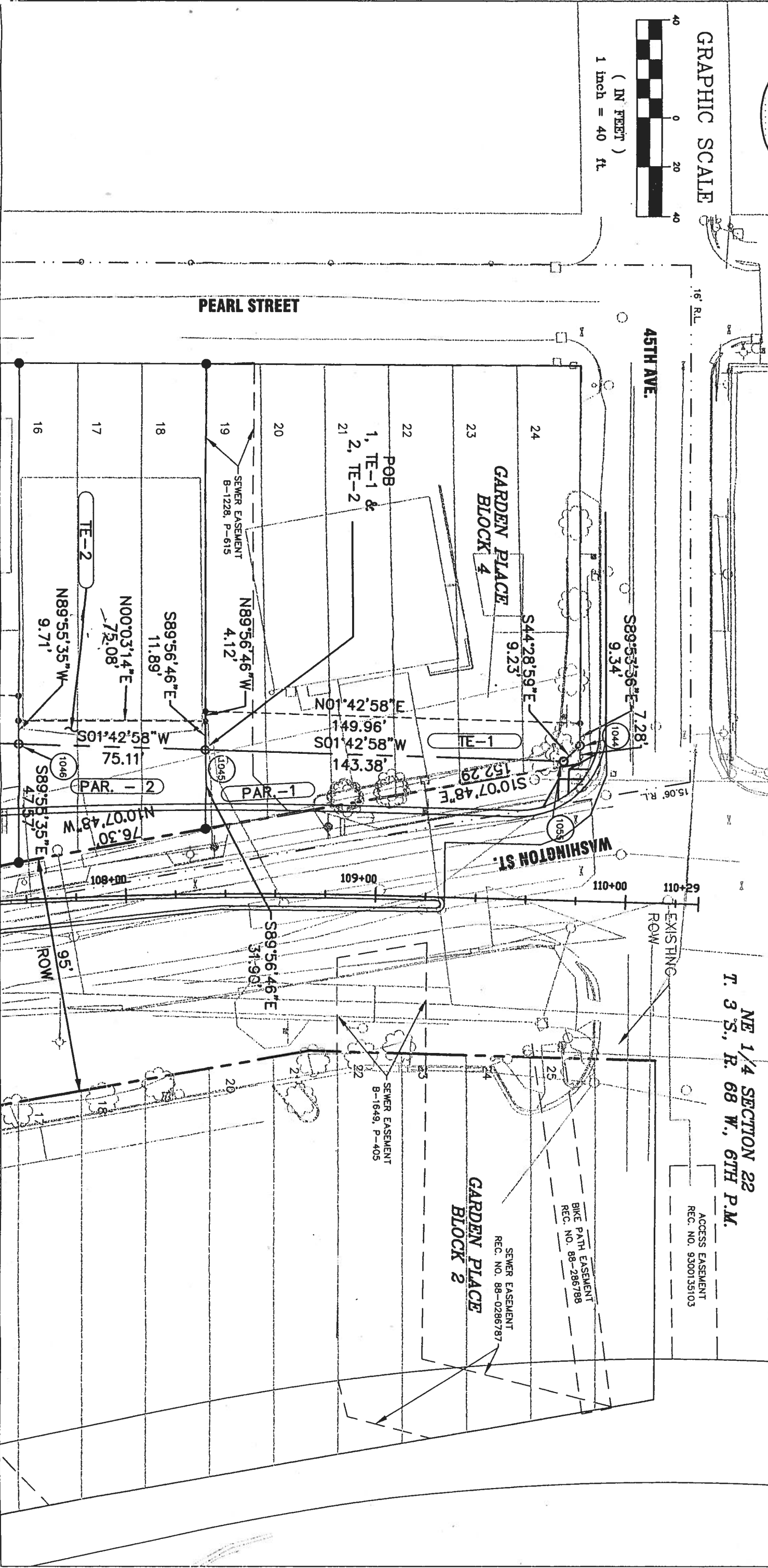
(IN FEET)
1 inch = 40 ft.

LEGEND

- 7 DEPICTS PARCEL NUMBER
- DEPICTS ROW MON. TO BE SET
- DEPICTS TEMP. EASE. CORNER
- DEPICTS FOUND MONUMENTS SEE SURVEY CONTROL DIAGRAM
- 1000 DEPICTS ROW POINT NUMBER

PARCEL NO. OWNER

- 1 (TE-1) THE ALBERT EUGENE BYRNE REVOCABLE TRUST
- 2 (TE-2) RONALD M. POBUDA & UNDA ALYERS AS JOINT TENANTS



COLORADO DEPARTMENT OF TRANSPORTATION

DOT Region 6
2000 South Holly Street
Denver, Co. 80222
Phone: (303) 757-9922 FAX: (303) 757-9907

Sheet Revisions

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO
RIGHT - OF - WAY

SECTION 22, T. 3 S., R. 68 W., 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

STU C010-047

RIGHT - OF - WAY

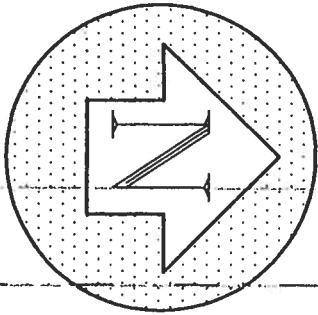
38TH & WASHINGTON

PROJECT CODE: 12298 SUBSET SHEET: 6 OF 10

SHEET NUMBER:

LEGEND

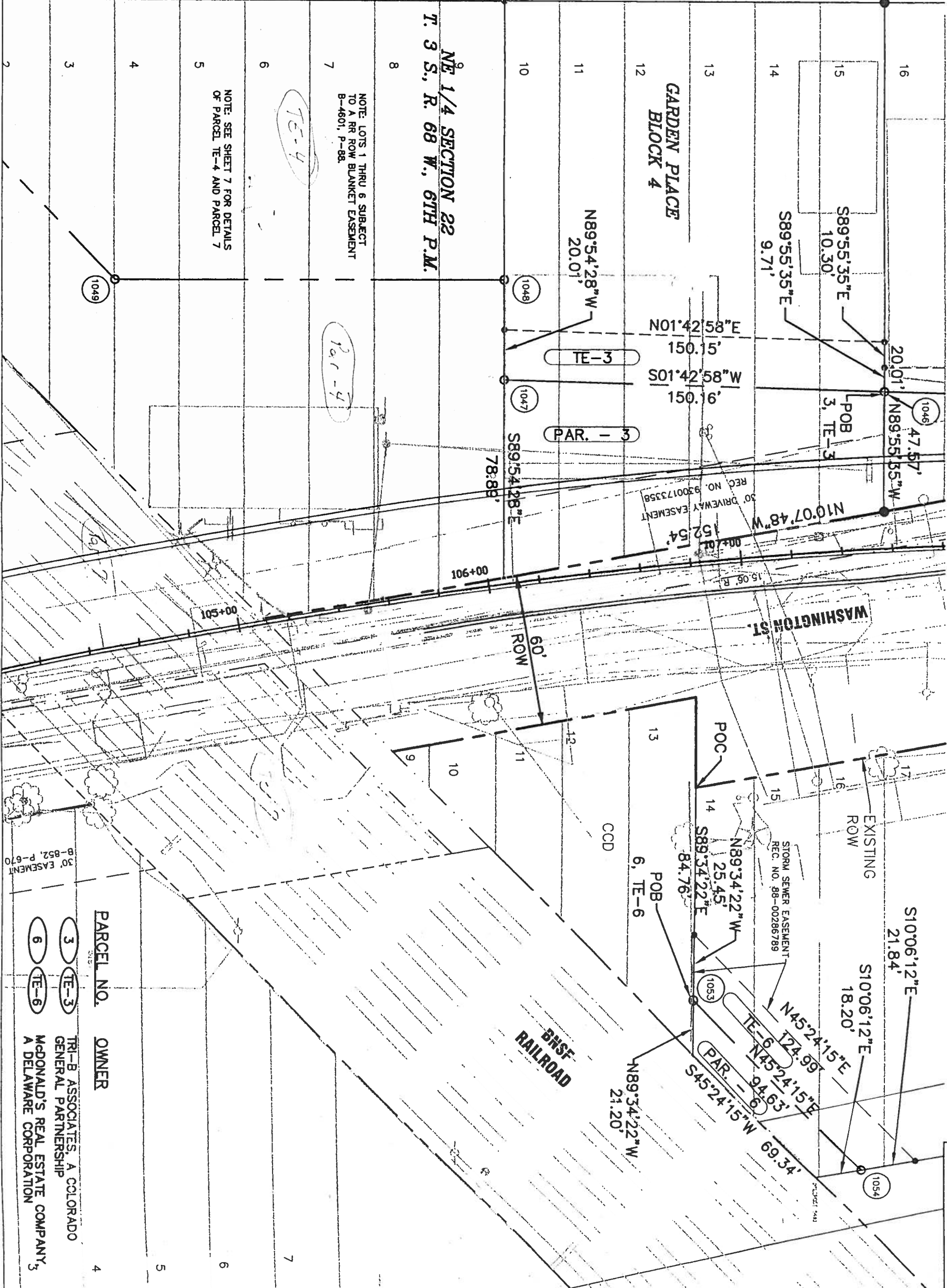
- 7 DEPICTS PARCEL NUMBER
- DEPICTS ROW MON. TO BE SET
- DEPICTS TEMP. EASE. CORNER
- DEPICTS FOUND MONUMENTS SEE SURVEY CONTROL DIAGRAM
- DEPICTS ROW POINT NUMBER



GRAPHIC SCALE



PEARL STREET



NE 1/4 SECTION 22
T. 3 S., R. 68 W., 6TH P.M.

NOTE: LOTS 1 THRU 6 SUBJECT
TO A RR ROW BLANKET EASEMENT
B-4601, P-88.

NOTE: SEE SHEET 7 FOR DETAILS
OF PARCEL TE-4 AND PARCEL 7

PARCEL NO. OWNER

- 3 TRI-B ASSOCIATES, A COLORADO
GENERAL PARTNERSHIP
- 6 McDONALD'S REAL ESTATE COMPANY
A DELAWARE CORPORATION



Sheet Revisions

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO
RIGHT - OF - WAY

SECTION 22, T. 3 S., R. 68 W., 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

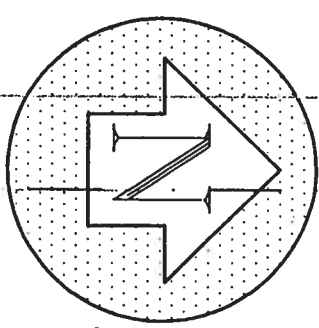
STU C010-047

RIGHT - OF - WAY

38TH & WASHINGTON

PROJECT CODE: 12298 SUBSET SHEET: 7 OF 10

SHEET NUMBER:



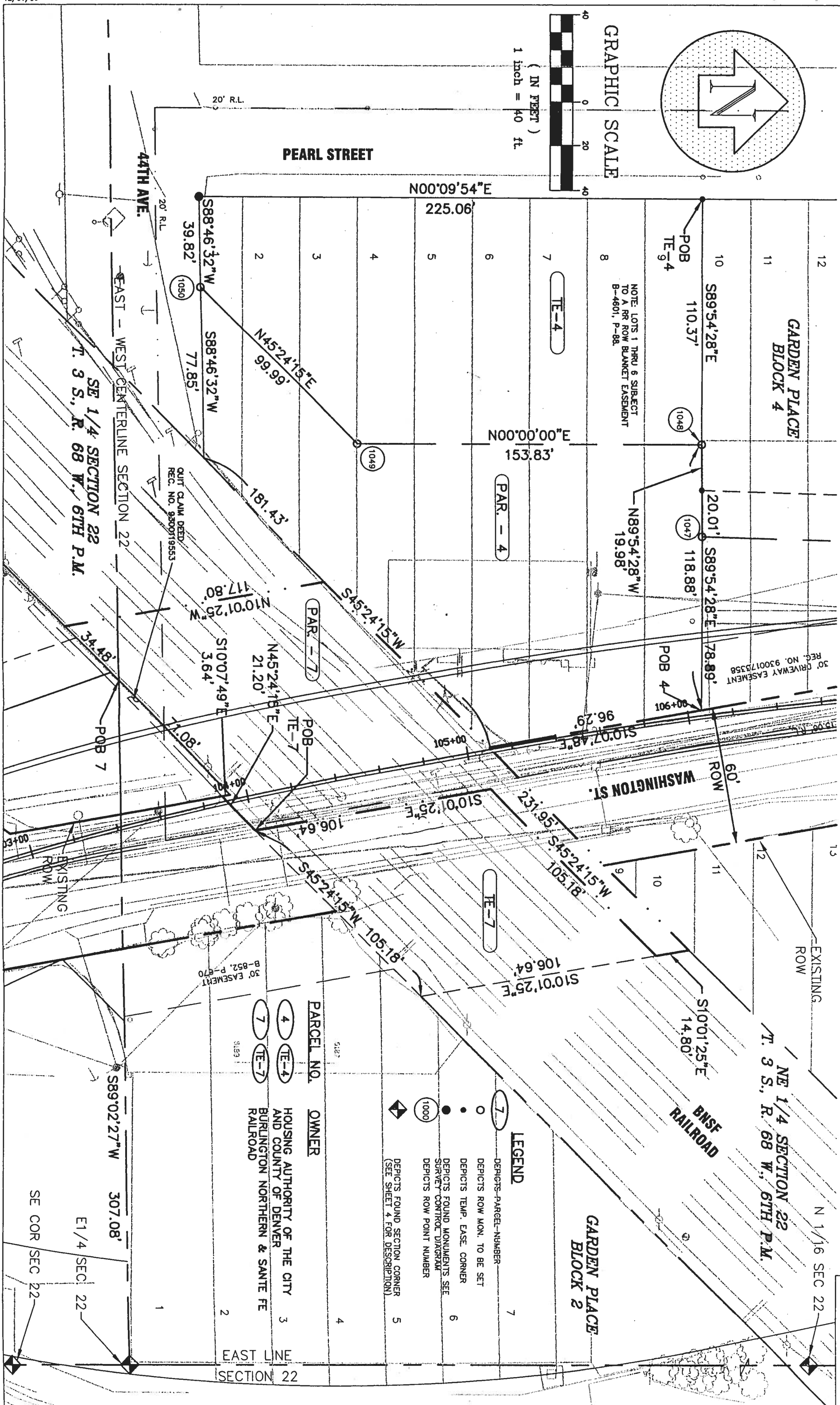
GRAPHIC SCALE



SURVEYS AT PAGE _____, RECEPTION NUMBER _____

SIGNED _____
DEPT. _____

12/01/99



LEGEND

- 7 DEPICTS PARCEL NUMBER
- DEPICTS ROW MON. TO BE SET
- DEPICTS TEMP. EASE CORNER
- DEPICTS FOUND MONUMENTS SEE SURVEY CONTROL DIAGRAM
- 1000 DEPICTS ROW POINT NUMBER
- ◆ DEPICTS FOUND SECTION CORNER (SEE SHEET 4 FOR DESCRIPTION)

PARCEL NO. OWNER

- 4 (TE-4) HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER
- 7 (TE-7) BURLINGTON NORTHERN & SANTE FE RAILROAD

EAST LINE SECTION 22

SE 1/4 SECTION 22
T. 3 S., R. 68 W., 6TH P.M.

307.08'

E1/4 SEC. 22

SE COR SEC 22



Region 6
2000 South Holly Street
Denver, Co. 80222
Phone: (303) 757-9922 FAX: (303) 757-9907

Sheet Revisions

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO
RIGHT - OF - WAY

SECTION 22, T. 3 S., R. 68 W., 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

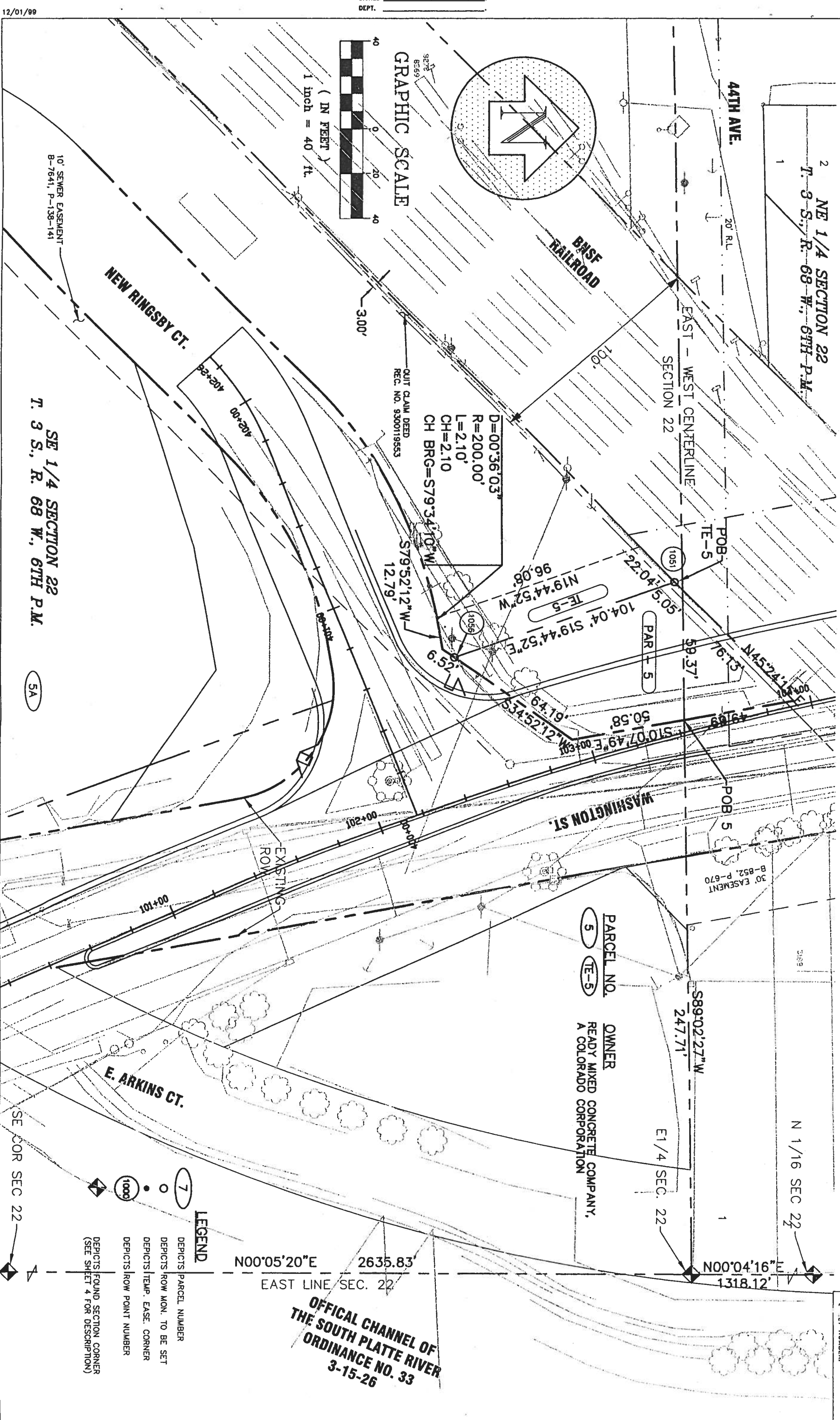
STU C010-047

RIGHT - OF - WAY

38TH & WASHINGTON

PROJECT CODE: 12298 SUBSET SHEET: 8 OF 10

SHEET NUMBER:



SURVEYED AT PAGE RECEPTION NUMBER

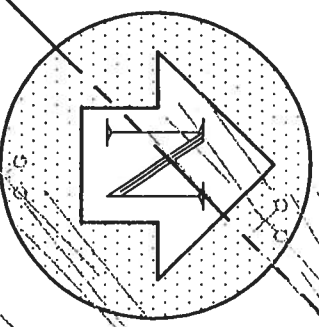
SIGNED DEPT.

12/01/99

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



44TH AVE.

NE 1/4 SECTION 22
T. 3 S., R. 68 W., 6TH P.M.

BNSF RAILROAD

EAST - WEST CENTERLINE
SECTION 22

NEW RINGSBY CT.

D=00°36'03"
R=200.00'
L=2.10'
CH=2.10'
CH BRG=S79°34'10"W

QUIT CLAIM DEED
REC. NO. 930019553

S79°52'12"W
12.79'

TE-5
104.04' S19°44'52"E
59.37'

PAR - 5

WASHINGTON ST.

30' EASEMENT
B-852, P-670

PARCEL NO.
5 TE-5

OWNER
READY MIXED CONCRETE COMPANY,
A COLORADO CORPORATION

S89°02'27"W
247.71'

N 1/16 SEC 22

N00°04'16"E
1318.12'

N00°05'20"E
2635.83'
EAST LINE SEC. 22

OFFICIAL CHANNEL OF
THE SOUTH PLATTE RIVER
ORDINANCE NO. 33
3-15-26

E. ARKINS CT.

LEGEND

- 7 DEPICTS PARCEL NUMBER
- DEPICTS ROW MON. TO BE SET
- DEPICTS TEMP. EASE. CORNER
- DEPICTS ROW POINT NUMBER
- DEPICTS FOUND SECTION CORNER (SEE SHEET 4 FOR DESCRIPTION)

SE 1/4 SECTION 22
T. 3 S., R. 68 W., 6TH P.M.

5A

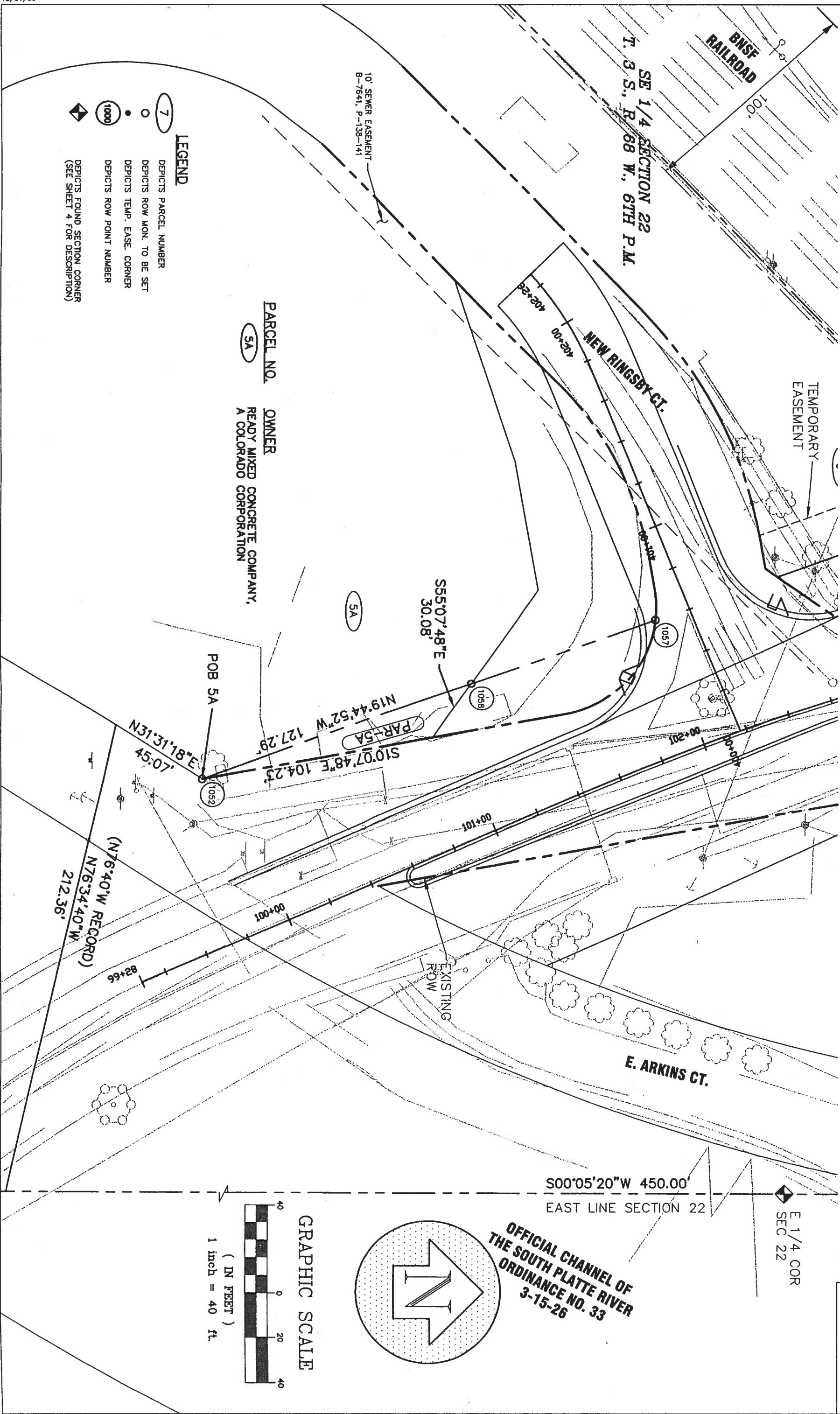
10' SEWER EASEMENT
B-7641, P-138-141

[illegible]

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO
RIGHT - OF - WAY

SECTION 22, T. 3 S., R. 68 W., 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

STU C010-047	
RIGHT - OF - WAY	
38TH & WASHINGTON	
PROJECT CODE: 12298	SUBSET SHEET: 9 OF 10
SHEET NUMBER:	



COLORADO DEPARTMENT OF TRANSPORTATION

Region 6
2000 South Holly Street
Denver, Co. 80222
Phone: (303) 757-9922 FAX: (303) 757-9907

Sheet Revisions

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO
OWNERSHIP MAP

SECTION 22, T. 3 S., R. 68 W., 6TH P.M.
CITY AND COUNTY OF DENVER, COLORADO

STU C010-047

OWNERSHIP MAP

38TH & WASHINGTON

38TH STREET TO 45TH AVENUE

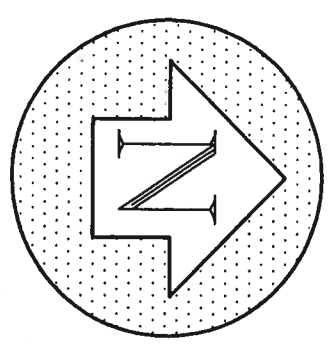
PROJECT CODE:

12298

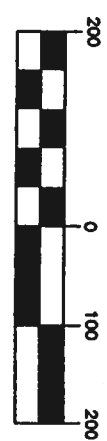
SUBSET SHEET: 10 OF 10

SHEET NUMBER:

** REFER TO PROPER LINE SHEETS FOR
ALL CURVE AND LINE INFORMATION.

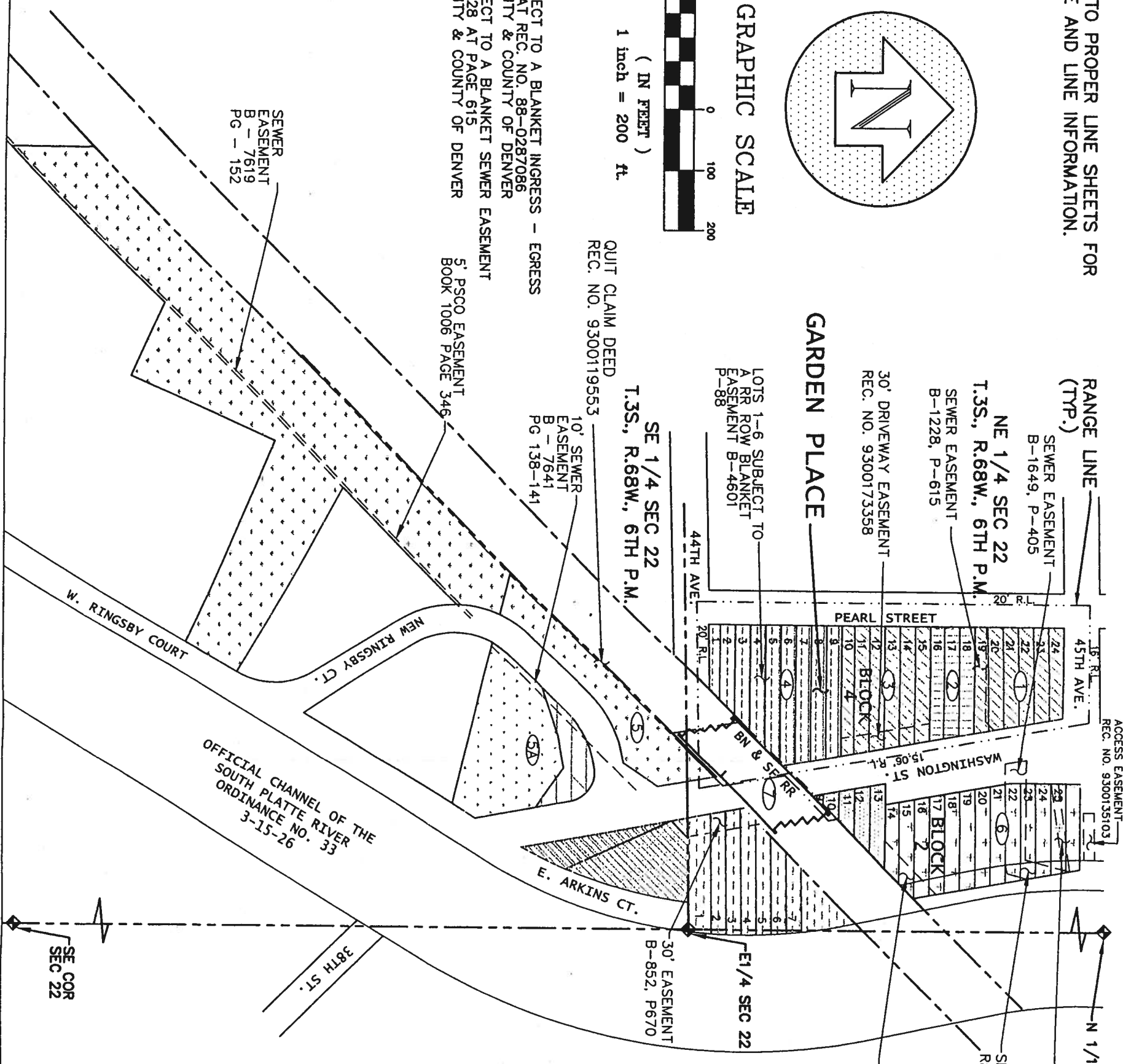


GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

NOTE: PARCEL 6 SUBJECT TO A BLANKET INGRESS - EGRESS
EASEMENT RECORDED AT REC. NO. 88-0287086
PUBLIC RECORDS OF CITY & COUNTY OF DENVER
NOTE: PARCEL 1 SUBJECT TO A BLANKET SEWER EASEMENT
RECORDED IN BOOK 1228 AT PAGE 615
PUBLIC RECORDS OF CITY & COUNTY OF DENVER



PARCEL NO. OWNER

- 1 THE ALBERT EUGENE BYRNE REVOCABLE TRUST
- 2 RONALD M. POBUDA & LINDA ALVERS AS JOINT TENANTS
- 3 TRI-B ASSOCIATES, A COLORADO GENERAL PARTNERSHIP
- 4 HOUSING AUTHORITY OF THE CITY AND COUNTY OF DENVER
- 5 READY MIXED CONCRETE COMPANY, A COLORADO CORPORATION
- 5A READY MIXED CONCRETE COMPANY, A COLORADO CORPORATION
- 6 McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION
- 7 BURLINGTON NORTHERN & SANTE FE RAILROAD