

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED COLORADO PROJECT NO. CY 11-0121-074 Unit 2 STATE HIGHWAY NO. 121 JEFFERSON COUNTY

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLD.	CY 11-0121-74 Unit 2	1
REVISIONS			

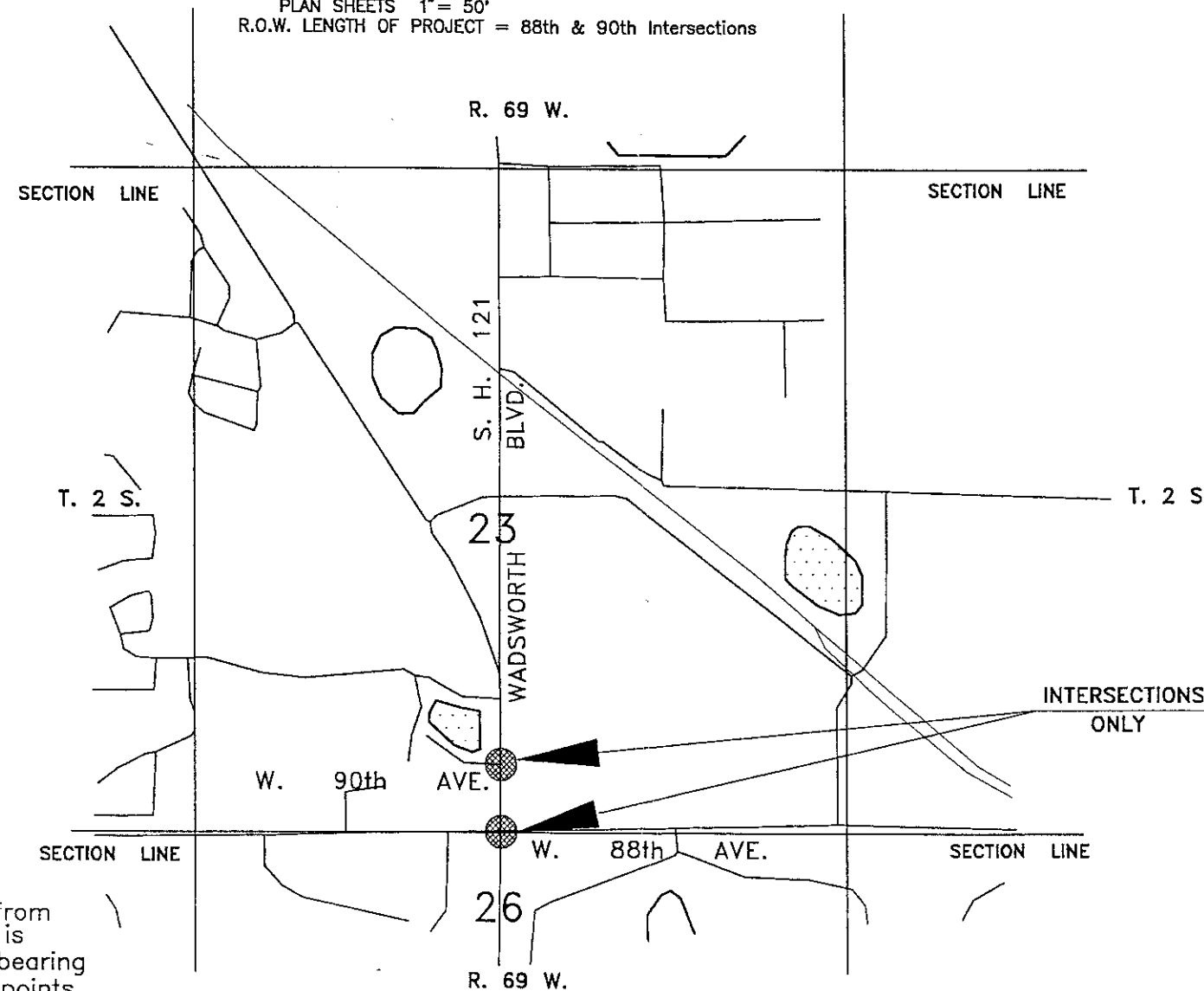
RIGHT OF WAY
(S.H. 121) WADSWORTH
INTERSECTIONS @
88th Ave. & 90th Ave.

CONVENTIONAL SIGNS

County Line	-----
Township or Range Line	-----
Land Lines	Section Line 1/4 Section Line 1/16 Section Line
Property or Tract Line	-----
City Limits	=====
Railroad	+++++
Existing Road	=====
New Road	=====
Control of Access	-----
Access denied by Deed	-----
Right of Way Line	-----
Protected by Freeway (Virgin Location)	-----
Top of Cuts	-----
Toe of Fills	-----
Barbed Wire Fence	-----
Chain Link Fence	-----
Woven Wire-Combination Fence	-----
Snow Fence	-----
Wood Fence	-----
Deer Fence	-----
Trees	Deciduous: ○ Coniferous: ★
Tel. & Teleg. Lines	○ Exst. ● New ⊗ Relocated ✕ To be Removed
Electric Lines	○ Exst. ● New ⊗ Relocated ✕ To be Removed
Elec. Trans. Tower	⊙ Exst. ● New ⊗ Relocated ✕ To be Removed
Buried Tel. Cable	-----
Buried Electric Cable	-----
Gas Main	-----
Oil Main	-----
Water Main	-----
Sanitary Sewers	-----
Storm Sewers	-----
Road Approaches	-----
Section Corner	-----
Culverts & Drains	-----
Bridges	-----

RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS
PLAN SHEETS 1" = 50'
R.O.W. LENGTH OF PROJECT = 88th & 90th Intersections



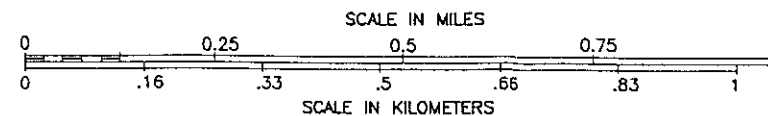
INDEX OF SHEETS

1	TITLE SHEET
2	TABULATION OF PROPERTIES SHEET
3-3A	CONTROL AND MONUMENTATION SHEET
4-5	PLAN SHEETS



BASIS OF BEARINGS

The Geodetic Bearing of N. 15° 35' 34" E., from G.P.S. point "Wadsworth" to G.P.S. point "Allen" is based on rotating the inversed Grid coordinate bearing by the published mean rotational value at said points.



05/10/93 10:39:14 J:\WADSW\WADSH1 91313 REG.6-ROW/JDS

DATE: 5/93
Subaccount: 91313
Region Six Autocad

COLORADO DEPARTMENT OF TRANSPORTATION

AUTHORIZED:

REGION ENGINEER

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

S.H. NO. 121

RIGHT OF WAY
WADSWORTH (SH 121)
INTERSECTIONS
88th Ave. & 90th Ave.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	COLO.	CY 11-0121-74 Unit 2	2
REVISIONS			
9/23/93	ADD TE-202A		R6

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 2S., R. 69W., 6th P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
200	88th and Wadsworth Joint Venture, a Colorado joint venture	470 S. Colorado Blvd. Denver, CO 80222	Lot 1, Standley Lake Shops Subdivision NE 1/4 NW 1/4 Sec. 26	400	400	24,517	----	200	
201	Lake Arbor Venture No. II	c/o DPC Deve. Co. 1873 Bellaire, Denver, CO 80222	Lot 1, Arbor Village Center NE 1/4 Sec. 26	312	312	---	26,580	201	Remainder for Lot 1 ONLY.
TE-201	Same As Parcel 201		Lot 2, Arbor Village Center NE 1/4 Sec. 26	1,625	---	---	---	TE-201	For driveway improvements.
TE-202	H.C. PROPERTIES USA, INC.	Suite 917 Heron Bld. 510 West 6th Street L A, CA 90014	Lot 1, Westglenn Subdivision Filing No. 2 SE 1/4 Sec. 23	1,800	---	---	---	TE-202	For driveway improvements.
TE-202A	Same As Parcel TE-202			174	---	---	---	TE-202A	For grading behind sidewalk.
TE-203	R.I.C. PROPERTIES, LTD. A CALIFORNIA LIMITED PARTNERSHIP	200 W. Grand Ave., Escondido, CA 92025	Lot 1, Mission Hill/Silo Commercial Subdivision SW 1/4 Sec. 23	1,642	---	---	---	TE-203	For grading behind sidewalk.
TE-204	GERALD M. QUIAT, ROBERTA N. QUIAT and DWG. & CO., a Colorado General Partnership as tenants in common each with one-third undivided interest	1720 Bellaire Denver, CO 80222	Lot 1, Blk. 1, Silo Business Park Subdivision Filing No. 2 SW 1/4 Sec. 23	1,338	---	---	---	TE-204	For the relocation of a sidewalk.

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FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	CY11-0121-74 Unit 2	3A	

**RIGHT OF WAY
SH 121 WADSWORTH
88TH AVE. & 90TH AVE.**

REVISIONS	

**RIGHT OF WAY
TABULATION OF POINTS**

90TH AVE. INTERSECTION

SURVEY CONTROL POINT TABULATION

POINT	NORTHING	EASTING	DESCRIPTION
311	1,740,194.065	3,118,348.373	3 1/2" BRASS CAP
419	1,737,531.469	3,118,327.697	2 1/2" BRASS CAP

TABULATION OF FOUND SURVEY POINTS

POINT NO.	NORTHING	EASTING	DESCRIPTION
2000	1,738,719.277	3,117,955.207	2" ALUM. CAP LS 16429
2001	1,738,818.027	3,117,729.211	NO.5 REBAR/CAP LS 5112
2002	1,738,844.3371	3,117,882.263	NAIL/WASHER LS 20071
2003	1,738,802.547	3,118,014.823	NAIL/WASHER LS 20071
2004	1,738,702.473	3,118,022.532	NAIL/WASHER LS 20071
2005	1,738,933.589	3,118,167.085	2" ALUM. CAP LS 16429
2006	1,738,340.029	3,118,239.025	FOUND "X" IN CONC.
2007	1,738,340.086	3,118,234.057	NO.5 REBAR/CAP LS 9133
2008	1,738,687.667	3,118,206.602	NO.5 REBAR/CAP LS 9133

NOTES:

1. THIS RIGHT OF WAY PLAN IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS AND IS PREPARED FOR 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 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. ALL COORDINATES LISTED ARE MODIFIED STATE PLANE COORDINATES NAD '83 COLORADO COORDINATE SYSTEM CENTRAL ZONE.
4. THE GEODETIC BEARING OF N. 15° 35' 34" E. FROM G.P.S. POINT "WADSWORTH" TO G.P.S. POINT "ALLEN" IS BASED ON ROTATING THE INVERSED GRID COORDINATE BEARING BY THE PUBLISHED MEAN ROTATIONAL VALUE AT SAID POINTS.
5. MEMORANDUM OF OWNERSHIP SUPPLIED BY H.C. PECK AND ASSOCIATES 08/27/92.
6. ALL DIMENSIONS FOR OWNERSHIP PARCELS ARE BASED ON RECORD.
7. ALL DIMENSIONS BETWEEN SECTION CORNERS ARE FIELD MEASURED.
8. RECORD CALLS SHOWN HEREIN MAINTAIN THE RELATIVE ANGLE RELATIONSHIP BETWEEN LINES AS RECORD DEEDS, ALTHOUGH BEARINGS SHOWN HEREIN MAY DIFFER FROM DEEDS DUE TO A DIFFERENCE IN THE BASIS OF BEARINGS.

88TH AVE. INTERSECTION

SURVEY CONTROL POINT TABULATION

POINT	NORTHING	EASTING	DESCRIPTION
324	1,732,213.263	3,118,291.298	R.R. SPIKE
419	1,737,531.469	3,118,327.697	2 1/2" BRASS CAP
421	1,737,583.076	3,120,993.188	1" COPPERWELD
650	1,737,478.537	3,115,662.712	NO. 5 REBAR
311	1,740,194.065	3,118,348.373	3 1/2" BRASS CAP

TABULATION OF FOUND SURVEY POINTS

POINT NO.	NORTHING	EASTING	DESCRIPTION
1012	1,737,105.740	3,118,425.030	NO. 5 REBAR
1018	1,737,473.110	3,117,933.010	NO. 5 REBAR

RIGHT OF WAY MARKERS TO BE SET

POINT NO.	NORTHING	EASTING	DESCRIPTION
200	1737478.670	3118187.342	C.D.O.T. TYPE 1 MONUMENT
201	1737459.464	3118227.197	C.D.O.T. TYPE 1 MONUMENT
202	1737478.873	3118452.327	C.D.O.T. TYPE 1 MONUMENT
203	1737453.390	3118427.161	C.D.O.T. TYPE 1 MONUMENT

TABULATION OF ALIQUOT CORNERS
STRADDLED AND RESET BY LUND PARTNERSHIP

POINT	NORTHING	EASTING	DESCRIPTION
311	1740194.065	3118348.373	C.D.O.T. TYPE 3A MONUMENT
419	1737531.469	3118327.697	C.D.O.T. TYPE 3A MONUMENT
421	1737583.076	3120993.188	C.D.O.T. TYPE 3A MONUMENT
650	1737478.537	3115662.712	C.D.O.T. TYPE 3A MONUMENT

QUANTITY OF MONUMENTS TO BE SET

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

SURVEYOR CERTIFICATE (OFFICE)

R.O.W. Plans were prepared under my supervision and checking.

NAME _____ P.L.S. NO. _____
DATE _____

TYPE 1 MONUMENT - C.D.O.T. MONUMENT (3-1/4" CAP, 3/4" ϕ ROD)
TYPE 3A MONUMENT - C.D.O.T. MONUMENT (3-1/4" CAP, 2-3/8" ϕ PIPE IN A MONUMENT BOX)

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RIGHT OF WAY
PREPARED FROM THE RECORDS OF JEFFERSON COUNTY
TOWNSHIP 2 SOUTH, RANGE 69 WEST
6TH PRINCIPAL MERIDIAN

LEGEND

- (A.M.) = DISTANCE MEASURED BETWEEN FOUND MONUMENTS.
- (R) = RECORD (SEE NOTE 8)
- = FOUND PIN & CAP (AS SHOWN)
- ◆ = FOUND LAND CORNER (AS SHOWN)

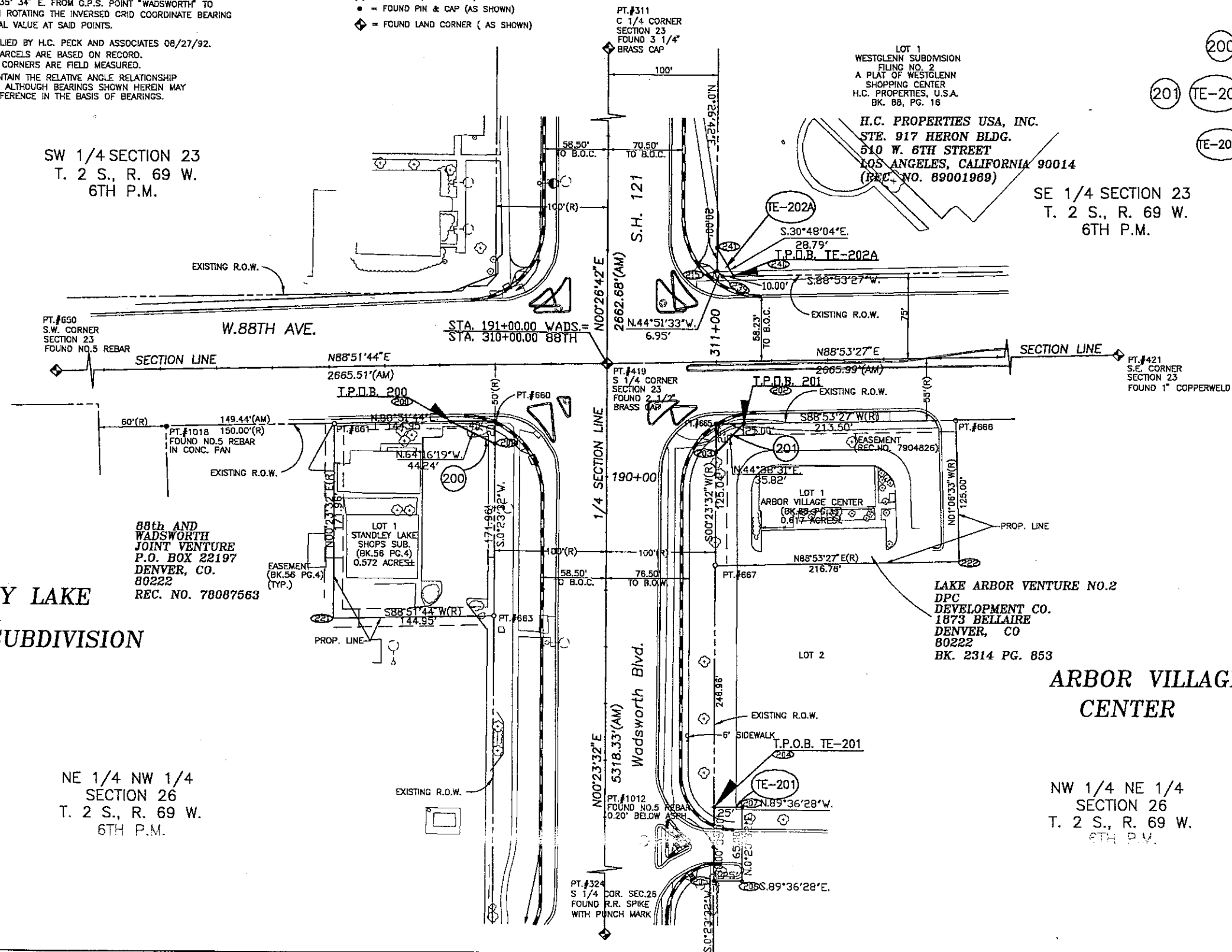
FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	CY 11-0121-74 Unit 2	4	
RIGHT OF WAY				
SH 121 WADSWORTH & 88TH AVE.				
REVISIONS				
9/23/93	ADD TE-202A			R6

SW 1/4 SECTION 23
T. 2 S., R. 69 W.
6TH P.M.

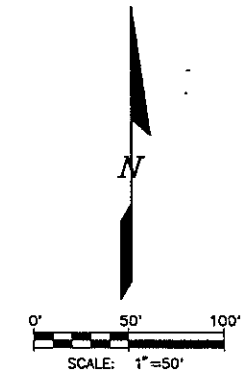
SE 1/4 SECTION 23
T. 2 S., R. 69 W.
6TH P.M.

**STANDLEY LAKE
SHOPS SUBDIVISION**

NE 1/4 NW 1/4
SECTION 26
T. 2 S., R. 69 W.
6TH P.M.



- (200) 88th and Wadsworth Joint Venture, a Colorado joint venture
- (201) TE-201 Lake Arbor Venture No. II
- (TE-202A) H.C. PROPERTIES USA, INC.



LOT 1
WESTGLENN SUBDIVISION
FILING NO. 2
A PLAT OF WESTGLENN
SHOPPING CENTER
H.C. PROPERTIES, U.S.A.
BK. 88, PG. 16

H.C. PROPERTIES USA, INC.
STE. 917 HERON BLDG.
510 W. 6TH STREET
LOS ANGELES, CALIFORNIA 90014
(REC. NO. 89001969)

88th AND
WADSWORTH
JOINT VENTURE
P.O. BOX 22197
DENVER, CO.
80222
REC. NO. 78087563

LAKE ARBOR VENTURE NO.2
DPC
DEVELOPMENT CO.
1873 BELLAIRE
DENVER, CO
80222
BK. 2314 PG. 853

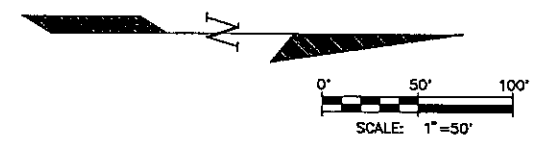
**ARBOR VILLAGE
CENTER**

NW 1/4 NE 1/4
SECTION 26
T. 2 S., R. 69 W.
6TH P.M.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	CY 11-0121-74 Unit 2	5	
REVISIONS				

RIGHT OF WAY
PREPARED FROM THE RECORDS OF JEFFERSON COUNTY
TOWNSHIP 2 SOUTH, RANGE 69 WEST
6TH PRINCIPAL MERIDIAN

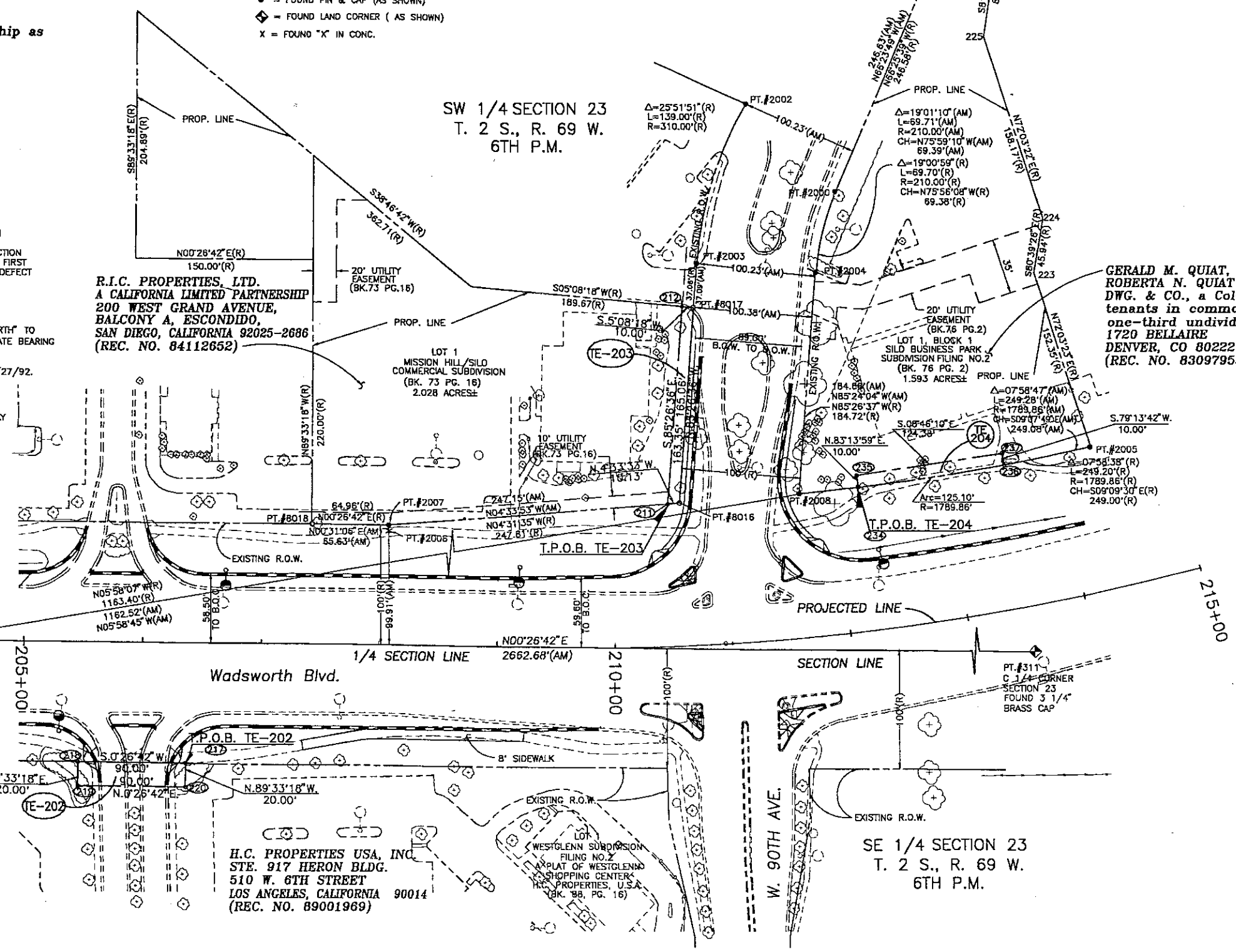
RIGHT OF WAY
SH 121 WADSWORTH
& 90TH AVE.



- TE-202 H.C. PROPERTIES USA, INC.
- TE-203 R.I.C. PROPERTIES, LTD.
A CALIFORNIA LIMITED PARTNERSHIP
- TE-204 GERALD M. QUIAT,
ROBERTA N. QUIAT and
DWG. & CO., a Colorado General Partnership as
tenants in common each with
one-third undivided interest

LEGEND
(A.M.) = DISTANCE BETWEEN FOUND/SET MONUMENTS.
(R) = RECORD (SEE NOTE B)
• = FOUND PIN & CAP (AS SHOWN)
◊ = FOUND LAND CORNER (AS SHOWN)
X = FOUND "X" IN CONC.

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R.I.C. PROPERTIES, LTD.
A CALIFORNIA LIMITED PARTNERSHIP
200 WEST GRAND AVENUE,
BALCONY A, ESCONDIDO,
SAN DIEGO, CALIFORNIA 92025-2686
(REC. NO. 84112652)

GERALD M. QUIAT,
ROBERTA N. QUIAT and
DWG. & CO., a Colorado General Partnership as
tenants in common each with
one-third undivided interest
1720 BELLAIRE
DENVER, CO 80222
(REC. NO. 83097953)

H.C. PROPERTIES USA, INC.
STE. 917 HERON BLDG.
510 W. 6TH STREET
LOS ANGELES, CALIFORNIA 90014
(REC. NO. 89001969)