

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO

RIGHT OF WAY
(SH 121) WADSWORTH BLVD.
W. Hampden Ave. to W. Girton Ave.

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VII	COLO.	CY 11-0121-74 Unit 6	1
REVISIONS			

RIGHT OF WAY PLAN OF PROPOSED COLORADO PROJECT NO. CY 11-0121-74 Unit 6 STATE HIGHWAY NO. 121 JEFFERSON COUNTY RIGHT OF WAY

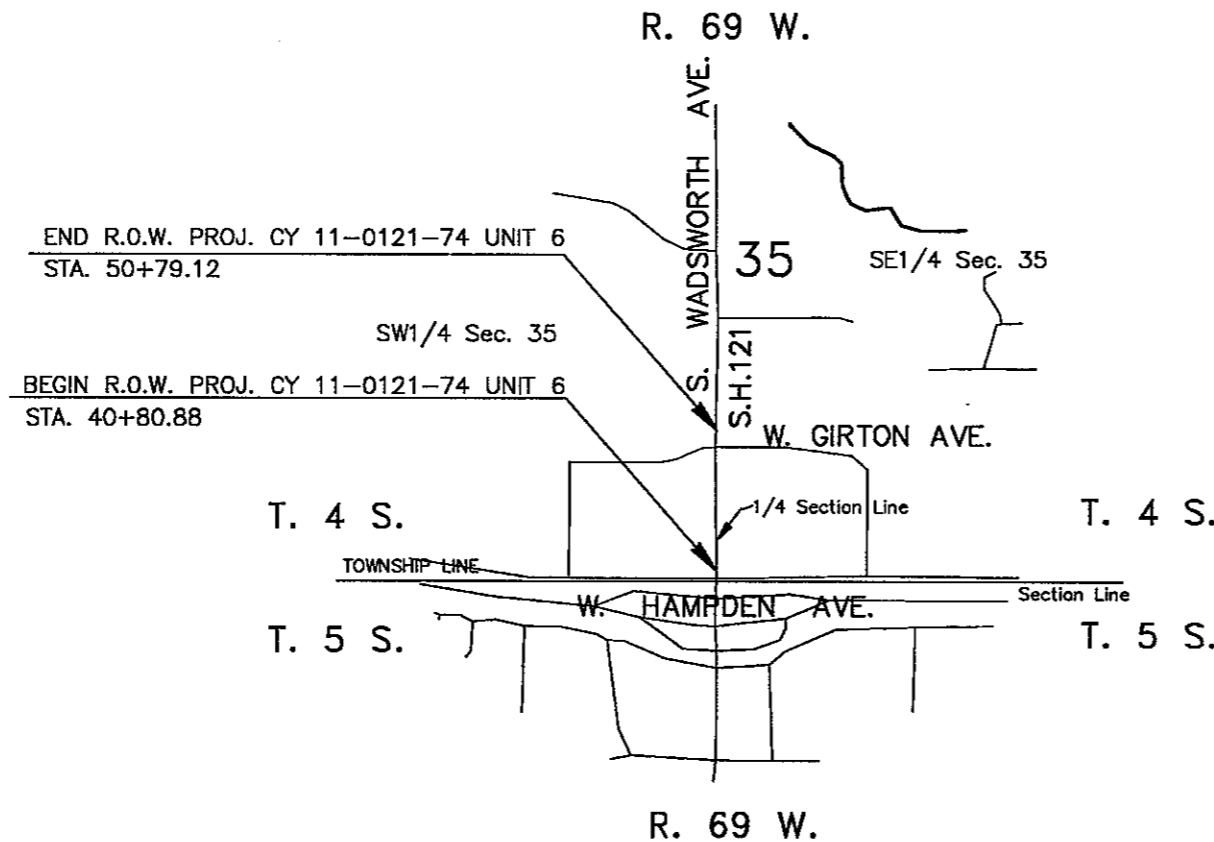
CONVENTIONAL SIGNS

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	○, ○, ○, ○
Electric Lines	○, ○, ○, ○
Elec. Trans. Tower	○, ○, ○, ○
Buried Tel. Cable	-----
Buried Electric Cable	-----
Gas Main	-----
Oil Main	-----
Water Main	-----
Sanitary Sewers	-----
Storm Sewers	-----
Road Approaches	-----
Section Corner	-----
Culverts & Drains	-----
Bridges	-----

SCALES OF ORIGINAL DRAWINGS
PLAN SHEETS 1" = 50'
R.O.W. LENGTH OF PROJECT = .189 MILES

INDEX OF SHEETS

- 1 TITLE SHEET
- 2-2A TABULATION OF PROPERTIES SHEET
- 3-3A CONTROL DIAGRAM
- 4 PLAN SHEET



BASIS OF BEARINGS

The mean geodetic azimuth between GPS stations "MARSTON" and "HARVEY" being N. 17° 20' 18" W. as published by The Lund Partnership, Inc. for C.D.O.T. project CY 11-0121-74.

NOT TO SCALE

DIVISION OF HIGHWAYS	
AUTHORIZED	DATE
REGION ENGINEER	

08/16/95 D:\GIRTON\1_91313 REG.6-ROW\DVN

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

S.H. NO. 121

RIGHT OF WAY
(S.H. 121) WADSWORTH BLVD.
W. Hampden Ave. to W. Girton Ave.

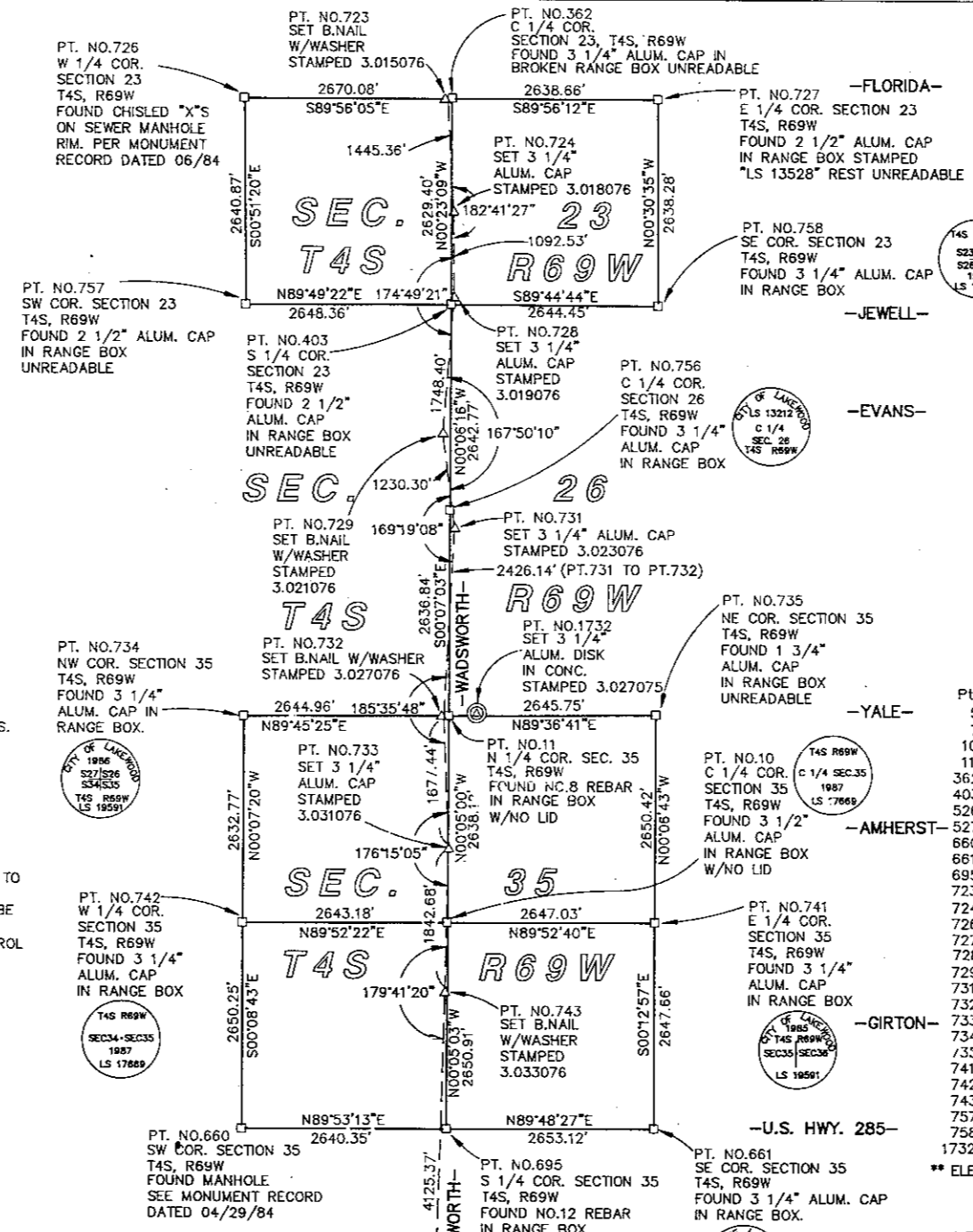
REVISIONS		
5/24/96	Name Chg. 602's & 603's.	R6

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 4 S., R. 69 W., 6th P.M.	AREA IN SQ. M. / SQ. FT.			PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT		
601	Hampden Square Ltd. Liability Co. a Colorado limited liability company	3497 S. WADSWORTH BLVD. and 7625 W. Hampden LAKEWOOD, CO 80227	Lot 1, HAMPDEN ARBOR SHOPETTE, SE 1/4 OF THE SW 1/4, Sec. 35	195/2099	195/2099	9607.05/ 103,409	601	Reception # F0571229, 3/12/98, Jefferson County
PE-601	See Parcel 601			277.2/2984	277.2/2984		PE-601	For construction and maintenance of sidewalk & roadway signs.
TE-601	See Parcel 601			123.5/1329	-----	-----	TE-601	For construction of sidewalk.
602	PATRICK P. DUGGAN AND ANN DUGGAN, as joint tenants	4495 S. Santa Fe Dr. Littleton, CO 80110	SE 1/4 OF THE SW 1/4, Sec. 35	59.09/636	59.09/636	2,909.3/ 31,315	602	
PE-602	See Parcel 602			163.1/1756	163.1/1756		PE-602	For construction and maintenance of sidewalk & roadway signs.
TE-602	See Parcel 602			9.4/101	-----	-----	TE-602	For construction of sidewalk.
TE-602A	See Parcel 602			93.5/1006	-----	-----	TE-602A	For relocation of a retaining wall.
			REPLAT OF MISSION TRACE II, PARCEL 1, SE 1/4 of the SW 1/4, Sec. 35					
603	MATTERHORN USA, Inc., a Delaware corporation	C/O CANYON PARTNERS INCORPORATED, 9665 WILLSHIRE BLVD., SUITE 200 BEVERLY HILLS, CA 90212	Lot 3	3.7/40	3.7/40	20,050.68/ 215,823	603	
603A	See Parcel 603		Lot 2	254.7/ 2,742	254.3/ 2,742	See Parcel 603	603A	
PE-603	See Parcel 603		Lot 2 and 3	514.3/ 5536	514.3/ 5536		PE-603	For construction and maintenance of sidewalk, and roadway signs.
TE-603	See Parcel 603		Lot 3	159.8/1720	-----	-----	TE-603	For construction of sidewalk.
TE-603A	See Parcel 603		Lot 2	122.5/1318	-----	-----	TE-603A	For construction of sidewalk.

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SURVEY CONTROL DIAGRAM
 CDOT PROJECT NO. (CY 11-0121-74)
 WADSWORTH CORRIDOR (SH 121)
 GIRTON, AMHERST, YALE, EVANS, AND FLORIDA
 TOWNSHIP 4 SOUTH, RANGE 69 WEST,
 6TH PRINCIPAL MERIDIAN
 JEFFERSON COUNTY, COLORADO

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.			
REVISIONS				



GENERAL NOTES

- ALL COORDINATES LISTED ARE MODIFIED STATE PLANE COORDINATES COLORADO COORDINATE SYSTEM OF 1983 (CENTRAL ZONE).
- MODIFIED STATE PLANE COORDINATES ARE BASED ON A FIELD TRAVERSE RUN BETWEEN GPS CONTROL STATIONS "MARSTON" AND "HARVEY".
- (NAD '83) GRID COORDINATES WERE FACTORED TO THE SURFACE AT GPS STATION MARSTON.
- FACTOR USED = 1.000297352
- CONVERSION FACTOR FROM METERS TO FEET = 3.280839895 (INTERNATIONAL SURVEY FOOT)-INTERNATIONAL SURVEY FOOT WAS STATE LAW AT THE START OF THIS PROJECT.
- ROTATION ANGLE FROM GRID TO GEODETIC AZIMUTH = 00° 15' 04" BEING THE MEAN CONVERGENCE ANGLE BETWEEN "MARSTON" AND "HARVEY".
- INVERSED AZIMUTHS BETWEEN CONTROL MONUMENTS ARE GEODETIC AZIMUTHS.
- NO ADJUSTMENTS HAVE BEEN APPLIED TO FIELD MEASUREMENTS OR COORDINATES.
- ALL ANGLES AND DISTANCES ARE FIELD MEASURED.
- BEARINGS BASED ON THE MEAN GEODETIC AZIMUTH BETWEEN GPS STATIONS "MARSTON" AND "HARVEY" BEING N17°20'18"W.
- 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.
- ALL COORDINATES SHOWN ON THIS CONTROL DIAGRAM WERE CALCULATED PRIOR TO 11/15/91 GPS WORK.
- ALL ALIQUOT LAND CORNERS WHICH ARE SUB-STANDARD MONUMENTS ARE TO BE UPGRADED DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- FOR PUBLISHED (NAD '83) COORDINATES AND OR SUPPLEMENTAL SURVEY CONTROL DIAGRAMS PREPARED BY THE LUND PARTNERSHIP, INC. CONTACT: C.D.O.T. REGION 6, 2000 SOUTH HOLLY, DENVER CO. 80222.
- UNADJUSTED HORIZONTAL SURVEY CONTROL PRECISION COMPUTED TO ± 0.10 FT. WITH A 95% CERTAINTY.

PT. NO.7 (FOUND)
 GPS STATION HARVEY
 (3 1/4" ALUM. CAP IN RANGE BOX
 STAMPED HARVEY)
 ELLIPSOIDAL COORDINATES 11-6-91
 GRS 80 ELLIPSOID, NAD'83, CDOT 9-11-90
 LAT. 39° 38' 47.73785"
 LONG. 105° 06' 52.83597"
 NOTE:
 STATION IS LOCATED ON
 TOP OF HILL APPROX. 2600 FEET SOUTH
 OF HAMPTON AND APPROX. 1200 FEET
 WEST OF KIPLING. STATION IS ON LAKE-
 HURST WATER & SANITATION DISTRICT
 PROPERTY AND THEY WILL LET YOU
 THROUGH THE LOCKED GATE IF YOU
 CALL 985-7895 AND MAKE ARRANGEMENTS.

BASIS OF BEARING = N17°20'18"W
 FIELD INVERSE = 23918.22'

PT. NO.5 (FOUND)
 GPS STATION MARSTON
 (BRASS CAP SET IN CONCRETE
 STAMPED MARSTON 1977)
 ELLIPSOIDAL COORDINATES 9-11-90
 WGS 84 ELLIPSOID, NAD'83
 LAT. 39° 35' 02.15723"
 LONG. 105° 05' 21.77730"

**SURVEY CONTROL POINT TABULATION
MODIFIED STATE PLANE COORDINATES**

Pt No.	Northing	Easting	Elev.	Description
5	1638327.629	3116663.968	5672.11	CONTROL PT. STAMPED (MARSTON)
7	1661159.036	3109535.997	5665.1**	CONTROL PT. STAMPED (HARVEY)
10	1666222.357	3118915.291		3 1/2" ALUM. CAP C 1/4 COR. SEC.35
11	1668860.476	3118911.448		#8 REBAR N 1/4 COR. SEC.35
362	1676769.412	3118883.520	5516.05	3 1/2" AL CAP C 1/4 SEC.23
403	1674140.071	3118901.222	5513.72	2 1/2" AL CAP N 1/4 COR. OF SEC.26
526	1661192.850	3118791.236	5584.6**	CONTROL PT. 3 1/4" AL.CAP STAMPED 3.039076
527	1661072.848	3113213.507		CONTROL PT. NO.5 REBAR & AL.CAP
660	1663566.243	3116278.839		MANHOLE SW COR. SEC. 35
661	1663580.367	3121572.289		.3 1/4" AL CAP SE COR. SEC.35
695	1663571.452	3118919.188		#12 REBAR S 1/4 COR. SEC.35
723	1676755.384	3118843.508		CONTROL PT. B.NAIL W/WASHER
724	1675312.628	3118930.221		CONTROL PT. STAMPED 3.018076
726	1676772.457	3116213.444		MANHOLE W 1/4 COR. SEC.23
727	1676766.501	3121522.175		2 1/2" AL.CAP E 1/4 COR. SEC.23
728	1674220.192	3118944.494		CONTROL PT. STAMPED 3.019076
729	1672477.010	3118809.481		CONTROL PT. B.NAIL W/WASHER STAMPED 3.021076
731	1671257.905	3118975.075		CONTROL PT. 3 1/4" AL.CAP STAMPED 3.023076
732	1668834.971	3118850.391		CONTROL PT. B.NAIL W/WASHER STAMPED 3.027076
733	1667159.322	3118927.971		CONTROL PT. 3 1/4" AL.CAP STAMPED 3.031076
734	1668849.252	3116266.510		3 1/4" AL CAP NW COR. SEC. 35
735	1668878.424	3121557.132		1 3/4" AL CAP NE COR. SEC. 35
741	1666228.005	3121562.314		3 1/4" ALUM.CAP E 1/4 COR. SEC.35
742	1666216.488	3116272.121		3 1/4" AL CAP W 1/4 COR. SEC.35
743	1665316.977	3118892.668		CONTROL PT. B.NAIL W/WASHER STAMPED 3.033076
757	1674131.884	3116252.872		2 1/2" AL.CAP NW COR. SEC.26
758	1674128.322	3121545.647		NE COR. SEC.26
1732	1668891.220	3119273.600	5387.03	3 1/4" AL.CAP CONTROL PT. STAMPED 3.027075

** ELEVATION BASED ON 11/15/91 GPS WORK

LEGEND

- △ SET C.D.O.T. 3 1/4" ALUM. CAP (STAMPED AS SHOWN, UNLESS OTHERWISE NOTED)
- FOUND ALIQUOT LAND CORNER (AS SHOWN)
- ⊙ FOUND GPS CONTROL STATION (AS SHOWN 9/11/90)
- ⊙ SET GPS CONTROL STATION (AS SHOWN 11/15/91)

ELEVATIONS BASED ON NGS BENCH MARK (L-409).
 ** ELEVATION DERIVED FROM 11/15/91 GPS WORK.
 CHECKING THE GPS-DERIVED ELEVATIONS AGAINST THE KNOWN
 ELEVATIONS GIVES A MEAN RESIDUAL OF 2.2 CM (0.07 FT.).

THE LUND PARTNERSHIP, INC. 12265 W. BAYAUD AVE. SUITE 130 LAKEWOOD, COLORADO 80226 303 989-1441 JOB NO. 146.0102 MAY 14, 1993	SURVEYOR CERTIFICATE Controlling Monumentation was done under my supervision and checking. NAME: <i>[Signature]</i> P.L.S. NO. 23521 DATE: 10/05/93
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CONTROL AND MONUMENTATION SHEET

CDOT PROJECT NO. (CY 11-0121-74) UNIT 6
 LOCATED IN SECTION 35, TOWNSHIP 4 SOUTH, RANGE 69 WEST,
 OF THE 6TH PRINCIPAL MERIDIAN
 JEFFERSON COUNTY, COLORADO.

VIII	DIVISION COLORADO	PROJECT NO. CY 11-0121-74 UNIT 6	3A
RIGHT OF WAY (S.H. 121) WADSWORTH BLVD. W. HAMPDEN AVE. TO W. GIRTON AVE.			REVISIONS

TABULATION OF FOUND PROPERTY EVIDENCE MODIFIED STATE PLANE COORDINATES

TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

PT. NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
610	1663854.709	3118453.662		FOUND 1" YELLOW PLASTIC CAP ON #4 REBAR STAMPED "TRICON LS 20683" 0.1' BELOW GND.
611	1663856.361	3118693.631		FOUND 1" YELLOW PLASTIC CAP ON #4 REBAR STAMPED "TRICON LS 20683" 0.9' NORTH OF RETAINING WALL
612	1664031.670	3118868.499		FOUND 1" YELLOW PLASTIC CAP ON #4 REBAR STAMPED "TRICON LS 20683" 0.1' BELOW GND.
613	1663600.800	3118454.501		FOUND 1-1/4" YELLOW PLASTIC CAP ON #5 REBAR STAMPED "BURDICK LS PE 9010"
614	1664030.998	3118693.510		FOUND BROKEN YELLOW PLASTIC CAP, ILLEGIBLE, AT BACK OF WALK
615	1664099.486	3118968.938		FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "ENGR. SERV. CO. L.S. 9852"
616	1664355.818	3118967.598		FOUND # 3 REBAR 0.6' BELOW GND.
617	1663632.246	3118869.510		FOUND CHISELED "X" IN WALK
618	1663601.214	3118843.533		FOUND CHISELED "X" IN WALK
619	1663774.482	3118866.996		FOUND CHISELED "X" ON TOP OF RETAINING WALL IN FRONT OF WINCHELLS
620	1663761.559	3118971.286		FOUND CHISELED "X" ON PAN EAST OF C&G EAST SIDE OF WADS.
621	1663855.321	3118453.631		FOUND 1-1/4" YELLOW PLASTIC CAP STAMPED "LEWIS ENGINEERING LS 4571" 0.3' BELOW GND.
622	1664630.237	3118967.665		FOUND 1-1/2" YELLOW PLASTIC CAP STAMPED "COLUMBINE SURVEYING LS 13191"
623	1664541.190	3118967.708		FOUND # 4 REBAR 1" ABOVE GND. AT NE CORNER OF WADSWORTH & GIRTON
624	1664548.586	3118837.857		FOUND 1-1/4" YELLOW PLASTIC CAP ON #4 REBAR STAMPED "LEWIS ENGR LS 4571" 0.1' BELOW GND.
625	1664578.495	3118867.698		FOUND # 5 REBAR 0.1' BELOW GND. WITH YELLOW CAP STAMPED "LEWIS ENGR LS 4571" IN DIRT NEXT TO REBAR
626	1664778.790	3118867.295		FOUND CHISELED "X" IN WALK
627	1664516.483	3118652.950		FOUND # 5 REBAR 2" BELOW GND.
628	1664412.078	3118452.682		FOUND 1" YELLOW PLASTIC CAP ON #4 REBAR STAMPED "TRICON LS 20683"
629	1664427.163	3118467.676		FOUND 1" YELLOW PLASTIC CAP ON #4 REBAR STAMPED "TRICON LS 20683"
630	1664444.300	3118633.375		FOUND 1" BRASS WASHER IN WALK STAMPED "KLH ENGR 20683"
631	1664458.875	3118680.461		FOUND 1" BRASS WASHER IN WALK STAMPED "KLH ENGR 20683"
632	1664458.830	3118680.874		FOUND CHISELED "X" IN WALK
633	1664485.413	3118799.410		FOUND 1" BRASS WASHER IN WALK STAMPED "KLH ENGR 20683"
634	1664485.460	3118837.777		FOUND 1" BRASS WASHER IN WALK STAMPED "KLH ENGR 20683"
635	1664485.058	3118838.046		FOUND CHISELED "X" IN WALK
636	1664548.564	3118799.320		FOUND # 5 REBAR 1" ABOVE GND.
637	1664427.272	3118523.428		FOUND 1" YELLOW PLASTIC CAP ON #4 REBAR STAMPED "TRICON LS 20683" 2" BELOW GND.
638	1664540.612	3119248.956		FOUND 1-1/4" YELLOW PLASTIC CAP ON #5 REBAR STAMPED "NHPO" LS # IS ILLEGIBLE
639	1664631.007	3119248.986		FOUND 1-1/4" YELLOW PLASTIC CAP ON #5 REBAR STAMPED "COLUMBINE ENGR. LS 13191" 2" ABOVE GND.
640	1663862.950	3119227.897		FOUND CHISELED "X" IN WALK AT SW CORNER OF BUSINESS ENTRANCE & VANCE ST.

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

TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

PT. NO.	NORTHING	EASTING	DESCRIPTION
120	1664565.190	3118967.697	
121	1664541.134	3118994.708	
163	1664482.903	3119056.837	
202	1664482.759	3119009.982	
206	1664455.331	3118967.889	
230	1664474.673	3118825.699	
231	1664474.314	3118774.264	
235	1664455.829	3118673.576	
236	1664448.518	3118867.898	
271	1663629.866	3118857.551	
272	1663614.345	3118854.525	
274	1664087.881	3118868.418	
275	1664031.664	3118867.084	

GENERAL NOTES

- 1a. ALL COORDINATES LISTED ARE MODIFIED STATE PLANE COORDINATES COLORADO COORDINATE SYSTEM OF 1983 (CENTRAL ZONE).
- b. MODIFIED STATE PLANE COORDINATES ARE BASED ON FIELD TRAVERSE RUN BETWEEN GPS CONTROL MONUMENTS "MARSTON" AND "HARVEY".
- c. (NAD '83) GRID COORDINATES WERE FACTORED TO THE SURFACE AT GPS STATION MARSTON.
- d. FACTOR USED = 1.000297352
- e. CONVERSION FACTOR FROM METERS TO FEET = 3.280839895 (INTERNATIONAL SURVEY FOOT) - INTERNATIONAL SURVEY FOOT WAS STATE LAW AT THE START OF THIS PROJECT.
- f. ROTATION ANGLE FROM GRID TO GEODETIC AZIMUTH = 00° 15' 04" BEING THE MEAN CONVERGENCE ANGLE BETWEEN "MARSTON" AND "HARVEY", AS PER PUBLISHED (NAD '83) COORDINATES AND THE SUPPLEMENTAL SURVEY DIAGRAM PREPARED BY THE LUND PARTNERSHIP, INC. ON THE SURVEY CONTROL DIAGRAM FILED 03/24/94 RECEPTION NO. 9405 5209, BOOK 21 PAGE 9, JEFFERSON COUNTY CLERK AND RECORDER'S OFFICE.
2. NO ADJUSTMENTS HAVE BEEN APPLIED TO FIELD MEASUREMENTS OR COORDINATES.
3. UNADJUSTED HORIZONTAL SURVEY CONTROL PRECISION COMPUTED TO ± 0.10 FT. WITH A 95% CERTAINTY.
4. 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.
5. BASIS OF BEARINGS: THE MEAN GEODETIC AZIMUTH BETWEEN GPS STATIONS "MARSTON AND HARVEY" BEING N. 17° 20' 18" W. AS PUBLISHED BY THE LUND PARTNERSHIP, INC. FOR C.D.O.T. PROJECT CY 11-0121-74.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	13							
CONTROL								
ALIQUOT CORNER								
WITNESS POST								

SURVEYOR CERTIFICATE (FIELD)

Property pins/evidence were located under my supervision and checking.

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

SURVEYOR CERTIFICATE (FIELD)

R.O.W. plans and legal descriptions were done under my supervision and checking.

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

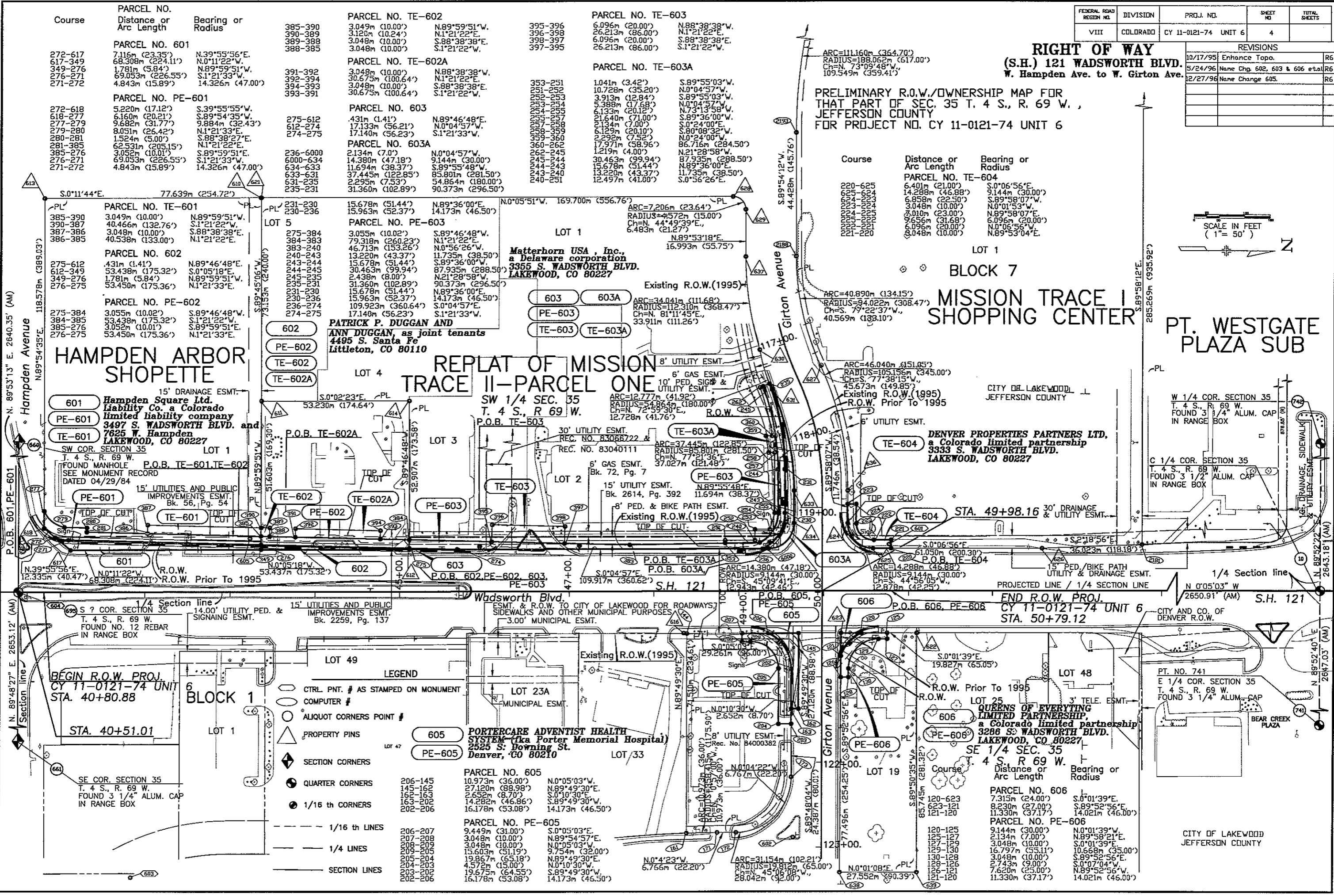
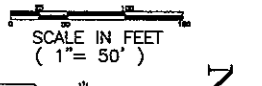
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FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	CY 11-0121-74 UNIT 6	4	

RIGHT OF WAY
(S.H.) 121 WADSWORTH BLVD.
W. Hampden Ave. to W. Girton Ave.

REVISIONS	
10/17/95	Enhance Topo. R6
5/24/96	Name Chg. 602, 603 & 606 et al. R6
12/27/96	Name Change 605. R6

PRELIMINARY R.O.W./OWNERSHIP MAP FOR
 THAT PART OF SEC. 35 T. 4 S., R. 69 W.,
 JEFFERSON COUNTY
 FOR PROJECT NO. CY 11-0121-74 UNIT 6



Course	Distance or Arc Length	Bearing or Radius
272-617	7.116m (23.35')	N.39°55'56"E.
617-349	68.308m (224.11')	N.0°11'22"W.
349-276	1.781m (5.84')	N.89°59'51"W.
276-271	69.053m (226.55')	S.1°21'33"W.
271-272	4.843m (15.89')	14.326m (47.00')

PARCEL NO. TE-602	Distance or Arc Length	Bearing or Radius
385-390	3.049m (10.00')	N.89°59'51"W.
390-389	3.120m (10.24')	N.1°21'22"E.
389-388	3.048m (10.00')	S.88°38'38"E.
388-385	3.048m (10.00')	S.1°21'22"W.

PARCEL NO. TE-603	Distance or Arc Length	Bearing or Radius
60956	(20.00')	N.88°38'38"W.
26.213m	(86.00')	N.1°21'22"E.
6.095m	(20.00')	S.88°38'38"E.
26.213m	(86.00')	S.1°21'22"W.

Course	Distance or Arc Length	Bearing or Radius
220-625	6.401m (21.00')	S.0°06'56"E.
625-624	14.288m (46.88')	9.144m (30.00')
624-623	6.858m (22.50')	S.89°58'07"W.
623-622	3.048m (10.00')	N.0°01'53"W.
622-621	8.010m (26.28')	N.89°58'07"E.
621-620	9.656m (31.68')	6.096m (20.00')
620-619	6.096m (20.00')	N.0°06'56"W.
619-618	9.048m (30.00')	N.89°53'04"E.

PARCEL NO. TE-601	Distance or Arc Length	Bearing or Radius
385-390	3.049m (10.00')	N.89°59'51"W.
390-387	40.466m (132.76')	S.1°21'22"W.
387-386	3.048m (10.00')	S.88°38'38"E.
386-385	40.538m (133.00')	N.1°21'22"E.

PARCEL NO. PE-603	Distance or Arc Length	Bearing or Radius
275-384	3.055m (10.02')	S.89°46'48"W.
384-383	79.318m (260.23')	N.1°21'22"E.
383-240	46.713m (153.26')	N.0°56'26"W.
240-243	13.220m (43.37')	11.735m (38.50')
243-244	15.787m (51.44')	S.89°36'00"W.
244-245	30.463m (99.94')	87.935m (288.50')
245-235	2.438m (8.00')	N.21°28'58"W.
235-231	31.360m (102.89')	90.373m (296.50')
231-230	15.678m (51.44')	N.89°36'00"E.
230-236	15.963m (52.37')	S.0°04'57"E.
236-274	19.923m (63.64')	S.1°21'33"W.
274-275	17.140m (56.23')	S.1°21'33"W.

PARCEL NO. TE-604	Distance or Arc Length	Bearing or Radius
6401m	(21.00')	S.0°06'56"E.
14.288m	(46.88')	9.144m (30.00')
6.858m	(22.50')	S.89°58'07"W.
3.048m	(10.00')	N.0°01'53"W.
8.010m	(26.28')	N.89°58'07"E.
9.656m	(31.68')	6.096m (20.00')
6.096m	(20.00')	N.0°06'56"W.
9.048m	(30.00')	N.89°53'04"E.

HAMPDEN ARBOR SHOPETTE

15' DRAINAGE ESMT.

601 Hampden Square Ltd. Liability Co. a Colorado limited liability company
 3497 S. WADSWORTH BLVD. and 7625 W. Hampden LAKEWOOD, CO 80227

LOT 1

SW COR. SECTION 35

J. 4 S., R. 69 W.

FOUND MANHOLE SEE MONUMENT RECORD DATED 04/29/84

PE-601 15' UTILITIES AND PUBLIC IMPROVEMENTS ESMT. Bk. 56, Pg. 54

TE-601

REPLAT OF MISSION TRACE II - PARCEL ONE

SW 1/4 SEC. 35 T. 4 S., R. 69 W.

P.O.B. TE-603

LOT 2

15' UTILITY ESMT. Bk. 2614, Pg. 392

8' PED. & BIKE PATH ESMT.

Existing R.O.W. (1995)

LOT 3

30' UTILITY ESMT. REC. NO. 83068722 & REC. NO. 83040111

ARC=12.777m (41.92')

RADIUS=54.864m (180.00')

Ch=N. 77°21'36"E., 37.027m (121.48')

TE-603

Matterhorn USA, Inc., a Delaware corporation

3355 S. WADSWORTH BLVD. LAKEWOOD, CO 80227

LOT 1

Existing R.O.W. (1995)

ARC=7.206m (23.64')

RADIUS=45.72m (150.00')

Ch=N. 44°49'39"E., 6.483m (21.27')

N.89°53'18"E. 16.993m (55.75')

TE-603A

MISSION TRACE I SHOPPING CENTER

LOT 1

ARC=40.890m (134.15')

RADIUS=94.022m (308.47')

Ch=S. 79°22'37"W., 40.569m (133.10')

TE-604

DENVER PROPERTIES PARTNERS LTD., a Colorado limited partnership

3333 S. WADSWORTH BLVD. LAKEWOOD, CO 80227

TE-604

PT. WESTGATE PLAZA SUB

W 1/4 COR. SECTION 35 T. 4 S., R. 69 W. FOUND 3 1/4" ALUM. CAP IN RANGE BOX

C 1/4 COR. SECTION 35 T. 4 S., R. 69 W. FOUND 3 1/2" ALUM. CAP IN RANGE BOX

30' DRAINAGE & UTILITY ESMT.

STA. 49+98.16

1/4 Section line

N.0°05'03" W 2650.91' (AM)

S.H. 121

BLOCK 1

LOT 1

SE COR. SECTION 35 T. 4 S., R. 69 W. FOUND 3 1/4" ALUM. CAP IN RANGE BOX

STA. 40+51.01

LOT 49

LOT 23A

MUNICIPAL ESMT.

LOT 33

Existing R.O.W. (1995)

LOT 33

PORTERCARE ADVENTIST HEALTH SYSTEM (aka Porter Memorial Hospital) 2525 S. Downing St. Denver, CO 80210

PE-605

LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- △ PROPERTY PINS
- ◆ SECTION CORNERS
- QUARTER CORNERS
- 1/16 th CORNERS
- 1/16 th LINES
- 1/4 LINES
- SECTION LINES

PARCEL NO. 605	Distance or Arc Length	Bearing or Radius
206-145	10.973m (36.00')	N.0°05'03"W.
145-162	27.120m (89.98')	N.89°49'30"E.
162-163	2.652m (8.70')	S.0°10'30"E.
163-202	14.282m (46.86')	S.89°49'30"W.
202-206	16.178m (53.08')	14.173m (46.50')

PARCEL NO. PE-605	Distance or Arc Length	Bearing or Radius
206-207	9.449m (31.00')	S.0°05'03"E.
207-208	3.048m (10.00')	N.89°54'57"E.
208-209	3.048m (10.00')	N.0°05'03"W.
209-205	15.603m (51.19')	9.754m (32.00')
205-204	19.867m (65.18')	N.89°49'30"E.
204-203	4.572m (15.00')	N.0°10'30"W.
203-202	19.675m (64.55')	S.89°49'30"W.
202-206	16.178m (53.08')	14.173m (46.50')

PARCEL NO. 605

10.973m (36.00')

N.0°05'03"W.

27.120m (89.98')

N.89°49'30"E.

2.652m (8.70')

S.0°10'30"E.

14.282m (46.86')

S.89°49'30"W.

16.178m (53.08')

14.173m (46.50')

PARCEL NO. 606

7.315m (24.00')

S.0°01'39"E.

8.230m (27.00')

S.89°52'56"E.

11.330m (37.17')

14.021m (46.00')

QUEENS OF EVERYTHING LIMITED PARTNERSHIP, a Colorado limited partnership

3286 S. WADSWORTH BLVD. LAKEWOOD, CO 80227

SE 1/4 SEC. 35 T. 4 S., R. 69 W.

LOT 19

LOT 25

3' TELE. ESMT.

PT. NO. 741

E 1/4 COR. SECTION 35 T. 4 S., R. 69 W. FOUND 3 1/4" ALUM. CAP

BEAR CREEK PLAZA

CITY OF LAKEWOOD JEFFERSON COUNTY