

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212
FAX: (303) 757-9053

CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
777 S. WADSWORTH BLVD.
LAKEWOOD, COLORADO 80226
(303) 986-4939

MULLER

Right of Way Plans Unit

Sheet Revisions

Sheet Revisions

Sheet Revisions

State
Funds

RIGHT OF WAY

TITLE SHEET

Project Number: C C4701-094

Project Location: C-470 TRAIL

Project Location:

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of S
12507	4/3/01		1	13

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED COLORADO PROJECT NO. C C4701-94 STATE HIGHWAY NO. C470 COUNTY OF JEFFERSON S. 1/2 SEC. 6, AND N. 1/2 SEC. 7 T. 5 S., R. 69 W. OF THE 6TH P.M., 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
Permanent Easement
Slope Easement
Temporary Easement

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
Center of Section

Culverts & Drains
Proposed
Existing (To be dashed)

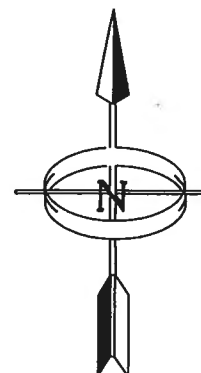
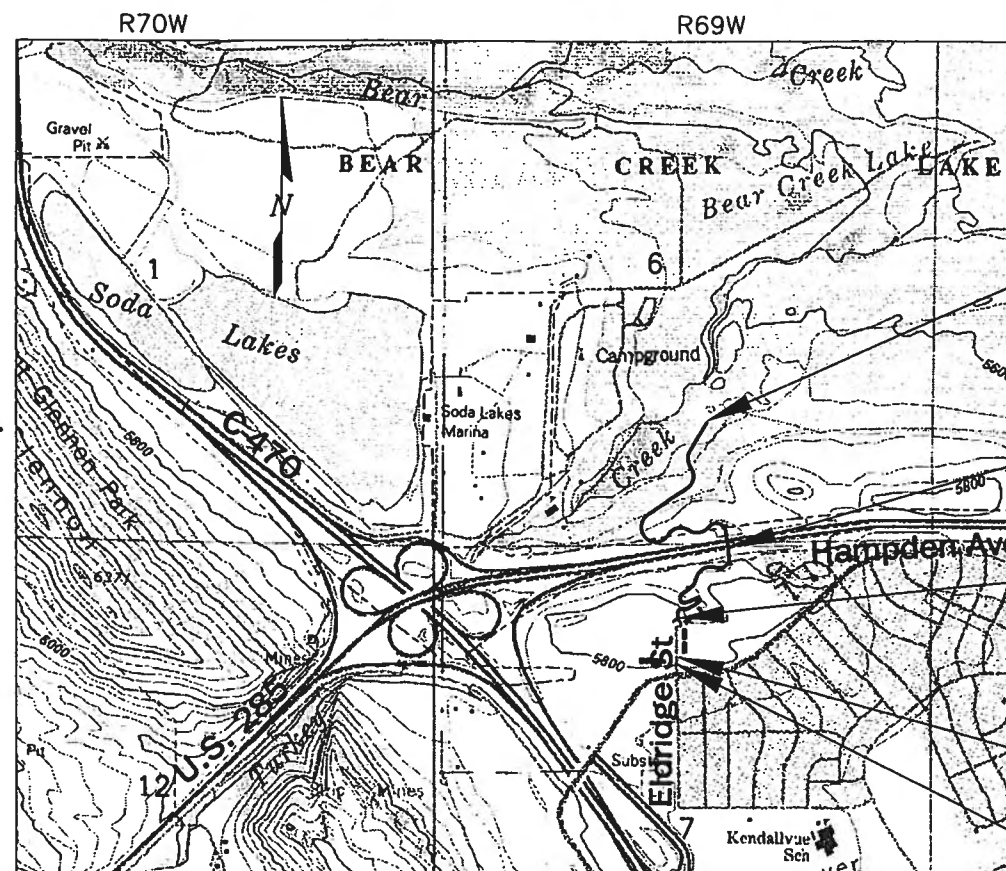
Bridges
Existing (To be dashed)

SCALES OF ORIGINAL DRAWINGS

PLAN SCALE: 1"=50'

OWNERSHIP SCALE: 1"=100'

ROW LENGTH = 1816.02 FEET/0.42 MILES



VICINITY MAP

0' 500' 1000' 2000'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TABULATION OF PROPERTIES
3-4	CONTROL AND MONUMENTATION
5-12	PLAN SHEETS
13	OWNERSHIP MAP

BASIS OF BEARINGS

THE BASIS OF BEARINGS ARE THE NORTH LINES OF SECTION 7 TOWNSHIP 5 SOUTH RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THOSE BEARINGS ARE FROM THE NORTHWEST CORNER N89°00'51"E, 2468.12 FEET TO THE NORTH QUARTER CORNER AND N89°02'12"E, 2634.68 FEET TO THE NORTHEAST CORNER, MONUMENTS FOUND IN PLACE AS RECORDED. THESE BEARINGS DETERMINED BY GPS SURVEYS FROM COLORADO HIGH ACCURACY REFERENCE NETWORK STATIONS P-409, LAURA, AND JWHOMAS. THE COORDINATES DETERMINED BY THIS SURVEY REFER TO THE NORTH AMERICAN DATUM OF 1983-1992.

STA. 247+53.21 Q
END CONSTRUCTION
PROJECT C C4701-94

END ROW Q
STA. 218+11.13
PROJECT C C4701-094

STA. 105+00.00 BACK=
STA. 205+00.00 Q AHEAD

BEGIN ROW Q
STA. 99+95.11
PROJECT C C4701-094

STA. 99+00.00 Q
BEGIN CONSTRUCTION
PROJECT C C4701-094

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: DATE

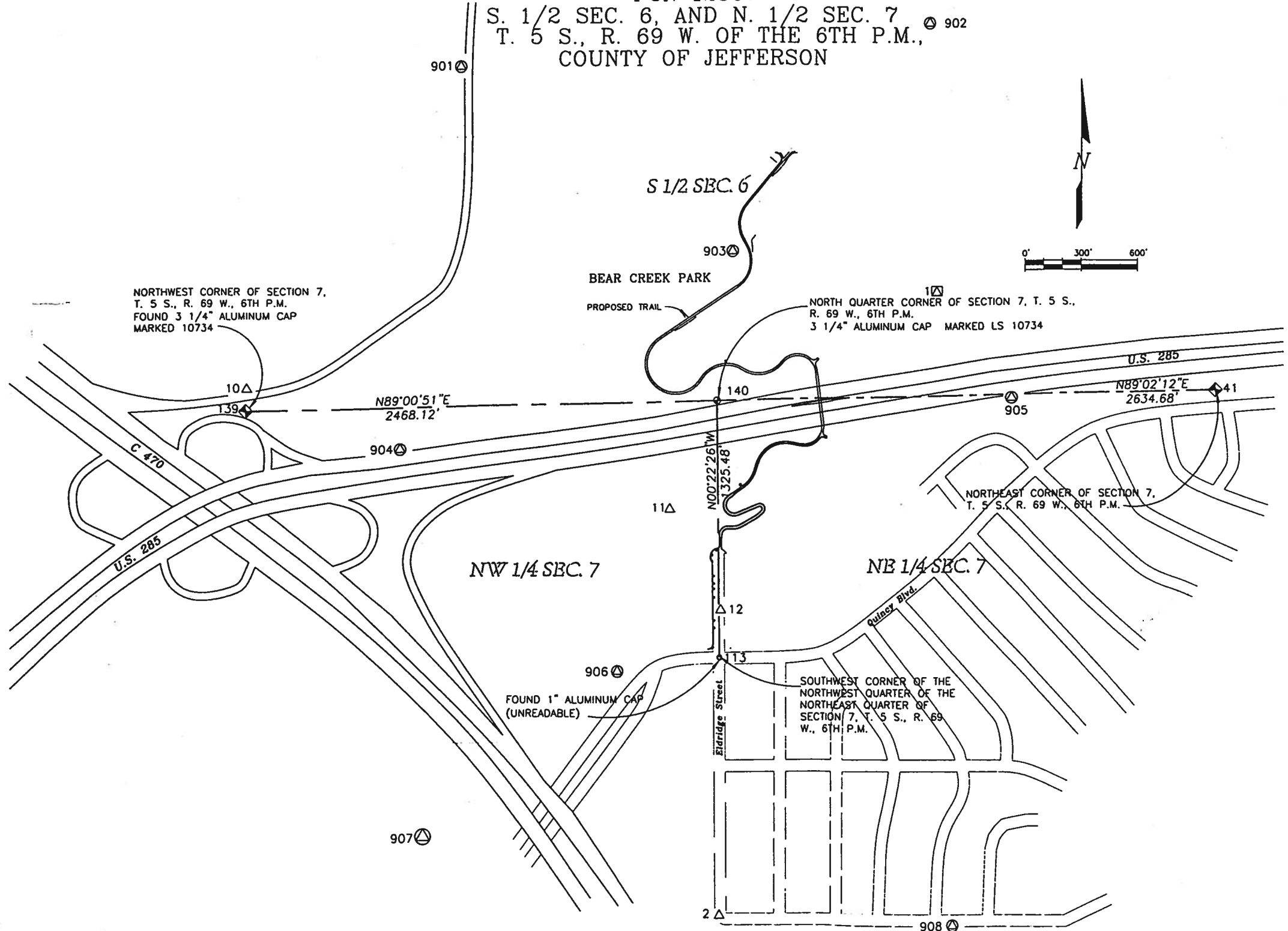
DIVISION ADMINISTRATOR

Sheet Revisions		Sheet Revisions		Sheet Revisions	
mm/yy		mm/yy		mm/yy	

RIGHT OF WAY CONTROL DIAGRAM				
Project Number: C C4701-094				
Project Location: C-470 TRAIL				
Project Location:				
Project Code:	Last Mod. Date	Subst. Sheets	Sheet No.	Total No. of Sheets
12507	4/3/01		3	13

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
CONTROL DIAGRAM
PROJECT NO. C C4701-94
PCN 12507

S. 1/2 SEC. 6, AND N. 1/2 SEC. 7
T. 5 S., R. 69 W. OF THE 6TH P.M.,
COUNTY OF JEFFERSON



LEGEND:

- GPS PHOTOCONTROL POINTS
- CONVENTIONAL SURVEY POINT
- GPS PHOTOCONTROL POINTS - SUPPLEMENTAL CONTROL
- SECTION LINE
- SECTION CORNER

CONTROL POINT TABLE

PT.NO.	NORTH	EAST	ELEVATION	DESC.
1	1658728.869	3098693.674		#5 REBAR
2	1655539.257	3097534.442		600 SPIKE
10	1658241.836	3095070.715		600 SPIKE
11	1657610.790	3097281.212	5797.440	600 SPIKE
901	1659904.977	3096190.889	5698.510	SPIKE & TARGET
902	1660119.863	3098660.364	5634.860	#5 REBAR & TARGET
903	1658946.640	3097614.999	5650.990	#5 REBAR & TARGET
904	1657926.181	3095870.582	5713.900	#5 REBAR & TARGET
905	1658179.024	3099086.614	5745.670	#5 REBAR & TARGET
906	1656778.148	3097004.132	5786.370	#5 REBAR & TARGET
907	1655948.149	3095985.288	5833.330	SPIKE & TARGET
908	1655484.755	3098767.045	5735.430	#5 REBAR & TARGET
PT.NO.	NORTH	EAST	ELEVATION	DESC.
41	1658214.188	3100166.019	5749.360	NE CORNER SEC. 7, T5S, R69W 6 TH PM USED AS BENCH MARK FOR PROJECT, ELEVATION FROM CITY OF LAKEWOOD RECORDS
140	1658169.909	3097532.293		NORTH 1/4 CORNER SEC. 7, T5S, R69W, 6TH PM, FND. 3 1/4\" ALUM. CAP PLS 10734
139	1658127.443	3095064.538		NW CORNER SEC. 7, T5S, R69W 6TH PM, FND. 3 1/4\" ALUM. CAP PLS 10734
113	1656844.468	3097540.941		FND. 1\" ALUM. CAP (UNREADABLE) IN THE INTERSECTION OF ELDRIDGE STREET AND QUINCY BOULEVARD - C NORTH 1/16 CORNER SEC. 7, T5S, R69W, 6TH PM

COORDINATES ARE MODIFIED STATE PLANE - COLORADO CENTRAL ZONE 1983/92 IN U.S. FEET - COMBINED FACTOR IS 1.00029427356 - COORDINATES AND BASIS OF BEARING WERE DETERMINED BY GPS SURVEY USING CONTROL POINTS "LAURA", "JWTHOMAS" AND "P409"

ELEVATIONS ARE NGVD 1929 BASED ON A LEVEL RUN FROM THE NE CORNER OF SECTION 7 (POINT #41 ABOVE) ELEVATION OF 5749.36 AS SHOWN ON THE CITY OF LAKEWOOD RECORDS - DETERMINED FROM A LEVEL RUN FROM X-405 TO Z-405 BY THE CITY OF LAKEWOOD.

NOTES:

- 1) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.
- 2) FIELD SURVEY CONTROL PRECISION MEETS OR EXCEEDS CDOT TYPE "A" OR "B" SURVEY REQUIREMENTS LISTED IN THE COLORADO DEPARTMENT OF TRANSPORTATION SURVEY MANUAL, TABLE 3.1.

SURVEYOR'S CERTIFICATE

I, JOHN D. KRIESCHEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS CONTROL DIAGRAM WAS MADE IN FIELD UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS IN ACCORDANCE WITH TITLE 38, ARTICLES OF THE COLORADO REVISED STATUTES, AS AMENDED.

JOHN D. KRIESCHEL, PLS #14108

DATE

FILING CERTIFICATE

DEPOSITED THIS ____ DAY OF ____ A.D. 2001 AT ____ O'CLOCK ____ M.
IN BOOK ____ OF LAND SURVEY PLATS AT PAGE ____ , RECEPTION NO. ____
OF THE RECORDS OF ARAPAHOE COUNTY, COLORADO.
by: _____
CLERK & RECORDER
DEPUTY CLERK

SURVEYOR CERTIFICATE (FIELD)
RIGHT OF WAY MONUMENTATION WAS DONE UNDER MY SUPERVISION AND CHECKING.
NAME _____ P.L.S. NO. _____



Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212
FAX: (303) 757-9053

CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
777 S. WADSWORTH BLVD.
LAKEWOOD, COLORADO 80224
(303) 986-4838

MULLER

Right of Way Plans Unit

Sheet Revisions

mm/yy	

Sheet Revisions

mm/yy	

Sheet Revisions

mm/yy	

RIGHT OF WAY

MONUMENTATION SHEET

Project Number: C C4701-094

Project Location: C-470 TRAIL

Project Location:

Project Code	Last Mod. Date	Subsect Sheets	Sheet No.	Total No. of Sheets
12507	4/3/01		4	13

TABULATION OF TEMPORARY EASEMENTS TO BE STAKED

POINT	NORTHING	EASTING	DESC.
1	1656894.7508	3097495.6123	TE-1
2	1657031.5636	3097494.7196	TE-1
3	1657029.0364	3097504.7363	TE-1
4	1656908.9578	3097505.5198	TE-1
20	1657201.5600	3097493.6105	TE-2
21	1657199.0328	3097503.6272	TE-2
30	1657328.9876	3097492.7791	TE-3
31	1657331.7461	3097491.9277	TE-3
32	1657375.9020	3097484.2323	TE-3
33	1657373.4557	3097493.9285	TE-3
34	1657337.3282	3097500.2247	TE-3
35	1657329.0529	3097502.7789	TE-3
40	1657416.4644	3097527.2086	TE-3
41	1657516.3225	3097526.5571	TE-3
42	1657512.4418	3097536.5826	TE-3
43	1657407.4466	3097537.2677	TE-3
573	1657671.3092	3097525.5459	TE-4
574	1657747.9959	3097621.8920	TE-4
575	1657809.5866	3097693.4369	TE-4
576	1657869.4509	3097699.2075	TE-4
577	1657884.9167	3097803.7620	TE-4
578	1657820.7126	3097764.6815	TE-4
579	1657787.2798	3097755.6200	TE-4
580	1657728.5666	3097723.0178	TE-4
581	1657666.7691	3097789.4730	TE-4
582	1657547.6384	3097771.6382	TE-4
583	1657494.4879	3097662.1372	TE-4
584	1657484.0041	3097619.7068	TE-4
585	1657482.8475	3097584.2129	TE-4
586	1657448.4780	3097574.5038	TE-4
587	1657392.6241	3097570.9436	TE-4
85	1657997.7842	3098149.3507	TE-5
86	1657914.5183	3098150.9846	TE-5
87	1657887.5503	3098048.5530	TE-5
88	1657898.1202	3097963.6275	TE-5
89	1657912.4417	3097937.7259	TE-5
90	1657898.2329	3097818.2901	TE-5
91	1657888.6614	3097807.8474	TE-5
103	1657997.8380	3098047.8466	TE-5
104	1657989.1808	3098047.7536	TE-5
105	1657966.4361	3097977.7315	TE-5
106	1657967.6783	3097932.0187	TE-5
107	1657981.9189	3097902.0227	TE-5
108	1657965.9178	3097796.1391	TE-5

TABULATION OF SLOPE EASEMENTS TO BE STAKED

POINT	NORTHING	EASTING	DESC.
544	1657654.1230	3097535.6582	SE-4
545	1657687.2324	3097571.9085	SE-4
546	1657697.6333	3097616.3220	SE-4
547	1657716.1001	3097642.4674	SE-4
548	1657735.2162	3097629.7457	SE-4
549	1657753.1192	3097658.8779	SE-4
550	1657737.3047	3097668.4392	SE-4
551	1657747.0566	3097681.8343	SE-4
555	1657870.2362	3097714.1921	SE-4
556	1657895.9745	3097793.6266	SE-4
557	1657824.6365	3097750.2038	SE-4
558	1657809.0566	3097745.9811	SE-4
559	1657789.7470	3097740.7380	SE-4
560	1657714.3191	3097680.6304	SE-4
561	1657693.7696	3097643.1830	SE-4
562	1657643.5844	3097602.9688	SE-4
563	1657613.8513	3097628.7368	SE-4
564	1657646.0910	3097683.4102	SE-4
565	1657664.0566	3097724.2473	SE-4
566	1657584.1714	3097785.9487	SE-4
567	1657551.0667	3097759.7262	SE-4
568	1657539.8813	3097732.8651	SE-4
569	1657499.5126	3097635.0687	SE-4
570	1657497.5712	3097575.4881	SE-4
571	1657449.4322	3097559.5341	SE-4
77	1657909.2907	3097808.1547	SE-5
80	1657925.5687	3097944.9841	SE-5
81	1657911.2472	3097970.8857	SE-5
82	1657902.0560	3098044.7340	SE-5
83	1657926.0201	3098135.7560	SE-5
84	1657997.7921	3098134.3477	SE-5
92	1657906.5273	3097805.1398	SE-5
93	1657956.4941	3097797.5673	SE-5
94	1657967.8722	3097859.2373	SE-5
95	1657966.7532	3097898.9920	SE-5
98	1657952.6793	3097928.6367	SE-5
99	1657951.4417	3097977.3241	SE-5
100	1657978.3034	3098058.1980	SE-5
101	1657982.8442	3098063.9469	SE-5

TABULATION OF PERMANENT EASEMENTS TO BE STAKED

POINT	NORTHING	EASTING	DESC.
500	1657414.8168	3097542.6922	PE-4
501	1657457.0213	3097543.5798	PE-4
502	1657477.0589	3097542.0008	PE-4
503	1657519.0122	3097588.4905	PE-4
504	1657517.6661	3097604.9766	PE-4
505	1657528.8489	3097657.3255	PE-4
506	1657566.3454	3097725.5757	PE-4
507	1657588.2980	3097755.8059	PE-4
508	1657597.4282	3097765.5325	PE-4
509	1657618.9696	3097751.7894	PE-4
510	1657575.0195	3097642.3818	PE-4
511	1657674.5535	3097588.3700	PE-4
512	1657683.0861	3097600.5166	PE-4
513	1657692.9458	3097618.0319	PE-4
514	1657716.6514	3097651.7779	PE-4
515	1657733.0170	3097640.2815	PE-4
516	1657745.9060	3097658.6297	PE-4
517	1657729.5404	3097670.1261	PE-4
518	1657800.0889	3097724.7172	PE-4
519	1657805.2286	3097707.7898	PE-4
520	1657829.0873	3097715.2603	PE-4
521	1657823.9209	3097732.2758	PE-4
522	1657839.7325	3097737.0767	PE-4
523	1657836.8271	3097746.6453	PE-4
524	1657811.2161	3097738.8690	PE-4
525	1657805.4223	3097757.9506	PE-4
526	1657786.3353	3097751.9742	PE-4
527	1657792.2792	3097732.3982	PE-4
528	1657721.3575	3097675.8742	PE-4
529	1657684.7630	3097623.7800	PE-4
530	1657663.0975	3097596.4174	PE-4
531	1657588.0105	3097637.1632	PE-4
532	1657631.9606	3097746.5708	PE-4
533	1657587.2207	3097775.1141	PE-4
534	1657578.0905	3097765.3875	PE-4
535	1657554.0753	3097732.3169	PE-4
536	1657516.5787	3097664.0667	PE-4
537	1657503.7125	3097603.8373	PE-4
538	1657505.0586	3097587.3513	PE-4
539	1657476.7645	3097555.9977	PE-4
540	1657456.8121	3097553.5776	PE-4
541	1657409.0440	3097552.5730	PE-4
542	1657403.6335	3097555.6919	PE-4
543	1657671.6301	3097608.5640	PE-4
60	1657927.0522	3097802.0292	PE-5
61	1657950.8697	3097922.5062	PE-5
65	1657941.4280	3097970.0277	PE-5
66	1657997.8230	3098076.1303	PE-5
67	1657997.8037	3098112.5205	PE-5
68	1657995.1670	3098118.4637	PE-5
69	1657956.7756	3098101.4313	PE-5
70	1657970.1029	3098071.3914	PE-5
71	1657931.6198	3097968.0790	PE-5
72	1657941.0614	3097920.5575	PE-5
76	1657916.0647	3097803.6944	PE-5

GENERAL NOTES

- THIS RIGHT OF WAY PLAN IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS AND IS PREPARED FOR TRANSPORTATION DEPARTMENT PURPOSES ONLY.
- SURVEY CONTROL POINTS SET WITH A HIGHER DEGREE OF ACCURACY THAN ROW MARKERS.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRSTS 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 R.O.W. MARKERS SET FROM SURVEY CONTROL POINTS.
- ALL CENTERLINE AND OFFSET STATIONING IS THEORETICAL ONLY AND MAY NOT REPRESENT THE CENTERLINE AS CONSTRUCTED IN THE FIELD. ALL STATIONING IS APPROXIMATE.
- ALL COORDINATES LISTED ARE PROJECT COORDINATES ONLY.
- FIELD SURVEY CONTROL PRECISION COMPUTED TO +/- 0.10 FT. WITH A 95% CERTAINTY.
- COMMITMENTS FOR TITLE INSURANCE SUPPLIED BY FIRST AMERICAN HERITAGE TITLE COMPANY.
- THE BASIS OF BEARINGS ARE THE NORTH LINES OF SECTION 7 TOWNSHIP 5 SOUTH RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THOSE BEARINGS ARE FROM THE NORTHWEST CORNER N89°00'51"E, 2468.12 FEET TO THE NORTH QUARTER CORNER AND N89°02'12"E, 2634.68 FEET TO THE NORTHEAST CORNER, MONUMENTS FOUND IN PLACE AS RECORDED. THESE BEARINGS DETERMINED BY GPS SURVEYS FROM COLORADO HIGH ACCURACY REFERENCE NETWORK STATIONS P-409, LAURA, AND JWHOMAS. THE COORDINATES DETERMINED BY THIS SURVEY REFER TO THE NORTH AMERICAN DATUM OF 1983-1992.
- IF DURING CONSTRUCTION ANY CONTROL MONUMENTS ARE DESTROYED, THEY MUST BE RELOCATED AND RESET AS TYPE 2.

SURVEYOR CERTIFICATE (FIELD)

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

NAME _____ P.L.S. NO. _____

DATE _____

SURVEYOR CERTIFICATE (OFFICE)

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

NAME _____ P.L.S. NO. _____

DATE _____



CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
777 S. WADSWORTH BLVD.
LAKEWOOD, COLORADO 80226
(303) 956-4899

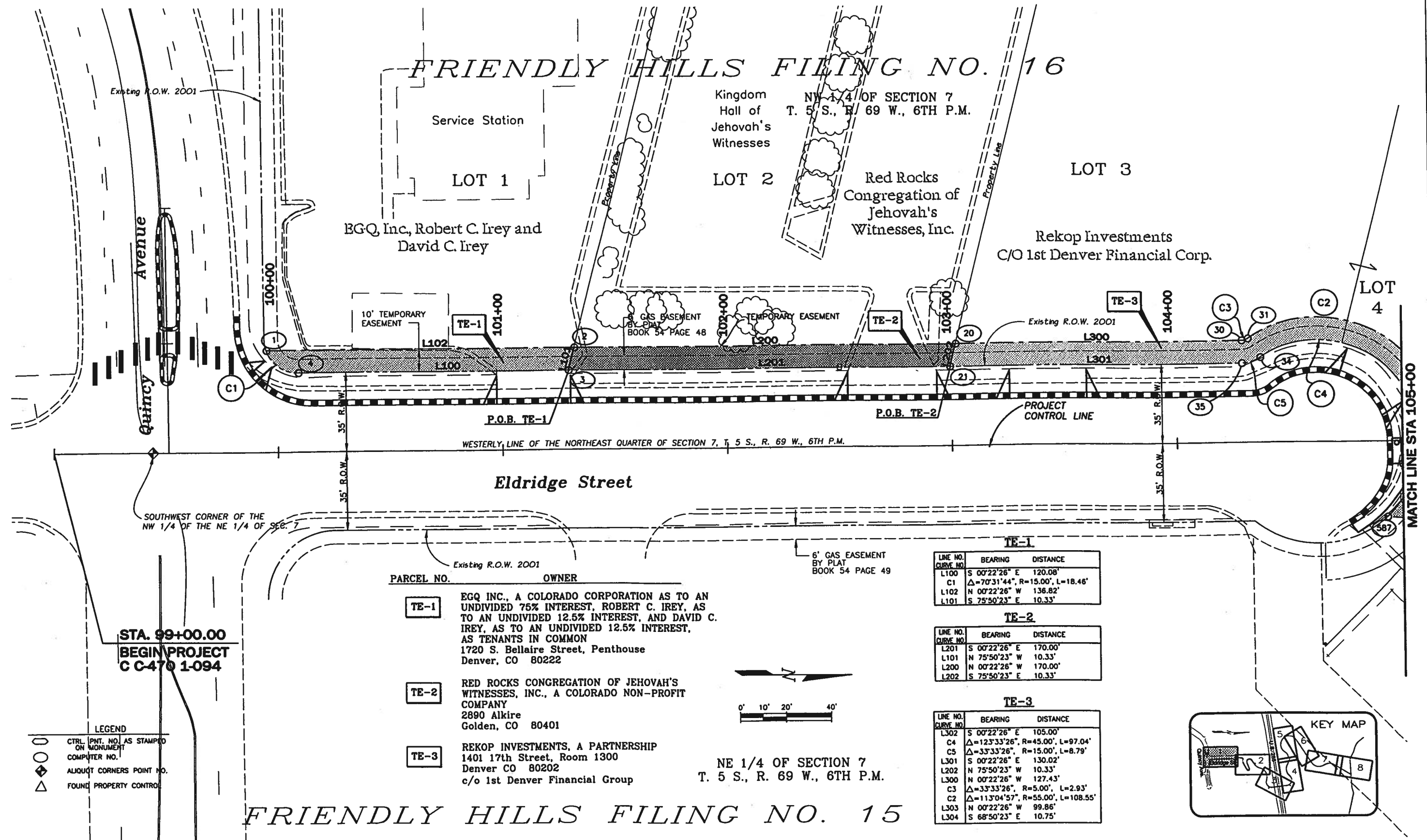


Sheet Revisions	
mm/yy	

Sheet Revisions	
mm/yy	

Sheet Revisions	
mm/yy	

RIGHT OF WAY				
PLAN SHEET				
Project Number: C C4701-094				
Project Location: C-470 TRAIL				
Project Location:				
Project Code:	Last Mod. Date	Subst. Sheets	Sheet No.	Total No. of Sheets
12507	4/3/01		6	13



PARCEL NO.	OWNER
TE-1	EGQ INC., A COLORADO CORPORATION AS TO AN UNDIVIDED 75% INTEREST, ROBERT C. IREY, AS TO AN UNDIVIDED 12.5% INTEREST, AND DAVID C. IREY, AS TO AN UNDIVIDED 12.5% INTEREST, AS TENANTS IN COMMON 1720 S. Bellaire Street, Penthouse Denver, CO 80222
TE-2	RED ROCKS CONGREGATION OF JEHOVAH'S WITNESSES, INC., A COLORADO NON-PROFIT COMPANY 2890 Alkire Golden, CO 80401
TE-3	REKOP INVESTMENTS, A PARTNERSHIP 1401 17th Street, Room 1300 Denver CO 80202 c/o 1st Denver Financial Group

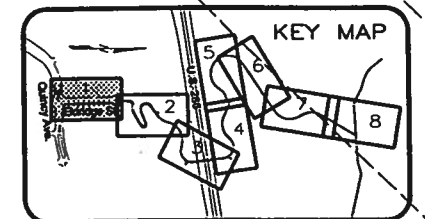
LINE NO.	BEARING	DISTANCE
L100	S 00°22'26" E	120.08'
C1	Δ=70°31'44", R=15.00', L=18.46'	
L102	N 00°22'26" W	136.82'
L101	S 75°50'23" E	10.33'

LINE NO.	BEARING	DISTANCE
L201	S 00°22'26" E	170.00'
L101	N 75°50'23" W	10.33'
L200	N 00°22'26" W	170.00'
L202	S 75°50'23" E	10.33'

LINE NO.	BEARING	DISTANCE
L302	S 00°22'26" E	105.00'
C4	Δ=123°33'26", R=45.00', L=97.04'	
C5	Δ=33°33'26", R=15.00', L=8.79'	
L301	S 00°22'26" E	130.02'
L202	N 75°50'23" W	10.33'
L300	N 00°22'26" W	127.43'
C3	Δ=33°33'26", R=5.00', L=2.93'	
C2	Δ=113°04'57", R=55.00', L=108.55'	
L303	N 00°22'26" W	99.86'
L304	S 68°50'23" E	10.75'

NE 1/4 OF SECTION 7
T. 5 S., R. 69 W., 6TH P.M.

FRIENDLY HILLS FILING NO. 15



COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212
FAX: (303) 757-9053

CONSULTING ENGINEERS
IRONDALE & TUTT 100
777 S. WASHINGTON BLVD.
LAKEWOOD, COLORADO 80226
(303) 986-4800



Right of Way Plans Unit

Sheet Revisions

Sheet Revisions

Sheet Revisions

RIGHT OF WAY

PLAN SHEET

Project Number: C 4701-094

Project Location: C-470 TRAIL

Project Location:

Project Code	Last Mod. Date	Subst. Sheets	Sheet No.	Total No. of Sheets
12507	4/3/01		6	15

Soda Lakes Condominium Association Inc.

PE-4

SE-4

LOT 4 FRIENDLY HILLS FILING NO. 16

NW 1/4 OF SECTION 7
T. 5 S., R. 69 W., 6TH P.M.

TRACT D

3RD SUPPLEMENT MAP OF

SODA LAKES CONDOMINIUMS

SE-4B

WESTERLY LINE OF THE NORTHEAST QUARTER OF
SECTION 7, T. 5 S., R. 69 W., 6TH P.M.

10' DRAINAGE AND
UTILITY EASEMENT
BY PLAT
BOOK 54 PAGE 49

TEMPORARY EASEMENT, TYP.

SLOPE EASEMENT, TYP.

PERMANENT EASEMENT, TYP.

LEGEND

- CTRL. PNT. NO. AS STAMPED ON MONUMENT
- COMPUTER NO.
- △ ADJUTANT CORNERS POINT NO.
- △ FOUND PROPERTY CONTROL

6" GAS EASEMENT
BY PLAT
BOOK 54 PAGE 48

P.O.B. PE-4
P.O.B. SE-4

5' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 48

STA. 105+00.00=

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 48

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

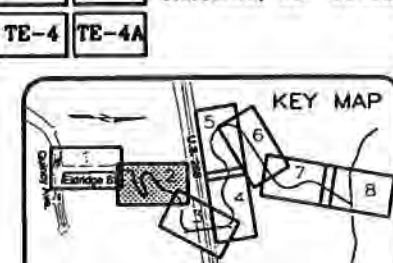
10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT BOOK 54 PAGE 49

LINE NO. CURVE NO.	BEARING	DISTANCE
L408	S 04°47'44" W	45.96'
C412	Δ=29°22'39", R=100.00', L=51.27'	
L409	N 88°08'01" E	59.61'
L443	N 67°34'12" E	105.80'
C408	Δ=58°01'06", R=30.00', L=30.38'	
L444	N 38°22'59" E	42.23'
C418	Δ=152°07'46", R=52.00', L=136.07'	
L445	S 66°15'13" W	44.61'
L446	S 58°28'23" W	63.47'
C419	Δ=159°14'21", R=20.00', L=55.58'	
L447	N 38°42'21" E	64.31'
L448	N 61°14'38" E	42.72'
C420	Δ=45°23'10", R=125.00', L=99.02'	
L466	S 73°06'36" E	11.74'
L467	N 17°23'09" E	20.00'
L468	N 73°06'36" W	12.51'
L440	N 15°09'54" E	16.14'
C431	Δ=32°19'38", R=150.00', L=84.63'	
L471	N 47°29'32" E	15.62'
L475	N 08°37'04" W	18.07'
L476	S 47°29'32" W	5.54'
C434	Δ=32°19'38", R=135.00', L=76.17'	
L457	S 15°09'54" W	34.64'
C423	Δ=27°45'19", R=140.00', L=67.82'	
L458	S 47°04'48" E	90.75'
C424	Δ=111°11'19", R=73.00', L=141.66'	
L459	S 64°06'31" W	121.72'
C409	Δ=24°01'30", R=105.00', L=44.03'	
L410	S 88°08'01" W	35.51'
C410	Δ=24°15'17", R=85.00', L=35.88'	
L411	S 03°38'50" W	55.97'
C411	Δ=24°07'40", R=45.00', L=18.95'	

PARCEL NO. OWNER
TE-3 REKOP INVESTMENTS, A PARTNERSHIP
1401 17th Street, Room 1300
Denver CO 80202
c/o 1st Denver Financial Group

PE-4 SODA LAKES CONDOMINIUM ASSOCIATION INC.,
A COLORADO CORPORATION
4208 South Eldridge Street, Building 2,
Suite 310
Morrison, CO 80465



FRIENDLY HILLS
FILING NO. 15

NE 1/4 OF SECTION 7
T. 5 S., R. 69 W., 6TH P.M.

LINE NO. CURVE NO.	BEARING	DISTANCE	LINE NO. CURVE NO.	BEARING	DISTANCE
L407	N 29°57'40" W	6.25'	C421	Δ=32°43'02", R=161.00', L=91.93'	
L406	N 01°12'17" E	47.78'	L449	S 73°06'36" E	8.72'
L405	N 06°54'57" E	20.10'	C420	Δ=45°23'10", R=125.00', L=99.02'	
C406	Δ=93°27'47", R=29.00', L=47.31'		L448	S 61°14'38" W	42.72'
L404	S 85°19'56" E	16.54'	L447	S 38°42'21" W	64.31'
C405	Δ=33°27'07", R=107.00', L=62.47'		C419	Δ=159°14'21", R=20.00', L=55.58'	
L442	N 61°12'56" E	77.87'	L446	N 59°28'23" E	63.47'
C404	Δ=14°24'15", R=163.00', L=40.98'		L445	N 66°15'13" E	44.61'
L441	N 46°48'41" E	13.34'	C418	Δ=152°07'46", R=52.00', L=136.07'	
C417	Δ=158°41'50", R=27.00', L=74.78'		L444	S 38°22'59" W	42.23'
L453	S 68°06'51" W	117.91'	C408	Δ=58°01'06", R=30.00', L=30.38'	
C422	Δ=166°47'56", R=43.00', L=125.18'		L443	S 67°34'12" W	105.80'
L452	N 54°54'47" E	14.84'	L409	S 88°08'01" W	35.51'
C412	Δ=29°22'39", R=100.00', L=51.27'		C412	Δ=29°22'39", R=100.00', L=51.27'	
L450	N 54°54'47" E	63.66'	L408	S 04°47'44" W	45.96'

TRACT B

TRACT C

Soda Lakes Condominium Association Inc.

0' 10' 20' 40'

LINE NO. CURVE NO.	BEARING	DISTANCE
L304	N 68°50'23" W	10.75'
L416	N 00°22'26" W	154.89'
L417	N 51°28'55" E	123.14'
L456	N 49°16'33" E	94.40'
L454	N 05°30'22" E	80.14'
C432	Δ=48°57'50", R=165.00', L=141.01'	
L473	S 08°37'04" E	9.53'
C428	Δ=47°08'32", R=150.00', L=123.42'	
L435	S 01°29'13" E	41.16'
L455	S 17°23'09" W	25.00'
L428	S 24°02'45" W	63.70'
L429	S 53°56'41" W	18.57'
L430	N 31°09'25" W	18.48'
L431	S 58°25'39" E	34.19'
L432	S 33°38'37" E	22.96'
L433	S 54°45'57" W	32.01'
L434	S 76°49'11" W	45.62'
L414	N 47°35'34" E	49.09'
L415	S 00°22'26" W	141.68'

LINE NO. CURVE NO.	BEARING	DISTANCE
L470	S 08°37'04" E	29.78'
C429	Δ=39°30'26", R=161.00', L=111.01'	
L437	S 16°53'24" W	16.52'
L436	N 73°06'36" W	17.78'
L435	N 01°29'13" W	41.16'
C428	Δ=47°08'32", R=150.00', L=123.42'	

LINE NO. CURVE NO.	BEARING	DISTANCE
L470	S 08°37'04" E	29.78'
C429	Δ=39°30'26", R=161.00', L=111.01'	
L437	S 16°53'24" W	16.52'
L436	N 73°06'36" W	17.78'
L435	N 01°29'13" W	41.16'
C428	Δ=47°08'32", R=150.00', L=123.42'	

10' DRAINAGE AND UTILITY EASEMENT
BY PLAT
BOOK 54 PAGE 49

Existing R.O.W. 2001

P.O.B. SE-4A

COLORADO DEPARTMENT OF TRANSPORTATION

Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212
FAX: (303) 757-9053

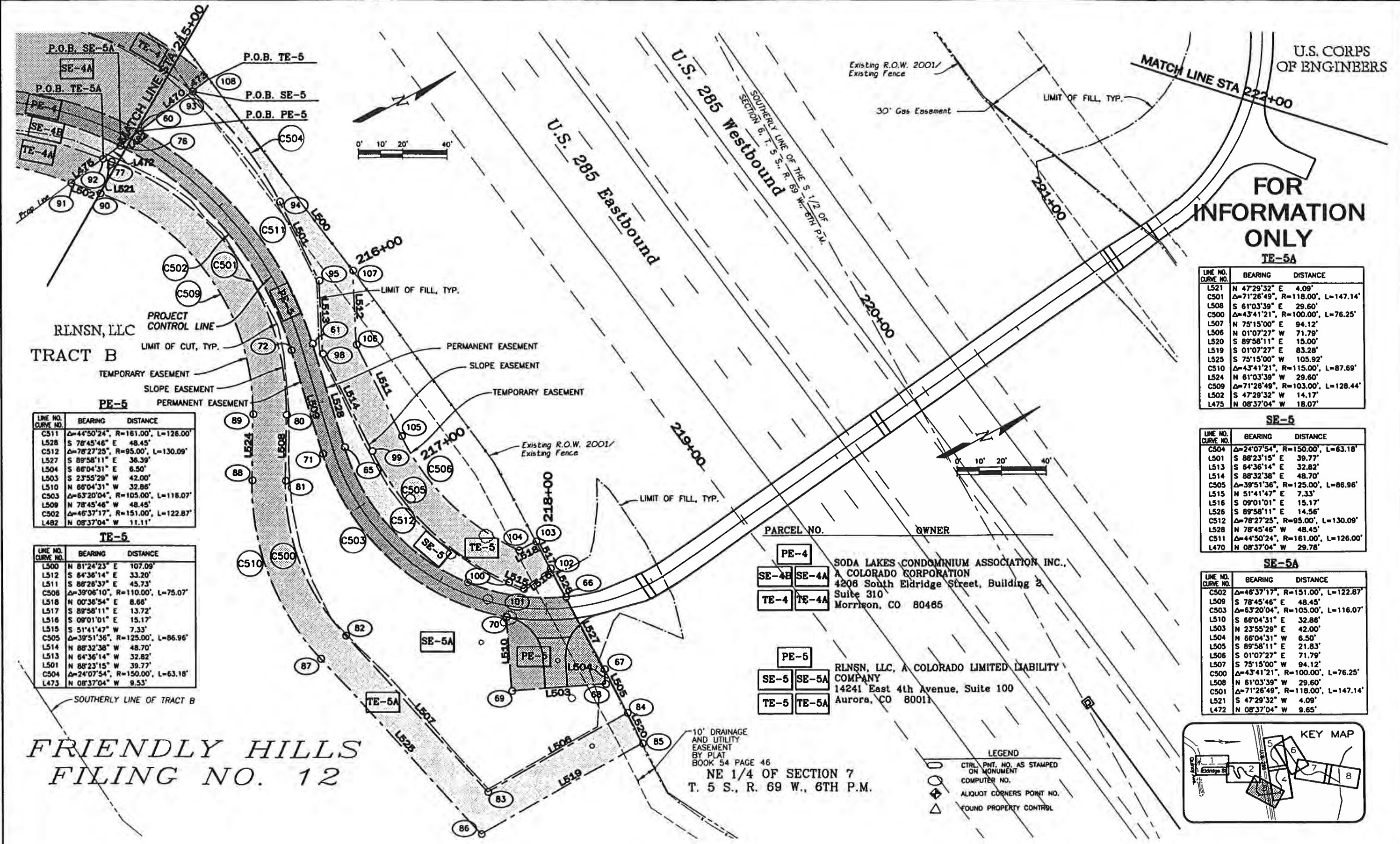
CONSULTING ENGINEERS
IRONGATE & ASSOCIATES
777 S. WADSWORTH BLVD.
LAKEWOOD, COLORADO 80225
(303) 966-4959

MULLER

Right of Way Plans Unit

Sheet Revisions		Sheet Revisions		Sheet Revisions	
mm/yy		mm/yy		mm/yy	

RIGHT OF WAY					
PLAN SHEET					
Project Number: C 4701-094					
Project Location: C-470 TRAIL					
Project Location:					
Project Code:	Last Mod. Date:	Subst Sheets:	Sheet No.:	Total No. of Sheets:	
12507	4/3/01		7	13	



PE-5

LINE NO. CURVE NO.	BEARING	DISTANCE
C511	Δ=44°50'24", R=161.00', L=126.00'	
L528	S 78°45'46" E 48.45'	
C512	Δ=78°27'25", R=95.00', L=130.09'	
L527	S 89°58'11" E 36.39'	
L504	S 66°04'31" E 6.50'	
L503	S 23°55'29" E 42.00'	
L510	N 66°04'31" W 32.86'	
C503	Δ=63°20'04", R=105.00', L=116.07'	
L509	N 78°45'46" W 48.45'	
C502	Δ=46°37'17", R=151.00', L=122.87'	
L482	N 08°37'04" W 9.53'	

TE-5

LINE NO. CURVE NO.	BEARING	DISTANCE
L500	N 81°24'23" E 107.09'	
L512	S 64°36'14" E 33.20'	
L511	S 88°26'37" E 45.73'	
C506	Δ=39°06'10", R=110.00', L=75.07'	
L518	N 00°36'54" E 8.66'	
L517	S 89°58'11" E 13.72'	
L516	S 09°01'01" E 15.17'	
L515	S 51°41'47" W 7.33'	
C505	Δ=39°51'36", R=125.00', L=86.96'	
L514	N 88°32'38" W 48.70'	
L513	N 64°36'14" W 32.82'	
L501	N 88°23'15" W 39.77'	
C504	Δ=24°07'54", R=150.00', L=63.18'	
L473	N 08°37'04" W 9.53'	

TE-5A

LINE NO. CURVE NO.	BEARING	DISTANCE
L521	N 47°29'32" E 4.09'	
C501	Δ=71°26'49", R=118.00', L=147.14'	
L508	S 61°03'39" E 29.60'	
C500	Δ=43°41'21", R=100.00', L=76.25'	
L507	N 75°15'00" E 94.12'	
L506	N 01°07'27" W 71.79'	
L520	S 89°58'11" E 15.00'	
L519	S 01°07'27" E 83.28'	
L525	S 75°15'00" W 105.92'	
C510	Δ=43°41'21", R=115.00', L=87.69'	
L524	N 61°03'39" W 29.60'	
C509	Δ=71°26'49", R=103.00', L=128.44'	
L502	S 47°29'32" W 14.17'	
L475	N 08°37'04" W 18.07'	

SE-5

LINE NO. CURVE NO.	BEARING	DISTANCE
C504	Δ=24°07'54", R=150.00', L=63.18'	
L501	S 88°23'15" E 39.77'	
L513	S 64°36'14" E 32.82'	
L514	S 88°32'38" E 48.70'	
C505	Δ=39°51'36", R=125.00', L=86.96'	
L515	N 51°41'47" E 7.33'	
L516	S 09°01'01" E 15.17'	
L526	S 89°58'11" E 14.56'	
C512	Δ=78°27'25", R=95.00', L=130.09'	
L528	N 78°45'46" W 48.45'	
C511	Δ=44°50'24", R=161.00', L=126.00'	
L470	N 08°37'04" W 29.78'	

SE-5A

LINE NO. CURVE NO.	BEARING	DISTANCE
C502	Δ=46°37'17", R=151.00', L=122.87'	
L509	S 78°45'46" E 48.45'	
C503	Δ=63°20'04", R=105.00', L=116.07'	
L510	S 66°04'31" E 32.86'	
L503	N 23°55'29" E 42.00'	
L504	N 66°04'31" W 6.50'	
L505	S 89°58'11" E 21.83'	
L506	S 01°07'27" E 71.79'	
L507	S 75°15'00" W 94.12'	
C500	Δ=43°41'21", R=100.00', L=76.25'	
L508	N 61°03'39" W 29.60'	
C501	Δ=71°26'49", R=118.00', L=147.14'	
L521	S 47°29'32" W 4.09'	
L472	N 08°37'04" W 9.65'	

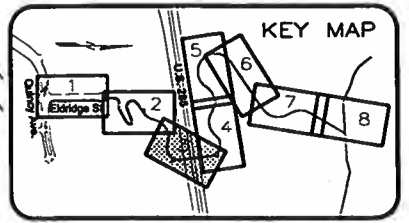
PARCEL NO. OWNER

PE-4
SE-4B SE-4A
TE-4 TE-4A
SODA LAKES CONDOMINIUM ASSOCIATION INC.,
A COLORADO CORPORATION
4208 South Eldridge Street, Building 2,
Suite 310
Morrison, CO 80465

PE-5
SE-5 SE-5A
TE-5 TE-5A
RLNSN, LLC, A COLORADO LIMITED LIABILITY
COMPANY
14241 East 4th Avenue, Suite 100
Aurora, CO 80011

LEGEND

○	CTRL. PNT. NO. AS STAMPED ON MONUMENT
○	COMPUTER NO.
●	ALIQUOT CORNERS POINT NO.
△	FOUND PROPERTY CONTROL



FRIENDLY HILLS
FILING NO. 12

10' DRAINAGE
AND UTILITY
EASEMENT
BY PLAT
BOOK 54 PAGE 46
NE 1/4 OF SECTION 7
T. 5 S., R. 69 W., 6TH P.M.

DATE: APR 03, 2001 TIME: 3:12 PM
X2016-EX, 20016-PR, 20016-RW, 20016-BDR
NAME: S:\0016\0016-rw-plat-20.dwg

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212
FAX: (303) 757-9053

CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
777 S. WALSWORTH BLVD.
LAKEWOOD, COLORADO 80226
(303) 988-4839



Right of Way Plans Unit

Sheet Revisions

mm/yy	

Sheet Revisions

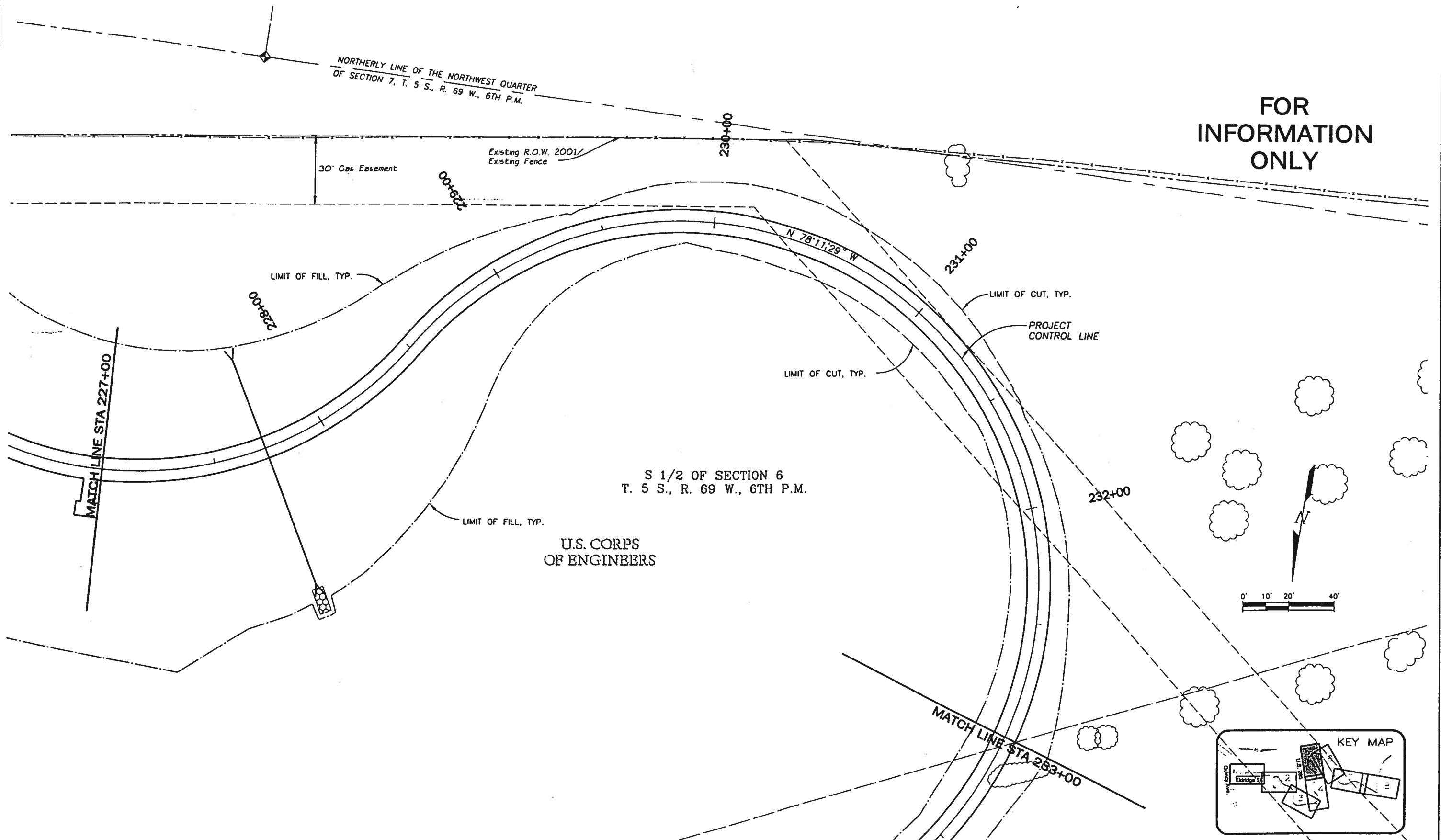
mm/yy	

Sheet Revisions

mm/yy	

RIGHT OF WAY

PLAN SHEET				
Project Number: C C4701-094				
Project Location: C-470 TRAIL				
Project Location:				
Project Code:	Last Mod. Date	Subst. Sheets	Sheet No.	Total No. of Sheets
12507	4/3/01		9	13



FOR
INFORMATION
ONLY

COLORADO DEPARTMENT OF TRANSPORTATION



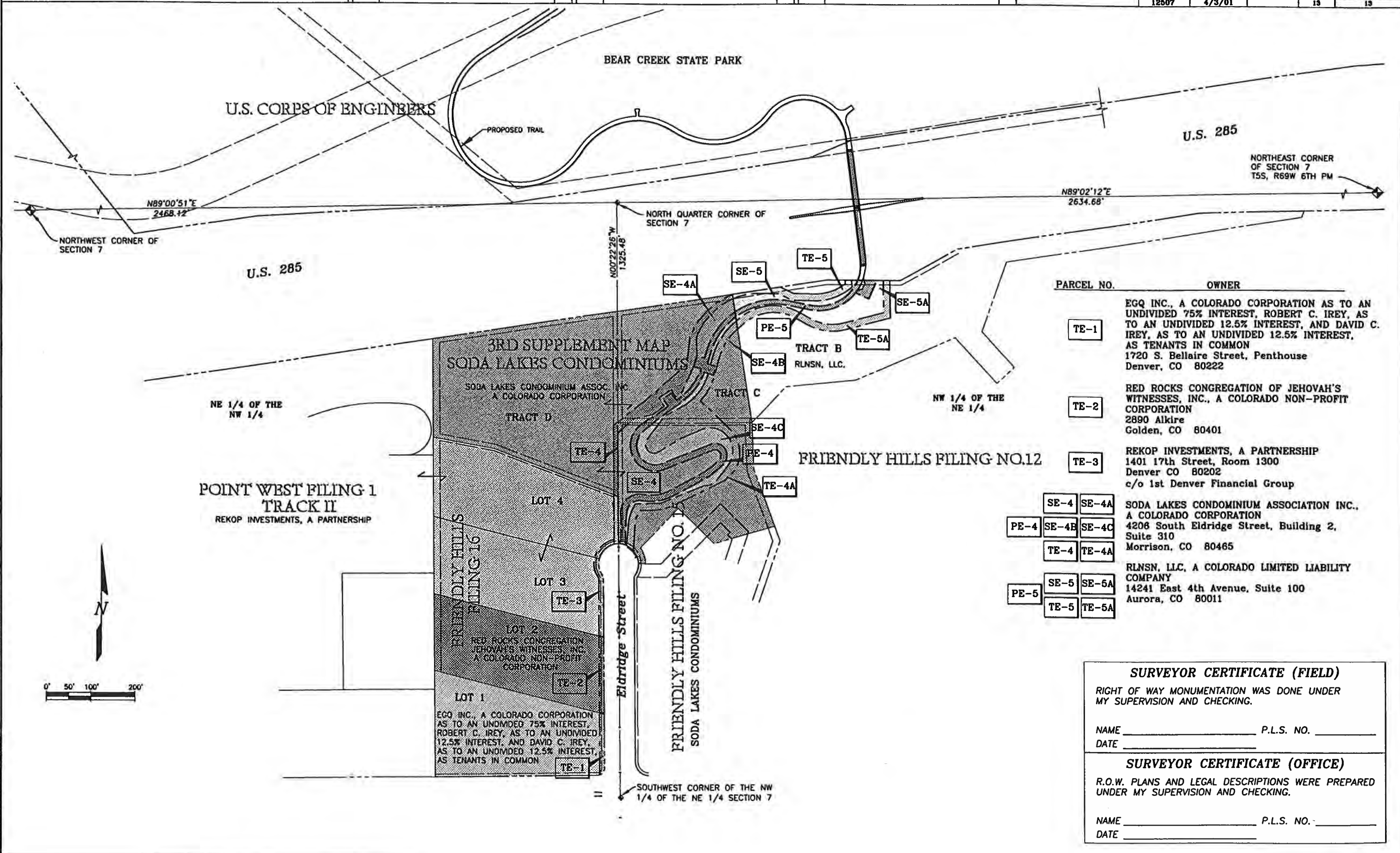
Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212
FAX: (303) 757-9053

CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
777 S. WADSWORTH BLVD.
LAKEWOOD, COLORADO 80225
(303) 988-4538
MULLER

Right of Way Plans Unit

Sheet Revisions		Sheet Revisions		Sheet Revisions	
mm/yy		mm/yy		mm/yy	

RIGHT OF WAY OWNERSHIP MAP				
Project Number: C C4701-094				
Project Location: C-470 TRAIL				
Project Location:				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12507	4/3/01		13	13



PARCEL NO.	OWNER
TE-1	EGQ INC., A COLORADO CORPORATION AS TO AN UNDIVIDED 75% INTEREST, ROBERT C. IREY, AS TO AN UNDIVIDED 12.5% INTEREST, AND DAVID C. IREY, AS TO AN UNDIVIDED 12.5% INTEREST, AS TENANTS IN COMMON 1720 S. Bellaire Street, Penthouse Denver, CO 80222
TE-2	RED ROCKS CONGREGATION OF JEHOVAH'S WITNESSES, INC., A COLORADO NON-PROFIT CORPORATION 2890 Alkire Golden, CO 80401
TE-3	REKOP INVESTMENTS, A PARTNERSHIP 1401 17th Street, Room 1300 Denver CO 80202 c/o 1st Denver Financial Group
SE-4, SE-4A, SE-4B, SE-4C, TE-4, TE-4A	SODA LAKES CONDOMINIUM ASSOCIATION INC., A COLORADO CORPORATION 4206 South Eldridge Street, Building 2, Suite 310 Morrison, CO 80465
SE-5, SE-5A, TE-5, PE-5	RLNSN, LLC, A COLORADO LIMITED LIABILITY COMPANY 14241 East 4th Avenue, Suite 100 Aurora, CO 80011

SURVEYOR CERTIFICATE (FIELD)

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

NAME _____ P.L.S. NO. _____

DATE _____

SURVEYOR CERTIFICATE (OFFICE)

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

NAME _____ P.L.S. NO. _____

DATE _____

DATE: APR 01, 2001 TIME: 3:34 PM
NAME: S:\0016\ROW\0016-ROW-OWN.dwg