

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 Law (Virgin Location)	---
Top of Cuts	---
Toe of Fills	---
Barbed Wire Fence	---
Chain Link Fence	---
Barrier fence	---
Woven Wire - Combination Fence	---
Snow Fence	---
Wood Fence	---
Deer Fence	---

Trees	Deciduous	Coniferous
Tel & Teleg. Lines	Existing	To be Removed
Electric Lines	Existing	To be Removed
Elec. Trans. Tower	Existing	To be Removed
Buried Tel. Cable	Existing	To be Removed
Buried Electric Cable	Existing	To be Removed
Gas Main	Existing	To be Removed
Oil Main	Existing	To be Removed
Water Main	Existing	To be Removed
Sanitary Sewers	Existing	To be Removed
Storm Sewers	Existing	To be Removed

Road Approaches	Existing	New
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Section Corner	Center of Section
10	11

Culverts and Drains	Proposed	Existing
	No Holes	1 Hole
	2 Holes	End Sections
	Proposed	Existing
	Excl. (to be Dashed)	Sphen
		CBC

Bridges	Existing	To be Dashed
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DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. FC(CX)074-1(3) STATE HIGHWAY NO. 74 JEFFERSON COUNTY

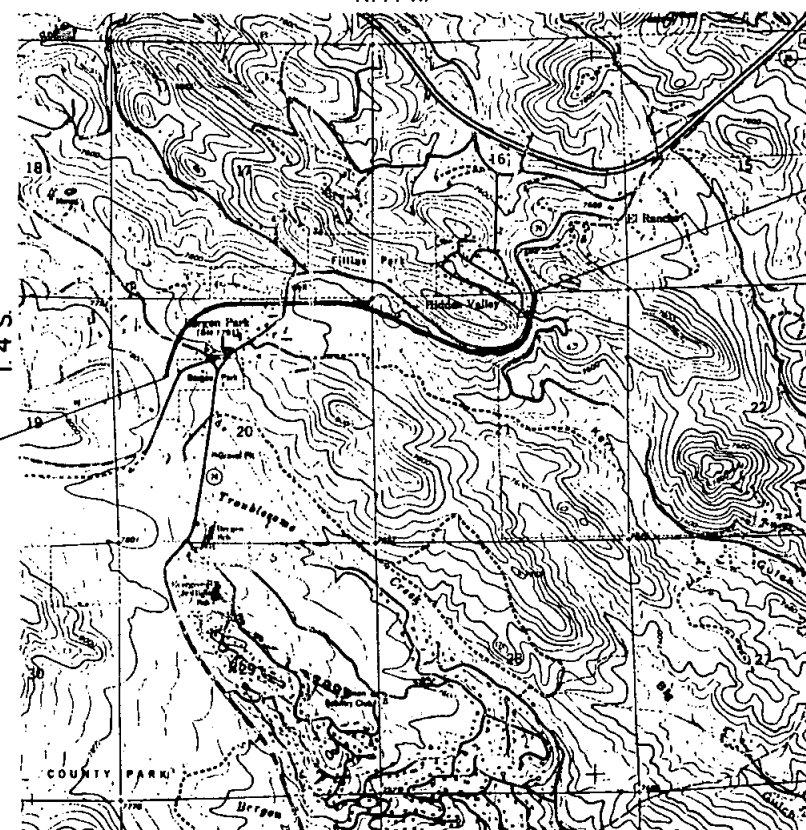
RIGHT OF WAY

Scale of Original Plans

Plan Sheets 1" = 50'
Detail Sheets 1" = 50'
Ownership Maps 1" = 400'

R.O.W. Length of Project = 9529 ft. / 1.805 mi.

R. 71 W.



STA. 148+29.29
END PROJECT ALIGNMENT AND R.O.W. ON
PROJECT FC(CX)074-1(3) M.P. 2.61

STA. 53+00.00
BEGIN PROJECT ALIGNMENT AND R.O.W. ON
PROJECT FC(CX)074-1(3) M.P. 0.81

PART OF SECTIONS 20 AND 21
TOWNSHIP 4 SOUTH,
RANGE 71 WEST,
OF THE 6th P.M.

Basis of Bearings

N 89° 31' 18" W, FROM A CDOH TYPE 2
CONTROL MONUMENT (A 3 1/4" ALUMINUM
CAP) CP-225, STAMPED "STATE HIGHWAY
74, MILE POST 1.8, CONTROL MONUMENT"
AND ANOTHER CDOH TYPE 2 CONTROL
MONUMENT CP-226, STAMPED "STATE
HIGHWAY 74, MILE POST 1.9, CONTROL
MONUMENT".

Date: APRIL 1993
District One
Subaccount: 89102

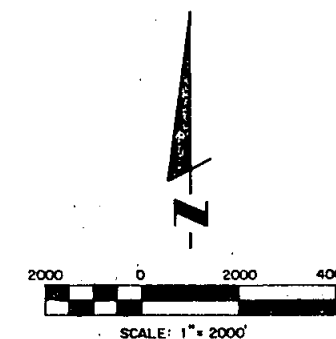
FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
VII	COLORADO	FC(CX)074-1(3)	1

RIGHT OF WAY
KERR GULCH
TO
JEFFCO HWY. NO. 65

REVISIONS

INDEX OF SHEETS

1. TITLE SHEET
2. TABULATION OF PROPERTIES
3. MONUMENTATION SHEET
4. 12. DETAIL PLAN SHEETS
13. OWNERSHIP MAP



DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED:

DATE

DIVISION ADMINISTRATOR

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY S.H. NO. 74

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
VII	COLORADO	FC(CX)074-1(3)	2

RIGHT OF WAY

PARCEL NO.	OWNER	ADDRESS	LOCATION T.4S., R.71 W. 6TH P.M.	AREA IN ACRES				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	NET AREA	REMAINDER				9-23-93	DELETED PARCEL 317	HEC
						LEFT	RIGHT					
300REV	ROGER V. DIDONATO	1048 VALLEY RD., EVERGREEN, CO 80439	NE 1/4, SEC. 21	0.112	0.112		0.656	300REV		9-23-93	DELETED PARCEL 317	HEC
TE-300	-	-	-	0.055	0.055			TE-300	TEMP. EASM'T. WALL CONST.	9-23-93	NAME CHANGE PARCEL 310	HEC
301REV	MICHAEL M. FITZPATRICK	1086 VALLEY RD., EVERGREEN, CO 80439	-	0.307	0.307			301REV		9-23-93	REVISED PARCEL 300	HEC
301R		-	-	0.404	0.404			301R		9-23-93	ADDED PARCEL TE-300, 302,	HEC
302REV	MICHAEL C. & ANNA A. MOORE	1150 S.H. 74, EVERGREEN, CO 80439	-	0.792	0.792	6.885		302REV		-	302A, AND 305	-
TE-302	-	-	-	0.023	0.023			TE-302A	TEMP. EASM'T. WALL CONST.	3-07-94	ADDED PARCEL PE-317	-
TE-302A	-	-	-	0.586	0.586			TE-302		3-21-94	ADDED PARCEL 314R1&314R2	-
303	RONALD B. & LINDA L. GABITZSCH	1151 S.H. 74, EVERGREEN, CO 80439	-	0.064	0.064		0.933	303		-	DELETED PARCEL 313, 308A	-
TE-303	-	-	-	0.182	0.182			TE-303	TEMP. EASM'T. FOR DRIVEWAY CONSTRUCTION	-	REVISED PARCEL 308 & 308C	-
304A	WILLIAM R. BATEMAN	1171 S.H. 74, EVERGREEN, CO 80439	-	2.951	2.951		6.544	304A		-	ADDED PARCEL 308D & 308E	-
305REV	JOHN D. & LOIS C. HAUN	1238 CO. RD. 23, EVERGREEN, CO 80439	-	0.150	0.150	*9.616		305REV	*REMAINDER FOR PARCELS 305 & 305A			
305A	-	-	-	0.628	0.628			305A				
TE-305	-	-	-	0.068	0.068			TE-305	TEMP. EASM'T. FOR WALL CONSTRUCTION			
306	PUBLIC SERVICE CO. OF COLORADO		NW 1/4, SEC. 21	3.149	3.149	*0.171	*4.121	306	*REMAINDER FOR PARCELS 306 & 306A			
306A	-		-	0.156	0.156			306A				
PE-306	-		-	2.346	2.346			PE-306				
PE-306X	-		-	0.726	0.726			PE-306X				
307	THE RIDGE AT HIWAN, LTD.	2922 S.H. 74, # 302, EVERGREEN, CO 80439	-	0.092	0.092		32.331	307				
307A	-	-	-	0.134	0.134	866.843		307A				
TE-307	-	-	NE 1/4, SEC. 20	0.021	0.021			TE-307	TEMP. EASM'T. FOR STORM DRAIN CONSTRUCTION PURPOSES			
TE-307A	-	-	-	2.890	2.890			TE-307A	TEMP. EASM'T. FOR STOCKPILE REMOVAL AND CONSTRUCTION			
308REV	ROCKY MTN. BAPTIST VILLAGE LIMITED	1202 S.H. 74, # 300, EVERGREEN, CO 80439	NW 1/4, SEC. 20	0.983	0.983			308REV				
308A								308A	DELETED			
308B	-	-	-	0.053	0.053			308B				
308C REV	-	-	-	0.317	0.317			308C REV				
308D	-	-	-	0.703	0.703			308D				
308E	-	-	-	0.449	0.449			308E				
308R	-	-	-	0.408	0.408			308R				
308R2	-	-	-	0.326	0.326			308R2				
PE-309	GRACE CHURCH OF THE ROCKIES	1202 S.H. 74, # 300, EVERGREEN, CO 80439	-	0.033	0.033	4.971		PE-309				
310	F.R.C. DEVELOPMENT CORPORATION	P.O. BOX 1606, EVERGREEN, CO 80439	-	4.598	4.598		*11.454	310	*REMAINDER FOR PARCELS 310 & 310A			
310A	-	-	-	0.125	0.125			310A				
311	BAPTIST GENERAL CONFERENCE	2002 S. ARLINGTON HTS. RD., ARLINGTON HTS, IL 60005	-	0.322	0.322	2.674		311				
312REV	FRED C. OR MARY K. MARQUAND	1317 CO. RD. 65, EVERGREEN, CO 80439	-	0.520	0.520			312REV				
312R	-	-	-	0.505	0.505			312R				
313								313	DELETED			
314REV	THE GREEK LADIES PHIL. SOC. CH. 264. INC.	C/O THENO PEROS 4610 E. ALAMEDA, DENVER, CO 80222	-	2.149	2.149	1.518	0.055	314REV				
314R-1	-	-	-	0.055	0.055			314R-1	REMAINDER FOR PARCEL 314			
314R-2	-	-	-	1.518	1.518			314R-2				
PE-314	-	-	-	0.113	0.113			PE-314	PERMANENT EASEMENT TO BUILD AND MAINTAIN A DRAINAGE INLET			
315	NANCY M. & CARL CHESTER PETERS	32300 WOODLAND DR., EVERGREEN, CO 80349	-	0.020	0.020		*5.703	315	*REMAINDER FOR PARCELS 315 & 315A			
315A REV	-	-	-	0.101	0.101			315A REV				
316	GAYNO, INC.	104 S. CASCADE AVE., UNIT 101, COLO. SPGS., CO 80903	-	0.085	0.085			316				
316R	-	-	-	0.290	0.290			316R				
PE-317	AMBROSE-KORNFELD DEV. ASSOC. LTD.	1165 S. PENN. ST., DENVER, CO 80210	NE 1/4, SEC. 20	0.051	0.051	2.644		PE-317	TO BUILD AND MAINTAIN INLET			
318	STEVEN S. & ROBERTA J. COHEN	1278 CO. RD. 65, EVERGREEN, CO 80439	NW 1/4, SEC. 20	0.0	0.0			318	PAYMENT TO LANDOWNER TO RE-ESTABLISH ACCESS TO DRIVEWAY			

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FC (CX) 074-1 (3)	4	13

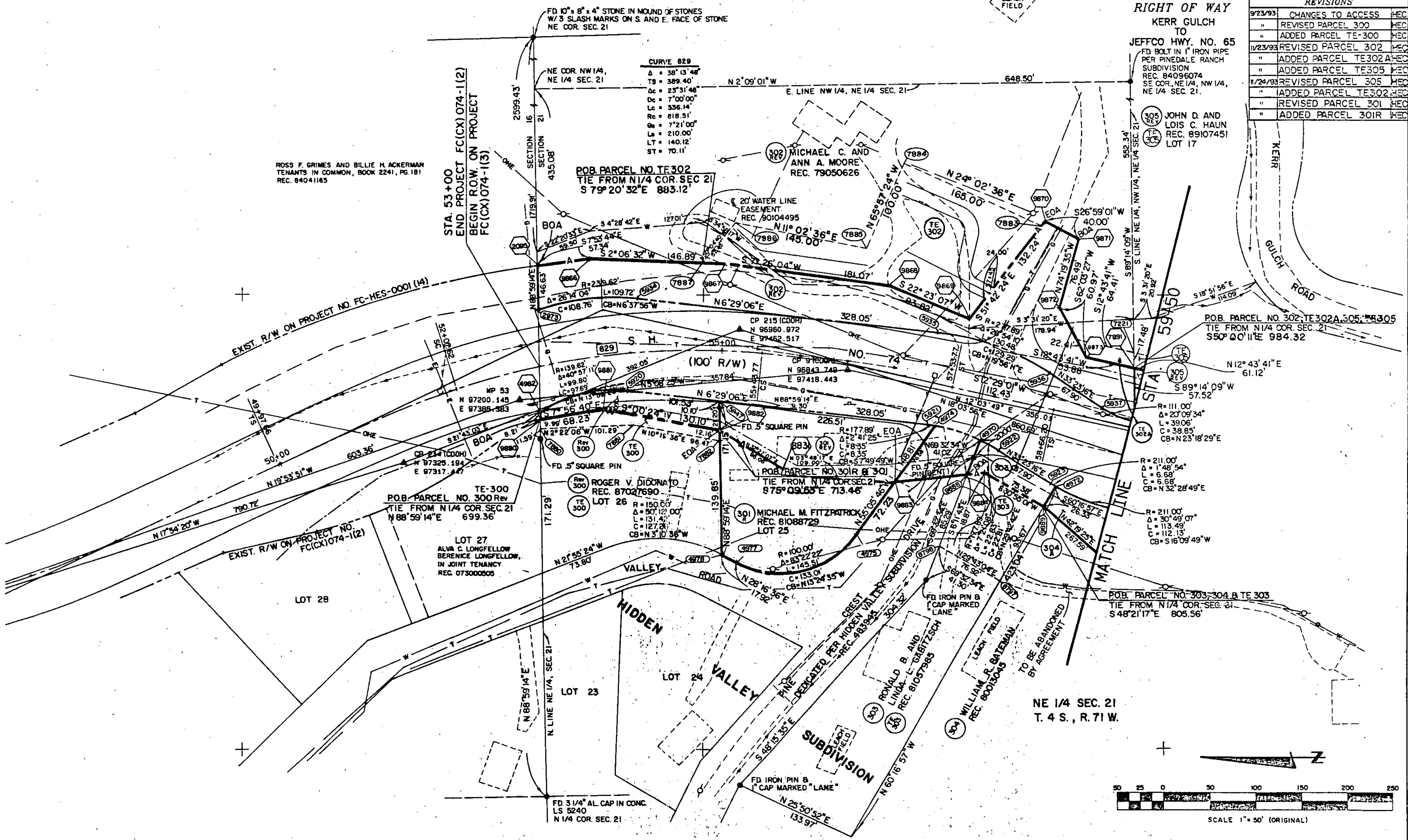
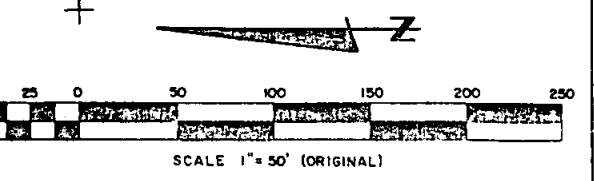
REVISIONS		
9/23/93	CHANGES TO ACCESS	HEC
"	REVISED PARCEL 300	HEC
"	ADDED PARCEL TE-300	HEC
1/23/93	REVISED PARCEL 302	HEC
"	ADDED PARCEL TE302A	HEC
"	ADDED PARCEL TE305	HEC
1/24/93	REVISED PARCEL 305	HEC
"	ADDED PARCEL TE302B	HEC
"	REVISED PARCEL 301	HEC
"	ADDED PARCEL 301R	HEC

RIGHT OF WAY
KERR GULCH
TO
JEFFCO HWY. NO. 65
FD BOLT IN 1" IRON PIPE
PER PINEDALE RANCH
SUBDIVISION
REC. 84096074
SE COR. NE 1/4, NW 1/4,
NE 1/4 SEC. 21.

JOHN D. AND
LOIS C. HAUN
REC. 89107451
LOT 17

P.O.B. PARCEL NO. 302, TE302A, 305, TE305
TIE FROM N 1/4 COR. SEC. 21
S 50° 00' 11" E 984.32

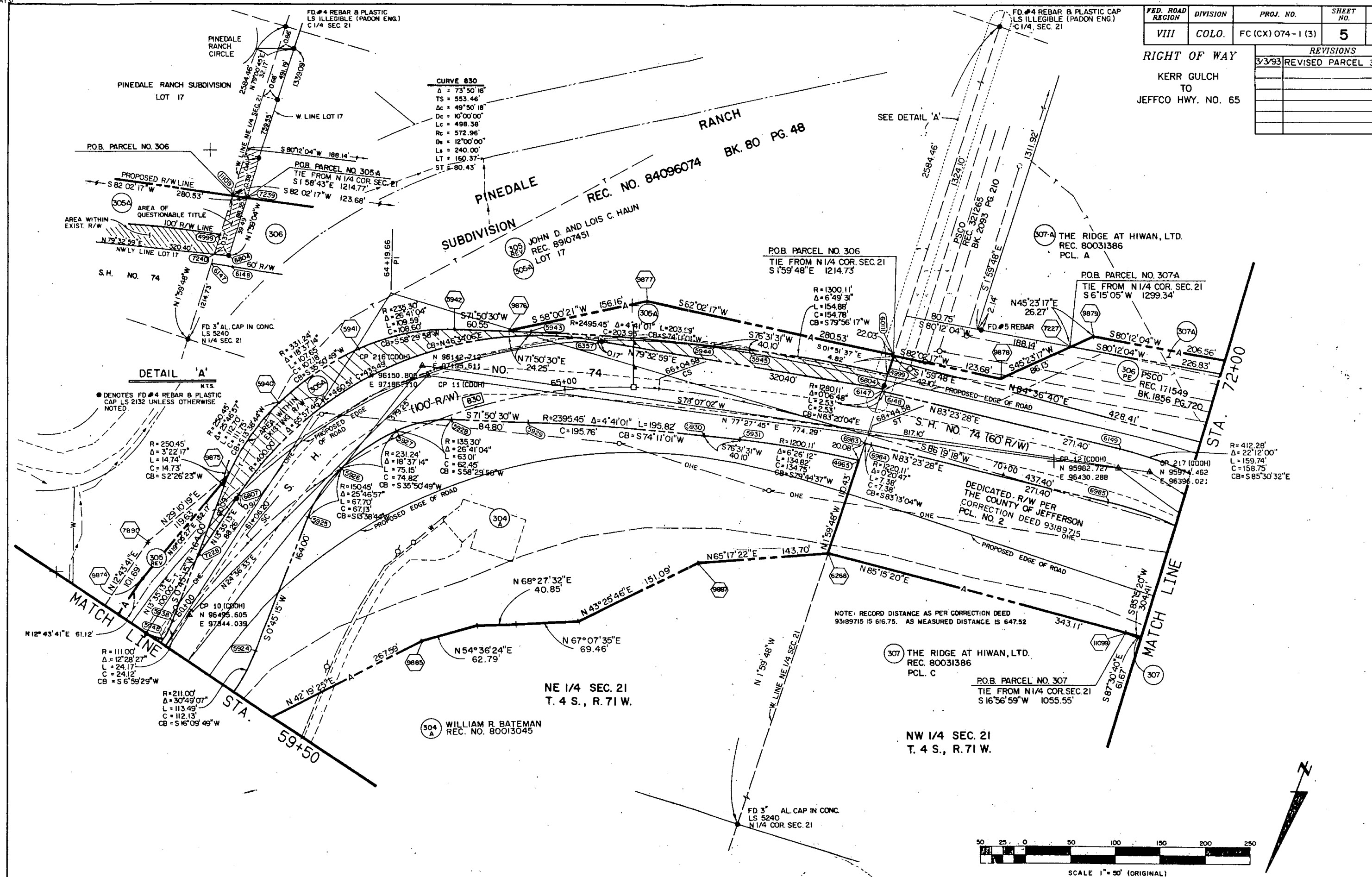
P.O.B. PARCEL NO. 303, 304 & TE 303
TIE FROM N 1/4 COR. SEC. 21
S 48° 21' 17" E 805.56



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FC (CX) 074-1 (3)	5	13

REVISIONS		
3/3/93	REVISED PARCEL 305	HEC

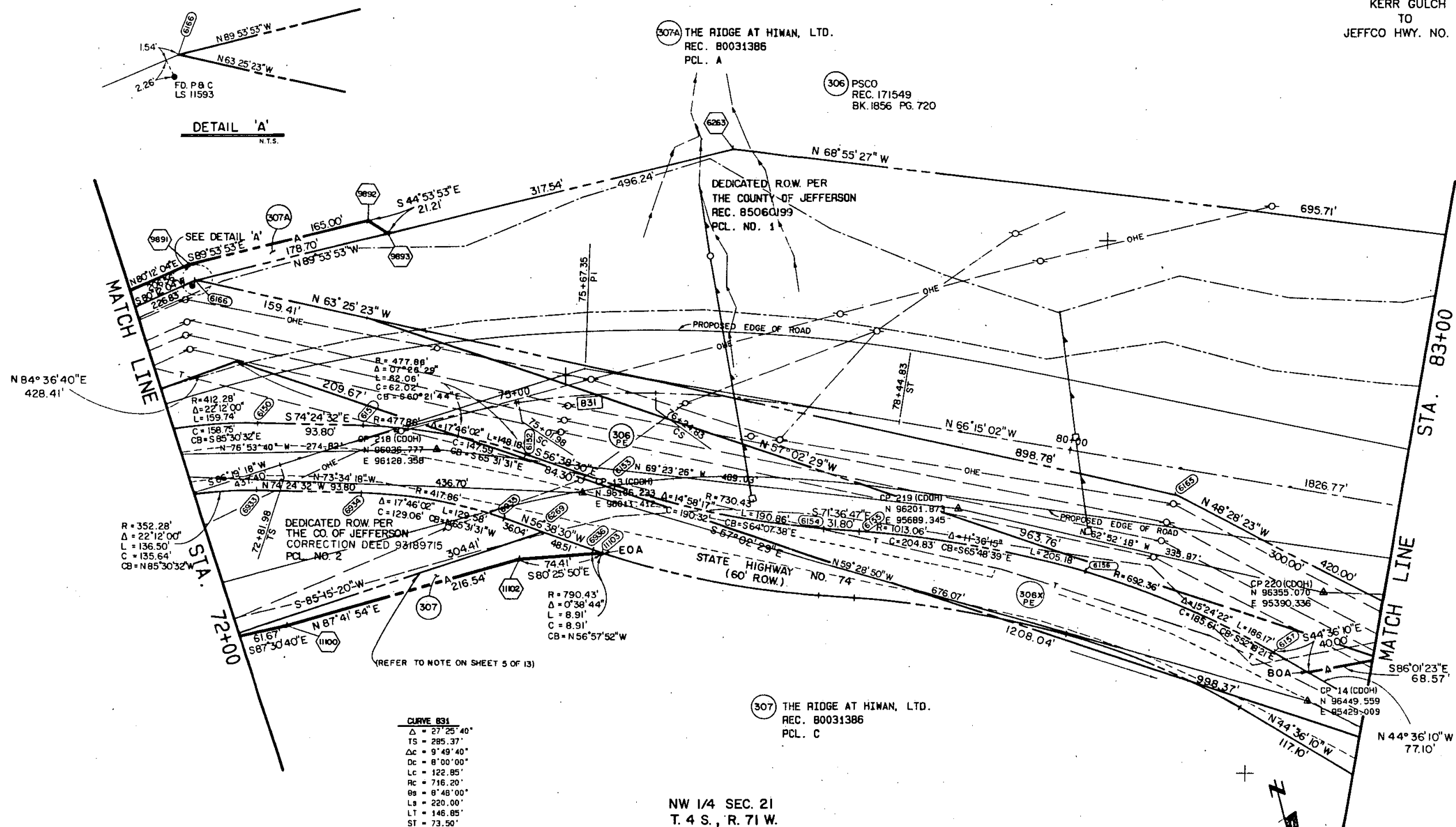
RIGHT OF WAY
KERR GULCH
TO
JEFFCO HWY. NO. 65



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FC (CX) 074-1 (3)	6	13

RIGHT OF WAY
KERR GULCH
TO
JEFFCO HWY. NO. 65

REVISIONS	



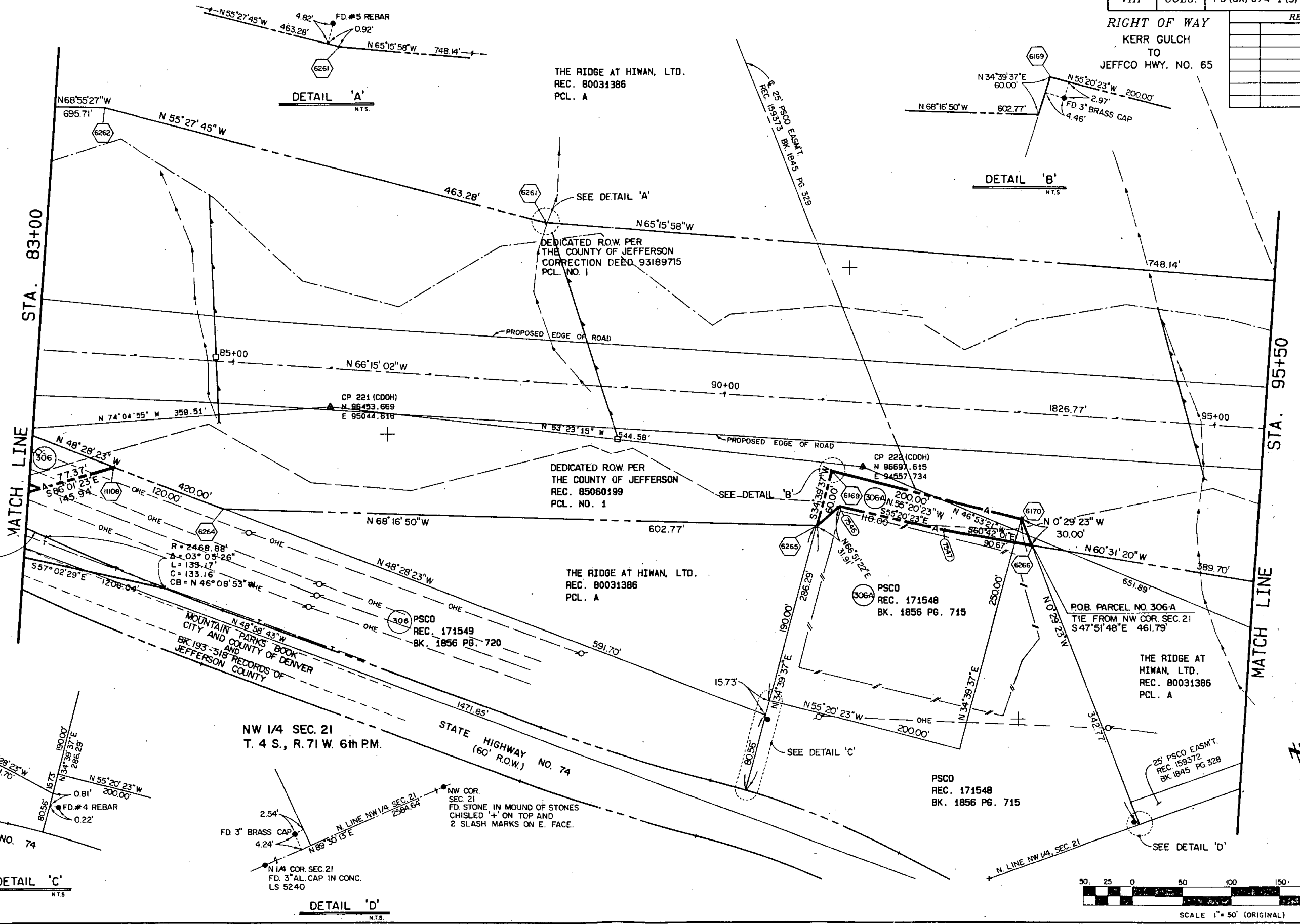
CURVE 831
Δ = 27°25'40"
TS = 285.37'
ΔC = 9°49'40"
DC = 8'00'00"
LC = 122.85'
RC = 716.20'
OS = 8'48'00"
LS = 220.00'
LT = 148.85'
ST = 73.50'

NW 1/4 SEC. 21
T. 4 S., R. 71 W.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FC (CX) 074-1 (3)	7	13

REVISIONS	

RIGHT OF WAY
KERR GULCH
TO
JEFFCO HWY. NO. 65

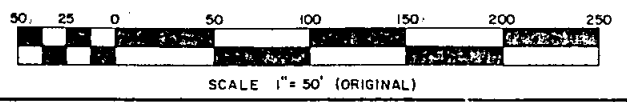


DETAIL 'A'
NTS.

DETAIL 'B'
NTS.

DETAIL 'C'
NTS.

DETAIL 'D'
NTS.



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FC (CX) 074-1 (3)	8	13

RIGHT OF WAY
 KERR GULCH
 TO
 JEFFCO HWY. NO. 65

REVISIONS	

NE 1/4 SEC. 20
 T. 4 S., R. 71 W.

NW 1/4 SEC. 21
 T. 4 S., R. 71 W.

TE 307 THE RIDGE AT HIWAN, LTD.
 REC. 80031386
 PCL. A

DEDICATED ROW PER
 THE COUNTY OF JEFFERSON
 CORRECTION DEED 93189715
 PCL. NO. 1

P.O.B. PARCEL NO. TE-307
 TIE FROM NE COR. NE 1/4 SEC. 20
 S 42° 58' 02" W 470.12'

DEDICATED ROW PER
 THE COUNTY OF JEFFERSON
 CORRECTION DEED 93189715
 PCL. NO. 1

FILIUS PARK
 THE CITY AND COUNTY OF DENVER
 BK. 209 PG. 10

THE RIDGE AT HIWAN, LTD.
 REC. 80031386
 PCL. A

SW 1/4 SEC. 17
 T. 4 S., R. 71 W.

CURVE 832
 Δ = 23° 44' 54"
 TS = 376.31'
 ΔC = 17° 44' 54"
 DC = 4° 00' 00"
 LC = 443.71'
 RC = 1432.39'
 OS = 3° 00' 00"
 LS = 150.00'
 LT = 100.01'
 ST = 50.01'

FD STONE IN MOUND OF STONES
 W/CHISELED '+' ON TOP AND
 2 SLASH MARKS ON E. FACE
 NW COR. SEC. 21

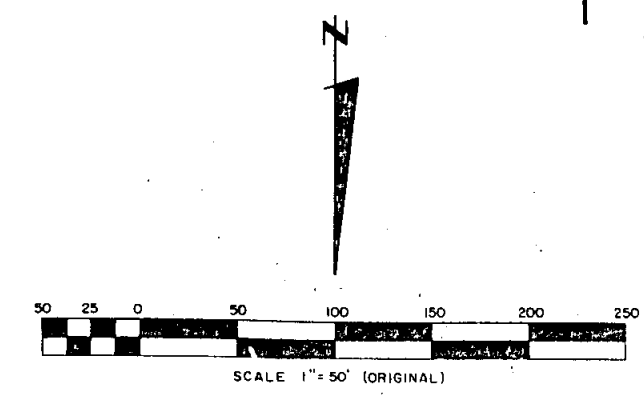
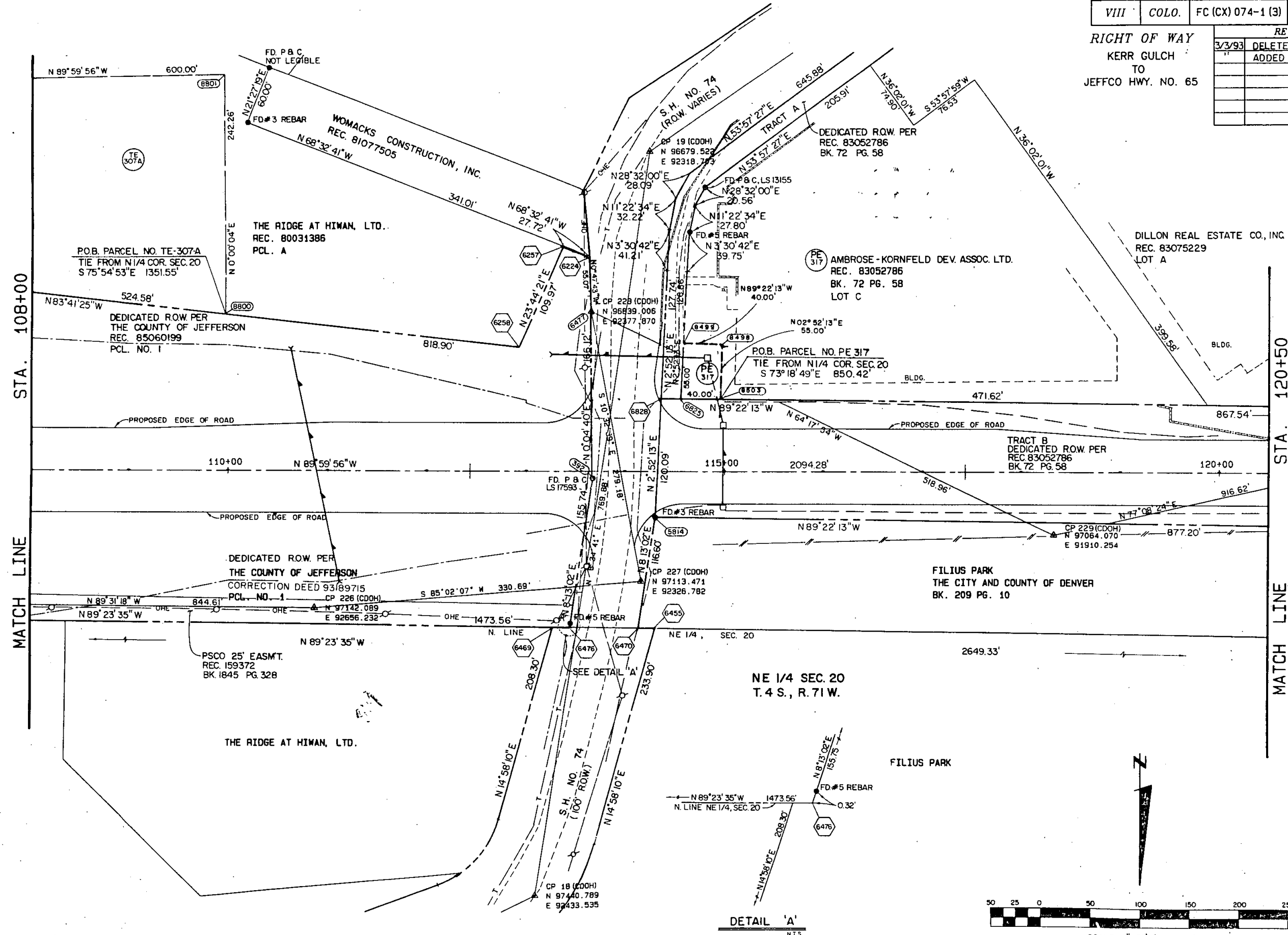


SCALE 1" = 50' (ORIGINAL)

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FC (CX) 074-1 (3)	9	13

RIGHT OF WAY
KERR GULCH
TO
JEFFCO HWY. NO. 65

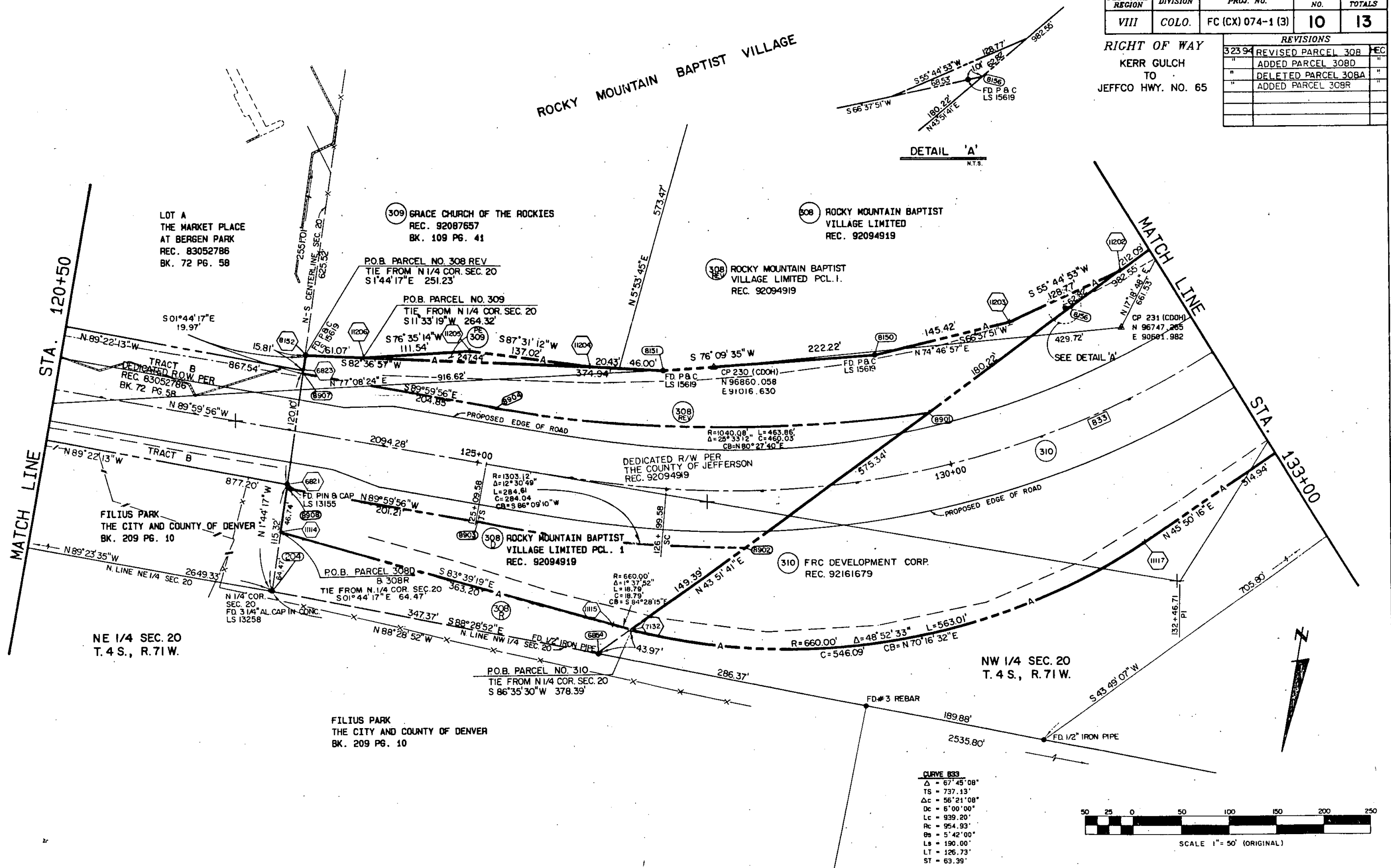
REVISIONS		
3/3/93	DELETED PARCEL 317	REC
"	ADDED PARCEL PE 317	"



DETAIL 'A'
N.T.S.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FC (CX) 074-1 (3)	10	13

REVISIONS		
323.94	REVISED PARCEL 308	REC
"	ADDED PARCEL 308D	"
"	DELETED PARCEL 308A	"
"	ADDED PARCEL 308R	"
RIGHT OF WAY KERR GULCH TO JEFFCO HWY. NO. 65		

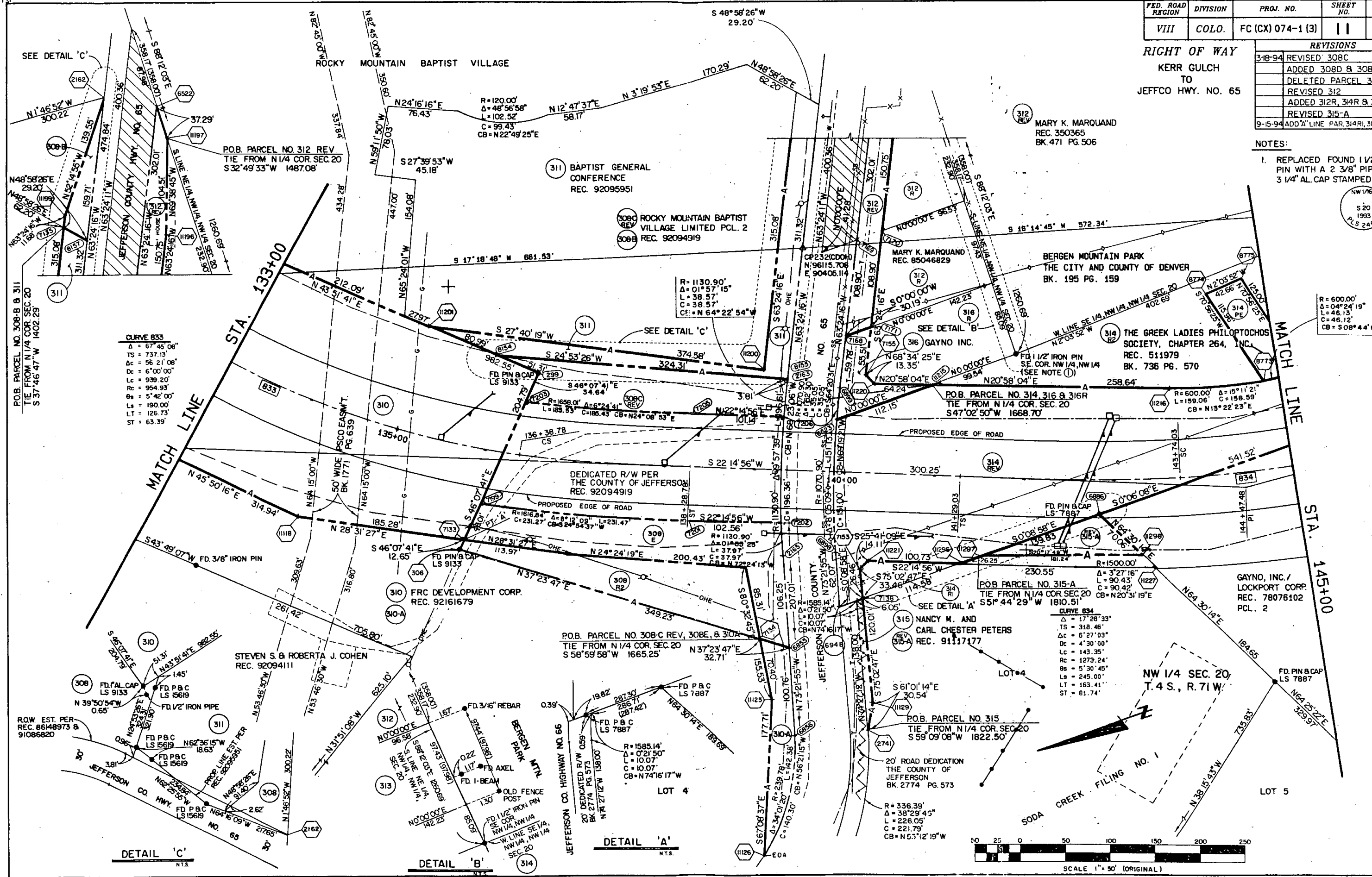


FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FC (CX) 074-1 (3)	11	13

REVISIONS		
3-18-94	REVISED 308C	HEC
	ADDED 308D & 308R	
	DELETED PARCEL 313	
	REVISED 312	
	ADDED 312R, 314R & 314R2	
	REVISED 315-A	
9-15-94	ADD "A" LINE PAR. 314R1, 315A REV. R1	

RIGHT OF WAY
KERR GULCH
TO
JEFFCO HWY. NO. 65

NOTES:
1. REPLACED FOUND 1 1/2" IRON PIN WITH A 2 3/8" PIPE AND 3 1/4" AL. CAP STAMPED:



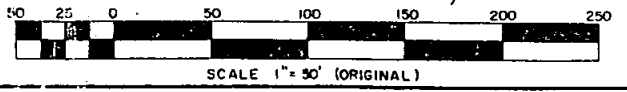
CURVE 833
Δ = 67° 45' 08"
TS = 737.13'
PC = 56 21' 08"
DC = 6' 00' 00"
LC = 939.20'
RC = 954.93'
R = 5' 42' 00"
L = 190.00'
LT = 126.73'
ST = 63.39'

CURVE 834
Δ = 17° 28' 33"
TS = 318.46'
PC = 6' 27' 03"
DC = 4' 30' 00"
LC = 143.35'
RC = 1273.24'
R = 5' 30' 45"
L = 245.00'
LT = 163.41'
ST = 81.74'

DETAIL 'C'
N.T.S.

DETAIL 'A'
N.T.S.

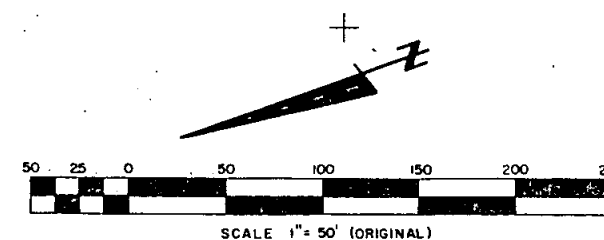
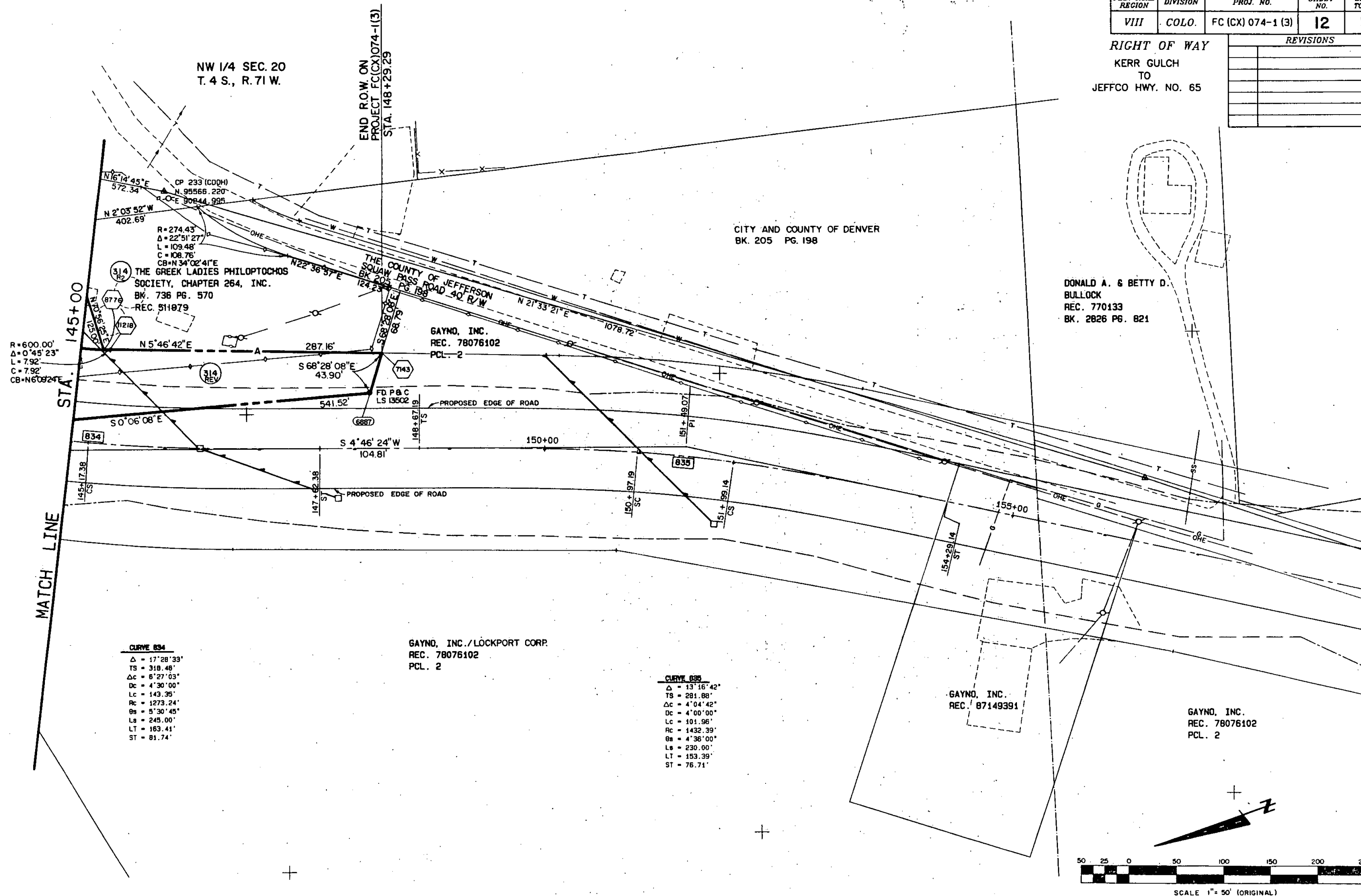
DETAIL 'B'
N.T.S.



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FC (CX) 074-1 (3)	12	13

RIGHT OF WAY
KERR GULCH
TO
JEFFCO HWY. NO. 65

REVISIONS	



PRELIMINARY OWNERSHIP MAP T.4 S., R.71 W., 6th P.M. JEFFERSON COUNTY, COLORADO

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FC (CX) 074-1 (3)	13	13

RIGHT OF WAY
KERR GULCH
TO
JEFFCO HWY. NO. 65

BASIS OF BEARINGS: N 89°31'18"W, FROM A COOH TYPE 2 CONTROL MONUMENT (A 3 1/4" ALUMINUM CAP) CP-225, STAMPED "STATE HIGHWAY 74, MILE POST 1.8, CONTROL MONUMENT" AND ANOTHER COOH TYPE 2 CONTROL MONUMENT CP-226, STAMPED "STATE HIGHWAY 74, MILE POST 1.9, CONTROL MONUMENT".

REVISIONS		
9-23-93	REVISED PARCEL 317	MEC
9-23-93	NAME CHANGE PARCEL 310	MEC
"	REVISED PARCEL 300	"
"	ADDED PARCEL TE-300	"

