

STATE DEPARTMENT OF HIGHWAYS

DIVISION OF HIGHWAYS - STATE OF COLORADO

FEDERAL ROAD DESIGN NO.	DIVISION	PROJECT NO.	SHEET NO.
XIII	COLORADO	IR (CX) 70-3 (169) & FC (CX) 074-1 (2)	1

RIGHT OF WAY	REVISIONS
EL RANCHO INTERCHANGE	6/12/91 REVISE BASIS OF BEARING
EL RANCHO SOUTH	

CONVENTIONAL SIGNS

County Line
Township or Range Line
Land Lines
Property or Tract Line
City Limits
Railroad
Existing Road
New Road

Tel. & Teleg. Lines
Electric Lines
Elec. Trans. Tower
Telephone Cable
Buried Electric Cable
Gas Main
Oil Main
Water Main
Sanitary Sewers
Storm Sewers
Overhead Electric

Road Approaches

Section Corner
Center of Section

Culverts & Drains
Proposed
Exist.
Proposed
Exist. (To be removed)

Bridges
Exist. (To be removed)

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

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. IR (CX) 70-3 (169) & FC (CX) 074-1 (2) STATE HIGHWAY NO. 70 & 74 JEFFERSON COUNTY

RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS

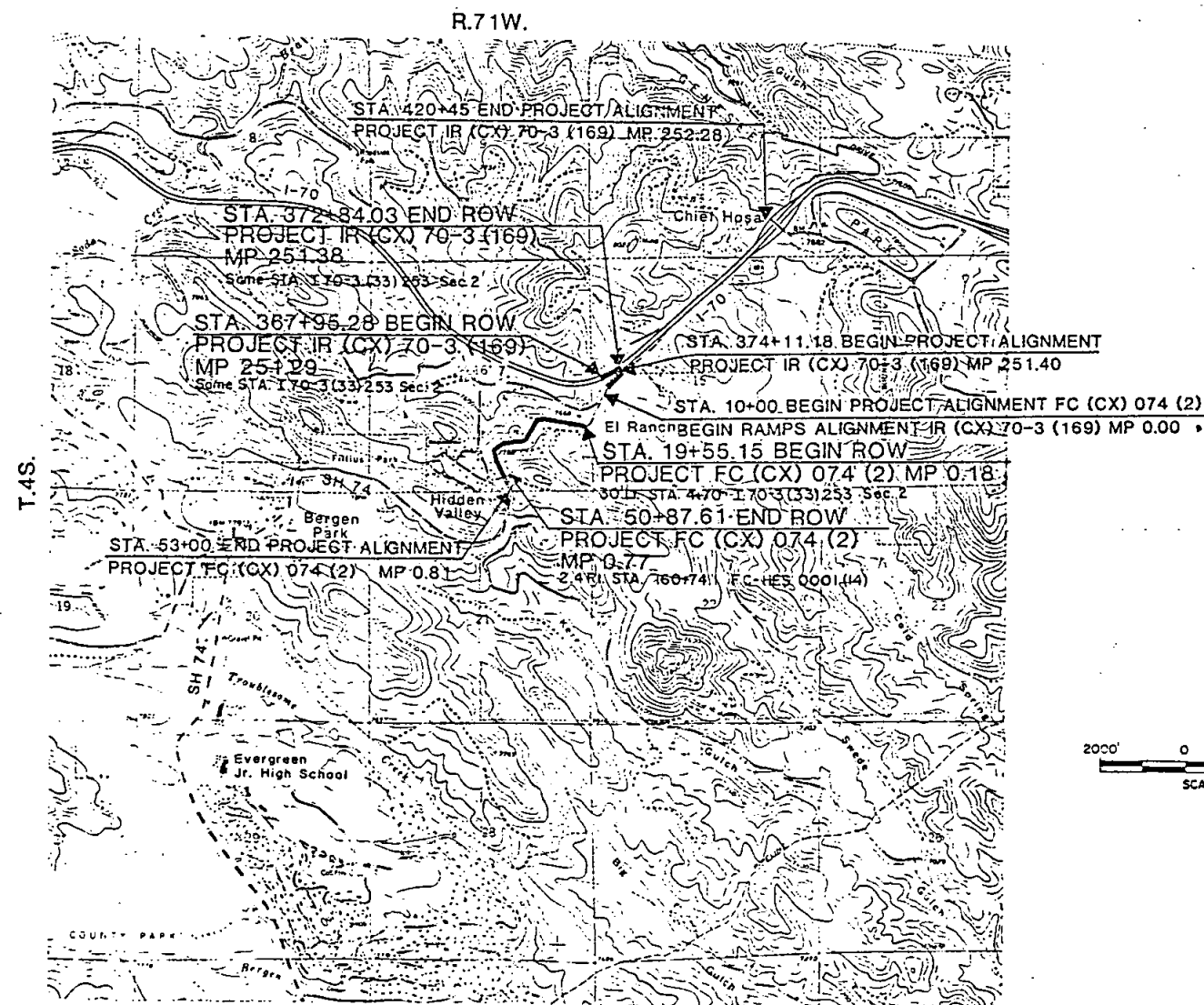
PLAN SHEETS 1" = 50'
DETAIL SHEETS 1" = 50'
OWNERSHIP MAPS 1" = 300'

R.O.W. LENGTH OF PROJECT *

IR (CX) 70-3 (169) = 489 FT. / 0.093 MI.
FC (CX) 074-1 (2) = 3132 FT. / 0.593 MI.

INDEX OF SHEETS

1. TITLE SHEET
2. TABULATION OF PROPERTIES
3. CONTROL AND MONUMENTATION
- 4-8. DETAIL PLAN SHEETS
9. OWNERSHIP MAP

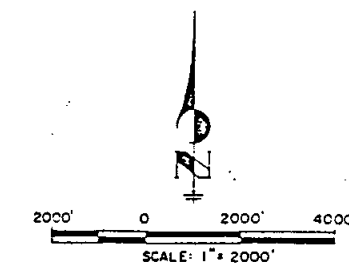


BASIS OF BEARING: N 47°05'55" E FROM A CDOH TYPE 2 CONTROL MONUMENT (A 3 1/4" ALUMINUM CAP) CP-101, STAMPED I-70 MP 252.1 AND ANOTHER CDOH TYPE 2 CONTROL MONUMENT CP-102, STAMPED I-70 MP 251.85

Date: December, 1990

District: One

Subaccount: IR (CX) 88014
FC (CX) 88038



DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
AUTHORIZED:	DATE
DIVISION ADMINISTRATOR	

RIGHT OF WAY
EL RANCHO INTERCHANGE
EL RANCHO SOUTH

*Approximately 7.0' wide channel meandering to avoid trees.

CONTROL AND MONUMENTATION SHEET

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO	IR (CX) 70-3 (169) FC (CX) 074-1 (2)	3	9

RIGHT OF WAY
EL RANCHO INTERCHANGE
EL RANCHO SOUTH

REVISIONS		
5/8/91	ADD POINTS 408, 410	H
5/8/91	ADD MONUMENT QUANTITIES	H
6/12/91	ADD POINTS CP 101, CP 102	DI

TABULATION OF R.O.W. MARKERS TO BE SET

POINT No.	NORTH	EAST
288	98645.029	98106.904
462	98591.080	99256.470
492	99870.750	100144.480
493	99871.520	100164.460
494	99622.460	100016.650
495	99375.650	99775.590
1311	98593.925	98878.715
1312	98629.923	98634.501
1505	98806.624	99224.957
1506	98798.846	99143.477
1510	98724.890	98270.400
1520	98635.687	98087.779
1980	97567.990	97192.790
1982	98550.201	97944.334
2128	97705.260	97126.308
2391	98827.952	99254.934
3404	98694.192	98595.279
3405	98680.610	98651.479
3407	98728.954	98373.290
3409	98760.659	98997.775
3413	98935.407	98377.212
3414	98907.527	98268.042
3415	98910.150	98491.453
3417	98846.234	98683.725
3418	97856.029	97267.306
3419	98150.240	97359.053
3420	98006.121	97291.314
3421	97524.215	97213.985

SURVEY CONTROL POINT TABULATION

DESIGNATION	NORTH	EAST	DESCRIPTION	STATION	OFFSET
INTERSTATE 70					
WP 110	100938.154	100917.267	#5 REBAR	385+41.60	5.34 LT
CP 104	100925.266	101087.842	3" CDOH MON	386+63.15	115.02 RT
CP 105	100623.781	100782.593	3" CDOH MON	382+35.29	145.79 RT
CP 106	100434.804	99853.548	3" CDOH MON	374+04.78	311.37 LT
CP 107	99845.053	99846.255	3" CDOH MON	370+37.16	153.04 RT
CP 1	100000.000	100000.000	PK NAIL	372+39.37	117.32 RT
PK	100255.605	99945.514	PK NAIL	373+58.36	115.11 LT
HIGHWAY 74					
WP 2	98689.601	99186.446	PK NAIL	20+82.50	12.35 LT
CP 211	98675.742	99291.004	3" CDOH MON	19+95.81	61.55 LT
WP 50	98839.353	99224.713	PK NAIL	30+51.37	32.26 RT
CP 212	98869.392	98189.773	3" CDOH MON	30+73.04	72.56 RT
CP 213	98077.620	97074.340	3" CDOH MON	43+79.68	109.27 RT
WP 51	98119.247	97158.061	PK NAIL	43+16.84	36.66 RT
WP 52	97767.489	97181.034	PK NAIL	46+62.29	2.43 LT
WP 53	97200.145	97386.383	PK NAIL	52+70.75	29.94 RT
CP 214	97325.194	97317.447	3" CDOH MON	51+23.34	54.66 RT
CP 215	96960.972	97462.517	3" CDOH MON	55+17.76	24.25 LT
CP 9	96843.749	97418.443	PK NAIL	56+38.27	4.96 RT
CP 10	96495.605	97344.039	PK NAIL	BEYOND CURRENT C.L.	
CP 216	96142.712	97195.611	3" CDOH MON	BEYOND CURRENT C.L.	
408	99836.201	99248.405	3" AL. CAP L.S. 5240 (W/1/4 SEC. 15, T. 4S., R. 71W.)		
410	97211.463	99265.401	STONE WITH CHISELED "X" (SW COR. SEC. 15, T. 4S., R. 71W.)		
BASIS OF BEARINGS (I-70)					
CP 101	102717.814	103050.337	3" CDOH MON	413+10.75	100.67 RT
CP 102	101806.622	102069.823	3" CDOH MON	399+82.11	80.24 RT

GENERAL NOTES

- This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Highway Department purposes only.
- Field survey control precision computed to exceed 1
50,000
- Memorandum of Ownership supplied by SECURITY TITLE GUARANTY CO. the 3575 CHERRY CREEK DRIVE NORTH, DENVER, CO 80209
- 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 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 coordinates listed are project coordinates.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	28							
CONTROL			10					
ALIQUOT CORNER								
WITNESS POST								

SURVEYOR CERTIFICATE (FIELD)

Control survey and monumentation was done under my supervision and checking.

Name _____ P.L.S. No. _____

Date _____

SURVEYOR CERTIFICATE (OFFICE)

ROW Plans and Legal Descriptions were prepared under my supervision and checking.

Name _____ P.L.S. No. _____

Date _____

PROJECT # IR (CX) 70-3 (169)

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTAL
VIII	COLO.	IR (CX) 70-3 (169) FC (CX) 074-1 (2)	4	9

REVISIONS	
5/8/91	CORRECT SEC. COR. TIE
5/8/91	DELETE FORMER ROW REARINGS
5/8/91	DELETE ROW JOG
5/8/91	ADD 1/4 SEC. COR. CALL
6/12/91	ADD 5th PM NOTE
7/29/91	Revise wall location

RIGHT OF WAY
EL RANCHO INTERCHANGE
EL RANCHO SOUTH

CITY AND COUNTY OF DENVER
BOOK 209, PAGE 115

WEST BOUND OFF RAMP
[CURVE 509]

$\Delta = 46^\circ 37' 55''$
TS (BK) = 499.12'
TS (AH) = 605.21'
 $\Delta c = 13^\circ 49' 14''$
Dc = 7' 30' 00"
Lc = 184.28'
Rc = 763.94'

(BK)
 $\Delta s = 11^\circ 15' 00''$
Ls = 300.00'
Lt = 200.40'
St = 100.37'

(AH)
 $\Delta s = 21^\circ 33' 45''$
Ls = 575.00'
Lt = 386.22'
St = 194.29'

CITY AND COUNTY OF DENVER
BOOK 209, PAGE 115

CENTERLINE I-70
[CURVE 252]

$\Delta = 64^\circ 50' 41''$
TS = 1300.06'
 $\Delta c = 59^\circ 11' 28''$
Dc = 3' 13' 50"
Lc = 1007.31'
Ls = 1832.17'
Rc = 1773.50'
 $\Delta s = 5^\circ 39' 13''$
Ls = 350.00'
Lt = 233.45'
St = 116.77'

CP 106
(CDOH)
100434.804N
99853.545E

WEST BOUND OFF RAMP
[CURVE 520]

$\Delta = 28^\circ 16' 56''$
TS = 292.08'
 $\Delta c = 3^\circ 18' 26''$
Dc = 9' 15' 00"
Lc = 35.75'
Rc = 619.41'
 $\Delta s = 12^\circ 29' 15''$
Ls = 270.00'
Lt = 180.45'
St = 90.41'

PK NAIL & N.
END BRIDGE
100255.605N
99945.514E

CP 107
(CDOH)
99845.053N
99846.255E

SW 1/4 SEC. 15
T.4S., R.71W.

GAYNO, INC. A COLORADO
CORPORATION, GEORGE ALAN
HOLLEY AND BRUCE E.
SHEPARD REC. NO. 89086665

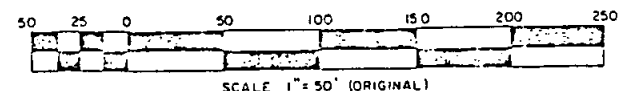
THE TEPEES (PLAT
BOOK 101, PAGE 40)
BLOCK 1 LOT 2

END R.O.W. PROJECT IR (CX) 70-3 (169)
STA. 372+84.03 = STA. 372+84.03 ON
PROJECT I 70-3 (33) 253 SECTION 2

CITY AND COUNTY OF DENVER
BOOK 209, PAGE 115

EAST BOUND ON RAMP 3
[CURVE 305]

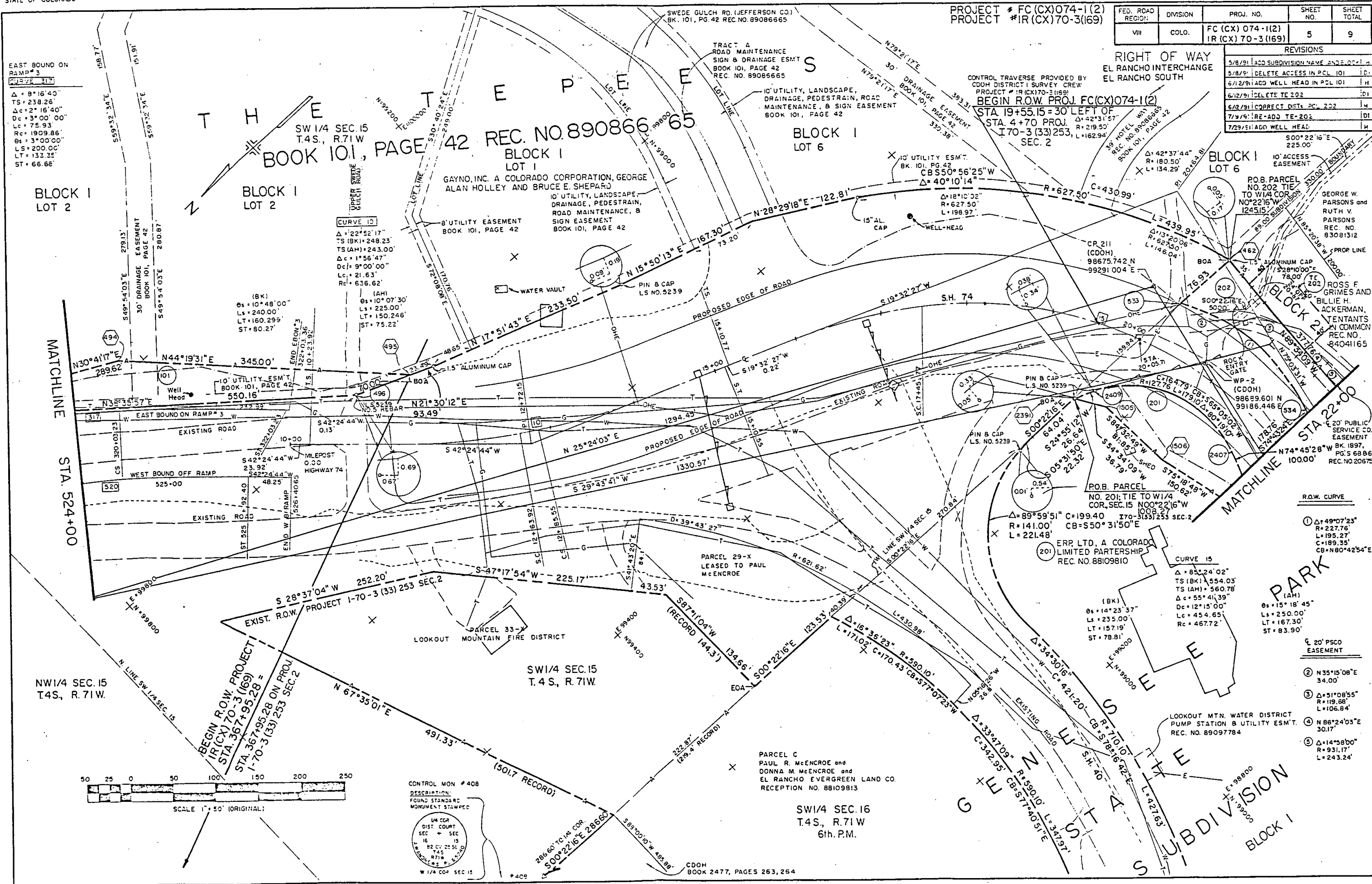
$\Delta = 15^\circ 28' 02''$
TS = 434.68'
 $\Delta c = 4^\circ 58' 02''$
Dc = 3' 00' 00"
Lc = 165.58'
Rc = 1909.86'
 $\Delta s = 5^\circ 15' 00''$
Ls = 350.00'
Lt = 233.44'
St = 116.76'



PROJECT # FC(CX)074-1(2)
PROJECT # IR(CX)70-3(169)

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTAL
VIII	COLO.	FC(CX) 074-1(2) IR(CX) 70-3(169)	5	9

REVISIONS	
5/8/91	ADD SUBDIVISION NAME AND DATE
5/8/91	DELETE ACCESS IN PCL 101
6/12/91	ADD WELL HEAD IN PCL 101
6/12/91	DELETE TE 202
6/12/91	CORRECT DIST. PC 202
7/9/91	RE-ADD TE-202
7/29/91	ADD WELL HEAD



GENESEE PARK STATE SUBDIVISION

BLOCK 8

SE 1/4 SEC. 16
T.4S., R.71W.

PROJECT # FC (CX) 074-1(2)

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTAL
VIII	COLO.	FC (CX) 074-1(2) IR (CX) 70-3(169)	6	9

RIGHT OF WAY
EL RANCHO INTERCHANGE
EL RANCHO SOUTH

REVISIONS	
6/2/91	ADD SUB. NAME & E.O.A.
6/2/91	ADD CURVE DATA, P. 204
6/12/91	CORRECT DIST. P. 202
9/2/91	ADD UTILITIES & CURVE
6/2/91	CHANGE LEADER TO POINT 3417
10/28/91	ADD PE-201
2/25/92	ADD POB PE-201

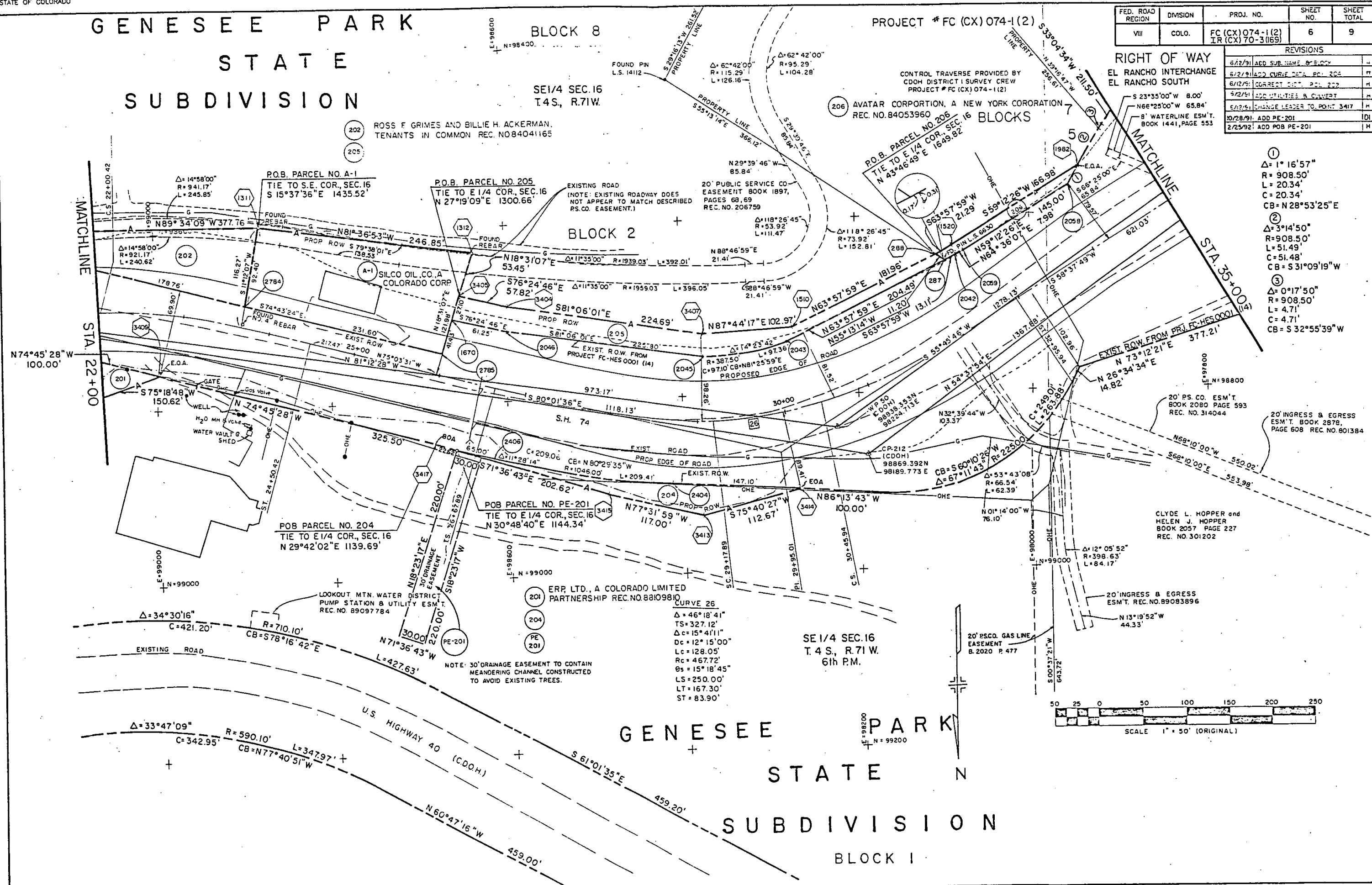
CONTROL TRAVERSE PROVIDED BY
CDOH DISTRICT 1 SURVEY CREW
PROJECT # FC (CX) 074-1(2)

AVATAR CORPORATION, A NEW YORK CORPORATION
REC. NO. 84053960

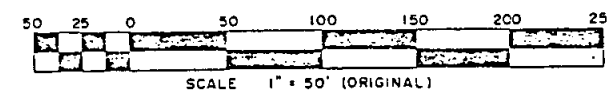
P.O.B. PARCEL NO. 206
TIE TO E 1/4 COR., SEC. 16
N 43°46'49" E 1649.82'

8" WATERLINE ESM'T.
BOOK 1441, PAGE 553

- Δ = 1°16'57"
R = 908.50'
L = 20.34'
C = 20.34'
CB = N 28°53'25" E
- Δ = 3°14'50"
R = 908.50'
L = 51.49'
C = 51.48'
CB = S 31°09'19" W
- Δ = 0°17'50"
R = 908.50'
L = 4.71'
C = 4.71'
CB = S 32°55'39" W



GENESEE PARK STATE SUBDIVISION BLOCK 1



PROJECT *FC (CX) 074-1(2)

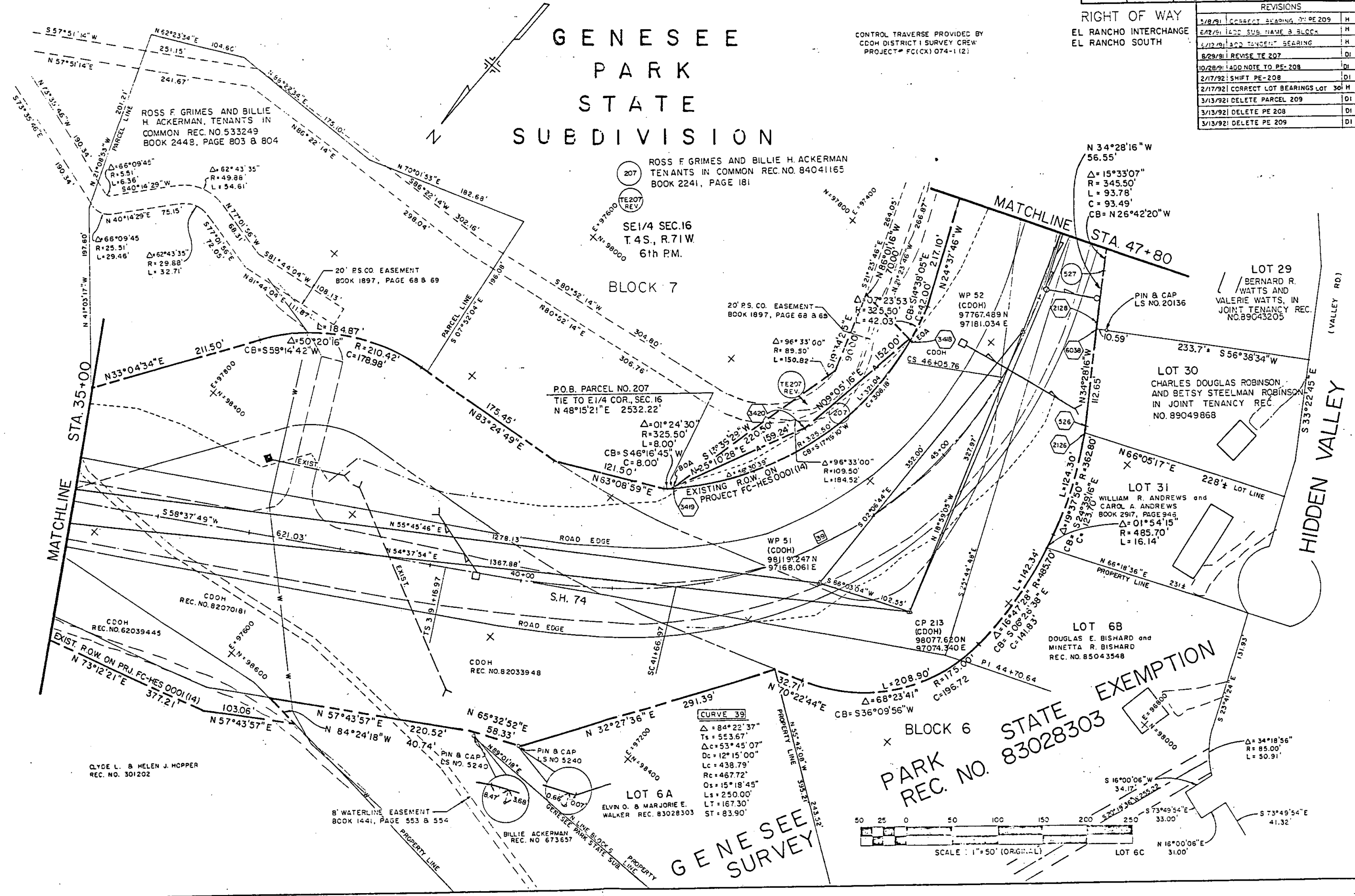
FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTAL
VIII	COLO.	FC (CX) 074-1(2) IF (CX) 70-3 (159)	7	9

REVISIONS	
5/8/91	CORRECT BEARING OF PE 209
6/2/91	ADD SUB. NAME & BLOCK
1/12/91	ADD TANGENT BEARING
8/29/91	REVISE TE 207
10/28/91	ADD NOTE TO PE-208
2/17/92	SHIFT PE-208
2/17/92	CORRECT LOT BEARINGS LOT 30
3/13/92	DELETE PARCEL 209
3/13/92	DELETE PE 208
3/13/92	DELETE PE 209

RIGHT OF WAY
EL RANCHO INTERCHANGE
EL RANCHO SOUTH

CONTROL TRAVERSE PROVIDED BY
CDOH DISTRICT 1 SURVEY CREW
PROJECT *FC (CX) 074-1(2)

GENESEE PARK STATE SUBDIVISION



ROSS F GRIMES AND BILLIE H ACKERMAN, TENANTS IN COMMON REC. NO. 533249 BOOK 2448, PAGE 803 & 804

ROSS F GRIMES AND BILLIE H ACKERMAN TENANTS IN COMMON REC. NO. 84041165 BOOK 2241, PAGE 181

SE 1/4 SEC. 16
T. 4S, R. 71W
6th P.M.

BLOCK 7

LOT 29
BERNARD R. WATTS AND
VALERIE WATTS, IN
JOINT TENANCY REC.
NO. 89043205

LOT 30
CHARLES DOUGLAS ROBINSON
AND BETSY STEELMAN ROBINSON
IN JOINT TENANCY REC.
NO. 89049868

LOT 31
WILLIAM R. ANDREWS and
CAROL A. ANDREWS
BOOK 2917, PAGE 946
Δ = 01° 54' 15"
R = 485.70'
L = 16.14'

LOT 6B
DOUGLAS E. BISHARD and
MINETTA R. BISHARD
REC. NO. 85043548

BLOCK 6
PARK
REC. NO. 83028303

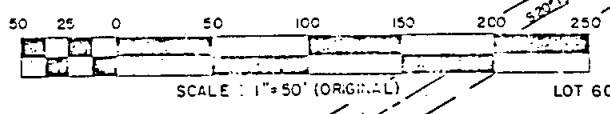
LOT 6A
ELVIN O. & MARJORIE E.
WALKER REC. 83028303

CLYDE L. & HELEN J. HOPPER
REC. NO. 301202

8' WATERLINE EASEMENT
BOOK 1441, PAGE 553 & 554

BILLIE ACKERMAN
REC. NO. 673657

CURVE 39
Δ = 84° 22' 37"
Ts = 553.67'
Δc = 53° 45' 07"
Dc = 12° 15' 00"
Lc = 438.79'
Rc = 467.72'
Os = 15° 18' 45"
Ls = 250.00'
LT = 167.30'
ST = 83.90'



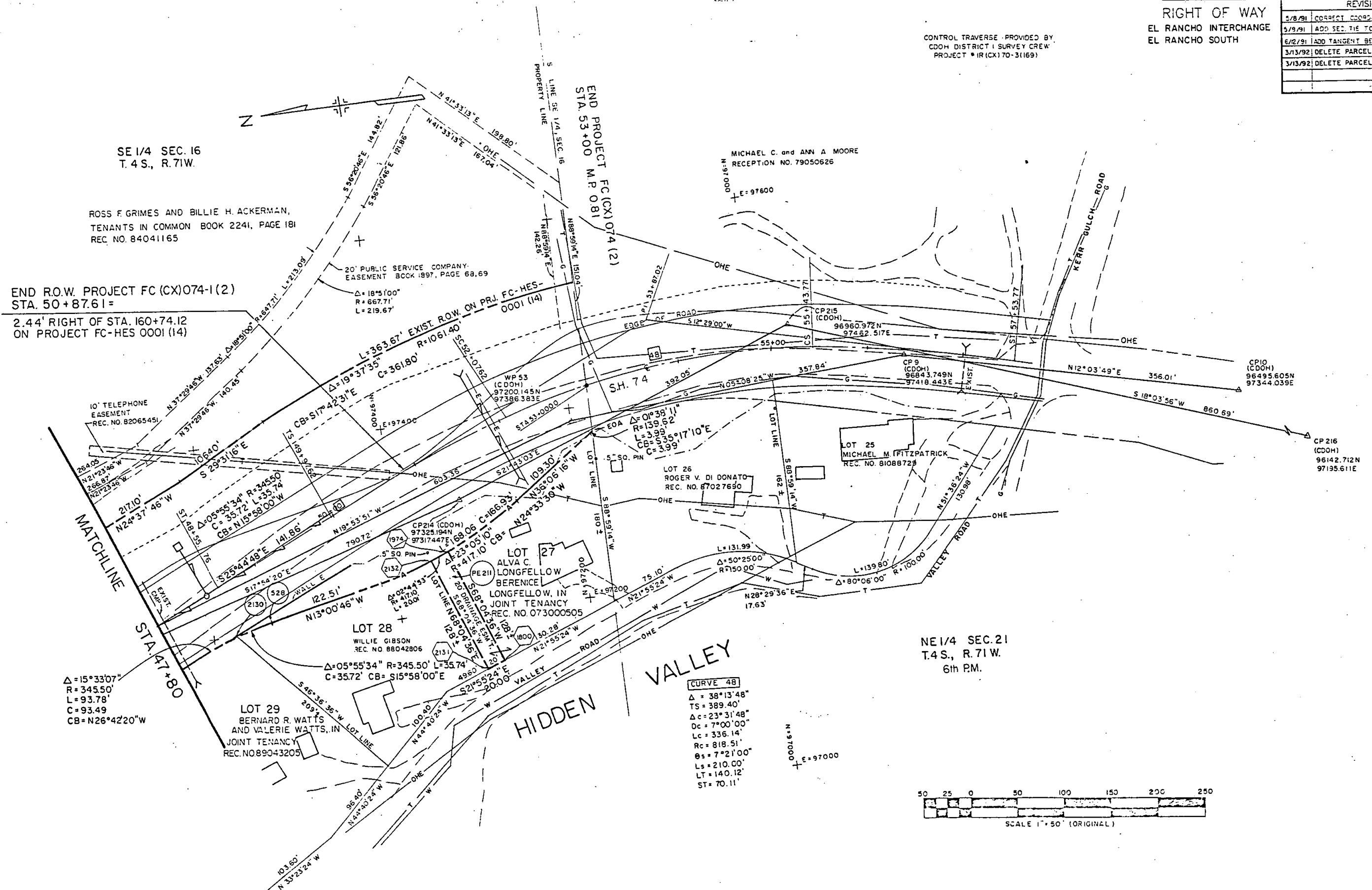
PROJECT *FC(CX)074-1(2)

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTAL
VIII	COLO.	FC (CX) 074-1(2) IR (CX) 70-3(169)	8	9

RIGHT OF WAY
EL RANCHO INTERCHANGE
EL RANCHO SOUTH

REVISIONS	
5/8/91	CORRECT COORDINATE CP 10
5/8/91	ADD SEC. TIE TO ST. 3421
6/2/91	ADD TANGENT BEARING
3/13/92	DELETE PARCEL 209
3/13/92	DELETE PARCEL 210

CONTROL TRAVERSE PROVIDED BY
CDOH DISTRICT 1 SURVEY CREW
PROJECT *IR(CX)70-3(169)

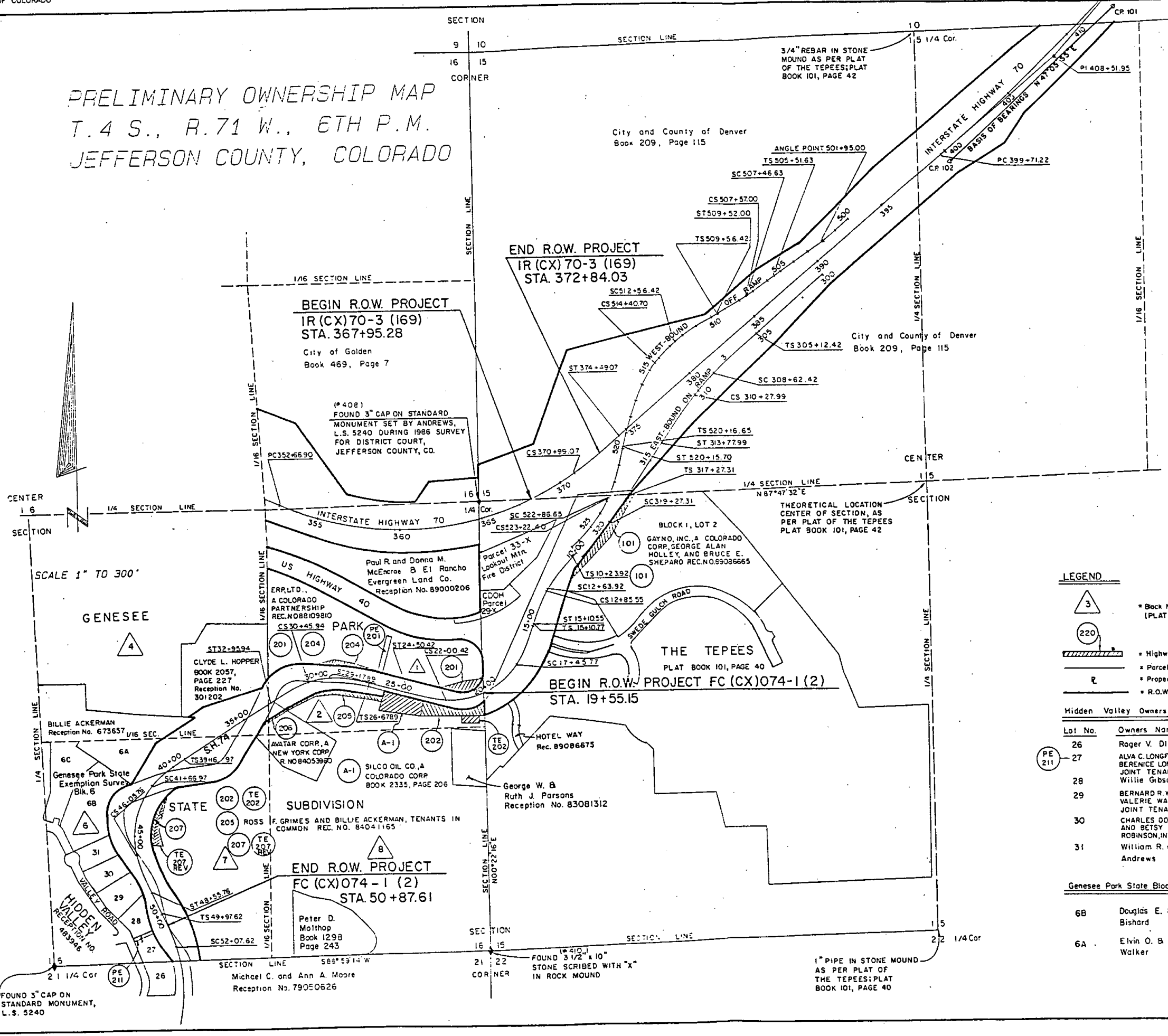


PRELIMINARY OWNERSHIP MAP
T.4 S., R.71 W., 6TH P.M.
JEFFERSON COUNTY, COLORADO

FED. ROAD REGION	DMSION	PROJ. NO.	SHEET NO.	SHEET TOTAL
VIII	COLO.	IR (CX) 70-3 (169) FC (CX) 074-1 (2)	9	9

REVISIONS		
DATE	DESCRIPTION	BY
5/8/91	ADD CURVE PT. STATIONS	H
5/8/91	NOTE SECTION LINES	H
6/12/91	REVISE BASIS OF BEARING	DI
6/12/91	ADD SECTION LINE BEARING	H
10/28/91	ADD PE-201	DI
1/2/92	ADD REV TO TE 207	DI
2/17/92	REVISE PE-208	DI
3/13/92	DELETE PARCEL 209	DI
3/13/92	DELETE PARCEL 210	DI
3/13/92	DELETE PARCEL PE 208	DI
3/13/92	DELETE PARCEL PE 209	DI

BASIS OF BEARING: N47°05'55"E FROM A CDOH TYPE 2 CONTROL MONUMENT (A 3 1/4" ALUMINUM CAP) CP-101, STAMPED 1-70 MP 252.1 AND ANOTHER CDOH TYPE 2 CONTROL MONUMENT CP-102, STAMPED 1-70 MP 251.85



LEGEND

- 3 Back No.; GENESEE PARK STATE SUBDIVISION (PLAT BOOK 4, PAGE 30)
- 220 Highway Parcel
- Parcel Line
- Property Line
- R.O.W. Line (Existing)

Lot No.	Owners Name	Reception No.
26	Roger V. Di Donato	87027690
27	ALVA C. LONGFELLOW AND BERENICE LONGFELLOW, IN JOINT TENANCY	073000505
28	Willie Gibson	88042806
29	BERNARD R. WATTS AND VALERIE WATTS, IN JOINT TENANCY	89043205
30	CHARLES DOUGLAS ROBINSON AND BETSY STEELMAN ROBINSON, IN JOINT TENANCY	89049868
31	William R. and Carol A. Andrews	Book 2917, Page 946

Geneesee Park State Block 6 Exemption Survey (Plat Book 71, Page 56)

Lot No.	Owners Name	Reception No.
6B	Douglas E. & Minetta R. Bishard	85043548
6A	Elvin O. & Marjorie E. Walker	83028303