

STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS - STATE OF COLORADO

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
SW-2	COLO.	FC(CX) 285-4(39)	12	12

REVISIONS		
12/18/93	ADDED SHEET 28	CEI

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
Protection 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
Proposed
Existing (To be dashed)

Bridges
Existing (To be dashed)

THE BEARINGS USED FOR THIS PROJECT WERE OBTAINED BY SIGHTING THE DENVER POLICE RADIO MAST ON MOUNT MORRISON FROM THE NATIONAL GEODETIC SURVEY STATION LINDO USING THE ESTABLISHED BEARING N9°01'51"W

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. FC(CX) 285-4(39) STATE HIGHWAY NO. 285 JEFFERSON COUNTY RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 50'
DETAIL SHEETS AS SHOWN
OWNERSHIP MAPS 1" = 200

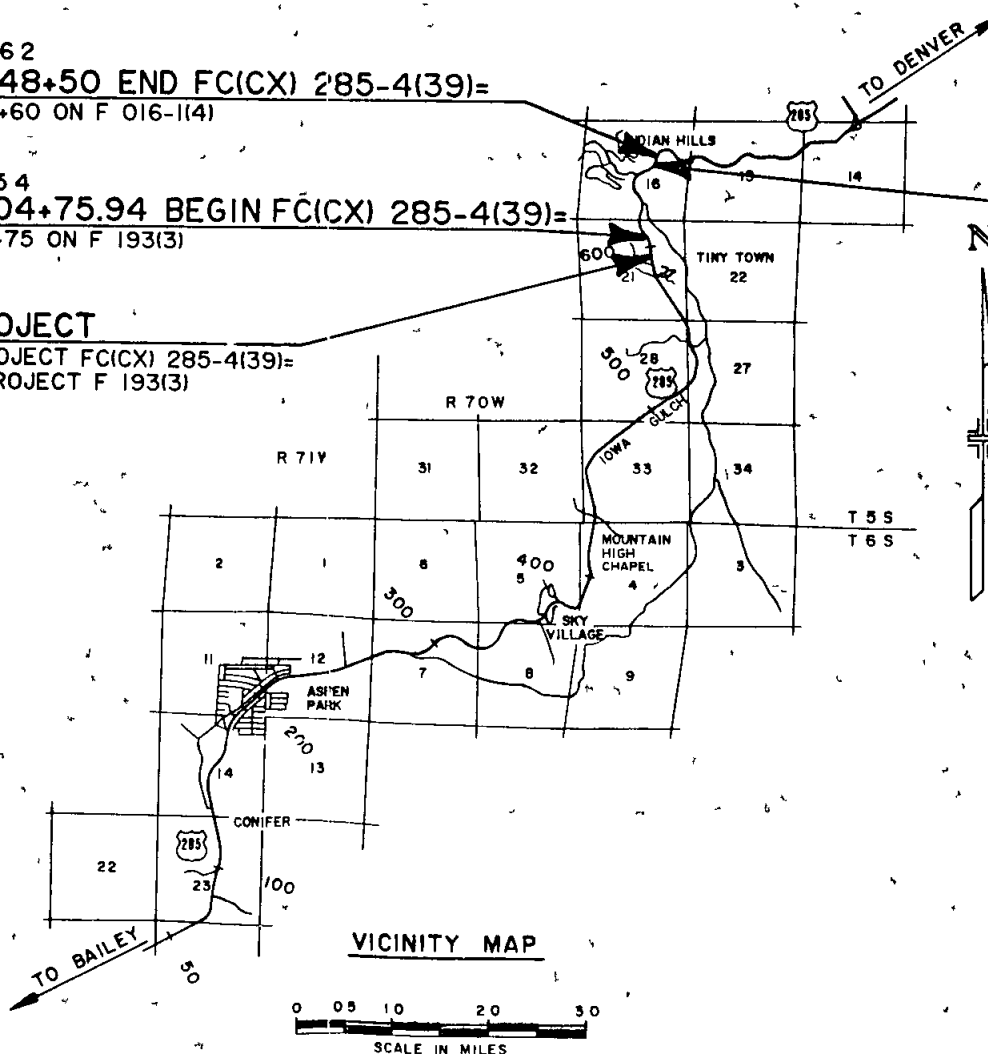
ROW LIMITS OF PROJECT = 12 MILES

MP = 246.2
STA 648+50 END FC(CX) 285-4(39)=
STA 392+60 ON F 016-11(4)

MP = 245.4
STA 604+75.94 BEGIN FC(CX) 285-4(39)=
STA 350+75 ON F 193(3)

MP = 245.0
BEGIN R.O.W. PROJECT
STATION 582+21.31 PROJECT FC(CX) 285-4(39)=
STATION 328+02.80 PROJECT F 193(3)

MP = 246.2
END R.O.W. PROJECT
POST 453.58' Ah PI STA 643+29.62 PROJECT FC(CX) 285-4(39)=
STATION 391+49.0 PROJECT F 016-11(4)



DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
APPROVED	DATE
DIVISION ADMINISTRATOR	

STATE DEPARTMENT OF HIGHWAYS DIVISION HIGHWAYS - STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. FC(CX) 285-4(39) STATE HIGHWAY NO. 285 JEFFERSON COUNTY RIGHT OF WAY

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XIII	COLO.	FC(CX) 285-4(39)	1	12

REVISIONS	

OFFICE COPY
~~REDUCED FROM FINAL~~
MYLAR 9-21-92

CONVENTIONAL SIGNS

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

Control of Access
Access denied by Deed
Right of Way Line
Protection 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
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
Proposed
Existing (To be dashed)
Bridges
Existing (To be dashed)

THE BEARINGS USED FOR THIS PROJECT WERE OBTAINED BY SIGHTING THE DENVER POLICE RADIO MAST ON MOUNT MORRISON FROM THE NATIONAL GEODETIC SURVEY STATION LINDO USING THE ESTABLISHED BEARING N9°01'51"W

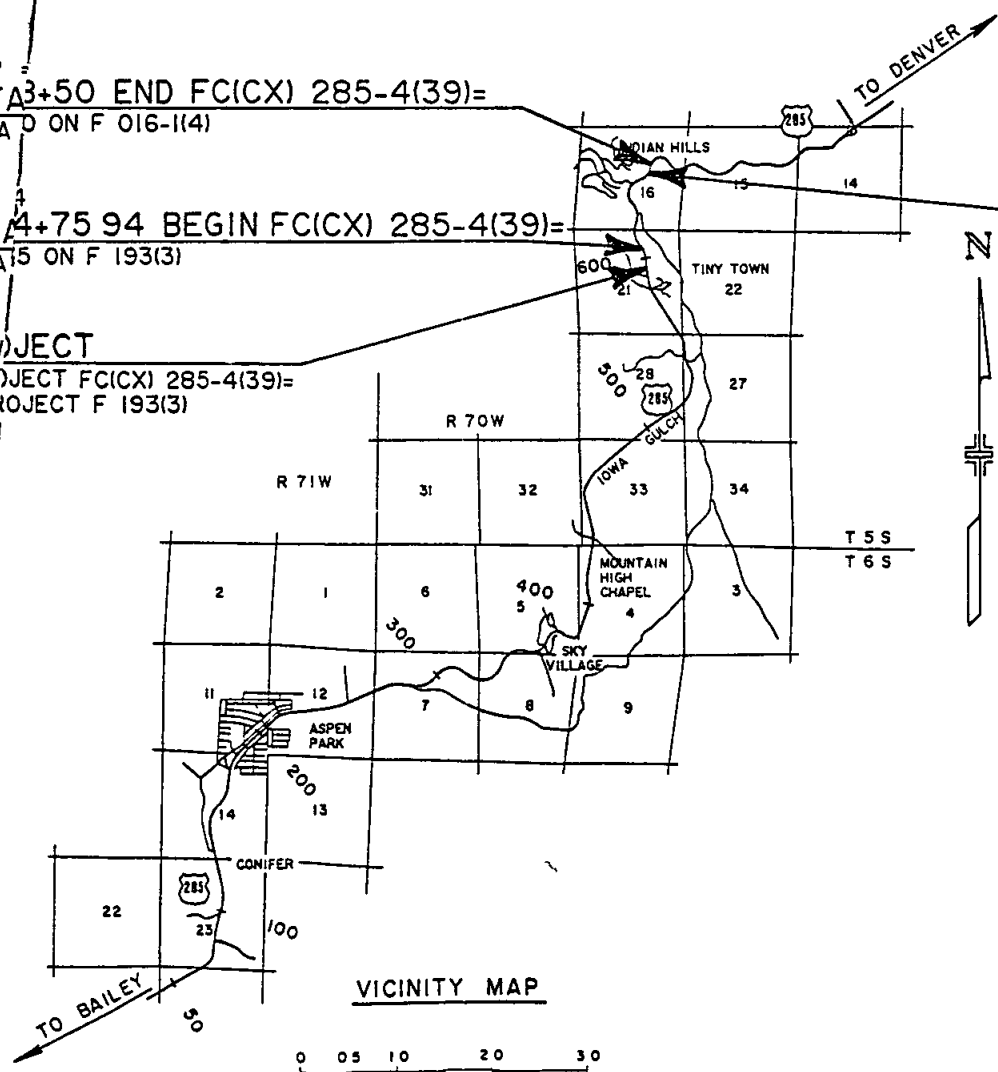
SCALE OF ORIGINAL DRAWINGS
PLAN SHEETS 1" = 50'
DETAIL SHEETS AS SHOWN
OWNERSHIP MAPS 1" = 200

R.O.W. LIMITS OF PROJECT = 1.2 MILES

MP = 243+50 END FC(CX) 285-4(39)=
STA 0 ON F 016-1(4)
MP = 244+75 94 BEGIN FC(CX) 285-4(39)=
STA 15 ON F 193(3)
MP = 245 0
BEGIN R.O.W. PROJECT
STATION 582+21 PROJECT FC(CX) 285-4(39)=
STATION 328+0 PROJECT F 193(3)

MP = 246 2
END R.O.W. PROJECT
POST 453 58' Ah P1 STA 643+29 62 PROJECT FC(CX) 285-4(39)=
STATION 391+49 0 PROJECT F 016-1(4)

INDEX OF SHEETS	
1	TITLE SHEET
2-2A	TABULATION OF OWNERSHIPS
3	CONTROL AND MONUMENTATION
4-4A	GENERAL NOTES
5-9	PLAN SHEETS
10	OWNERSHIP MAP



DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
APPROVED	DATE
DIVISION ADMINISTRATOR	

RIGHT OF WAY US 285		
REVISIONS		
12-18-91	ADDED 29A	CEI
12-18-91	REVISED 29 REV 2 & 29R REV	CEI
12-18-91	REVISED A-5 REV 1 & A-5R REV 1	CEI
12-11-92	ADD SE-30	DI

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

PARCEL NO	OWNER	ADDRESS	LOCATION	AREA IN ACRES					PARCEL NO	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT	RIGHT		
			T 5 S R 70 W 6th P M							
27	John A & Polly L Fields	6164 U S Hwy 285	N 1/2 section 21	2.55		2.55	185	26	27	Remainder areas scaled from assessor map
		Morrison Colorado								
		80465								
TE-27	John A & Polly L Fields	6164 U S Hwy 285	N 1/2 section 21	1200 sf		1200 sf				Driveway improvements
		Morrison Colorado								
		80465								
28	Billie Jean Legg	c/o Mary Cloud	N 1/2 section 21 &	2.65		2.65	13.40	3	28	Remainder area Right scaled from assessor map
	Joe M Cloud	505 Cedar Avenue	S 1/2 section 16							
	Eva Lou Jones	Long Beach Calif								
		90802								
29 REV 2	Robert D Ernst	5855 U S Hwy 285	Tract 9 & the north	0.51	273 sf	0.50			29 REV 2	
	Celesto A Ernst	Morrison Colorado	25 feet of Tract B							
		80465	Brookmont							
29A	Colorado Department of Transportation	4201 E Arkansas Ave	Tract 9 & the north	2826 sf	11 sf	2815 sf			29A	29A is a remnant of Parcel No 29R
		Denver Colorado	25 feet of Tract B							
		80222	Brookmont							
29R REV	Colorado Department of Transportation	4201 E Arkansas Ave	Tract 9 & the north	2.21	0.04	2.17			29R REV	To be sold to Peter Heineman
		Denver, Colorado	25 feet of Tract B							
		80222	Brookmont							
30 REV 1	Peter Heineman	19423 N Turkey Ck Rd	Part of Tracts 1-6	2.59	1271 sf	2.56	11.08		30 REV 1	
		Morrison Colorado	Brookmont							
SE- 30		80465		0.79 AC 3453 SF		0.79 AC 3453 SF			SE- 30	Purpose: Construct and Maintain the Roadway
A-5R REV 1	Jack D Wieland	5625 U S Hwy 285	Part of Samuel Reed	0.16		0.16			A-5R REV 1	Total acquisition Right side (South)
	Celeste L Wieland	Morrison, Colorado	Tract, Indian Hills							
		80465	First Filing & part							
			of Tract A, Brookmont							
A-5 REV 1	Jack D Wieland	5625 U S Hwy 285	Part of Samuel Reed	3.33		3.33			A-5 REV 1	Total acquisition Left side (North)
	Celeste L Wieland	Morrison Colorado	Tract, Indian Hills							
		80465	First Filing & part							
			of Tract A, Brookmont							

INITIAL DATE
DESIGNED BY
CHECKED BY
QUANTITIES BY
CHECKED BY

RIGHT OF WAY US 285			REVISIONS	
12-18-91	ADDED AREAS FOR 36R-1	CEI		
	& 36R-2			
12-11-92	REV. PAR. 3 & 4 REV. 2	DI		

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

PARCEL NO	OWNER	ADDRESS	LOCATION	AREA IN ACRES					PARCEL NO	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT	RIGHT		
32 REV 1	Dennis David Zanto	3425 S Pierce St	Part of Block 13	0.47		0.47		0.39	32 REV 1	
	Eileen Marie Zanto	Lakewood Colorado	Indian Hills First							
		80227	Filing							
32R	Dennis David Zanto	3425 S Pierce St	Part of Block 13						32R	
	Eileen Marie Zanto	Lakewood Colorado	Indian Hills First							
		80227	Filing							
33	Jack H Pelon	1210 Foothill Drive	Part of Tract A	0.13		0.13			33	Total acquisition
		Denver Colorado	Brookmont							
		80228								
34 REV 3	John A Fields	6164 US Hwy 285	Part of Tract A	2.14		2.14	2.10	33	34 REV 3	Remainder area right scaled from assessor map
	Polly Fields	Morrison Colorado	Brookmont							1.98 acres previously acquired under deed recorded at reception no 91044655
		80465								
35 REV 2	Bill M Dalton	6235 W Floyd Ave	Part of Tract C	0.73		0.73	12.23		35 REV 2	
		Denver Colorado	El Comar							
		80227								
36A	Chester A. Hoagland	5451 S Sherman St.	Part of Block 13	0.76		0.76	1.36	1.20	36A	Parcel divided by flyover from
	Margaret I Hoagland	Littleton Colorado	Indian Hills First							Parmalee Gulch Road
		80121	Filing							
36B	Chester A. Hoagland	5451 S Sherman St.	Part of Block 13	0.45		0.45			36B	
	Margaret I Hoagland	Littleton Colorado	Indian Hills First							
		80121	Filing							
36R-1	Chester A Hoagland	5451 S Sherman St.	Part of Block 13			1.33			36R-1	
	Margaret I Hoagland	Littleton Colorado	Indian Hills First							
		80121	Filing							
36R-2	Chester A Hoagland	5451 S Sherman St.	Part of Block 13			1.20			36R-2	
	Margaret I Hoagland	Littleton Colorado	Indian Hills First							
		80121	Filing							
37 REV 1	Marian H Brimmer	P.O. Box 1145	Lot 15 Block 8	0.09		0.09		0.36	37 REV 1	Parcel fronts on Parmalee Gulch Road
		Cheyenne Wyoming	Indian Hills First							
		82003	Filing							

DESIGNED BY	DATE	CHECKED BY	QUANTITIES BY
CHECKED BY		CHECKED BY	
DETAILED BY			

CONTROL AND MONUMENTATION SHEET

TABULATION OF R.O.W MARKERS TO BE SET

POINT NO □	COORDINATES	
	NORTH	EAST
5000	44589 4593	76368 2378
5001	44577 4159	76250 0002
5002	44682 0000	76344 0000
5003	44986 0000	76301 0000
5004	45556 0000	76251 0000
5005	45964 0000	76073 0000
5006	46098 0000	75940 0000
5007	46654 0000	75562 0000
5008	47084 0000	75538 0000
5009	47247 0000	75598 0000
5011	47596 0000	75777 0000
5012	47820 0000	75764 0000
5013	48006 0000	75720 0000
5014	48031 0000	75612 0000
5015	48176 0000	75370 0000
5016	48280 7041	75324 7728
5017	48272 3699	75061 4970
5018	48969 0000	75252 9284
5019	49045 0000	75236 0000
5020	49070 0000	75130 0000
5021	49192 8955	75043 2582
5022	49211 0284	74939 8358
5023	49273 2186	74950 9690
5024	49454 8081	75170 1436
5025	49395 4736	75159 5217
5025A	49378 7970	75184 9814
5025B	49250 4013	75161 9963
5026	49157 0000	75304 5901
5027	49278 3777	75337 9442
5028	49370 0000	75433 0000
5029	49519 4414	75286 1806
5030	49522 6080	75471 3753
5031	49466 3891	75571 2258
5032	49600 0000	75683 0000
5033	49738 0000	76090 0000
5034	49910 0000	76322 0000
5035	50181 9370	76431 0306
5038	47548 6138	75762 7841
5039	47284 3265	75622 4677
222	45160 5040	76797 2940
223	45226 7770	76836 1810
224	45627 2910	76562 6610
344	44851 5280	76653 7520
501	45634 7040	76618 8640
502	45990 8410	76616 6790
503	46346 0990	76106 0660
504	46101 8250	76707 9680
505	46443 8080	76538 9990
506	46524 6600	76242 7000
511	46304 2511	75799 7828
515	48590 2638	75323 2646
516	48798 0191	75205 9433
517	48840 4330	75217 5980
518	49020 0000	75220 0000
520	49200 8830	74997 7030

TABULATION OF W.C MARKERS TO BE SET (Typ. I)

POINT NO. □	COORDINATES		
	NORTH	EAST	Description
5035B	50180 0806	76430 2863	2' WC NE to #5035
5035A	50183 9350	76431 1190	2' WC SW to #5035
5034A	49911 8564	76322 7443	2' WC SW to #5034
5034B	49908 8089	76320 3934	2' WC NE to #5034
5030A	49495 6243	75519 3011	55' WC SE to #5030
5013B	48012 7656	75690 7728	30' WC NW to #5013
5013A	47976 8057	75726 9062	30' WC SE to #5013
5026A	49174 5339	75277 8214	32' WC to #5026

SURVEY CONTROL POINT TABULATION

POINT DESIGNATION △	COORDINATES		REMARKS
	NORTH	EAST	
2451	45794 3924	76355 920	Destroyed
2451	45793 654	76356 754	Set
2454	46816 825	75687 095	Destroyed
2454	46827 879	75621 071	Set
2456	47894 468	75988 483	Destroyed
2456	47894 436	75988 481	resurveyed
2458	48737 798	75365 177	PRIMARY POINT Destroyed
	48874 297	75321 125	Set
2459	49355 9697	75832 3224	Destroyed
2459	49430 0677		Set
2461	49658 3242	76376 9870	
2462	50709 210	76758 480	Set

ALIQUOT CORNER TABULATION

POINT NO □	COORDINATES		
	NORTH	EAST	REMARKS
1197	44345 259	78052 990	T 5 S R 70 W 6TH PM
1184	44330 730	75530 670	E 1/4 CORNER SECTION 21
1198	46783 700	75302 481	C 1/4 CORNER SECTION 21
1199	46936 179	77909 971	N 1/4 CORNER SECTION 21
1201	49782 150	75487 381	SE CORNER SECTION 16
1200	49740 879	78139 441	C 1/4 CORNER SECTION 16
			E 1/4 CORNER SECTION 16

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
STATE	COLD	FC(CX) 285-4(39)	3	12

RIGHT OF WAY
U.S. 285

REVISIONS		
12-18-91	ADDED POINTS 5038 & 5039	CET
12-18-91	REMOVED POINT 5010	CET
8-05-93	ADDED MONUMENTS TO BE SET	D-1
2/14/95	Added WC Block	R-1

GENERAL NOTES

- 1 This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Highway Department purposes only
 - 2 Field survey control precision computed to exceed $\frac{1}{20,000}$
 - 3 All ROW Markers set from survey control points
 - 4 All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field
- All coordinates listed are ASSUMED PROJECT COORDINATES

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE					
	1	2	3	4	5	6
REFERENCE					8	
RIGHT OF WAY	49				6	
CONTROL						
ALIQUOT COR						

*Location and type of monument to be set will be determined by the Surveyor in the field

NOTE

This survey does not constitute a title search by Centennial Engineering Inc to determine ownership or easements of record. For all information regarding easements rights of way or titles of record Centennial Engineering Inc relied upon the following title commitments prepared by Security Title Guaranty Company 3575 Cherry Creek Drive North Denver Colorado 80209

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
300	COLO.	FC(CX) 285-4(39)	4	12

RIGHT OF WAY
U S 285

REVISIONS		
12-18-91	ADDED 29A	CEI
12-18-91	REVISED 29 REV 2 & 29P REV 1	CEI
12-18-91	REVISED A-5 REV 1 & A-5P REV 1	CEI

PARCEL NO	OWNER	ADDRESS	PARCEL DESCRIPTION	TITLE COMMITMENT NO AND DATE
27	John A Fields Polly L Fields	6164 U.S. Hwy 285 Morrison Colorado 80465	T 5 S R 70 W 6th P.M. N 1/2 section 21	LO-79141 September 11 1990
TE-27	John A Fields Polly L Fields	6164 U.S. Hwy 285 Morrison Colorado 80465	N 1/2 section 21	LO-79141 September 11 1990
28	Billie Jean Legg Joe M Cloud Eva Lou Jones	c/o Mary Cloud 505 Cedar Avenue Long Beach Calif 90802	N 1/2 section 21 & S 1/2 section 16	LO-79143 October 8 1990
29 REV 2	Robert D Ernst Celesta A Ernst	5855 U.S. Hwy 285 Morrison Colorado 80465	Tract 9 & the north 25 feet of Tract B Brookmont	LO-79142 September 6 1990
29R REV & 29A	Colorado Department of Transportation	4201 E Arkansas Ave Denver Colorado 80222	Tract 9 & the north 25 feet of Tract B Brookmont	LO-79142 September 6 1990
30 REV 1	Peter Heineman	19423 N Turkey Ck Rd Morrison Colorado 80465	Part of Tracts 1-6 Brookmont	LO-78897 July 31 1990
A-5 REV 1 & A-5R REV 1	Jack D Wieland Celeste L Wieland	5625 U.S. Hwy 285 Morrison Colorado 80465	Part of Samuel Reed Tract Indian Hills First Filing & part of Tract A Brookmont	LO-78899 July 31 1990
32R & 32 REV 1	Dennis David Zanto Eileen Marie Zanto	3425 S Pierce St Lakewood Colorado 80227	Part of Block 13 Indian Hills First Filing	LO-78898 July 24 1990
33	Jack H Pelon	1210 Foothill Drive Denver Colorado 80228	Part of Tract A Brookmont	LO-78896 July 31 1990
34 REV 2	John A Fields Polly Fields	6164 U.S. Hwy 285 Morrison Colorado 80465	Part of Tract A Brookmont	LO-78895 July 30 1990
35 REV 2	Bill M Dalton	6235 W Floyd Ave Denver Colorado 80227	Part of Tract C El Comar	*LO-78894 July 26 1990
36A & 36B 36R1 & 36R2	Chester A Hoagland Margaret I Hoagland	5451 S Sherman St Littleton Colorado 80121	Part of Block 13 Indian Hills First Filing	600107 October 17 1990
37 REV 1	Marian H Brimmer	P.O. Box 1145 Cheyenne Wyoming 82013	Lot 15 Block 8 Indian Hills First Filing	600159 December 12 1990

CLERK AND RECORDER CERTIFICATE

Accepted for filing in the office of the Clerk and Recorder of the County of Jefferson State of Colorado this _____ day of _____ 19__ AD reception number _____ book _____ page _____

Notice

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.

The bearings used for this project were obtained by sighting the Denver Police Radio Mast on Mount Morrison from the National Geodetic Survey station LINDO using the established bearing N 9° 01' 51" W

SURVEYOR CERTIFICATE (FIELD)

Monumentation was done under my supervision and checking

Name [Signature] PLS No 20683
Date 4-11-93

SURVEYOR CERTIFICATE (OFFICE)

Control Survey, R.O.W. Plans and Legal Descriptions

were prepared under my supervision

Name [Signature] PLS No 23103
Date 12-21-93

*NOTE Claudette Dalton has Quitclaimed her interest in parcel 35-REV 2. No new Title Commitment was issued to reflect this.

*NOTE Revisions to Parcels 27A, TE-27A, 27B SE-30 SE-30A SE-30B SE-30C 32R REV and 36R2 REV were calculated and prepared by CDOT and drafted by CEI

DESIGNED BY	CHECKED BY	DATE	CHECKED BY	DATE

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XVII	COLO.	FC(CX) 285-4(39)	4A	12

RIGHT OF WAY
US 285

REVISIONS		
12-18-91	ADDED 29A	CEI
12-18-91	REVISED 29 REV 2 & 29R REV	CEI
12-18-91	REVISED A-5 REV 1 & A-SR REV 1	CEI

Note: Parcels 27 and TE-27 are subject to the effect if any of Fields Official Development Plan recorded June 23, 1989 at reception no. 89054223, an easement for existing sewer gas water or similar pipe lines and appurtenances, existing ditches or canals and appurtenances and existing electric telephone and similar lines and appurtenances and incidental purposes as reserved by the Board of County Commissioners of Jefferson County in vacation resolution or ordinance recorded September 29, 1987 at reception no. 87121794 over subject property the terms conditions, provisions agreements and obligations specified under the easement agreement by and between John A. Fields and Polly L. Fields and Indian Hills Water District recorded in book 2893 at page 72 and all rights to any and all minerals ore and metals of any kind and character, and all coal asphaltum, oil gas and other like substances in or under the land the rights of ingress and egress for the purpose of mining together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances as reserved in patent from the State of Colorado recorded in book 239 at page 235 and in book 289 at page 454 and in book 239 at page 408.

Note: Parcel 28 is subject to all rights to any and all minerals ore and metals of any kind and character and all coal, asphaltum oil gas and other like substances in or under the land, the rights of ingress and egress for the purpose of mining together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances as reserved in patent from the State of Colorado recorded December 28, 1922, in book 239 at page 454.

Note: Parcels 29 REV 2 29R REV, 29A and 30 REV 1 are subject to a right of way not over three feet in width for a ditch to carry water from Turkey Creek in deed recorded in book 252 at page 55 and right of way for ingress and egress to the owners of Tracts 9 and 10 to cross over, upon and through said Shadow Lane to and from the State Highways, and to erect and maintain necessary telephone electric wires and poles along Shadow Lane in deed recorded in book 252 at page 55.

Note: Parcel A-5 REV 1 & A-SR REV 1 is subject to all rights to any and all minerals ore and metals of any kind and character and all coal asphaltum oil, gas, and other like substances in or under the land the rights of ingress and egress for the purpose of mining, together with enough of the surface of the same as may be necessary for the proper and convenient working of such minerals and substances as reserved in patent from the State of Colorado recorded in book 239 at page 235 and in book 289 at page 454 and in book 239 at page 408.

Note: Parcels 32 REV 1, 32R 36A 36B 36R1 36R2 and 37 REV 1 are subject to the reservations recorded in the plat of Indian Hills First Filing providing as follows: The right to declare private rights of way as shown on said plat, vacated by establishing new private rights of way if necessary for any lots cut off by change Right of way for such pipe lines for any lots cut off by change Right of way for such pipe lines and pole lines as may become necessary and advisable for the development and maintenance of said premises and the right to trim such trees as may become necessary for the purpose of wire installation provided however that said pipe lines and pole lines shall not obstruct or interfere with the building of private residences or outbuildings All springs for the use of property owners in Indian Hills.

Note: Parcel 32 Rev 1 and 32R is subject reservation by the subdivider of existing right of way for roadways and ditches and also for pipelines sewers ditches, telegraph telephone and electric light lines and other improvements designed for general good and improvement of Indian Hills, with the right of entry for installing and repairing the same as reserved in deeds recorded November 10, 1926 in book 271 at page 217, and October 1, 1928 in book 271 at page 490, right of way of Jefferson County Power and Light Company to construct, operate and maintain electric transmission lines and appurtenances over Indian Hills (First Filing), as granted by instrument recorded September 21, 1925 in book 275 at page 342, right of way for an existing road over the southerly portion of subject property.

Note: Parcel 35 REV 2 is subject to a non-exclusive easement for ingress and egress in deed recorded February 11, 1981 at reception no. 81009759.

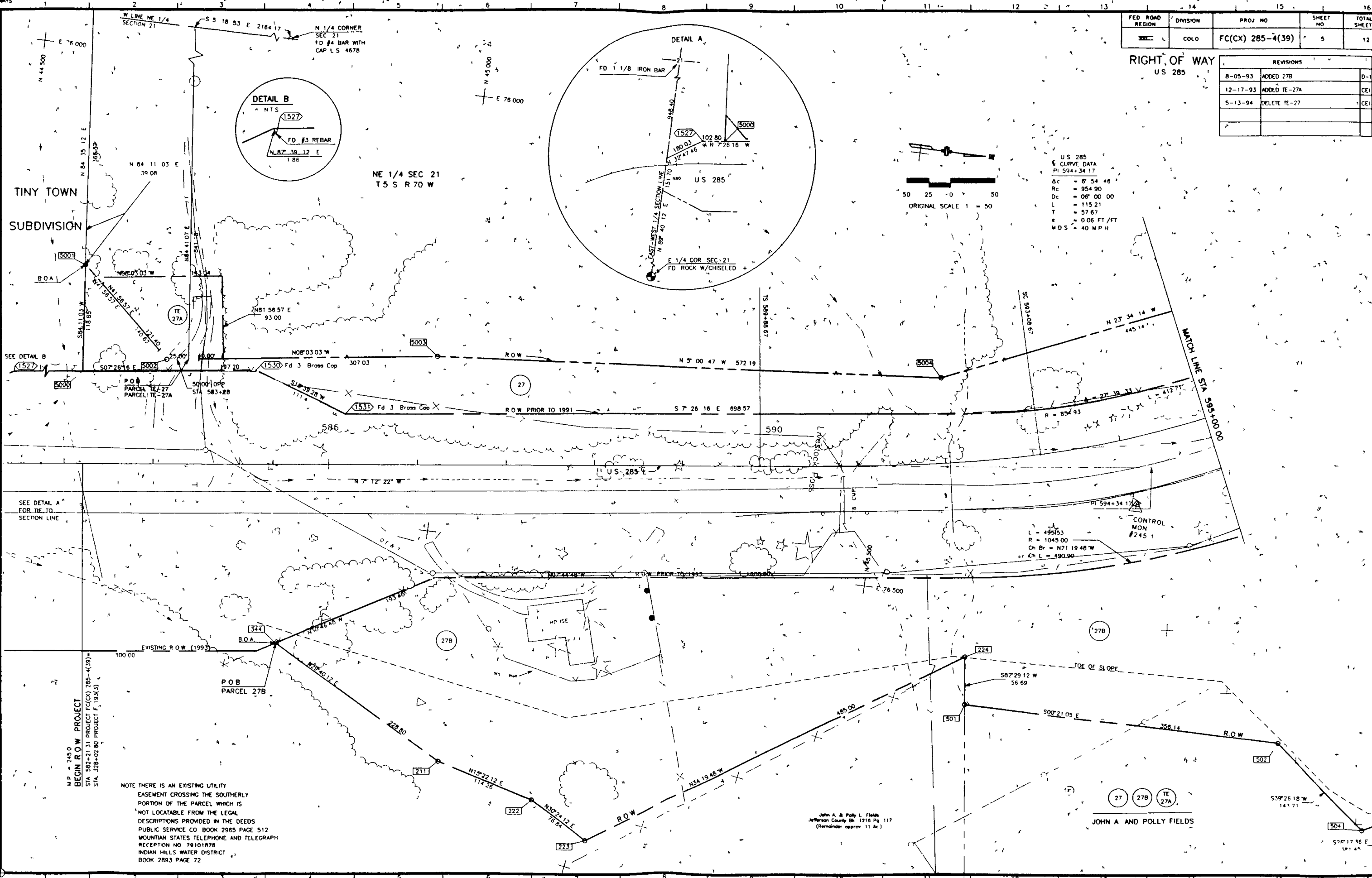
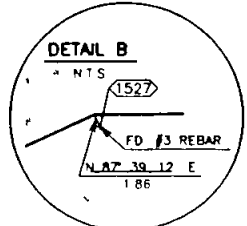
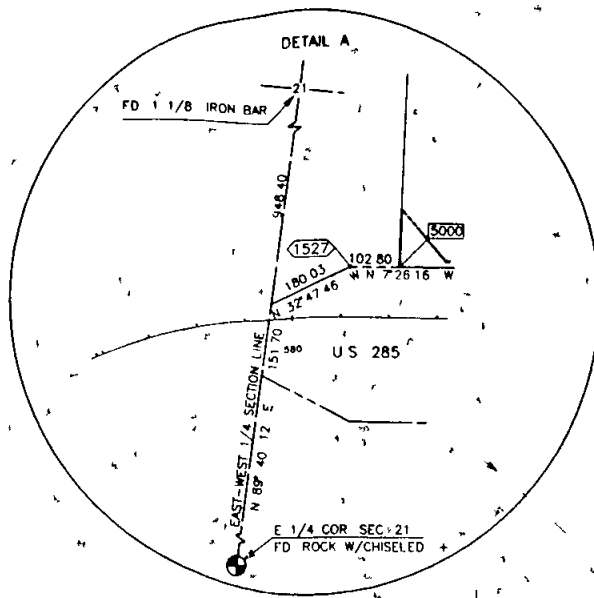
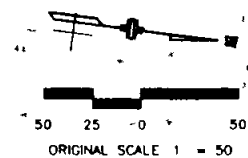
DESIGNED BY	CHECKED BY	DATE	CHECKED BY
CHECKED BY	QUANTITIES BY		QUANTITIES BY
DETAILED BY	CHECKED BY		CHECKED BY

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XXX	COLO	FC(CX) 285-4(39)	5	12

RIGHT OF WAY
US 285

REVISIONS		
8-05-93	ADDED 27B	D-1
12-17-93	ADDED TE-27A	CEI
5-13-94	DELETE TE-27	CEI

US 285
E CURVE DATA
PI 594+34.17
Δc = 8° 54' 46"
Rc = 954.90
Dc = 06° 00' 00"
L = 115.21
T = 57.67
e = 0.06 FT/FT
WDS = 40 MPH



BEGIN ROW PROJECT
STA 582+21.31 PROJECT FC(CX) 285-4(39)
STA 328+02.80 PROJECT F. 93(3)

NOTE: THERE IS AN EXISTING UTILITY EASEMENT CROSSING THE SOUTHERLY PORTION OF THE PARCEL WHICH IS NOT LOCATABLE FROM THE LEGAL DESCRIPTIONS PROVIDED IN THE DEEDS. PUBLIC SERVICE CO. BOOK 2965 PAGE 512. MOUNTAIN STATES TELEPHONE AND TELEGRAPH RECEPTION NO. 70101878. INDIAN HILLS WATER DISTRICT BOOK 2893 PAGE 72.

L = 490.53
R = 1045.00
Ch Br = N21° 19' 48" W
or Ch L = 490.90

CONTROL MON #245

John A. & Polly L. Fields
Jefferson County BK. 1218 Pg. 117
(Remainder approx. 11 Ac.)

JOHN A. AND POLLY FIELDS

INITIAL	DATE	CHECKED BY	QUANTITIES BY

E OF COLORADO
E DEPARTMENT OF HIGHWAYS
FORM NO 117
APR 1986

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
III	COLO.	FC(CX) 285-4(39)	6	12

RIGHT OF WAY US 285			
REVISIONS			
8-05-93	ADDED 27A, 27B & SE-30A	D-1	
5-13-94	CHANGED 77A TO SE-27A	CEI	

UTILITIES
PUBLIC SERVICE COMPANY OF COLORADO
INDIAN HILLS WATER DISTRICT
U.S. WEST COMMUNICATIONS

NE 1/4 SECTION 21
T 5 S R 70 W

US 285
CURVE DATA
PI 607+09.63
Δc = 36° 42' 14"
Rc = 636.62
Dc = 09° 00' 00"
Lc = 407.82
Ts = 453.69
Θs = 09° 54' 00"
Ls = 220.00
LT = 146.90
ST = 73.54
e = 0.06 FT/FT
MDS = 40 MPH
SSD = 470

NE 1/4 SEC 21
T 5 S R 70 W

SW 1/4 SECTION 16
T 5 S R 70 W

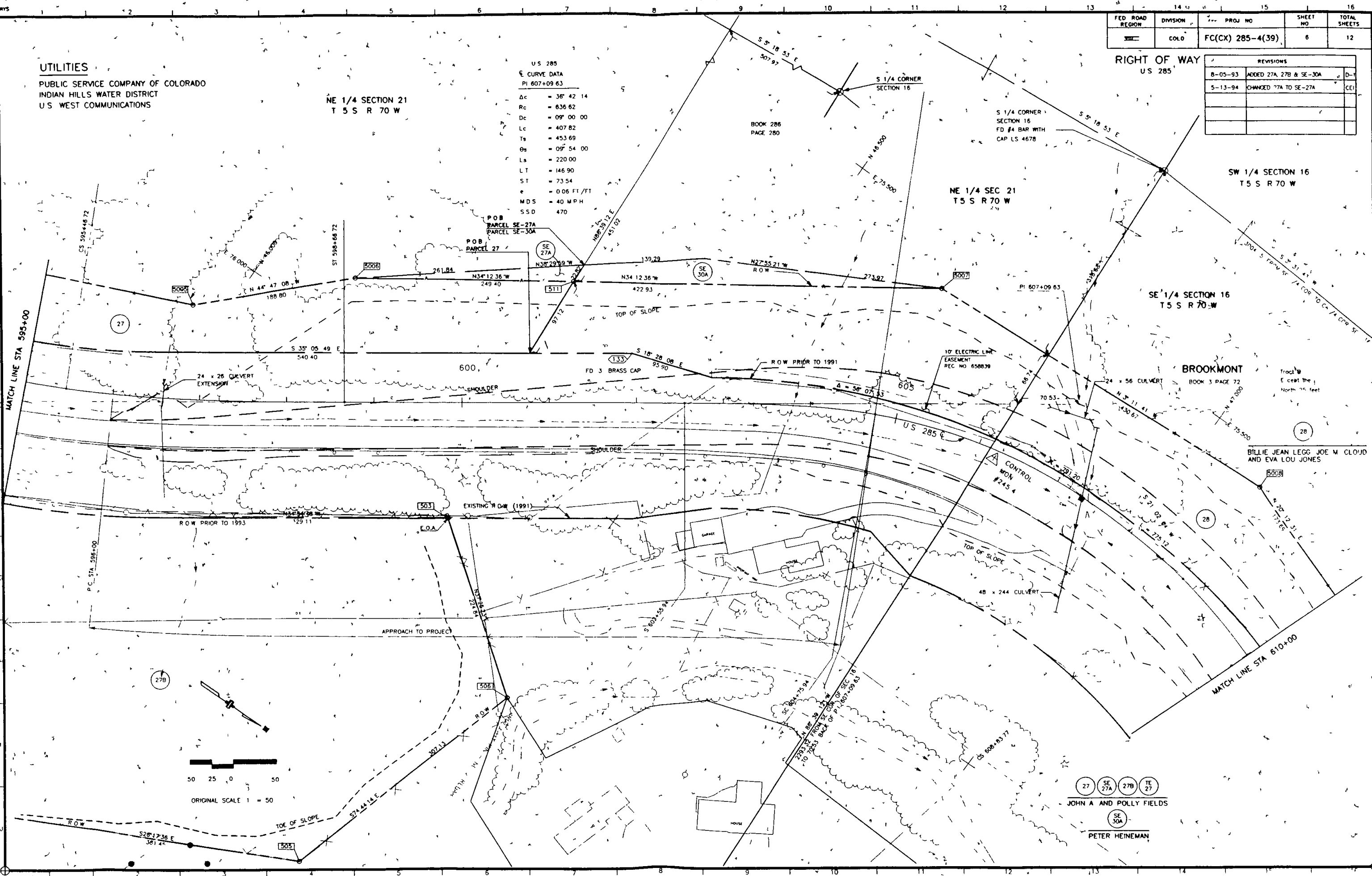
SE 1/4 SECTION 16
T 5 S R 70 W

BROOKMONT
BOOK 3 PAGE 72

BILLIE JEAN LEGG JOE M. CLOUD
AND EVA LOU JONES

27 SE 27A 27B TE 27
JOHN A. AND POLLY FIELDS
SE 30A
PETER HEINEMAN

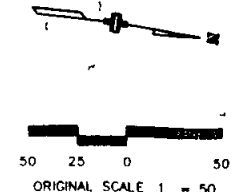
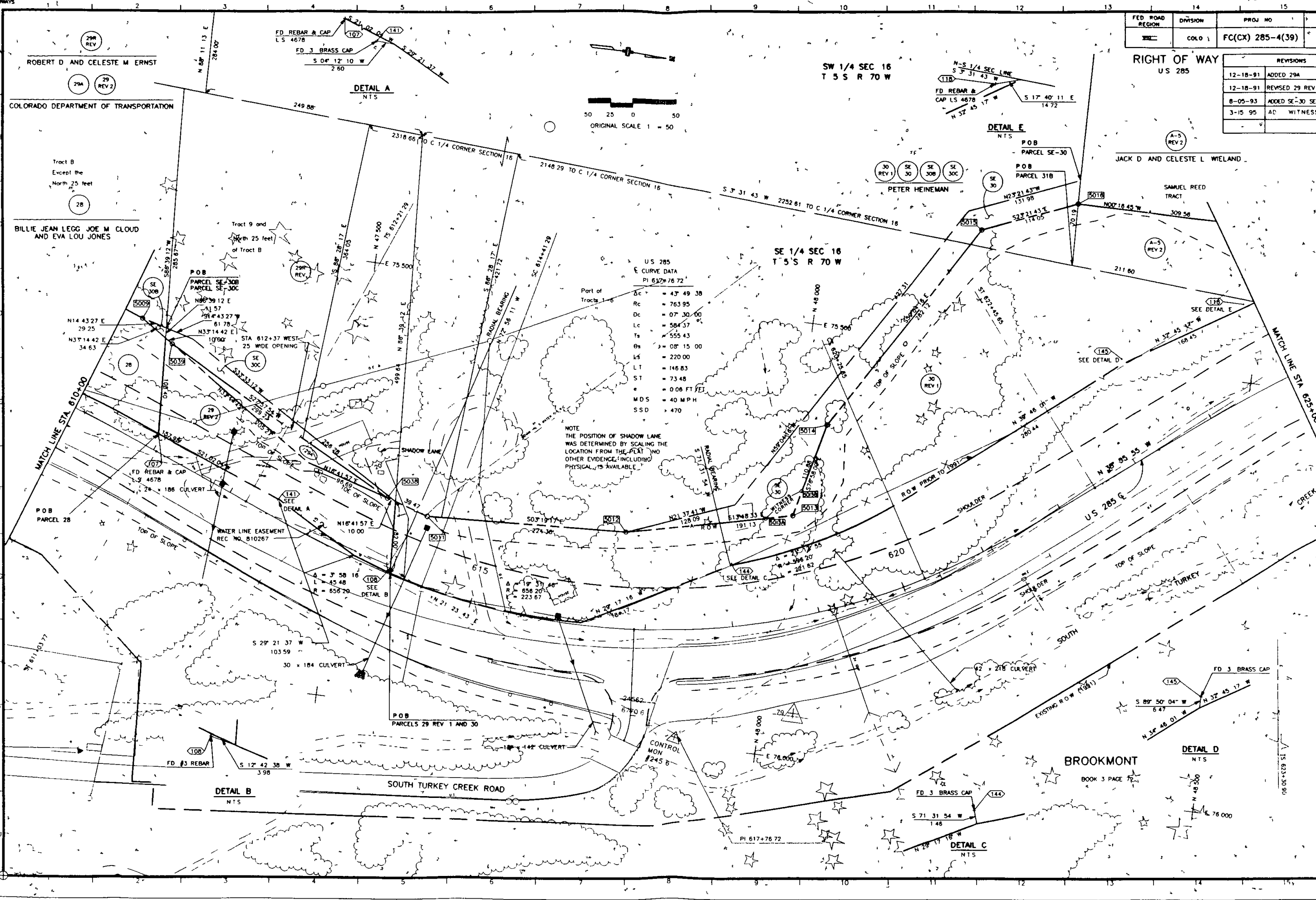
DESIGNED BY	CHECKED BY	DATE	INITIAL



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XXX	COLO.	FC(CX) 285-4(39)	7	12

RIGHT OF WAY
US 285

REVISIONS		
12-18-91	ADDED 29A	CEI
12-18-91	REVISED 29 REV 2 & 29R REV	CEI
8-05-93	ADDED SE-30 SE-30B & SE-30C	D-1
3-15-95	AD. WITNESS CORNERS	D-1



U.S. 285
E CURVE DATA
PI 617+76.72

Δc	= 43° 49' 38"
Rc	= 763.95
Dc	= 07° 30' 00"
Lc	= 584.37
Ts	= 555.43
Os	= 08° 15' 00"
Ls	= 220.00
LT	= 146.83
ST	= 73.48
e	= 0.08 FT/ST
MDS	= 40 MPH
SSD	= 470

NOTE: THE POSITION OF SHADOW LANE WAS DETERMINED BY SCALING THE LOCATION FROM THE PLAT AND OTHER EVIDENCE, INCLUDING PHYSICAL, IS AVAILABLE.

DESIGNED BY	CHECKED BY	DATE	DESIGNED BY	CHECKED BY	DATE

BROOKMONT

BOOK 3 PAGE 72

[illegible]

RIGHT OF WAY		REVISIONS	
U.S. 285		12-18-91	ADDED 29A
		12-18-91	REVISED 29 REV 2 & 29A REV
		8-05-93	ADDED SE-30 SE-30B & SE-30C
		3 75 95	AC WITNESS CORNERS

PAR 2930X
CDOT
To
JEFFCO

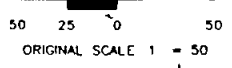
STATE OF COLORADO
STATE DEPARTMENT OF HIGHWAYS
SECTION 16
FORM NO. 117
V. APR. 1988

FED. ROAD DISTRICT	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLO.	FC(CX) 285-4(39)	8	12

RIGHT OF WAY		
U.S. 285		
REVISIONS		
12-18-91	REVISED A-5 REV 1 & A-SR REV 1	CEI
8-05-93	REVISED A-SR REV 2, 32R REV 1 & 36R2 REV 1	D-1
3-15-95	ADD WITNESS CORNERS	D-1

INDIAN HILLS
FIRST FILING

BOOK 1 PAGE 214



SW 1/4 SECTION 16
T 5 S R 70 W

N 48 50 00
E 75 00 00

U.S. 285
E CURVE DATA
Δc = 87° 55' 56"
Rc = 619.44'
Dc = 09° 15' 00"
Lc = 950.61'
Ts = 1971.37'
Tb = 08° 15' 00"
Ls = 220.00'
Lt = 146.91'
St = 73.55'
e = 0.06 FT/FT
MDS = 40 MPH

DESIGNED BY	CHECKED BY	DATE	QUANTITIES BY	CHECKED BY	DATE

JACK D AND CELESTE L WIELAND

SE 1/4 SECTION 16
T 5 S R 70 W

BROOKMONT
BOOK 3 PAGE 72

EL COMAR
BOOK 5 PAGE 56

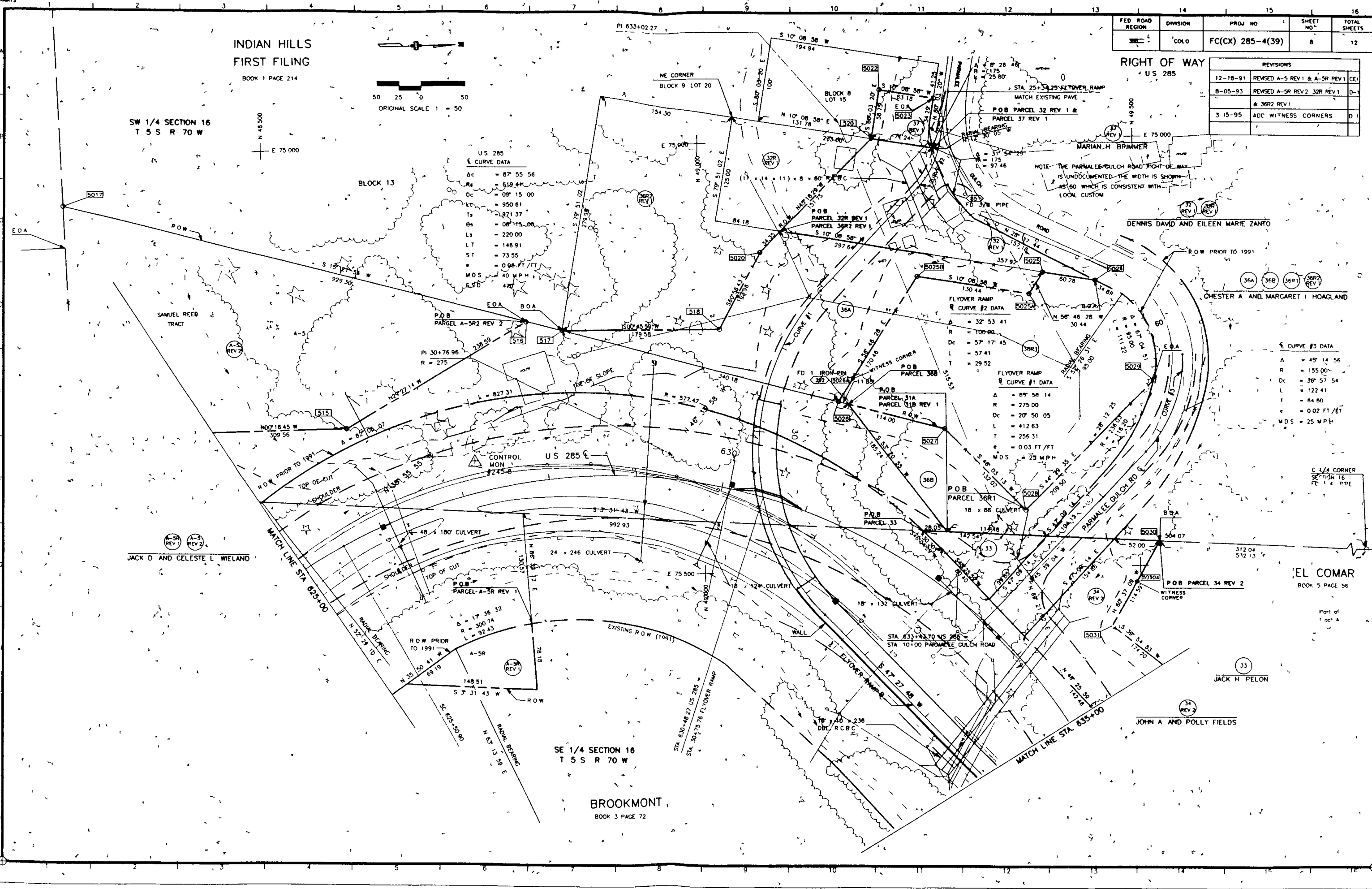
JOHN A AND POLLY FIELDS

JACK H PELON

CHESTER A AND MARGARET I HOAGLAND

DENNIS DAVID AND EILEEN MARIE ZANTO

NOTE: THE PARMALEE GULCH ROAD RIGHT OF WAY IS UNDOCUMENTED. THE WIDTH IS SHOWN AS 60' WHICH IS CONSISTENT WITH LOCAL CUSTOM.



STATE OF COLORADO
DEPARTMENT OF HIGHWAYS
FORM NO. 117
14 APR 1985

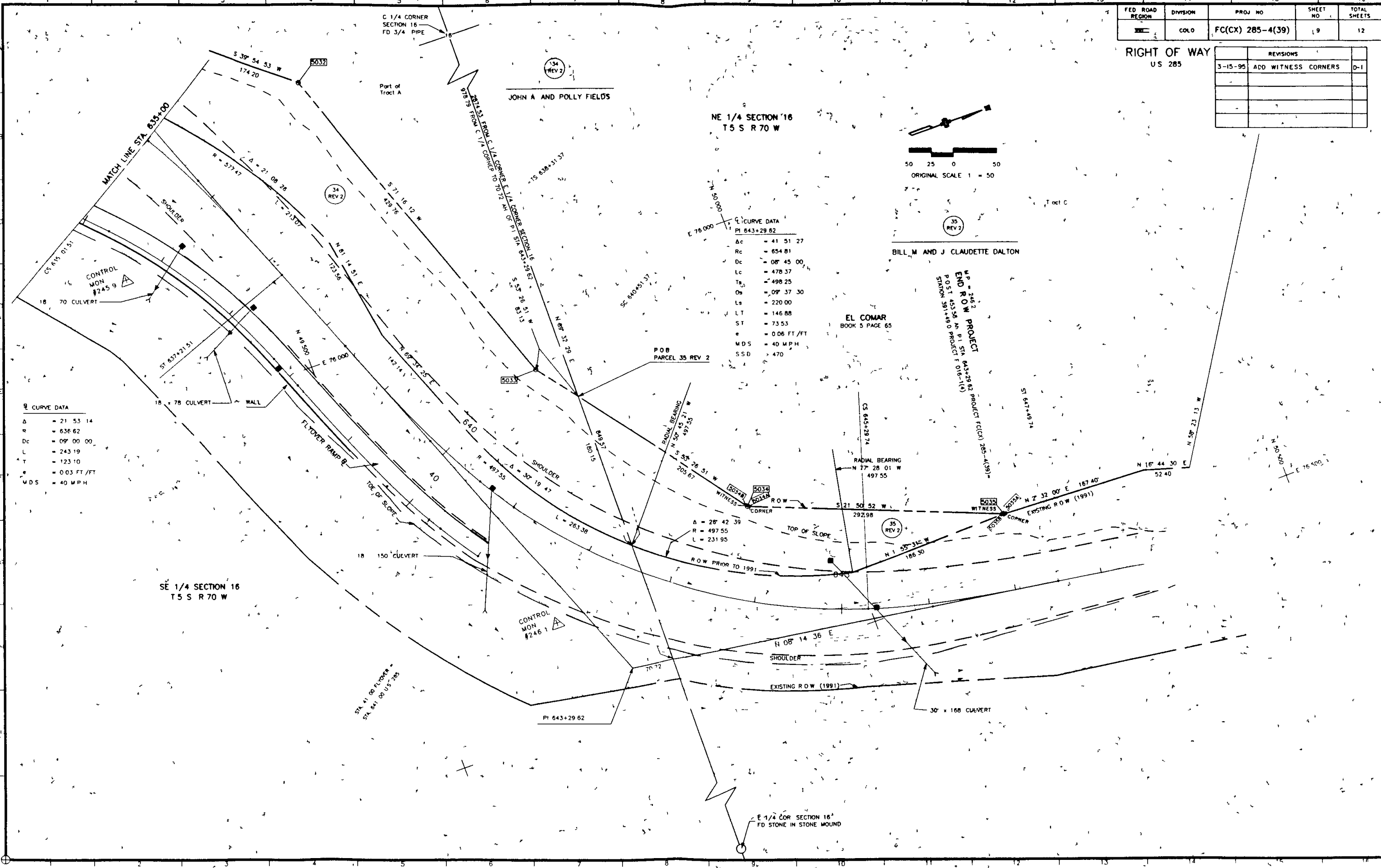
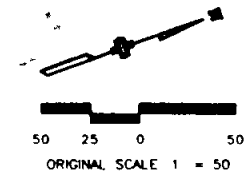
FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XXX	COLO.	FC(CX) 285-4(39)	9	12

RIGHT OF WAY US 285		
REVISIONS		
3-15-95	ADD WITNESS CORNERS	D-1

DATE	CHECKED BY	QUANTITIES BY	CHECKED BY

Q CURVE DATA
Δ = 21° 53' 14"
R = 636.62
Dc = 09° 00' 00"
L = 243.19
T = 123.10
e = 0.03 FT / FT
MDS = 40 MPH

Q CURVE DATA
PI 643+29.62
Ac = 41° 51' 27"
Rc = 654.81
Dc = 08° 45' 00"
Lc = 478.37
Ts = 498.25
Os = 09° 37' 30"
Ls = 220.00
LT = 146.88
ST = 73.53
e = 0.06 FT / FT
MDS = 40 MPH
SSD = 470



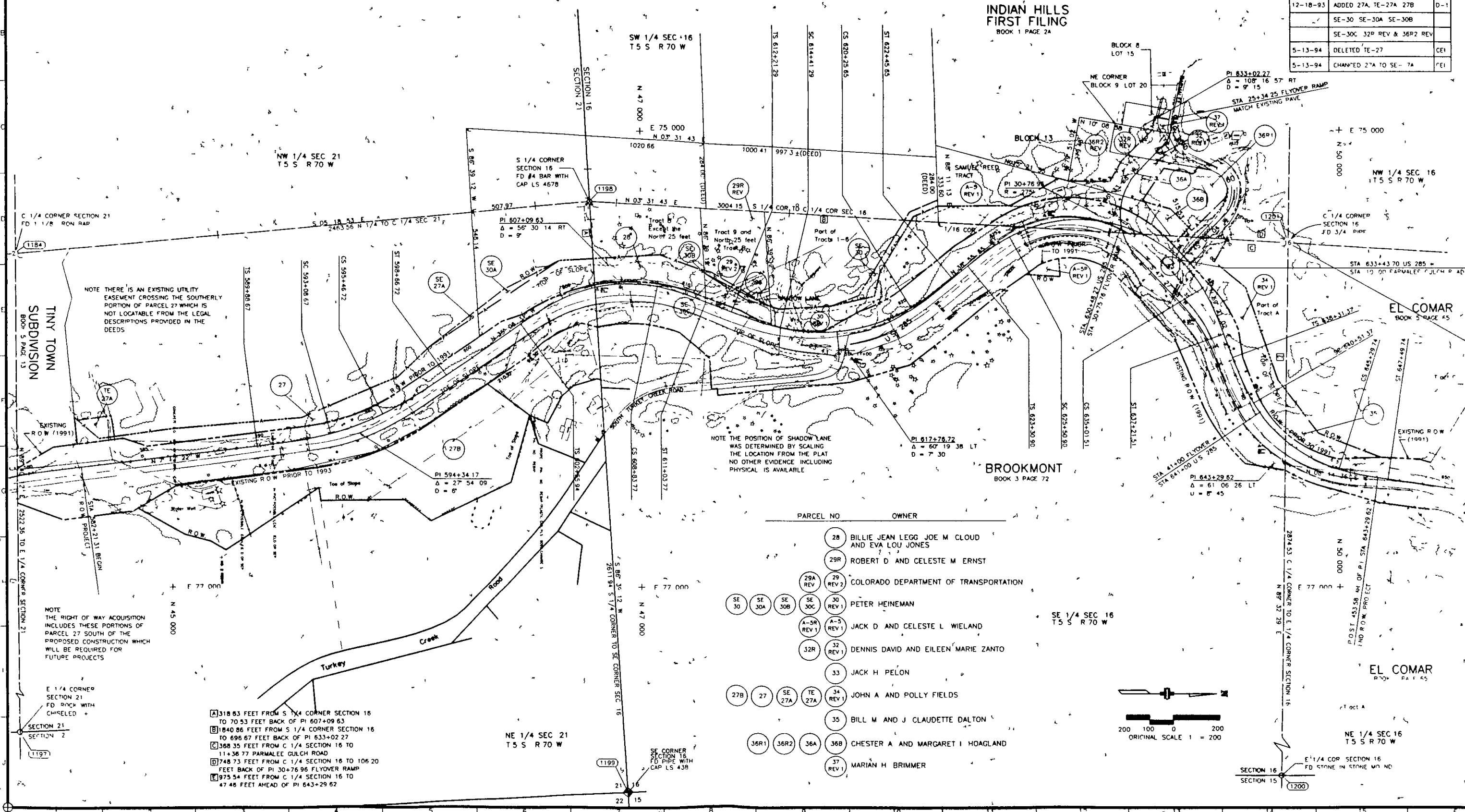
STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS - STATE OF COLORADO
PROJECT FC 0285-4(39)
RIGHT OF WAY OWNERSHIP MAP
T5 S R 70 W 6TH PM
JEFFERSON COUNTY

NOTE THE PARMALLEE GULCH ROAD RIGHT OF WAY
IS UNDOCUMENTED THE WIDTH IS SHOWN
AS 60 WHICH IS CONSISTENT WITH
LOCAL CUSTOM

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
10	COLO.	PROJECT FC 285-4(39)	10	12

REVISIONS		
12-18-91	ADDED 29A	CEI
12-18-91	REVISED 29 REV 2 & 29R REV	CEI
12-18-91	REVISED A-5 REV 1 & A-5R REV	CEI
12-18-93	ADDED 27A, TE-27A, 27B	D-1
	SE-30, SE-30A, SE-30B	
	SE-30C, 32P REV & 36P2 REV	
5-13-94	DELETED TE-27	CEI
5-13-94	CHANGED 27A TO SE-7A	CEI

DATE	INITIAL	CHECKED BY	QUANTITIES BY



TINY TOWN
SUBDIVISION
BOOK 5 PAGE 13

INDIAN HILLS
FIRST FILING
BOOK 1 PAGE 24

BROOKMONT
BOOK 3 PAGE 72

EL COMAR
BOOK 5 PAGE 65

EL COMAR
BOOK 5 PAGE 65

NE 1/4 SEC 16
T5 S R 70 W