

STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS—STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FCUCX 085-2(54)	1	
RIGHT OF WAY TRUCK ROUTE Oxford Ave. to Stanford Ave.				
REVISIONS				

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
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
Dear 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 deleted)

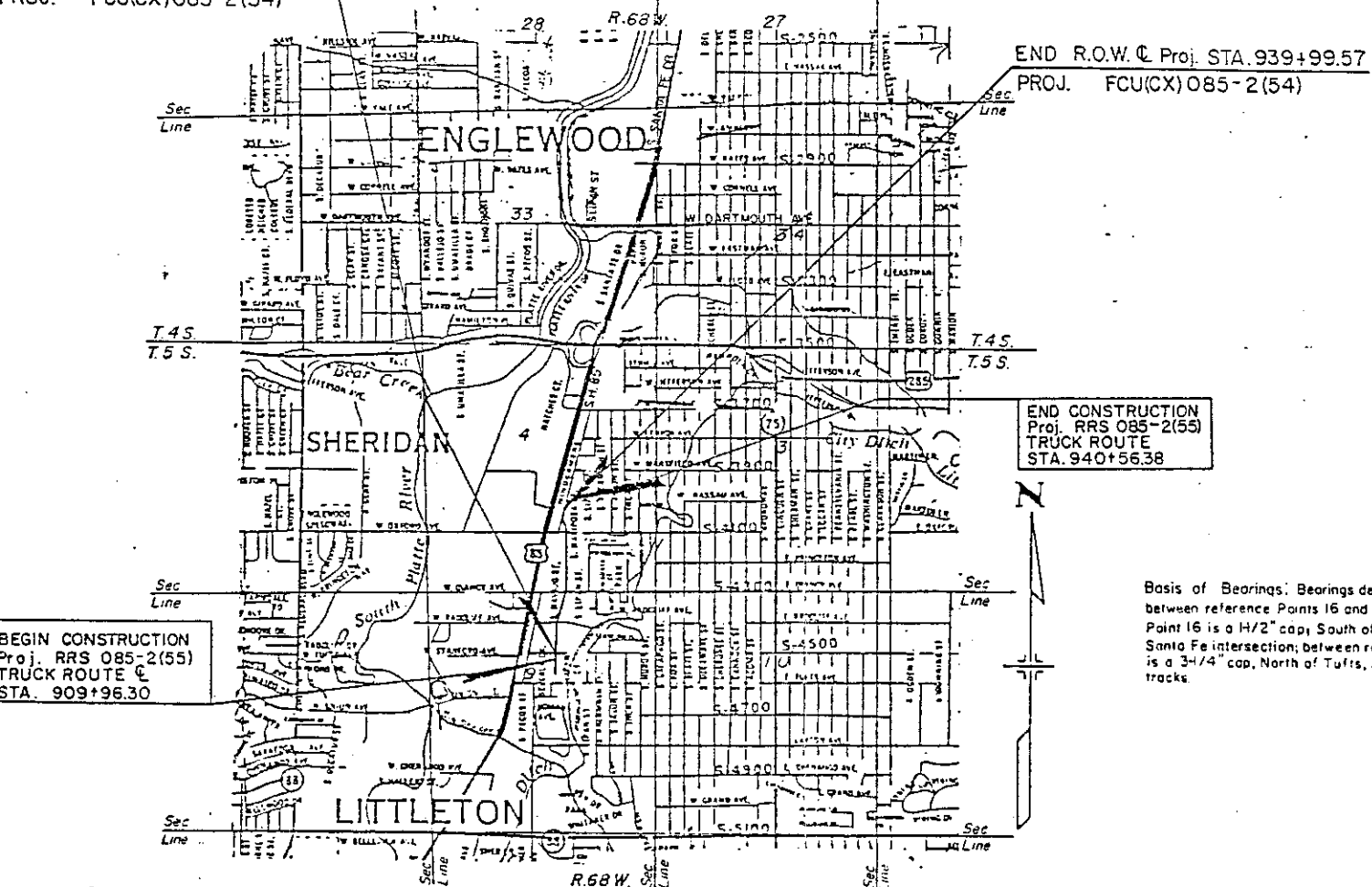
Bridges
Existing (To be deleted)

RIGHT OF WAY PLAN OF PROPOSED
COLORADO PROJECT NO. FCUCX 085-2(54)
STATE HIGHWAY NO. 85
ARAPAHOE COUNTY

RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS
PLAN SHEETS 1"=50'
OWNERSHIP MAPS 1"=100'

BEGIN R.O.W. @ Proj. STA. 910+00.16
PROJ. FCUCX 085-2(54)
R.O.W. LENGTH OF PROJECT = 0.568 miles
END R.O.W. @ Proj. STA. 939+99.57
PROJ. FCUCX 085-2(54)



BEGIN CONSTRUCTION
Proj. RRS 085-2(55)
TRUCK ROUTE
STA. 909+96.30

END CONSTRUCTION
Proj. RRS 085-2(55)
TRUCK ROUTE
STA. 940+56.38

Basis of Bearings: Bearings determined by Polaris observation between reference Points 16 and 13. Bearing being (N. 11° 39' 01" E). Point 16 is a 1/2" cap, South of Oxford, East and South of Santa Fe intersection; between roadway and R.R. tracks. Point 13 is a 3/4" cap, North of Tufts, East of Santa Fe; West of R.R. tracks.

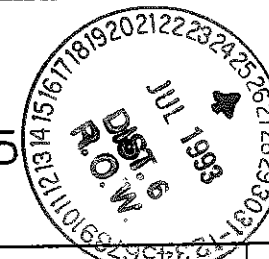
SHEET NO.	INDEX OF SHEETS
1	TITLE SHEET
2 thru 28	TABULATION OF PROPERTIES
3	CONTROL AND MONUMENTATION SHEET
4-6	PLAN SHEETS SHOWING R.O.W. REQUIRED
7	OWNERSHIP MAP

DIVISION OF HIGHWAYS
APPROVED
Guillermo J. Vidal 5/26/91
DISTRICT ENGINEER DATE

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE NOV 2 0 1991

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

S.H. NO. 85



RIGHT OF WAY
TRUCK ROUTE
Oxford Ave. to
Stanford Ave.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VII	COLD.	FCU(CX) 085-2(54)	2
REVISIONS			
6/1/93	ADD TE-3, PE-4, TE-4		R6

PARCEL NO.	OWNER	ADDRESS	LOCATION T.5S.,R.68W.,6th P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
A1	CONNIE ANN EVERSON and LYLE V. EVERSON	5366 S. Bannock Littleton, CO 80120	SW1/4 NE1/4 Section 4	27,520	27,520	Total	Take	A1	A1 & A26 Acquired under Proj. CXFCU(GF) 10-0085-11 PARCEL A26 CONVEYED TO CITY OF ENGLEWOOD BY QCD RECORDED 12/01/91 AS A7150744
A26	MARVIN DON WAHL & HELEN E. WAHL, J.T.	1401 W. Oxford Ave. Englewood, CO 80110	NW1/4 SE1/4 Section 4	16,238	16,238	Total	Take	A26	
2	MASTER PROPERTIES OF COLORADO, a General Partnership	1401 W. Stanford Ave Englewood, CO 80110	NW 1/4 NE 1/4 Section 9	439	439	63,982	----	2	ALL PARCELS AND EASEMENTS WILL BE ACQUIRED IN THE NAME OF THE "CITY OF ENGLEWOOD"
TE-2	SAME AS 2		NW 1/4 NE 1/4 Section 9	266	----	----	----	TE-2	For constr. of a driveway approach & curb cut.
3	CHARLES K. ANGLE AND ROSETTA M. ANGLE	4450 S. Windermere Englewood, CO 80110	Lot 6,ANGLE SUBD. S 1/2 NW 1/4 NE 1/4 Section 9	319	319	160,015	----	3	ACQUIRED IN NAME OF CITY OF ENGLEWOOD #9200085999 Bk. 6569 Pg. 270-271 8-10-92
TE-3	SAME AS 3		Lots 3-6, same as above	3,623	----	----	----	TE-3	For constr. of roadway facilities
4	WINDSOR INDUSTRIES, INC. a Colorado corporation	1351 W. Stanford Ave. Englewood, CO 80110	NW 1/4 NE 1/4 Section 9	513	513	----	180,629	4	ACQUIRED FOR CITY OF ENGLEWOOD (WD) #9200095246 Bk. 6594 Pg. 560-562 9/1/92
4A	SAME AS 4		Lot 2,ANGLE SUBD. S 1/2 NW 1/4 NE 1/4 Section 9	600	600	SEE PARCEL 4		4A	
4B	SAME AS 4		Lot 1,ANGLE SUBD. S 1/2 NW 1/4 NE 1/4 Section 9	246	246	SEE PARCEL 4		4B	
PE-4	SAME AS 4		SAME AS 4	375	375	----	----	PE-4	For constr. & maint. of a Type C inlet.
TE-4	SAME AS 4		Lots 1-2, SAME AS 4A	6,303	----	----	----	TE-4	For constr. of roadway facil. and driveway appr.

PERMANENT EASEMENT

ACQUIRED IN NAME OF CITY OF ENGLEWOOD
#182922 Bk. 7320 Pg. 327

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

S.H. NO. 85

RIGHT OF WAY
TRUCK ROUTE
Oxford Ave. to
Stanford Ave.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	COLO.	FCU(CX) 085-2(54)	2A
REVISIONS			
6/1/93	ADD TE-5, TE-5A, TE-6	---	
-----	TE-7, TE-7A, TE-8.		R6

PARCEL NO.	OWNER	ADDRESS	LOCATION T.5S.,R.68W.,6th P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
5	RENAUD, INC.,	4390 S. Windermere	NW 1/4 NE 1/4	18,766	18,766	146,319	34,347	5	RULE + ORDER #9300053018 Bk. 6910 Pg. 431-433 RECORDED 5/4/93
	a Colorado corporation	Englewood, CO 80110	Section 9						
TE-5	SAME AS 5			2,206	----	----	----	TE-5	For constr. of driveway approaches.
TE-5A	SAME AS 5			3,060	----	----	----	TE-5A	For constr. of driveway approaches.
6	WILLIAM JENNINGS WHITE II AND NANCY RENE WHITE	1408 W. Quincy Englewood, CO 80110	NW 1/4 NE 1/4 Section 9	17,466	17,466	42,235	----	6	LTS PENDING Bk. 6808 Pg. 427-429 #9300017679 2-6-93
TE-6	SAME AS 6			6,145	----	----	----	TE-6	For constr. of roadway facilities.
7	JAMES P. BUENZLI AND SANDRA ANN BUENZLI, J.T.	5859 E. Ida Pl. Englewood, CO 80110	NW 1/4 NE 1/4 Section 9	946	946	----	36,553	7	
TE-7	SAME AS 7			799	----	----	----	TE-7	For constr. of roadway facilities.
TE-7A	SAME AS 7			451	----	----	----	TE-7A	For constr. of roadway facilities.
8	NORMA JEAN BROUGH as to an undivided 1/2 interest and LARRY H. GANTNER as to an undivided 1/2 interest	1445 W. Quincy Ave. Englewood, CO 80110	Lots 5 & 6, GOORMANS' INDUSTRIAL SUBDIVISION S 1/2 SE 1/4 Sec. 4	3,054	3,054	98,111	----	8	ALL PARCELS AND EASEMENTS WILL BE ACQUIRED IN THE NAME OF THE "CITY OF ENGLEWOOD"
TE-8	SAME AS 8			970	----	----	----	TE-8	For constr of roadway facilities and driveway approaches.
9	WILLIAM K. PARCHEN and JEAN C. PARCHEN, as tenants in common	4250 S. Santa Fe Dr. Englewood, CO 80110	Lots 3 & 4, GOORMANS' INDUSTRIAL SUBDIVISION S 1/2 SE 1/4 Sec. 4	586	536	80,613	----	9	ACQUIRED IN NAME OF CITY OF ENGLEWOOD #9200078700 Bk. 6550 Pg. 126-127 (7-24-92)

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R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE COUNTY S.H. NO. 85

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VII	COLD.	FCU(CX) 085-2(54)	28

RIGHT OF WAY
TRUCK ROUTE
Oxford Ave. to
Stanford Ave.

REVISIONS		
1/31/92	REV. TE-13A	D6
6/08/92	REV. TE-13	D6
6/01/93	ADD TE-12	R6

PARCEL NO.	OWNER	ADDRESS	LOCATION T.5S.,R.68W.,6th P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
10	4201 SOUTH NAVAJO LTD., a Limited Partnership	4201 S. NAVAJO ST. Englewood, CO 80110	Lots 1 & 2. GOORMANS' INDUSTRIAL SUBDIVISION S 1/2 SE 1/4 Sec. 4	741	741	79,955	---	10	ACQUIRED IN NAME OF CITY OF ENGLEWOOD #9200086000 Bk. 6569 Pg. 272-273 8-10-92 ALL PARCELS AND EASEMENTS WILL BE ACQUIRED IN THE NAME OF THE "CITY OF ENGLEWOOD"
11	UNITED INDUSTRIAL DEVELOPMENT CORP., a Colorado corporation	1366 W. Oxford Ave. Englewood, CO 80110	SW 1/4 SE 1/4 Section 4	4,989	4,989	163,305	---	11	} sent out for recording 8-18-92
PE-11	SAME AS 11		SW 1/4 SE 1/4 Section 4	7,991	7,991	SEE PARCEL 11		PE-11	For constr. & maint. of a sanitary sewer line and manhole.
PE-11A	SAME AS 11		SW 1/4 SE 1/4 Section 4	6,273	6,273	SEE PARCEL 11		PE-11A	For constr. & maint. of utilities i.e. gas, water, sanitary sewer.
TE-11	UNITED INDUSTRIAL DEVELOPMENT CORP., a Colorado corporation	1366 W. Oxford Ave. Englewood, CO 80110	SW 1/4 SE 1/4 Section 4	5,340	---	---	---	TE-11	For constr. of a retaining wall.
TE-11A	SAME AS TE-11		SW 1/4 SE 1/4 Section 4	1,748	---	---	---	TE-11A	For constr. of a sanitary sewer line and manhole.
12	WEST QUINCY CORPORATION, a Colorado corporation	1325 W. Quincy Ave. Englewood, CO 80110	SW 1/4 SE 1/4 Section 4	16,050	16,050	---	87,818	12	sent out for recording 8-18-92
TE-12	SAME AS TE-12			7,124	---	---	---	TE-12	For constr. of driveway approaches.
TE-13	SAM'S SERVICE CO., Rev. A Colorado Corporation	1314 Oxford Ave. Englewood, CO 80110	SW 1/4 SE 1/4 Section 4	277	---	---	---	TE-13 Rev.	For constr. of a retaining wall.
TE-13A	SAME AS TE-13Rev. Rev.		SW 1/4 SE 1/4 Section 4	1,961	---	---	---	TE-13A Rev.	For constr. of a retaining wall.

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

S.H. NO. 85

RIGHT OF WAY
TRUCK ROUTEAUG 12 1994 Oxford Ave. to
Stanford Ave.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VII	COLO.	FCU(CX) 085-2(54)	2C

REVISIONS		
12/26/91	ADD 17, PE-17 & PE-18	D6
03/17/92	ADD SE-17; Rev. 17 & PE-17	D6
05/18/92	Rev. 17Rev.; Del. SE-17	D6

PARCEL NO.	OWNER	ADDRESS	LOCATION T.5S.,R.68W.,6th P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS	PE-17		D6	
				PARCEL	TO BE ACQUIRED	REMAINDER				05/18/92	Rev. 17Rev.; Del. SE-17		D6
						LEFT	RIGHT						
14	MEADOW GOLD DAIRIES, INC., a Delaware corporation	3679 S. Huron Suite 402 Englewood, CO 80110	NW 1/4 SE 1/4 Section 4	11,269	11,269	----	398,556	14	PARCEL 14 & TE-14 WILL BE ACQUIRED IN THE NAME OF THE "CITY OF ENGLEWOOD" Dated 11-5-92 Bk. 6808 Pg. 430				
TE-14	SAME AS 14		NW 1/4 SE 1/4 Section 4	10,602	----	----	----	TE-14	For constr. of a retaining wall and driveway approach.				
15	NORMAN E. COGGINS AND COGGINS & CO., a Colorado partnership	46027 Road 29 Elizabeth, CO 80107	SW1/4 SE1/4 SE1/4 SW1/4 Section 4	31,816	31,816	Total	Take	15	Parcel 15R is included in parcel 15. ACQUIRED BY CDOT BY WD #9200095245 Bk. 6594 Pg. 558-559 9-1-92				
									PARCEL 15R LATER INVOLVED IN TRADE FOR PARCEL NOS. 312, 312A AND 312B, PROJ. NO FCU-NH(CX) 085-2(54) UNIT 3. THIS RULE AND ORDER CERTIFIED 11-15-95				
16	HAZEL V. STARK	3258 S. Dallas Ct. Denver, CO 80210	SW1/4 SE1/4 SE1/4 SW1/4 Section 4	28,424	28,424	Total	Take	16	PARCEL 15R - QUIT CLAIM DEED RECORDED 1-15-96 AS A6019124				
									ACQUIRED BY CDOT BY RULE+ORDER #9300037156 Bk. 6862 Pg. 189-192 4-1-93				
17 Rev.2	THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, a Delaware corporation	P.O. BOX 5482 DENVER, CO. 80217	NE 1/4 Section 4	72,472	72,472			17 Rev.2	ACQUIRED BY CDOT BY SWD #9200095248 Bk. 6594 Pg. 567-570 9-1-92				
PE-17 Rev.	SAME AS 17 Rev.2		NE 1/4 Section 4	1,449	1,449			PE-17 Rev.	FOR CONSTR. & MAINT. OF A STORM SEWER PIPE. PERMANENT EASEMENT ACQUIRED BY CDOT #9200095249 Bk. 6594 Pg. 571 9-1-92				
SE-17	Delete							SE-17					
PE-18	THE ATCHISON, TOPEKA, AND SANTA FE RAIL-WAY COMPANY, a Kansas corporation	P.O. BOX 1738 TOPEKA, KA 66628	NE 1/4 Section 4	3,460	3,460			PE-18	FOR CONSTR. & MAINT. OF A STORM SEWER PIPE. ACQUIRED BY CDOT (PERM. EASEMENT) RECEIPT # 9300083498 Bk. 7010 Pg. 304-313 7/2/93				

CONTROL AND MONUMENTATION SHEET

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	FCU(CX)085-2(54)	3
REVISIONS			

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

SURVEY CONTROL POINT TABULATION *

RIGHT OF WAY
S. NAVAJO ST.
"TRUCK ROUTE"
W. Oxford Ave. to
W. Stanford Ave.

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for The Department of Transportation purposes only.
2. Survey Control Points set with a higher degree of accuracy than ROW Markers.
3. 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.
4. All R.O.W. Markers set from survey control points.
5. All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
6. All coordinates listed are project coordinates only.
7. Coordinate Base: Coordinates were taken from a "Control and Monumentation Sheet" as published by J.F. Sato & Associates (CDOT Proj. FCU(CX)085-2(54) and rotated to this "Basis of Bearing" about point Number 11 (assumed 10000.000,10000.000)
8. BASIS OF BEARING: Bearings determined by solar observation from reference point 16 (CP-10) to point 13 (CP-27). Bearing being (S. 11°39'01" W.). Point 16 is a 3 1/4" Alum. Cap, South of Oxford, East and South of Santa Fe Intersection; between roadway and R.R. tracks. Point 13 is a 3 1/4" Cap, North of Tufts, East of Santa Fe; West of R.R. tracks.
9. Memorandum of Ownerships supplied by SECURITY TITLE GUARANTY COMPANY

PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
11	10000.000	10000.000	CP-3 CDDT Mon.('type 2')
12	10634.654	10038.109	CP-26 #5 rebar w/al. cap
13	11265.730	10275.221	CP-27 #5 rebar w/al. cap
14	11989.351	10610.278	CP-7 CDDT Mon.('type 2')
15	12647.275	10732.944	CP-28 #5 rebar w/al. cap
16	13226.948	10679.595	CP-10 CDDT Mon.('type 2')
17	13878.851	10824.851	CP-29 #5 rebar w/al. cap
18	15230.894	11215.008	CP-15 CDDT Mon.('type 2')
19	15899.763	11404.696	CP-30 #5 rebar w/al. cap
20	16594.264	11603.776	CP-18 bolt spike
21	17842.561	11845.988	CP 31 CDDT Mon.('type 2')
22	17991.991	10100.257	CP-32 #5 rebar w/al. cap
23	18177.626	8716.413	CP-33 #5 rebar w/al. cap
24	13984.211	8059.508	CP-11 CDDT Mon.('type 2')
25	11952.882	7903.519	CP-34 #5 rebar w/al. cap
26	10138.437	7419.727	CP-35 #5 rebar w/al. cap
27	13893.089	9067.757	CP-2 bolt spike
28	13893.089	9067.757	CP-12 CDDT Mon.('type 2')
29	13891.894	10092.634	CP-13 CDDT Mon.('type 2')
30	13987.952	10682.860	CP-36 CDDT Mon.('type 2')
904	15258.961	10633.479	C 1/4 S4 1 1/2" alum. cap in range box L.S. 12083
1535	13933.611	11943.548	SE 1/16 S4 1 1/2" alum. cap in range box (illegible).
1579	13939.531	10621.315	C-S 1/16 S4 1 1/2" alum. cap in range box (illegible).
1596	13947.351	9299.135	SW 1/16 S4 1 1/2" alum. cap in box-Gingery & Assoc. L.S. #12083
6000	12820.795	10609.469	1/4 CDR S4-S9 3" D.W.D. brass cap in box LS #16389 on cap.
6001	12607.856	13252.863	NE CDR S9 Axle in box.
6006	12614.298	11931.258	E 1/16 S4-S9 1 1/2" alum. cap in box-Gingery & Assoc. L.S. #12083
6007	11287.051	13241.768	N 1/16 S9-S10 1 1/2" alum. cap in box - Gingery & Assoc.
6008	11293.862	11921.105	NE 1/16 S9 1 1/2" alum. cap in box-Gingery & Assoc. L.S. #12083
6009	13928.330	13265.765	S 1/16 S4-S3 1 1/2" alum. cap in range box (illegible).
6011	9966.248	13230.625	1/4 S9-S10 Yellow plastic cap in range box (illegible).
6012	9972.992	11910.767	C-E 1/16 S9 1 1/2" alum. cap in box-Gingery & Assoc. L.S. #12083
6013	9979.616	10591.039	C1/4 S9 1 1/2" alum. cap in box-Gingery & Assoc. L.S. #12083
6018	11300.437	10600.319	C-N 1/16 S9 1 1/2" alum. cap in box-Gingery & Assoc. L.S. #12083
6024	15247.395	13278.667	1/4 S4-S3 1 1/2" alum. cap in range box (illegible).
6025	15252.774	11956.125	C-E 1/16 S4 1 1/2" alum. cap in range box (illegible).
6082	12641.700	7968.894	SW CDR S4 3" D.W.D. brass cap in box LS #16389 on cap.
6083	9992.692	7947.660	1/4 CDR, S8 - S9 3" D.W.D. brass cap in box LS #16389 on cap.
6094	13955.178	7977.708	S 1/16 SEC 4-5 1 1/2" alum. cap in box-Gingery & Assoc. L.S. #12083

* NOTE: These coordinates were used to calculate the "R.O.W. Monuments to be set." They don't match the coordinates as prepared by JF Sato: see notes 7 & 8.

TABULATION OF ALIQUOT CORNERS TO BE STRADDLED AND RESET

PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
1579	13939.531	10621.315	TYPE 3A MONUMENT (SEE BELOW)

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	58							
CONTROL								
ALIQUOT CORNER						1		
WITNESS POST								

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 _____

TYPE 1 MONUMENT-CDOH MONUMENT(3-1/4"CAP, 3/4"Ø ROD)
TYPE 1A MONUMENT-CDOH MONUMENT(3-1/4"CAP, 3/4"Ø ROD IN A MONUMENT BOX)
TYPE 2 MONUMENT-CDOH MONUMENT(3-1/4"CAP, 3/4"Ø FINNED ROD)
TYPE 3A MONUMENT-CDOH MONUMENT(3-1/4"CAP, 2-3/8"Ø PIPE IN A MONUMENT BOX)

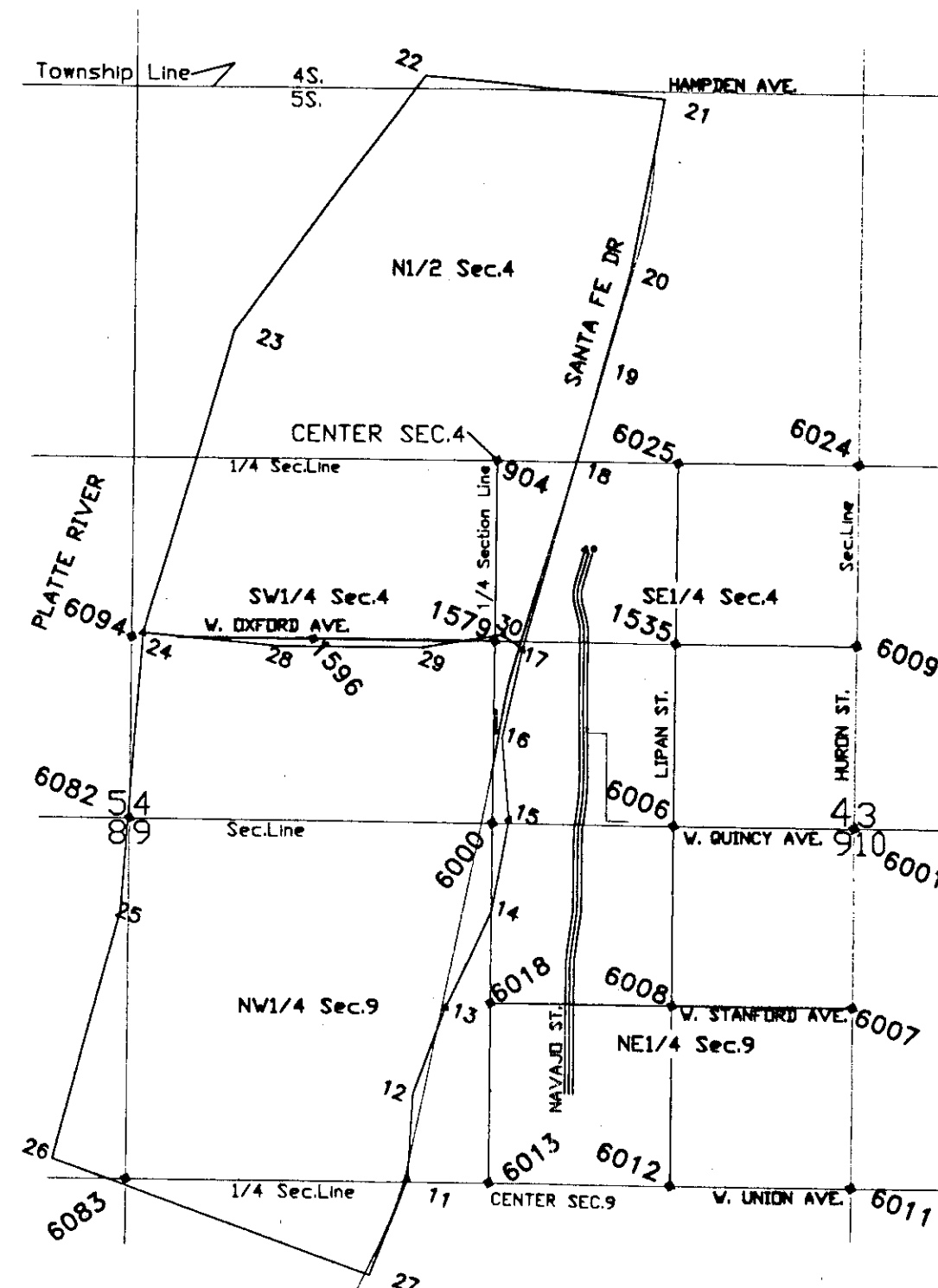
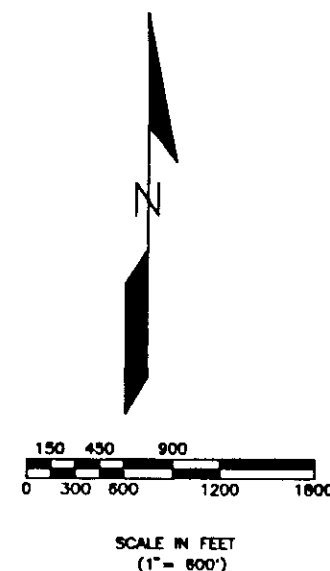
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FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FCUCX085-2(54)	3-A	

RIGHT OF WAY
S. NAVAJO ST.
"TRUCK ROUTE"
W. Oxford Ave. to
W. STANFORD Ave.

REVISIONS	

T.5S., R.68W., 6Th. P.M., ARAPAHOE COUNTY



PROJECT NUMBER
FCU (CX) 085-2(54)
TRUCK ROUTE ONLY

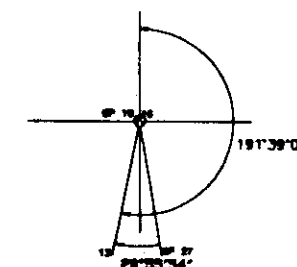
C.D.O.T. INFORMATION

A solar observation was taken on March 8, 1991, with the following results:

Instrument Location: Point 16 (CP 10-Sets), 3 1/4' cap; So. of Oxford, East and South of Santa Fe intersection; between roadway and RR tracks. 700' +/- south of Oxford, and 40' +/- west of centerline Santa Fe Ave.

Back Sight Location: Point 13 (CP 27) 3 1/4' cap; North of Tufts, East of roadway; West of R.R. tracks.

Azimuth: 16 (CP 10) to 13 (CP 27) = 191°39'01" (north azimuth)



SEE CONTROL & MONUMENTATION SHEET FOR COORDINATES AND DESCRIPTION OF POINTS.

BASIS OF BEARING: Bearings determined by solar observation between reference points 16 and 13. Bearing being 01 11°39'01" E. Point 16 is on 3-1/4' Cap. South of Oxford, East and South of Santa Fe intersection between roadway and R.R. tracks. Point 13 is a 3-1/4' Cap. North of Tufts, East of Santa Fe; West of R.R. Tracks.

SURVEYOR CERTIFICATE (FIELD)

Initial copy of this survey was done under my supervision and checking.

NAME James P. Smith P.L.S. NO. 25384

DATE 03/20/95

03/20/95 134943 D:\TRUCK\34SHT3A 90049 req.6-row\jds

T.5 S., R.68 W., 6th P.M.

FCU(CX) 085-2(54)

4

RIGHT OF WAY
S. NAVAJO ST.
"TRUCK ROUTE"
W. Oxford Ave. to
W. Stanford Ave.

REVISIONS

6/1/93 ADD TE-3, PE-4, TE-4 R6

ANGLE

SUBDIVISION

ANGLE

SUBDIVISION

W. TUFTS AVE.

W. STANFORD AVE.

1/16 th Section Line

1/16 th Section Line

BEGIN CONSTRUCTION
Proj. RRS 085-2(55)
TRUCK ROUTE C
STA. 909+96.30

UNITED MACHINE INC
4541 S. NAVAJO

SW 1/4 NE 1/4
Section 9

HURST & BURN
PLUMBING & HEATING
4501 S. NAVAJO

FOR LEASE
1401 W. STANFORD

Bk 3795, Pg 320

PI 913+01.63
 $\Delta = 7^{\circ}54'39''$ Rt
Dc = $5^{\circ}00'00''$
Tc = 79.23'
Lc = 158.22'
Rc = 1,145.92'

TRUCK ROUTE C
S. NAVAJO ST.

4540 S. NAVAJO
(UNITS)
4520 S. NAVAJO
(UNITS)

FRONT RANGE PLATING
4500 S. NAVAJO

Bk 5842, Pg 507

WINDSOR INDUST.
1351 W. STANFORD

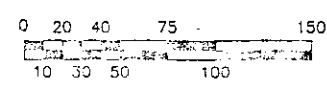
Bk 5376, Pg 547

BEGIN TRUCK ROUTE C
STA. 903+16.49

BEGIN R.O.W. & TRUCK ROUTE ALIGNMENT
PROJ. FCU 085-2(54)
TRUCK ROUTE C STA. 910+00.16

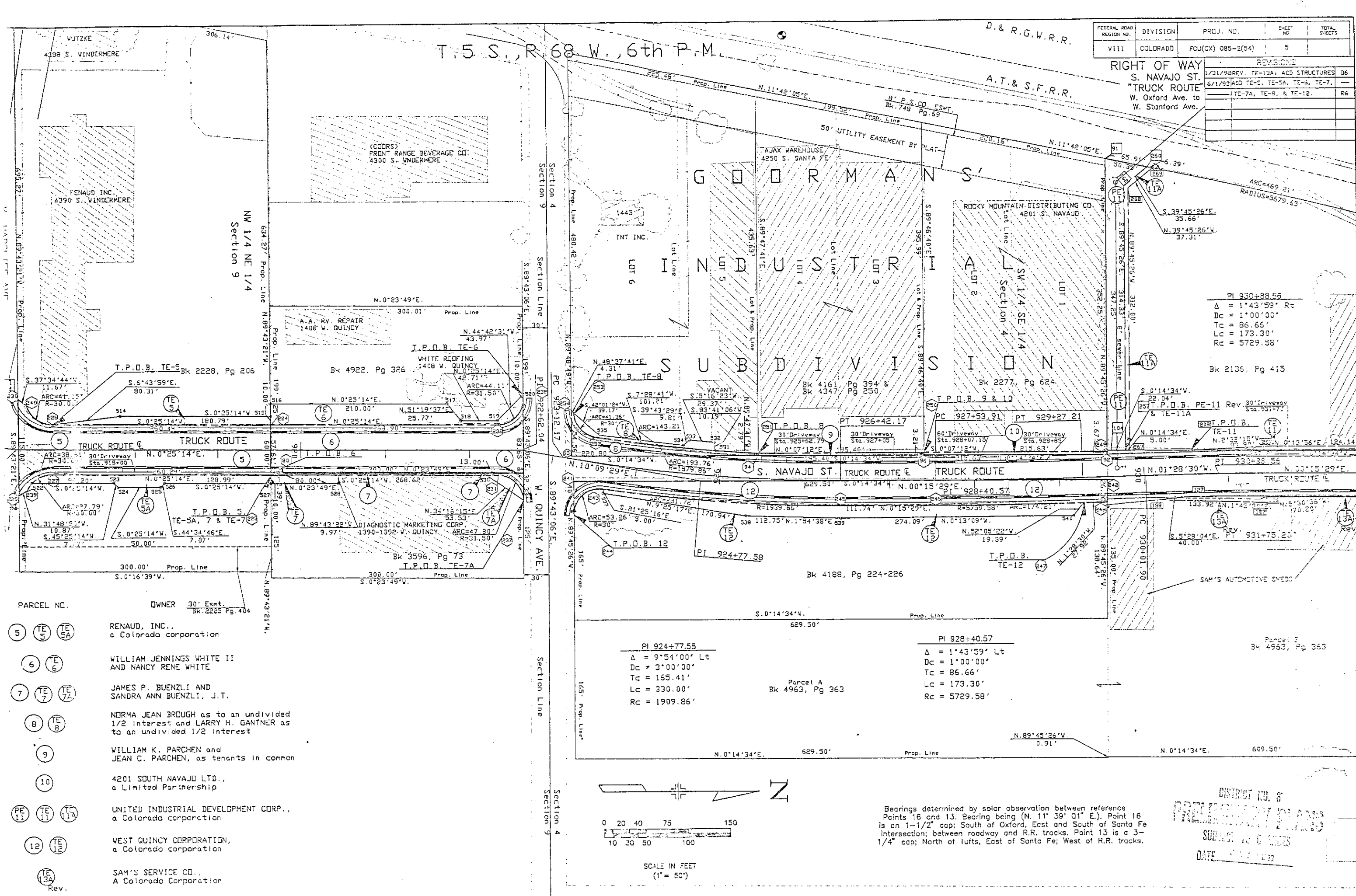
PARCEL NO.	OWNER
2 TE 2	MASTER PROPERTIES OF COLORADO, a General Partnership
3 TE 3	CHARLES K. ANGLE AND ROSETTA M. ANGLE
4 4A	WINDSOR INDUSTRIES, INC., a Colorado corporation
4B TE 4	
PE 4	

Bearings determined by solar observation between reference Points 16 and 13. Bearing being (N. $11^{\circ}39'01''$ E.). Point 16 is on 1-1/2" cap; South of Oxford, East and South of Santa Fe intersection; between roadway and R.R. tracks. Point 13 is a 3-1/4" cap; North of Tufts, East of Santa Fe; West of R.R. tracks.



SCALE IN FEET
1"=50'

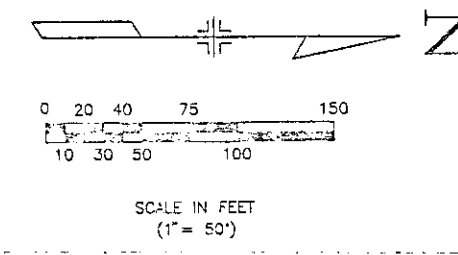
DEED NO. 6
JUN 1 1993
DATE



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FCU(CX) 085-2(54)	5	

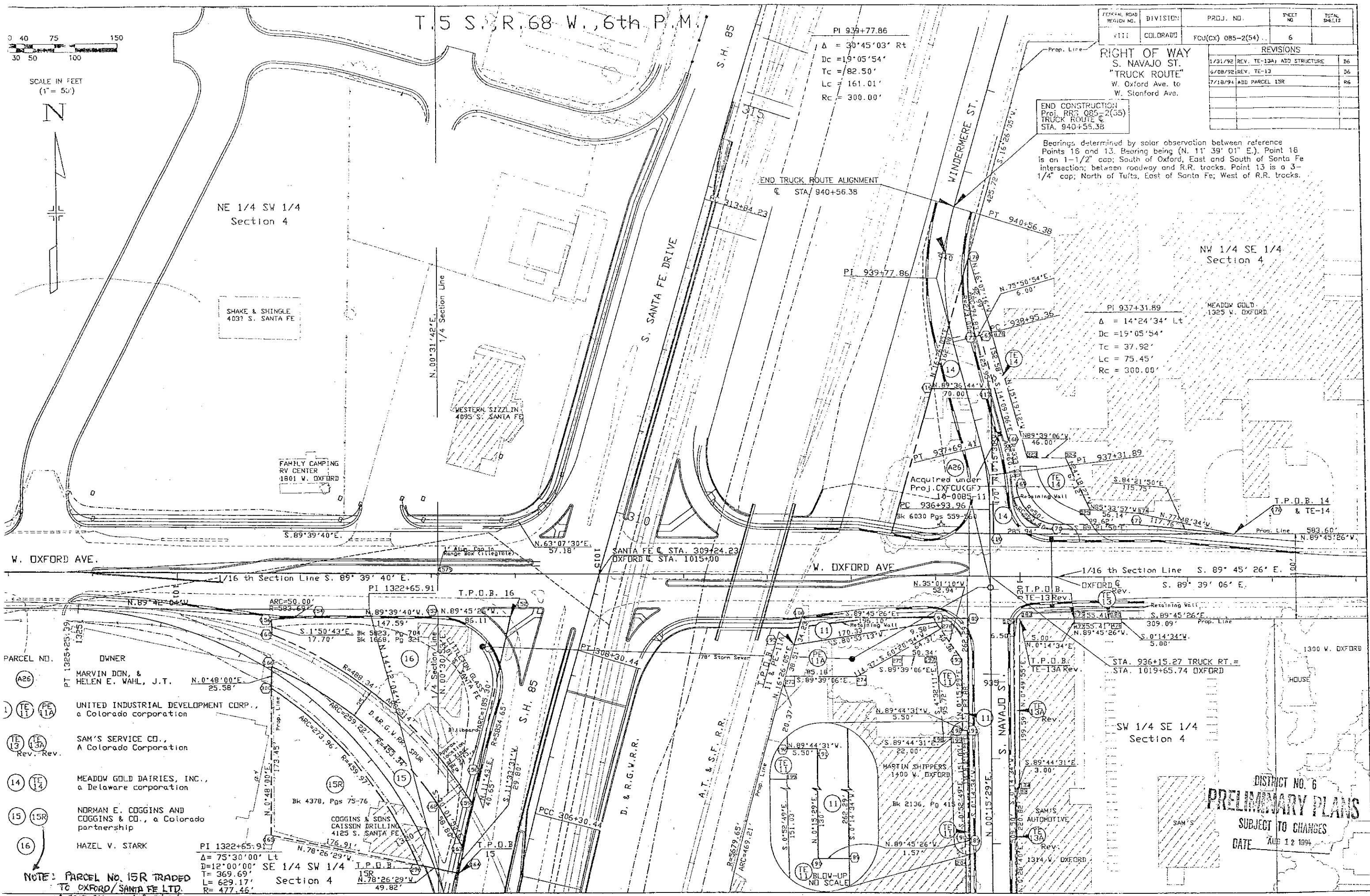
REVISIONS	
1/31/98REV.	TE-13A, ADD STRUCTURES D6
6/1/93ADD	TE-5, TE-5A, TE-8, TE-7, TE-7A, TE-8, & TE-12.

PARCEL NO.	OWNER
5	RENAUD, INC., a Colorado corporation
6	WILLIAM JENNINGS WHITE II AND NANCY RENE WHITE
7	JAMES P. BUENZLI AND SANDRA ANN BUENZLI, J.T.
8	NORMA JEAN BROUGH as to an undivided 1/2 interest and LARRY H. GANTNER as to an undivided 1/2 interest
9	WILLIAM K. PARCHEN and JEAN C. PARCHEN, as tenants in common
10	4201 SOUTH NAVAJO LTD., a Limited Partnership
11	UNITED INDUSTRIAL DEVELOPMENT CORP., a Colorado corporation
12	WEST QUINCY CORPORATION, a Colorado corporation
13A	SAM'S SERVICE CO., A Colorado Corporation



Bearings determined by solar observation between reference Points 16 and 13. Bearing being (N. 11° 39' 01" E.). Point 16 is an 1-1/2" cap; South of Oxford, East and South of Santa Fe intersection; between roadway and R.R. tracks. Point 13 is a 3-1/4" cap; North of Tufts, East of Santa Fe; West of R.R. tracks.

DISTRICT NO. 8
PRELIMINARY PLANS
SUBJECT TO 60000
DATE 10/1/93



T.5 S., R.68 W., 6th P.M.

PI 938+77.86
Δ = 30°45'03" Rt
Dc = 19°05'54"
Tc = 82.50'
Lc = 161.01'
Rc = 300.00'

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
1111	COLORADO	FCU(CX) 085-2(54)	6	

REVISIONS		
1/31/92	REV. TE-13A	ADD STRUCTURE
5/08/92	REV. TE-13	
7/18/94	ADD PARCEL 15R	

RIGHT OF WAY
S. NAVAJO ST.
"TRUCK ROUTE"
W. Oxford Ave. to
W. Stanford Ave.

END CONSTRUCTION
Proj. RR3 085-2(55)
TRUCK ROUTE C
STA. 940+55.38

Bearings determined by solar observation between reference Points 16 and 13. Bearing being (N. 11° 39' 01" E.). Point 16 is an 1-1/2" cap; South of Oxford, East and South of Santa Fe intersection; between roadway and R.R. tracks. Point 13 is a 3-1/4" cap; North of Tufts, East of Santa Fe; West of R.R. tracks.

PI 937+31.89
Δ = 14°24'34" Lt
Dc = 19°05'54"
Tc = 37.92'
Lc = 75.45'
Rc = 300.00'

NW 1/4 SE 1/4
Section 4

MEADOW GOLD
1325 W. OXFORD

Acquired under
Proj. CXFCU(CG)
10-0085-11
PC 936+93.96
Bk 6030 Pgs 559-660

SANTA FE C. STA. 309+24.23
OXFORD C. STA. 1015+00

W. OXFORD AVE

1/16 th Section Line S. 89° 45' 26" E.
OXFORD C. STA. 1019+65.74

SW 1/4 SE 1/4
Section 4

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE AUG 12 1994

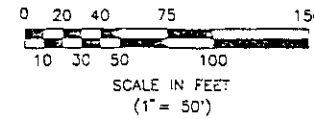
- | PARCEL NO. | OWNER |
|---------------------------|---|
| (A26) | MARVIN DON, & HELEN E. WAHL, J.T. |
| (1) (TE) (FE) (1A) | UNITED INDUSTRIAL DEVELOPMENT CORP., a Colorado corporation |
| (TE) (13) (13A) Rev. Rev. | SAM'S SERVICE CO., A Colorado Corporation |
| (14) (TE) (14) | MEADOW GOLD DAIRIES, INC., a Delaware corporation |
| (15) (15R) | NORMAN E. COGGINS AND COGGINS & CO., a Colorado partnership |
| (16) | HAZEL V. STARK |

NOTE: PARCEL NO. 15R TRADED TO OXFORD/SANTA FE LTD. A 6019124 recorded 3/15/96

PI 1322+65.91
Δ = 75°30'00" Lt
D = 12°00'00"
T = 369.69'
L = 629.17'
R = 477.46'

Section 4

T.5S., R.68W., 6th P.M.
ARAPAHOE COUNTY



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FCU(CX) 085-2(54)	6A	

REVISIONS			
12/26/91	Add Sheet 6A & 17, PE-17, PE-18	D6	
03/16/92	Add SE-17, Rev. 17 & PE-17	D6	
05/17/92	Rev. 40 Rev. Del. SE-40	D6	

RIGHT OF WAY
S. NAVAJO ST. TRUCK ROUTE
W. Oxford Ave. to W. Stanford Ave.

PI 341+03.69
Δ = 10°50'28" Lt
D = 1°56'56"
T = 278.96'
L = 556.25'
R = 2939.81'

PI 350+44.01
Δ = 21°20'48" Rt
D = 4°00'00"
T = 269.97'
L = 533.67'
R = 1432.39'

END R.O.W.
Proj. FCU(CX) 085-2(54)
STA. 350+75.75

PI 137+63.40
RELOCATED C OF D & R.G.W. TRACKS
Δ = 8°00'01" Rt Δc = 6°30'57" Rt
Ds = 0°44'32" Rt Dc = 1°29'04"
Ts = 319.91' Tc = 219.71'
Es = 9.53' Lc = 438.93'
Ls = 100.00' Rc = 3859.75'
LT = 66.67'
ST = 33.33'

PI 146+77.36
RELOCATED C OF D & R.G.W. TRACKS
Δ = 8°03'26" Lt Δc = 6°33'26" Lt
Ds = 0°45'00" Lt Dc = 1°30'00"
Ts = 319.03' Tc = 218.82'
Es = 9.57' Lc = 437.15'
Ls = 100.00' Rc = 3819.72'
LT = 66.67'
ST = 33.33'

NOTE:
PARCELS 17 Rev.², PE-17 Rev. & PE-18 WILL BE ACQUIRED UNDER R.O.W. PROJECT FCU(CX) 085-2(54)
PARCEL COORDINATES WERE CALCULATED UNDER R.O.W. PROJECT FCU 085-2(51) COGO TABLE 88230C1.*

THE DENVER AND RIO GRANDE WESTERN
RAILROAD COMPANY, a Delaware corporation

THE ATCHISON, TOPEKA, AND
SANTA FE RAILWAY COMPANY,
a Kansas corporation

Bearings are based on a polaris observation of the East line
of the NE 1/4 of Section 33 prepared by Gingery Assoc. at J.N. D-
1633.001 dated Sept. 1980, prepared for the CITY OF ENGLEWOOD. (N. 00° 02' 12" E.).

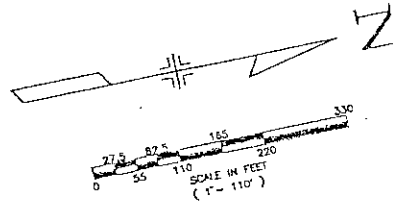
PI 10+78.39
Δ = 77° 25' 04" Rt.
D = 30° 09' 20"
T = 152.27'
L = 256.73'
R = 190.00'

NE 1/4 NE 1/4
Section 4

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES

- PARCEL NO. OWNER
- (10) 4201 SOUTH NAVAJO LTD., a Limited Partnership
- (11A) UNITED INDUSTRIAL DEVELOPMENT CORP., a Colorado Corporation
- (12) WEST QUINCY CORPORATION, a Colorado Corporation
- (14) HEARTY GOLD DAIRIES, INC., a Delaware Corporation
- (15A) NORMAN E. COGGINS AND COGGINS & CO., a Colorado Partnership
- (16) HAZEL V. STARK

Bearings determined by solar observation between reference Points 16 and 13. Bearing being (N. 11° 39' 01" E.), Point 16 is a 1 1/2" cap; South of Oxford, East and South of Santa Fe intersection; between roadway and R.R. tracks. Point 13 is a 3 1/4" cap; North of Tufts, East of Santa Fe; West of R.R. tracks.

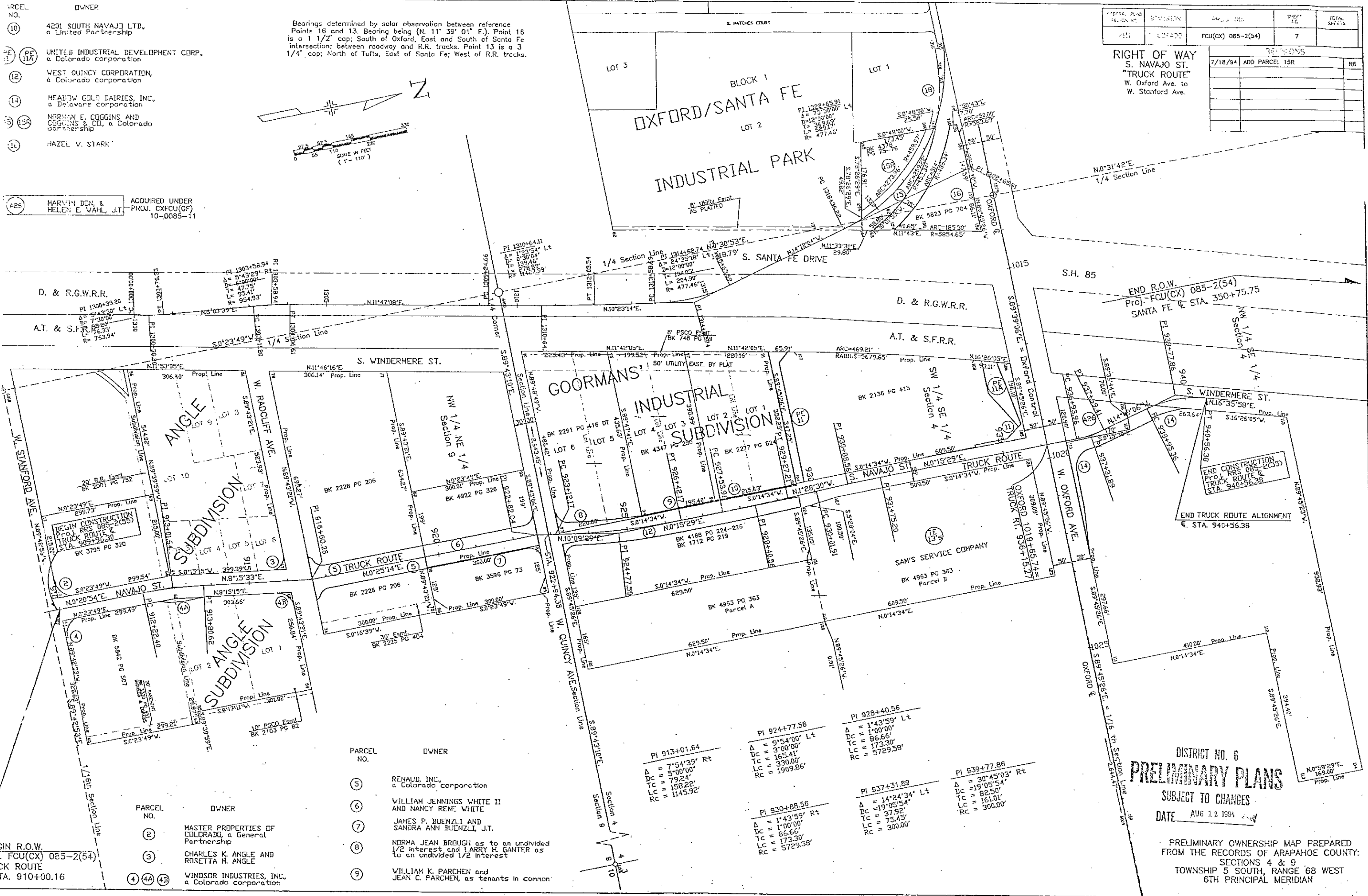


(A25) HARVIN DON & HELEN E. WAHL, J.T. ACQUIRED UNDER PROJ. CXFCU(GF) 10-0085-11

APPROX. ROAD SECTION NO.	SECTION	OWNER	SHEET NO.	TOTAL SHEETS
1015	1015	FCU(CX) 085-2(54)	7	

REVISIONS		
7/18/94	ADD PARCEL 15R	R6

RIGHT OF WAY
S. NAVAJO ST.
"TRUCK ROUTE"
W. Oxford Ave. to
W. Stanford Ave.



- PARCEL NO. OWNER
- (5) RENAUD, INC., a Colorado Corporation
- (6) WILLIAM JENNINGS WHITE II AND NANCY RENE WHITE
- (7) JAMES P. BUENZLI AND SANDRA ANN BUENZLI, J.T.
- (8) NORMA JEAN BROUGH as to an undivided 1/2 interest and LARRY H. GANTER as to an undivided 1/2 interest
- (9) WILLIAM K. PARCHEN and JEAN C. PARCHEN, as tenants in common

- PARCEL NO. OWNER
- (2) MASTER PROPERTIES OF COLORADO, a General Partnership
- (3) CHARLES K. ANGLE AND ROSETTA M. ANGLE
- (4A) WINDSOR INDUSTRIES, INC., a Colorado Corporation

BEGIN R.O.W.
FCU(CX) 085-2(54)
CK ROUTE
TA. 910+00.16

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE AUG 12 1994

PRELIMINARY OWNERSHIP MAP PREPARED FROM THE RECORDS OF ARAPAHOE COUNTY, SECTIONS 4 & 9, TOWNSHIP 5 SOUTH, RANGE 68 WEST 6TH PRINCIPAL MERIDIAN