

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. FCU(CX)085-2(54)Unit 1 STATE HIGHWAY NO. 85 ARAPAHOE COUNTY

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	FCU(CX)085-2(54)Unit 1	1
RIGHT OF WAY NATCHES EXTENSION S. Santa Fe at Quincy			

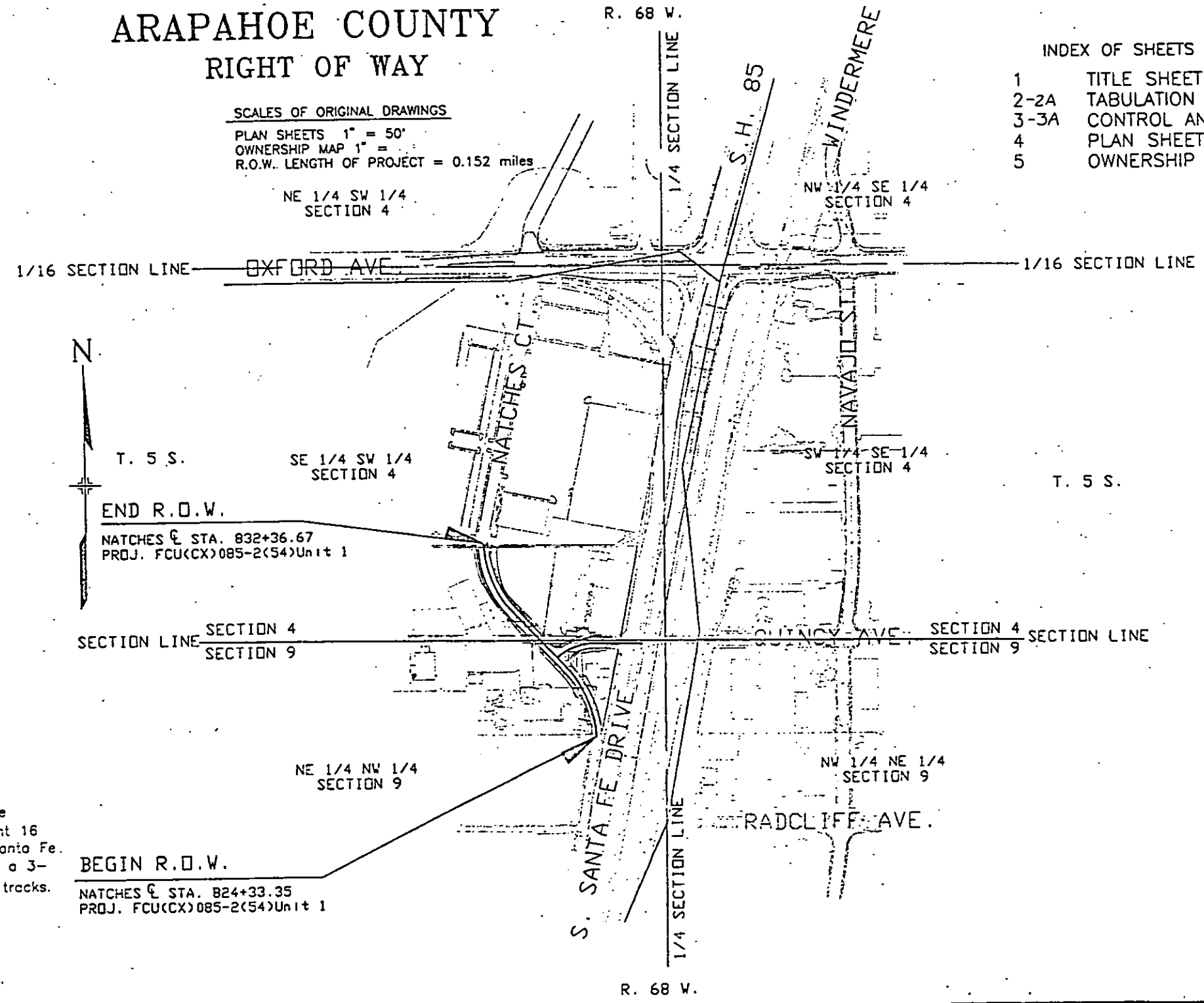
CONVENTIONAL SIGNS

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 (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	-----
Culverts & Drains	-----
Bridges	-----

SCALES OF ORIGINAL DRAWINGS
PLAN SHEETS 1" = 50'
OWNERSHIP MAP 1" = 1 MILE
R.O.W. LENGTH OF PROJECT = 0.152 miles

INDEX OF SHEETS

1	TITLE SHEET
2-2A	TABULATION OF PROPERTIES SHEET
3-3A	CONTROL AND MONUMENTATION SHEET
4	PLAN SHEETS
5	OWNERSHIP MAP



BASIS OF BEARINGS

Bearings determined by solar observation between reference Points 16 and 13. Bearing being (N. 11° 39' 01" E.). Point 16 is on 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.

BEGIN R.O.W.
NATCHES E. STA. 824+33.35
PROJ. FCU(CX)085-2(54)Unit 1

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE MAR 05 1992

APPROVED	DATE
DIVISION ENGINEER	

C D O T	FED. ROAD DISTRICT	DIVISION	PROJ. NO.	SHEET NO.
	MC	COLO.	FOUR(CO-089-204) UNIT 1 (ROW)	3
REVISIONS				

R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE COUNTY S.H. NO. 85 RIGHT OF WAY MATCHES EXTENSION-SANTA FE AT QUINCY

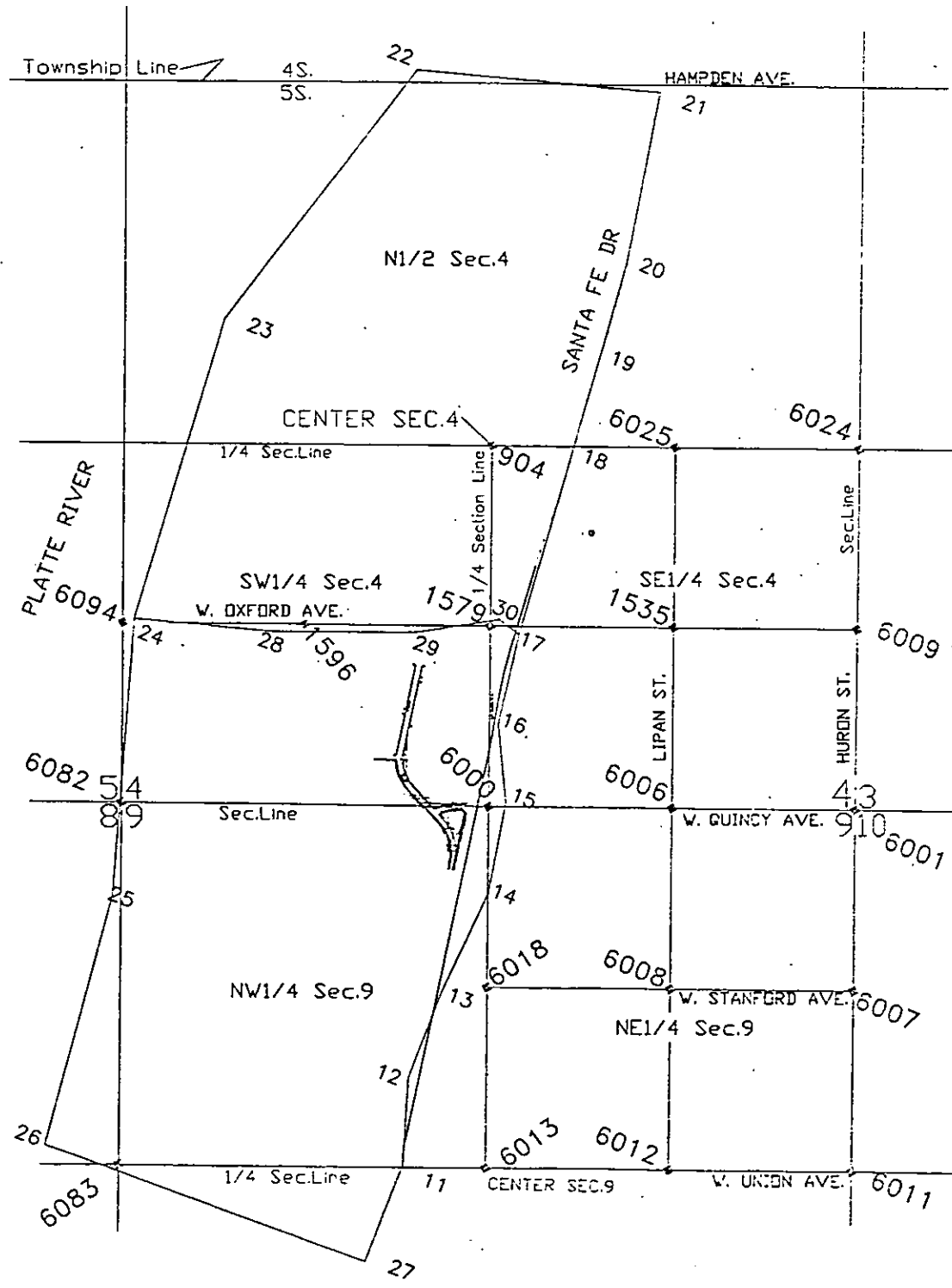
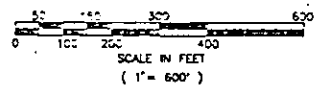
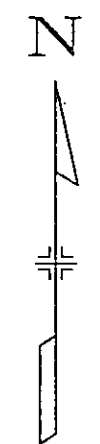
PARCEL NO.	OWNER	ADDRESS	LOCATION	Area in SQ.FT.				PARCEL NO.	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMARKS		
			T 05S. R 065W. 6TH P.M.						JUN 11 1992
100	OXFORD/SANTA, FE LTD., A COLORADO LIMITED PARTNERSHIP	1800 W. OXFORD AVENUE SHERIDAN, CO 80110	LOT 2 BLOCK 2 OXFORD/SANTA FE INDUSTRIAL PARK	519		519	456,299	100	TO BE ACQUIRED IN THE NAME OF CITY OF SHERIDAN
TE-100	Same as above	Same as above	LOT 3 BLOCK 1 OXFORD/SANTA FE INDUSTRIAL PARK	375		375		TE-100	FOR REMOVAL OF A RETAINING WALL
100A	Same as above	Same as above	LOT 3 BLOCK 1 OXFORD/SANTA FE INDUSTRIAL PARK	413		413	409,166	100A	TO BE ACQUIRED IN THE NAME OF CITY OF SHERIDAN.
101	JAMES E. PITSCHKE, EDWARD G. SMITH., AKA ED G. SMITH	4285 S. SANTA FE DR. ENGLEWOOD, CO 80110	NE 1/4 NW 1/4 SEC. 9	30,796		30,796	324,154 38,385	101	TO BE ACQUIRED IN THE NAME OF CITY OF SHERIDAN.
TE-101	Same as above	Same as above	NE 1/4 NW 1/4 SEC. 9	804		804		TE-101	FOR CONSTRUCTION OF A FOOTER BEHIND A RETAINING WALL
102	PETER C. ZOBOLAS AND EUGENIA ZOBOLAS	4625 S. SANTA FE DR. ENGLEWOOD, CO 80110	NE 1/4 NW 1/4 SEC. 9	373		373	86,700	102	TO BE ACQUIRED IN THE NAME OF CITY OF SHERIDAN.
SE-102	Same as above	Same as above	NE 1/4 NW 1/4 SEC. 9	1,585		1,585		SE-102	FOR CONSTRUCTION AND MAINTENANCE OF ROADWAY SLOPES AND GRADING BEHIND SIDEWALK. TO BE ACQJN NAME OF CITY OF SHERIDAN.
TE-102	Same as above	Same as above	NE 1/4 NW 1/4 SEC. 9	419		419		TE-102	FOR CONSTRUCTION OF A DRIVEWAY APPROACH.
102A	Same as above	Same as above	NE 1/4 NW 1/4 SEC. 9	3,361		3,361		102A	TO BE ACQUIRED IN THE NAME OF CITY OF SHERIDAN.
103	SUSAN WILKERSON DAVIES AND DEBRA KAY WILKERSON DAVIES CONSEDINE	SHERIDAN, CO 80110	NE 1/4 NW 1/4 SEC. 9	238		238	7,698	103	TO BE ACQUIRED IN THE NAME OF CITY OF SHERIDAN.
104	VERN M. SHEETS, DORRIS A. SHEETS	4283 S. SANTA FE DR. ENGLEWOOD, CO 80110	NE 1/4 NW 1/4 SEC. 9	16,728		16,728	10,194 1,290	104	TO BE ACQUIRED IN THE NAME OF CITY OF SHERIDAN.
105	DIRECT SALES TIRE CO., A COLORADO CORPORATION., N.K.A. PEERLESS TYRE CO., A COLORADO CORPORATION	4301 S. SANTA FE DR. ENGLEWOOD, CO 80110	NE 1/4 NW 1/4 SEC. 9	5,940		5,940	10,868	105	TO BE ACQUIRED IN THE NAME OF CITY OF SHERIDAN.
105A	Same as above	Same as above	NE 1/4 NW 1/4 SEC. 9	340		340	10,868	105A	TO BE ACQUIRED IN THE NAME OF CITY OF SHERIDAN.

Previous editions are obsolete and may not be used
COOH Form 1
Rev. 3-

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FCUCX085-2(54)Unit 1	3A	

RIGHT OF WAY MATCHES EXTENSION:	REVISIONS
S. Santa Fe at Quincy	

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



PROJECT NUMBER
FCU (CX) 085-2(54)Unit 1

C.D.O.T. INFORMATION

A solar observation was taken on March 6, 1992, with the following results:

Instrument Location: Point 16 (CP 10-Side), 1 1/2' east of 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" (nominal azimuth)

BASIS OF BEARING: 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 RR. tracks. Point 13 is a 3-1/4" Cap, North of Tufts, East of Santa Fe, West of R.R. Tracks.

NOTE: A = Aluminum Cap #5 Rebar, L.S. = 12083

SEE SHEET 2 FOR COORDINATES AND DESCRIPTION OF POINTS.

DISTRICT NO. 6
PRELIMINARY PLANS
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DATE MAR 05 1992

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FCU(CX) 085-2(54) Unit 1	5	
RIGHT OF WAY NATCHES EXTENSION				PERFECTIONS
S. Santa Fe at Quincy				

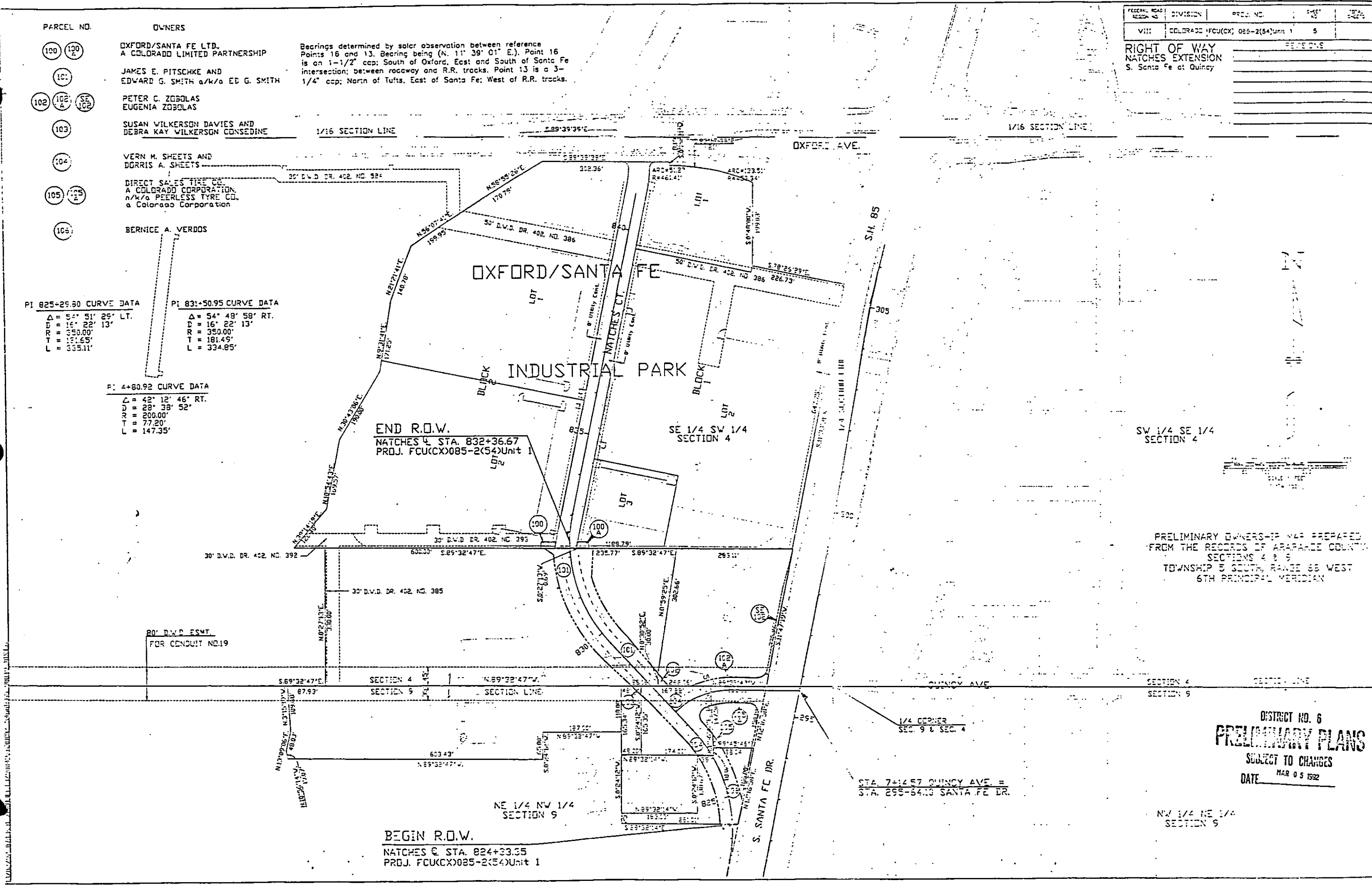
- PARCEL NO. OWNERS
- 100 100 A OXFORD/SANTA FE LTD. A COLORADO LIMITED PARTNERSHIP
 - 102 JAMES E. PITSCHKE AND EDWARD G. SMITH a/k/a ED G. SMITH
 - 102 102 A 102 B SE 102 C PETER C. ZOBOLAS EUGENIA ZOBOLAS
 - 103 SUSAN WILKERSON DAVIES AND DEBRA KAY WILKERSON CONSEDINE
 - 104 VERN M. SHEETS AND DORRIS A. SHEETS
 - 105 105 A 105 B DIRECT SALES TYRE CO. A COLORADO CORPORATION, n/k/a PEERLESS TYRE CO. a Colorado Corporation
 - 105 BERNICE A. VERDOS

Bearings determined by solar observation between reference Points 16 and 13. Bearing being (N. 11° 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.

PI 825+29.60 CURVE DATA
 $\Delta = 54^\circ 51' 29''$ LT.
 $D = 16^\circ 22' 13''$
 $R = 350.00'$
 $T = 151.65'$
 $L = 335.11'$

PI 831+50.95 CURVE DATA
 $\Delta = 54^\circ 48' 58''$ RT.
 $D = 16^\circ 22' 13''$
 $R = 350.00'$
 $T = 181.49'$
 $L = 334.85'$

PI 4+60.92 CURVE DATA
 $\Delta = 42^\circ 12' 46''$ RT.
 $D = 28^\circ 38' 52''$
 $R = 200.00'$
 $T = 77.20'$
 $L = 147.35'$



SW 1/4 SE 1/4 SECTION 4

PRELIMINARY OWNERSHIP MAP PREPARED FROM THE RECORDS OF ARAPAHOE COUNTY SECTIONS 4 & 9 TOWNSHIP 8 SOUTH, RANGE 68 WEST 6TH PRINCIPAL MERIDIAN

DISTRICT NO. 6
PRELIMINARY PLANS
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 DATE MAR 05 1932

BEGIN R.O.W.
 NATCHES @ STA. 824+33.35
 PROJ. FCU(CX)085-2(54) Unit 1

STA. 7+14.57 QUINCY AVE. =
 STA. 295+54.13 SANTA FE DR.