

TITLE SHEET

STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS—STATE OF COLORADO

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
Decor Fence

Trees
Deciduous
Coniferous

Tel. & Telegraph 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)

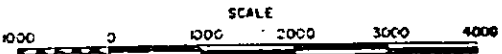
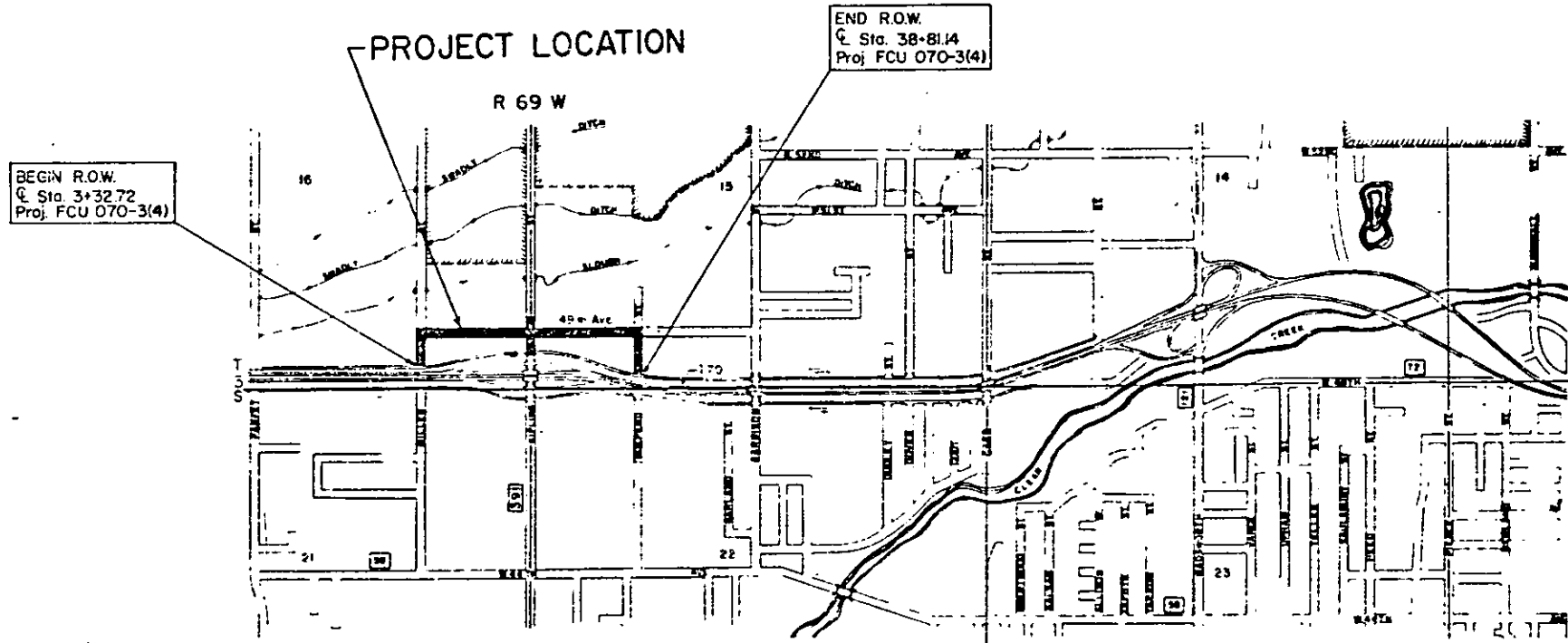
RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. FCU 070-3(4)
STATE HIGHWAY NO. 70
JEFFERSON COUNTY

RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS

PLAN SHEETS 1"=50'

R.O.W. LENGTH OF PROJECT = 3548' = .572 mi



CITY OF WHEAT RIDGE

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
1	COLORADO	FCU 070-3(4)	1

REVISIONS	

RIGHT OF WAY
49th & KIPLING
MILLER to INDEPENDENCE

INDEX of SHEETS
1. TITLE SHEET
2. 2E TAB SHEETS
3. 4 LINE SHEETS

DIVISION OF HIGHWAYS

APPROVED: *[Signature]* 9/30/81
CHIEF ENGINEER DATE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED: _____ DATE _____

DIVISION ADMINISTRATOR

FCU 070-3(4)

R. O. W. TABULATION OF PROPERTIES IN

JEFFERSON

COUNTY

S. H. NO. . 70

FEDERAL ROAD REGION NO	DIVISION	PROJECT NO	SHEET NO
VII	COLORADO	FCU 070-3(4)	2

RIGHT OF WAY 49th AND KIPLING
MILLER TO INDEPENDENCE

[illegible]

RIGHT OF WAY 49th and KIPLING
MILLER TO INDEPENDENCE

[illegible]

S. H. NO. 70

RIGHT OF WAY

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER				7/21/81	Rev. Pars. 10&11	CDE
						LEFT	RIGHT					
			SEC. 15, T.3S., R.69W. 6th P.M.							7/21/81	Chg. 9C & 9D to PE-9C & PE-9D	CDE
		TAX:								10/21/81	Add Parcel 11-X	DAZ
PE-9C	KIPLING 5000	9995 W. 49th Avenue	N½ SW¼ SW¼	112	112			PE-9C	For the purpose of a curb and gutter.			
		TAX:										
PE-9D	KIPLING 5000	9995 W. 49th Avenue	Lot 4, Kipling 5000 Business Park	112	112			PE-9D	For the purpose of a curb and gutter.			
10 Rev.	EDWIN OWINGS BARBARA OWINGS J.T.	9605 W. 49th Avenue Wheatridge, CO 80033	N½ SW¼ SW¼	3225	3225	12,498±	-0-	10 Rev.				
		PARCEL:										
11 Rev.	COLDWELL BANKER RESIDENTIAL BROKERAGE COMPANY	4880 Kipling Street	SW¼ SW¼ SW¼	1358	1358	-0-	20,202	11 Rev.				
		TAX:										
		COLDWELL BANKER RESIDENTIAL BROKERAGE COMPANY 17580 Brookhurst Street Fountain Valley, CA 92708										
11-X	COLORADO DEPT. OF HIGHWAYS	4880 Kipling Street	SW¼ SW¼	5630	--	--	--	11-X	To be conveyed to Coldwell Banker Residential Brokerage Company			
		PARCEL:										
14A	INDEPENDENCE LTD., A COLORADO LIMITED PARTNERSHIP	9540-9600 W. 49th Avenue	S½ SW¼ SW¼	647	647	-0-	234,947	14A				
		TAX:										
		INDEPENDENCE, LTD. 721 - 17th Street, #1410 Denver, CO 80202										
		TAX:						14B				
14B	INDEPENDENCE, LTD., A COLORADO LIMITED PARTNERSHIP	INDEPENDENCE, LTD. 621 - 17th Street, #1410 Denver, CO 80202	SW¼ SE¼ SW¼	14,911	14,911	294,539						

R. O. W. TABULATION OF PROPERTIES IN

JEFFERSON

COUNTY

S. H. NO. 70

FEDERAL ROAD REG-ON NO.	DIVISION	PROJECT NO	SHEET #
XII	COLORADO	FCU 070-3(4)	2-C

RIGHT OF WAY 49th AND KIPLING
MILLER TO INDEPENDENCE

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER				4/28/82	Add SE-4A	CL
						LEFT	RIGHT					
			T.3S., R.69W. 6th P.M.									
	EASEMENTS											
SE-2	GARY T. SANDERS AND COMPANY NORMAN P. SANDERS AND COMPANY	4900 Miller Street	SE½ SE½, Sec. 16	1,316	1,316	See Parcel 2	SE-2	For the purpose of slope construction.				
SE-3	LARRY N. REED RAMONA L. REED J.T.	10185 W. 49th Avenue	SE½ SE½, Sec. 16	450	450	See Parcel 2	SE-3	For the purpose of slope construction.				
SE-4	WOODEN SHOE PRE-SCHOOLS AND KINDERGARTENS, INC., A COLORADO CORPORATION	See Parcel 4	SE½ SE½, Sec. 16	1,876	1,876	See Parcel 4	SE-4	For the purpose of slope construction.				
SE-4A	SEE PARCEL SE-4	See Parcel 4A	SE½ SE½, Sec. 16	494	494	See Parcel 4A	SE-4A	For the purpose of slope construction.				
SE-5	AMOCO OIL COMPANY	4901 Kipling Street	SE½ SE½, Sec. 16	970	970	See Parcel 5	SE-5	For the purpose of slope construction.				
SE-8	SILCO OIL COMPANY	4900 Kipling Street	SW½ SW½, Sec. 15	1,223	1,223	See Parcel 8	SE-8	For the purpose of slope construction.				
SE-9A	KIPLING 5000	See Parcel 9C or 9D	N½ SW½ SW½, Sec. 15	1,056	1,056		SE-9A	For the purpose of slope construction.				
SE-9B	KIPLING 5000	See Parcel 9C or 9D	N½ SW½ SW½, Sec. 15	1,741	1,741		SE-9B	For the purpose of slope construction.				
SE-10	EDWIN OWINGS BARBARA OWINGS	9605 W. 49th Avenue	N½ SW½ SW½, Sec. 15	1,025	1,025	See Parcel 10	SE-10	For the purpose of slope construction.				
SE-11	COLDWELL BANKER RESIDENTIAL BROKERAGE	See Parcel 11	SW½ SW½ SW½, Sec. 15	818	818	See Parcel 11	SE-11	For the purpose of slope construction.				

R. O. W. TABULATION OF PROPERTIES IN

JEFFERSON

COUNTY

S. H. NO. 70

RIGHT OF WAY 49th AND KIPLING.
MILLER TO INDEPENDENCE

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER				7-15-89	CHG. remarks	--
						LEFT	RIGHT					
			T.3S., R.69W., 6th P.M.									
SE-12	DELETED							SE-12				
SE-13	DELETED							SE-13				
SE-14A	INDEPENDENCE, LTD., A COLORADO LIMITED PARTNERSHIP	See Parcel 14-A	SW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 15	5,261	5,261	See Parcel 14-A		SE-14A	For the purpose of slope construction.			
SE-14B	INDEPENDENCE, LTD., A COLORADO LIMITED PARTNERSHIP	See Parcel 14-B	SE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 15	2,239	2,239	See Parcel 14-B		SE-14B	For the purpose of slope construction.			
	TEMPORARY EASEMENTS											
		PARCEL:										
TE-12	C & H DEVELOPMENT COMPANY OF CALIFORNIA	9950 W. 49th Avenue	SW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 15	375	375			TE-12	For the purpose of driveway construction.			
		TAX:										
		C & H DEVELOPMENT COMPANY OF CALIFORNIA										
		3744 Mt. Diablo Blvd., #301										
		Lafayette, CA 94549										
		PARCEL:										
TE-13	ARMANDO HERNANDEZ	9930 W. 49th Avenue	SW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 15	375	375			TE-13	For the purpose of driveway construction.			
	MIRTA L. HERNANDEZ											
		TAX:										
		ARMANDO & MIRTA HERNANDEZ										
		1720 E. Garry Avenue										
		Santa Ana, CA 92705										

AUG 16 1983

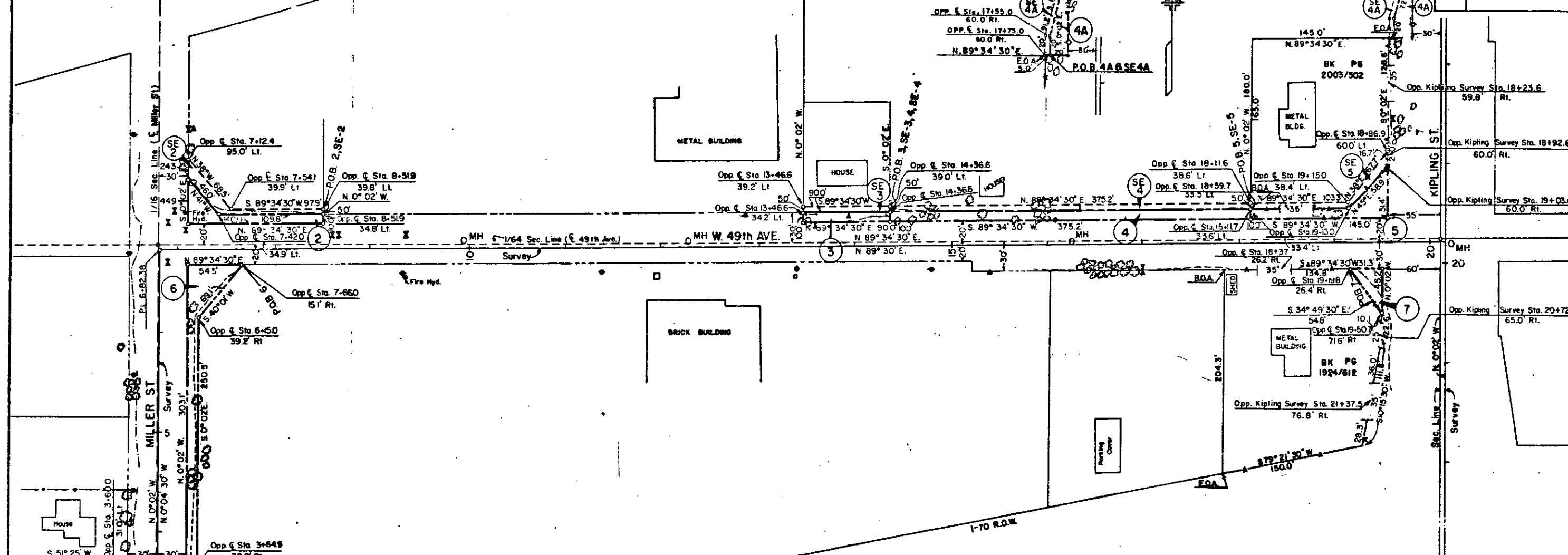
FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XXX	COLORADO	FCU 070-3(4)	3	4

RIGHT OF WAY 49th & KIPLING MILLER to INDEPENDENCE		
REVISIONS		
7/13/81	Name Change Parcel 1	DAZ
8/7/81	Add Access to Parc. 5 and 7	G.C.F.
4/28/82	Add Par. 4A and SE4A	CDB
7/8/83	Add Access to Par. 5 and 7	DB

SE 1/4 Sec. 16 T3S R69W 6th.P.M.

DETAIL "A"

SEE DETAIL "A"



PARCEL NO.	OWNER
1	ROBERT N. ENTRUP
2 SE 2	NORMAN P. SANDERS & COMPANY GARY T. SANDERS & COMPANY
3 SE 3	LARRY N. REED AND RAMONA L. REED, JT.
4 SE 4	WOODEN SHOE PRE-SCHOOLS AND KINDERGARTENS, INC., a Colorado corporation
5 SE 5	AMOCO OIL COMPANY
6	RAMADA INN I-70 WEST, a Joint Venture
7	TEXACO, INC.

BEGIN R.O.W.
Sta. 3+32.72
Proj. FCU 070-3(4)

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO	FCU 070-3(4)	4	4
REVISIONS				
7/14/81	ADD P.O.B. & T.E. 12 B.T.E.-G	CAZ		
7/30/81	Rev. P.O.B. 10 & 11, On 9C B.9D to PE9C	---		
	B PE9D	SCF		
10/21/81	Add Parcel II-X, Add Easement 14 From Sec. 10A-2	---		

SW 1/4 Sec. 15 T3S R69W 6th.PM.

KIPLING
5000 BUSINESS
PARK

RIGHT OF WAY
49th B KIPLING
MILLER to INDEPENDENCE

LOT 2

LOT 3

LOT 5

LOT 4

