

STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS—STATE OF COLORADO

FEDERAL ROAD DIST. NO.	DIVISION	PROJECT NO.	SHEET NO.
	COLORADO	FCU 285-4(13)	1

RIGHT OF WAY
HAMPCEN at KIPLING
Fr. Rd. Relocation

REVISIONS	

CONVENTIONAL SIGNS

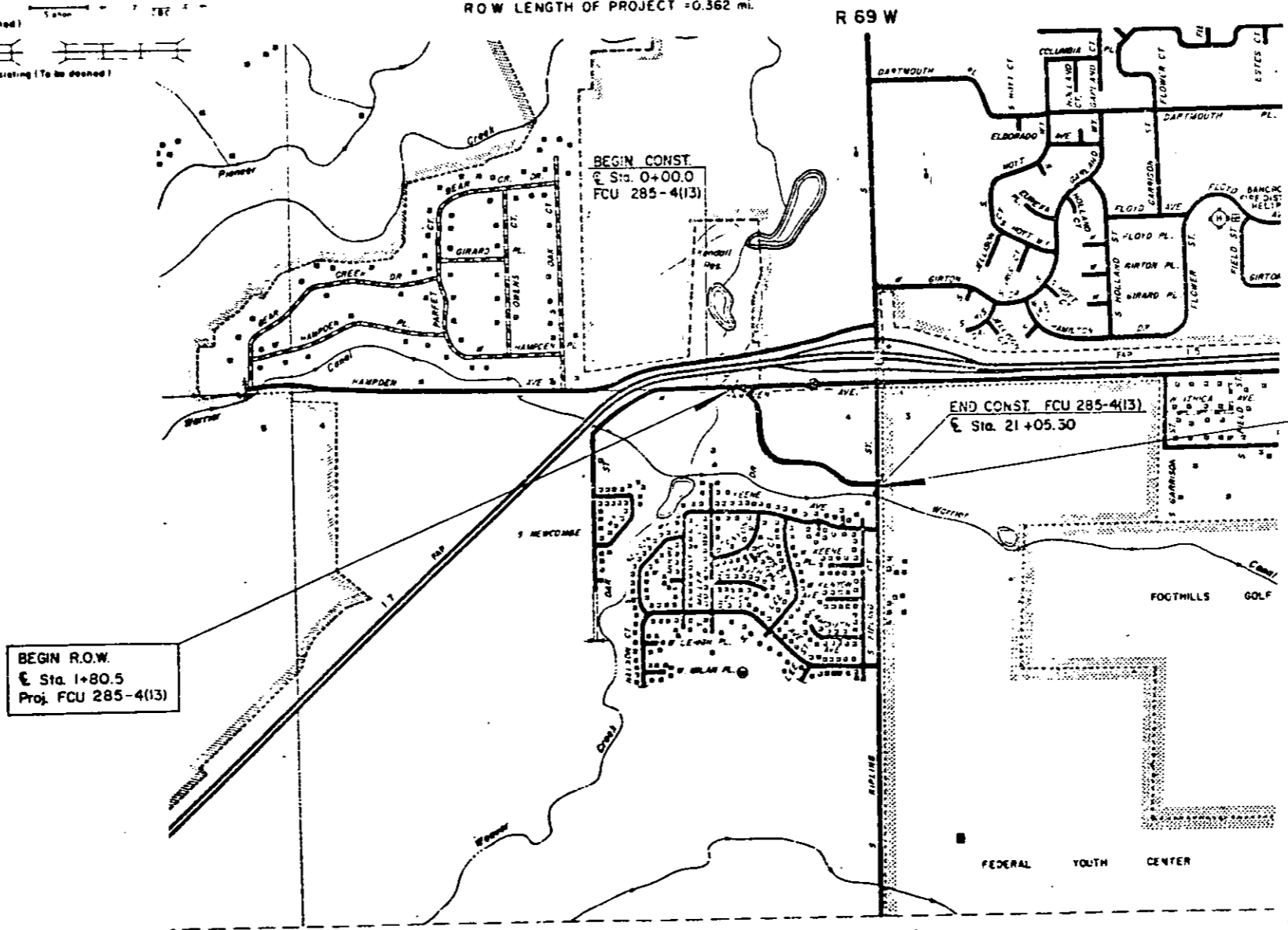
- County Line
- Township or Range Line
- Lead Lines
- Property or Tract Line
- City Limits
- Railroad
- Existing Road
- New Road
- Control of Access
- Access denied by Deed
- Right of Way Line
- Protected by Freeway (Virgin Location)
- Top of Cuts
- Toe of Fills
- Barbed Wire Fence
- Chain Link Fence
- Woven Wire-Combination Fence
- Snow Fence
- Wood Fence
- Deer Fence
- Trails

- 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 (To be dashed)
- Existing (To be dashed)
- Bridges
- Existing (To be dashed)

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. FCU 285-4(13) STATE HIGHWAY NO. 285 JEFFERSON COUNTY

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

ROW LENGTH OF PROJECT = 0.362 mi.



T 4 S
T 5 S

END R.O.W.
Sta. 20+89.3
Proj. FCU 285-4(13)

DIVISION OF HIGHWAYS

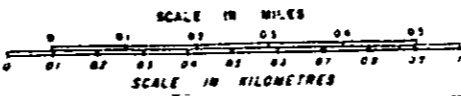
APPROVED: *[Signature]* DATE

CHIEF ENGINEER

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED: _____ DATE

DIVISION ADMINISTRATOR



FCU 285-4(13)

R. O. W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY S. H. NO. 285

SECTION	DIVISION	PROJECT NO.	SHEET NO.
133	COLORADO	FCU 285-4(13)	2

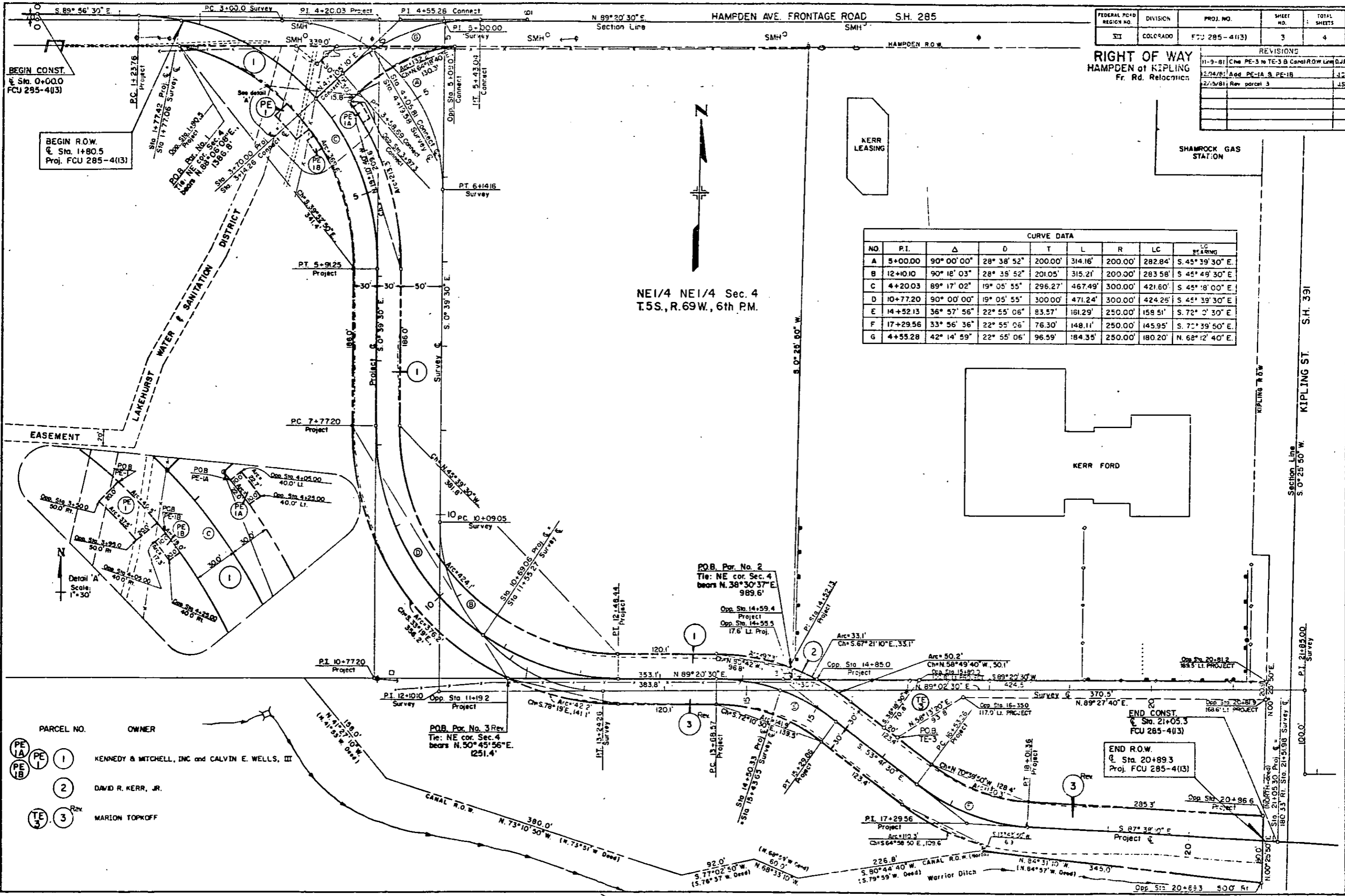
RIGHT OF WAY
 HAMPDEN AT KIPLING

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET				PARCEL NO.	REMARKS	REVISIONS	
				PARCEL	TO BE ACQUIRED	REMAINDER				11/9/81	Cha. PE-3 to TE-3 DJF
						LEFT	RIGHT			12/15/81 Rev. Par. 3 JS	
			T.5S., R.69W., 6th P.M.								
1	KENNEDY & MITCHELL, INC. A TEXAS CORPORATION AND CALVIN E. WELLS, III	7525 W. 10th Avenue Lakewood, CO 80215	NE $\frac{1}{4}$, Sec. 4	67,281	67,281	345,344	344,843	1			
2	DAVID R. KERR, JR.	10180 W. Hampden Denver, CO 80235	NE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 4	212	212	403,801		2			
3	MARION TOPKOFF	7290 W. Radcliffe Avenue Littleton, CO 80123	NE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 4	50,788	50,788	65,970	111,856	3			
Rev.								Rev.			
PE-1	KENNEDY & MITCHELL, INC. A TEXAS CORPORATION AND CALVIN E. WELLS III	7525 W. 10th Avenue Lakewood, CO 80215	NE $\frac{1}{4}$, Sec. 4	780	780	See Parcel 1		PE-1	For Ditch Improvements.		
TE-3	MARION TOPKOFF	7290 W. Radcliffe Avenue Littleton, CO 80123	NE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 4	10,968		See Parcel 3		TE-3	For Ditch Outlet.		

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
311	COLORADO	FCU 285-4(13)	3	4

REVISIONS	
11-9-81	Chg PE-3 to TE-3 & Canal R.O.W. Line D.J.F.
12/74/81	Add PE-1A S. PE-1B J.S.
12/15/81	Rev parcel 3 J.S.

**RIGHT OF WAY
 HAMPDEN or KIPLING
 Fr. Rd. Relocation**



NE1/4 NE1/4 Sec. 4
 T.5S., R.69W., 6th P.M.

CURVE DATA								
NO.	P.I.	Δ	D	T	L	R	LC	LC BEARING
A	5+00.00	90° 00' 00"	28° 38' 52"	200.00'	314.16'	200.00'	282.84'	S. 45° 39' 30" E.
B	12+10.10	90° 18' 03"	28° 35' 52"	201.05'	315.21'	200.00'	283.58'	S. 45° 49' 30" E.
C	4+20.03	89° 17' 02"	19° 05' 55"	296.27'	467.49'	300.00'	421.60'	S. 45° 18' 00" E.
D	10+77.20	90° 00' 00"	19° 05' 55"	300.00'	471.24'	300.00'	424.25'	S. 45° 39' 30" E.
E	14+52.13	36° 57' 56"	22° 55' 06"	83.57'	161.29'	250.00'	159.51'	S. 72° 0' 30" E.
F	17+29.56	33° 56' 36"	22° 55' 06"	76.30'	148.11'	250.00'	145.95'	S. 72° 39' 50" E.
G	4+55.28	42° 14' 59"	22° 55' 06"	96.59'	184.35'	250.00'	180.20'	N. 68° 12' 40" E.

PARCEL NO.	OWNER
PE 1A, PE 1B, PE 1, PE 2	1 KENNEDY & MITCHELL, INC and CALVIN E. WELLS, III
PE 3	2 DAVID R. KERR, JR.
TE 3	3 Rev. MARION TOPKOFF

Detail 'A'
 Scale: 1" = 30'

END CONST.
 @ Sta. 21+05.3
 FCU 285-4(13)

END R.O.W.
 @ Sta. 20+89.3
 Proj. FCU 285-4(13)

Section Line
 S. 0° 25' 50" W.
 KIPLING ST. S.H. 391

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
IX	COLORADO	FCU 285-4(13)	4	4

RIGHT OF WAY
HAMPDEN at KIPLING
 Ft. Rd. Relocation

REVISIONS				
11-9-81	Chg. PE-3 to TE-3 & Correct ROW	DAF		
12/14/81	Add PE-1A & PE-1B	JS		
12/15/81	Rev. parcel 3	JS		

PRELIMINARY OWNERSHIP MAP
 Part of NE 1/4 Sec. 4
 T.5S., R.69W., 6th PM.
 JEFFERSON COUNTY
 Scale 1" = 100'

