

90049 U2

# DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	FCU(CX)085-2(54)Unit 2	1
REVISIONS			
11/12/92	CHG. LENGTH OF PROJ. & END R.O.W.		R5

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

✓ File

### CONVENTIONAL SIGNS

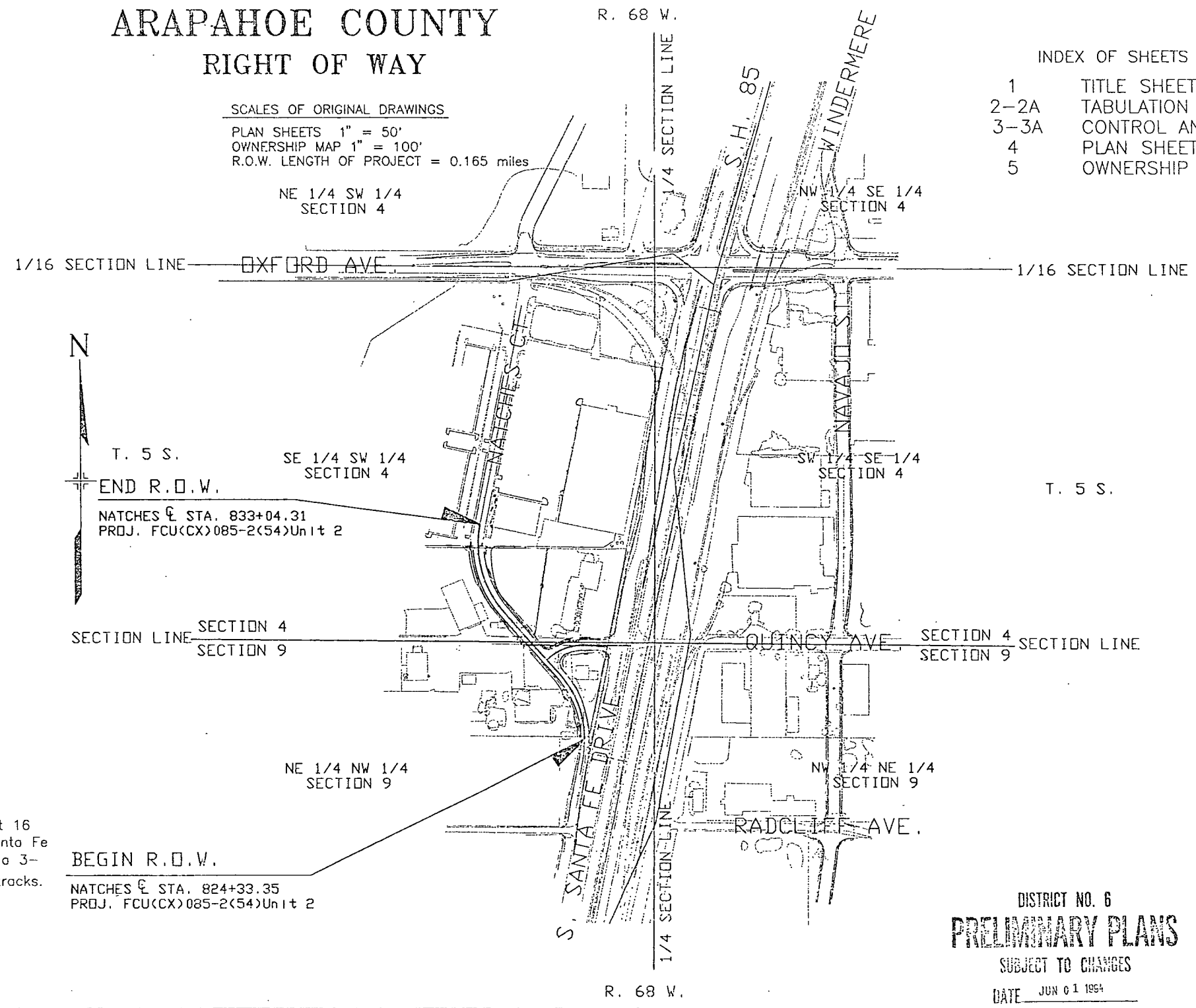
County Line	-----
Township or Range Line	-----
Load Lines	Section Line 1/4 Section Line 1/16 Section Line
Property or Tract Line	-----
City Limits	-----
Road	-----
Existing Road	-----
New Road	-----
Control of Access	-----
Access denied by Deed	-----
Right of Way Line	-----
Protected by Freeway(Virgin Location)	-----
Top of Cuts	-----
Top 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" = 100'  
R.O.W. LENGTH OF PROJECT = 0.165 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 @ STA. 824+33.35  
PROJ. FCU(CX)085-2(54)Unit 2

DISTRICT NO. 6  
**PRELIMINARY PLANS**  
SUBJECT TO CHANGES  
DATE JUN 01 1994

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
APPROVED _____	DATE _____
DIVISION ADMINISTRATOR	

12/18/92 15:48:49 / PROJECT1/90049/D6PREROW/NATCHES/ 54un2SH2 90049 REG.6ROW-JDS

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	COLO.	MH-FCU(CX)085-2(C54)Unit 2	2

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

S.H. NO. 85

RIGHT OF WAY  
NATCHES EXTENSION  
S. Santa Fe at Quincy

REVISIONS		
11/12/92	ADD TE-100A & TE-100B	—
	REV. 100A	R6
12/18/92	NAME CHANGE 101	R6

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 5 S., R. 68 W., 6th P.M.	AREA IN.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
			DXFORD/SANTA FE INDUSTRIAL PARK SE1/4 SW1/4 SEC. 4						NOTE: ALL PARCELS TO BE ACQUIRED IN THE NAME OF CITY OF SHERIDAN.
100	DXFORD/SANTA FE LTD., A COLORADO LIMITED PARTNERSHIP	ENGLEWOOD, CO. 80110	LOT 2, BLOCK 2,	519	519	224,303	—	100	REMAINDER FOR LOT 2, BLOCK 2 ONLY
100A	SAME AS PARCEL 100	ENGLEWOOD, CO. 80110	LOT 3, BLOCK 2,	556	556	—	39,199	100A	REMAINDER FOR LOT 3, BLOCK 1 ONLY
Rev.								Rev.	
TE-100	SAME AS PARCEL 100	ENGLEWOOD, CO. 80110	LOT 3, BLOCK 2,	375	—	—	—	TE-100	FOR REMOVAL OF A RETAINING WALL.
TE-100A	SAME AS PARCEL 100	ENGLEWOOD, CO. 80110	LOT 3, BLOCK 2,	841	—	—	—	TE-100A	FOR CONSTRUCTION OF CURB AND GUTTER.
TE-100B	SAME AS PARCEL 100	ENGLEWOOD, CO. 80110	LOT 2, BLOCK 2,	817	—	—	—	TE-100B	FOR CONSTRUCTION OF CURB AND GUTTER.
101	PITSCHKE ENTERPRISES, LTD., a Colorado Limited Partnership EDWARD G. SMITH, AKS ED G. SMITH	6121 S. Cherrywood Cir. LITTLETON, CO. 80121	SE1/4 SW1/4 SEC. 4	30,796	30,796	324,109	38,431	101	
	SITE ADDRESS:	4285 S. SANTA FE DR. ENGLEWOOD, CO. 80110							
TE-101	SAME AS PARCEL 101	SAME AS PARCEL 101	SE1/4 SW1/4 SEC. 4	804	—	—	—	TE-101	FOR CONSTRUCTION OF A FOOTER BEHIND A RETAINING WALL.
102	PETER C. ZOBOLAS AND EUGENIA ZOBOLAS, J.T.	4625 S. SANTA FE DR. ENGLEWOOD, CO. 80110	SE1/4 SW1/4 SEC. 4	373	373	—	4,235	102	
102A	SAME AS PARCEL 102		SE1/4 SW1/4 SEC. 4	3,361	3,361	SEE PAR. 102		102A	
TE-102	SAME AS PARCEL 102		SE1/4 SW1/4 SEC. 4	419	—	—	—	TE-102	FOR CONSTRUCTION OF A DRIVEWAY.
SE-102	PETER C. ZOBOLAS	SAME AS PARCEL 102	SE1/4 SW1/4 SEC. 4	1,595	1,595	OWNERSHIP 82,482		SE-102	FOR CONSTR. AND MAINT. OF ROADWAY.

01/06/93 15:48:49 / PROJECT1/90049/D6PRROW/NATCHES/ 54un2SH2 90049 REG.6ROW-JDS

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

S.H. NO. 85

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	COLO.	44-FCUKCX085-2C54Unit 2	2A

RIGHT OF WAY  
NATCHES EXTENSION  
S. Santa Fe at Quincy

REVISIONS		
12/22/92	ADD 104R & 104RA	R6
01/06/93	ADD 106R & 106RA, DEL TE-106	R6
1/19/93	Name Change 103	R6

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 5 S., R. 68 W., 6th P.M.	AREA IN.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
103	WILLIAM E. MYRICK	1045 Lincoln #200 Denver, CO 80203	NE1/4 NW 1/4 SEC. 9	238	238	7,698	—	103	NOTE: ALL PARCELS TO BE ACQUIRED IN THE NAME OF CITY OF SHERIDAN.
104	VERN M. SHEETS AND DORRIS A. SHEETS	4283 S. SANTA FE DR. ENGLEWOOD, CO 80110	NE1/4 NW 1/4 SEC. 9	16,728	16,728	—	—	104	
104R	SAME AS PARCEL 104		NE1/4 NW 1/4 SEC. 9	1,290	1,290	—	—	104R	NOTE: REMAINDER PARCELS WILL BE ACQUIRED BY THE DEPARTMENT OF TRANSPORTATION.
104RA	SAME AS PARCEL 104		NE1/4 NW 1/4 SEC. 9	10,194	10,194	—	—	104RA	
105	DIRECT SALES TIRE COMPANY, A COLORADO, N.K.A., PEERLESS TYRE COMPANY, A COLORADO CORPORATION	4301 S. SANTA FE DR. ENGLEWOOD, CO. 80110	NE1/4 NW 1/4 SEC. 9	5,940	5,940	—	10,868	105	
105A	SAME AS PARCEL 105		NE1/4 NW 1/4 SEC. 9	340	340	SEE PARCEL 105		105A	
106	BERNICE A. VERDOS	4333-4365 S. SANTA FE DR. ENGLEWOOD, CO 80110	NE1/4 NW 1/4 SEC. 9	10,875	10,875	SEE BELOW		106	
106R	SAME AS PARCEL 106		NE1/4 NW 1/4 SEC. 9	4,939	4,939	—	—	106R	
106RA	SAME AS PARCEL 106		NE1/4 NW 1/4 SEC. 9	10,360	10,360	—	—	106RA	
TE-106	DELETE							TE-106	

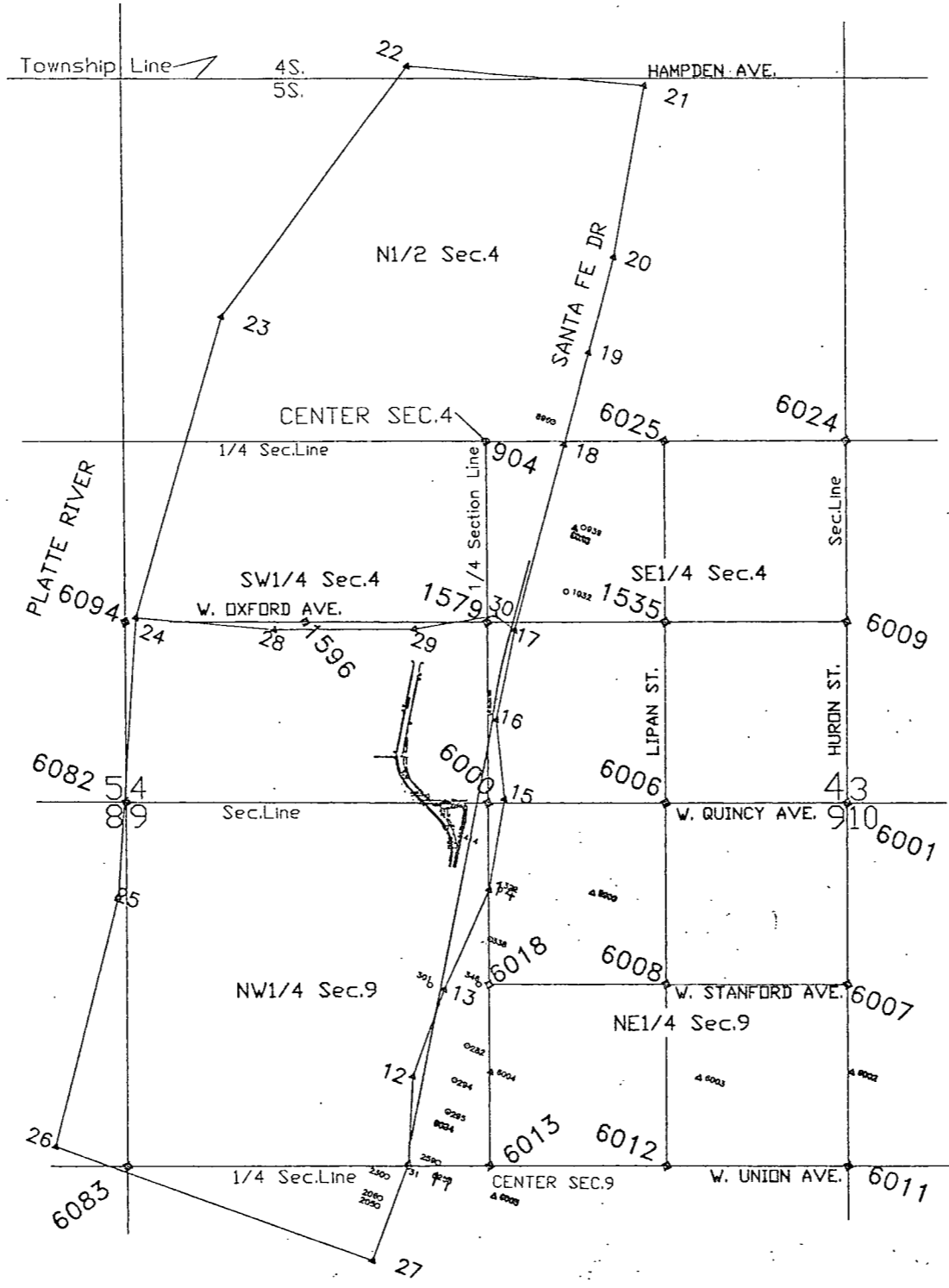
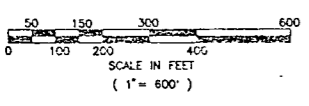
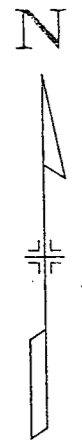


FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FCU(CX)085-2(54)Unit 2	3A	

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

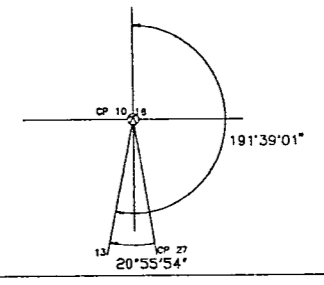
T.5S., R.68W., 6Th. P.M., ARAPAHOE COUNTY



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

C.D.O.T. INFORMATION

A solar observation was taken on March 6, 1991, with the following results:  
 Instrument Location: Point 16 (CP 10-Sato), 1 1/2' 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)



**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 R.R. 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

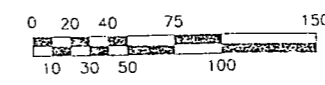
SEE SHEET 3 FOR COORDINATES AND DESCRIPTION OF POINTS.

DISTRICT NO. 6  
**PRELIMINARY PLANS**  
 SUBJECT TO CHANGES  
 DATE JUN 6 1 1994

12/23/92 08:45:03 / 220.150049/068880/000491 REC. 6811V. IUS

PARCEL NO.	OWNERS
100	OXFORD/SANTA FE LTD. A COLORADO LIMITED PARTNERSHIP
101	PITSCHKE ENTERPRISES, LTD. a Colorado Limited Partnership and EDWARD G. SMITH a/k/a ED G. SMITH
102	PETER C. ZOBOLAS EUGENIA ZOBOLAS, J.T.
103	PETER C. ZOBOLAS
104	WILLIAM E. MYRICK
105	VERN M. SHEETS AND DORRIS A. SHEETS
106	DIRECT SALES TIRE CO. A COLORADO CORPORATION, n/k/a PEERLESS TYRE CO., a Colorado Corporation
107	BERNICE A. VERDOS

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



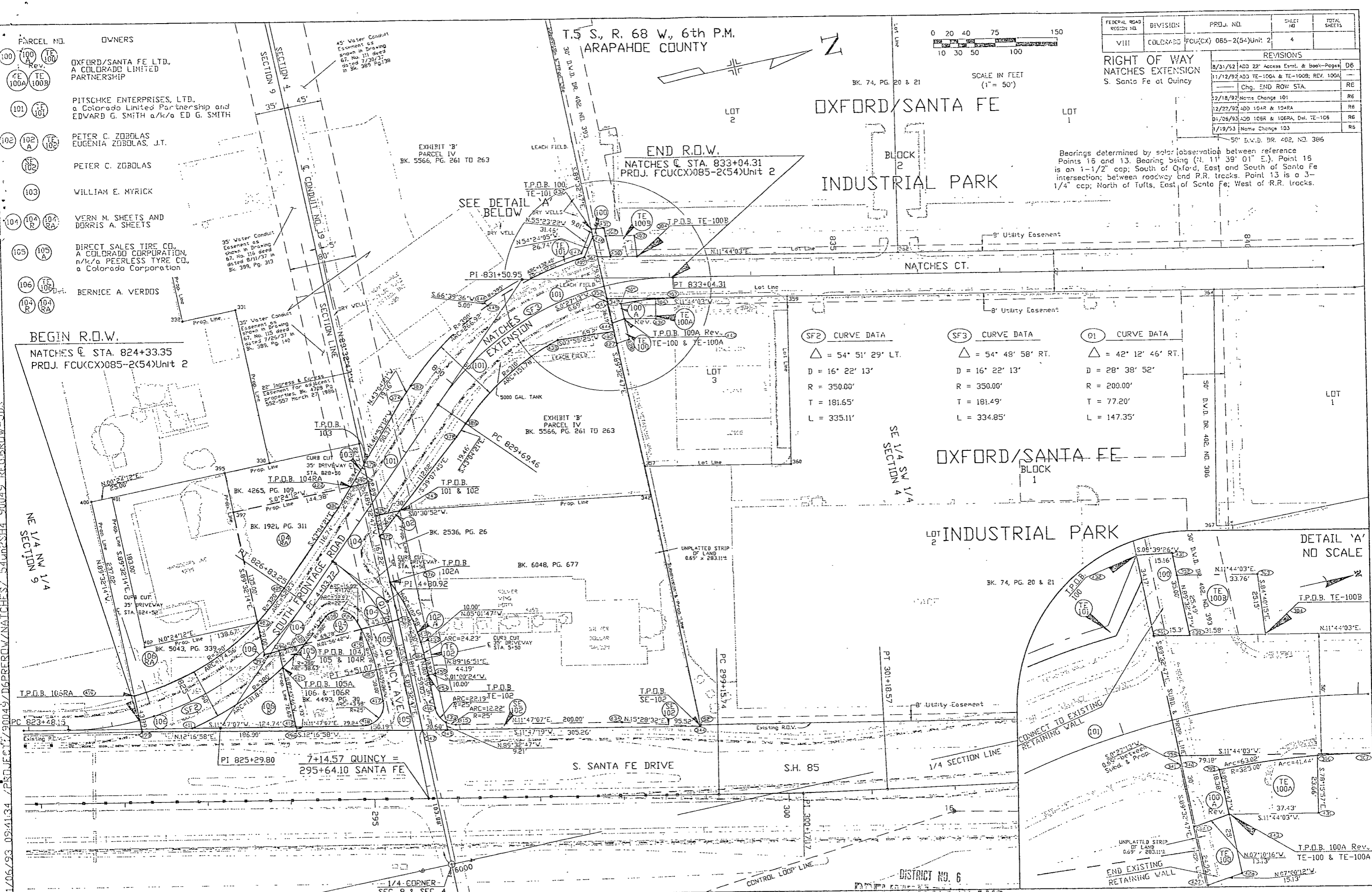
FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FCU(CX) 065-2(54) Unit 2	4	

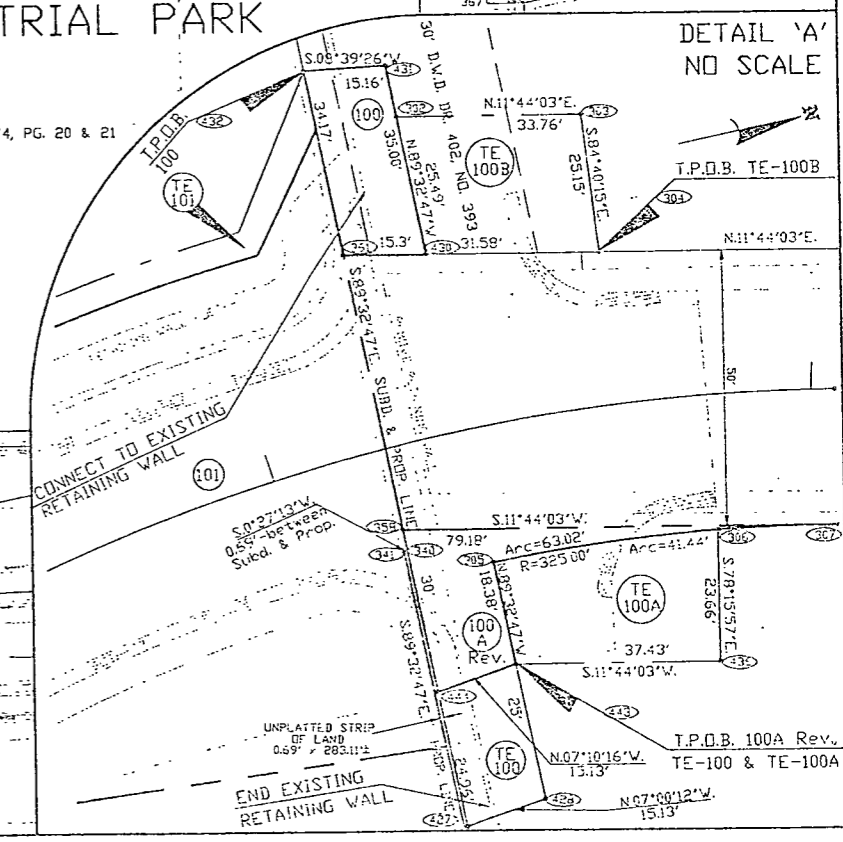
REVISIONS		
8/31/92	ADD 22' Access Easmt. & Book-Page	DB
11/12/92	ADD TE-100A & TE-100B; REV. 100A	
	Chg. END ROW STA.	RE
2/18/93	Name Change 101	RE
12/27/93	ADD 104R & 104RA	RE
01/08/93	ADD 106R & 106RA, Def. TE-106	RE
1/19/93	Name Change 103	RE

RIGHT OF WAY  
MATCHES EXTENSION  
S. Santa Fe at Quincy

Bearings determined by solar observation between reference Points 15 and 13. Bearing being (N. 11° 39' 01" E.). Point 15 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.



(SF2) CURVE DATA	(SF3) CURVE DATA	(Q1) CURVE DATA
Δ = 54° 51' 29" LT.	Δ = 54° 48' 58" RT.	Δ = 42° 12' 46" RT.
D = 16° 22' 13'	D = 16° 22' 13'	D = 28° 38' 52'
R = 350.00'	R = 350.00'	R = 200.00'
T = 181.65'	T = 181.49'	T = 77.20'
L = 335.11'	L = 334.85'	L = 147.35'



01/06/93 09:41:34 280JFC17/90049/D6PREFROW/NAICHES/54m2SH4 90049 REG.580V-JDS

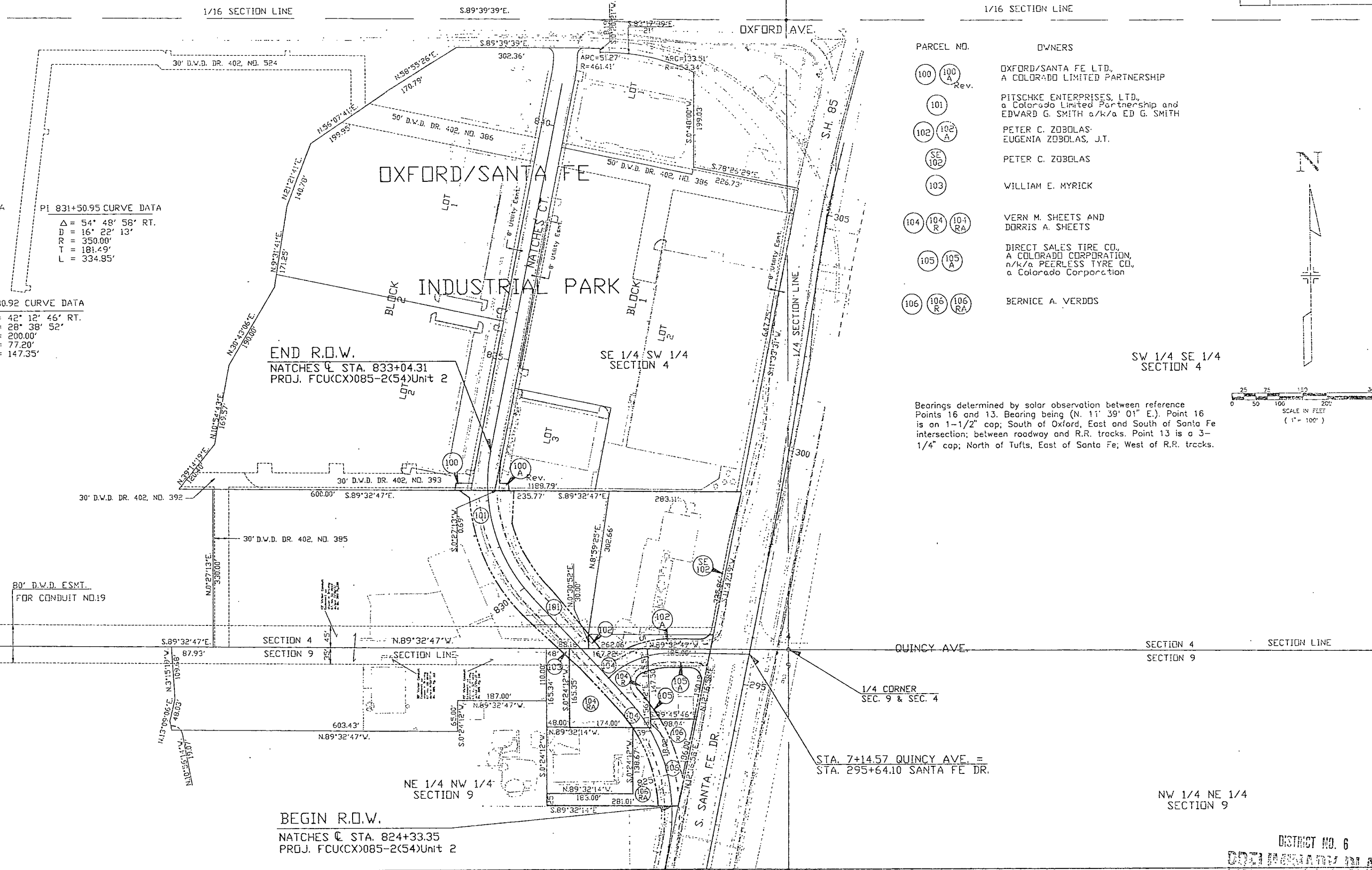
DISTRICT NO. 6  
PLANNING DEPARTMENT

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

REVISIONS	
11/12/92	Rev. 100: Chg. END ROW STA.
12/18/92	Name Change 101
12/22/92	ADD 104R & 104RA
01/06/93	ADD 106R & 106RA
1/19/93	Name Change 103

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

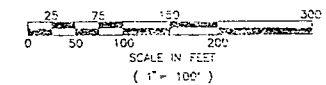


PI 825+2.60 CURVE DATA  
 $\Delta = 54^\circ 51' 29''$  LT.  
 $D = 16' 22' 13''$   
 $R = 350.00'$   
 $T = 131.65'$   
 $L = 335.11'$

PI 831+50.95 CURVE DATA  
 $\Delta = 54^\circ 48' 58''$  RT.  
 $D = 16' 22' 13''$   
 $R = 350.00'$   
 $T = 181.49'$   
 $L = 334.95'$

PI 4+80.92 CURVE DATA  
 $\Delta = 42^\circ 12' 46''$  RT.  
 $D = 28' 38' 52''$   
 $R = 200.00'$   
 $T = 77.20'$   
 $L = 147.35'$

PARCEL NO.	OWNERS
100 (100A) Rev.	OXFORD/SANTA FE LTD., A COLORADO LIMITED PARTNERSHIP
101	PITSCHKE ENTERPRISES, LTD., a Colorado Limited Partnership and EDWARD G. SMITH a/k/a ED G. SMITH
102 (102A)	PETER C. ZOBOLAS, EUGENIA ZOBOLAS, J.T.
SE 102	PETER C. ZOBOLAS
103	WILLIAM E. MYRICK
104 (104R) (104RA)	VERN M. SHEETS AND DORRIS A. SHEETS
105 (105A)	DIRECT SALES TIRE CO., A COLORADO CORPORATION, n/k/a PEERLESS TYRE CO., a Colorado Corporation
106 (106R) (106RA)	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 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 @ STA. 824+33.35  
PROJ. FCU(CX)085-2(54)Unit 2

NW 1/4 NE 1/4 SECTION 9

DISTRICT NO. 6  
**PRELIMINARY PLANS**  
 SUBJECT TO CHANGE