

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. IR-IM(CX) 70-4(145) UNIT 1 STATE HIGHWAY NO. I 70 CITY AND COUNTY OF DENVER RIGHT OF WAY

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	IR-IM(CX) 70-4(145) UNIT 1	1
REVISIONS			

RIGHT OF WAY
INTERSTATE 70
WASHINGTON ST. TO
BRIGHTON BLVD.

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	Center of Section
Culverts & Drains	
Bridges	

SCALES OF ORIGINAL DRAWINGS

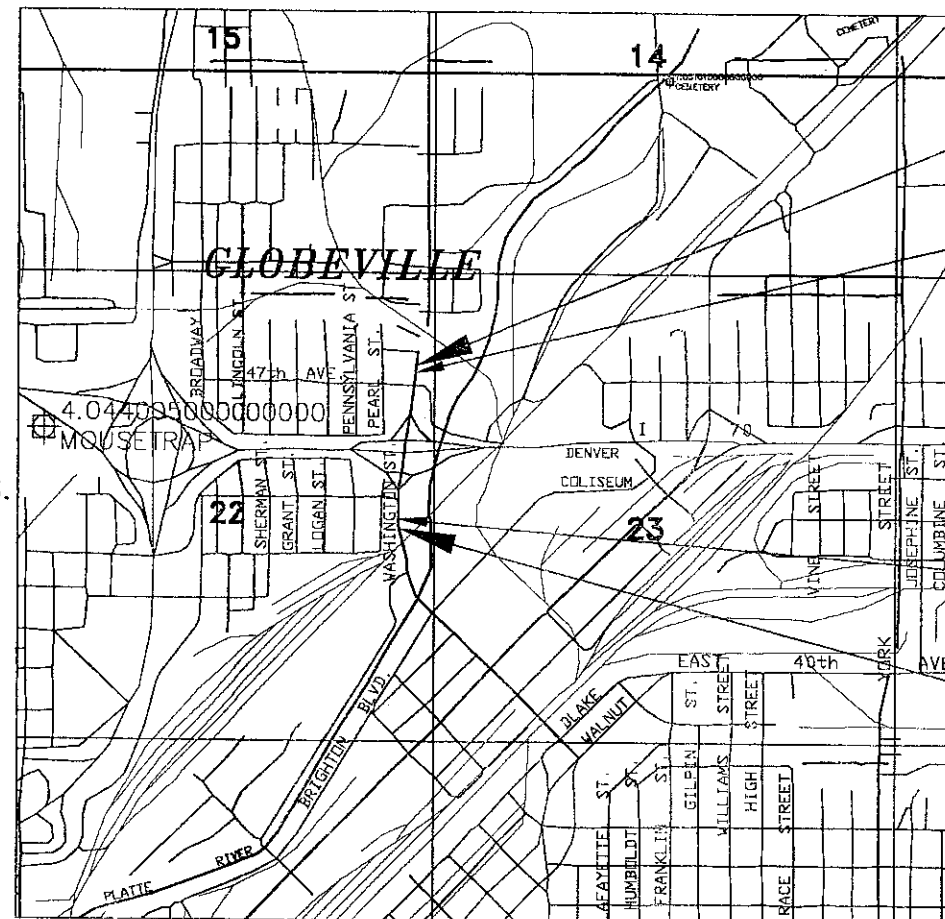
PLAN SHEETS 1:200
DETAIL SHEETS 1:200
OWNERSHIP MAP 1:1000
R.O.W. LENGTH OF PROJECT = 531.415m

INDEX OF SHEETS

- 1 TITLE SHEET
- 2-2C TABULATION OF PROPERTIES SHEET
- 3-3F CONTROL AND MONUMENTATION SHEET
- 4-16 PLAN SHEETS
- 17 OWNERSHIP MAP
- 18 PLAN SHEET INDEX



T.3.S.



END R.O.W. WASHINGTON C STA. 0+736.111
PROJ. IR-IM(CX) 70-4(145) UNIT 1

STA. 0+733.577 WASHINGTON C
END Const. Proj. 0704-180 Phase 1

STA. 0+206.753 WASHINGTON C
BEGIN Const. Proj. 0704-180 Phase 1

BEGIN R.O.W. WASHINGTON C STA. 0+204.696
PROJ. IR-IM(CX) 70-4(145) UNIT 1

BASIS OF BEARINGS

BASIS OF BEARING: The calculated geodetic bearing between GPS Stations "Pearl" and "Tower" as being N. 32°43'34" W. between set monuments.

NOT TO SCALE

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
AUTHORIZED	DATE
DIVISION ADMINISTRATOR	

								AS CONSTRUCTED		FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	
								NO REVISIONS		REVISED	VOID	COLO.	IR-IM(CX) 70-4(145) UNIT 1	2
R.O.W. TABULATION OF PROPERTIES IN THE CITY AND COUNTY OF DENVER										S.H. NO. 70		RIGHT OF WAY		
												SH NO. 70		
												WASHINGTON ST. TO BRIGHTON BLVD.		
PARCEL NO.	OWNER	ADDRESS	LOCATION NE 1/4 OF NE 1/4 OF SEC. 22 T.3S., R.68W., 6th P.M.	AREA IN SQ. METERS/SQ. FEET REMAINDERS IN SQ. FEET ONLY				PARCEL NO.	REMARKS	REVISIONS				
				PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT								
			GREENWOOD ADDITION TO ARGO											
			PARK SUBDIVISION											
TE-1	DEN-COL SUPPLY CO., A Colorado Corporation	SITE ADDR. 4630 WASHINGTON ST.	Lots 13 thru 19, Block 1	438.1/4716		---	61,329	TE-1	For the purpose of construction of sidewalk, driveway and roadway slope					
TE-1A	SEE PARCEL TE-1		Vacated Alley, Block 1	106.2/1144		---	---	TE-1A	For the purpose of construction of curb & gutter and roadway slope					
TE-2	RICHARD K. REPLIN AND	SITE ADDR. 4685 WASHINGTON ST.	Lots 1 thru 4, Block 2	234/2519		9,108	---	TE-2	For the purpose of construction of sidewalk and roadway slope					
	ELISSA R. STEIN													
3	CITY AND COUNTY OF DENVER, a		Lots 1 and 2, Block 1	126.8/1364	126.8/1364	---	2,123	3						
	Municipal Corporation													
TE-3	SEE PARCEL 3			107.7/1159		----	----	TE-3	For the purpose of construction of sidewalk and roadway slope					
4	D Squared Investments, Inc.	SITE ADDR. 4630 WASHINGTON ST.	Vacated Alley & Lot 4, Block 1	83.1/894	83.1/894	----	16,031	4						
TE-4	SEE PARCEL 4		Vac. Alley & Lots 4 - 9 Block 1	134.8/1451		---	----	TE-4	For the purpose of construction of curb & gutter and roadway slope					
TE-4A	SEE PARCEL 4		Lots 4 thru 9, Block 1	162.0/1743		---	----	TE-4A	For the purpose of construction of sidewalk and roadway slope					
			ARGO PARK SUBDIVISION											
5	JOHN J. SUCHORSKI	SITE ADDR. 4705 WASHINGTON ST.	Lots 12 and 13, Block 2	30.9/332	30.9/332	4,745		5	TO CDDT BY WD 9700046818 4/14/97					
	JOE GREER													
TE-5	SEE PARCEL 5			145.5/1566				TE-5	For the purpose of construction of sidewalk, driveway and roadway slope					
6	MARY F. URBAN and	SITE ADDR. 4709 WASHINGTON ST.	Lots 10 and 11, Block 2	37.4/403	37.4/403	5,153	---	6						
	LOUISE M. REDMOND													
TE-6	SEE PARCEL 6			39.9/429		----	----	TE-6	For the purpose of construction of sidewalk and roadway slope					

170TAB.DWG

R.O.W. TABULATION OF PROPERTIES IN THE CITY AND COUNTY OF DENVER										S.H. NO. 70		RIGHT OF WAY		WASHINGTON ST. TO BRIGHTON BLVD.	
										SH NO. 70					

170TAB.DWG

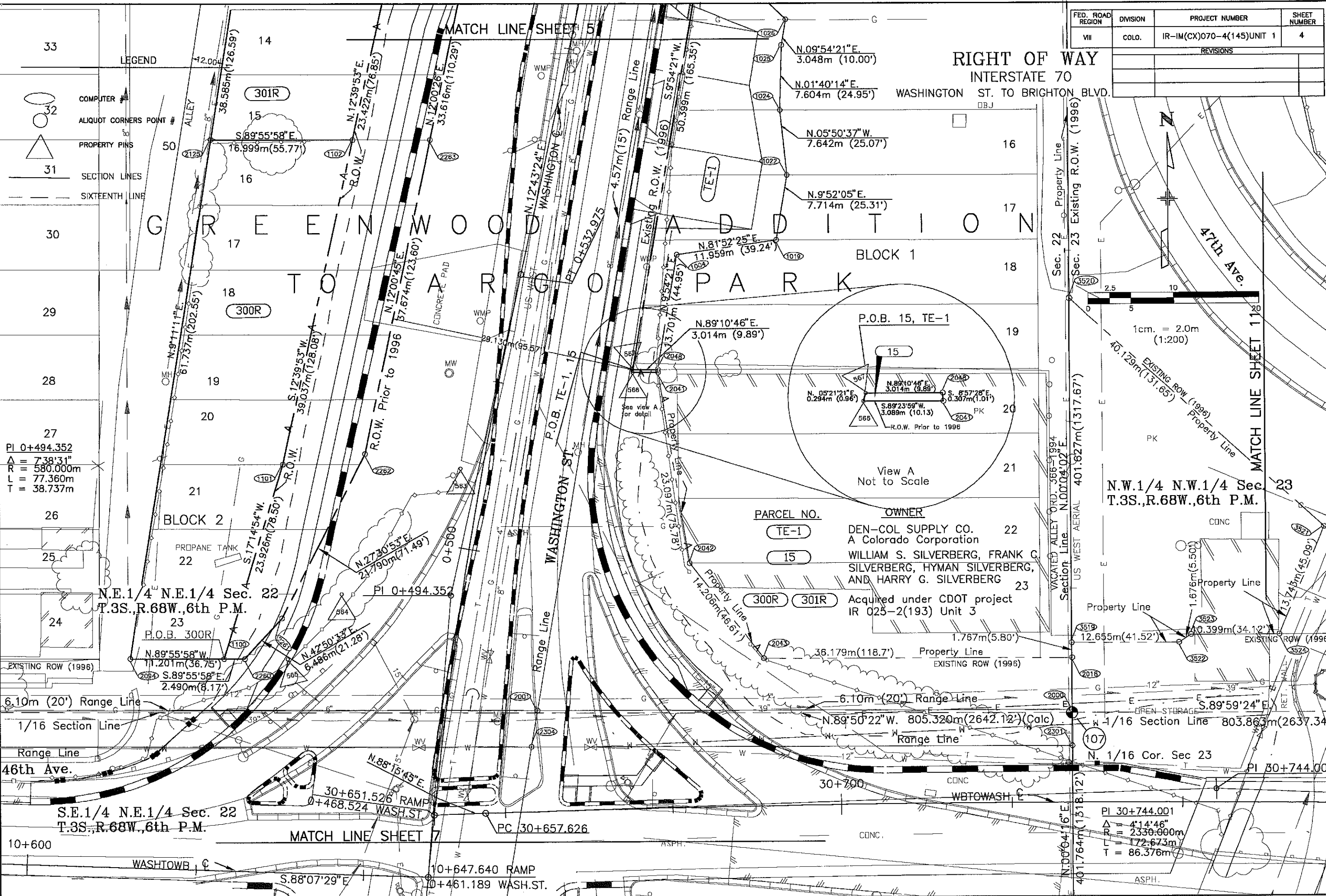
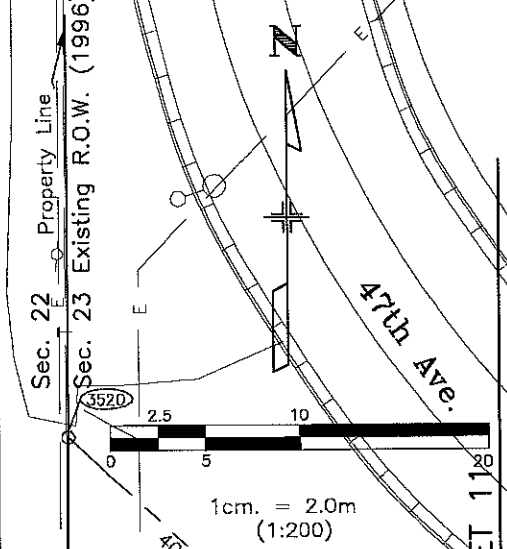
COLORADO DEPARTMENT OF TRANSPORTATION 07/13/98 89100170\ Unit 1\ Plans\ 170tab IPM

R.O.W. TABULATION OF PROPERTIES IN THE CITY AND COUNTY OF DENVER					AS CONSTRUCTED			FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
					NO REVISIONS	REVISED	VOID	VIII	COLO.	IR-IM(CX) 70-4(145) UNIT 1	2B
S.H. NO. 70					RIGHT OF WAY			REVISIONS			
								2/5/97	Name Change Par. 15	PD	
WASHINGTON ST. TO BRIGHTON BLVD.					SH NO. 70			7/31/97	Del. TE-17; Add 17R;		
									Chg. PE-17 to E-17,		
									PE-17A to E-17A	IPM	
								7/13/98	Rev. E-17; Add PE-18B,		
									TE-18A & TE-18B	IPM	
PARCEL NO.	OWNER	ADDRESS	LOCATION T.3S., R.68W., 6th P.M.	AREA IN SQ. METERS/SQ. FEET REMAINDERS IN SQ. FEET ONLY				PARCEL NO.	REMARKS		
				PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT					
TE-14	A. GENE BYRNE and ETHEL IRENE BYRNE,	SITE ADDR. 4495 Washington St.	Lots 19 to 22, Block 4	126.9/1365	126.9/1365	26,226	---	TE-14	For the purpose of construction of sidewalk, driveway and roadway slope		
	his wife		GARDEN PLACE SUBDIVISION								
			SE 1/4 OF NE 1/4 OF SEC. 22								
TE-14A	SEE PARCEL TE-14		Lot 24, Block 4, GARDEN	91.0/980	91.0/980	---	---	TE-14A	For the purpose of construction of curb & gutter, sidewalk		
			PLACE SUBDIVISION								
15	UNKNOWN		Lot 20, Block 1, GREENWOOD	0.9/10	0.9/10	---	0	15			
			ADDITION TO ARGO PARK, a sub. in								
			NE 1/4 OF NE 1/4 OF SEC. 22								
TE-16	CITY AND COUNTY OF DENVER, A Municipal		S 1/2 NW 1/4 Section 23	1924.3/20713				TE-16	For the purpose of construction		
	Corporation										
17	D SQUARED INVESTMENTS, INC., A COLORADO	SITE ADDR. 900 E. 46th Ave. # Approx.	S 1/2 NW 1/4 Section 23	1178.8/12688	1178.8/12688			17	Reception No. 9700142512 Denver County Clerk & Recorder.		
	CORPORATION										
17R	SEE PARCEL 17			4367.7/47014				17R	Reception No. 9700142512 Denver County Clerk & Recorder.		
E-17 ^{Rev.}	SEE PARCEL 17			131.8/1419				E-17 ^{Rev.}	Reserving for construction and maintenance of a sewer line.		
E-17A	SEE PARCEL 17			121.5/1308				E-17A	Reserving for construction and maintenance of access road		
									and sewer line.		
PE-18	BURLINGTON NORTHERN RAILROAD CO.,		SW 1/4 of the NW 1/4	1406.6/15140				PE-18	For const. and maint. of bridge, ramp and overpass structures.		
	A Delaware Corporation		Section 23						Reception #9700168500, Denver Co. Clerk & Recorder		
PE-18A	SEE PARCEL PE-18			152.2/1638				PE-18A	For construction and maintenace of sewer line.		
									Reception #9700168500, Denver Co. Clerk & Recorder		
PE-18B	SEE PARCEL PE-18			152.2/1638				PE-18B	For construction and maintenace of sewer line.		
TE-18	SEE PARCEL PE-18			761.8/8200				TE-18	For construction of overpass, ramp and bridge structures.		
TE-18A	SEE PARCEL PE-18			15.3/165				TE-18A	For construction of a sewer line.		

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VII	COLO.	IR-IM(CX)070-4(145)UNIT 1	4
REVISIONS			

RIGHT OF WAY INTERSTATE 70

WASHINGTON ST. TO BRIGHTON BLVD.

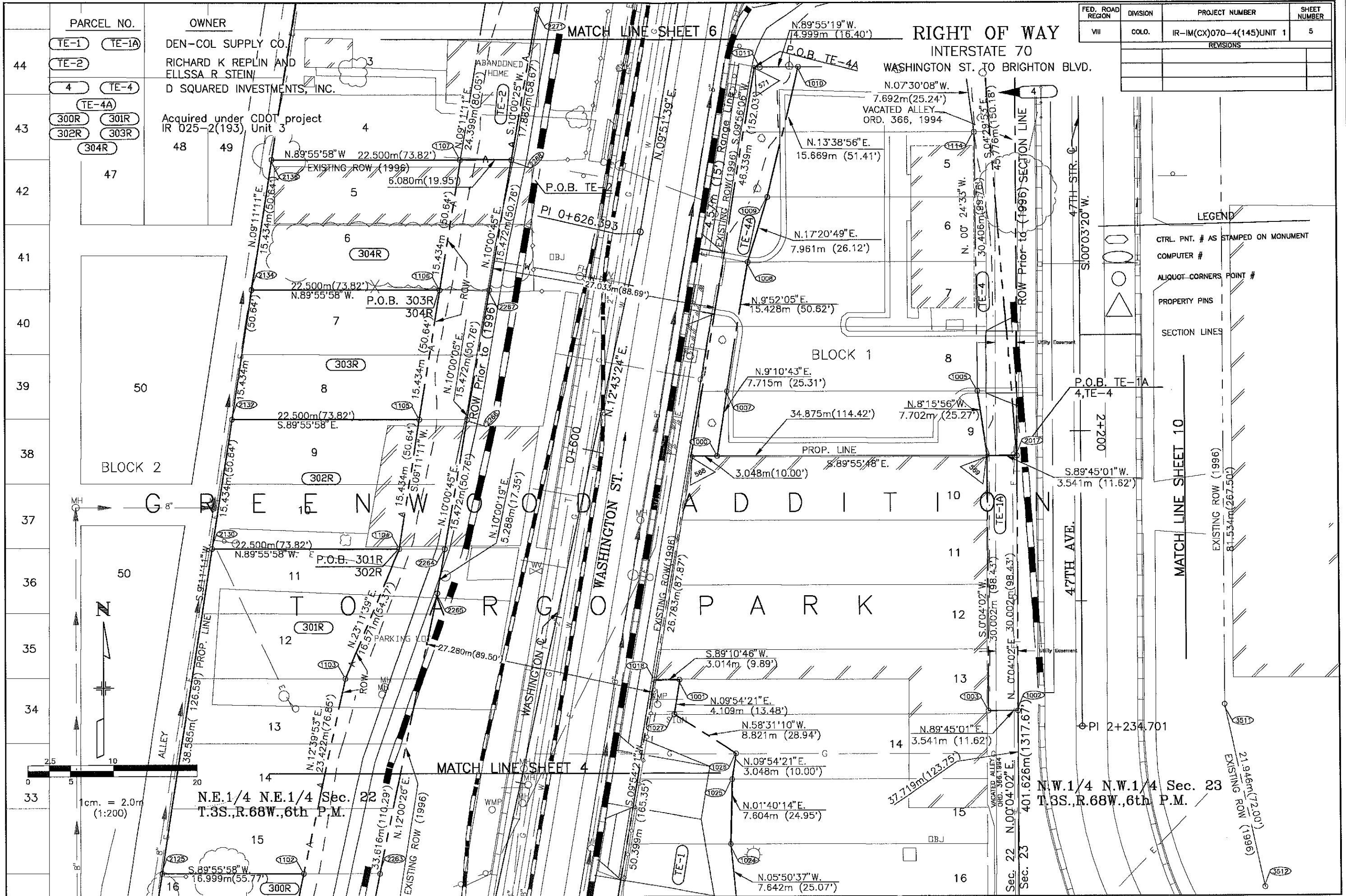


PI 0+494.352
 $\Delta = 738.31^\circ$
 $R = 580.000m$
 $L = 77.360m$
 $T = 38.737m$

PARCEL NO.	OWNER
TE-1	DEN-COL SUPPLY CO. A Colorado Corporation
15	WILLIAM S. SILVERBERG, FRANK C. SILVERBERG, HYMAN SILVERBERG, AND HARRY G. SILVERBERG
300R	Acquired under CDOT project IR 025-2(193) Unit 3
301R	

N.W.1/4 N.W.1/4 Sec. 23
T.3S., R.68W., 6th P.M.

PI 30+744.001
 $\Delta = 414.46^\circ$
 $R = 2330.000m$
 $L = 172.673m$
 $T = 86.376m$



FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	IR-IM(CX)070-4(145)UNIT 1	5
REVISIONS			

RIGHT OF WAY
INTERSTATE 70

WASHINGTON ST. TO BRIGHTON BLVD.

MATCH LINE SHEET 10

N.E.1/4 N.E.1/4 Sec. 22
T.3S., R.68W., 6th P.M.

PARCEL NO.	OWNER
TE-1	DEN-COL SUPPLY CO.
TE-2	RICHARD K REPLIN AND ELLSSA R STEIN
4	D SQUARED INVESTMENTS, INC.
TE-4A	
300R	
301R	
302R	
303R	
304R	

Acquired under CDOT project
IR 025-2(193) Unit 3

48 49

47

BLOCK 2

BLOCK 1

ADDITION

PARK

47TH AVE.

P.O.B. TE-1A

4, TE-4

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

002+2

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VII	COLO.	IR-IM(CX)070-4(145)UNIT 1	6
REVISIONS			

PARCEL NO.

OWNER

RIGHT OF WAY
INTERSTATE 70
WASHINGTON ST. TO
BRIGHTON BLVD.

- TE-2
3 TE-3
4 TE-4 TE-4A
5 TE-5
6 TE-6
7 TE-7
TE-8

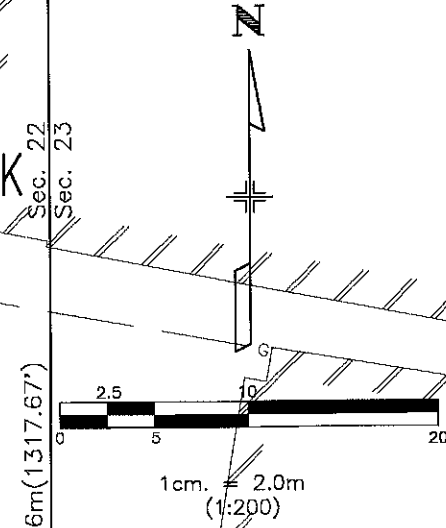
RICHARD K. REPLIN AND
ELISSA R. STEIN

CITY AND COUNTY OF DENVER

D SQUARED INVESTMENTS, INC.

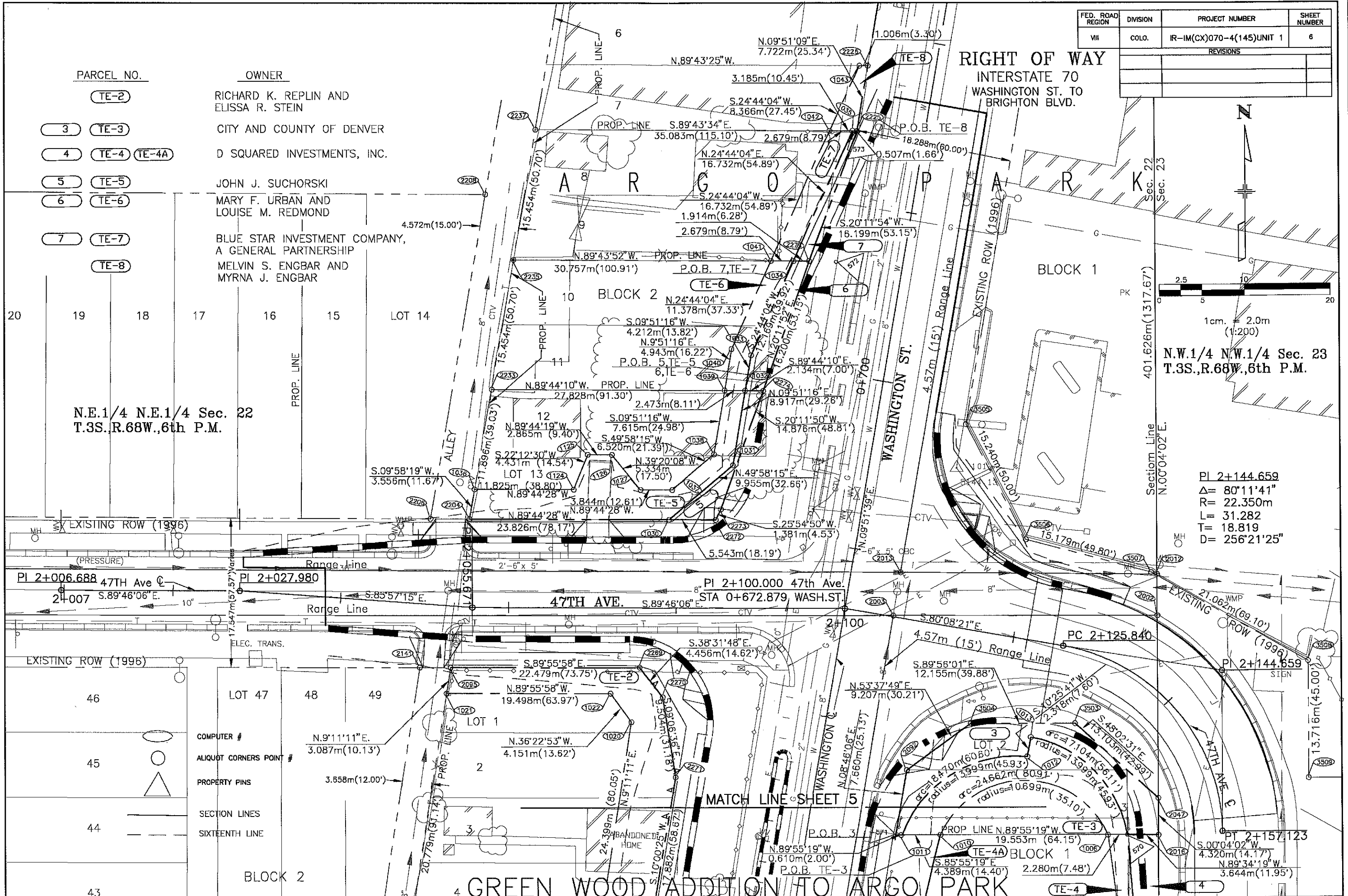
JOHN J. SUCHORSKI
MARY F. URBAN AND
LOUISE M. REDMOND

BLUE STAR INVESTMENT COMPANY,
A GENERAL PARTNERSHIP
MELVIN S. ENGBAR AND
MYRNA J. ENGBAR



N.W.1/4 N.W.1/4 Sec. 23
T.3S., R.68W., 6th P.M.

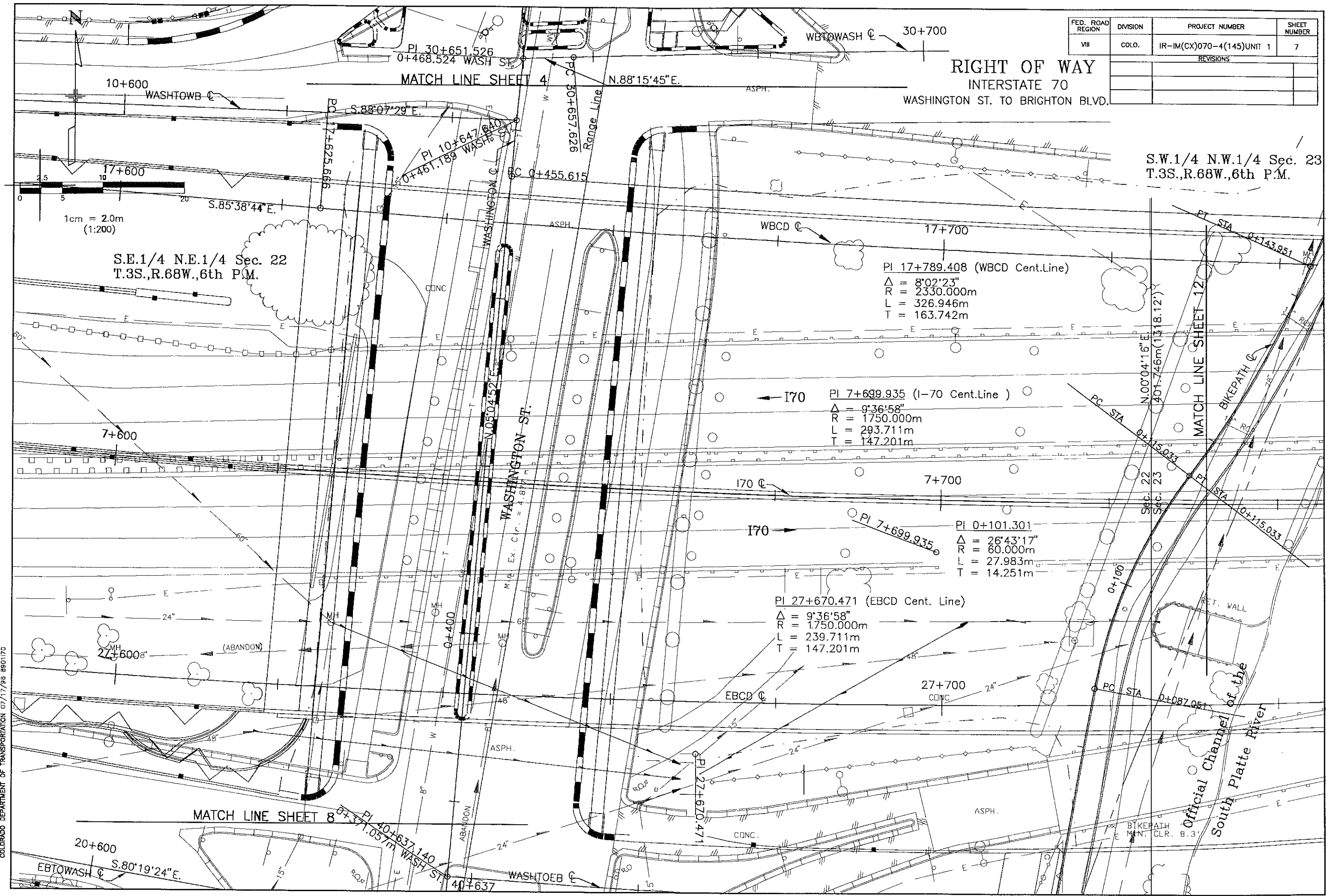
PI 2+144.659
Δ= 80°11'41"
R= 22.350m
L= 31.282
T= 18.819
D= 256°21'25"



FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	IR-IM(CX)070-4(145)UNIT 1	7
REVISIONS			

RIGHT OF WAY
INTERSTATE 70
WASHINGTON ST. TO BRIGHTON BLVD.

S.W.1/4 N.W.1/4 Sec. 23
T.3S.,R.68W.,6th P.M.



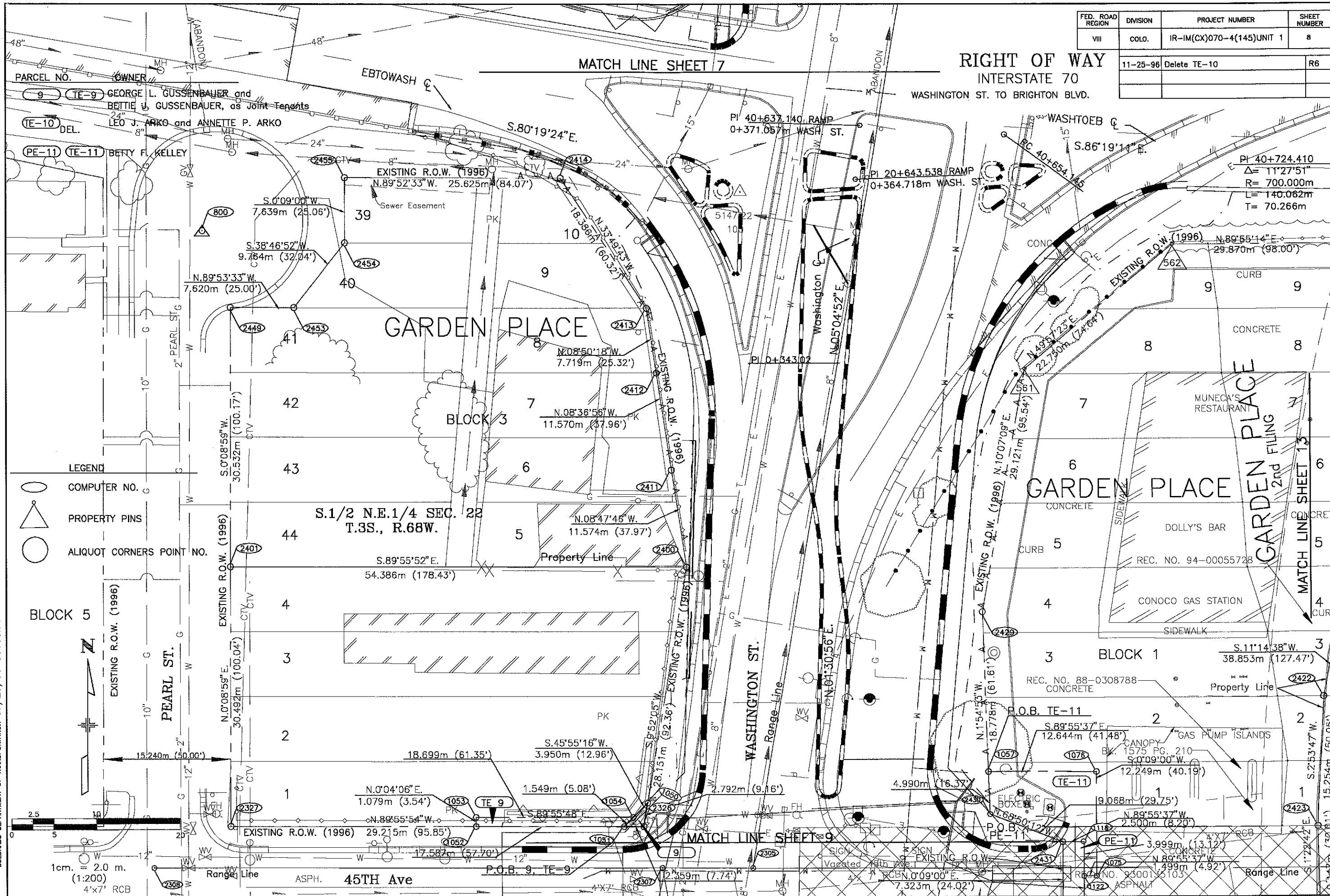
COLORADO DEPARTMENT OF TRANSPORTATION 07/17/95 8501770

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	IR-IM(CX)070-4(145)UNIT 1	8
11-25-96 Delete TE-10			R6

RIGHT OF WAY
INTERSTATE 70

WASHINGTON ST. TO BRIGHTON BLVD.

MATCH LINE SHEET 7



LEGEND

- COMPUTER NO.
- PROPERTY PINS
- ALIQUOT CORNERS POINT NO.

BLOCK 5

EXISTING R.O.W. (1996)

PEARL ST.

S.1/2 N.E.1/4 SEC. 22
T.3S., R.68W.

BLOCK 3

GARDEN PLACE

WASHINGTON ST.

GARDEN PLACE

BLOCK 1

GARDEN PLACE
2nd FILING

MATCH LINE SHEET 9

1cm. = 2.0 m.
(1:200)
4"x7" RCB

ASPH. 45TH Ave

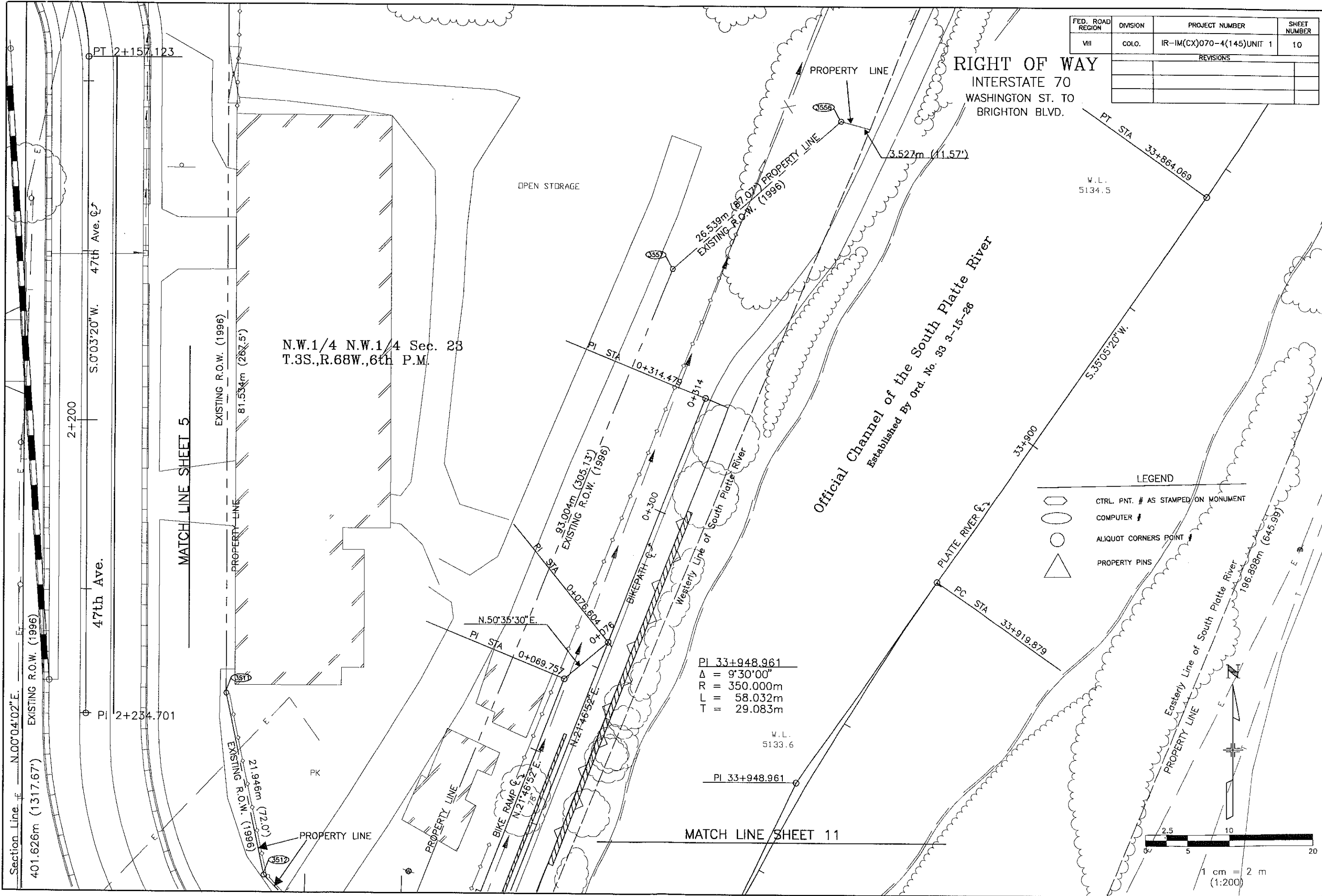
P.O.B. 9, TE-9

MATCH LINE SHEET 9

EXISTING R.O.W.

PE-11

Range Line



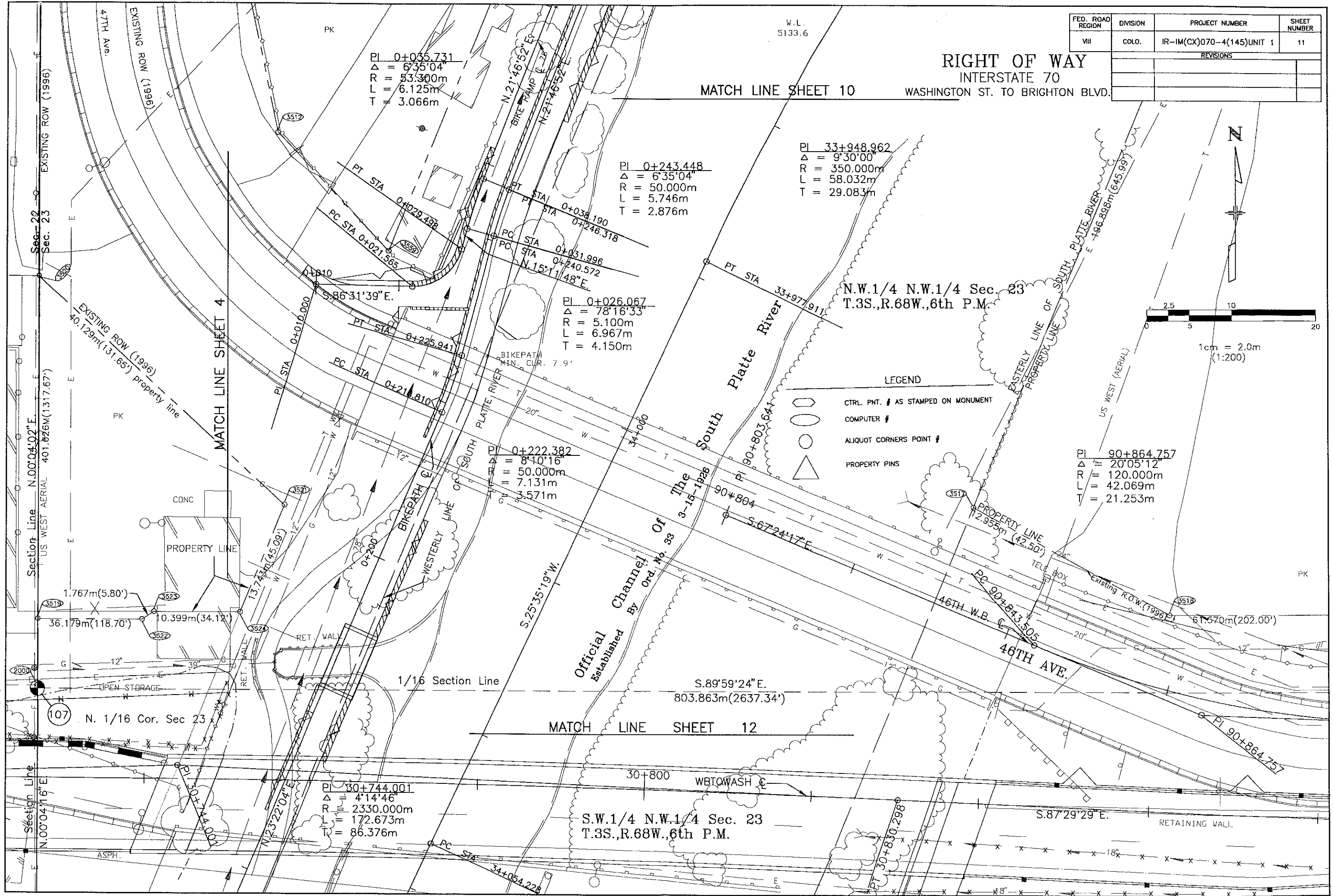
FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	IR-IM(CX)070-4(145)UNIT 1	10
REVISIONS			

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	IR-IM(CX)070-4(145)UNIT 1	11
REVISIONS			

RIGHT OF WAY INTERSTATE 70

WASHINGTON ST. TO BRIGHTON BLVD.

MATCH LINE SHEET 10



LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- PROPERTY PINS

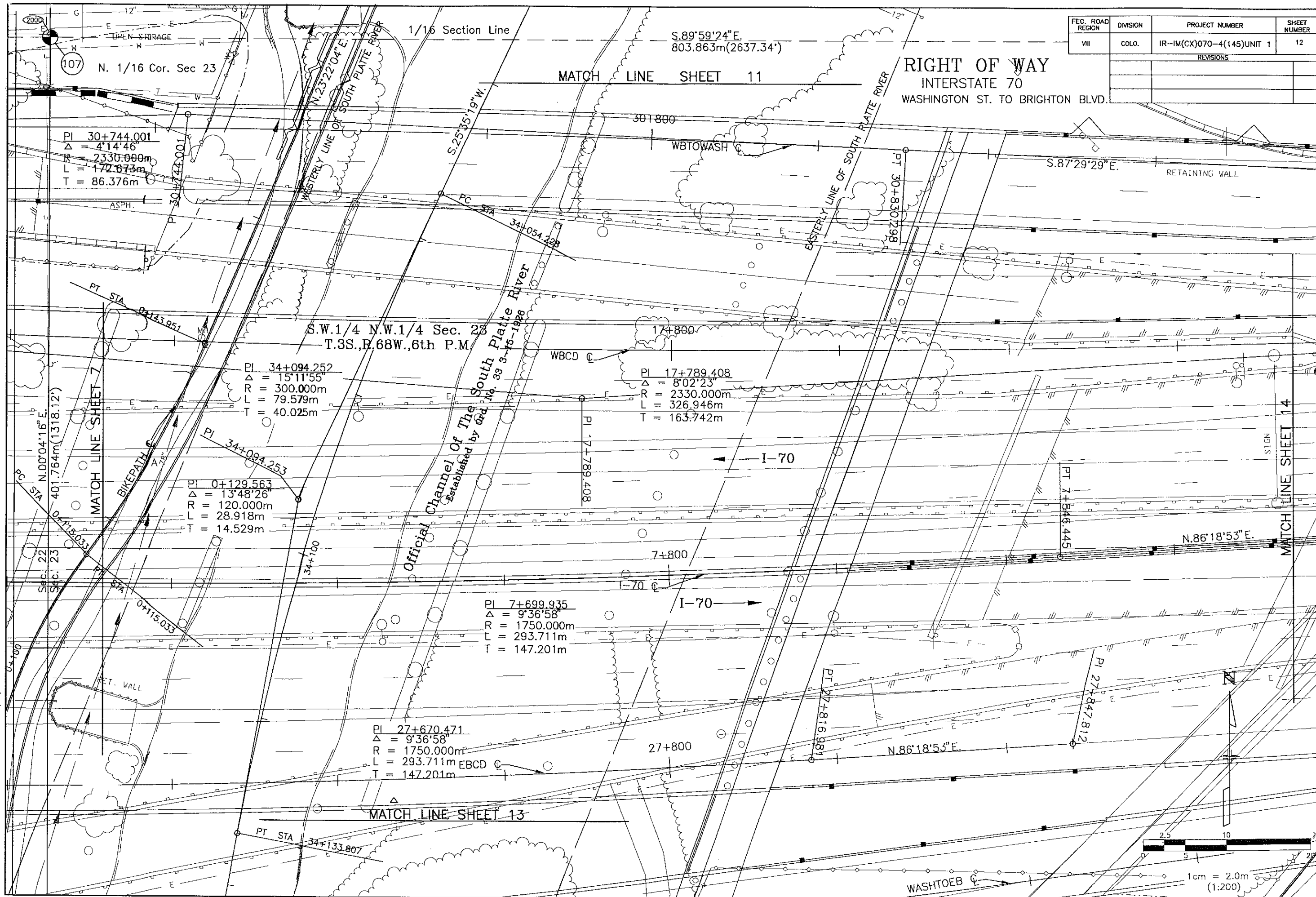
Official Channel of
Established By Ord. No. 83
3-15-1928

MATCH LINE SHEET 12

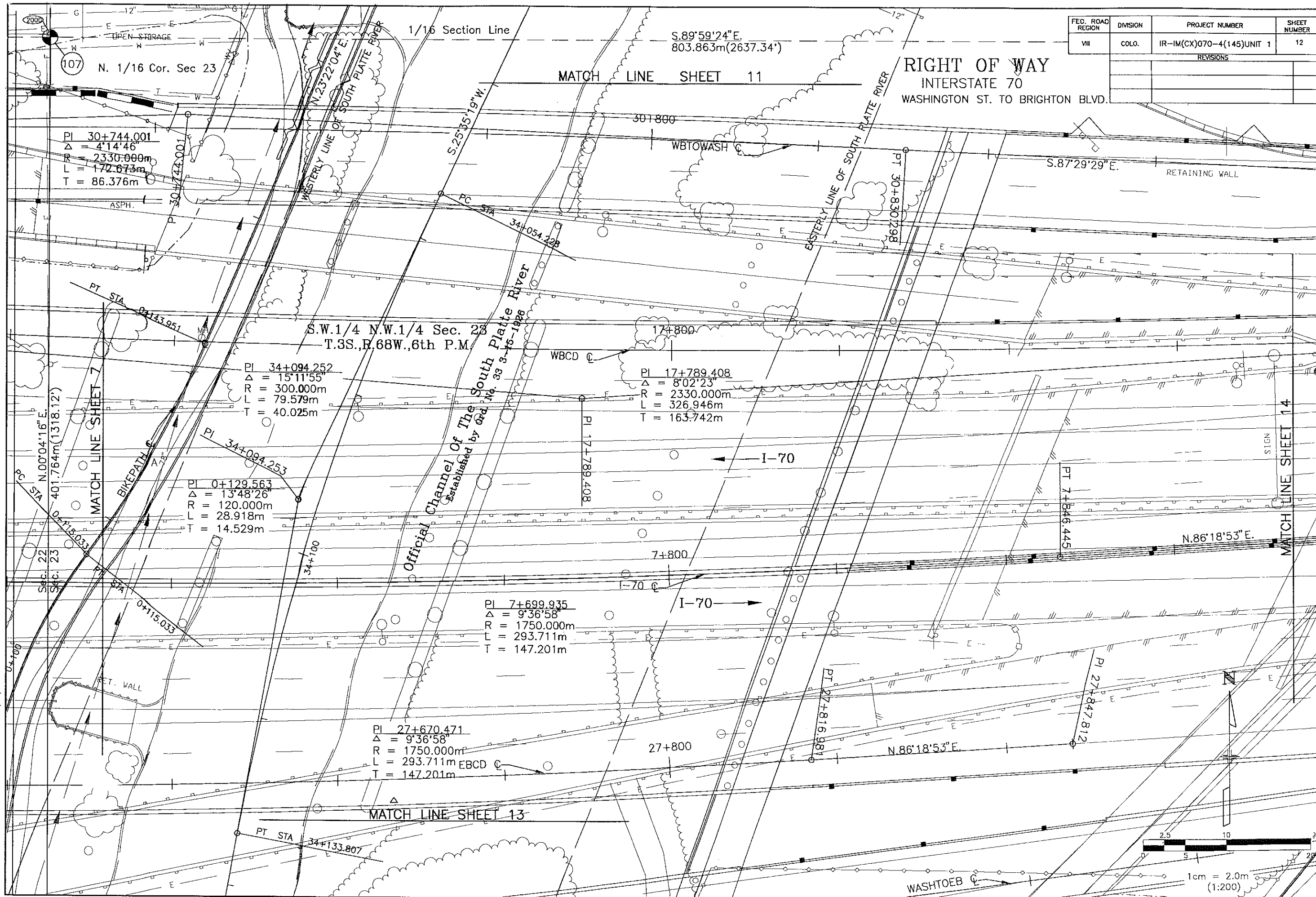
S.W.1/4 N.W.1/4 Sec. 23
T.3S.,R.68W.,6th P.M.

N.W.1/4 N.W.1/4 Sec. 23
T.3S.,R.68W.,6th P.M.

1 cm = 2.0 m
(1:200)



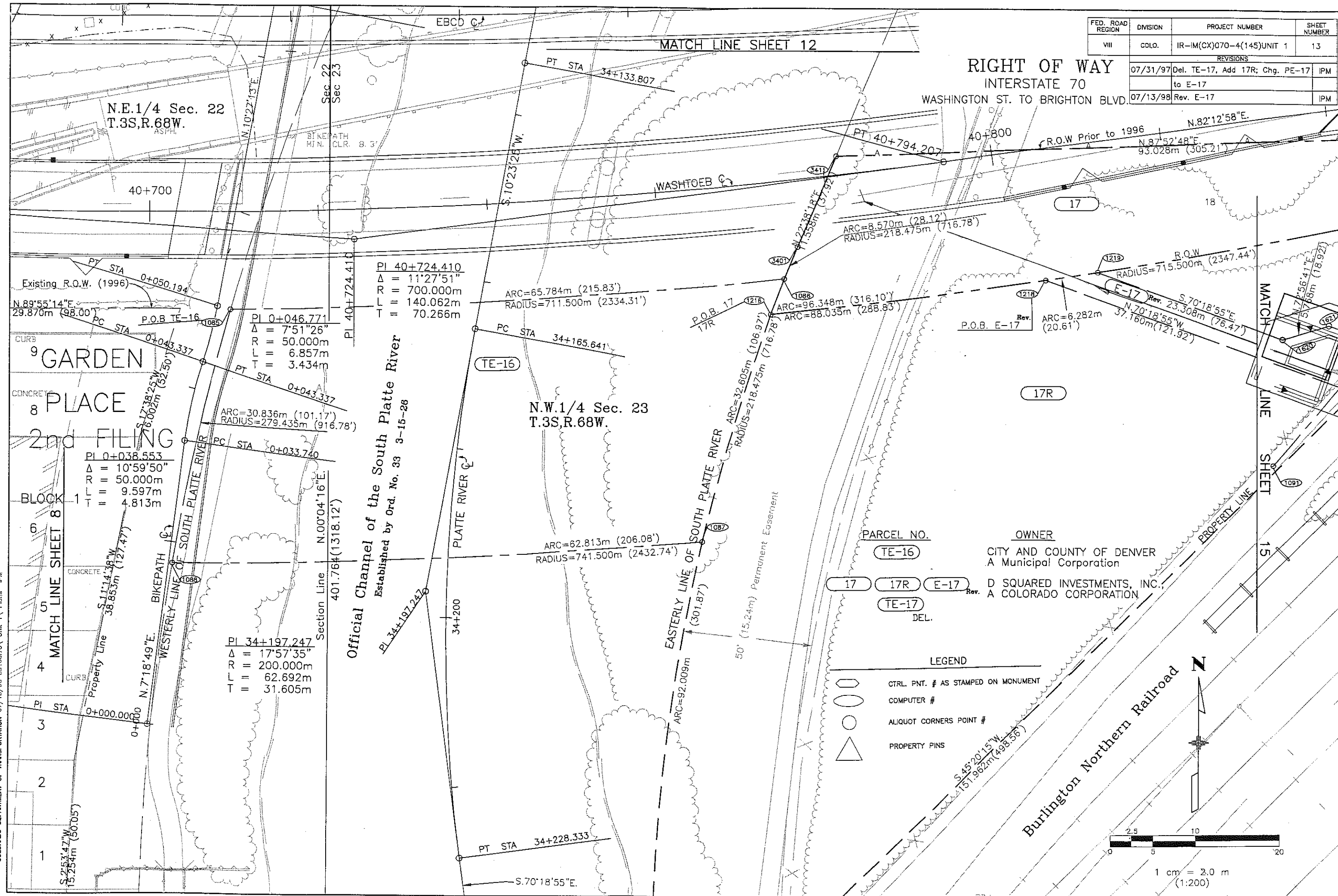
FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VII	COLO.	IR-IM(CX)070-4(145)UNIT 1	12
REVISIONS			



FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	IR-IM(CX)070-4(145)UNIT 1	13
REVISIONS			
07/31/97	Del. TE-17, Add 17R; Chg. PE-17	IPM	
07/13/98	Rev. E-17	IPM	

RIGHT OF WAY
INTERSTATE 70

WASHINGTON ST. TO BRIGHTON BLVD.



FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VII	COLO.	IR-IM(CX)070-4(145)UNIT 1	14
REVISIONS			

RIGHT OF WAY
INTERSTATE 70
170 AND WASHINGTON ST.

SECTION LINE
803.863m (2637.34')
PI 0+200.000

PI 0+110.839
 $\Delta = 43^\circ 51' 01''$
R = 15.000m
L = 11.480m
T = 6.038m

PI 17+789.408
 $\Delta = 8^\circ 02' 23''$
R = 2330.000m
L = 326.946m
T = 163.742m

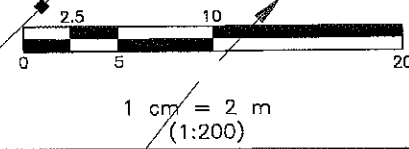
PI 31+045.501
 $\Delta = 6^\circ 11' 38''$
R = 1750.000m
L = 189.183m
T = 94.684m

PI 41+009.948
 $\Delta = 4^\circ 05' 55''$
R = 1400.000m
L = 100.147m
T = 50.095m

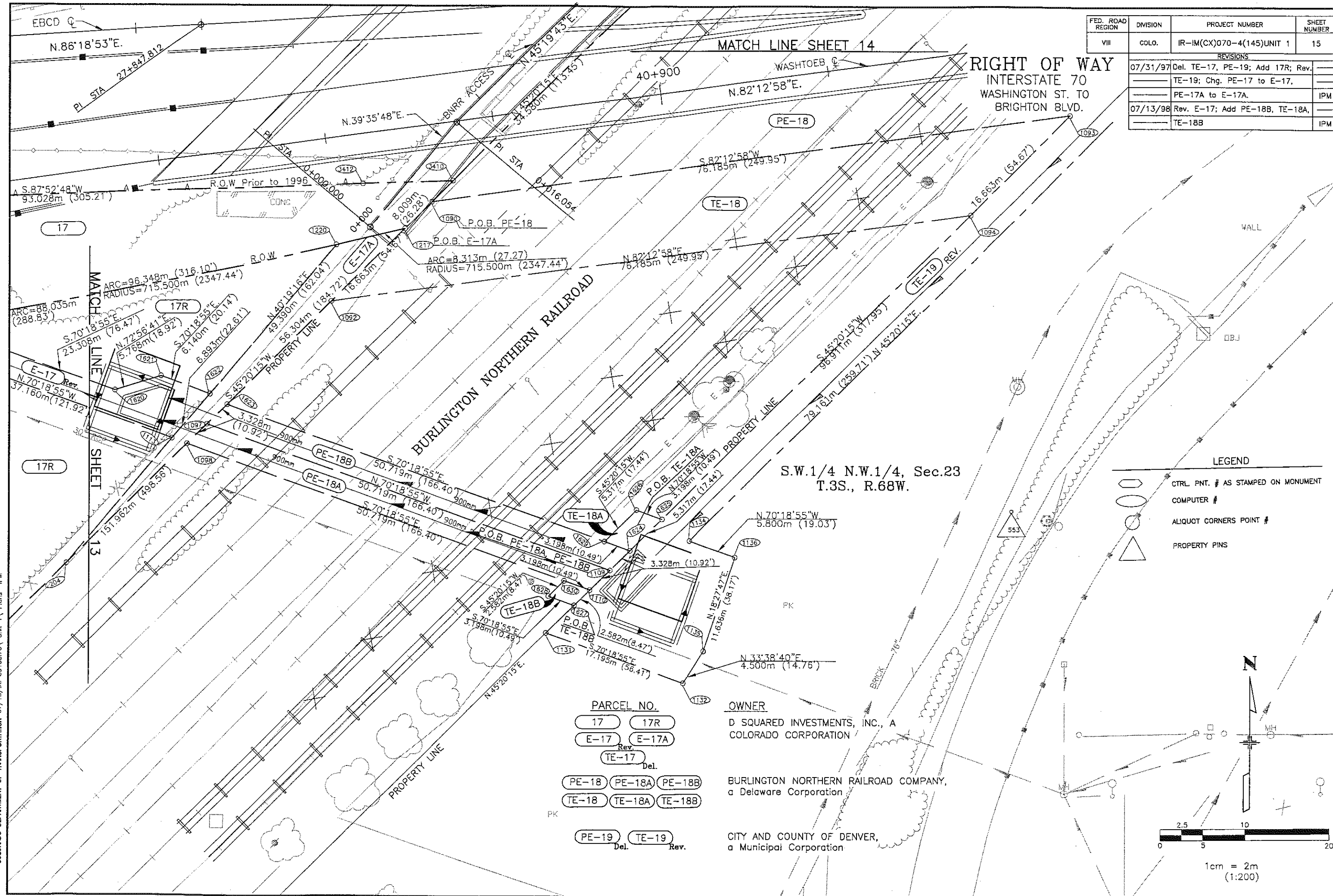
PARCEL NO.
PE-18
PE-19
E36 E37
OWNER
BURLINGTON NORTHERN RAILROAD COMPANY, a Delaware corporation
CITY AND COUNTY OF DENVER, a Municipal Corporation
Acquired under CDOT project I70-4(14)285 Agreement dated 3/16/61

LEGEND
CTRL. PNT. # AS STAMPED ON MONUMENT
COMPUTER #
ALIQUOT CORNERS POINT #
PROPERTY PINS
P.O.B. PE-18

MATCH LINE SHEET 15

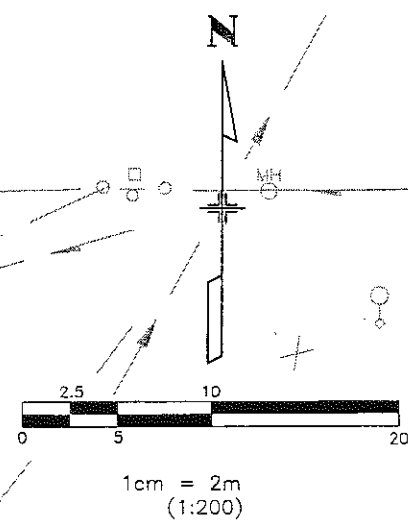


COLORADO DEPARTMENT OF TRANSPORTATION 07/13/98 89100170 Unit 1 Plans IPM



FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	IR-IM(CX)070-4(145)UNIT 1	15
REVISIONS			
07/31/97	Del. TE-17, PE-19; Add 17R; Rev.		
	TE-19; Chg. PE-17 to E-17.		
	PE-17A to E-17A.		IPM
07/13/98	Rev. E-17; Add PE-18B, TE-18A.		
	TE-18B		IPM

LEGEND	
	CTRL. PNT. # AS STAMPED ON MONUMENT
	COMPUTER #
	ALIQUOT CORNERS POINT #
	PROPERTY PINS



PARCEL NO.	
17	17R
E-17	E-17A
TE-17	Del.
PE-18	PE-18A
TE-18	TE-18A
PE-18B	PE-18B
TE-18B	TE-18B
PE-19	Del.
TE-19	Rev.

OWNER
D SQUARED INVESTMENTS, INC., A COLORADO CORPORATION

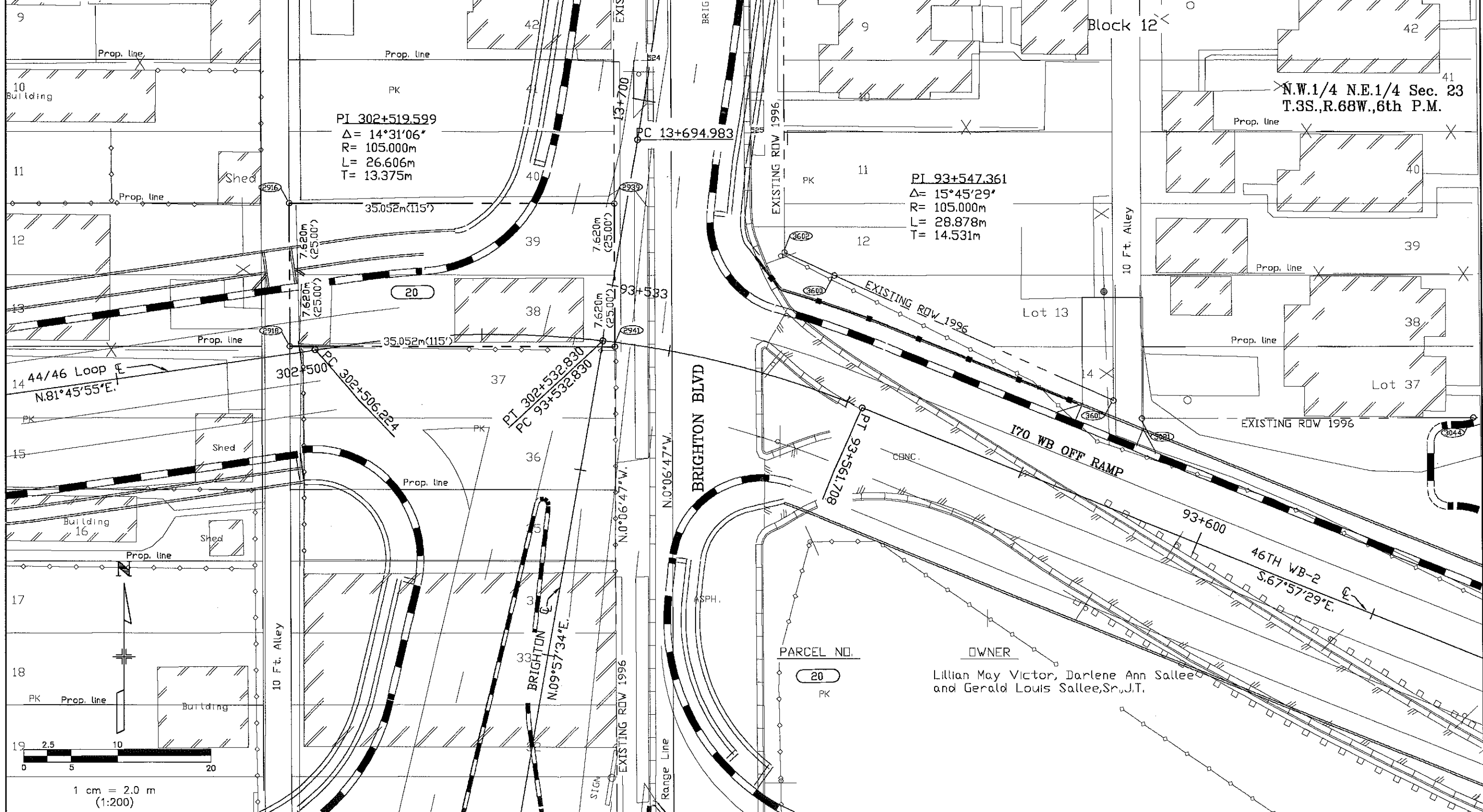
BURLINGTON NORTHERN RAILROAD COMPANY, a Delaware Corporation

CITY AND COUNTY OF DENVER, a Municipal Corporation

FED. ROAD	DIVISION	PROJECT NUMBER	NUMBER
VIII	COLO.	IR-IM(CX)070-4(145)UNIT 1	16
REVISIONS			

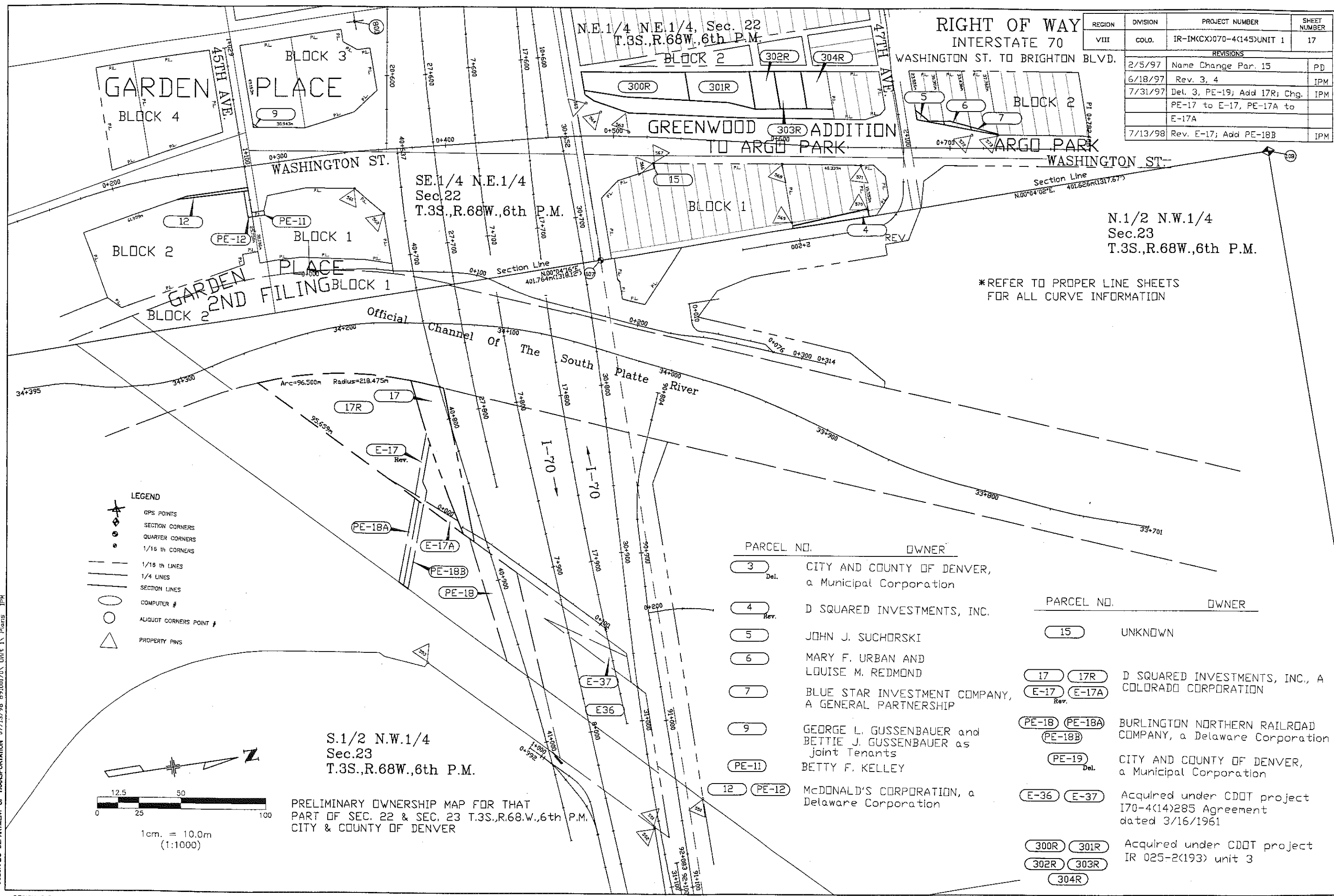
RIGHT OF WAY INTERSTATE 70 Washington St. to Brighton Blvd.

- LEGEND**
- CTRL. PNT. # AS STAMPED ON MONUMENT
 - COMPUTER #
 - ALIQUOT CORNERS POINT #
 - PROPERTY PINS



COLORADO DEPARTMENT OF TRANSPORTATION 06/28/96 891001070

COLORADO DEPARTMENT OF TRANSPORTATION 07/13/98 B9100170 Unit 1 Plans IPM



RIGHT OF WAY
INTERSTATE 70

REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	IR-IMCX070-4(145)UNIT 1	17
REVISIONS			
2/5/97	Name Change Par. 15		PD
6/18/97	Rev. 3, 4		IPM
7/31/97	Del. 3, PE-19; Add 17R; Chg. PE-17 to E-17, PE-17A to E-17A		IPM
7/13/98	Rev. E-17; Add PE-18B		IPM

WASHINGTON ST. TO BRIGHTON BLVD.

BLOCK 2

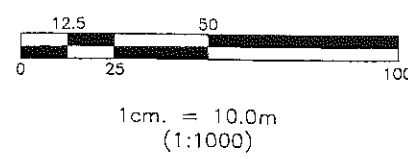
WASHINGTON ST.

N.1/2 N.W.1/4
Sec.23
T.3S.,R.68W.,6th P.M.

*REFER TO PROPER LINE SHEETS
FOR ALL CURVE INFORMATION

LEGEND

- GPS POINTS
- SECTION CORNERS
- QUARTER CORNERS
- 1/16 th CORNERS
- 1/16 th LINES
- 1/4 LINES
- SECTION LINES
- COMPUTER #
- ALIQUOT CORNERS POINT
- PROPERTY PINS



S.1/2 N.W.1/4
Sec.23
T.3S.,R.68W.,6th P.M.

PRELIMINARY OWNERSHIP MAP FOR THAT
PART OF SEC. 22 & SEC. 23 T.3S.,R.68W.,6th P.M.
CITY & COUNTY OF DENVER

PARCEL NO.	OWNER
3	CITY AND COUNTY OF DENVER, a Municipal Corporation
4	D SQUARED INVESTMENTS, INC.
5	JOHN J. SUCHORSKI
6	MARY F. URBAN AND LOUISE M. REDMOND
7	BLUE STAR INVESTMENT COMPANY, A GENERAL PARTNERSHIP
9	GEORGE L. GUSSENBAUER and BETTIE J. GUSSENBAUER as Joint Tenants
PE-11	BETTY F. KELLEY
12	MCDONALD'S CORPORATION, a Delaware Corporation

PARCEL NO.	OWNER
15	UNKNOWN
17 17R	D SQUARED INVESTMENTS, INC., A COLORADO CORPORATION
E-17 E-17A	
PE-18 PE-18A	BURLINGTON NORTHERN RAILROAD COMPANY, a Delaware Corporation
PE-18B	
PE-19	CITY AND COUNTY OF DENVER, a Municipal Corporation
E-36 E-37	Acquired under CDOT project I70-4(14)285 Agreement dated 3/16/1961
300R 301R	Acquired under CDOT project IR 025-2(193) unit 3
302R 303R	
304R	

PLAN SHEETS INDEX

RIGHT OF WAY
INTERSTATE 70
WASHINGTON ST. TO BRIGHTON BLVD.

REGION	DIVISION	PROJECT NUMBER	S. NUMBER
VIII	COLO.	IR-IMCCX0070-4(145)UNIT 1	18
REVISIONS			

