



Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT: P.E.D.

Sheet Revisions



FELSBURG
HOLT &
ULLEVIG



Farnsworth
GROUP
8055 EAST TUFTS AVENUE, SUITE 850
DENVER, COLORADO 80237
(303) 692-8838 / (303) 692-0470 Fax



Right of Way Plans

Title Sheet

Project Number: IM 07-03-246 UNIT 3

Project Location: 40TH AVENUE & I-70

Project Location:

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12314	08-11-06	1 of 1	1	9

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

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 _____
Permanent Easement _____
Slope Easement _____
Temporary Easement _____

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 _____

Tree Line

Tel. & Teleg. Lines _____
Electric Lines _____
Elec. Trans. Tower _____
Buried Tel. Cable _____
Buried Electric Cable _____
Gas Main _____
Oil Main _____
Water Main _____
Sanitary Sewers _____
Storm Sewers _____

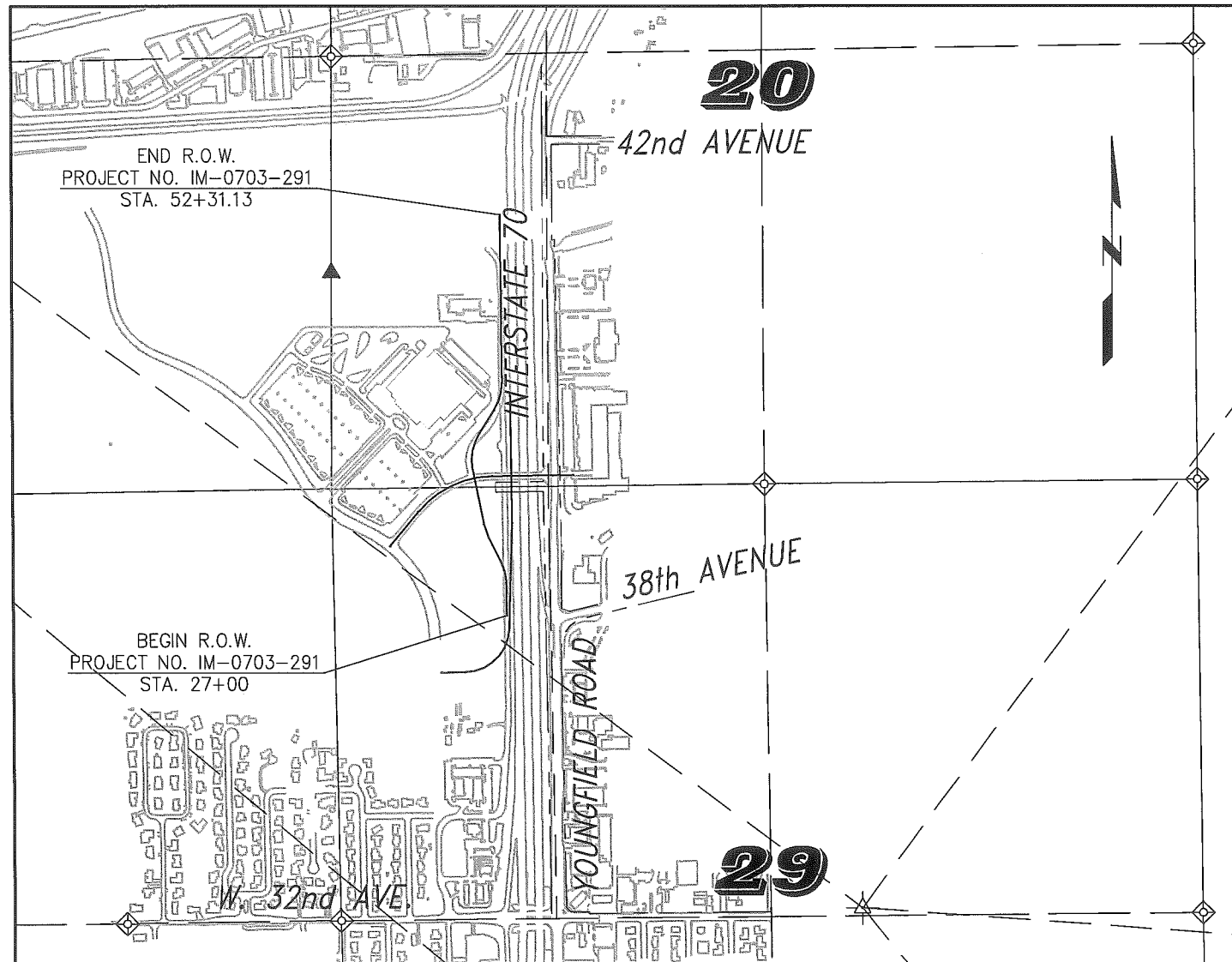
Road Approaches _____

Section Corner 1/16th Corner

Culverts & Drains
Proposed Existing No Hdwl 1 Hdwl 2 Hdwl End Sections
Proposed Existing (To be dashed) C.B.C.

Bridges
Existing (To be dashed)

RIGHT OF WAY PLAN OF PROPOSED PROJECT NO. IM 07-03-246 UNIT 3 40TH AVENUE UNDERPASS JEFFERSON COUNTY RIGHT-OF-WAY SEC. 20 & 29, T3S, R69W, 6TH P.M.



VICINITY MAP
SCALE: 1"=1000'

INDEX OF SHEETS

- 1 = TITLE SHEET & PLAN SHEET KEY MAP
- 2 = TABULATION OF PROPERTIES
- 3-3A = SURVEY CONTROL DIAGRAM
- 4 = MONUMENTATION SHEET
- 5-7 = PLAN SHEETS
- 8 = OWNERSHIP SHEET

SCALE OF ORIGINAL DRAWINGS

PLAN SHEET 1" = 60' & 1" = 20'
OWNERSHIP SHEET 1" = 300'
R.O.W. LENGTH = 0.48 MILES

BASIS OF BEARING

BEARINGS USED ARE COLORADO STATE PLANE, CENTRAL ZONE, NAD 83/92 BASED ON A BEARING OF S50°08'11"E FROM NGS CONTROL POINT "F 411 RESET" BEING A STEEL ROD AND NGS CONTROL POINT "D 412" BEING A STEEL ROD AS OBTAINED FROM NGS BASED ON COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN). SEE <http://www.ngs.noaa.gov/cgi-bin/datasheet.pl> FOR MORE INFORMATION ON ABOVE CONTROL POINTS.

NGS CONTROL POINT "F 411 RESET"

NGS CONTROL POINT "D 412"

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED

DATE

DIVISION ADMINISTRATOR

FILING CERTIFICATION: DEPOSITED THIS _____ DAY OF _____, AT _____, FOR INFORMATION ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____ RECEPTION NUMBER _____ SIGNED _____ DEPT. _____

APPROVED AUG 18 2006



COLORADO DEPARTMENT OF TRANSPORTATION

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Sheet Revisions		





Farnsworth

GROUP

8055 EAST TUFTS AVENUE, SUITE 850
DENVER, COLORADO 80237
(303) 692-8838 / (303) 692-0470 Fax



Right of Way Plans				
Tabulation of Properties Sheet				
Project Number: IM 07-03-246 UNIT 3				
Project Location: 40TH AVENUE & I-70				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12314	08-11-06	1 of 1	2	9

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

PARCEL NO.	OWNER	ADDRESS	LOCATION T3S, R69W 6TH PM	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				AREA OF PARCEL (SQ.FT.)	EXISTING ROW	REMAINDER			
						LEFT	RIGHT		
1	CITY OF WHEAT RIDGE	7500 W 29TH AVENUE WHEAT RIDGE, CO 80033 SITE: ADDRESS NOT GIVEN (303)234-5900	SW 1/4, SEC. 20	62,192				1	DEDICATED PURSUANT TO CABELA'S/COORS FILING NO. 1 SHOWN FOR POTENTIAL REFERENCE IN I.G.A. ONLY
TE 2	CABELA'S RETAIL, INC. (UNDIVIDED 199/200) & CHARLES BERA (UNDIVIDED 1/200)	ONE CABELA DRIVE SIDNEY, NE 69160 SITE: ADDRESS NOT GIVEN (308)255-2634 & 1721 ROBIN ROAD STERLING, CO 80751	SW 1/4, SEC. 20 NW 1/4, SEC. 29	48,578				TE 2	TEMPORARY CONSTRUCTION EASEMENT
TE 2A	SAME AS ABOVE	SAME AS ABOVE	SW 1/4, SEC. 20 NW 1/4, SEC. 29	22,719				TE 2A	TEMPORARY ACCESS EASEMENT
TE 2B	SAME AS ABOVE	SAME AS ABOVE	SW 1/4, SEC. 20 NW 1/4, SEC. 29	23,019				TE 2B	TEMPORARY CONSTRUCTION EASEMENT
TE 2C	SAME AS ABOVE	SAME AS ABOVE	SW 1/4, SEC. 20	29,945				TE 2C	TEMPORARY CONSTRUCTION EASEMENT
PE 3	YOUNGFIELD PLAZA, LLC	4096 YOUNGFIELD STREET WHEAT RIDGE, CO 80033 SITE: SAME AS ABOVE	LOT 1, YOUNGSFIELD PLAZA, A SUBDIVISION IN THE SW 1/4, SEC. 20	100				PE 3	PERMANENT EASEMENT FOR TRAFFICE CONTROL DEVICES
TE 3	SAME AS ABOVE	SAME AS ABOVE	LOT 1, YOUNGSFIELD PLAZA, A SUBDIVISION IN THE SW 1/4, SEC. 20	600				TE 3	TEMPORARY CONSTRUCTION EASEMENT

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8055 EAST TUFTS AVENUE, SUITE 850
DENVER, COLORADO 80237
(303) 692-8838 / (303) 692-0470 Fax



Project Number: IM 07-03-246 UNIT 3

Project Location: 40TH AVENUE & I-70

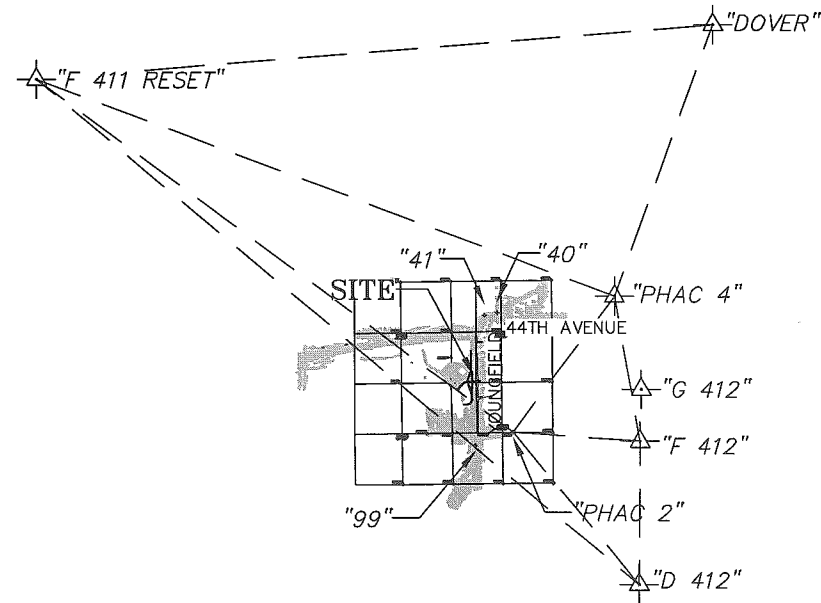
Project Location:

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12314	08-11-06	1 of 2	3	9

SURVEY CONTROL DIAGRAM

FOR THE CITY OF WHEAT RIDGE, JEFFERSON COUNTY, COLORADO
40TH AVENUE UNDERPASS
PROJECT NUMBER IM 07-03-246 UNIT 3
LOCATED IN SECTIONS 20 & 29, TOWNSHIP 3 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

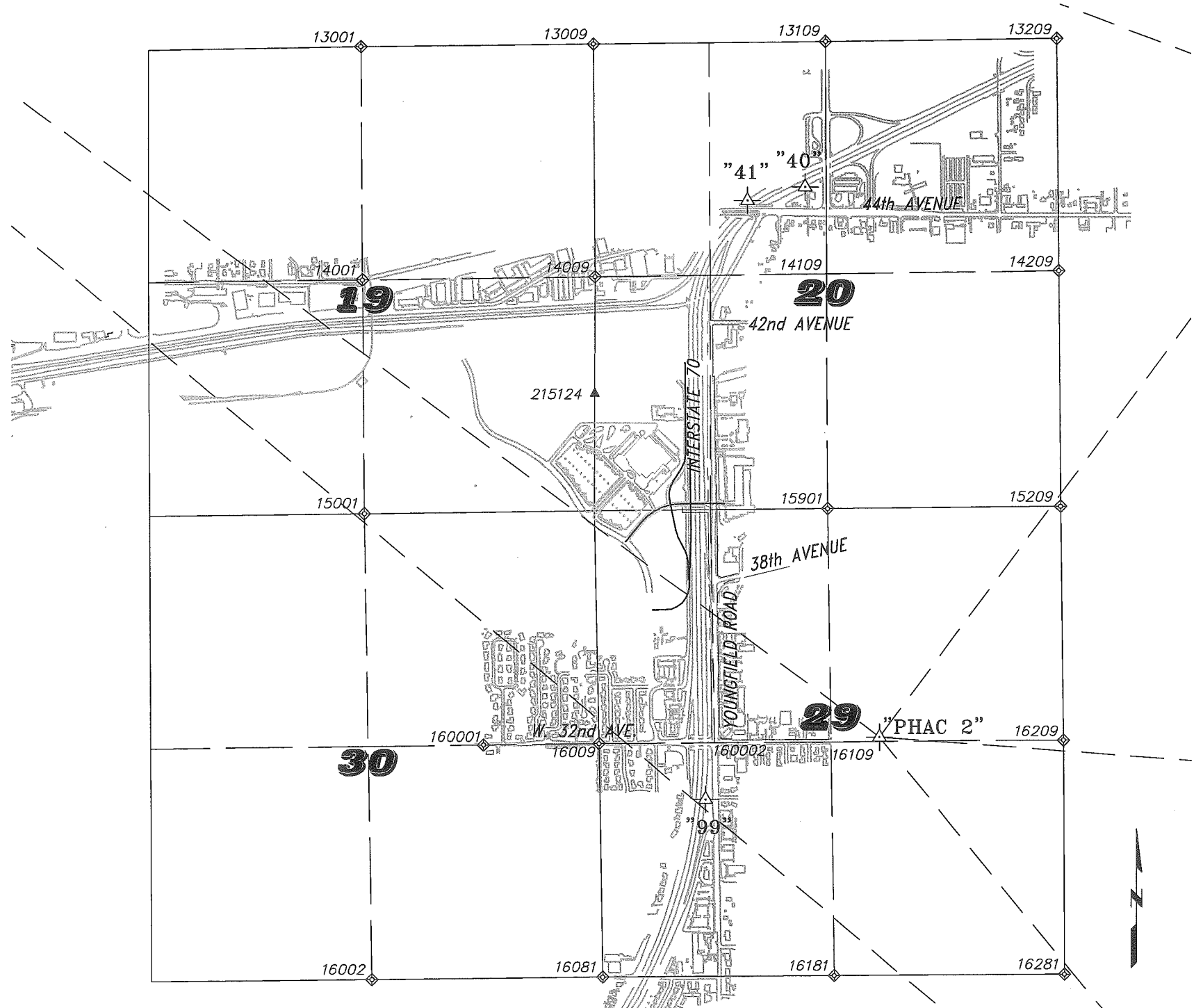
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OVERALL PROJECT CONTROL
SCALE: 1" = 10000'

LEGEND

- MAJOR CONTROL POINT
- ALIQUOT LAND CORNER



SITE CONTROL
SCALE: 1" = 1500'



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Sheet Revisions		
6/1/06	CHANGED ELEV. ON CONTROL PTS. 40, 41, 99 & G 412	TAM



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8055 EAST TUFTS AVENUE, SUITE 850
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Right of Way Plans				
Land Survey Control Diagram				
Project Number: IM 07-03-246 UNIT 3				
Project Location: 40TH AVENUE & I-70				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12314	08-11-06	2 of 2	3A	g

MONUMENTATION FOR MAJOR CONTROL AND ALIQUOT CORNERS

FOR THE CITY OF WHEAT RIDGE, JEFFERSON COUNTY, COLORADO
40TH AVENUE UNDERPASS
PROJECT NUMBER IM 07-03-246 UNIT 3
LOCATED IN SECTIONS 20 & 29, TOWNSHIP 3 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

MAJOR CONTROL TABLE

POINT NUMBER	POINT NAME	NORTH LATITUDE	WEST LONGITUDE	NAD 83(1992) ZONE 502		ELEV. (NAVD 88)	PROJECT COORDINATES		DESCRIPTION
				NORTHING	EASTING		NORTHING	EASTING	
505412	F 412	39°45'42.33475"N	105°06'33.72437"W	1702587.33	3109819.98	5562.74	1703011.20	3110594.19	STAINLESS STEEL ROD
506412	D 412	39°44'28.02956"N	105°06'34.91025"W	1695068.28	3109759.67	5554.25	1695490.28	3110533.87	STAINLESS STEEL ROD
507411	F 411 RE	39°48'50.64434"N	105°13'19.46185"W	1721525.42	3078076.43	5950.47	1721954.01	3078842.73	STAINLESS STEEL ROD
5042	PHAC 2	39°45'47.42610"N	105°07'59.12545"W	1703074.70	3103148.69	5451.56	1703498.69	3103921.23	STAINLESS STEEL ROD
5034	PHAC 4	39°46'57.36390"N	105°06'50.59087"W	1710173.66	3108470.58	5375.39	1710599.42	3109244.46	STAINLESS STEEL ROD
508	DOVER	39°49'17.98211"N	105°05'42.59374"W	1724425.63	3113715.70	5640.99	1724854.94	3114490.88	3 1/4" BRASS CAP
50299	99	39°45'36.36464"N	105°08'34.49053"W	1701944.43	3100391.38	5552.67	1702368.14	3101163.24	3 1/4" ALUMINUM CAP
50141	41	39°46'43.38777"N	105°08'28.03119"W	1708728.28	3100869.03	5468.11	1709153.68	3101641.01	3 1/4" ALUMINUM CAP
50040	40	39°46'44.91126"N	105°08'19.59522"W	1708885.05	3101527.05	5456.22	1706310.48	3102299.19	3-1/4" ALUMINUM CAP
509412	G 412	39°46'09.22607"N	105°06'32.63374"W	1705308.73	3109893.45	5398.18	1705733.28	3110667.68	STAINLESS STEEL ROD

PROJECT COORDINATES SUMMARY TABLE (ALIQUOT CORNERS & ACCESSORIES)

POINT NAME	PROJECT COORDINATES		ELEV. (NAVD 88)	DESCRIPTION
	NORTHING	EASTING		
13001	1710891.78	3097234.58	5525.14	3-1/4" ALUM. CAP ON "COPPERWELD" MONUMENT IN RANGE BOX "LS 25379"
13009	1710927.26	3099883.29	5497.54	2-1/2" STEEL PIPE
13109	1710963.48	3102529.35	5468.70	3-1/4" BRASS CAP ON ALUM.MONUMENT IN RANGE BOX "LS 13212"
13209	1710999.23	3105176.46	5400.29	3-1/4" BRASS CAP ON ALUM.MONUMENT IN RANGE BOX "LS 13212"
14001	1708240.94	3097252.29	5519.06	3" BRASS CAP ON MONUMENT IN RANGE BOX "LS 15846"
14009	1708282.35	3099901.87	5452.24	3-1/4" BRASS CAP ON ALUM. MONUMENT IN RANGE BOX "LS 13212"
14109	1708321.18	3102541.09	5431.25	3-1/4" BRASS CAP ON ALUM. MONUMENT IN RANGE BOX "LS 13212"
14209	1708360.43	3105200.61	5409.25	3" BRASS CAP ON 3" ALUM. MONUMENT IN RANGE BOX "LS 13212"
15001	1705599.18	3097269.76	5483.50	RED SAND STONE BOULDER WITH CHISELED "X"
15209	1705695.97	3105219.87	5456.91	3-1/4" BRASS CAP ON ALUM. MONUMENT IN RANGE BOX "LS 13212"
15901	1705666.93	3102552.57	5489.84	3-1/4" BRASS CAP ON ALUM. MONUMENT IN RANGE BOX "LS 25937"
16002	1700320.18	3097345.79	5608.16	3-1/2" ALUM. CAP AND 2" ALUM. MONUMENT IN RANGE BOX "LS 16401"
16009	1702996.89	3099942.85	5530.75	3-1/4" BRASS CAP ON ALUM. MONUMENT IN RANGE BOX "LS 13212"
16081	1700352.18	3099983.50	5575.76	3-1/4" BRASS CAP ON ALUM. MONUMENT IN RANGE BOX "LS 13212"
16109	1703020.36	3102587.70	5466.31	3-1/4" BRASS CAP ON ALUM. MONUMENT IN RANGE BOX "LS 13212"
16181	1700372.03	3102622.57	5538.44	3-1/4" BRASS CAP ON ALUM. MONUMENT IN RANGE BOX "LS 13212"
16209	1703043.97	3105250.42	5454.71	3-1/4" BRASS CAP ON ALUM. MONUMENT IN RANGE BOX "LS 13212"
16281	1700391.80	3105260.80	5563.42	2" ALUM. CAP AND MONUMENT IN RANGE BOX "LS 29420"
160001	1702978.33	3098625.26	5526.03	3-1/4" ALUM. CAP AND 2" ALUM. MONUMENT IN RANGE BOX "LS 16401"
160002	1703008.51	3101265.23	5528.30	3-1/4" ALUM. CAP AND #6 REBAR MONUMENT IN RANGE BOX "LS 13155"
215124	1706960.26	3099898.65	5436.35	3-1/2" ALUM. CAP AND #6 REBAR STAMPED "LS 16401"

NOTES

- BEARINGS USED ARE COLORADO STATE PLANE, CENTRAL ZONE, NAD 83/92 BASED ON A BEARING OF S50°08'11"E FROM NGS CONTROL POINT "F 411 RESET" BEING A STEEL ROD AND NGS CONTROL POINT "D 412" BEING A STEEL ROD AS OBTAINED FROM NGS BASED ON COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN). SEE <http://www.ngs.noaa.gov/cgi-bin/datasheet.prl> FOR MORE INFORMATION ON ABOVE CONTROL POINTS.
- BASIS OF ELEVATION BASED ON NGS CONTROL POINT "F 412", A STAINLESS STEEL ROD AT THE INTERSECTION OF KIPLING STREET AND WEST 32ND AVENUE WITH A NAVD88 ELEVATION OF 5562.74 FEET. "F 412" IS A FIRST ORDER, SECOND CLASS CONTROL POINT. SEE <http://www.ngs.noaa.gov/cgi-bin/datasheet.prl> FOR MORE INFORMATION ON ABOVE CONTROL POINT.
- ALL CORDINATES SHOWN HERIN ARE PROJECT COORDINATES IN U.S. SURVEY FEET. THESE PROJECT COORDINATES ARE MODIFIED NAD 83 COLORADO STATE PLANE COORDINATES CENTRAL ZONE. COORDINATES WERE FACTORED TO THE SURFACE WITH A COMBINED FACTOR OF 1.000248956.
- CDOT POINTS DESCRIBED HERIN WERE BASED ON THE FOLLOWING SURVEY CONTROL DIAGRAMS:
PREPARED BY THE LUND PARTNERSHIP, INC. DATED JULY 11TH, 2002 I-70 / SH 58TH INTERCHANGE PROJECT NO. IM 0703-246
- THIS CONTROL SURVEY IS FOR THE USE OF THE FEDERAL HIGHWAYS ADMINISTRATION, THE COLORADO DEPARTMENT OF TRANSPORTATION AND CITY OF WHEAT RIDGE PERSONNEL. THIS SURVEY IS NOT A COMPLETE BOUNDRY SURVEY. TITLE POLICY, TITLE COMMITMENT, AND TITLE RESEARCH WERE NOT PART OF THIS CONTROL SURVEY, THEREFORE, EASEMENTS, RIGHTS, AND RESTRICTIONS OF RECORD ARE NOT SHOWN. THE VERIFICATION OF PHYSICAL EVIDENCE WITH RELATION TO EASEMENTS, RIGHTS OF WAY, PROPERTY BOUNDRIES, AND RESTRICTIONS, AS DESCRIBED IN THE INSTRUMENTS OF RECORD, WERE NOT INCLUDED IN THIS CONTROL SURVEY.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE CERTIFICATION SHOWN BELOW.
- THIS SURVEY WAS PERFORMED ON THE GROUND BETWEEN FEBUARY 27TH, 2006 AND MARCH 7TH, 2006.
- NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THIS DIAGRAM IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS THE ORIGINAL SIGNATURE OF THE REGISTERD LAND SURVEYOR HEREON NAMED.

SURVEYOR'S CERTIFICATION:

I, FREDRICK L. EASTON, JR., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE COLORADO DEPARTMENT OF TRANSPORTATION THIS PROJECT CONTROL DIAGRAM WAS PREPARED AND THE FIELD SURVEY IT REPRESENTS WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND, BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE DEFINED BY COLORADO DEPARTMENT OF TRANSPORTATION PUBLICATIONS. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

NAME: _____ DATE: _____

P.L.S. NO. 37948



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SURVEYS AT PAGE _____, RECEPTION NUMBER _____
SIGNED _____
DEPT. _____

COLORADO DEPARTMENT OF TRANSPORTATION



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RIGHT OF WAY PLANS UNIT: P.E.D.

Sheet Revisions



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8055 EAST TUFTS AVENUE, SUITE 850
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Right of Way Plans

Monumentation Sheet

Project Number: IM 07-03-246 UNIT 3

Project Location: 40TH AVENUE & I-70

Project Location:

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12314	08-11-06	1 of 1	4	9

MONUMENTATION SHEET

PERMANENT EASEMENT MARKERS
TO BE SET

POINT	COORDINATES (FEET)	
	NORTHING	EASTING
600	1705749.281	3101294.147
601	1705759.279	3101293.956
602	1705749.472	3101304.145
603	1705759.469	3101303.954

TABULATION OF MONUMENTS TO BE
REFERENCED BEFORE CONSTRUCTION
(TO BE SET AFTER CONSTRUCTION)

POINT	COORDINATES (FEET)	
	NORTHING	EASTING
900	1705648.986	3100900.345

SURVEYOR'S STATEMENT (ROW PLANS)

I, FREDRICK L. EASTON, JR., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE COLORADO DEPARTMENT OF TRANSPORTATION THAT BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, RESEARCH, CALCULATIONS AND EVALUATION OF THE SURVEY EVIDENCE WERE PERFORMED AND THIS RIGHT-OF-WAY PLAN WAS PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE DEFINED BY COLORADO DEPARTMENT OF TRANSPORTATION PUBLICATIONS. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

NAME: _____ DATE: _____

P.L.S. NO. 37948



TABULATION OF PROPERTY CORNERS
TO BE SET

POINT	COORDINATES (FEET)	
	NORTHING	EASTING
501	1705684.547	3100879.948
502	1705684.799	3100899.911
504	1705755.082	3100736.379
505	1705993.136	3100781.821
506	1706133.351	3100871.834
507	1706175.429	3100893.963
508	1705652.273	3100698.099
509	1705714.177	3100687.493

QUANTITY OF MONUMENTS TO BE SET

QUANTITY OF MONUMENTS TO BE SET									
CAP TYPE	MONUMENT TYPE								
	1	1A	2	2A	3	3A	4	5	6
REFERENCE									
PROPERTY CORNER									
RIGHT OF WAY									
PERMANENT EASEMENT									
ALIQUOT CORNER									
WITNESS POST									

NOTES

1. THIS RIGHT OF WAY PLAN IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS, AND IS PREPARED FOR COLORADO DEPARTMENT OF TRANSPORTATION PURPOSES ONLY.

2. SURVEY CONTROL POINTS ARE SET WITH A HIGHER DEGREE OF ACCURACY THAN RIGHT OF WAY MARKERS. SEE SURVEY CONTROL DIAGRAM FOR LOCATION OF SURVEY CONTROL POINTS.

3. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE CERTIFICATION SHOWN BELOW.

4. ALL RIGHT OF WAY MARKERS WILL BE SET FROM SURVEY CONTROL POINTS.

5. ALL COORDINATES LISTED ARE PROJECT COORDINATES ONLY. SEE SURVEY CONTROL DIAGRAM FOR INFORMATION REGARDING THE BASIS OF BEARING.

6. FIELD SURVEY CONTROL PRECISION COMPUTED +/- 0.10 FEET WITH 95% CERTAINTY.

7. FARNSWORTH GROUP, INC. RELIED ON FIRST AMERICAN HERITAGE TITLE COMPANY, 950 SOUTH CHERRY STREET, SUITE #1400, DENVER, CO 80246, FOR INFORMATION REGARDING RECORDED RIGHTS OF WAY, EASEMENTS, AND MEMORANDUM OF OWNERSHIP.

8. THE ALIQUOT CORNER, SURVEY CONTROL POINTS AND R.O.W. MARKERS DISTURBED DURING CONSTRUCTION SHALL BE RESET PER SPECIFICATIONS 625 AND 629.

9. EXISTING LINES WITHIN CABELA'S/COORS SUBDIVISION FILING NO. 1 ARE BASED ON A PLAT OF SAID SUBDIVISION PREPARED BY FREDRICK L. EASTON, JR. ON AUGUST 5, 2006.

SURVEYOR'S STATEMENT (ROW MONUMENTS)

I, _____, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE COLORADO DEPARTMENT OF TRANSPORTATION THAT BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, RESEARCH, CALCULATIONS AND EVALUATION OF THE SURVEY EVIDENCE WERE PERFORMED AND THE RIGHT-OF-WAY MONUMENTS DEPICTED ON THIS RIGHT-OF-WAY PLAN WERE SET UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE DEFINED BY COLORADO DEPARTMENT OF TRANSPORTATION PUBLICATIONS. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

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Sheet Revisions

Rev.	Description



FELSBURG
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Right of Way Plans

Plan Sheet

Project Number: IM 07-03-246 UNIT 3

Project Location: 40TH AVENUE & I-70

Project Location:

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12314	08-11-06	1 of 3	5	9

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0 30 60
SCALE: 1"=60'

1 CITY OF WHEAT RIDGE

2

TE
2
TE
2B

TE
2A
TE
2C

CABELA'S RETAIL, INC.
& CHARLES BERA

123 RIGHT-OF-WAY POINT
TO BE SET

123 TEMPORARY EASEMENT
POINT TO BE SET

2

OWNER: CABELA'S RETAIL, INC.
& CHARLES BERA
LOT 3
CABELA'S/COORS SUBDIVISION
FILING NO. 1

40TH AVENUE
CABELA'S/COORS
SUBDIVISION FILING NO. 1

P.O.B.
TE-2

P.O.B.
TE-2A

P.O.B.
TE-2B

YOUNGFIELD
SERVICE RD

CABELA'S/COORS
SUBDIVISION FILING NO. 1

SEE SHEET 7

RIGHT-OF-WAY LINE INTERSTATE 70

FND. #5 REBAR W/Y.P.C.
"FARNSWORTH PLS 16401"
ALSO
(FND. 3.5" BRASS CAP
IN CONC. MONUMENT
"CDOT ROW" 1.17' SOUTH,
ON LINE)

SOUTH LINE, S.W. 1/4, SECTION 20
S89°22'41"W 2657.34'

SW 1/4, SEC. 20
T3S, R69W

INTERSTATE 70
RIGHT-OF-WAY WIDTH VARIES
PARCEL 143
BOOK 1855, PAGE 425

INTERSTATE 70
RIGHT-OF-WAY WIDTH VARIES
PARCEL 143A
BOOK 1855, PAGE 425

SEE SHEET 8

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT: P.E.D.

Sheet Revisions

NO.	DESCRIPTION



FELSBURG
HOLT &
ULLEVIG



Farnsworth
GROUP
8055 EAST TUFTS AVENUE, SUITE 850
DENVER, COLORADO 80237
(303) 692-8838 / (303) 692-0470 Fax



Right of Way Plans

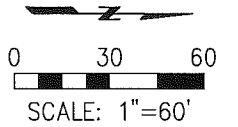
Plan Sheet

Project Number: IM 07-03-246 UNIT 3

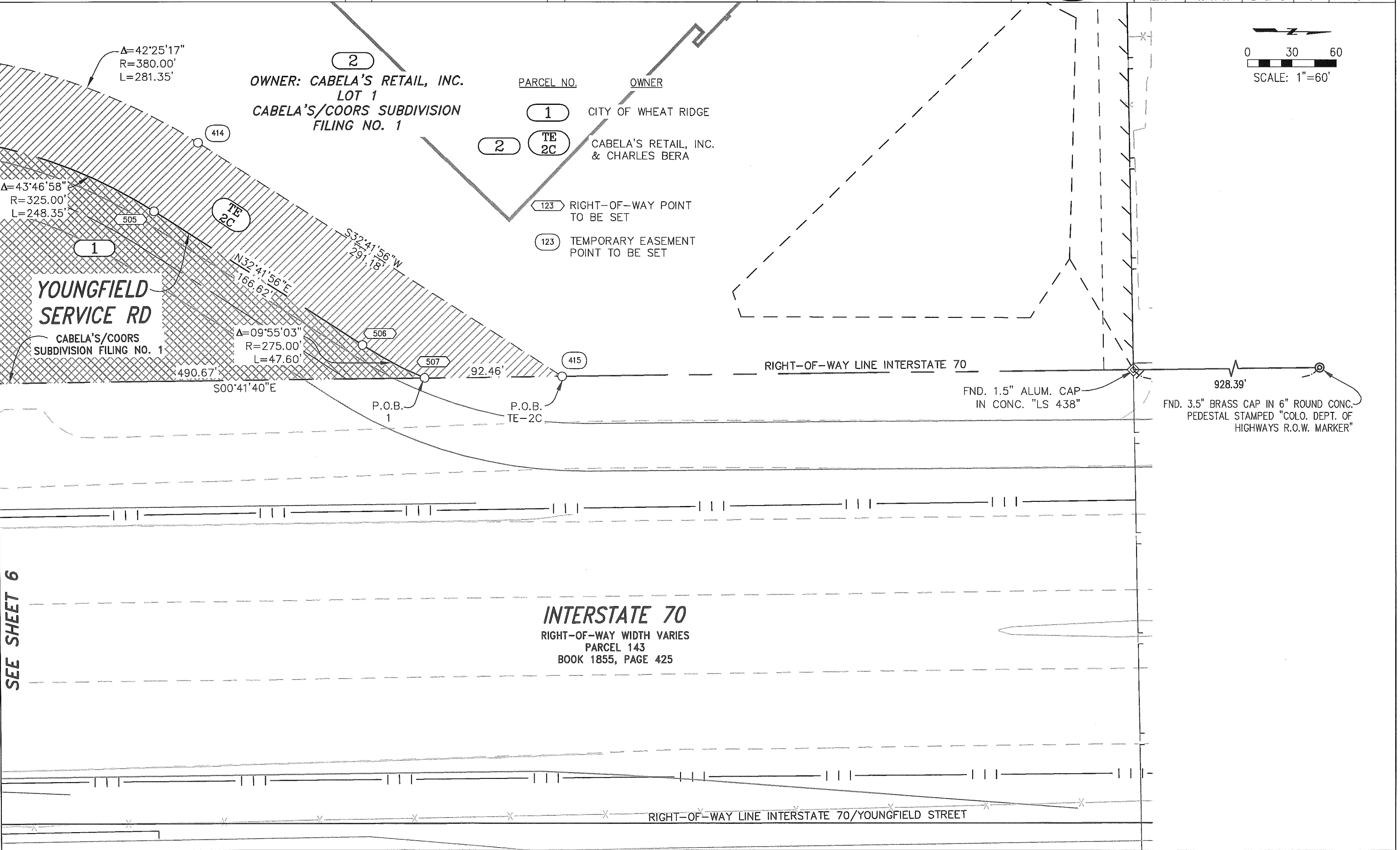
Project Location: 40TH AVENUE & I-70

Project Location:

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12314	08-11-06	2 of 3	6	9



FILING CERTIFICATION: _____ DAY OF _____ AT _____ M., FOR INFORMATION
DEPOSITED THIS _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE _____ RECEPTION NUMBER _____
SIGNED _____ DEPT. _____



SEE SHEET 6

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT: P.E.D.

Sheet Revisions



FELSBURG
HOLT &
ULLEVIG



Farnsworth
GROUP

8055 EAST TUFTS AVENUE, SUITE 850
DENVER, COLORADO 80237
(303) 692-8838 / (303) 692-0470 Fax



Right of Way Plans

Plan Sheet

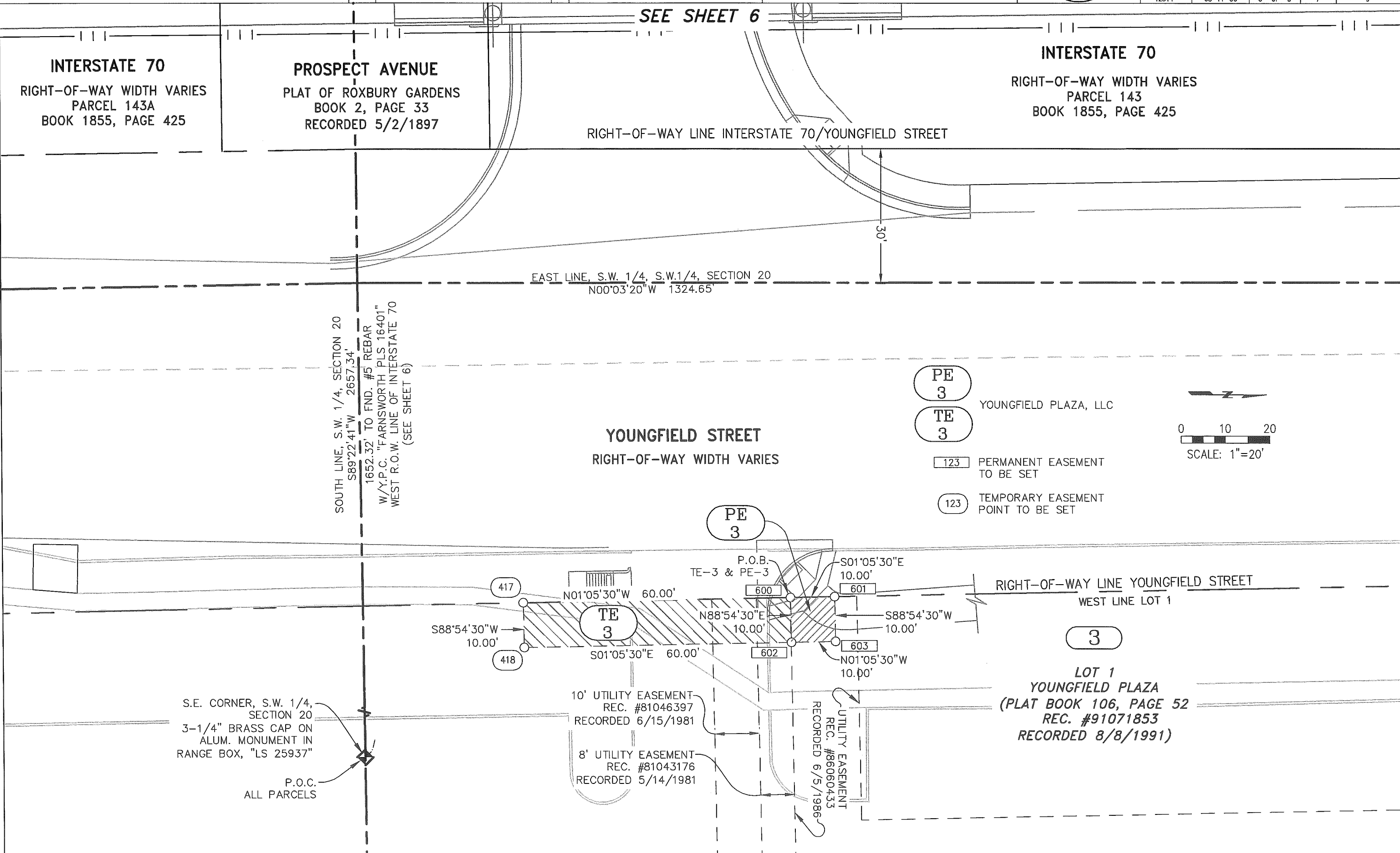
Project Number: IM 07-03-246 UNIT 3

Project Location: 40TH AVENUE & I-70

Project Location:

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12314	08-11-06	3 of 3	7	9

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DEPT. _____



COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT:

Sheet Revisions



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8055 EAST TUFTS AVENUE, SUITE 850
DENVER, COLORADO 80237
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Right of Way Plans

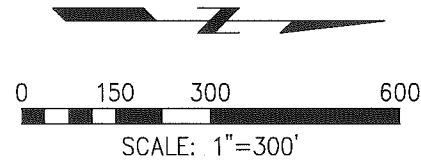
Ownership Map

Project Number: IM 07-03-246 UNIT 3

Project Location: 40TH AVENUE & I-70

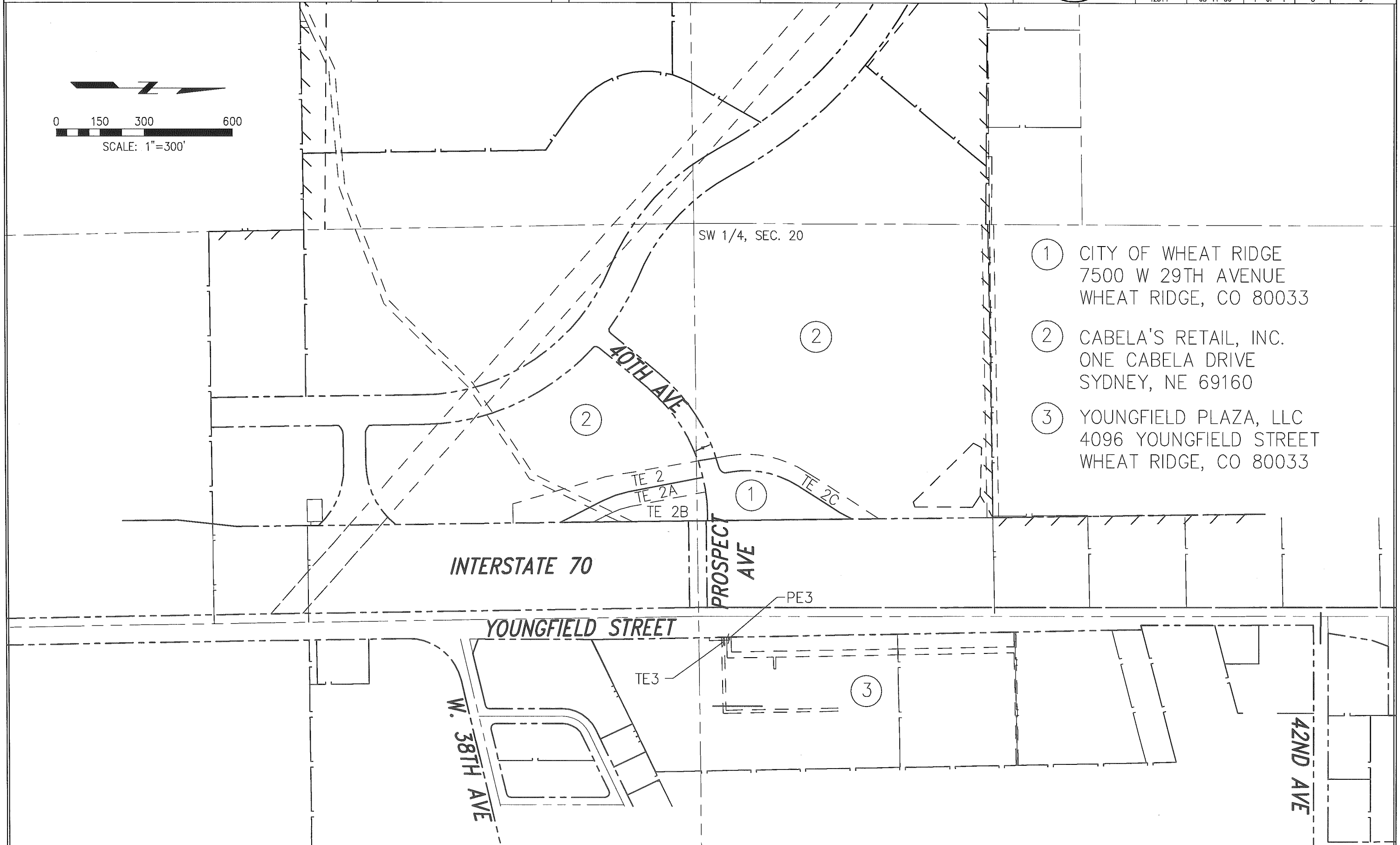
Project Location:

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12314	08-11-06	1 of 1	8	9



FILING CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____, AT _____, FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
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SIGNED _____
DEPT. _____



- ① CITY OF WHEAT RIDGE
7500 W 29TH AVENUE
WHEAT RIDGE, CO 80033
- ② CABELA'S RETAIL, INC.
ONE CABELA DRIVE
SYDNEY, NE 69160
- ③ YOUNGFIELD PLAZA, LLC
4096 YOUNGFIELD STREET
WHEAT RIDGE, CO 80033