

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED

FEDERAL AID PROJECT NO. IM 2254-076 UNIT 1

STATE HIGHWAY I-225

ARAPAHOE COUNTY , COLORADO

Sec.'s 36, 25 & 24 T. 4 S., R. 67 W., 6th P.M.

Sec. 30 & 19 T. 4 S., R. 66 W., 6th P.M.

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01-2.02	(2) Tabulation of Properties
3.01-3.16	(16) Land Survey Control Diagram
4.01	(1) Monumentation Sheets
5.01	(1) Key Map of Plan Sheets
6.01-6.14	(14) Plan Sheets
7.01-7.03	(3) Ownership Map
(38) Total Sheets	

Scales of Original 11x17 Drawings

Plan Sheets 1"=50'

Ownership Map 1"=300'

Basis of Bearings: All bearings are based on the line connecting "Center" to "Pena" being a grid bearing of N15°14'45"E obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83(CONUS), UTM Zone 13 North. "Center" (PID AA8175), is a NGS mark monumented with a 1" rod driven to refusal inside a 3" PVC casting in a range box set flush, "Pena" (PID AE5246) is a NGS mark monumented with a steel rod enclosed in a 5 inch PVC pipe with logo lid surrounded by a concrete collar set flush with the ground.

1. This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.

2. For title information, The Colorado Department of Transportation relied on (Title Policy), Title Commitment for informational purposes only issued by H.C. Peck & Associates, Inc.

3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

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 date of the certification shown hereon.

RECORDER'S CERTIFICATE:
THIS PLAT WAS FILED FOR RECORD
IN THE OFFICE OF THE CLERK AND
RECORDER OF ARAPAHOE COUNTY
AT _____ ON THE _____ DAY
OF _____, 2009 A.D.
IN BOOK _____,
PAGE _____,
MAP _____,
RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

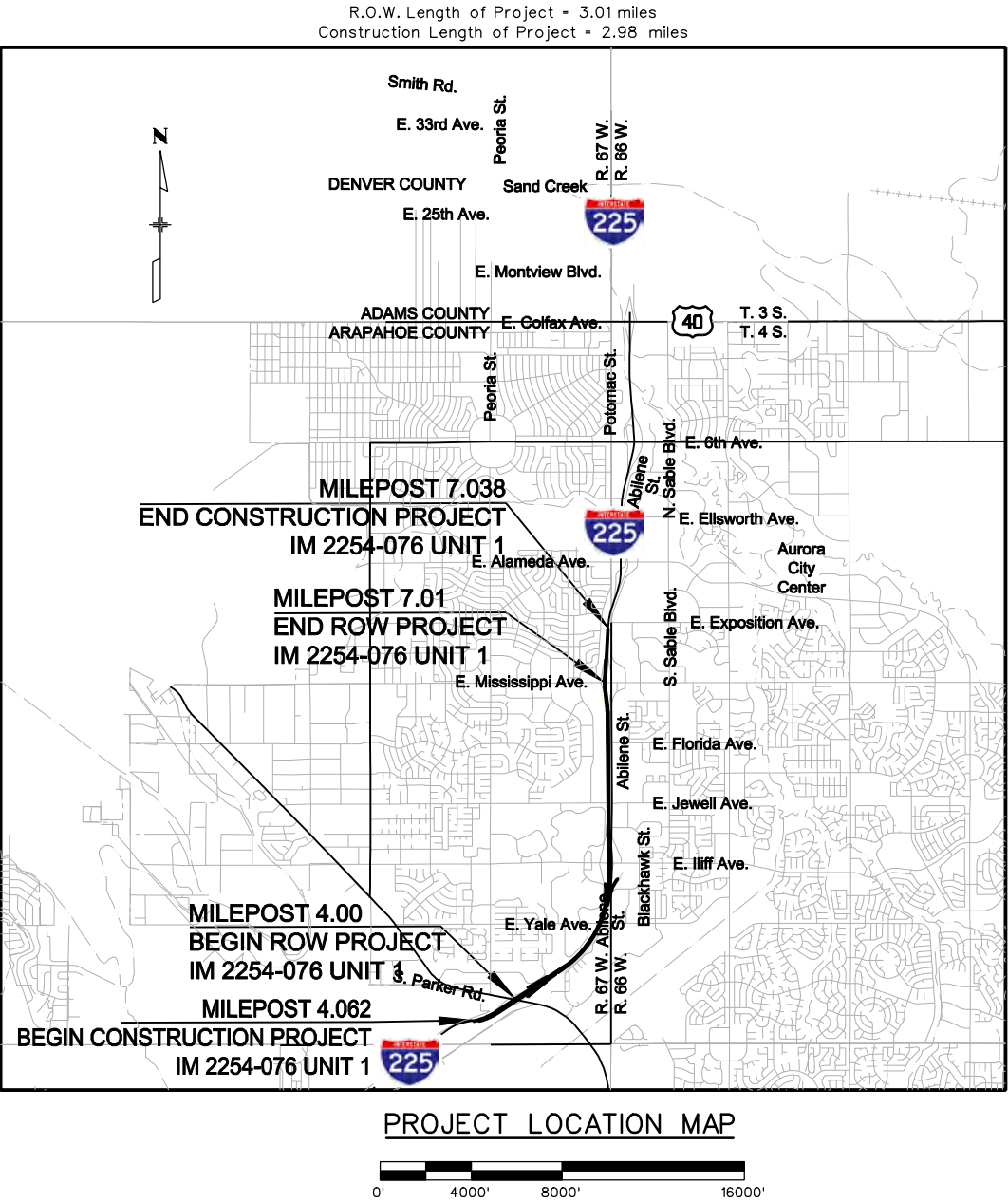
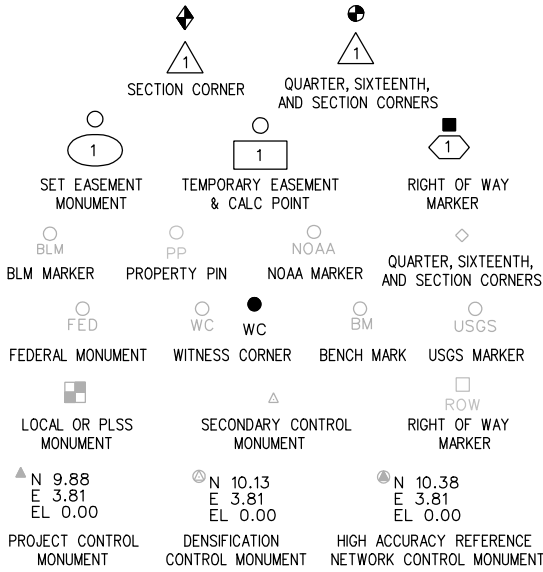
AUTHORIZED: _____
DATE _____

DIVISION ADMINISTRATOR

SURVEYOR STATEMENT (ROW PLAN)

I, Marla M. McOmber, 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.

PLS No. 24961



Region 6 S.L.K.



Sheet Revisions

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Sheet Revisions

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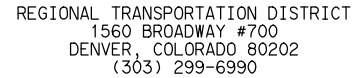
JACOBS™

**707 17th Street, Suite 2300
Denver, Colorado 80202
Phone: 303-820-5240
Fax: 303-820-5298**

CDOT Project Number: IM 2254-076 UNIT 1				
RTD Project Location: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E.Mississippi Ave				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	07-21-11	1 of 2	2.01	38

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Region 6 S.L.K.

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Fax: 303-820-5298

CDOT Project Number: IM 2254-076 UNIT 1				
RTD Project Location: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E. Mississippi Ave				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	07-21-11	2 of 2	2.02	38

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Phone: (303) 757-9923 FAX: (303) 757-9390

Region 6 S.L.K.



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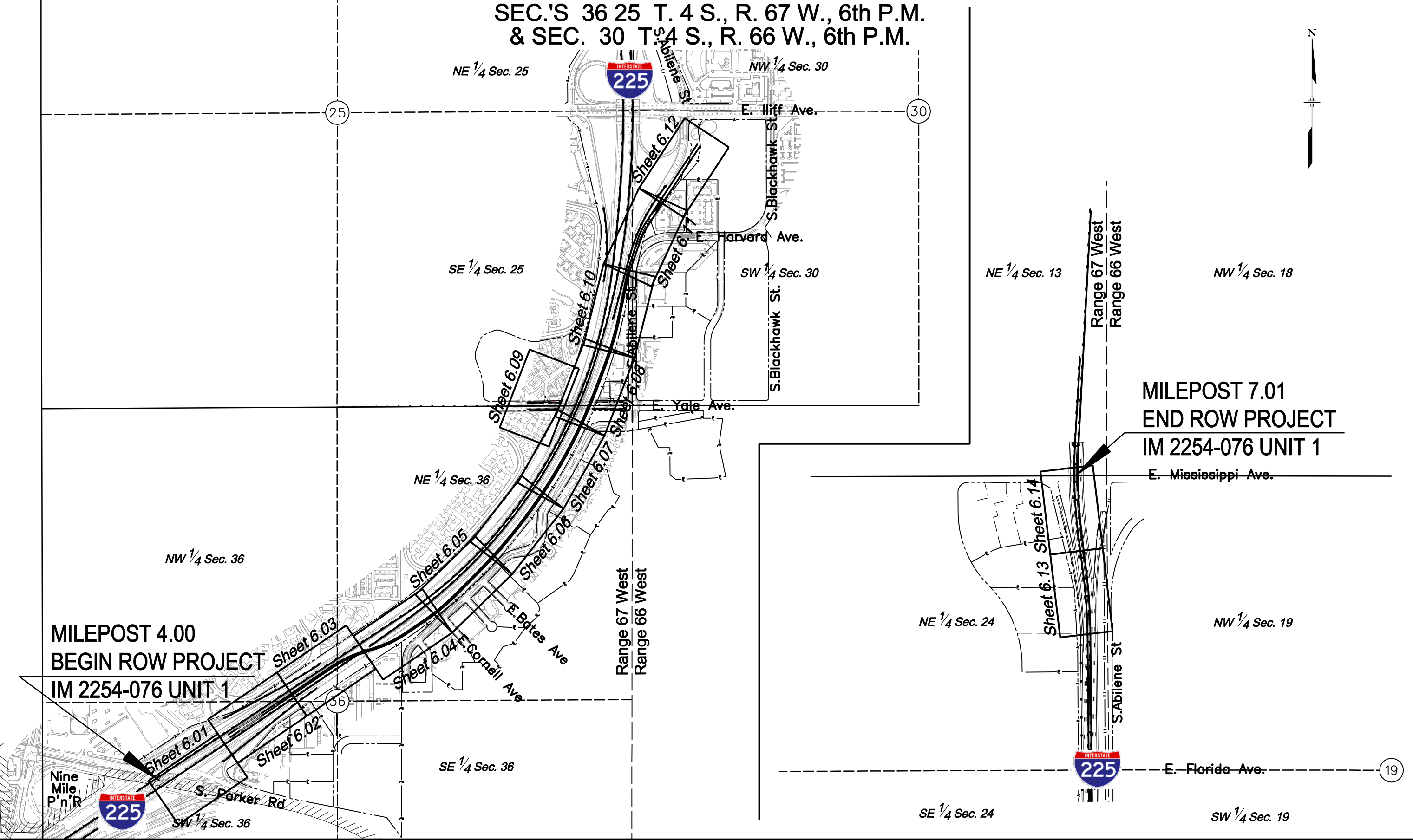
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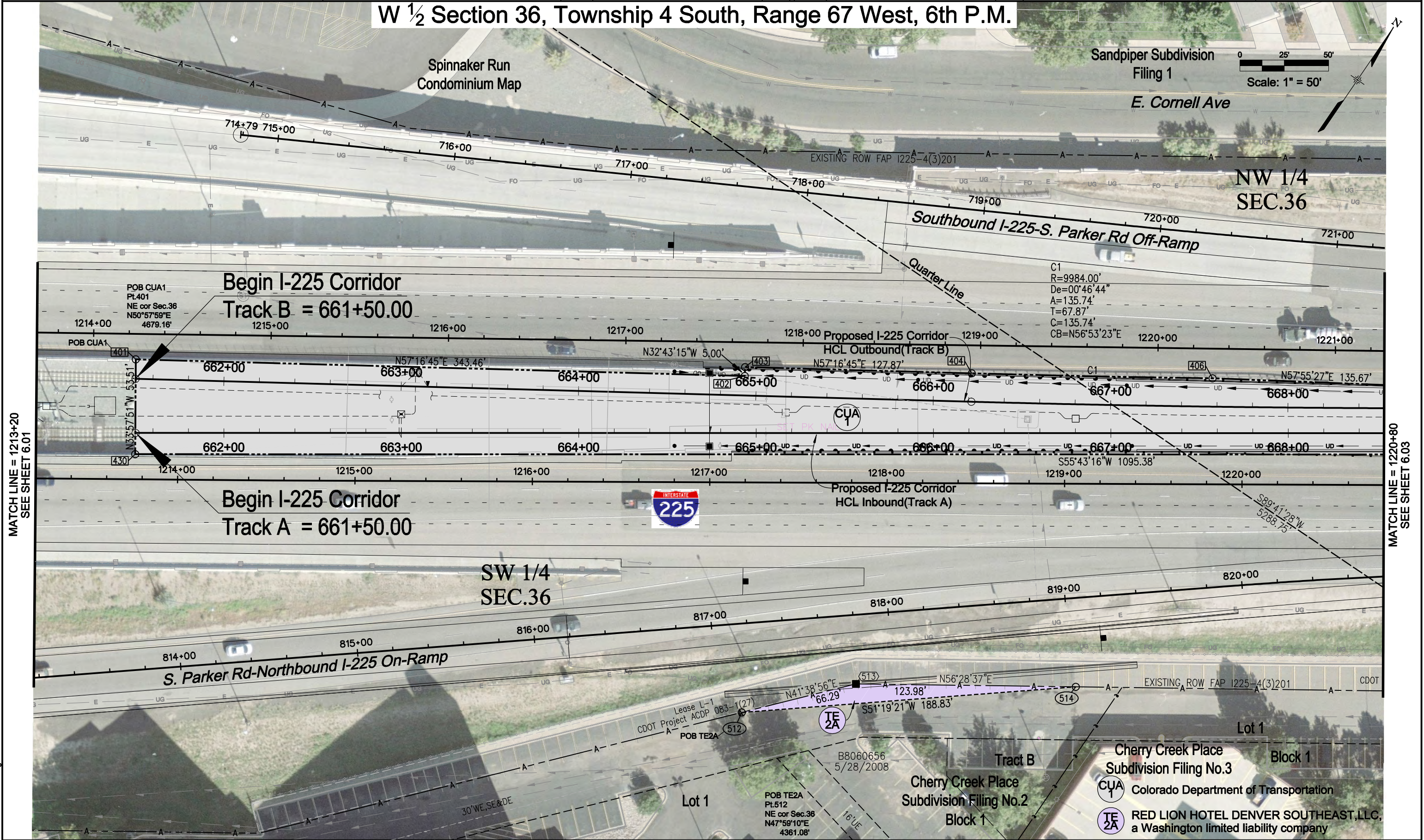
707 17th Street, Suite 2300
Denver, Colorado 80202
Phone: 303-820-5240
Fax: 303-820-5298

CDOT Project Number: IM 2254-076 UNIT 1				
RTD Project Location: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E. Mississippi Ave				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	08-31-11	1 of 1	5.01	38

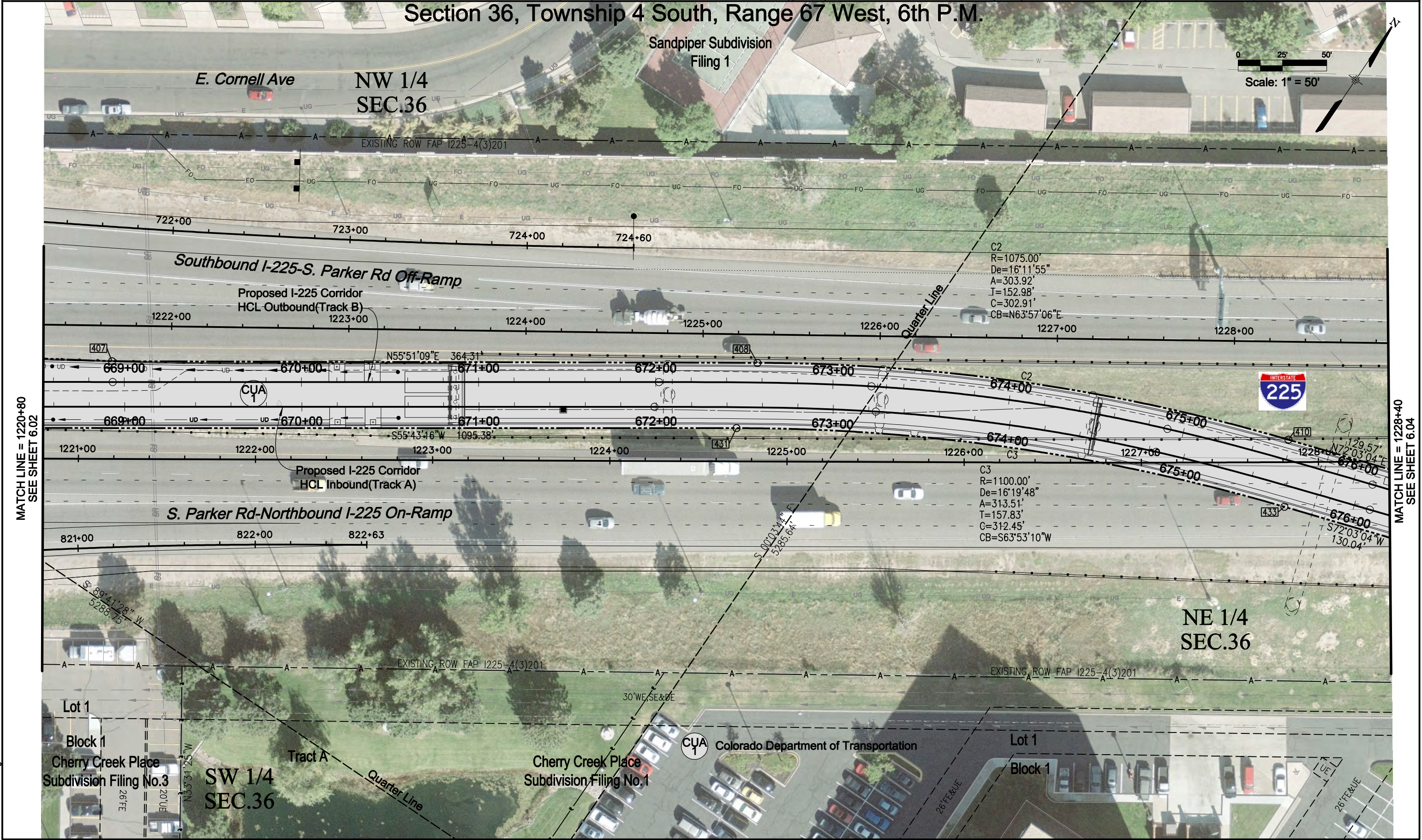
SEC.'S 36 25 T. 4 S., R. 67 W., 6th P.M.
& SEC. 30 T. 4 S., R. 66 W., 6th P.M.



W 1/2 Section 36, Township 4 South, Range 67 West, 6th P.M.



Section 36, Township 4 South, Range 67 West, 6th P.M.





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REGIONAL TRANSPORTATION DISTRICT
1560 BROADWAY #700
DENVER, COLORADO 80202
(303) 299-6990

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

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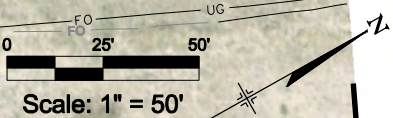
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Fax: 303-820-5298

Right of Way Plans

Plan Sheets

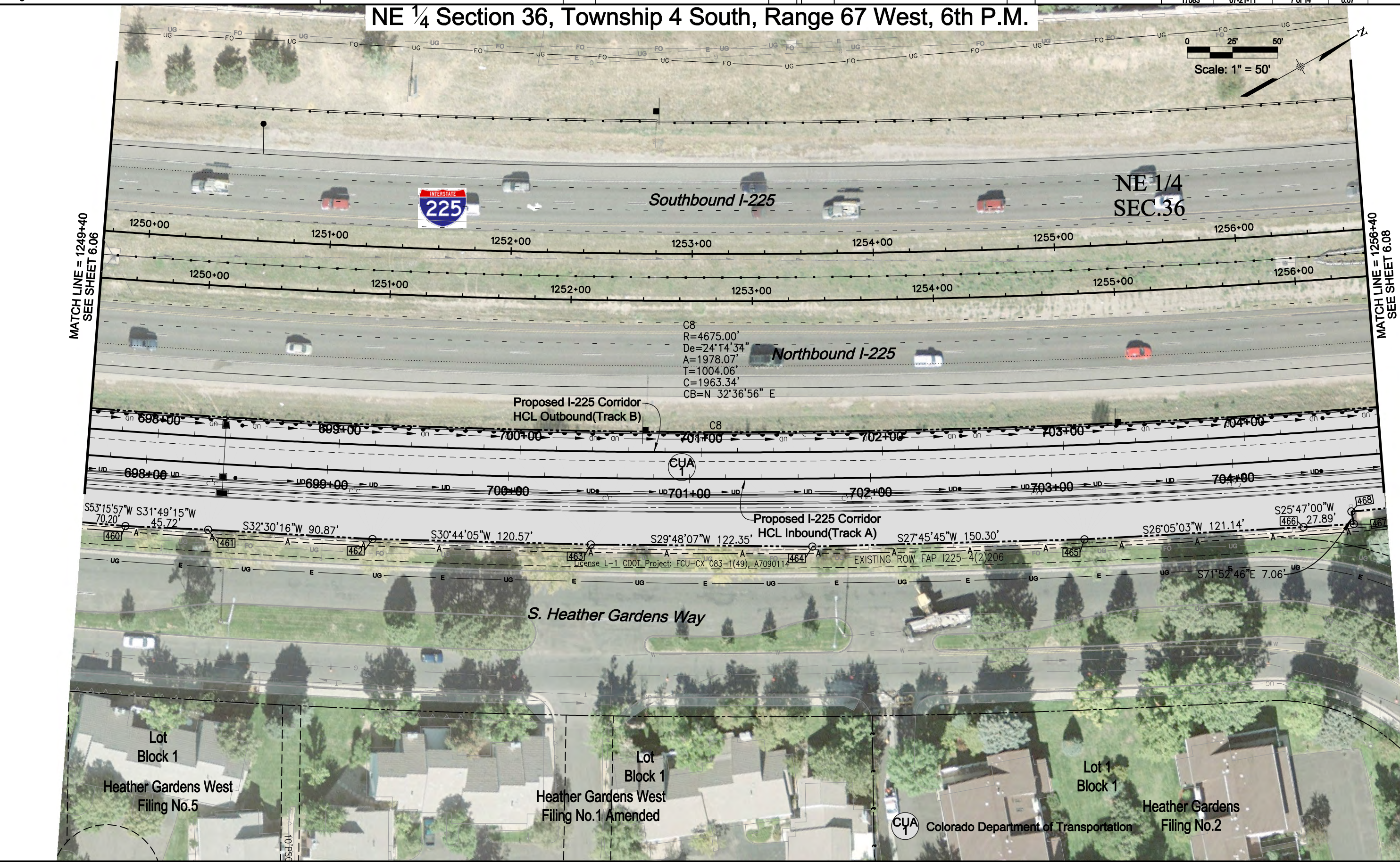
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RTD Project Location: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E. Mississippi Ave				
Project Code: 17083	Last Mod. Date: 07-21-11	Subset Sheets: 7 of 14	Sheet No.: 6.07	Total No. of Sheets: 38

NE 1/4 Section 36, Township 4 South, Range 67 West, 6th P.M.



MATCH LINE = 1249+40
SEE SHEET 6.06

MATCH LINE = 1256+40
SEE SHEET 6.08



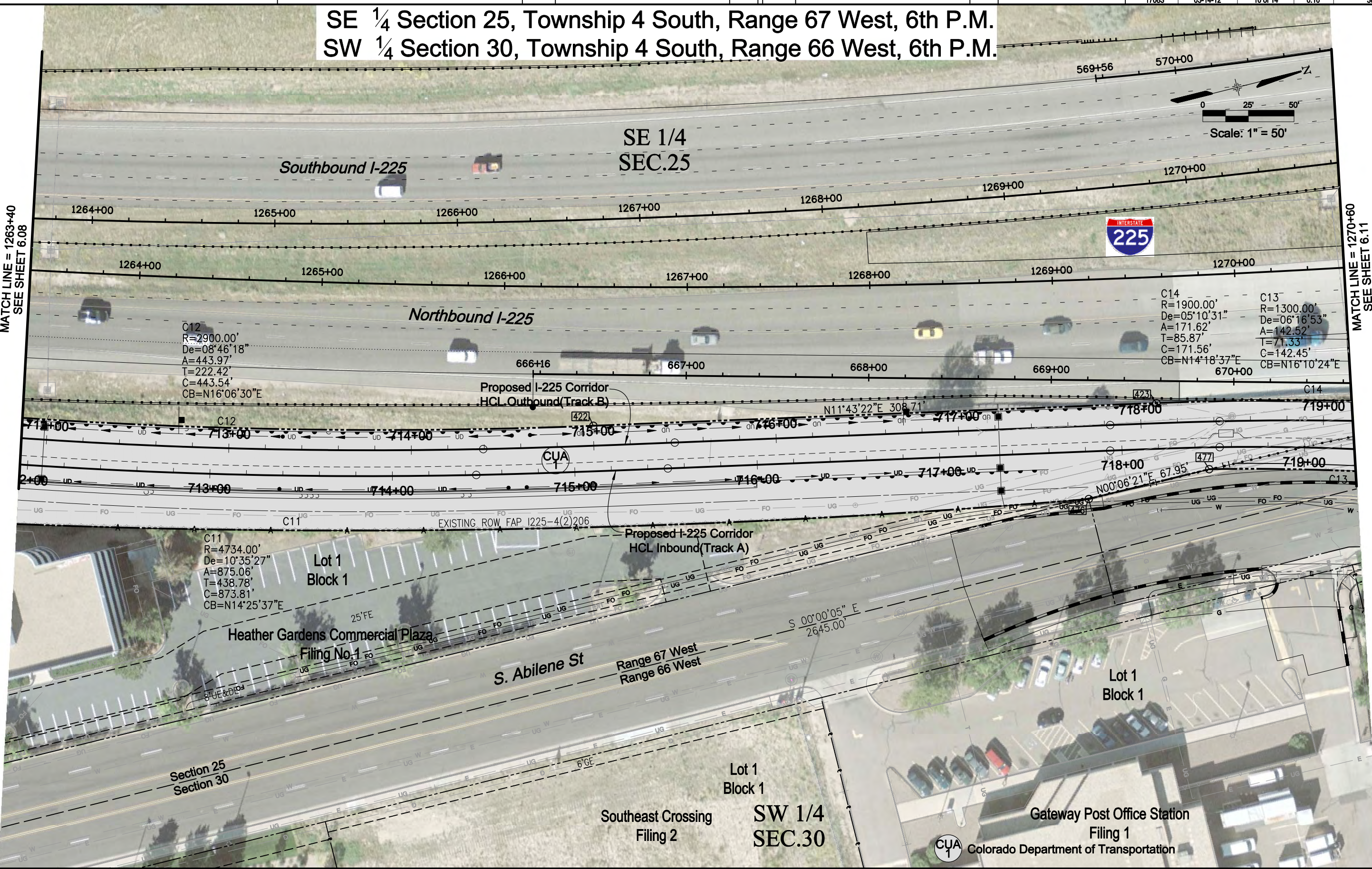
Sheet Revisions		
Date	Description	Initials

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Date	Description	Initials

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Right of Way Plans				
Plan Sheets				
CDOT Project Number: IM 2254-076 UNIT 1				
RTD Project Location: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E. Mississippi Ave				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	03-14-12	10 of 14	6.10	38

SE ¼ Section 25, Township 4 South, Range 67 West, 6th P.M.
SW ¼ Section 30, Township 4 South, Range 66 West, 6th P.M.



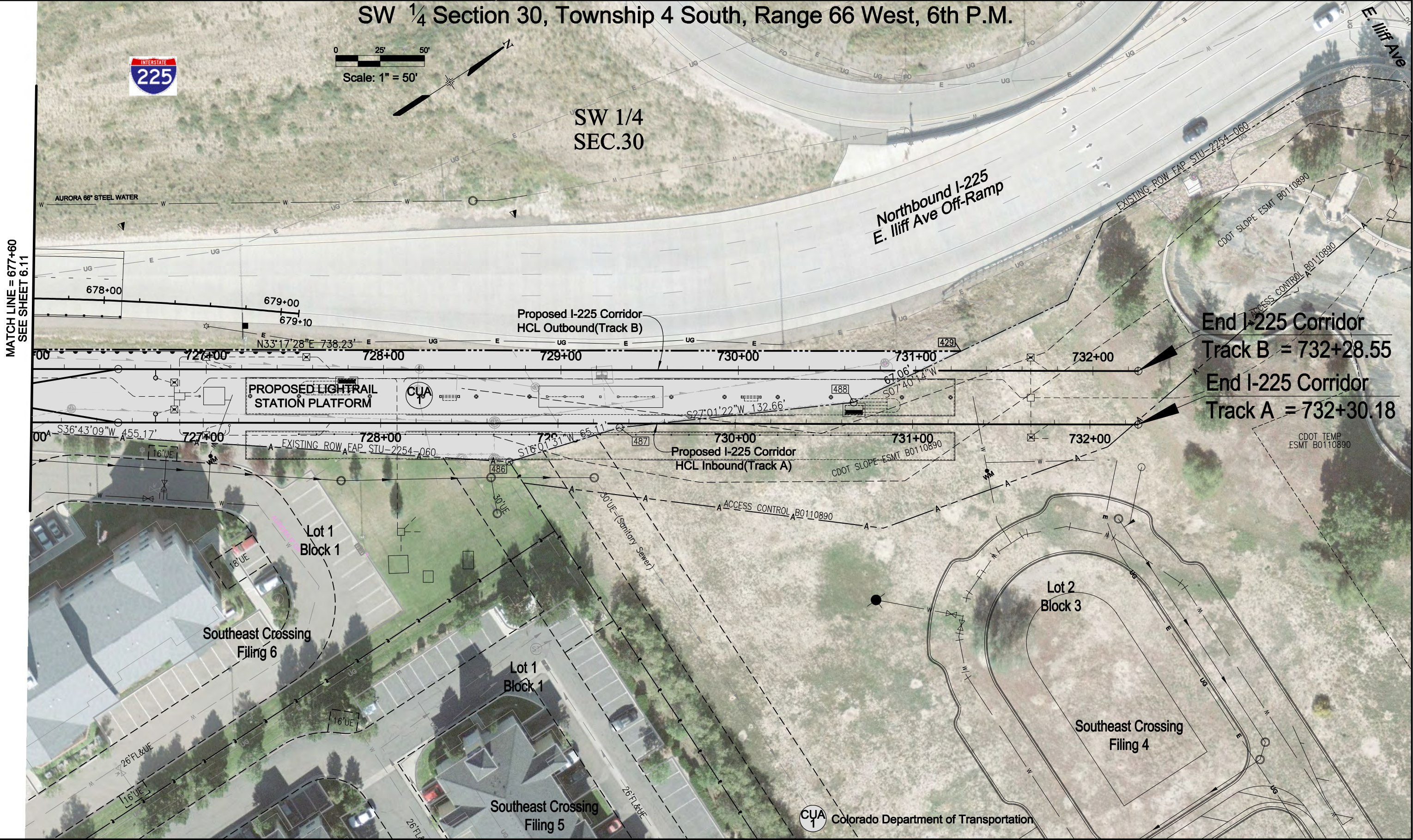
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Date	Description	Initials

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Date	Description	Initials



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Right of Way Plans				
Plan Sheets				
CDOT Project Number: IM 2254-076 UNIT 1				
RTD Project Location: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E. Mississippi Ave				
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.	Total No. of Sheets
17083	07-21-11	12 of 14	6.12	38





Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Ownership Sheet

CDOT Project Number: IM 2254-076 UNIT1				
RTD Project Location: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E. Mississippi Ave				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	07-21-11	1 of 3	7.01	38

Section 36, Township 4 South, Range 67 West, 6th P.M.

NW 1/4
SEC.36

SE 1/4
SEC.25

Section 25
Section 36

NE 1/4
SEC.36

MILEPOST 4.00
BEGIN ROW PROJECT
IM 2254-076 UNIT 1



S. PARKER RD

SW 1/4
SEC.36

AURORA CITY LIMITS

SE 1/4
SEC.36

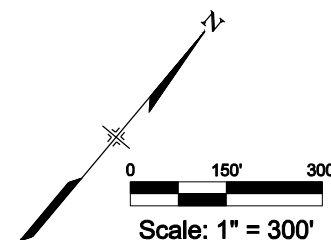
CUA1

Colorado Department of Transportation
4201 E. Arkansas Ave
Denver, Co. 80222
Site: Interstate 225

TE-2

Red Lion Hotel Denver Southeast, LLC,
a Washington limited liability company
201 W. North River Dr.
Spokane, WA 99201-2284
Site: 3200 S Parker Rd

TE-2A



Proposed I-225 Transitway

S. HEATHER GARDENS WAY

E. CORNELL AVE

E. BETHANY PL

E. BATES AVE

Range 67 West
Range 66 West



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Ownership Sheet

CDOT Project Number: IM 2254-076 UNIT 1
RTD Project Location: Fastracks I-225 Corridor
Project Location: S. Parker Rd to E. Mississippi Ave
Project Code: 17083
Last Mod. Date: 07-21-11
Subset Sheets: 2 of 3
Sheet No.: 7.02
Total No. of Sheets: 38

Section 36, 25 Township 4 South, Range 67 West, 6th P.M.

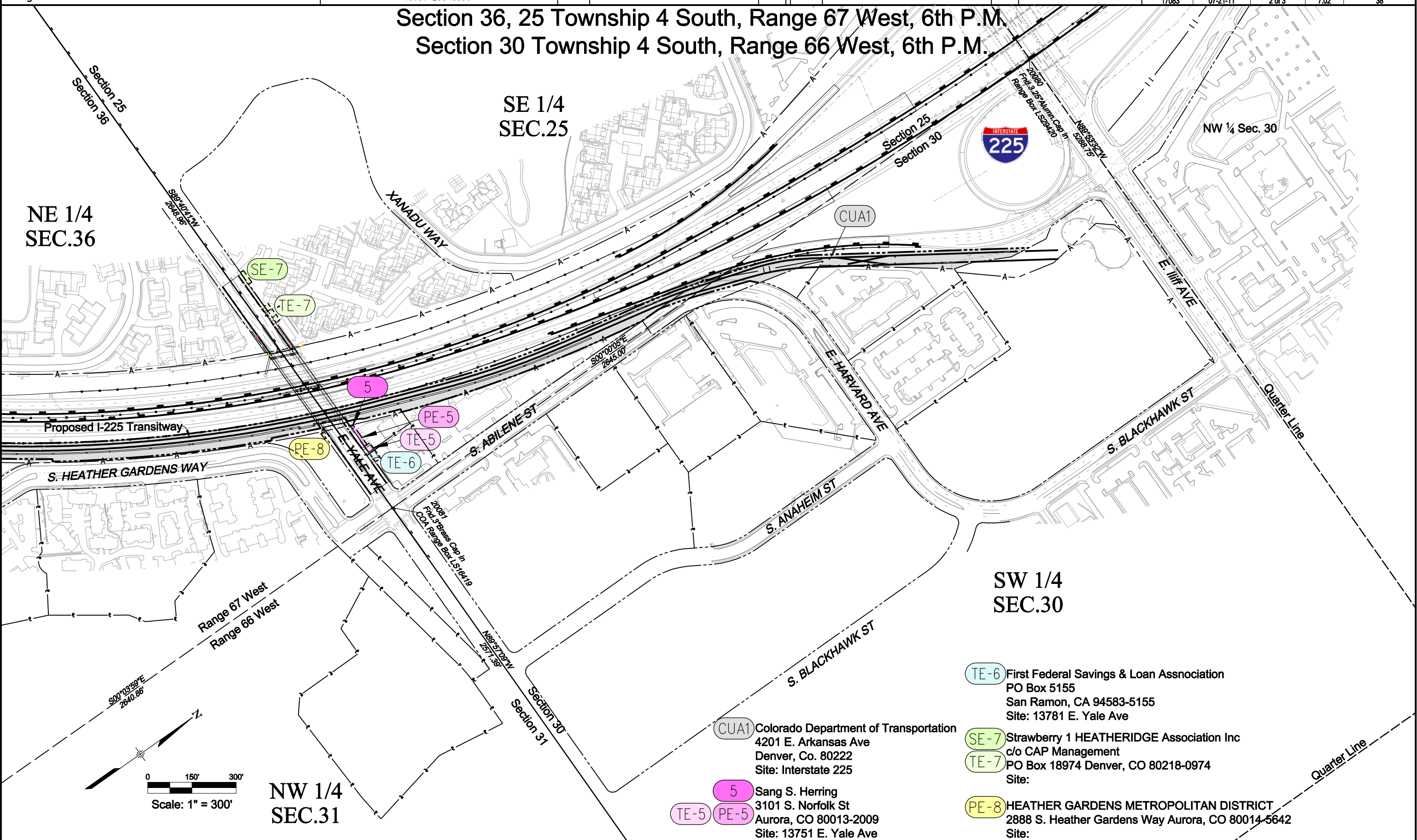
Section 30 Township 4 South, Range 66 West, 6th P.M.

SE 1/4
SEC.25

NE 1/4
SEC.36

SW 1/4
SEC.30

NW 1/4
SEC.31



TE-6 First Federal Savings & Loan Assnocation
PO Box 5155
San Ramon, CA 94583-5155
Site: 13781 E. Yale Ave

SE-7 Strawberry 1 HEATHERIDGE Association Inc
c/o CAP Management
TE-7 PO Box 18974 Denver, CO 80218-0974
Site:

PE-8 HEATHER GARDENS METROPOLITAN DISTRICT
2888 S. Heather Gardens Way Aurora, CO 80014-5642
Site:

CUA1 Colorado Department of Transportation
4201 E. Arkansas Ave
Denver, Co. 80222
Site: Interstate 225

5 Sang S. Herring
3101 S. Norfolk St
Aurora, CO 80013-2009
Site: 13751 E. Yale Ave



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Ownership Sheet

CDOT Project Number: IM 2254-076 UNIT 1
RTD Project Location: Fastracks I-225 Corridor

Project Location: S. Parker Rd to E. Iliff Ave

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	07-21-11	3 of 3	7.03	38

Section 24 Township 4 South, Range 67 West, 6th P.M.

SE 1/4
SEC.24

NE 1/4
SEC.24

SE 1/4
SEC.13

SW 1/4
SEC.19

NW 1/4
SEC.19

SW 1/4
SEC.18

Quarter Line
S 89°44'21" W
5322.27'

Quarter Line
N 89°57'01" W
2538.48'

Section 24
Section 13

Section 19
Section 18

S. POTOMAC ST

E. MISSISSIPPI AVE

S. ABILENE ST

Range 67 West
Range 66 West

MILEPOST 7.01
END ROW PROJECT
IM 2254-076 UNIT 1



- TE-9 EQUITY VENTURE, LLC, a California limited liability company
18831 Von Karman #800
Irvine, CA 92612-1533
Site: 1300 S. Potomac St
- TE-10 Jefferson Hills Corporation, a Colorado non-profit corporation
421 Zang Street
Lakewood, CO 80228-105
Site: 1290 S. Potomac St
- TE-11 Potomac East, L.P., a Colorado limited partnership
6795 E. Tennessee Ave. #601
Denver, CO 80224-1613
Site: 13790 E. Mississippi Ave.

