

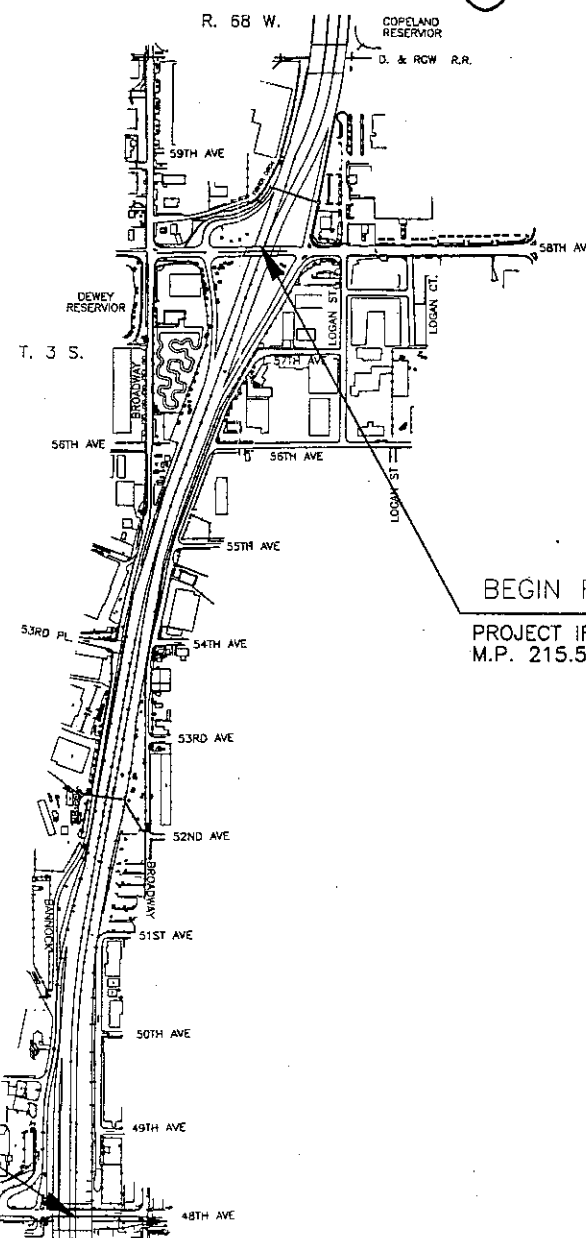
DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. IR(CX)25-3(103)UNIT 1 STATE HIGHWAY NO. 25 DENVER AND ADAMS COUNTIES RIGHT OF WAY

CONVENTIONAL SIGNS

County Line	-----
Township or Range Line	-----
Land Lines	Section Line 1/4 Section Line 1/16 Section Line
Property or Tract Line	-----
Property or Tract Line	N 0°02'00" E
W/ Bearing & Distance	100.09' 100.00'D
Calculated Distance (Based On Control Surveys)	100.09'C
Deed or Plat Distance	100.00'D
True Point of Beginning w/ Parcel Number	TP08 Par. 56
City Limits	-----
Railroad	-----
Existing Road	-----
New Road	-----
Control of Access	-----
Access denied by Deed	-----
Existing Right of Way Line	-----
Proposed Right of Way Line	-----
Existing Easement	-----
Proposed Temporary Easement	-----
Proposed Permanent Easement	-----
Controlled Access	-----
Controlled Frontage Road	-----
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	Exist. New Relocated To be Removed
Electric Lines	Exist. New Relocated To be Removed
Elec. Trans. Tower	Exist. New Relocated To be Removed
Buried Tel. Cable	Exist. New Relocated To be Removed
Buried Electric Cable	Exist. New Relocated To be Removed
Gas Main	Exist. New Relocated To be Removed
Oil Main	Exist. New Relocated To be Removed
Water Main	Exist. New Relocated To be Removed
Sanitary Sewers	Exist. New Relocated To be Removed
Storm Sewers	Exist. New Relocated To be Removed
Road Approaches	New Existing
Section Corner	1/4 Corner & Center of Section 1/16 Corner
Culverts & Drains	Proposed Existing No Inlet 1 No Inlet 2 No Inlet End Sections
Bridges	Proposed Existing (to be dashed) Existing (to be dashed)

SCALE OF ORIGINAL DRAWINGS
PLAN SHEETS 1 IN. = 50 FT.
OWNERSHIP MAP 1 IN. = 200 FT.
R.O.W. LENGTH OF PROJECT = 1.27 MILES



INDEX OF SHEETS

1	TITLE SHEET
2,2A,2B&2C	TABULATION OF PROPERTIES SHEET
3,3A,3B,3C&3D	CONTROL AND MONUMENTATION SHEET
4-6A-12	PLAN SHEETS
13&14	OWNERSHIP MAP

RIGHT OF WAY
I-25(E. 58th AVE.
TO W. 48th AVE.)

REVISIONS		
1/06/95	Add sheet 6A.	R6

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
AUTHORIZED	DATE
DIVISION ADMINISTRATOR	

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	COLO.	IM-IR(CX)25-3(103)Unit 1	2

R.O.W. TABULATION OF PROPERTIES IN ADAMS COUNTY AND CITY AND COUNTY DENVER

S.H. NO. I-25

RIGHT OF WAY
I-25

(E. 58th Ave.- W. 48th Ave.)

REVISIONS

6/4/92	NAME CHG. PE-25 & 24	D6
8/11/92	REV. PAR. 16; ADD TE-16.	URS
5/5/93	NAME CHG. 18's	R6
5/27/93	ADD PAR. 65, TE-65;	-
-----	DEL. 22 AND TE-22.	R6
8/19/93	ADD 16R; DEL. TE-16	R6

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 3 S., R. 68 W., 6th P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS	5/5/93		
				PARCEL	ACQUIRED TO BE	REMAINDER				5/27/93	NAME CHG. 18's	R6
LEFT	RIGHT	8/19/93	ADD PAR. 65, TE-65;			DEL. 22 AND TE-22.	R6					
A-1	COLORADO DEPARTMENT OF TRANSPORTATION	4005 Bannock Street	SW 1/4 Sec. 15	38,046				A-1	TOTAL TAKE			R6
10	J.E.L. INVESTMENTS, A GENERAL PARTNERSHIP	5101 BROADWAY	BLOCK 2 BURLINGTON PARK ADDITION AND PART OF VACATED ALLEY & 52nd AVE.	23,888	23,888			10	TOTAL TAKE, WET LAND USE			
TE-14	RICHARD A. GRENFELL AND DELORIS GRENFELL	5312 BROADWAY	LOTS 11-13, BLK. 2, McALEERS ADD.	155		TOTAL OWNERSHIP 31,907		TE-14	FOR CONSTRUCTION OF ROADWAY AND DRIVEWAY.			
15	EDWARD CIANCIO AND DOLORES M. CIANCIO AKA DELORES M. CIANCIO	5320 BROADWAY	LOTS 7-10, BLK. 2, McALEERS ADD.	799	799	11,974		15				
TE-15	SAME AS PARCEL 15			591				TE-15	FOR CONSTRUCTION OF ROADWAY AND DRIVEWAY.			
16 Rev.	MARY I. WILLIAMS	5340 BROADWAY	LOTS 1-6, BLK. 2, McALEERS ADD.	3,818	3,818			16 Rev.				
16R	SAME AS PARCEL 16 Rev.			13,592	13,592			16R				
TE-16	DELETE							TE-16	DELETE			
17	KATHLEEN FERRARO AND JAMES FERRARO	5440 LINCOLN DR.	NE 1/4 SEC. 15	293	293	8,678		17				
TE-17	SAME AS PARCEL 17			264				TE-17	FOR CONSTRUCTION OF ROADWAY AND DRIVEWAY.			
18	KENNETH A. MUELLER	5450 N. VALLEY HWY.	NE 1/4 SEC. 15	179	179	61,217		18				
TE-18	SAME AS PARCEL 18			2,532				TE-18	FOR CONSTRUCTION OF ROADWAY AND DRIVEWAY.			
19	B.B.J.W. ASSOCIATES, A COLORADO PARTNERSHIP	5472 VALLEY HWY.	TRACT A, COLORADO & SOUTHERN GLOBE-VILLE INDUSTRIAL PARK	286	286	129,992		19				
TE-19	SAME AS PARCEL 19			2,031				TE-19	FOR CONSTRUCTION OF ROADWAY AND DRIVEWAY, PARKING LOT RECONSTRUCTION.			
22	DELETE							22	DELETE			
TE-22	DELETE							TE-22	DELETE			
24	PATRICIA CANTRELL	301 E. 57TH AVE.	BLOCK 22, MAPLETON ADDITION	7,425	7,425	54,018		24				
PE-24	SAME AS PARCEL 24			2,827	2,827			PE-24	FOR RETAINING WALL FOOTERS AND MAINTENANCE			
TE-24	SAME AS PARCEL 24			6,808				TE-24	FOR RETAINING WALL CONSTRUCTION			
PE-25	PAUL WELBOURNE	5771 N. LOGAN ST.	BLOCK 21, MAPLETON ADDITION	125	125			PE-25	FOR RETAINING WALL FOOTERS AND MAINTENANCE			
TE-25	SAME AS PARCEL PE-25			560				TE-25	FOR RETAINING WALL CONSTRUCTION			
65	RUDOLPH BOSCOE	51 S. DAHLIA ST.	BLOCK 22, MAPLETON ADDITION	4,039	4,039	49,979		65				
TE-65	SAME AS PARCEL 65			1,111				TE-65	FOR CONSTRUCTION OF ROADWAY			

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	COLO.	IM-IR(CX)25-3(103)Unit 1	2A

R.O.W. TABULATION OF PROPERTIES IN ADAMS COUNTY AND CITY AND COUNTY DENVER

S.H. NO. I-25

RIGHT OF WAY
I-25
(E. 58th Ave.- W. 48th Ave.)

REVISIONS			
5/21/92	Rev. PE-37 & TE-37;	---	
-----	Name Chg. Par. 42	---	URS
7/28/92	Rev. PE-37 Rev. & TE-37 Rev.	---	R6
11/23/92	Rev. PE-37Rev.2 & TE-37Rev.2	---	R6
2/25/93	Add PE-42 & PE-42A;	---	
-----	Rev. 42A & TE-42.	---	R6
5/5/93	Add Parcel 40R	---	R6

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 3 S., R. 68 W., 6th P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS	11/23/92	Rev. PE-37Rev.2 & TE-37Rev.2	R6
				PARCEL	TO BE ACQUIRED	REMAINDER				2/25/93	Add PE-42 & PE-42A;	--
						LEFT	RIGHT			-----	Rev. 42A & TE-42.	R6
PE-26A	SAME AS PARCEL 26	5775 Logan Street	BLOCK 21, MAPLETON ADDITION	1,649	1,649			PE-26A	FOR RETAINING WALL FOOTERS AND MAINTENANCE.	5/5/93	Add Parcel 40R	R6
TE-26	SAME AS PARCEL 26			4,696				TE-26	FOR RETAINING WALL CONSTRUCTION.			
36	PARAMOUNT COMMUNICATION REALTY	W. 53rd Place and	BLOCK 2, G+W CENTER FOR	1,951	1,951		6,045	36				
	CORPORATION, A DELAWARE CORPORATION	Bannock Street	INDUSTRY AND COMMERCE	1,355				TE-36	FOR CONSTR. OF DRIVEWAY & UTILITIES.			
TE-36	SAME AS PARCEL 36											
37	LUCILLE R. MURRAY AND ROBERT W. MURRAY,	5445 Bannock Street	NW 1/4 SECTION 15	12,734	12,734		415,613	37				
	TRUSTEES OF THE "LUCILLE R. MURRAY											
	REVOCABLE TRUST"											
PE-37 Rev.3	SAME AS PARCEL 37			300	300			PE-37 Rev.3	FOR LOCATING & CONSTRUCTING CONTROLS FOR AN EXISTING WASTEWATER PUMPING STATION.			
TE-37 Rev.3	SAME AS PARCEL 37			17,044				TE-37 Rev.3	FOR RECONSTRUCTING DRIVEWAY & PARKING AREA'S.			
38	COLORADO AND SOUTHERN RAILWAY COMPANY		NW 1/4 SECTION 15	2,215	2,215	Not Determined		38				
39	DRYWALL SUPPLY INCORPORATED,	W. 53rd Place and	NW 1/4 SECTION 15	8,708	8,708		172,679	39				
	A COLORADO CORPORATION	Bannock Street										
TE-39	SAME AS PARCEL 39			6,849				TE-39	FOR CONSTR. OF DRIVEWAY AND UTILITIES.			
40	GLEN J. BALENSEIFEN AND		GRAMERCY PARK SUBDIVISION AND PART	17,988	17,988			40				
	LYNN ANN BALENSEIFEN		VACATED 56th AVENUE									
40R	SAME AS PARCEL 40			13,054	13,054			40R	Book 5239, Page 624-632, Adams County, 02/20/98			
41	PETERSON/WELBOURNE CO.	5620 North Broadway	LOT 3, SUBDIVISION BROADWAY & 58TH AVE.	56	56	1,531		41				
	A GENERAL PARTNERSHIP											
TE-41	SAME AS PARCEL 41			119				TE-41	FOR CONSTR. OF ROADWAY, DRIVEWAY & UTILITIES.			
42	VISSER REAL ESTATE INVESTMENTS,	5740 North Broadway	LOTS 2&3, SUBD. BROADWAY & 58TH AVE.	8,565	8,565			42	Book 5239, Page 633-644, Adams County, 02/20/98,			
	A COLORADO GENERAL PARTNERSHIP								Inclusive of 42A, Rev., PE-42, PE-42A			
42-A Rev.	SAME AS PARCEL 42		LOT 2, SUBDIVISION BROADWAY & 58TH AVE.	3,968	3,968		243,100	42-A Rev.				
PE-42	SAME AS PARCEL 42		LOT 2, SUBDIVISION BROADWAY & 58TH AVE.	475	475			PE-42	FOR CONSTR. & MAINT. OF A HIGH MAST LIGHT.			
PE-42A	SAME AS PARCEL 42		LOT 2, SUBDIVISION BROADWAY & 58TH AVE.	6,916	6,916			PE-42A	FOR PERM. ACCESS ESMT. TO ERECT & MAINT. HIGH MAST LIGHT.			
TE-42 Rev.	SAME AS PARCEL 42		LOTS 2&3, SUBD. BROADWAY & 58TH AVE.	11,518				TE-42 Rev.	FOR CONSTR. OF ROADWAY, DRIVEWAYS & UTILITIES.			

R.O.W. TABULATION OF PROPERTIES IN ADAMS COUNTY AND CITY AND COUNTY DENVER S.H. NO. I-25

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	COLO.	IM-IR(CX)25-3(103)Unit 1	2B

RIGHT OF WAY

I-25
(E. 58th Ave. - W. 48th Ave.)

REVISIONS

5/21/92	Add TE-53A	URS
6/04/92	Name Chg. Par. 48	D6
2/25/93	Rev. TE-43	R6
5/07/93	Del. TE-53A; Add PE-53	R6
5/08/96	Add PE-46	R6
6/04/96	Rev. PE-46	R6
6/27/94	Rev. 44 & TE-44	R6

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 3 S., R. 68 W., 6th P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
43	B & C PROPERTIES,	5770 North Broadway	LOT 1 BROADWAY & 58TH AVE. SUBDIVISION	16,529	16,529		69,050	43	
	A COLORADO GENERAL PARTNERSHIP								
PE-43	SAME AS PARCEL 43			2,387	2,387			PE-43	FOR CONSTR. & MAINT. OF RETAINING WALL FOOTER. Book 5239, Page 624-632, Adams County, 02/20/98
TE-43 _{Rev.}	SAME AS PARCEL 43			9,298				TE-43 _{Rev.}	FOR CONSTR. OF RETAINING WALL, ROADWAY, DRIVEWAY, LANDSCAPE & UTILITY MODIFICATION.
44 _{Rev.}	TOTAL R.R., INC., A COLORADO CORPORATION	5810 North Broadway	BLOCK 25, MAPLETON ADDITION	5,943	5,943			44 Rev.	
TE-44 _{Rev.}	SAME AS PARCEL 44 Rev.			861				TE-44 _{Rev.}	FOR CONSTR. OF ROADWAY & DRIVEWAY.
45	GARY L. GAGLIA AND LEONA GAGLIA	5880 North Broadway	BLOCK 25, MAPLETON ADDITION	4,044	4,044		23,097	45	
TE-45	SAME AS PARCEL 45			2,299				TE-45	FOR CONSTR. OF ROADWAY & DRIVEWAY.
46	U.S. MOTELS DENVER NORTH INC.,	5888 North Broadway	BLOCK 25, MAPLETON ADDITION	6,047	6,047		110,430	46	
	A COLORADO CORPORATION								
PE-46	SAME AS PARCEL 46			50	50			PE-46	FOR A TRAFFIC SIGN
TE-46	SAME AS PARCEL 46			2,515				TE-46	FOR CONSTR. OF ROADWAY & DRIVEWAY.
47	ZIMMERMAN INVESTMENTS LTD., A COLORADO LIMITED PARTNERSHIP	58th Avenue	BLOCK 32, MAPLETON ADDITION	1,527	1,527		444,002	47	
48	PACIFICA BROADWAY PARTNERSHIP,		BLOCK 32, MAPLETON ADDITION	4,882	4,882		169,099	48	
	a Colorado General Partnership								
TE-48	SAME AS PARCEL 48			5,715				TE-48	FOR DRIVEWAY RECONSTR. & LANDSCAPE MODIFICATIONS.
PE-53	PASQUAL SPERA AKA PASQUEL SPERA AND ALBINE SPERA, IRREVOCABLE TRUST NAMING LAINEY L. SPERA, STACY L. SPERA AND MICHAEL P. SPERA AS BENEFICIARIES, 21/85 INTEREST, & MICHELLE GIBBONS 7/85 INTEREST		BLOCK 12 MAPLETON ADDITION AND PART OF VACATED 58TH AVE.	3,227	3,227	TOTAL OWNERSHIP 21,640		PE-53	FOR CONSTR. & MAINT. OF SIDEWALK & SOUND BARRIER.
PE-53A	DELETE							PE-53A	DELETE
TE-54	UNITED WATER COMPANY, A COLORADO CORPORATION	RESERVOIR LANDS	BLOCKS 5-8, MAPLETON ADDITION	5,086				TE-54	FOR ROADWAY CONSTR., SLOPE ADJUSTMENTS, IRRIGATION MODIFICATION.
55	PAUL WELBOURNE	5601-5671 Broadway	BLOCK 4, MAPLETON ADDITION	2,192	2,192		187,045	55	
TE-55	SAME AS PARCEL 55			3,072				TE-55	FOR CONSTR. OF DRIVEWAY & UTILITY
						East Side	West Side		
56	CRAIG J. WALKER	420 East 58th Avenue	BLOCKS 39 & 40 MAPLETON ADDITION	28,937	28,937	22,706	205,577	56	TO BE ACQUIRED IN THE NAME OF ADAMS COUNTY.
TE-56	SAME AS PARCEL 56		BLOCK 39 MAPLETON ADDITION	445				TE-56	FOR CONSTR. OF ROADWAY & LANDSCAPE MODIFICATIONS.
TE-56A	SAME AS PARCEL 56		BLOCK 39 MAPLETON ADDITION	2,014				TE-56A	FOR CONSTR. OF ROADWAY & LANDSCAPE MODIFICATIONS.
TE-56B	SAME AS PARCEL 56		BLOCK 39 MAPLETON ADDITION	111				TE-56B	FOR CONSTR. OF ROADWAY & SLOPE ADJUSTMENTS.

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R.O.W. TABULATION OF PROPERTIES IN ADAMS COUNTY AND CITY AND COUNTY DENVER										S.H. NO. I-25		RIGHT OF WAY I-25 (E. 58th Ave.- W. 48th Ave.)		REVISIONS			
														FED. ROAD REGION DIVISION PROJ. NO. SHEET NO.			
										XIII		COLO.		IM-IR(CX)25-3(103)Unit 1		2C	
														6/04/92 Name Chg. 61 & 63. D6			
														7/23/92 Add PE-62: Rev. TE-62: D6			
														11/08/92 Del. 62. D6			
														2/25/93 Corr. Rem. 58 W. side D6			
														3/15/93 Add PE-58 & PE-58A R6			
														9/15/93 Add 58R R6			
														11/18/93 Rev. 63 R6			
														1/08/95 Rev. PE-58 R6			
														1/19/95 Add 44X R6			
														4/11/95 Add PE-44 R6			
														10/30/95 Name Chg. 62's R6			
														5/27/93 Add 43X R6			
														ADD PAR. 65, TE-65; —			
PARCEL NO.	OWNER	ADDRESS	LOCATION T. 3 S., R. 68 W., 6th P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS								
				PARCEL	TO BE ACQUIRED	REMAINDER											
57	WALKER PROPERTY GROUP, INC. A COLORADO CORPORATION	440 East 58th Ave.	BLOCK 39, MAPLETON ADDITION	15,114	15,114	85,866		57	TO BE ACQUIRED IN THE NAME OF ADAMS COUNTY								
TE-57	SAME AS PARCEL 57			1,888				TE-57	FOR CONSTR. OF ROADWAY & SLOPE ADJUSTMENTS								
58	PAUL WELBOURNE	420 E. 58th Ave.	BLOCK 34, MAPLETON ADDITION	33,033	33,033		East Side 239,506	58	TO BE ACQUIRED IN THE NAME OF ADAMS COUNTY								
58R	SAME AS PARCEL 58			18,578	18,578			58R	WEST SIDE REMAINDER OVERLAPS PE-58A.(SEE AREA BELOW)								
PE-58 _{Rev.}	SAME AS PARCEL 58			11,692	11,692	SEE PAR. 58		PE-58 _{Rev.}	FOR CONSTR. & MAINT. OF A DRAINAGE FACILITY								
PE-58A	SAME AS PARCEL 58			4,661	4,661	SEE PAR. 58		PE-58A	FOR CONSTR. & MAINT. OF A DRAINAGE FACILITY								
59	BERNARD FELDMAN, WILLIAMS F. HEFFERNAN AND RONALD L. EGGLESTON, TRUSTEES FOR I.B.E.W. BUILDING ASSOCIATION, A COMMON LAW TRUST		BLOCK 33, MAPLETON ADDITION	3,288	3,288	95,807		59	TO BE ACQUIRED IN THE NAME OF ADAMS COUNTY								
60	JAMES J. SMITH AND WILLIAM J. BRYANT, TRUSTEES	5610 N. Logan Street	BLOCK 33, MAPLETON ADDITION	4,551	4,551	40,489		60	TO BE ACQUIRED IN THE NAME OF ADAMS COUNTY								
61	VIOLET HIRSH AND ETHEL KURTZ & TOP'S SERVICE INC., A COLORADO CORP.	411 E. 58th Ave.	BLOCK 41, MAPLETON ADDITION	29	29	22,602		61	TO BE ACQUIRED IN THE NAME OF ADAMS COUNTY								
TE-61	SAME AS PARCEL 61			587				TE-61	FOR CONSTR. OF ROADWAY & DRIVEWAY								
62	DELETE							62	DELETE								
PE-62	AMERICAN REALTY TRUST, INC., a Georgia corporation	c/o Natl. Realty Advisors Inc. 10670 N. Central Exwy. Suite 300, Dallas, TX 75231	BLOCKS 41 & 42, MAPLETON ADDITION	7,917	7,917	29 ACRES TOTAL		PE-62	FOR CONSTR. AND MAINT. OF ROADWAY AND DRIVEWAY TO BE ACQUIRED IN THE NAME OF ADAMS COUTNY								
TE-62 _{Rev.}	SAME AS PE-62			58,164				TE-62 _{Rev.}	FOR CONSTR. OF ROADWAY & DRIVEWAY								
63 _{Rev.}	PAUL WELBOURNE, AN INDIVIDUAL	420 E. 58th Ave.	BLOCK 38, MAPLETON ADDITION AS AMENDED	1,575	1,575	105,225		63 _{Rev.}	TO BE ACQUIRED IN THE NAME OF ADAMS COUNTY								
44X	COLORADO DEPARTMENT OF TRANSPORTATION	4005 Bannock Street	BLOCKS 25 & 26, MAPLETON ADDITION	28,661				44X	TO BE CONVEYED								
PE-44	SAME AS PARCEL 44X			2,028	2,028			PE-44	TO BE RESERVED								
43X	SAME AS PARCEL 44X		SW1/4 SE1/4 SEC. 10	2,324				43X	TO BE CONVEYED WITH RESERVATIONS								
65	RUDOLPH BOSCOE	51 S. DAHLIA ST.	BLOCK 22, MAPLETON ADDITION	4,039	4,039	49,979		65									
TE-65	SAME AS PARCEL 65			1,111				TE-65	FOR CONSTRUCTION OF ROADWAY								

CONTROL AND MONUMENTATION SHEET

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLO.	IM-IR(CX)25-3(103)UNIT 1	3D	14

RIGHT OF WAY
I-25(E. 58th AVE.
TO W. 48th AVE.)

REVISIONS	

TABULATION OF R.O.W. MONUMENTS
TO BE SET

PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
SEE SHEET 6 OF 14			
595	718,841.5594	2,144,722.5198	TYPE 1
594	718,821.4875	2,144,707.7973	TYPE 1
540	718,558.8680	2,144,711.4450	TYPE 1
541	718,262.0590	2,144,727.4890	TYPE 1
542	718,241.7444	2,144,748.2419	TYPE 1
543	718,211.7470	2,144,748.5586	TYPE 1
544	718,191.9120	2,144,728.2440	TYPE 1
545	717,945.2610	2,144,730.8641	TYPE 1
546	717,843.4700	2,144,731.9460	TYPE 1
548	717,800.5131	2,144,778.1007	TYPE 1
549	717,750.2368	2,144,775.2206	TYPE 1
551	717,706.8200	2,144,734.3781	TYPE 1
552	717,614.9450	2,144,734.3740	TYPE 1
259	717,582.0011	2,144,757.9330	TYPE 1
SEE SHEET 7 OF 14			
553	717,456.9440	2,144,970.1629	TYPE 1
554	717,456.6080	2,144,792.3420	TYPE 1
555	717,443.1140	2,144,762.8370	TYPE 1
556	717,413.9460	2,144,747.1790	TYPE 1
557	717,313.9490	2,144,746.4260	TYPE 1
558	717,204.9657	2,144,728.1450	TYPE 1
559	717,164.1340	2,144,721.2960	TYPE 1
560	717,014.2290	2,144,708.1650	TYPE 1
561	716,260.5625	2,144,702.4831	TYPE 1
562	716,245.6044	2,144,702.3703	TYPE 1
1528	716,890.4098	2,144,633.0996	TYPE 1
1529	716,292.8060	2,144,628.7260	TYPE 1
568	716,259.6133	2,144,600.0666	TYPE 1
258	717,429.6747	2,145,006.3535	TYPE 1
563	717,129.9854	2,145,053.4810	TYPE 1
564	716,943.8250	2,145,025.5900	TYPE 1
566	716,726.8777	2,144,982.0822	TYPE 1
241	716,247.7896	2,144,806.3308	TYPE 1
SEE SHEET 8 OF 14			
532	717,486.2964	2,145,939.9045	TYPE 1
604	717,481.3531	2,145,831.9477	TYPE 1
533	717,465.5252	2,145,795.0169	TYPE 1
154	717,384.4972	2,145,693.1602	TYPE 1
534	717,209.9237	2,145,594.4482	TYPE 1
535	716,896.6695	2,145,400.6069	TYPE 1
536	716,594.9019	2,145,276.0244	TYPE 1
539	716,264.0972	2,145,135.9243	TYPE 1
SEE SHEET 9 OF 14			
132	716,202.0001	2,145,132.7904	TYPE 1
130	716,024.9528	2,145,076.2177	TYPE 1
129	715,864.2032	2,145,076.5972	TYPE 1
128	715,862.6337	2,144,995.8125	TYPE 1
127	715,735.3280	2,144,956.1711	TYPE 1
126	715,719.3281	2,144,956.1549	TYPE 1
122	715,591.8881	2,144,908.4596	TYPE 1
78	715,531.5765	2,144,889.1288	TYPE 1
121	715,428.4502	2,144,859.7271	TYPE 1
598	715,427.7200	2,144,861.5890	TYPE 1
599	715,329.4017	2,144,838.3822	TYPE 1
597	715,234.9933	2,144,816.0982	TYPE 1
105	715,010.1892	2,144,771.9402	TYPE 1
596	714,931.7993	2,144,764.0198	TYPE 1
103	714,931.6893	2,144,756.5206	TYPE 1
569	716,184.9143	2,144,625.4121	TYPE 1
570	716,155.7130	2,144,640.6930	TYPE 1
571	716,091.0790	2,144,644.0730	TYPE 1
573	715,694.5050	2,144,585.9720	TYPE 1

TABULATION OF R.O.W. MONUMENTS
TO BE SET

PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
574	715,635.0720	2,144,569.4890	TYPE 1
576	715,550.3927	2,144,547.0379	TYPE 1
577	715,452.2574	2,144,523.5748	TYPE 1
578	715,426.8460	2,144,517.9400	TYPE 1
579	715,250.8940	2,144,471.6230	TYPE 1
580	714,955.7478	2,144,420.5451	TYPE 1
581	714,930.1230	2,144,404.3390	TYPE 1
582	714,914.4656	2,144,369.2603	TYPE 1
SEE SHEET 10 OF 14			
7013	714,735.6012	2,144,728.5411	TYPE 1
7014	714,634.9633	2,144,714.6610	TYPE 1
7012	714,588.2321	2,144,708.2157	TYPE 1
SEE SHEET 11 OF 14			
81	713,420.2309	2,144,651.2714	TYPE 1
80	713,419.2921	2,144,492.8051	TYPE 1
SEE SHEET 12 OF 14			
50	711,099.8564	2,144,339.1210	TYPE 1
54	711,569.8563	2,144,338.8271	TYPE 1

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Highway Department purposes Only.
2. Survey Control Points set with a higher degree of accuracy than ROW Markers.
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 date of the certification shown hereon.
4. All R.O.W. Markers set from survey control points.
5. All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
6. All coordinates listed are project coordinates only.
7. Field survey control precision computed to +/- 0.10 ft. with a 95% certainty.
8. Memorandum of Ownerships supplied by

BASIS OF BEARING: See General Notes 3 & 4 Sheet 3C of 14.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	68							
CONTROL								
ALIQUOT CORNER								
WITNESS POST								

SURVEYOR CERTIFICATE (OFFICE)

R.O.W. Plans and Legal Descriptions were prepared under my supervision and checking.

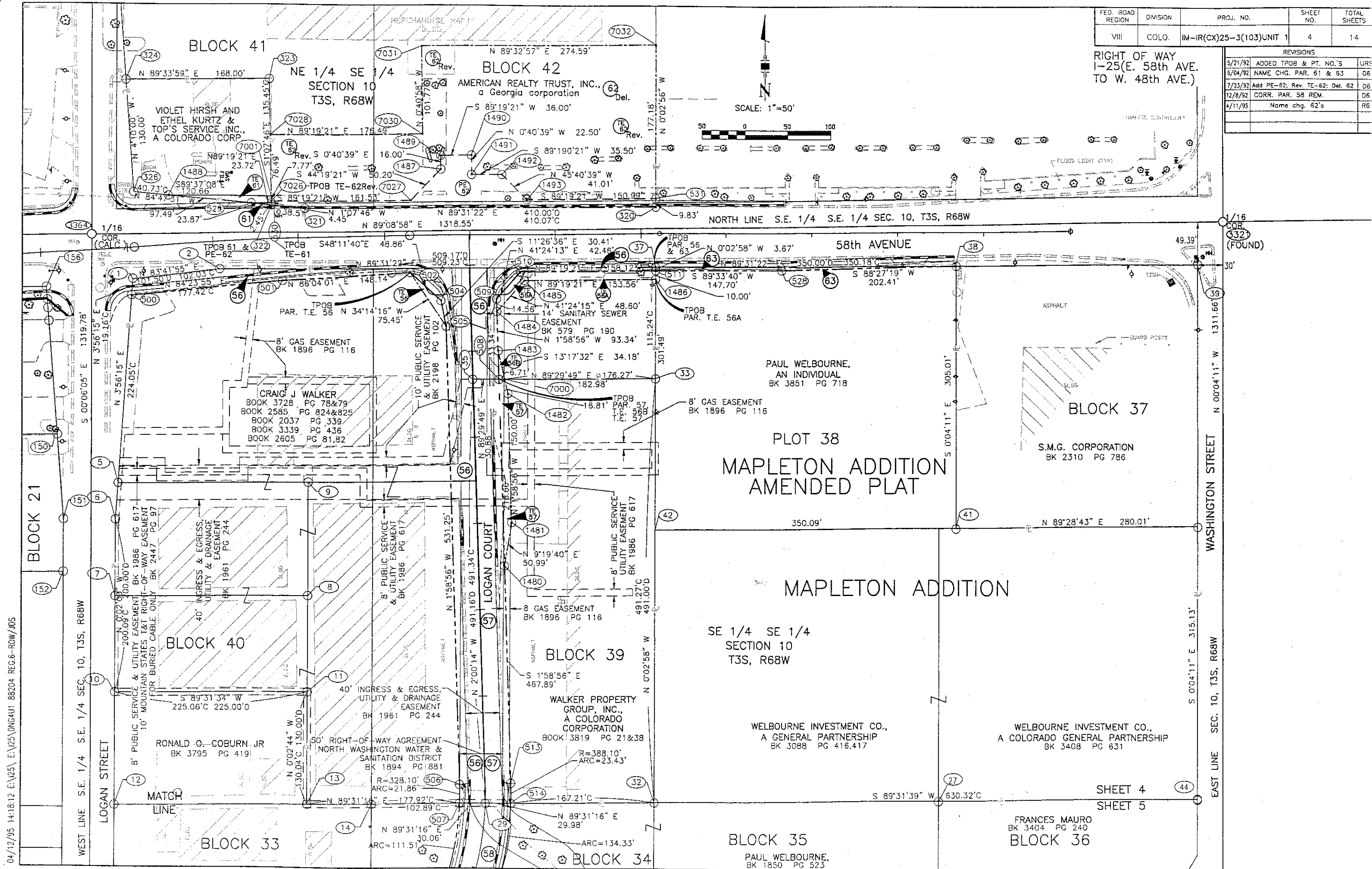
NAME _____ P.L.S. NO. _____

DATE _____

TYPE 1 MONUMENT--CDOT MONUMENT(3-1/4"CAP,3/4"DIA. ROD)

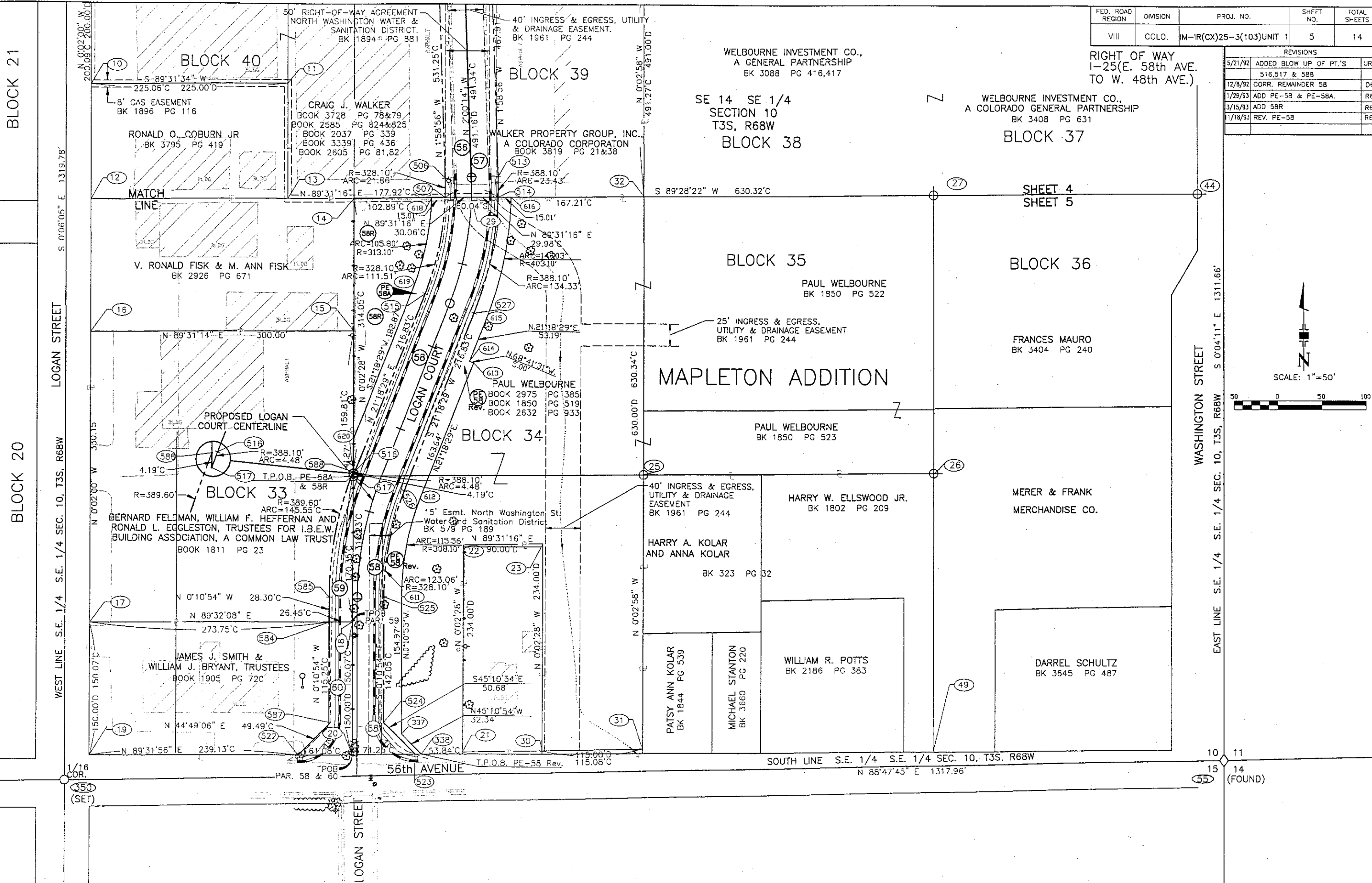
TYPE 1A MONUMENT--CDOT MONUMENT(3-1/4"CAP,3/4"DIA.ROD IN A MONUMENT BOX)

TYPE 3A MONUMENT--CDOT MONUMENT(3-1/4"CAP,2-3/8"DIA. IN A MOMUMENT BOX)



04/12/95 14:18:12 E:\25\UNG4U1 88204 REG-6-R0W/JDS

05/18/93 11:25:44 /PROJECT4/88204/D6PREROW/ DNG5U1 88204 REG.6-ROW\JDS



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLO.	1M-IR(CX)25-3(103)UNIT 1	5	14

RIGHT OF WAY
1-25(E. 58th AVE.
TO W. 48th AVE.)

REVISIONS		
DATE	DESCRIPTION	BY
5/21/92	ADDED BLOW UP OF PT.'S	UR
12/8/92	CORR. REMAINDER 58	D6
1/29/93	ADD PE-58 & PE-58A.	R6
3/15/93	ADD 58R	R6
1/18/93	REV. PE-58	R6

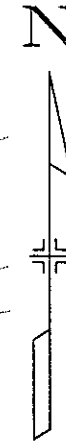
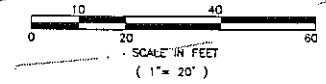


SCALE: 1"=50'

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	IM-IR(CX)25-3(103) Unit 1	6A	

RIGHT OF WAY
I-25 (E. 58th AVE.)
TO W. 48th AVE.

REVISIONS	
1/05/95	Add Parcel 44X and sheet 6A. Rf
1/19/95	Add PE-44 to be reserved. Rf
1/25/95	Rev. access for Par. 44 & 44X Rf



GARY L. GAGLIA &
LEONA GAGLIA
BOOK 280 PG 969

NW 1/4 SE 1/4
SECTION 10
T. 3 S., R. 68 W., 6th P.M.

MAPLETON ADDITION

S 86°29'51" W

S 86°29'51" W

S 67°5'52" W

P.O.B. PE-44

New R.O.W.
161.36'

E.O.A.
to be Reserved

Block
25

Block
26

MAPLETON ADDITION

TO BE RESERVED BY THE
COLORADO DEPARTMENT OF TRANSPORTATION

TOTAL R.R., INC.,
A COLORADO CORPORATION

TO BE CONVEYED TO
TOTAL PETROLEUM, INC.,
A MICHIGAN CORPORATION

NEW N.W. RAMP

15' IRRIGATION
EASEMENT
BK 1256 PG 359

BOOK 3560 PG 458

P.O.B. 44X

E.O.A.
to be Reserved

SOUTH LINE NW 1/4 SE 1/4 SEC. 10, T3S, R68W

N 89°09'01" E 1318.53'

58th AVENUE

NORTH BROADWAY

02/03/95 07:58:08 E:\25\ DNG6AU1 88204 REC.6-ROW/JDS

1/16 COR.
3348
(FOUND)



42A This area
Doesn't
Follow R to
Recorded

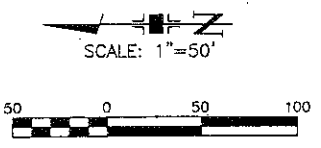
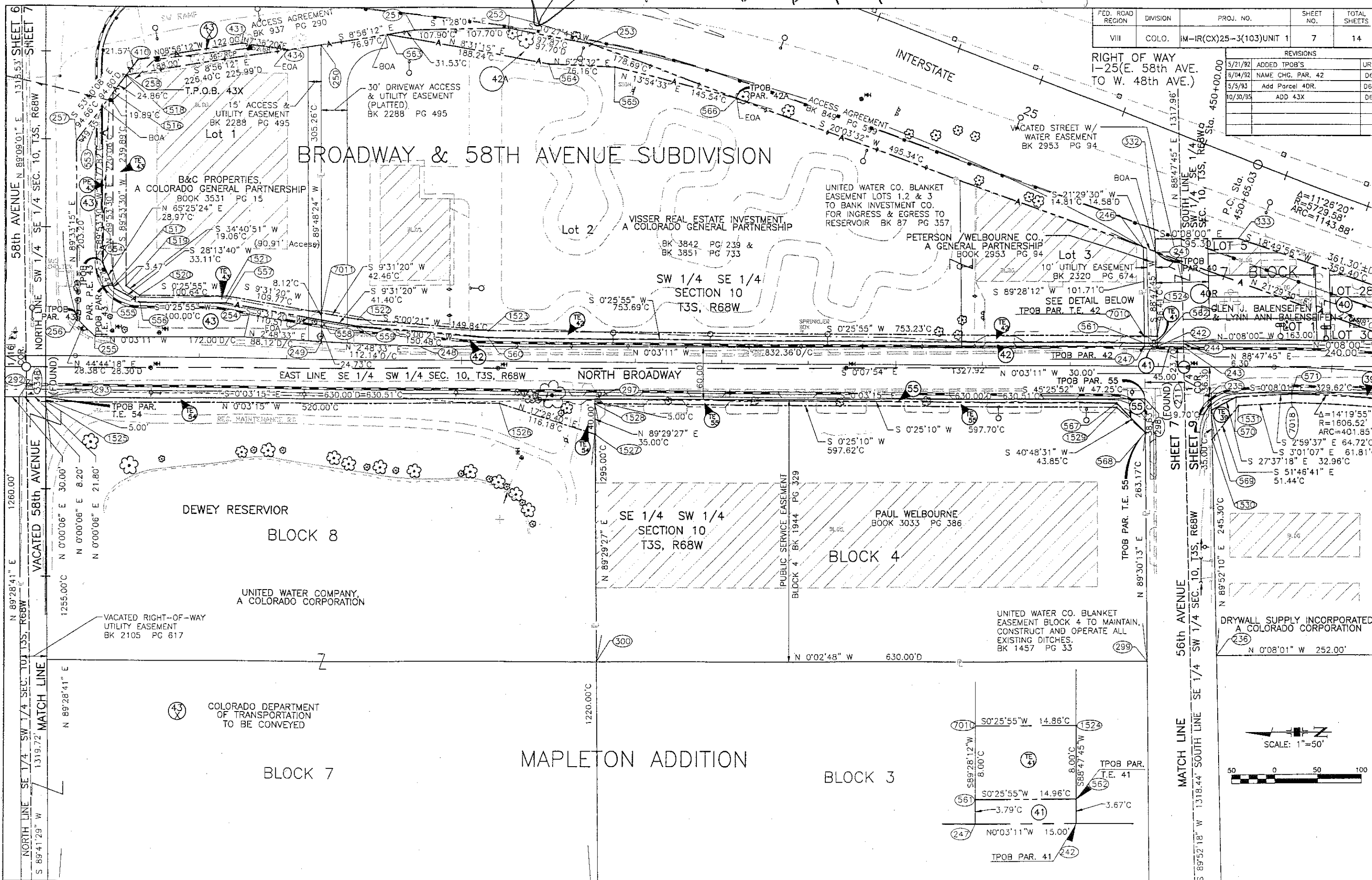
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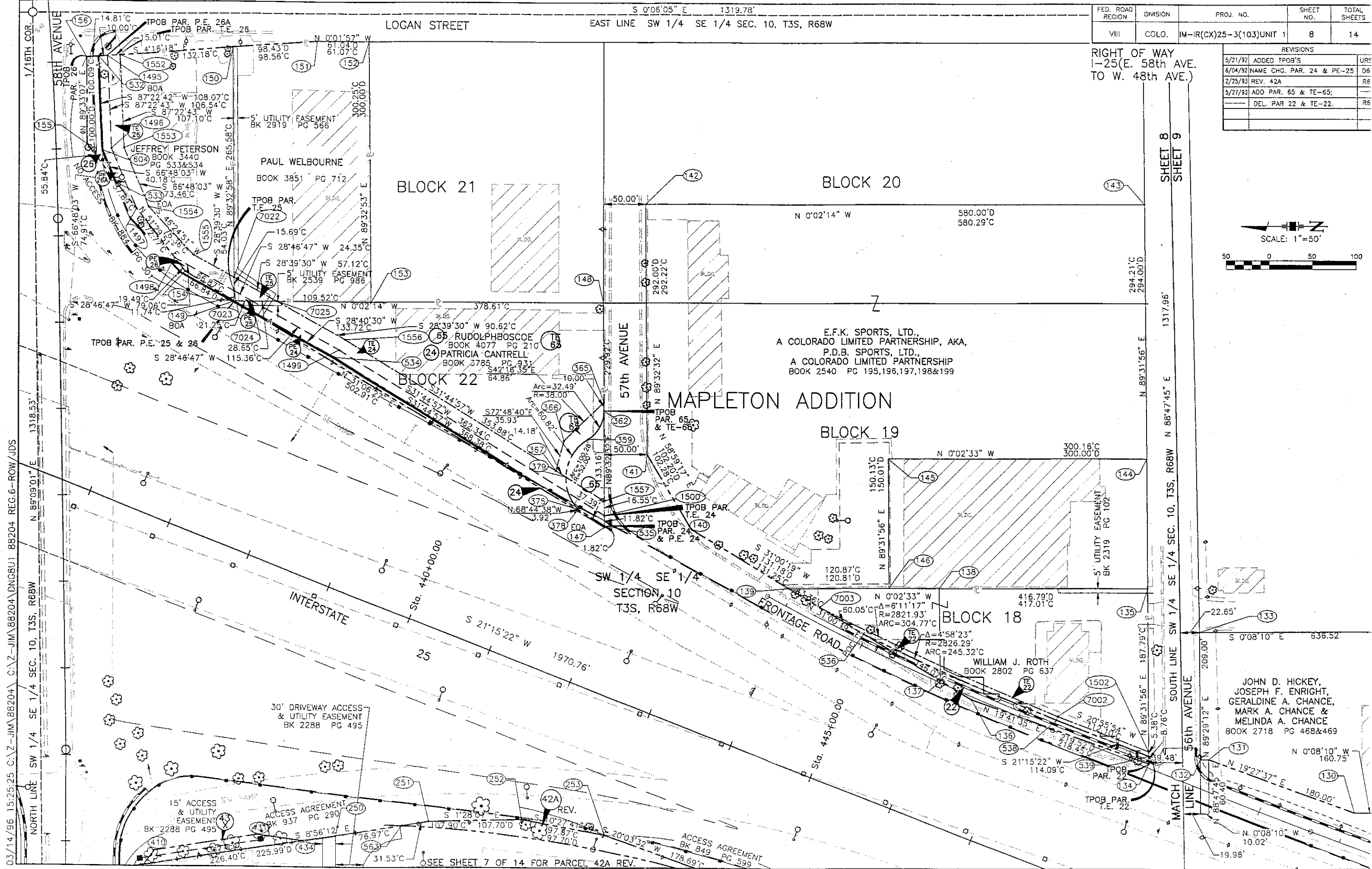
FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLO.	IM-IR(CX)25-3(103)UNIT 1	7	14

RIGHT OF WAY
1-25(E. 58th AVE.
TO W. 48th AVE.)

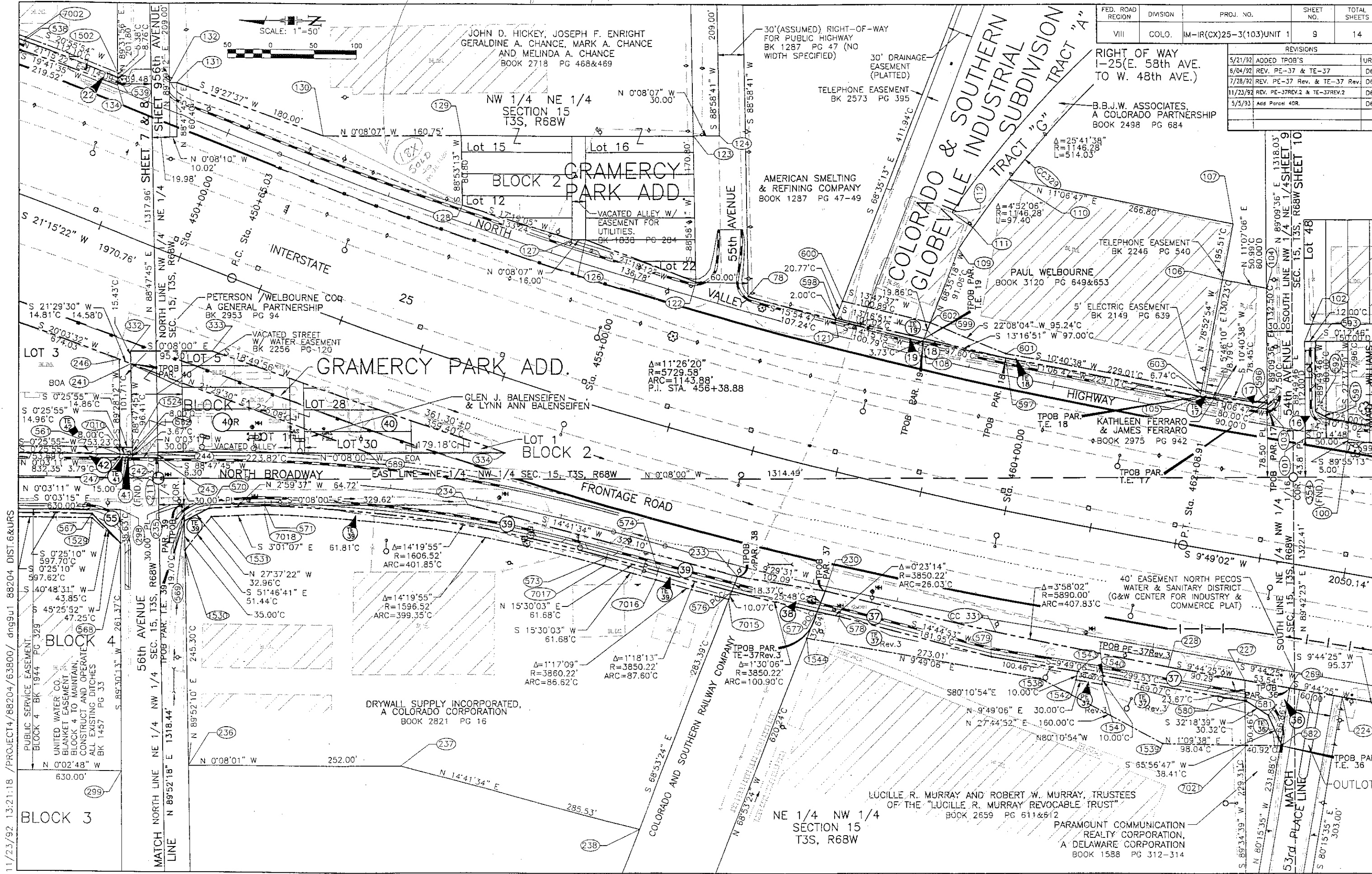
REVISIONS		
5/21/92	ADDED TPOB'S	UR
5/04/92	NAME CHG. PAR. 42	D6
5/5/93	Add Parcel 40R.	D6
10/30/95	ADD 43X	D6

BROADWAY & 58TH AVENUE SUBDIVISION





Ref. No C 01168105
BK 4733 Pg. 471-472
11/2/01/06



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLO.	IM-IR(CX)25-3(103)UNIT 1	9	14

REVISIONS	
5/21/92	ADDED TPOB'S
6/04/92	REV. PE-37 & TE-37
7/28/92	REV. PE-37 Rev. & TE-37 Rev.
11/23/92	REV. PE-J7REV.2 & TE-37REV.2
5/5/93	Add Parcel 40R

RIGHT OF WAY
1-25(E. 58th AVE.
TO W. 48th AVE.)

B.B.J.W. ASSOCIATES,
A COLORADO PARTNERSHIP
BOOK 2498 PG 684

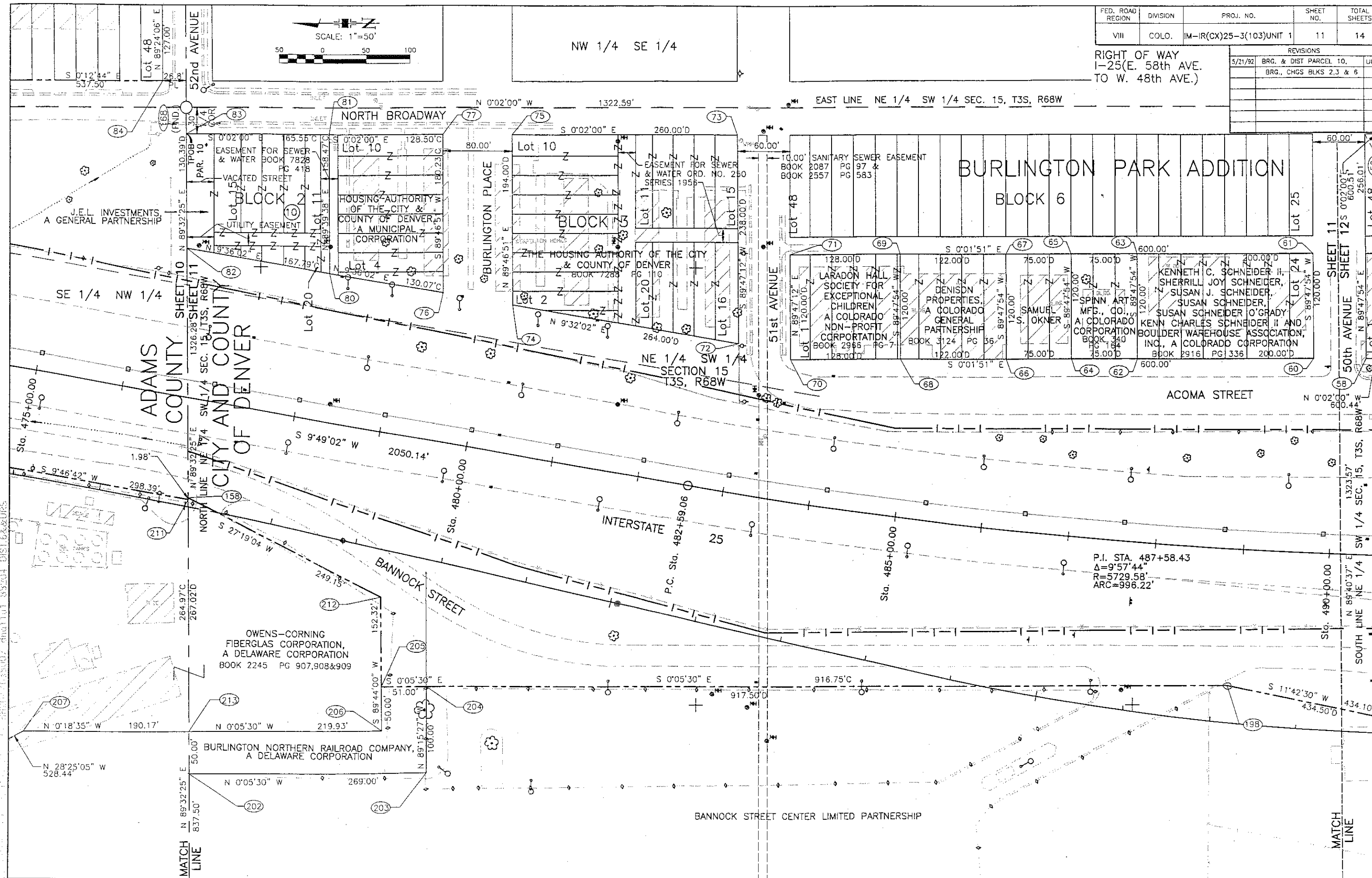
11/23/92 13:21:18 /PROJECT14/88204/63800/ dng9u1 88204 DIST.6&URS

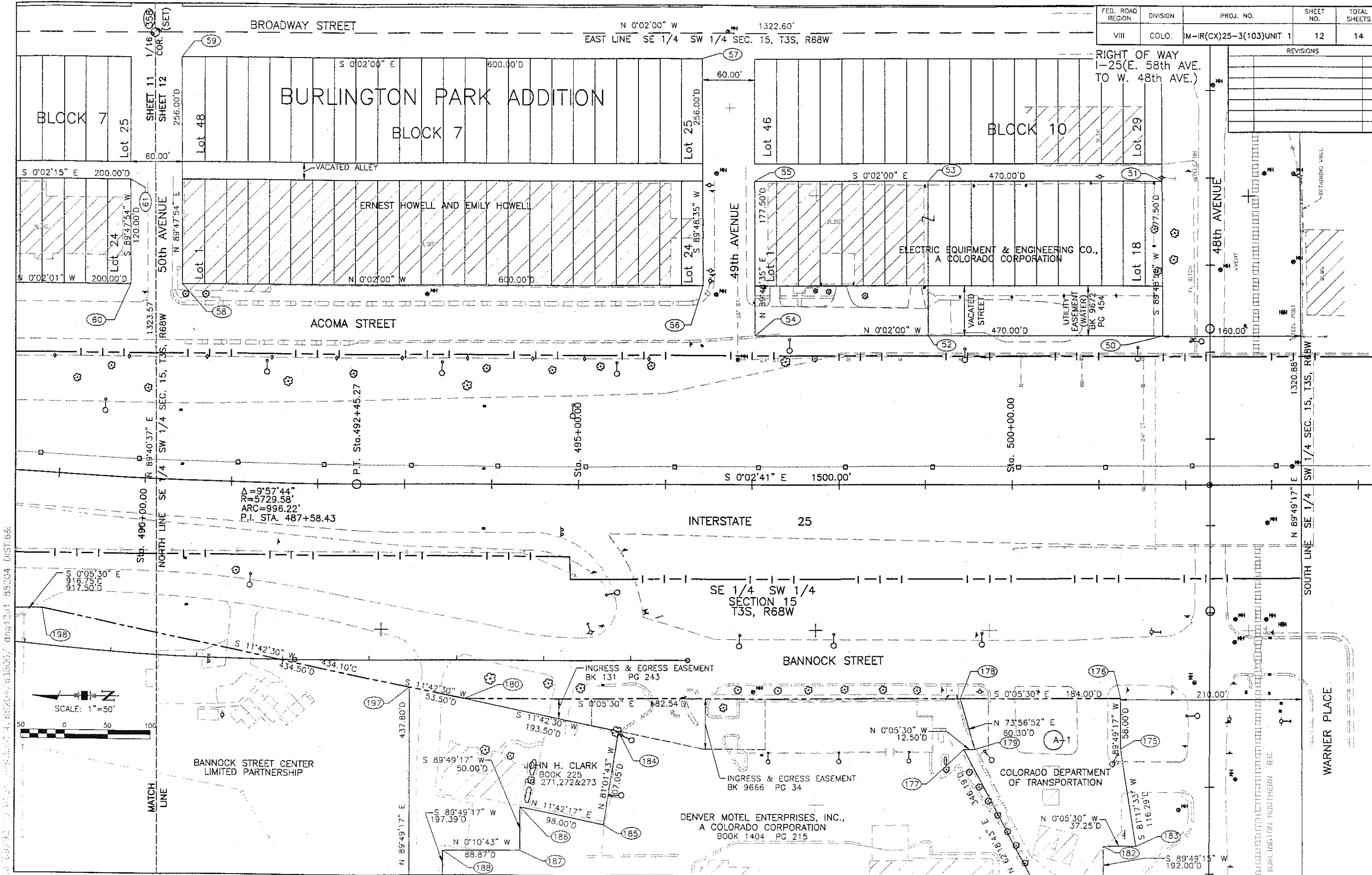


FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLO.	IM-IR(CX)25-3(103)UNIT 1	11	14

RIGHT OF WAY
I-25(E. 58th AVE.
— TO W. 48th AVE.)

REVISIONS		
5/21/92	BRG. & DIST PARCEL 10.	U
	BRG., CHGS BLKS 2,3 & 6	



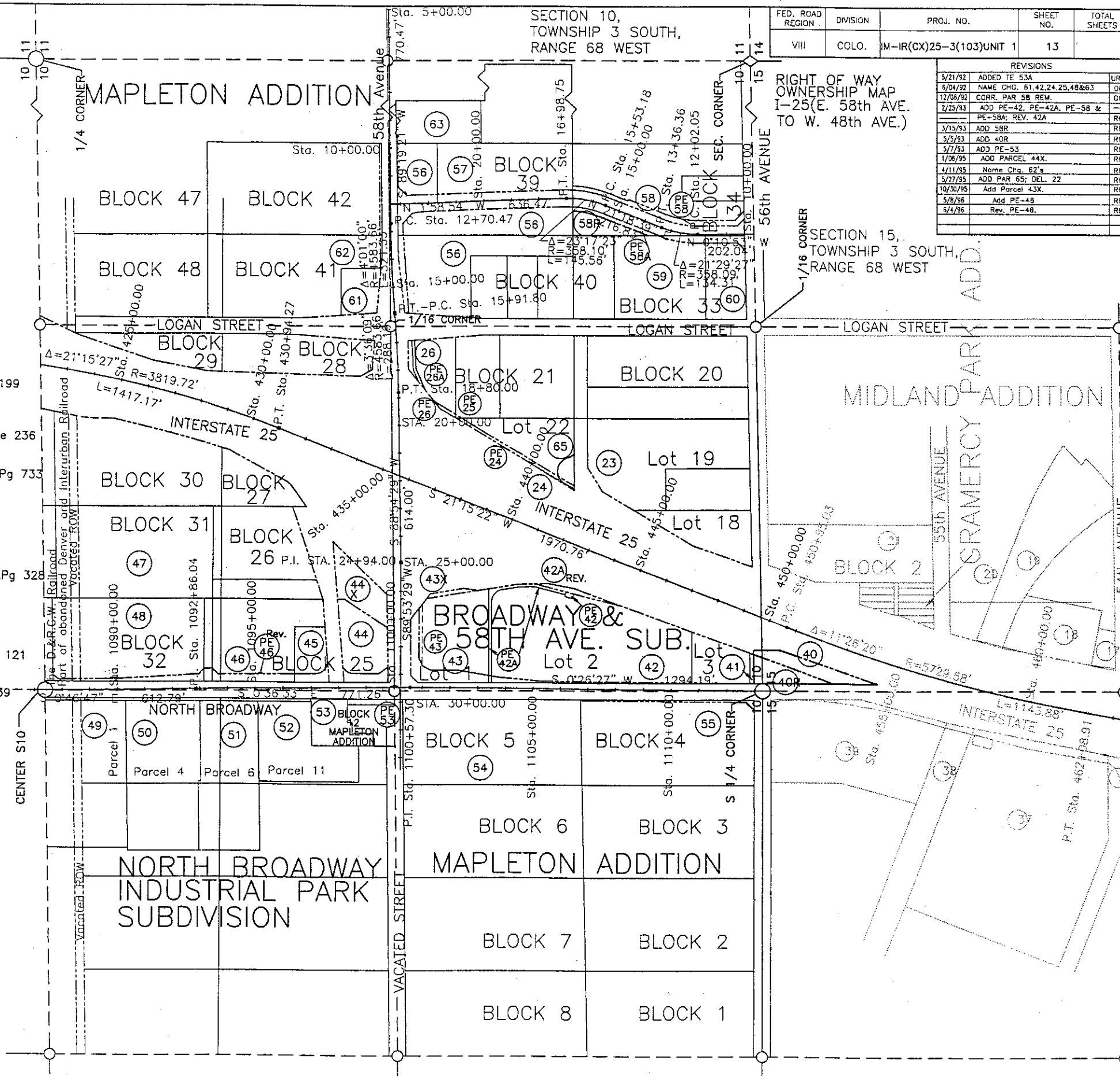




OWNERSHIP LEGEND

- 22. Delete
- 23. E.F.K. Sports Ltd., A Colorado Limited Partnership AKA P.D.B. Sports, Ltd., A Colorado Limited Partnership, Book 2540 Pg 195,196,197,198&199
- PE-24,24. Patricia Cantrell Book 3785 Page 931
- PE-25,25. Paul Welbourne Book 3851 Page 712
- PE-26,26. Jeffrey Peterson, Book 3440 Pg 533&534
- 40R 40. Glen J. Balenseifen and Lynn Ann Balenseifen Book 2306 Page 233 & Book 2306 Page 236
- 41. Peterson/Welbourne Co., A General Partnership, Book 2953 Pg 94
- 40A REV.
- 42. Visser Real Estate Investments, a Colorado General Partnership Bk 3842, Pg 239 & Bk 3851, Pg 733
- PE-42
- PE-42A
- PE-43,43. B&C Properties, A Colorado General Partnership, Book 3531 Pg 15
- 44. Total R.R., Inc., A Colorado Corporation, Book 1256 pg 359
- 45. Gary L. Gaglia and Leona Gaglia, Book 280 Pg 969
- 46, PE-46. U.S. Motels Denver North, Inc., A Colorado Corporation, Book 3552 Pg 330
- 47. Zimmerman Investments Ltd., A Colorado Limited Partnership LO 76862
- 48. PACIFICA BROADWAY PARTNERSHIP, a Colorado General Partnership, Bk 3803, Pg 324 & Bk 3803, Pg 328
- 49. Welbourne Investment Co., A General Partnership
- 50. John L. Larson, Sr. and Margaret E. Larson, Book 2247 Pg 834
- 51. C.C.C. Management, A General Partnership, Book 1961 Pg 813,814
- 52. Paul Welbourne
- 53. Pasqual Spera, AKA Pasquel Spera, and Albina Spera, Trust, Book 3558 Pg 739
- PE-53. Pasquel Spera, AKA Pasquel Spera, and Albina Spera (See Tab Sheet) Book 1324, Page 121
- 54. United Water Company, A Colorado Corporation
- 55. Paul Welbourne, Book 3033 Pg 386
- 56. Craig J. Walker, Book 3728 Pg 78&79; Book 8525 Pg 824&825; Book 2037 Pg 339
- 57. Walker Property Group, Inc., A Colorado Corporation, Book 3819 Pg 21&38
- PE-58, 58R
- PE-58A, 58. Paul Welbourne, Book 2975 Pg 385; Book 1850 Pg 519; Book 2632 Pg 933
- 59. Bernard Feldman, William F. Heffernan and Ronald L. Eggleston, Trustees For I.B.E.W. Building Association, A Common Law Trust, Book 1811 Pg 23
- 60. James J. Smith and Williams J. Bryant, Trustees, Book 1905 Pg 720
- 61. Violet Hirsh and Ethel Kurtz, & Top's Service Inc., a Colorado Corp.
- 62. AMERICAN REALTY TRUST, INC., a Georgia corporation
- 63. PAUL WELBOURNE, AN INDIVIDUAL, Book 3851 Pg 718
- 44X. COLORADO DEPARTMENT OF TRANSPORTATION, EXCESS PARCEL TO BE CONVEYED.
- 43X. COLORADO DEPARTMENT OF TRANSPORTATION, EXCESS PARCEL TO BE CONVEYED.

NOTE: PARCELS 49,50,51,52,&53 ARE SHOWN FOR REFERENCE ONLY AND NEW RIGHT OF WAY ACQUISITION IS NOT REQUIRED.



58th AVENUE N 89°09'01" E 1318.53' SHEET 6
NORTH LINE SW 1/4 SE 1/4 SEC. 10, T3S, R68W
VACATED 58th AVENUE
N 89°28'41" E 1280.00'
N 89°28'41" E 30.00'
N 89°28'41" E 21.80'
N 89°28'41" E 1255.00'
N 89°28'41" E 1318.53' MATCH LINE
N 89°28'41" E 1220.00'

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLO.	HM-IR(CX)25-3(103)UNIT 1	7	14

REVISIONS		
5/21/92	ADDED IPOB'S	URS
6/04/92	NAME CHG. PAR. 42	06
5/5/93	ADD PARCEL 40R.	06
10/30/95	ADD 43X	06
8/8/08	CHG PE-42, PE-42A TO PE-42X, PE-42AX	06

BROADWAY & 58TH AVENUE SUBDIVISION

