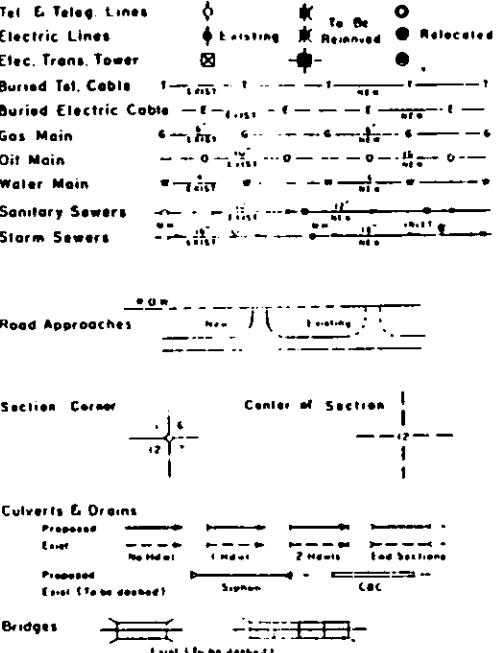
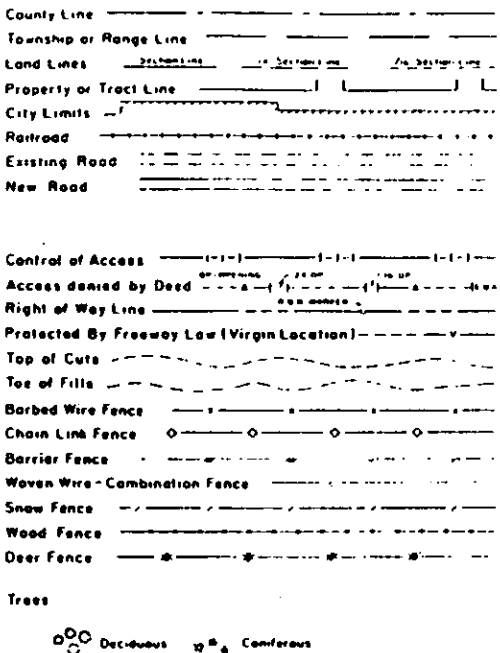


STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS - STATE OF COLORADO

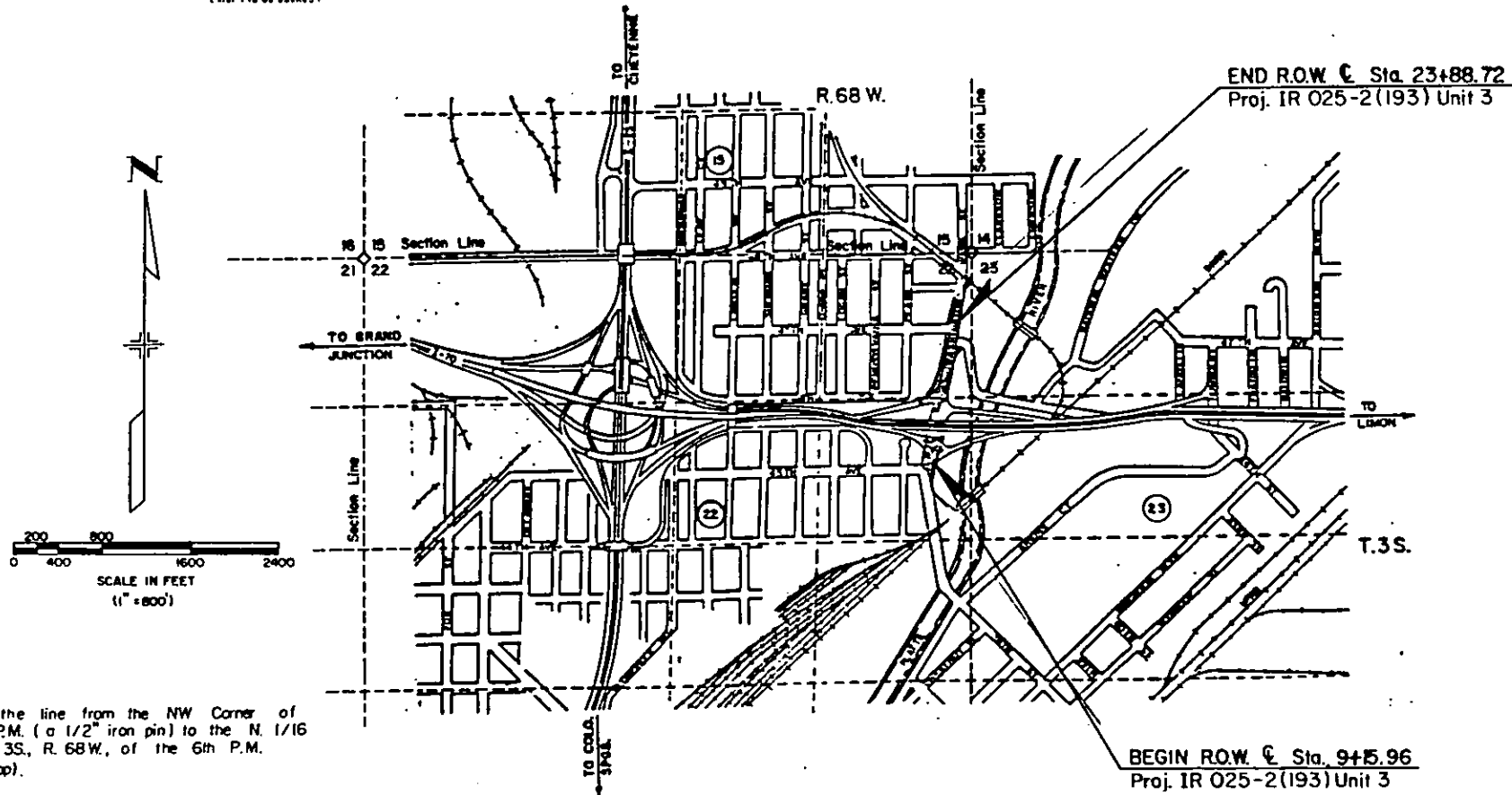
CONVENTIONAL SIGNS



RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. IR 025-2(193) Unit 3
STATE HIGHWAY NO. 70
DENVER COUNTY
RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS
PLAN SHEETS 1" = 50'

R.O.W. LENGTH OF PROJECT = 0.279 Miles



BASIS OF BEARING: S 00° 16' 23" E along the line from the NW Corner of Section 23, T. 35 S., R. 68 W., of the 6th P.M. (a 1/2" iron pin) to the N. 1/16 Corner common to Sections 22 and 23, T. 35 S., R. 68 W., of the 6th P.M. (6" x 6" x 30" stone with a chiseled "+" on top).

2/91
District: 6
Subaccount: 85184

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
III	COLORADO	IR 025-2(193) Unit 3	1

REVISIONS	

RIGHT OF WAY
WASHINGTON STREET
45th Ave. to 47th Ave.

INDEX OF SHEETS

1	TITLE SHEET
2, 2A	TABULATION OF PROPERTIES
3	CONTROL & MONUMENTATION SHEET
4, 5	PLAN SHEETS SHOWING R.O.W.

DIVISION OF HIGHWAYS

APPROVED
William D. Vidal 2/28/91
DISTRICT ENGINEER DATE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____

DIVISION ADMINISTRATOR

R.O.W. TABULATION OF PROPERTIES IN DENVER COUNTY S.H. NO. 70

AS CONSTRUCTED			FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
NO REVISIONS	REVISED	VOID	VIIC	COLO.	IR 025-2(193) UNIT 3	2

RIGHT OF WAY
WASHINGTON ST.
45th AVE. TO 47th AVE.

REVISIONS		
5/6/91	DELETED 305R & 306R	D6
8/13/91	Add parcel TE-306	D6

PARCEL NO.	OWNER	ADDRESS	LOCATION NE 1/4 OF SEC. 22 T.3S., R.68W., 6th P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
300	ATLAS FINANCIAL CORP.	4605 WASHINGTON ST.	Lots 16 thru 23, Block 2 ,	5,925	5,925			300	
	a Colorado corporation		GREENWOOD ADDITION TO ARGO PARK						
300-R	SEE PARCEL 300			15,129	15,129			300-R	
301	THOMAS H. KOEHLER	4635-49 WASHINGTON ST.	Lots 11 thru 15, Block 2.	3,855	3,855			301	
			GREENWOOD ADDITION TO ARGO PARK						
301-R	SEE PARCEL 301			11,118	11,118			301-R	
302	Evelyn Meeks	4655 WASHINGTON ST.	Lots 9 and 10, Block 2,	1,447	1,447			302	
			GREENWOOD ADDITION TO ARGO PARK						
302-R	SEE PARCEL 302			4,596	4,596			302-R	
303	AGUSTIN IBARRA and	4667 WASHINGTON ST.	Lots 7 and 8, Block 2,	1,440	1,440			303	
	MARIA G. IBARRA, J.T.		GREENWOOD ADDITION TO ARGO PARK						
303-R	SEE PARCEL 303			4,633	4,633			303-R	
304	JOE G. REPLIN and	4675 WASHINGTON ST.	Lots 5 and 6, Block 2,	1,434	1434			304	
	MARLENE K. REPLIN, J.T.		GREENWOOD ADDITION TO ARGO PARK						
304-R	SEE PARCEL 304			4,670	4,670			304-R	
305	RICHARD K. REPLIN AND	4685 WASHINGTON ST.	Lots 1 thru 4, Block 2,	3,191	3,191	9,108		305	
	ELISSA R. STEIN		GREENWOOD ADDITION TO ARGO PARK						
305-R	DELETED							305-R	DELETED
306	JOHN J. SUCHORSKI	4705 WASHINGTON ST.	Lots 12 and 13, Block 2,	1,211	1,211	5,080		306	
			GREENWOOD ADDITION TO ARGO PARK						
306-R	DELETED							306-R	DELETED
TE-306	JOHN J. SUCHORSKI	4705 WASHINGTON ST.	Lots 12 and 13, Block 2,	1,783	1,783			TE-306	FOR THE PURPOSE OF REMOVING A HOUSE
			GREENWOOD ADDITION TO ARGO PARK						

CONTROL AND MONUMENTATION SHEET

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

PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
PNT 42	710256.268	2146692.580	TYPE 1
PNT 206	710110.500	2146639.850	TYPE 1
PNT 217	709489.150	2146503.980	TYPE 1
PNT 221	710037.650	2146617.150	TYPE 1
PNT 222	710006.890	2146622.270	TYPE 1
PNT 223	709781.820	2146583.940	TYPE 1
PNT 224	709552.750	2146536.630	TYPE 1
PNT 232	708819.470	2146614.630	TYPE 1
PNT 233	708830.050	2146586.820	TYPE 1
PNT 95	DELETED		
PNT 101	DELETED		
PNT 254	709473.463	2146489.604	TYPE 1
PNT 255	710049.029	2146607.978	TYPE 1
PNT 256	710106.412	2146637.894	TYPE 1
PNT 257	708795.117	2146614.731	TYPE 1A
PNT 258	709002.118	2146599.997	TYPE 1
PNT 259	708907.967	2146583.760	TYPE 1
PNT 102	DELETED		

SURVEY CONTROL POINT TABULATION

TOWNSHIP T. 3 S., RANGE 68 WEST, OF THE 6th P.M.

PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
PNT 5	710771.519	2146804.662	N.E. Corner Sec. 22/ 1/2" IRON PIN
PNT 45	709453.922	2146810.941	1/16 Corner Sec. 22/6"x6"x30" stone
PNT 557	708135.856	2146816.999	E 1/4 Sec. 22/15" rebar w/LS CAP

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	IR 025-2(193)Unit 3	3
REVISIONS			
12/8/94	DEL. PNT. 95, 101, 102		P.D.

RIGHT OF WAY

WASHINGTON STREET
45TH AVE. TO 47TH AVE.

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 exceed 1:20,000.
8. Memorandum of Ownerships supplied by Security Title Guaranty Company.

BASIS OF BEARING: S.00° 16' 23"E. along the line from the NW Corner of Section 23, T. 3 S., R. 68 W., of the 6th PM (a 1/2" iron pin) to the N. 1/16 Corner common to Sections 22 and 23, T. 3 S., R. 68 W., of the 6th PM (6"x6"x30" stone with a chiseled "+" on top).

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	14	1						
CONTROL								
ALIQUOT CORNER								
WITNESS POST								

SURVEYOR CERTIFICATE (FIELD)

Control Survey and Monumentation was done under my supervision and

NAME J. D. R. L.S. NO. 23053

DATE 2/8/91

SURVEYOR CERTIFICATE (FIELD)

Right of Way Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

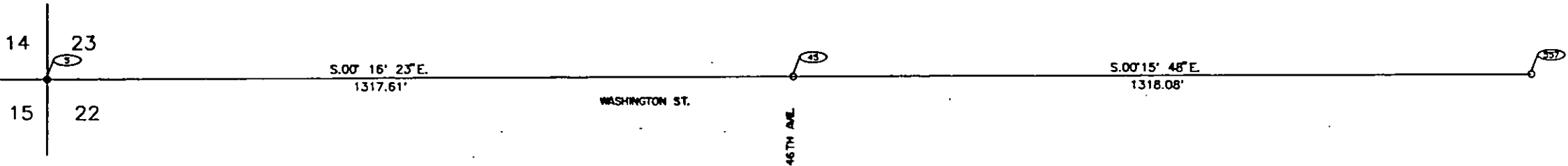
SURVEYOR CERTIFICATE (OFFICE)

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

NAME Michael L. R. P.L.S. NO. 2774

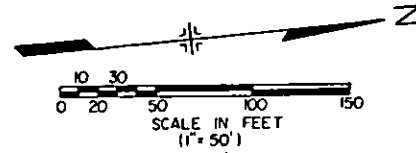
DATE 2/23/91

NO SCALE



TYPE 1 MONUMENT-CDOH MONUMENT(3-1/4" CAP, 3/4" ROD)
TYPE 1A MONUMENT-CDOH MONUMENT(3-1/4" CAP, 3/4" ROD IN A MONUMENT BOX)
TYPE 3A MONUMENT-CDOH MONUMENT(3-1/4" CAP, 2-3/8" PIPE IN A MONUMENT BOX)

NOTE: ACCESS CONTROL WILL BE RESERVED TO COLORADO DEPARTMENT OF HIGHWAYS ON ANY REMAINDERS SOLD.



NOTE: PL = Property Line

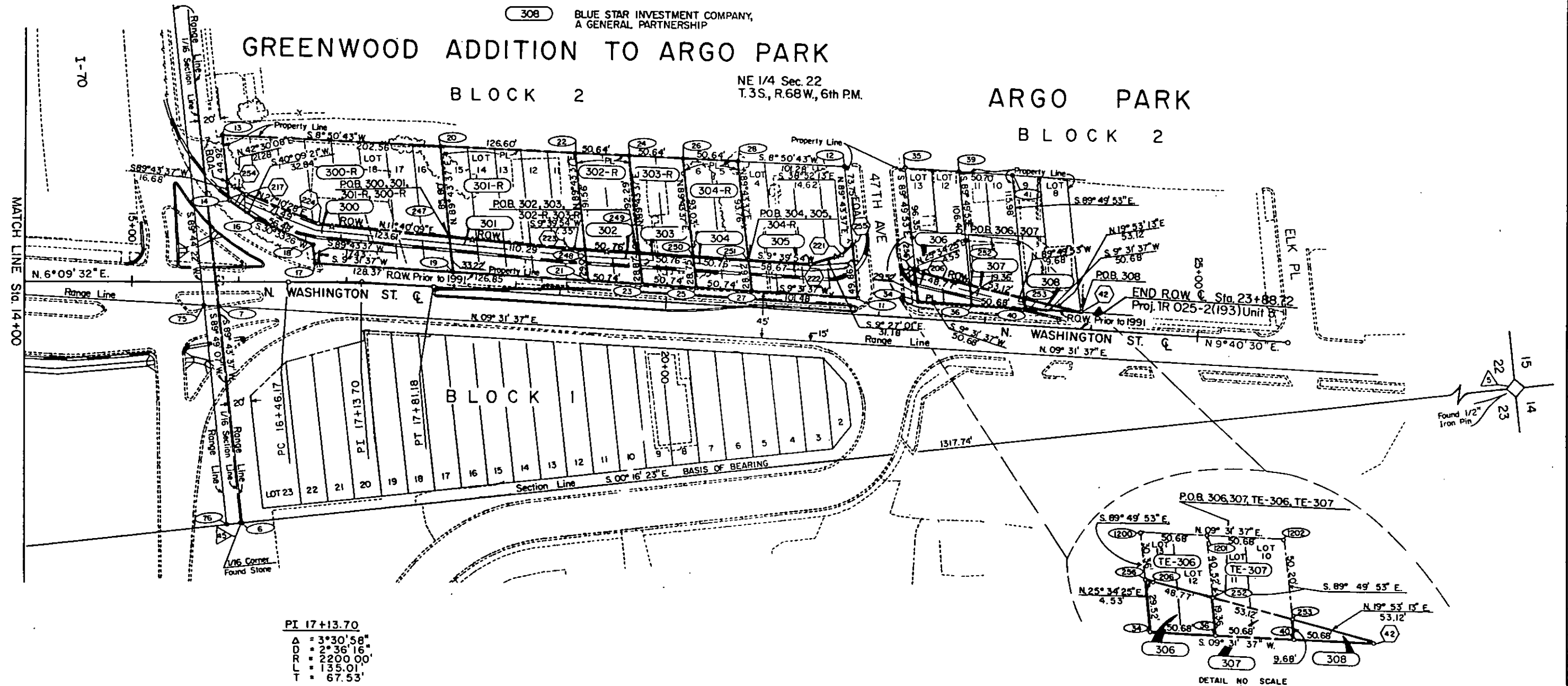
PARCEL NO.	OWNER
300-R 300	ATLAS FINANCIAL CORP, a Colorado corporation
301-R 301	THOMAS H. KOEHLER
302-R 302	Evelyn Meeks
303-R 303	AGUSTIN IBARRA and MARIA G. IBARRA, J.T.
304-R 304	JOE G. REPLIN and MARLENE K. REPLIN, J.T.
305-R 305	RICHARD K. REPLIN AND ELISSA R. STEIN
Del. TE-306 306-R 306	JOHN J. SUCHORSKI
Del. TE-307 307-R 307	MARY F. URBAN and FLORENCE E. REISBECK, as tenants in common
308	BLUE STAR INVESTMENT COMPANY, A GENERAL PARTNERSHIP

PARCEL NO.	OWNER
310	DELETED
311	DELETED

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO	IR 025-2(193) Unit 3	4	

RIGHT OF WAY
WASHINGTON ST.
45th Ave. to 47th Ave.

REVISIONS	
5/6/91	Add parcels 310B 311, Name
—	change parcel 307, Deleted 305R
—	306R, 307R, Add Access Control
5/31/91	Add B.O.A. & E.O.A. to Access Line
8/13/91	Add parcels TE-306, TE-307
2/8/94	Del. 310, 311



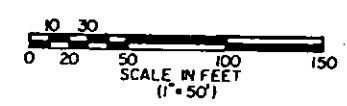
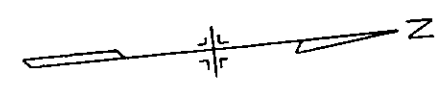
PI 17+13.70
Δ = 3°30'58"
D = 2°36'16"
R = 2200.00'
L = 135.01'
T = 67.53'

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	IR 025-2(193) Unit 3	5	

RIGHT OF WAY WASHINGTON ST. 45th Ave. to 47th Ave.			
REVISIONS			
5/6/91	Add Access Control, Deleted 309R	D6	
5/26/92	Correct easement of record	D6	
11/28/94	Rev. Access 309	D6	

PARCEL NO.	OWNER
309-R Del.	309 BETTY F. KELLEY

- Ingress and egress easement from KELLEY to McDONALD'S Corp. recorded at Recap. No. 88-0287186. (18' x 90')
- Ingress and egress easement from McDONALD'S Corp. to KELLY recorded at Recap. No. 88-0287186.



NOTE: ACCESS CONTROL WILL BE RESERVED TO COLORADO DEPARTMENT OF HIGHWAYS ON ANY REMAINDERS SOLD.

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

