

STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS—STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	IR 25-3 (94)	I	

REVISIONS	

RIGHT OF WAY
I-25
84th Ave. to 78th Ave.

CONVENTIONAL SIGNS

County Line
Township or Range Line
Land Lines
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
Proposed
Existing
Proposed
Existing (To be dashed)

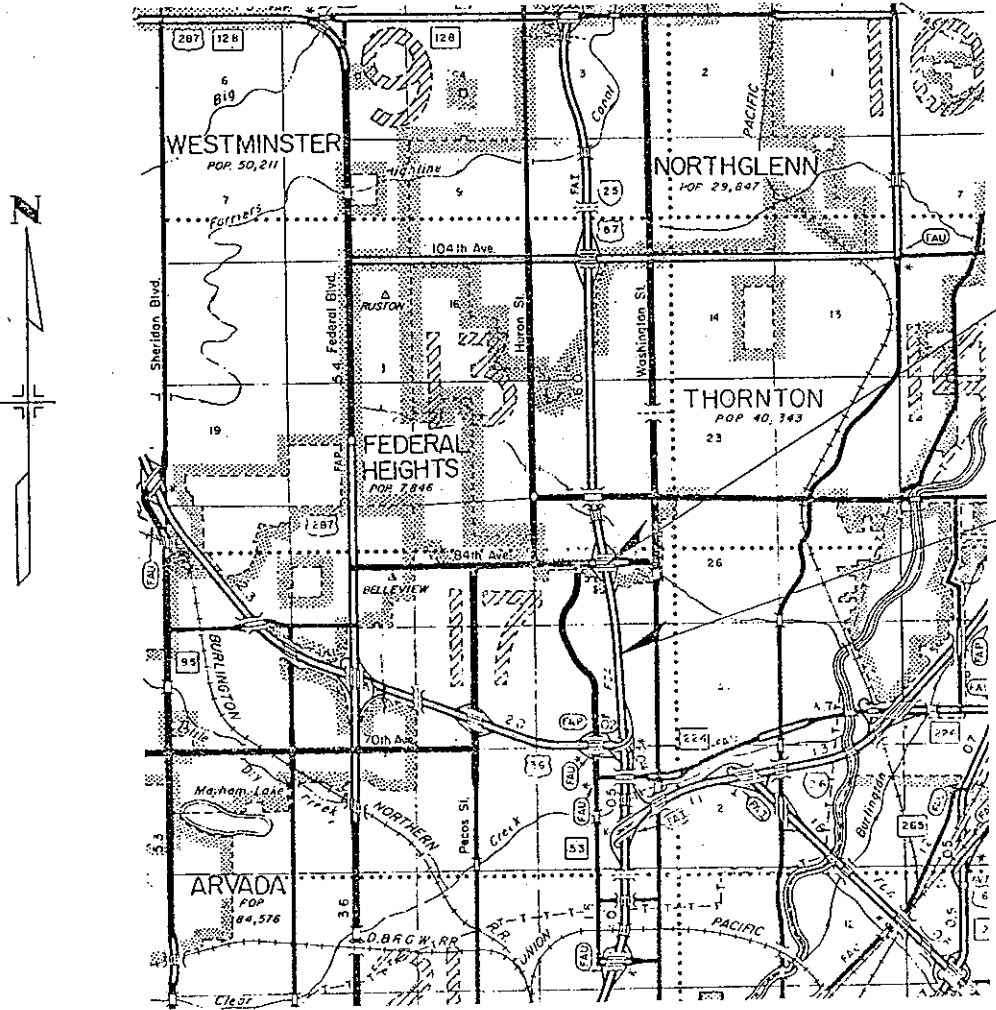
Bridges
Existing (To be dashed)

Basis of Bearings: The east line of the NE 1/4, NE 1/4 of Section 34, T.2S., R.68W., 6th P.M. being N. 0° 12' 24" W.

Date:
Subaccount: 88031
District: 6, R.O.W.

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. IR 25-3 (94)
STATE HIGHWAY NO. 25
ADAMS COUNTY
RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS
PLAN SHEETS 1"=50'
OWNERSHIP MAP 1"=100'
ROW LENGTH OF PROJECT = 0.504 miles



BEGIN R.O.W. @ Sta. 276+29.64
Proj. IR 25-3 (94)

END R.O.W. @ Sta. 302+90.44
Proj. IR 25-3 (94)

SHEET NO.	INDEX OF SHEETS
1	TITLE SHEET
2	TABULATION OF PROPERTIES
3,3A	CONTROL AND MONUMENTATION SHEET
4,5	R.O.W. PLAN SHEETS
6	OWNERSHIP MAP

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE JUN 21 1999

DIVISION OF HIGHWAYS
APPROVED: Guillermo V. Vidal 3/17/99
DISTRICT ENGINEER DATE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
APPROVED: _____ DATE _____
DIVISION ADMINISTRATOR

R. O. W. TABULATION OF PROPERTIES IN

ADAMS COUNTY

S. H. NO. 25

FEDERAL ROAD REVISION NO.	DIVISION	PROJECT NO.	SHEET NO.
136	COLORADO	IR 25-3(94)	2

RIGHT OF WAY 84th Ave. to 78th Ave.

PARCEL NO.	OWNER	ADDRESS	LOCATION T.2S., R.68 W., 6th P.M.	AREA IN				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER				6/9/89	Revised 2, 2A, 2R, 1, IR	
1 Rev.	VALLEY HIGH-PENN COLUMBINE, INC. a Colorado corporation	2919 Chancellor Street, Philadelphia PA., 19103	IN LOTS 1-18, BLOCK 1, VALLEY-HI FIRST FILING, NE 1/4 SEC. 34	80,356	80,356	195,847		1 Rev.	Acquired by CDOT Bk. 3730 Pg. 817-818 Recorded 11-28-90 with ACCESS RIGHTS B 0976173 Bk. 3730 Pg. 819-820 Recorded 11-28-90	9/29/89	Name change 2A Rev.	D6
IR Rev.	DELETED							IR Del.		1/8/90	Name change 2A Rev.	—
										8/20/90	Deleted IR Rev.	D6
											Added remainder area to Par. 1 Rev.	—
												D6
2 Rev.	VISSER REAL ESTATE INVESTMENTS, a Colorado General Partnership	13300 E. 38th Avenue, Denver Co., 80239	SE 1/4 SEC. 27	63,491	63,491			2 Rev.	ACQUIRED BY RULE 4 ORDER RECEPTION # 986573 Bk. 3749 Pg. 813-816 Recorded JAN 1991			
2A Rev.	THE NEW YORK GUARDIAN MORTGAGEE CORP.	c/o BOWEST CORP. P.O. BOX 85101 San Diego, CA 92138-9165	SE 1/4 SEC. 27	23,146	23,146	39,753		2A Rev.	ACQUIRED BY CDOT B 941109 Bk. 3669 Pg. 84-89 Recorded 4/30/90			
2R Rev.	See Parcel 2 Rev.			42,758	42,758			2R Rev.	ACQUIRED BY RULE 4 ORDER RECEPT. # 986573 Bk. 3749 Pg. 813-816 Recorded Jan 1991			
3	DELETED							3 Del.				
4	DELETED							4 Del.				
PE-1	BLUE CHIP INVESTMENTS LLC		IN LOT VALLEY HI, FIRST FILING, NE 1/4 SEC. 34	2,145				PE-1	PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SEWER & WATER LINES			

CONTROL AND MONUMENTATION SHEET

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

112	32098.30	45731.86
116	32443.95	45667.61
118	32548.81	45637.04
119	32991.55	45597.28
120	33391.33	45497.48
129	32068.33	45741.52
130	31503.74	45790.03
131	30749.35	45815.62

TABULATION OF R.O.W. MARKERS
EXISTING

23	32443.92	45637.61	BELL PIN & CAP
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SURVEY CONTROL POINT TABULATION

1	27224.05	46253.21	CP # 442 3-1/4" ALUM. CAP ON 3/4" ALUM. ROD
2	29236.72	45825.99	CP # 443, 3-1/4" ALUM. CAP ON 3/4" ALUM. ROD
3	30764.07	45773.89	CP # 450, 1 1/2" ALUM. CAP ON # 5 REBAR
4	32460.09	45614.10	CP # 451, 1 1/2" ALUM. CAP ON # 5 REBAR
5	33327.36	45436.72	CP # 452, 1 1/2" ALUM. CAP ON # 5 REBAR
6	34201.11	45331.57	CP # 453, 3-1/4" ALUM. CAP ON 3/4" ALUM. ROD
7	34724.54	47267.93	CP # 454, E 1/4 COR. SEC. 27
8	32075.22	47285.81	CP # 455, NE COR. SEC. 34, 1" AXLE IN R.B.
9	32071.19	45722.85	CP # 456, 1 1/2" ALUM. CAP ON # 5 REBAR
10	30749.95	45971.40	CP # 457, 1 1/2" STEEL PIN 1/16 COR. TO BE RESET
11	30363.82	45974.82	CP # 458, 1 1/2" ALUM. CAP
39	32063.473	44652.211	1/4 COR. 1" AXLE IN RANGE BOX
132	32069.346	45969.009	NO EXISTING MONUMENT, 1/16 COR. TO BE SET

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VII	COLORADO	1R25-3(94)	3

RIGHT OF WAY
I-25
84th Ave. to 78th Ave.

REVISIONS	

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. Field survey control precision computed to exceed 1:100,000.
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 shall be 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. Survey Control Points set with a higher degree of accuracy than ROW Markers.
8. Property Cap monuments are to be placed on CDOH-owned remainder parcels.

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE JAN 19 1990

QUANTITY OF MONUMENTS TO BE SET

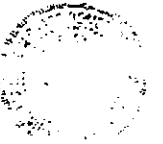
CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
PROPERTY								
RIGHT OF WAY	8							
CONTROL								
ALIQUOT CORNER						2		
WITNESS POST								

SURVEYOR CERTIFICATION

Control survey, control survey monumentation, and ROW plans were done under my supervision and checking.

NAME Frank F. Knowles P.L.S. NO. 22571

DATE 1/11/90

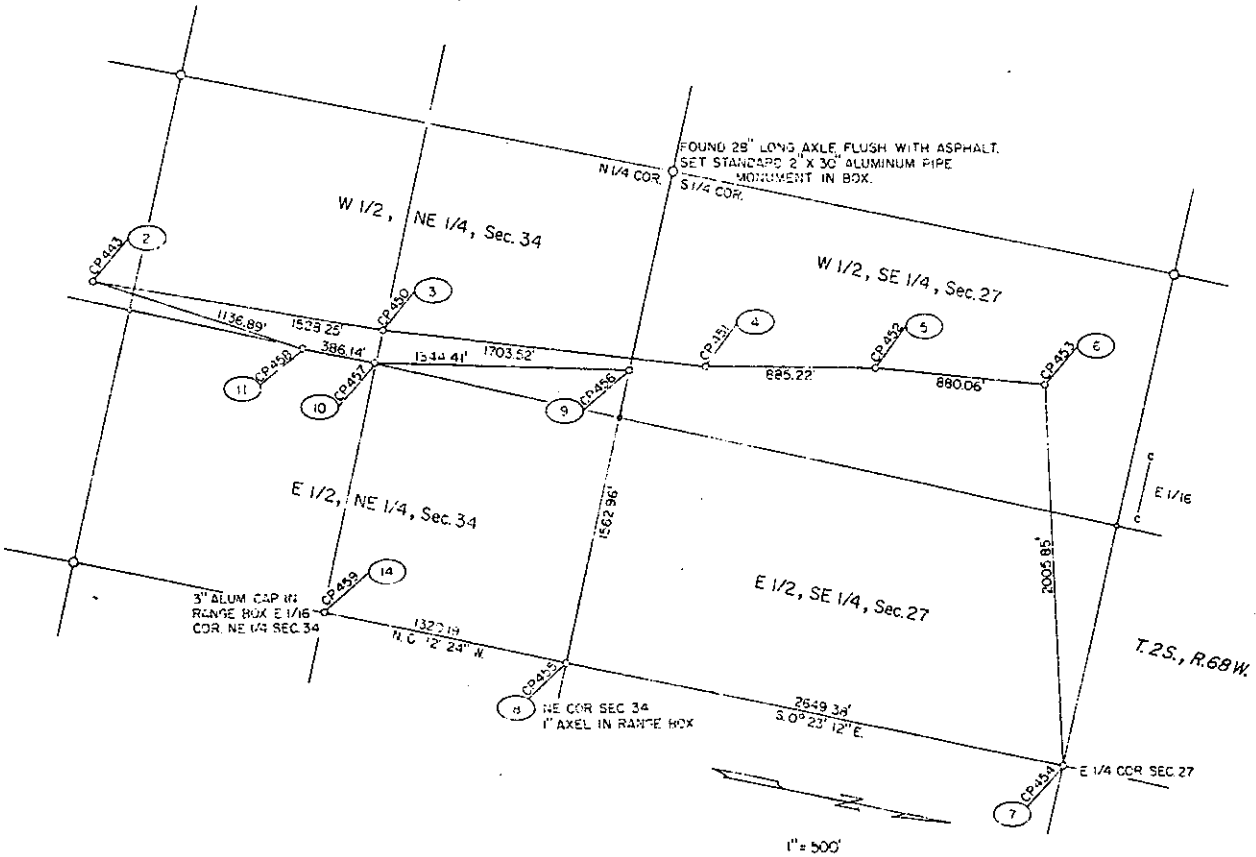


SURVEYOR CERTIFICATE (FIELD) CONSULTANT

R.O.W. MONUMENTS WERE SET FROM COORDINATES
SUPPLIED BY THE COLO. DEPT. OF HIGHWAYS, UNDER
MY SUPERVISION AND CHECKING.

NAME: _____ P.L.S. NO. _____

DATE: _____

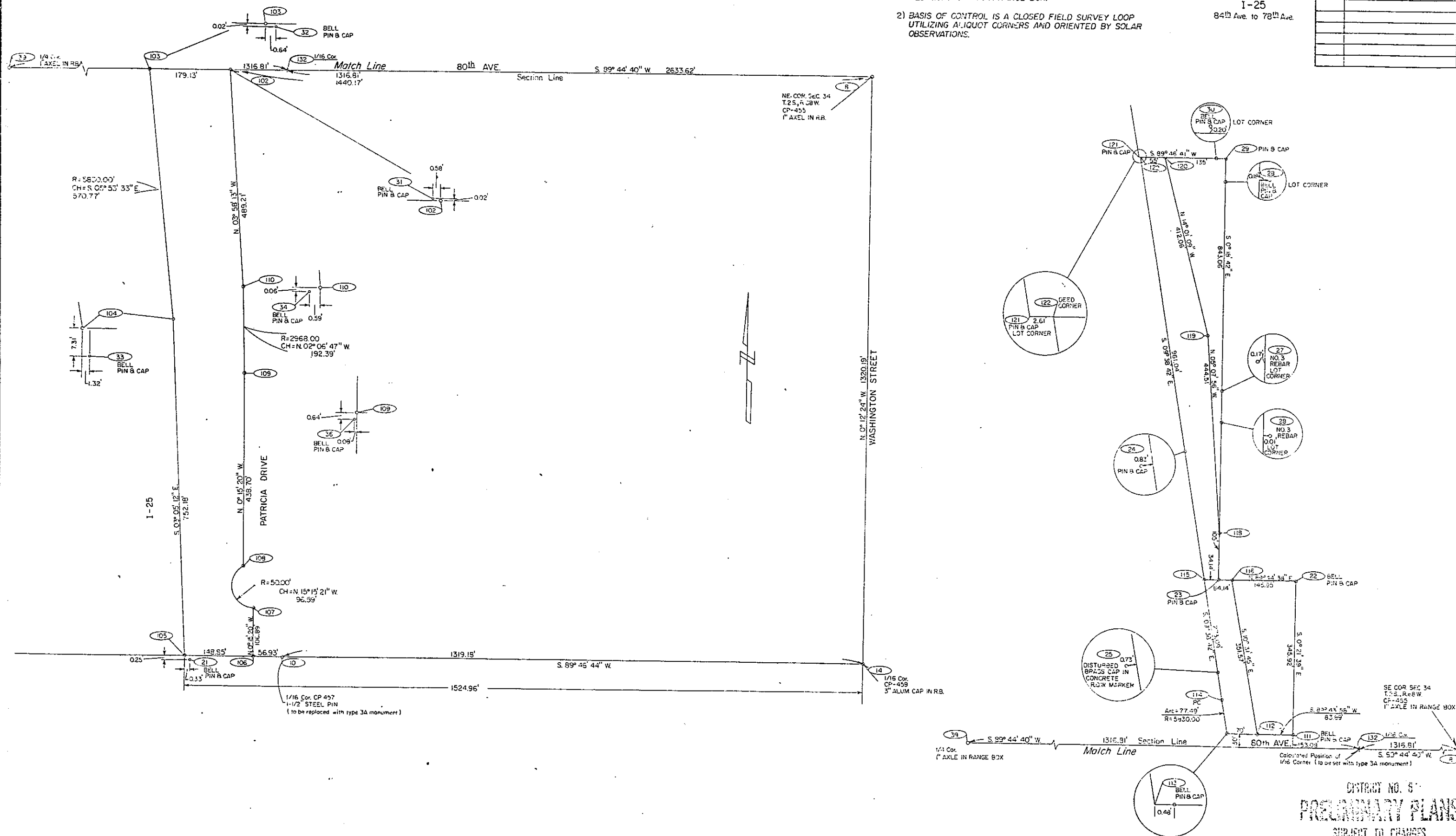


FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
370	COLORADO	(P25-31-1)	31	

REVISIONS	

- NOTES: 1) BASIS OF BEARINGS IS THE EAST LINE OF THE NE 1/4, NE 1/4, SEC. 34, T.2S, R.68W OF THE 6th P.M., BEING N 0° 12' 24" W. THE NE CORNER OF SAID SECTION 34 IS A 1" AXLE IN A RANGE BOX. THE N 1/16 CORNER, NE 1/4, SEC. 34, IS A 3-1/4" ALUMINUM CAP IN A RANGE BOX.
- 2) BASIS OF CONTROL IS A CLOSED FIELD SURVEY LOOP UTILIZING ALIQUOT CORNERS AND ORIENTED BY SOLAR OBSERVATIONS.

RIGHT OF WAY
1-25
84th Ave. to 78th Ave.



DISTRICT NO. 5
PRELIMINARY PLANS
SUBJECT TO CHANGES
JAN 10 1990

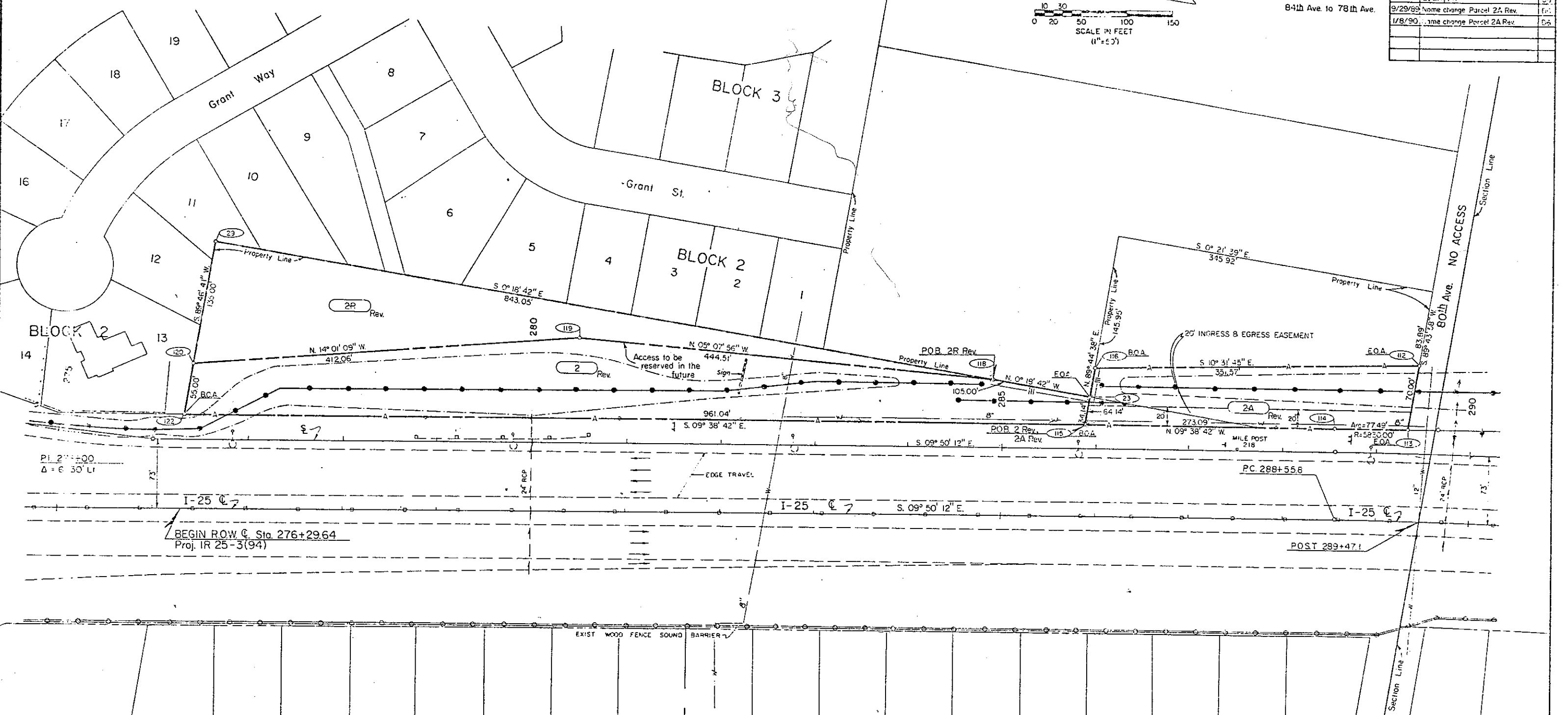
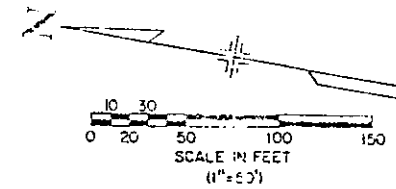
SE 1/4 Sec. 27, T.2S., R.68 W.

NORTHVIEW ESTATES

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO	IR 25-3(54)	4	

REVISIONS	
6/3/83	Deleted Parcels 3, 4, Revised
12/2/86	2, 2A, 2R
9/29/89	Name change Parcel 2A Rev.
1/8/90	Name change Parcel 2A Rev.

RIGHT OF WAY
I-25
84th Ave. to 78th Ave.



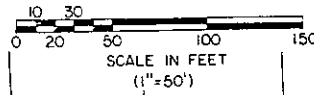
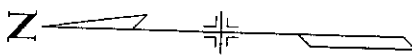
PARCEL NO.	OWNER
2 Rev.	2R VISER REAL ESTATE INVESTMENTS a Colorado General Partnership
3 Del.	3 WALTER W. WEINGARTEN and MARIE WEINGARTEN
4 Del.	4 GALEN L. MEEKER and MARCIA L. MEEKER
2-A Rev.	2-A THE NEW YORK GUARDIAN MORTGAGEE CORP.

Sherman St.

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
JAN 10 1990

COUNTY ROAD

VALLEY-HI FIRST FILING



NE 1/4 Sec. 34, T.2 S., R.68 W.

FEDERAL ROAD REGION NO	DIVISION	PROJ NO	SHEET NO	TOTAL SHEETS
VIII	COLORADO	IR 25-3(94)	5	

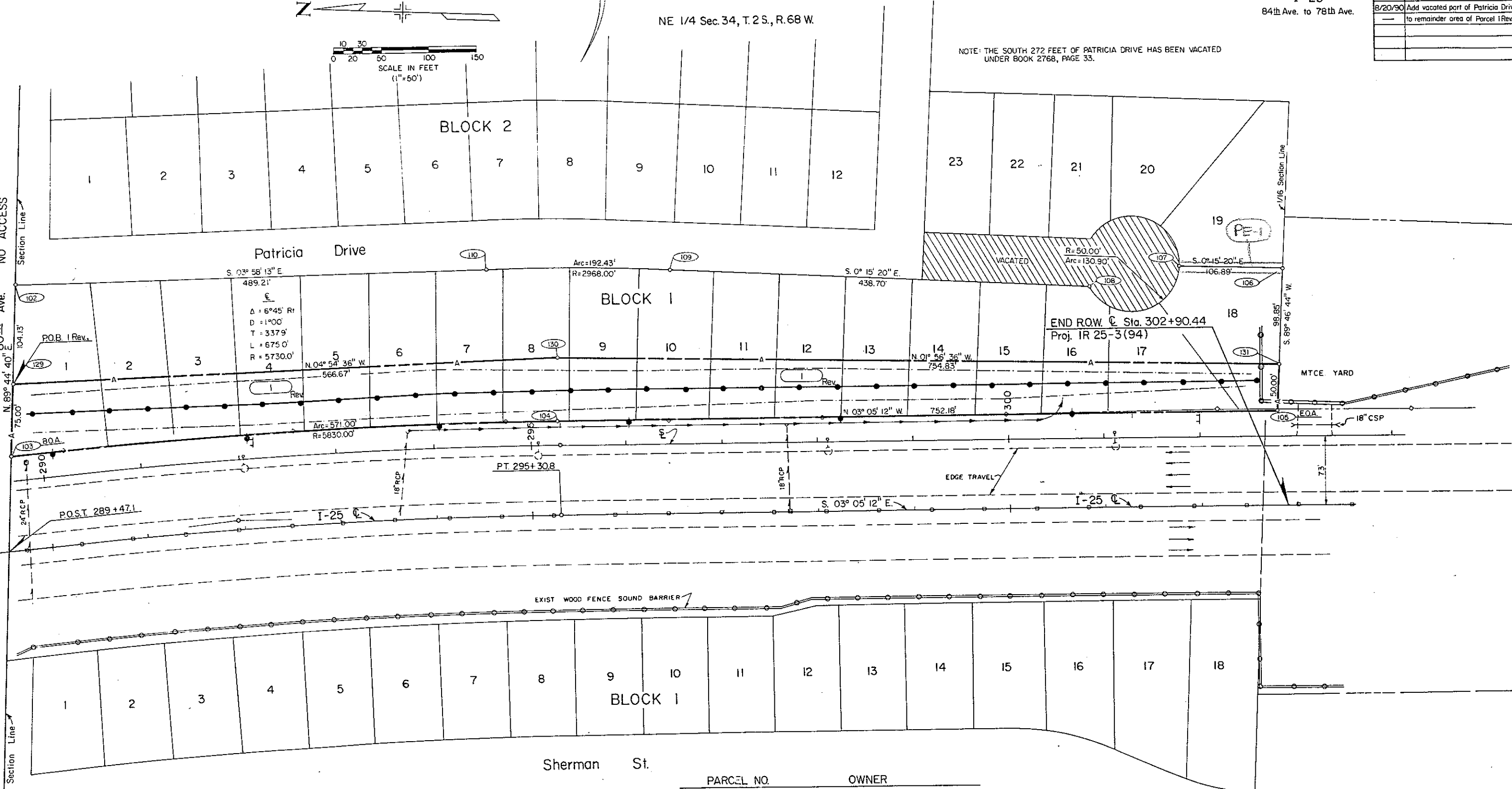
REVISIONS		
6/9/89	Revised I, IR	D6
1/8/90	Deleted IR Rev	D6
8/20/90	Add vacated part of Patricia Drive to remainder area of Parcel 1 Rev	D6

RIGHT OF WAY
I-25
84th Ave. to 78th Ave.

NOTE: THE SOUTH 272 FEET OF PATRICIA DRIVE HAS BEEN VACATED UNDER BOOK 2768, PAGE 33.

NO ACCESS
80th Ave.

COUNTY ROAD



PARCEL NO.	OWNER
1	Valley High-Penn Columbine, Inc.
IR	A Colorado Corporation

DISTRICT NO. 3
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE AUG 22 1990

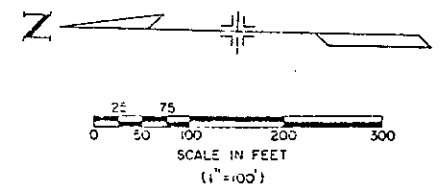
FEDERAL ROAD DISTRICT NO.	STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS
1	COLORADO	IR 25-3 (94)	5	

REVISIONS	
1/15/95	Change Parcel 2-A, Revised 2.
1/24/95	1/24/95
2/2/95	Change Parcel 2-A Rev.
1/16/95	Change Parcel 2-A Rev.
1/16/95	1/16/95

N. WASHINGTON ST.

26 35
27 34

RIGHT OF WAY
I-25
84th Ave to 78th Ave



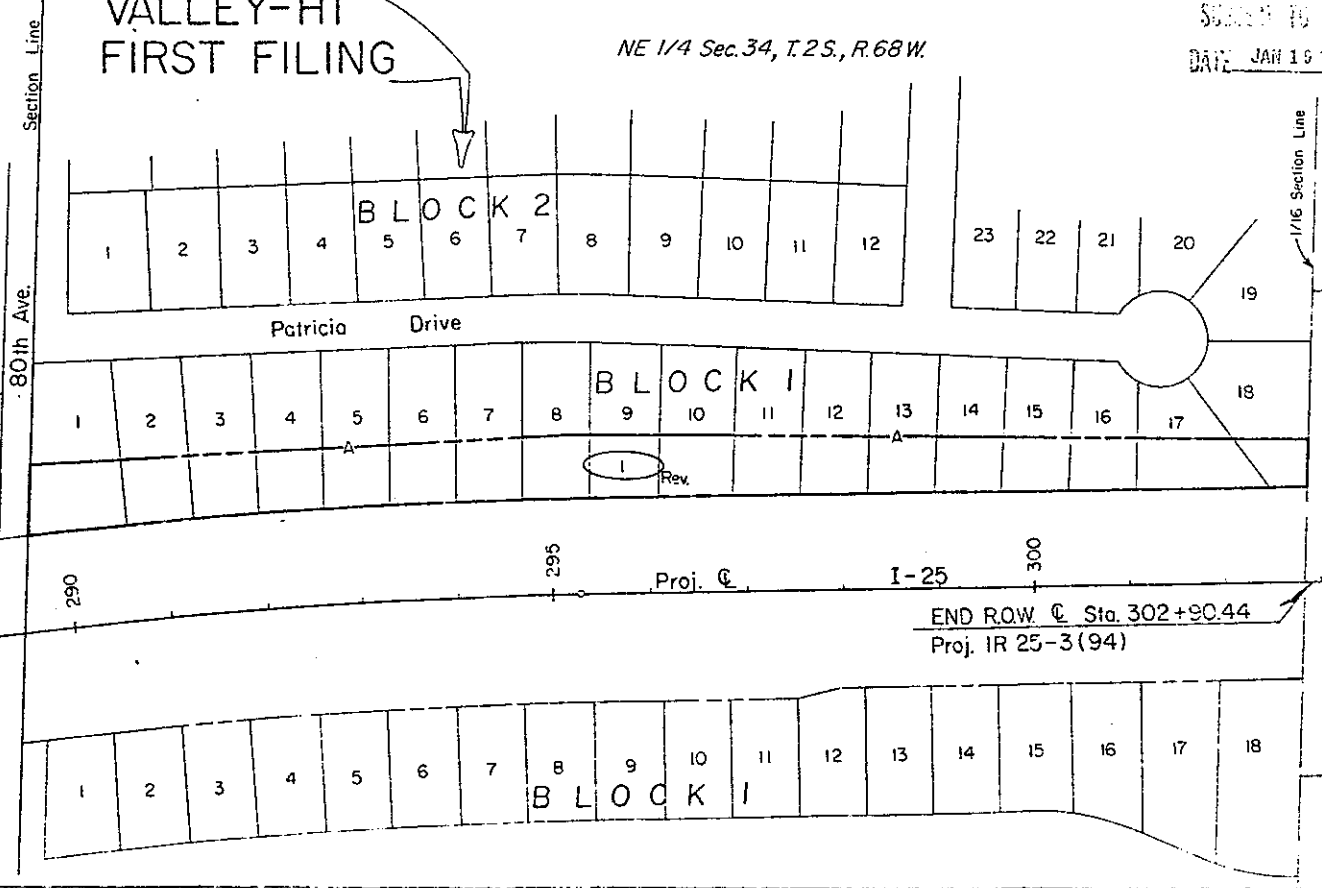
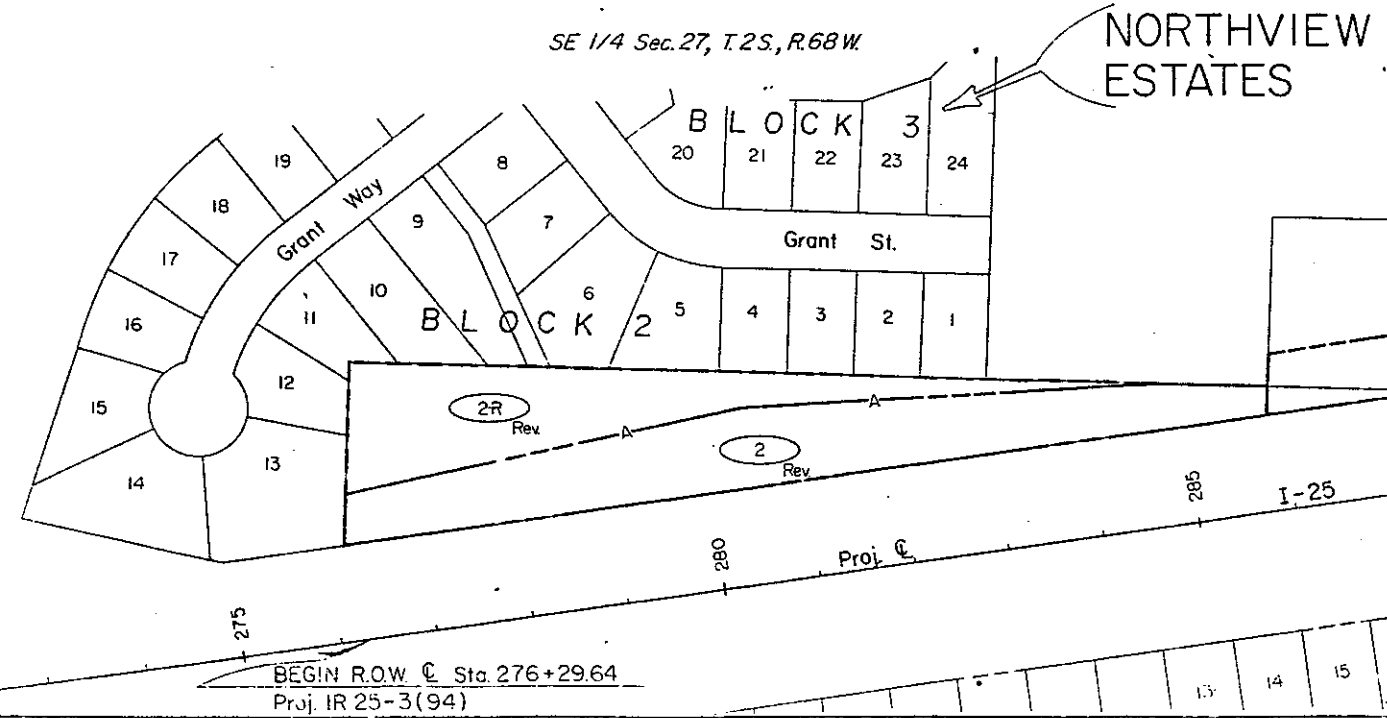
OWNERSHIP MAP
FOR THAT PART OF
THE SE 1/4 OF SEC. 27
AND THE NE 1/4 OF SEC. 34
T.2S., R.68W.
ADAMS COUNTY FOR
PROJ. IR 25-3(94)

PARCEL NO.	OWNER
1	Valley High - Penn Columbine, Inc. a Colorado Corporation
2	Visser Real Estate Investments, a Colorado General Partnership
3	Walter W. Weingarten and Marie Weingarten
4	Galen L. Meeker and Marcia L. Meeker
2-A	The New York Guardian Mortgage Corp.

DISTRICT NO. 6
PRELIMINARY PLAN
SUBJECT TO CHANGES
DATE JAN 19 1990

VALLEY-HI
FIRST FILING

NE 1/4 Sec. 34, T.2S., R.68W.



BEGIN R.O.W. @ Sta. 276+29.64
Proj. IR 25-3(94)

END R.O.W. @ Sta. 302+90.44
Proj. IR 25-3(94)