

JUL 26 1984

STATE DEPARTMENT OF HIGHWAYS

DIVISION OF HIGHWAYS—STATE OF COLORADO

CONVENTIONAL SIGNS

County Line
Township or Range Line
Lead Lines
Property or Tract Line
City Limits
Railroad
Existing Road
New Road

Control of Access
Access denied by Dead
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
Dear Fence

Trees
Deciduous
Coniferous

Tel & Telog. 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 decked)

Bridges
Existing (To be decked)

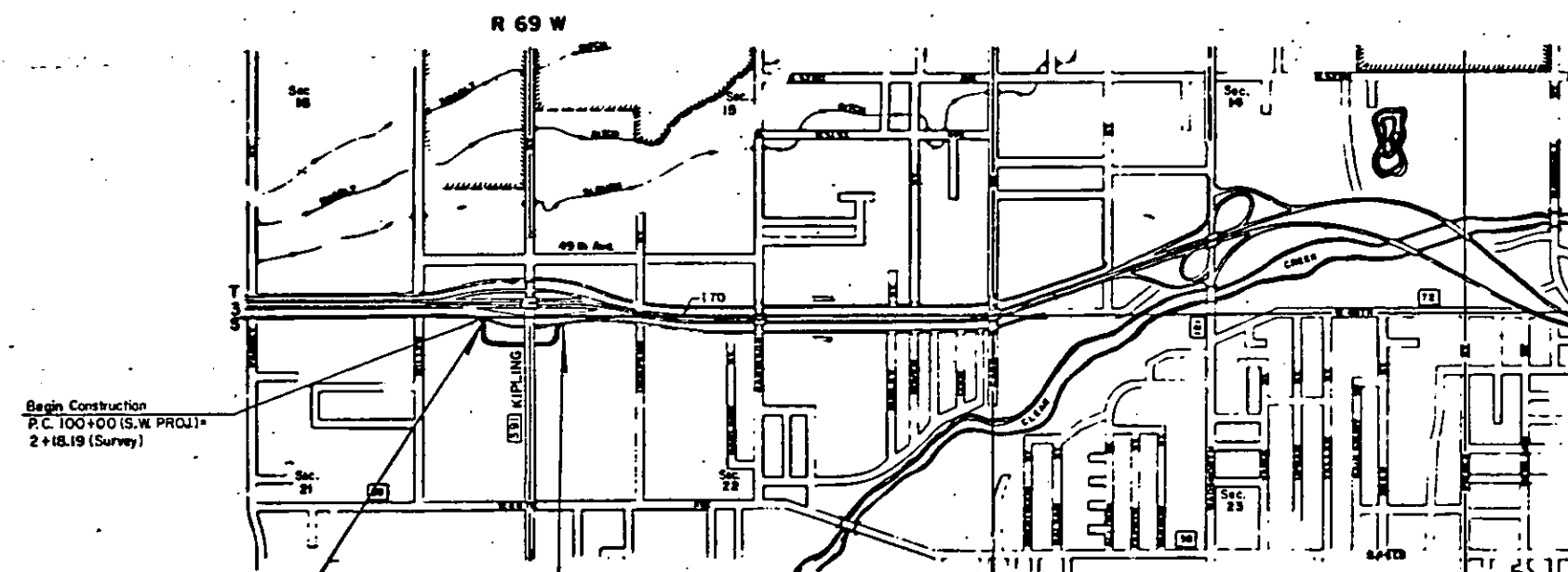
RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. IR 70-3(135) STATE HIGHWAY NO. 70 JEFFERSON COUNTY

RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS

PLAN SHEETS 1"=50'
OWNERSHIP MAP 1"=100'

R.O.W. LENGTH OF PROJECT = 0.27 miles



Begin Construction
P.C. 100+00 (S.W. PROJ.) =
2+18.19 (Survey)

BEGIN ROW STA.
101+22.56 (S.W. PROJ.)
Proj. IR 70-3(135)

SCALE
0 1000 2000 3000 4000

CITY OF WHEAT RIDGE

End Construction
END ROW STA.
P.T. 204+41.17 (S.E. PROJ.) =
19+30.40 (Survey)
Proj. IR 70-3(135)

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
VIII	COLORADO	IR 70-3(135)	1

RIGHT OF WAY
I-70 at KIPLING ST.
S. Frontage Road

REVISIONS

SHEET NOS.

1
2,2A,2B,2C
3
4
5

INDEX of SHEETS

TITLE SHEET
TABULATION OF PROPERTIES
PLAN SHEET SHOWING R.O.W. REQUIRED
OWNERSHIP MAP
OFFSET POINT NUMBERS

DIVISION OF HIGHWAYS

APPROVED: *Richard Ben* 6/9/82
DISTRICT ENGINEER DATE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED: _____ DATE _____
DIVISION ADMINISTRATOR

					FEDERAL ROAD REGION NO. VIII	DIVISION COLORADO	PROJECT NO. IR 70-3(135)		SHEET NO. 2			
R.O.W. TABULATION OF PROPERTIES IN					JEFFERSON		COUNTY		S.H. NO. 70	RIGHT OF WAY I-70 at KIPLING ST. South Frontage Road		
PARCEL NO.	OWNER	ADDRESS	LOCATION T.3S., R.69W., 6th PM	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT				06/10/83	Rev.4, Del. 5	D6
1	GERALD D. WALKER	7777 W. 64th Ave. Arvada, CO 80004	NE 1/4 NE 1/4 Sec. 21	7,628	7,628	---	76,190	1				
	Parcel Address:	4770 Miller St.										
2	GUS A. KOCH and HEDWIG KOCH, J.T.	1192 S. Depew St. Lakewood, CO 80226	NE 1/4 NE 1/4 Sec. 21	6,739	6,739	---	77,079	2				
	Parcel Address:	4710 Miller St.										
4 Rev.	PRIME RATE MOTEL	P.O. Box 1228 St. Cloud, MN	NE 1/4 NE 1/4 Sec. 21	24,753	24,753	104,331	---	4 Rev.				
	WHEAT RIDGE PARTNERSHIP, A Minnesota Partnership											
	Parcel Address:	10100 W. 48th Ave.										
5	DELETED											
6	JAMES J. SCHERER	P.O. Box 998 Idaho Sprgs., CO 80425	NE 1/4 NE 1/4 Sec. 21	10,787	10,787	none		6				
	Parcel Address:	4785 Kipling St.										
8	EXXON CORPORATION, a New Jersey corporation	P.O. Box 53 Houston, TX 77001	NW 1/4 NW 1/4 Sec. 22	3,826	3,826	21,129	---	8				

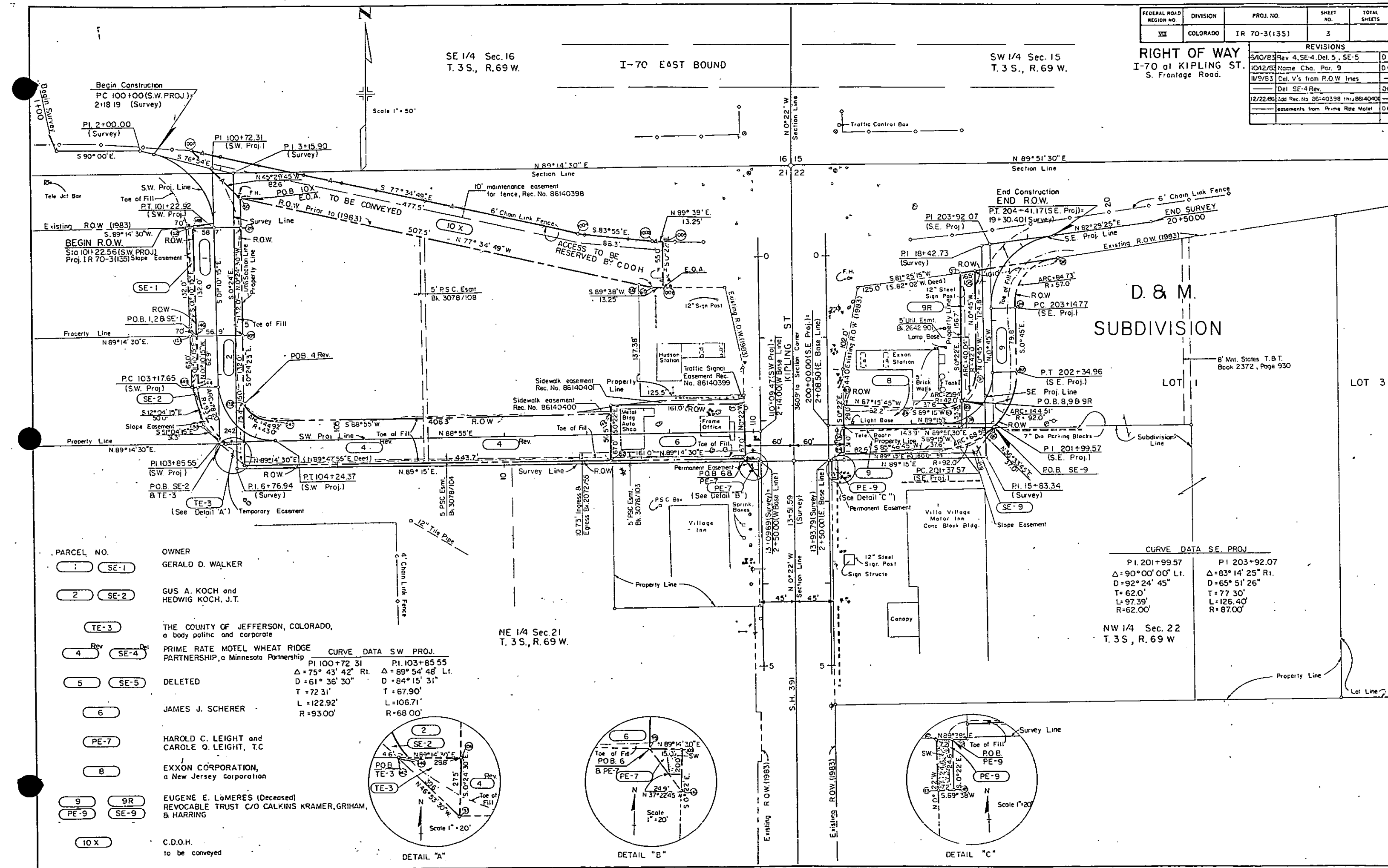
R.O.W. TABULATION OF PROPERTIES IN					JEFFERSON		COUNTY		S.H. NO. 70		RIGHT OF WAY		PROJECT NO. IR 70-3(135)		SHEET NO. 2A	
												I 70 at KIPLING ST. South Frontage Road				
PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS						
				T.3S., R.69W., 6th PM	PARCEL	TO BE ACQUIRED	REMAINDER			11/09/83	Name chg.par	--				
LEFT	RIGHT															
9	EUGENE E. LaMERES	621 - 17th St. #1900	NW 1/4 NW 1/4 &	14,749	14,749	See 9R	291,824	9								
	(deceased) Revocable	Denver, CO 80203	Lot 1, D & M													
	Trust c/o Calkins,															
	Kramer, Griham &															
	Harring															
	Parcel Address:	4700 Kipling Street	SUBDIVISION, Sec. 22													
		Wheat Ridge, CO 80033														
9R	EUGENE E. LaMERES	same as Parcel 9	Lot 1, D & M	2,527	2,527	See Parcel 9		9R								
			SUBDIVISION, Sec. 22													
10X	COLORADO DEPARTMENT OF		NE 1/4 NE 1/4 Sec. 21	24,753	---			10X	To be conveyed							
	HIGHWAYS		SE 1/4 SE 1/4 Sec. 16													
	PERMANENT EASEMENTS															
PE-7	HAROLD C. LEIGHT and	225 S. Dexter St.	NE 1/4 NE 1/4	150	150	---		PE-7	For construction and maintenance							
	CAROLE Q. LEIGHT, T. C.	Denver, CO 80222	Sec. 21						of sidewalk							
	Parcel Address:	4775 Kipling St.,														
		Wheatridge, CO 80033														
PE-9	EUGENE E. LaMERES	Same as Parcel 9	NW 1/4 NW 1/4	177	177			PE-9	For construction and maintenance							
			Sec. 22						of sidewalk							

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RIGHT OF WAY
I-70 at KIPLING ST.
S. Frontage Road.

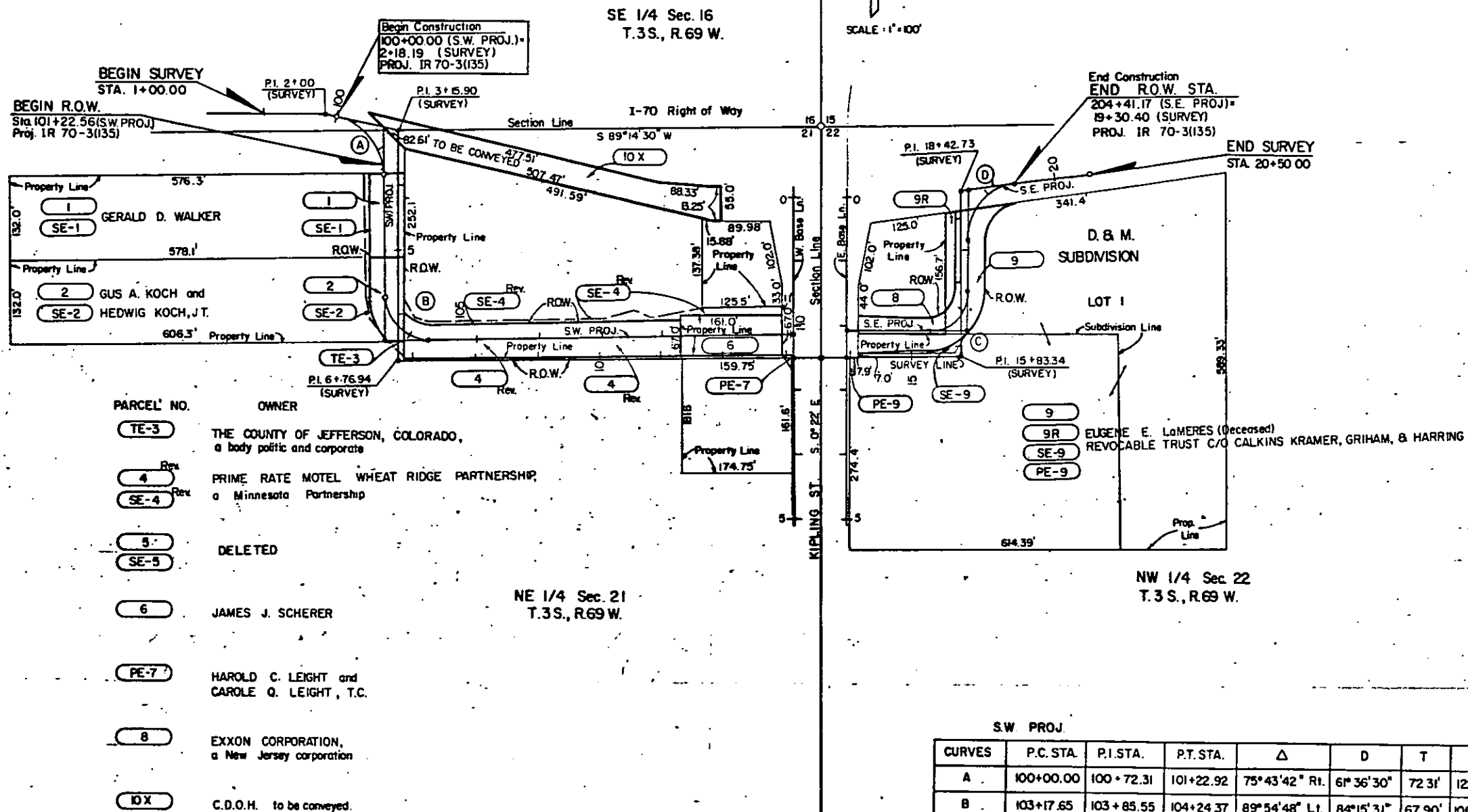
REVISIONS		
6/10/83	Rev 4, SE-4, Del. 5, SE-5	D
10/12/83	Name Cha. Par. 9	D
11/9/83	Del. V's from P.O.W. lines	-
—	Del SE-4 Rev.	D
12/22/86	Add Rec. No. 26140398 thru 86140400	-
—	— easements from Prime Rate Motel	D



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	IR 70-3(135)	4	

RIGHT OF WAY
I-70 at KIPLING ST.
S. Frontage Road

REVISIONS		
6/10/83	Rev. 4, SE-4, Del. 5, SE-5	06
10/12/83	Name Chg. Par. 9	06



S.W. PROJ.								
CURVES	P.C. STA.	P.T. STA.	P.T. STA.	Δ	D	T	L	R
A	100+00.00	100+72.31	101+22.92	75°43'42" R.I.	61°36'30"	72.31'	122.92'	93.00'
B	103+17.65	103+85.55	104+24.37	89°54'48" L.I.	84°15'31"	67.90'	106.71'	68.00'

S.E. PROJ.								
CURVES	P.C. STA.	P.T. STA.	P.T. STA.	Δ	D	T	L	R
C	201+37.57	201+99.57	202+34.96	90°00'00" L.I.	92°24'45"	62.00'	97.39'	62.00'
D	203+14.77	203+92.07	204+41.17	83°14'25" R.I.	65°51'26"	77.30'	126.40'	87.00'

R.O.W. OFFSET POINTS FOR PROJ. IR 70-3(135)

S.H. NO. 70

PROJECT NO.	DIVISION	SHEET NO.
IR 70-3(135)	COLORADO	5

RIGHT OF WAY I-70 at KIPLING ST.
S. Frontage Rd.

PNT. NO.s	OFFSET RIGHT	OFFSET LEFT	S.E. PROJ. FRONTAGE ROAD	PNT. NO.s	OFFSET RIGHT	OFFSET LEFT	S.W. PROJ. FRONTAGE ROAD	REVISIONS		
34	3.98'		200+17.77							
37		43.79'	POC. 203+43.69							
38	9.68'		POC. 201+58.83	105		31.91'	102+55.14			
47	41.88'		200+02.52	106	11.12'		POC. 103+90.54			
83		25.00'	200+17.97	109	32.53'		110+05.97			
84	35.00'		200+17.57	110	52.52'		110+05.72			
85		20.00'	201+00.00	139		25.00'	POC. 103+53.33			
86	30.00'		201+00.00	140	25.00'		POC. 103+74.83			
87		20.00'	201+37.57	141		25.00'	104+24.37			
88	30.00'		201+37.57	142	28.09'		POC. 103+72.40			
89		20.00'	POC. 201+75.86	126		33.67'	101+23.15			
90	30.00'		POC. 201+83.79	144	25.00'		103+17.65			
91		20.00'	202+34.96	145		25.00'	108+30.68			
92	30.00'		202+34.96	146	25.00'		102+54.73			
94	30.00'		203+14.77	148	25.00'		POC. 101+22.66			
95		29.06'	POC. 203+49.38	149	32.00'		103+17.65			
96	27.88'		204+41.17	151	32.00'		102+54.68			
111	66.57'		200+09.55	152	32.00'		POC. 101+22.56			
112	41.93'		200+09.72	153	35.00'		POC. 103+51.44			
113	66.52'		200+02.36	154		30.41'	POC. 103+29.55			
115	42.92'		POC. 201+61.82	155		30.00'	104+24.37			
				156		31.22'	POC. 103+78.06			
PNT. NO.s	OFFSET RIGHT	OFFSET LEFT	S.W. PROJ. FRONTAGE ROAD	158		30.00'	107+00.00			
				159		40.00'	107+50.00			
50		39.08'	PCC. 100+97.42	160		30.00'	107+80.00			
51	36.20'		POC. 103+98.93	1002		234.93'	108+84.30			
52	31.52'		108+29.97	1004		245.95'	107+96.66			
53		35.47'	108+30.81	1005		234.76'	108+97.55			
54		34.56'	109+91.81	1006		179.77'	108+96.86			
55	32.44		109+90.97	1007		24.55'	PCC. 100+35.60			
56		45.55'	109+91.95							
57		45.27'	108+66.45							
58		183.64'	108+68.17							