

STATE DEPARTMENT OF HIGHWAYS

DIVISION OF HIGHWAYS—STATE OF COLORADO

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
Decorative Fence

Trails
Deciduous
Coniferous

BASIS OF BEARINGS:

THE BEARING OF N. 89° 41' 10" E. FOR THE
SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 8,
T. 55 S., R. 68 W., 6th P.M., AS GIVEN IN THE
PLAN FOR RIVERSIDE PLANNED DEVELOPMENT
WAS USED AS THE BASIS OF BEARINGS.

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)

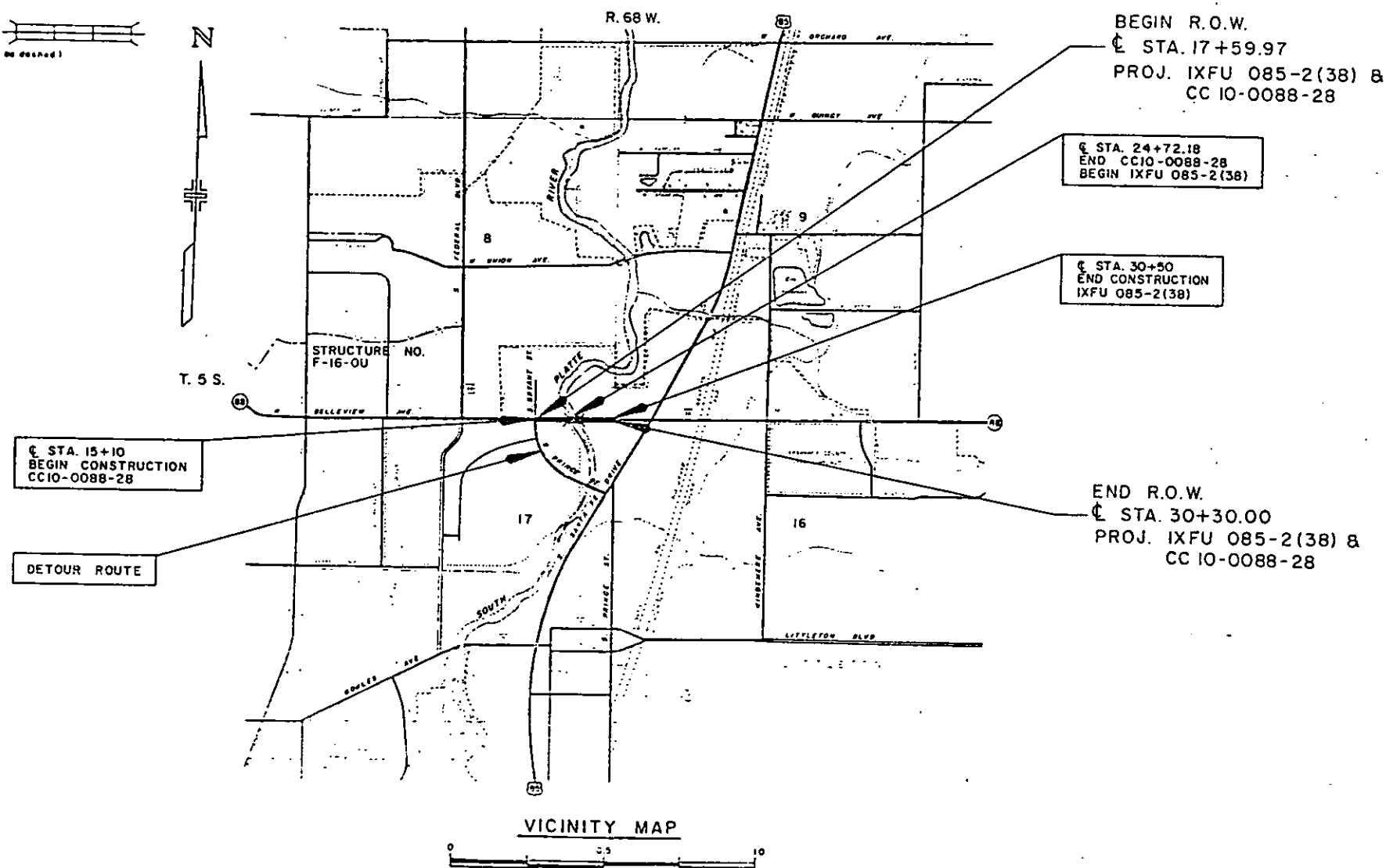
RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. IXFU 085-2(38) & STATE HIGHWAY NO. 88 CC 10-0088-28 ARAPAHOE COUNTY

RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 20'
OWNERSHIP MAP 1" = 50'

R.O.W. LENGTH OF PROJECT = 0.240 MILES



FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
100	COLORADO	IXFU 085-2(38) & CC 10-0088-28	1
REVISIONS			

RIGHT OF WAY
W. BELLEVUE AVENUE
S. BRYANT ST. TO S. ZUNI ST.

INDEX OF SHEETS

SHEET NO.	TITLE
1	TITLE SHEET
2	TABULATION OF PROPERTIES
3-5	PLAN SHEETS SHOWING R.O.W. REQUIRED
6	OWNERSHIP MAP

DIVISION OF HIGHWAYS

APPROVED
[Signature]
DISTRICT ENGINEER

DATE
11/20/55

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED
DATE

DIVISION ADMINISTRATOR

R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE COUNTY S.H. NO. 88 RIGHT OF WAY S. BRYANT STREET TO S. ZUNI STREET

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER				07/06/87	ADD PE-2B	--
			T.5S., R.68W., 6TH PM			LEFT	RIGHT			--	REV. TE-2A	D6
2	COLORADO WATER CONSERVATION BOARD	1313 SHERMAN STREET DENVER, COLO 80203	SE 1/4 SECTION 8	6,782	6,782	--	--	2				
2A	SEE PARCEL 2		NE 1/4 SECTION 17	7,234	7,234	--	--	2A	NOTE: PARCELS 2, 2A, PE-2, PE-2A, SE-1, TE-2, TE-2A REV. & PE-2B WILL BE ACQUIRED UNDER PROJ. CC 10-0088-28			
PE-2	SEE PARCEL 2		SE 1/4 SECTION 8	932	932	--	--	PE-2	FOR DRAINAGE FACILITY (PERMANENT EASEMENT)			
PE-2A	SEE PARCEL 2		NE 1/4 SECTION 17	550	550	--	--	PE-2A	SAME AS PE-2			
PE-2B	SEE PARCEL 2		NE 1/4 SECTION 17	7,854	7,854	--	--	PE-2B	SAME AS PE-2			
3	ABM RIVERFRONT PARTNERSHIP	1165 S. PENNSYLVANIA ST. SUITE #102 DENVER, COLO. 80203	SE 1/4 SECTION 8	10,013	10,013	476,716	--	3				
SE-1	OSPREY DEVELOPMENT CORP. BOARDWALK ASSOCIATES LTD	3773 CHERRY CREEK DRIVE SUITE #999 DENVER, COLO. 80209	SE 1/4 SECTION 8	6,666	6,666	695,653	--	SE-1	FOR ROADWAY SLOPES (SLOPE EASEMENT)			
TE-2	SEE PARCEL 2		SE 1/4 SECTION 8	9,541	--	--	--	TE-2	FOR CONSTR. OF STRUCT. (TEMP. EASE.)			
TE-2A REV.	SEE PARCEL 2		NE 1/4 SECTION 17	5,620	--	--	--	TE-2A REV.	SAME AS TE-2			
SE-3	SEE PARCEL 3		SE 1/4 SECTION 8	9,088	9,088	486,729	--	SE-3	SAME AS SE-1			
SE-4	WILLIAM L. & ROMA J. SALA	2410 W. BELLEVIEW AVE LITTLETON, COLO 80120	NE 1/4 SECTION 17	2,701	2,701	--	122,000	SE-4	SAME AS SE-1			
PE-5	CITY OF LITTLETON	2255 W. BERRY AVE.	SW 1/4 SECTION 9	50	50	157,000	--	PE-5	FOR SIDEWALK AND FENCE. (PERMANENT EASEMENT).			
PE-6	WELBOURNE INVESTMENT CO.	420 E. 58TH AVE. #111 DENVER, COLO. 80216	NW 1/4 SECTION 16	100	100	--	70,600	PE-6	SAME AS PE-2			
TE-4	SEE SE-4		NE 1/4 SECTION 7	2,496	--	--	--	TE-4	FOR ROADWAY CONSTR. (TEMPORARY EASEMENT).			

T.S.S. R 68 W, 6TH P.M.

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
XIII	COLORADO	IXFU 085-2(38) & CC 10-0088-28	3

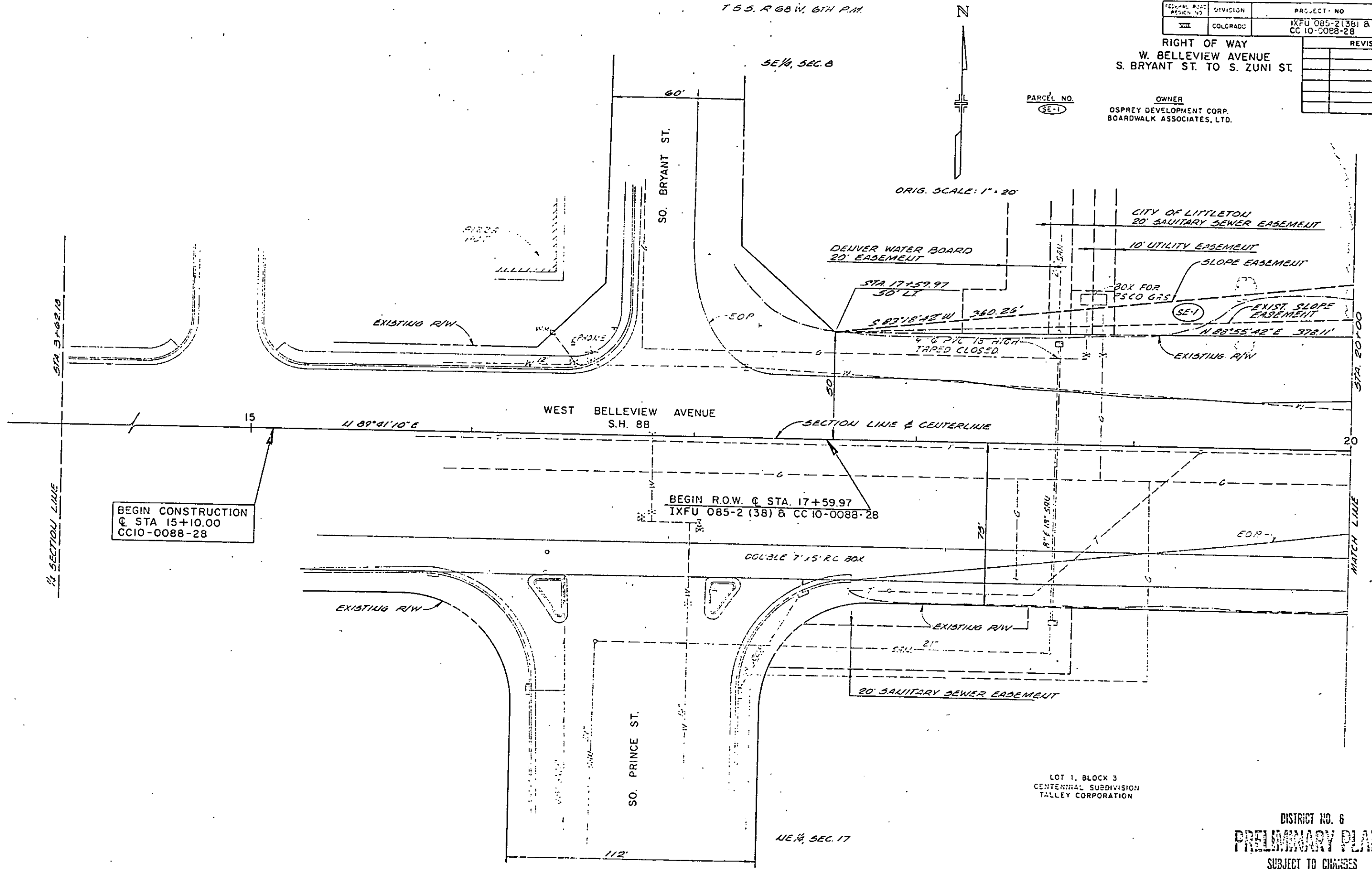
RIGHT OF WAY
W. BELLEVUE AVENUE
S. BRYANT ST. TO S. ZUNI ST.

REVISIONS

PARCEL NO.
SE-1

OWNER
OSPREY DEVELOPMENT CORP.
BOARDWALK ASSOCIATES, LTD.

ORIG. SCALE: 1" = 20'



LOT 1, BLOCK 3
CENTENNIAL SUBDIVISION
TALLEY CORPORATION

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE DEC 2 1936

T 5 S, R 68 W, 6TH P.M.

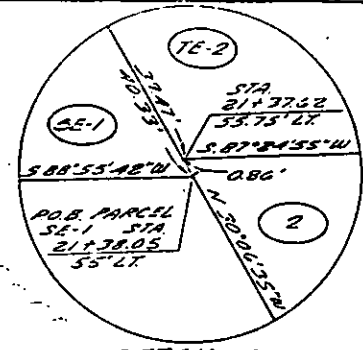
SE 1/4, SEC. 8

PLATTE RIVER



FEDERAL AID SECTION NO.	DIVISION	PROJECT NO.	SHEET NO.
VII	COLORADO	IXFU 085-2(38) & CC 10-0088-28	4
REVISIONS			
7/6/87	ADD PE-2B, REV TE-2A	D6	

RIGHT OF WAY
W. BELLEVUE AVENUE
S. BRYANT ST. TO S. ZUNI ST.



TRACT "D"
RIVERSIDE (PLANNED DEVELOPMENT)
OSPREY DEVELOPMENT CORPORATION
& BOARDWALK ASSOCIATES, LTD.

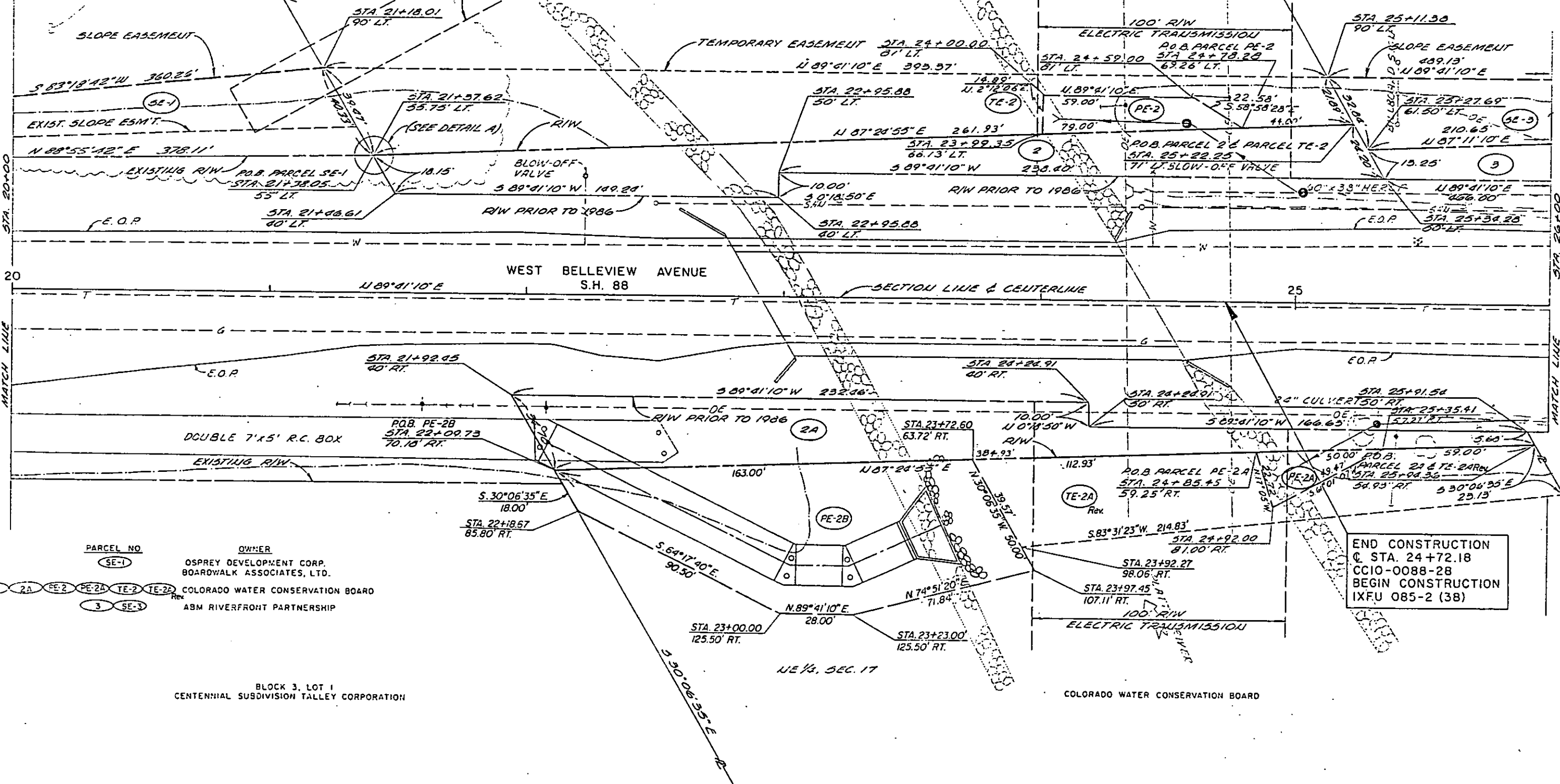
GROVE OF TREES (S)

EXISTING DRAINAGE ES.MT.

COLORADO WATER CONSERVATION BOARD

ORIG. SCALE: 1" = 20'

ABM RIVERFRONT PARTNERSHIP



PARCEL NO.	OWNER
SE-1	OSPREY DEVELOPMENT CORP. BOARDWALK ASSOCIATES, LTD.
PE-25, 2, 2A, PE-2, PE-2A, TE-2, TE-2A	COLORADO WATER CONSERVATION BOARD
3, SE-3	ABM RIVERFRONT PARTNERSHIP

BLOCK 3, LOT 1
CENTENNIAL SUBDIVISION TALLEY CORPORATION

END CONSTRUCTION
@ STA. 24+72.18
CCIO-0088-28
BEGIN CONSTRUCTION
IXFU 085-2 (38)

COLORADO WATER CONSERVATION BOARD

T 5 S, R 68 W, 6TH P.M.

SECTION NO.	DIVISION	PROJECT NO.	SHEET NO.
III	COLORADO	IXFU 085-2(38) & CC 10-0088-28	5
REVISIONS			

RIGHT OF WAY
W. BELLEVUE AVENUE
S. BRYANT ST. TO S. ZUNI ST.

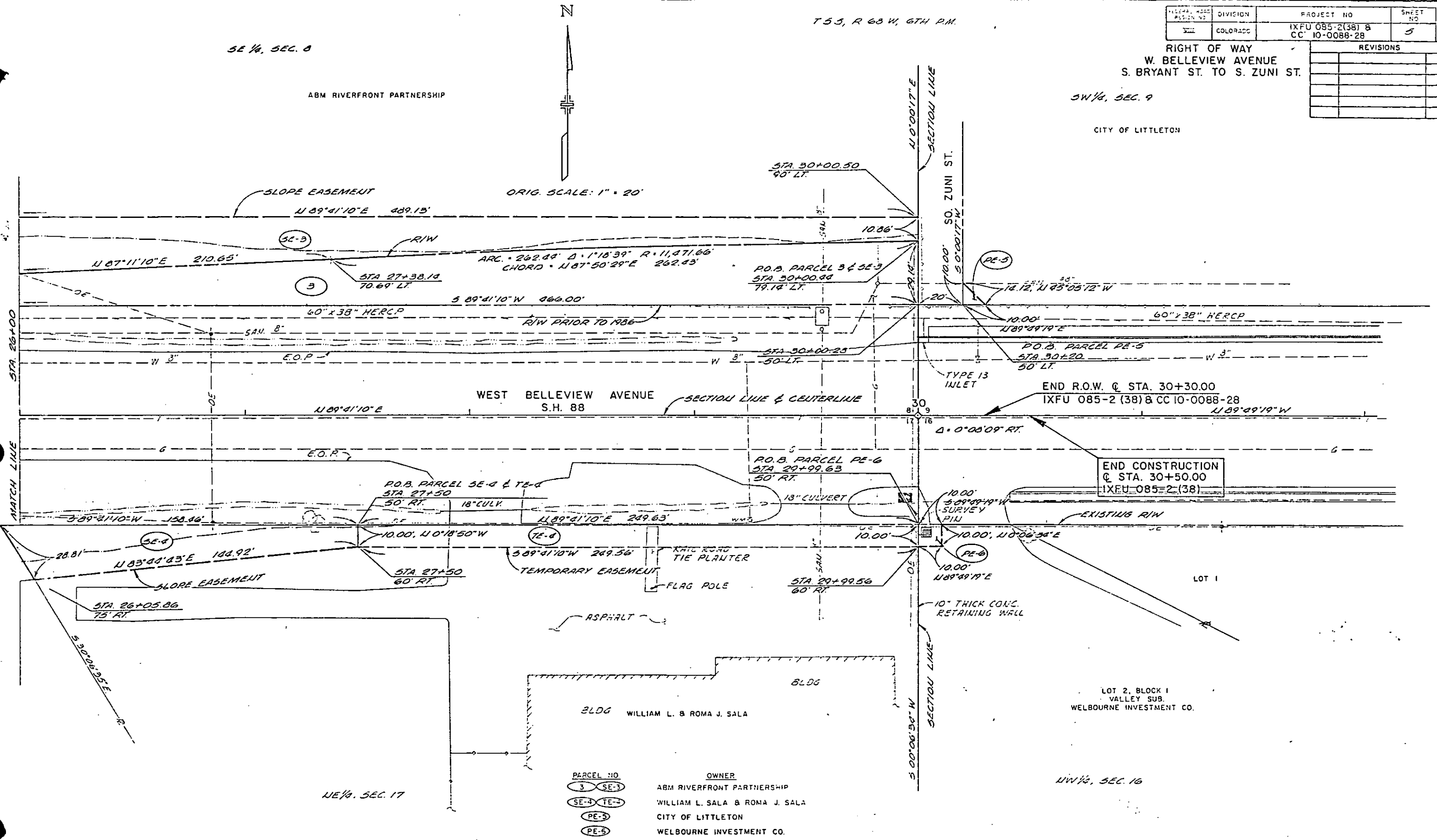
SW 1/4, SEC. 9

CITY OF LITTLETON

SE 1/4, SEC. 8

ABM RIVERFRONT PARTNERSHIP

ORIG. SCALE: 1" = 20'



WEST BELLEVUE AVENUE
S.H. 88

SECTION LINE & CENTERLINE

END R.O.W. @ STA. 30+30.00
IXFU 085-2 (38) & CC 10-0088-28

END CONSTRUCTION
@ STA. 30+50.00
IXFU 085-2 (38)

PARCEL NO.	OWNER
3 SE-3	ABM RIVERFRONT PARTNERSHIP
SE-4 TE-2	WILLIAM L. SALA & ROMA J. SALA
PE-5	CITY OF LITTLETON
PE-6	WELBOURNE INVESTMENT CO.

NE 1/4, SEC. 17

NW 1/4, SEC. 16

T 5 S, R 68 W, 6TH P.M.

S.E. 1/4, SEC. 8

N

ORIGINAL SCALE: 1" = 50'

SECTION	DIVISION	PROJECT NO.	SHEET NO.
1	COLORADO	IXFU 085-2 (38) 8 CC 10-0088-28	6
REVISIONS			
7/6/67	A41	PE-29	D6

RIGHT OF WAY
W. BELLEVUE AVENUE
S. BRYANT ST. TO S. ZUNI ST.

BOOK 234 PAGE 30

SECTION LINE
N 0°00'17"E
20' S. ZUNI ST.

CITY OF
LITTLETON
BOOK 578
PAGE 47

SECTION LINE
S 0°00'34"W

LOT 2
BLOCK 1
VALLEY SUB.
WELBOURNE
INVESTMENT CO.

BEGIN R.O.W.
C STA. 17+59.97
PROJ IXFU 085-2 (38) 8
CC 10-0088-28

BLOCK 1
RIVERSIDE (PLANNED DEVELOPMENT)
OSPREY DEVELOPMENT CORPORATION
B BOARDWALK ASSOCIATES, LTD.

WATER CONSERVATION BOARD
CONDEMNATION PROCEEDINGS
ARAPAHOE COUNTY DISTRICT COURT
CASE NO. AB4 CV1243

STATE OF COLORADO
WATER CONSERVATION BOARD
BOOK 2481 PAGE 279

ABM RIVERFRONT PARTNERSHIP
BOOK 3034 PAGE 80

CENTENNIAL'S PRIDE SUB.

LOT 2
BLOCK 1

LOT 3
BLOCK 1

20' DENVER
WATER BOARD ES'MT.

TRACT "C"

TRACT "B"

10' UTILITY ES'MT.

20' SAN. SEWER ES'MT.

TRACT "D"

PUBLIC SERVICE CO. ES'MT.

SLOPE ES'MT.

DRAINAGE ES'MT.

PROPOSED R.O.W. LINE

N 87°24'55"E

10.00' S 0°18'50"E

ARC = 262.44', Δ = 1°18'39", R = 11,471.66'
CHORD = S 87°50'29"W, 262.43'

WEST BELLEVUE AVENUE

S.H. 88

SECTION LINE

2637.82' N 89°41'10"E

25

232.46'

2A

PE-2B

PROPOSED R.O.W. LINE

N 30°05'55"W

WATER CONSERVATION BOARD

100' R/W
ELEC. TRANSMISSION

STATE OF COLORADO
WATER CONSERVATION BOARD
BOOK 4302 PAGE 533

WILLIAM L. B ROMA J. SALA
BOOK 3281 PAGE 186

LOT 1, BLOCK 3
CENTENNIAL SUBDIVISION TALLEY CORPORATION

PARCEL NO.	OWNER
2	COLORADO WATER CONSERVATION BOARD
2A	ABM RIVERFRONT PARTNERSHIP
3	CITY OF LITTLETON
PE-5	WELBOURNE INVESTMENT CO.
PE-6	

N.E. 1/4, SEC. 17

END R.O.W.
C STA. 30+30
PROJ. IXFU 085-2 (38) 8
CC 10-0088-28

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE: JUL 9 1967

OWNERSHIP MAP