

STATE DEPARTMENT OF HIGHWAYS

DIVISION OF HIGHWAYS—STATE OF COLORADO

JUL 23 1982

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
Clear Fence

Trees
Deciduous
Coniferous

Tel & Toleg 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 washed)
Bridges
Existing (To be washed)

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. IXFU 470-1(2) Phase I Section 2 STATE HIGHWAY NO. 470 ARAPAHOE & DOUGLAS COUNTIES

RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 100'

OWNERSHIP MAP 1" = 400'

R.O.W. LENGTH OF PROJECT = 1.80 MILES

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
III	COLORADO	IXFU 470-1(2) Phase I Section 2	1

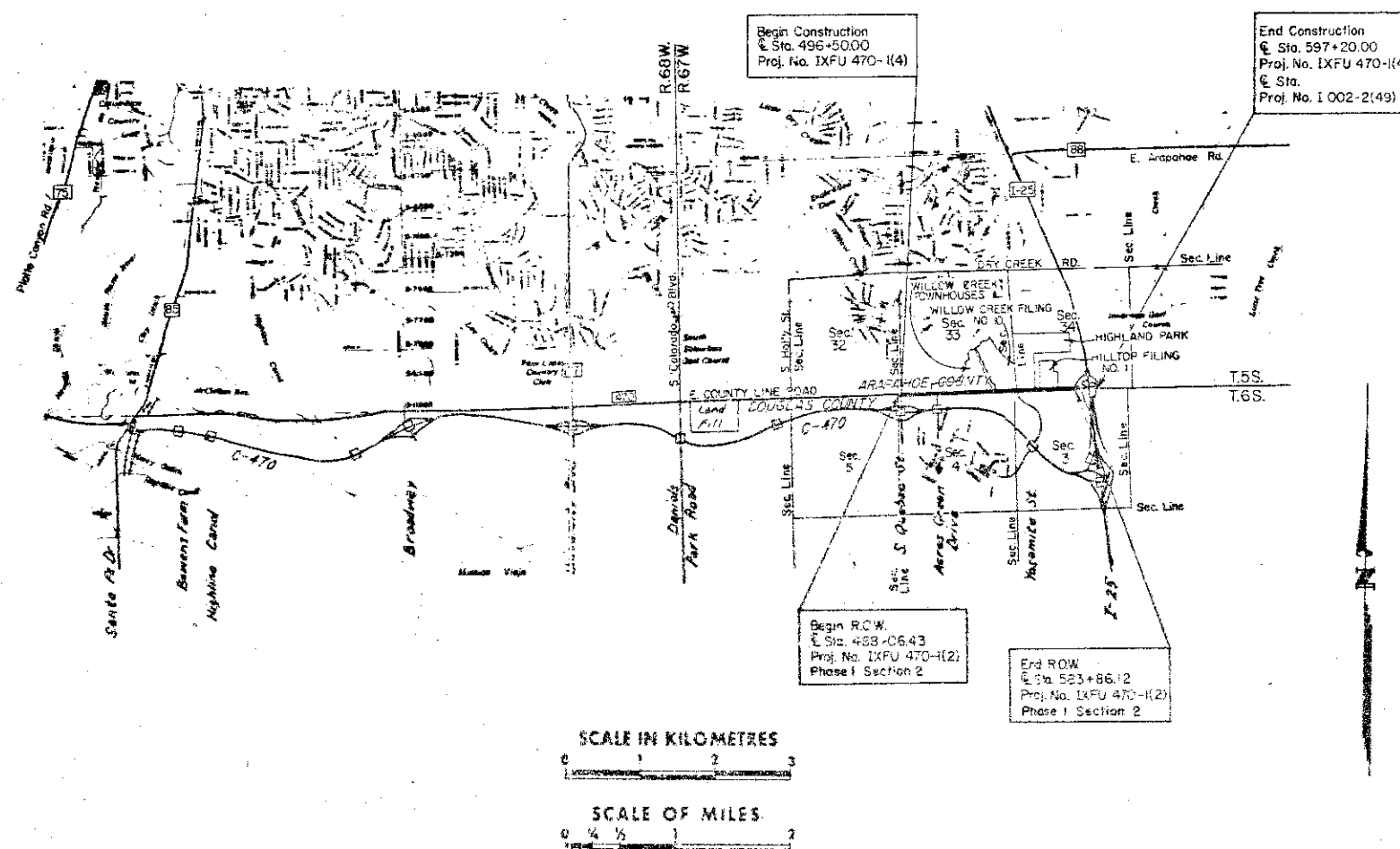
REVISIONS	
NO.	DESCRIPTION
1	7-15-82 Chg. Sheet No. 1, Supp. Sheet 2

RIGHT OF WAY
COUNTY LINE ROAD
Quebec Street to I-25

INDEX OF SHEETS

SHEET NO. 1
2, 2A, 2B, 2C
3-6
7

TITLE SHEET
TABULATION OF PROPERTIES
PLAN SHEETS SHOWING R.O.W. REQUIRED
OWNERSHIP MAP



DIVISION OF HIGHWAYS

APPROVED
[Signature]
DISTRICT ENGINEER

DATE
7/22/82

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED

DATE

DIVISION ADMINISTRATOR

R.O.W. TABULATION OF PROPERTIES IN ARAFAHOE & DOUGLAS COUNTIES

S.H. NO. 470

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
22	COLORADO	IXFU 470-1(2) Phase I, Sec. 2	2

RIGHT OF WAY County Line Road
Quebec to I-25

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN Sq. Ft.			PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER			5/26/82	Rev. parcels 1,3,4A	
			T5S., R.67W., 6th PM.								
1 Rev.	THE GREAT-WEST LIFE ASSURANCE COMPANY, a Dominion of Canada corp.	60 Osborne St. North R3C 3A5 Winnipeg, Man., Canada	SE1/4 SE1/4 Sec. 32	600	600	1,625,510	1 Rev.		3-30-82	Rev. Par 4B, 4C, 4D	D-6
									1-3-83	Name Chg. All Pars	
										4	
2A	THE WRITER CORPORATION, a Colorado corporation	7605 S. Trenton Drive Englewood, Co. 80110	SW1/4 Sec. 33	26,401	26,401	20Ac±	2A				
2B	THE WRITER CORPORATION, a Colorado corporation	7605 S. Trenton Drive Englewood, Co. 80110	SE1/4 Sec. 33	16,559	16,559	See parcel 2A	2B				
			T6S., R.67W., 6th PM.								
3 Rev.	MISSION VIEJO COMPANY, a California corporation		NE1/4 NE1/4 Sec. 5	24,441	24,441	20Ac±	3 Rev.	Bk. 463 Page 687			
								PARCEL 3-A 32,089 A± Bk. 463 Pg. 688			
								UE-3 34,594 A± Bk 463/689			
4A Rev.	GOOD/COLORADO Ltd., a Colorado limited partnership		NW1/4 Sec. 4	2,571	2,571	20Ac±	4A Rev.				
4B Rev.	GOOD/COLORADO Ltd., a Colorado limited partnership		NW1/4 Sec. 4	56,563	56,563	See parcel 4A	4B Rev.				
4C Rev.	GOOD/COLORADO Ltd., a Colorado limited partnership		N1/2 Sec. 4 NW1/4 Sec. 3	114,187	114,187	See parcel 4A	4C Rev.				
4D Rev.	TRIZEC COLORADO, INC., a Delaware corporation		N1/2 Sec. 3	72,931	72,931	See parcel 4A	4D Rev.	Acquired Receipt # 334505 Bk. 536 Pg. 684-685 Recorded 8-27-84			
			T5S., R.67W., 6th PM.								
9 Rev.	ERIC M. STEIN	8638 E. Otero Circle Englewood, Co. 80112	SE1/4 Sec. 33 Lot 18, Blk. 2 Willow Crk. Filing No. 10	656	656	10,834	9 Rev.				

R. O. W. TABULATION OF PROPERTIES IN ARAPAHOE & DOUGLAS COUNTIES

S.H. NO. 470

FEDERAL ROAD DESIGN NO.	DIVISION	PROJECT NO.	SHEET NO.
521	COLORADO	XFU 470-1(2) Phase 1, Sec. 2	2A
RIGHT OF WAY County Line Road Quebec to I-25			

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN Sq. Ft.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER				5/26/82	Rev. PE-1	D-6
						LEFT	RIGHT			8/27/82	Rev. PE-2, PE-3, PE-4C	
10	MAUREEN E. HARTY, a married person	8648 E. Otero Circle Englewood, Co. 80112	T.5S., R.67W., 6th PM. SE 1/4 Sec. 33 Lot 17, Blk. 2 Willow Crk. Filing No. 10	372	372	11,597		10			PE-4D, PE-4E, PE-4F	D-6
										1-3-83	Home Chg. All Pars	
											4	
	PERMANENT EASEMENTS											
PE-1 Rev.	THE GREAT-WEST LIFE ASSURANCE COMPANY, a Dominion of Canada corp.	60 Osborne St. North R3C 3A5 Winnipeg, Man., Canada	SE 1/4 SE 1/4 Sec. 32 T.6S., R.67W., 6th PM.	1,200	1,200	1,625,510		PE-1 Rev.	For constr. & maintenance of a drainage facility			
PE-4A	GOOD/COLORADO Ltd., a Colorado limited partnership		NW 1/4 Sec. 4	720	720		20 Act	PE-4A	For constr. & maintenance of a drainage facility			
PE-4B Rev.	GOOD/COLORADO Ltd., a Colorado limited partnership		NE 1/4 Sec. 4	88,003	88,003	See	PE-4A	PE-4B Rev.	For constr. & maintenance of a drainage facility			
PE-4C Rev.	GOOD/COLORADO Ltd., a Colorado limited partnership		NE 1/4 Sec. 4	24,989	24,989	See	PE-4A	PE-4C Rev.	For constr. & maintenance of a drainage facility			
PE-4D Rev.	TRIZEC COLORADO, INC.		NW 1/4 Sec. 3	180	180	See	PE-4A	PE-4D Rev.	For constr. & maintenance of a drainage facility			
PE-4E Rev.	TRIZEC COLORADO, INC.		NW 1/4 Sec. 3	1,160	1,160	See	PE-4A	PE-4E Rev.	For constr. & maintenance of a drainage facility			
PE-4F Rev.	TRIZEC COLORADO, INC.		NW 1/4 Sec. 3	1,400	1,400	See	PE-4A	PE-4F Rev.	For constr. & maintenance of a drainage facility			
PE-4G	GOOD/COLORADO Ltd., a Colorado limited partnership		N 1/4 Sec. 4	900	900	See	PE-4A	PE-4G	For constr. & maintenance of a drainage facility			

NON-EXCLUSIVE
EASEMENT WITH REVERTER CLAUSE
8712756 Recorded 4/30/87
Bk. 717 Pg. 714-717

PARCEL NO.	OWNER	ADDRESS	LOCATION T.5S.,R.67W.,6thP.M.	AREA IN Sq. Ft.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER				5/26/82	Rev. SE-1 & SE-3	—
						LEFT	RIGHT					
PE-5	VANTAGE PROPERTIES, INC., a Texas corporation dba Van- tex properties Parcel Addr.	3350 Peoria St., Suite 100 Denver, Colorado 8249 So. Akron St. Englewood, Co. 80112	SW1/4 Sec. 34 Lot 1, Blk. 6 Highland Park	750	750	463,217		PE-5	For drainage facility	8/27/82 1-3-83 — 3-12-84 7-31-86	Rev. SE-4A, SE-4B Name Chg. All Pars 4 Delete SE-4 Portion SE-1 release	D-6 — D-6 D6 D-6
PE-6	MOUNTAIN AMERICA ASSOCIATES II, a partnership	% Norman Writer, 7400 So. Alton Ct. Englewood, Co. 80112	SW1/4 Sec. 34	1,350	1,350			PE-6	For drainage facility			
PE-7	MOUNTAIN AMERICA ASSOCIATES II, a partnership	% Norman Writer, 7400 So. Alton Ct. Englewood, Co. 80112	SW1/4 Sec. 34	562	562			PE-7	For drainage facility			
PE-8	SOUTH SUBURBAN METRO- POLITAN RECREATION & PARK DISTRICT, a quasi- municipal corporation	6315 So. University Blvd. Littleton, Co.	SE1/4 Sec. 33	1,761	1,761			PE-8	For Willow Creek San. Sewer			
	SLOPE EASEMENTS											
SE-1 Rev.	THE GREAT-WEST LIFE ASSURANCE COMPANY, a Dominion of Canada corp.	60 Osborne St. North R3C 3A5 Winnipeg, Man., Canada	SE1/4 SE1/4 Sec. 32	45,789	45,789			SE-1 Rev.	For constr. & maint. of roadway slope Portion of SE-1 released			
	T.6S.,R.67W.,6thP.M.											
SE-3 Rev.	MISSION VIEJO COMPANY, a California corporation		NE1/4 NE1/4 Sec. 5	32,089	32,089			SE-3 Rev.	For constr. & maint. of roadway slope → changed to Parcel take (Par. 3A) 32,089 sq. ft. Bk. 463 Pg. 688			
SE-4A Rev.	GOOD/COLORADO Ltd., a Colorado limited partnership		NW1/4 Sec. 4	68,972	68,972			SE-4A Rev.	For constr. & maint. of roadway slope			
SE-4B Rev.	GOOD/COLORADO Ltd., a Colorado limited partnership		N1/2 Sec. 4	106,995	106,995			SE-4B Rev.	For constr. & maint. of roadway slope			
SE-4	Deleted											
SE-4C	DELETED							SE-4C				

S. H. NO. 470

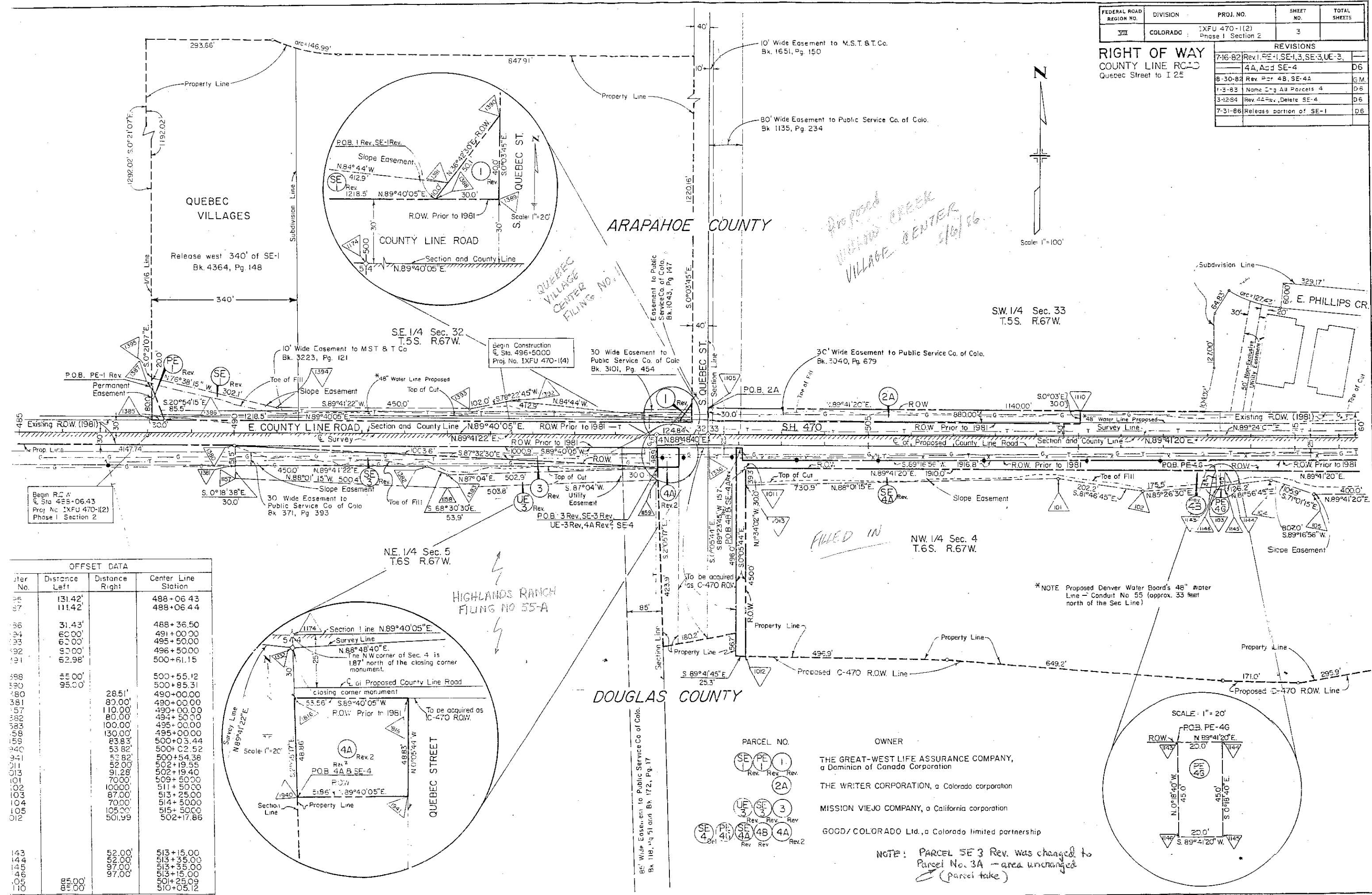
PERSONAL FROM SECTION 50	DIVISION	PROJECT NO.	PRICE IN
10	CONCRETE	XFU 470-1(2) Phase I, Sec. 2	20

RIGHT OF WAY County Line Road
Quebec to I-25

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN Sq. Ft.				PARCEL NO.	REMARKS	REVISION #		
				PARCEL	TO BE ACQUIRED	REMAINDER				5/26/82 Rev. UE-3	D-6	
						LEFT	RIGHT					
SLOPE EASEMENTS												
SE-4D Rev.	TRIZEC COLORADO, INC.		T.6S., R.67W., 6th P.M. N1/2 Sec. 3	203,214	203,214			SE-4D Rev.	For constr. & maint. of roadway slope	8/27/82 Rev. SE-4D, TE-4B & TE-4C 1-3-83 Name Chg. All Pars 4	D-6	
			T.5S., R.67W., 6th P.M.									
SE-7	MOUNTAIN AMERICA ASSOCIATES II, a partnership	% Norman Writer, 7400 So. Alton St. Englewood, Co. 80112	SW1/4 Sec. 34	3,063	3,063			SE-7	For constr. & maint. of roadway slope	Acquired by CDDH Receipt # 217478D Bk. 3636 Pg. 711-712 Rec. 6-4-82 * CORRECTIVE SLOPE EASEMENT Receipt # 2904377 Bk. 5296 Pg. 423-424 Rec. 10-27-87		
SE-II	DENVER ONE PARTNERS, a Pennsylvania limited partnership	Belmont & City Line Avenues 410 GSB Building Bal - Cynwyd, Pa. 19004	SE1/4 SW1/4 Sec. 34 Lot I, Hilltop Filing I	2,309	2,309			SE-II	For constr. a highway fill or embankment	Originally Acquired by CDDH Receipt # 2192451 Bk. 3674 Pg. 458- Rec. 8-5-82 * CORRECTIVE SLOPE EASEMENT Receipt # 2913893 Bk. 5316 Pg. 367-369 Rec. 11-23-87		
	UTILITY EASEMENT		T.6S., R.67W., 6th P.M.									
UE-3 Rev.	MISSION VIEJO COMPANY, a California corporation		NE1/4 NE1/4 Sec. 5	34,594	34,594			UE-3 Rev.				
TEMPORARY EASEMENTS												
TE-4A	GOOD/COLORADO Ltd., a Colorado limited partnership		NE1/4 Sec. 4	89,600				TE-4A	For stockpiling topsoil			
TE-4B Rev.	GOOD/COLORADO Ltd., a Colorado limited partnership		NE1/4 Sec. 4	47,835				TE-4B	For channel improvement			
TE-4C Rev.	GOOD/COLORADO Ltd., a Colorado limited partnership		NE1/4 Sec. 4	439				TE-4C	For channel improvement			
TE-4D	TRIZEC COLORADO, INC.		NW1/4 Sec. 3	5,200				TE-4D	For constr. a road approach			
TE-4E	TRIZEC COLORADO, INC.		NW1/4 Sec. 3	4,730				TE-4E	For constr. a road approach			

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
<u>VII</u>	COLORADO	IXFU 470-1(2) Phase I Section 2	3	

RIGHT OF WAY COUNTY LINE ROAD Quebec Street to I 25		REVISIONS	
7-16-82	Rev. 1 SE-1, SE-1,3, SE-3, UE-3,		
	4A, And SE-4		D6
8-30-82	Rev. Per 4B, SE-4A		GM
1-3-83	Name Change All Parcels	4	D6
3-12-84	Rev. 4A Rev. Delete SE-4		D6
7-31-86	Release portion of SE-1		D6

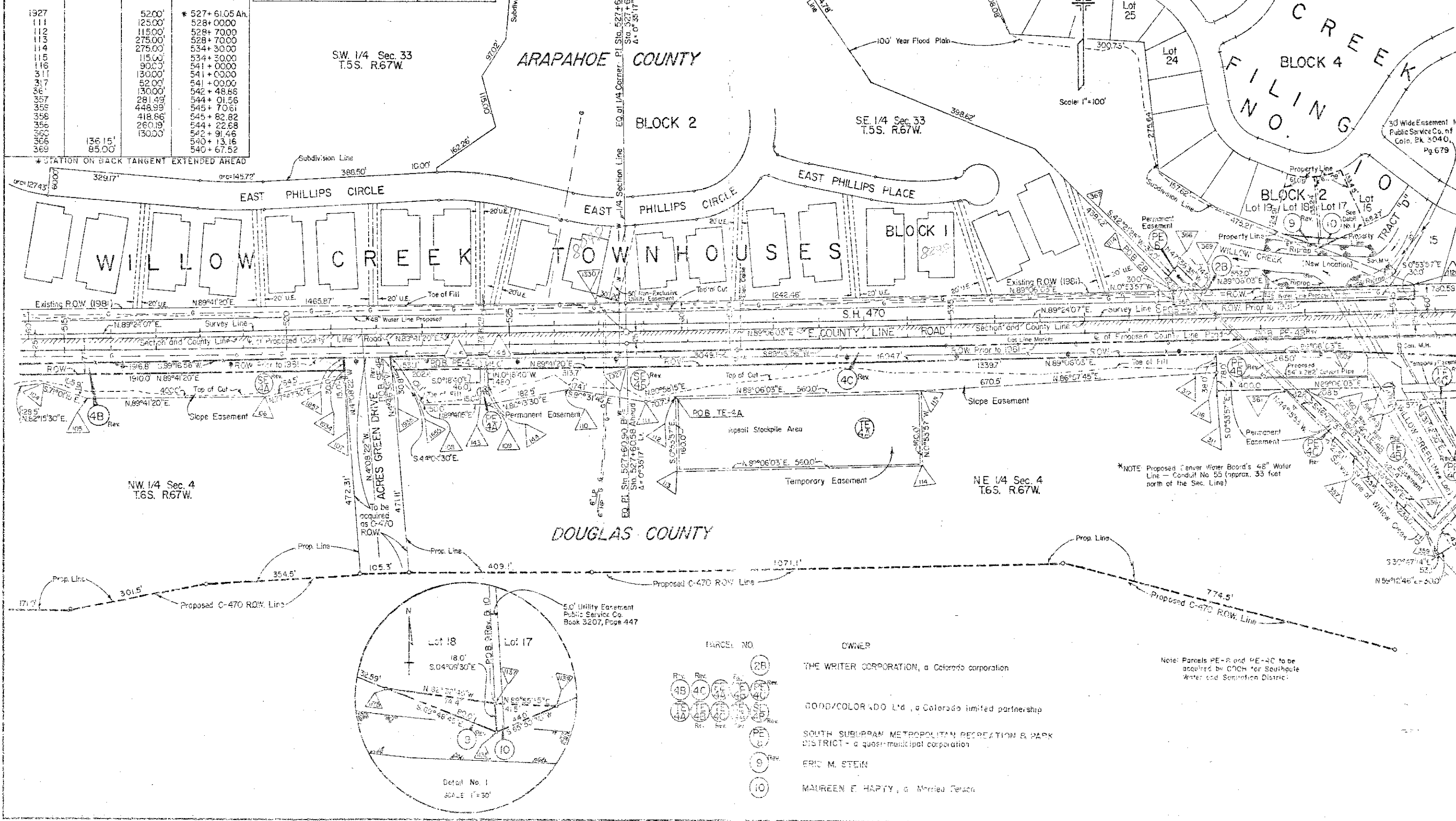


OFFSET DATA			
Iter No.	Distance Left	Distance Right	Center Line Station
55	131.42'		488+06.43
57	111.42'		488+06.44
56	31.43'		488+36.50
94	60.00'		491+00.00
93	60.00'		495+50.00
92	50.00'		496+50.00
91	62.98'		500+61.15
98	55.00'		500+55.12
90	95.00'		500+85.31
80		28.51'	490+00.00
381		80.00'	490+00.00
57		110.00'	490+00.00
382		80.00'	494+50.00
583		100.00'	495+00.00
58		130.00'	495+00.00
59		83.83'	500+03.44
940		53.82'	500+C2.52
941		53.82'	500+54.38
011		52.00'	502+19.55
013		91.28'	502+19.40
101		70.00'	509+50.00
102		100.00'	511+50.00
103		87.00'	513+25.00
104		70.00'	514+50.00
105		105.00'	515+50.00
012		501.99'	502+17.86
143		52.00'	513+15.00
144		52.00'	513+35.00
145		97.00'	513+55.00
146		97.00'	513+15.00
105	500.00'		504+25.09
110	510.00'		510+05.12

OFFSET DATA				
Computer Point	No.	Distance Left	Distance Right	Center Line Station
	367	114.30'		539+92.00
	388	85.00'		540+23.74
	1114	85.00'		540+03.50
	1120	85.00'		545+55.48
	1135	166.78'		543+43.37
	1175	195.56'		542+68.72
	1137	184.75'		543+42.34
	1138	184.16'		543+83.79
	146		52.00'	524+32.50
	145		52.00'	524+47.50
	814		130.00'	545+00.00
	813		160.00'	545+00.00
	1009		52.00'	543+65.00

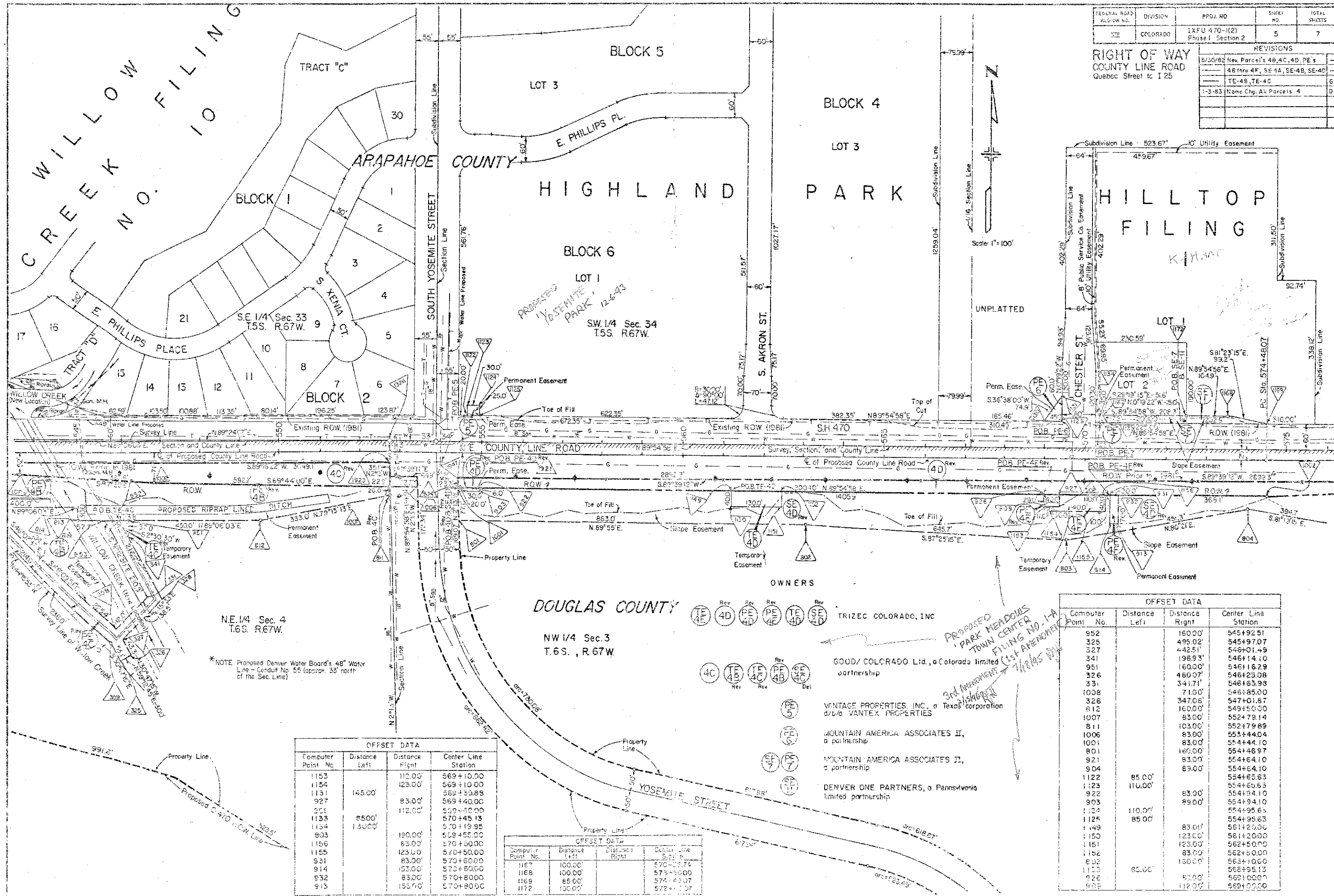
FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VI	COLORADO	INFV 470-I(2) Phase I Section 2	4	7

REVISONS	
5-1-82	Rev. parcel 9
8-30-82	Rev. Par. 4B, 4C, PE-4B, PE-4C,
---	SE-4A, SE-4B, TE-4B, TE-4C
1-3-83	Name Chg All Parcels 4



FEDERAL ROAD REGION NO.	DIVISION	PPQJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	IXFU 470-I(2) Phase I, Section 2	5	7

REVISIONS	
B/30/82	Rev. Parcel's 4B, 4C, 4D. PE's
----	4B thru 4F, SE 1A, SE 4B, SE 4D
----	TE-4B, TE-4C
1-3-83	Name Chg. All Parcels



OFFSET DATA			
Computer Point No.	Distance Left	Distance Right	Center Line Station
1153		112.00'	569+10.00
1154		123.00'	569+10.00
1131	145.00'		569+39.89
927		83.00'	569+40.00
905		112.00'	569+40.00
1133	8500'		570+45.13
1134	13000'		570+19.95
803		130.00'	570+55.00
1156		83.00'	570+50.00
1155		123.00'	570+50.00
931		83.00'	570+60.00
914		153.00'	570+60.00
932		83.00'	570+60.00
913		153.00'	570+60.00

OFFSET DATA			
Computer Point No.	Distance Left	Distance Right	Center Line Station
1167	100.00'		570+28.74
1168	100.00'		573+00.00
1169	85.00'		576+45.07
1172	130.00'		572+11.07

OFFSET DATA			
Computer Point No.	Distance Left	Distance Right	Center Line Station
952		160.00'	545+92.51
325		495.02'	545+97.07
327		442.51'	546+01.49
341		196.93'	546+14.10
951		160.00'	546+16.29
326		480.07'	546+23.08
331		341.71'	546+53.98
1008		71.00'	546+85.00
328		347.06'	547+01.87
812		160.00'	549+50.00
1007		83.00'	552+79.14
811		103.00'	552+79.89
1006		83.00'	553+44.04
1001		83.00'	554+44.10
801		160.00'	554+46.97
921		83.00'	554+64.10
904		83.00'	554+64.10
1122	85.00'		554+65.63
1123	110.00'		554+65.63
922		83.00'	554+94.10
903		89.00'	554+94.10
1124	110.00'		554+95.63
1125	85.00'		554+95.63
1149		83.00'	561+20.00
1150		123.00'	561+20.00
1151		123.00'	562+50.00
1152		83.00'	562+50.00
802		136.00'	563+10.00
1153	85.00'		568+95.13
926		50.00'	568+100.00
905		112.00'	569+00.00

JAN 31 1983

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	IXFU 470-I(2) Phase I Section 2	6	7

REVISIONS		
8/30/82	Rev. Par. 4D, SE-4D	GM
1-5-83	Name Chg. All Parcels 4	D-6

RIGHT OF WAY
COUNTY LINE ROAD
Quebec Street to I 25

End Construction
Sta. 597+20.00
Proj. No. IXFU 470-I(4)=
Sta.
Proj. No. I 002-2(49)

Scale: 1"=100'

HILLTOP
FILING

ARAPAHOE COUNTY

SE 1/4 Sec. 34
T.5S. R.67W.

S.W. 1/4 Sec. 34
T.5S. R.67W.

LOT 1

DOUGLAS COUNTY

NE 1/4 Sec. 3
T.6S. R.67W.

OFFSET DATA			
Computer Point No.	Distance Left	Distance Right	Center Line Station
804		115.00'	573+99.99
805		180.00'	577+85.00
806		90.00'	580+75.00
807		110.00'	583+86.12
1002		83.00'	574+48.07
1003		83.00'	583+37.52
1948		79.08'	583+30.43
1320	107.3'		580+25.97

PROPOSED
"PARK MEADOWS TOWN CENTER"
FILING NO. 1-A (1st AMENDMENT)
7-18-95

County Line Road
 $\Delta = 79^{\circ}19'24''$ Lt.
 $D = 0^{\circ}29'$
 $T = 758.63'$
 $L = 1515.19'$
 $R = 11,854.30'$

PARCEL NO.
Rev. 4D SE 4D

OWNER
TRIZEC COLORADO, INC.

To be acquired
as C-470 R.O.W.

RIGHT OF WAY
COUNTY - LINE - ROAD
Quebec Street - to E-25 -



OWNERSHIP MAP
PARTS OF
N1/2 Secs 4 8 3, T6S., R67W, 6th PM.
S1/2 Secs 33 8 34, T5S., R67W, 6th PM

IXFU 470-1(2)
Phase 1 Section 2
COUNTY LINE ROAD
Quebec St. - I25

2000 S. HOLLY
R.O.W. Section