TITLE SHEET

FEDERAL ROAD REGION NO	DIVISION	PROJECT NO	SHEET NO
VIII	COLORADO	IXMU 0391(1) IXMU 0391(4) COMB.	1

RIGHT OF WAY SO. KIPLING ST.
W. Jewell Ave. – Morrison Rd.

JUL 12 1982

STATE DEPARTMENT OF HIGHWAY
DIVISION OF HIGHWAY – STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED KIPLING STREET – JEWELL TO MORRISON RD.

FEDERAL AID PROJECT NO. IXMU 0391(1) IXMU 0391(4) } COMB.

CITY OF LAKEWOOD S.H. 391 (FUTURE)
JEFFERSON COUNTY
RIGHT OF WAY

INDEX OF SHEETS

	SHEET NO.
TITLE	1
TABULATION OF PROPERTIES	2-2F
PLAN SHEETS AND OWNERSHIP MAP	3,4,4A,&5

CONVENTIONAL SIGNS

County Line
Township or Range Line
Land Lines — Section Line, 1/4 Section Line, 1/16 Section Line
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 — Existing, To be Removed, Relocated
Electric Lines
Elec. Trans. Tower
Buried Tel. Cable
Buried Electric Cable
Gas Main
Oil Main
Water Main
Sanitary Sewers
Storm Sewers

Road Approaches — New, Existing

Section Corner — Center of Section

Culverts & Drains — Proposed, Existing (No Headwall, 1 Headwall, 2 Headwalls, End Sections); Proposed, Existing (To be dashed); Siphon, CBC

Bridges — Existing (To be dashed)

INFORMATION OBTAINED FROM AVAILABLE COUNTY RECORDS

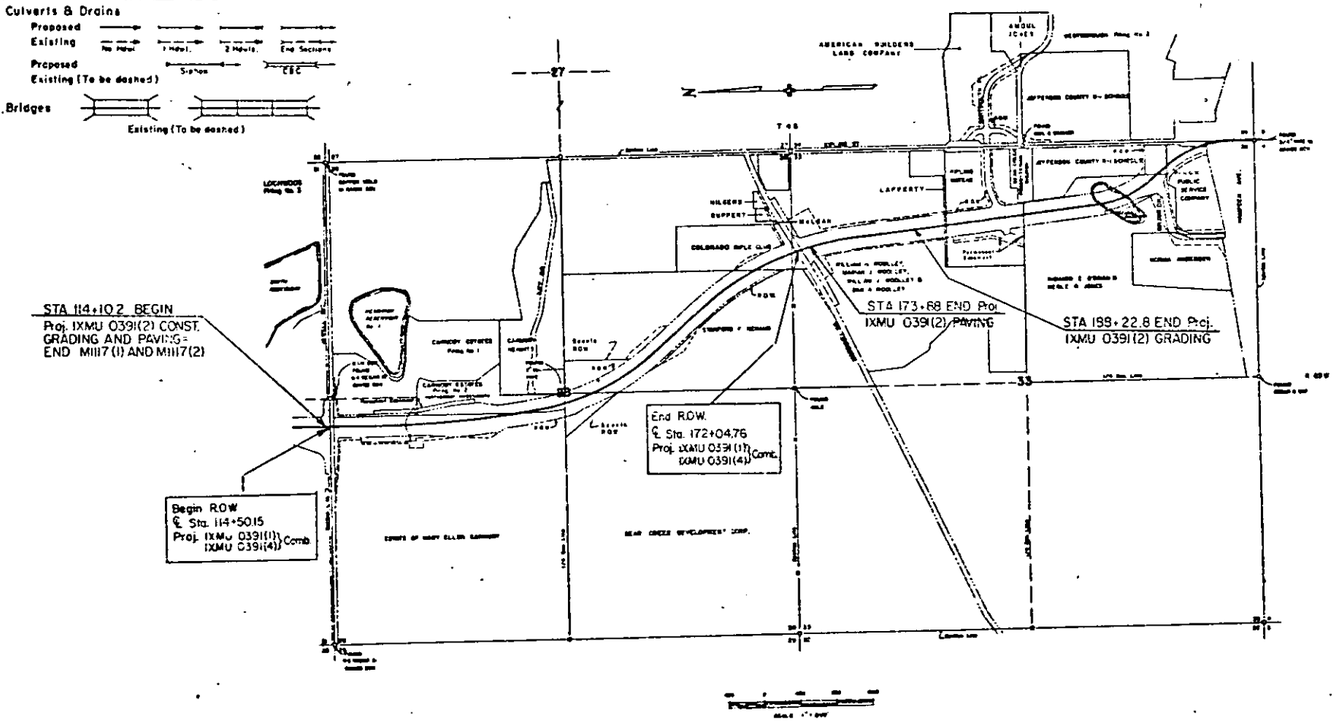
SCALE OF ORIGINAL DRAWING

PLAN SHEETS 1" = 100'

ROW PROJECT LENGTH = 1.10 MILES

NOTE

PRELIMINARY ENGINEERING AND PLAN PREPARATION CONTRACT M 5323(1)
CONSTRUCTION IXMU 0391(2)



REVISIONS		
8/8/80	Added Const. Info.	JS
2/5/82	Add tab sheet 2F	JS

DIVISION OF HIGHWAYS

APPROVED: D. A. C. 12-13-79
ASST. CHIEF ENGINEER DATE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED: DATE

DIVISION ADMINISTRATOR

L.P. D-6
11-79
78049

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
D.O.H. FORM NO. 136
Revised Feb. 1979

R. O. W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY Lakewood, Colorado S. H. NO. 391 (Future)

FEDERAL AID REGION NO.	DIVISION	PROJECT NO	SHEET NO
VIII	COLORADO	IXMU 0391(1[illegible] comb.	2

RIGHT OF WAY IXMU 0391(4)
S. KIPLING ST. - W. JEWELL TO MORRISON RD.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PARCEL NO.	REMARKS
			T.4S., R.69W., 6th P.M.						
99	DELETED								
PE-99	ROZEL INVESTMENT COMPANY,	C/O A. L. Wainwright	Lot 2, Block 2	155	155			PE-99	FOR CURB & GUTTER
	A PARTNERSHIP								
TE-99	ROZEL INVESTMENT COMPANY,		Lot 2, Block 2	557				TE-99	FOR CONSTRUCTION WORK
REV.	A PARTNERSHIP							REV.	
100	FREDERIC R. WEBB, ⅓ INT.,	Fred Webb	Lots 1,3,4: Block 2	27,500	✠27,393	294,057		100	(FORMERLY CHARMAC)
	SHARON R. LUNDIN, ⅓ INT.,	3705 Wolff St., Denver,							✠1' STRIP (CITY OF LAKEWOOD) 107 SQ. FT.
	PATRICIA A. ENDSLEY, ⅓ INT.	COLORADO 80212							
PE-100	FREDERIC R. WEBB, ⅓ INT.,	Sharon Lundin	Lots 1,3,4: Block 2	11,500	✠11,427			PE-100	DRAINAGE DITCH
	SHARON R. LUNDIN, ⅓ INT.,	P.O. Box 213, Dallas, S.D.							✠1' STRIP (CITY OF LAKEWOOD) 73 SQ. FT.
	PATRICIA A. ENDSLEY, ⅓ INT.								
TE-100	FREDERIC R. WEBB, ⅓ INT.,	Patricia Endsley	Lots 1,3; Block 2	3,501				TE-100	FOR CONSTRUCTION WORK
	SHARON R. LUNDIN, ⅓ INT.,	875 Deframe, Golden, Colorado							1' STRIP (CITY OF LAKEWOOD) 22 SQ. FT.
	PATRICIA A. ENDSLEY, ⅓ INT.								
TE-100A	FREDERIC R. WEBB, ⅓ INT.,		Lots 1,3,4, Block 2	11,500				TE-100A	FOR CONSTRUCTION WORK
	SHARON R. LUNDIN, ⅓ INT.								1' STRIP (CITY OF LAKEWOOD) 73 SQ. FT.
	PATRICIA A. ENDSLEY, ⅓ INT.								

REVISIONS		
4/14/80	Del. 99, Add PE-99 Rev. TE-99	T.P.
5/9/80	Name Chg. 100, PE-100, TE-100, TE-100A	T.P.

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
C.E.M. FORM NO. 134
Revised Feb. 1979

R. O. W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY Lakewood Colorado S. H. NO. 391 (Future)

FEDERAL ROAD REGION NO	DIVISION	PROJECT NO	SHEET NO
VIII	COLORADO	IXMU 0391(1)	2-A

RIGHT OF WAY IXMU 0391(4) Comb.
S. KIPLING ST. - W. JEWELL TO MORRISON RD.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PARCEL NO.	REMARKS	REVISIONS		
										5/9/80	Name Chng. 102	TP
										6/18/82	Del. PE-101,	—
			T.4S., R.69W.,6th P.M.							—	SE-101B	CCF
101	JOHN F., LAWRENCE W., & MARY E. CARMODY		N.W.¼, SEC. 28	520,309	520,309		5,553,875	101				
PE-101	DELETED							PE-101	DELETED			
SE-101B	DELETED							SE-101B	DELETED			
TE-101A	JOHN F., LAWRENCE W., & MARY E. CARMODY		NW¼, SEC. 28	19,580				TE-101A	FOR SLOPE WORK			
TE-101B	JOHN F., LAWRENCE W., & MARY E. CARMODY		NW¼, SEC. 28	25,866				TE-101B	FOR SLOPE WORK			
TE-101C	JOHN F., LAWRENCE W., & MARY E. CARMODY		NW¼, SEC. 28	13,164				TE-101C	FOR SLOPE WORK			
TE-101D	JOHN F., LAWRENCE W., & MARY E. CARMODY		NW¼, SEC. 28	14,619				TE-101D	FOR SLOPE WORK			
102	PATRICIA A. ENDSLEY	875 Deframe, Golden, Colorado	Lot 5, Block 2	625	*600	4,061		102	*1' STRIP (CITY OF LAKEWOOD) 25 SQ. FT.			

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
F.G.H. FORM NO 136
Revised Feb. 1975

R. O. W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY Lakewood Colorado S. H. NO. 391 (Future)

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO	SHEET NO
VIII	COLORADO	IXMU 0391 1) Comb.	2-B

RIGHT OF WAY IXMU 0391 4)
S. KIPLING ST. - W. JEWELL TO MORRISON RD.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PARCEL NO.	REMARKS
			T.4S.,R.69W.,6th P.M.						
PE-102	PATRICIA A. ENDSLEY	875 Deframe, Golden, Colorado	Lot 5, Block 2	500	500			PE-102	DRAINAGE
									DITCH
TE-102	PATRICIA A. ENDSLEY		Lot 5, Block 2	500				TE-102	FOR SLOPE WORK
103-A	DELETED								
103-B	DELETED								
103-C	DELETED								
103-D	DELETED								
PE-103	DELETED								
PE-103A	DELETED								
PE-103B	DELETED								
PE-103C	DELETED								
PE-103D	DELETED								

REVISIONS		
1/23/80	DEL. PE-103A,B,C,	—
—	D: ADD PAR. 103A,	—
—	B,C,D	TP
4/25/80	DEL. PAR. 103A,B,	—
—	C,D: PE-103, PE-	
—	110A	TP
5/9/80	Name Chng. PE-102	—
—	TE-102	TP

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
D.O.H. FORM NO 136
Revised Feb. 1979

FEDERAL ROAD REGION NO	DIVISION	PROJECT NO	SHEET NO
VIII	COLORADO	IXMU 0391(1)	2-C

R. O. W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY Lakewood Colorado S. H. NO. 391 (Future)

RIGHT OF WAY IXMU 0391(4) Comb.
S. KIPLING ST. - W. JEWELL TO MORRISON RD.

REVISIONS		
1/23/80	DEL. PE-103E	TP
10/16/79	REV. 104A, 105,	—
—	DEL. PE-104A, PE-	—
—	105 Dist.	6
3/3/80	REV. 106, 106A,	—
—	Name Chng. 105 REV.	WS
6/17/80	REV. PAR. 106A	
—	REV.	TP

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER: LEFT	REMAINDER: RIGHT	PARCEL NO.	REMARKS
			T.4S., R.69W., 6th P.M.						
PE-103E	DELETED								
104	MORTGAGE ASSOCIATION, INC.	125 East Wells St.	Lots 6, 7, Block 2	31,162	*30,627			104	(FORMERLY PARTNERSHIP INV.)
	A RHODE ISLAND CORPORATION	Milwaukee, WI 53202	Carmody Estates,						*1' STRIP (CITY OF LAKEWOOD) 535 SQ. FT.
			2nd Filing						
104-A	MORTGAGE ASSOCIATION, INC.	125 East Wells St.	Lot 14, Block 6	142,469	*141,404	304,487		104-A	*1' STRIP (CITY OF LAKEWOOD) 1065 SQ. FT.
REV.	A RHODE ISLAND CORPORATION	Milwaukee, WI 53202	Carmody Estates,					REV.	
			2nd Filing						
PE-104	MORTGAGE ASSOCIATION, INC.		Lots 6, 7, Block 2	21,549	21,549			PE-104	IRRIGATION EASEMENT QCD C.D.H. to
	A RHODE ISLAND CORPORATION								CITATION HOMES, INC.
PE-104A	DELETED								
PE-104B	MORTGAGE ASSOCIATION, INC.		Lot 14, Block 6	3,346	3,346			PE-104B	IRRIGATION EASEMENT QCD - C.DH to
	A RHODE ISLAND CORPORATION								CITATION HOMES, INC.
105	MARY ELIZABETH KILLINGSWORTH &	10750 W. Iliff Avenue	Carmody Heights	8,392	8,392	116,471		105	
REV.	IKE K. KILLINGSWORTH	Denver, Colorado 80227	Lot 14					REV.	
PE-105	DELETED								
106	BEAR CREEK DEVELOPMENT CORP.	C/O Bradley, Johnson	S.W.¼, Sec. 28	91,017	91,017		450 AC ±	106	
REV.	A COLORADO CORPORATION	1717 Washington Avenue						REV.	
		Golden, Colorado 80401							
106A	BEAR CREEK DEVELOPMENT CORP.	C/O Bradley, Johnson	S.W.¼, Sec. 28	75,852	75,852		SEE 106	106A	FOR SCENIC PRESERVATION
REV. 2	A COLORADO CORPORATION	1717 Washington Avenue					REV.	REV. 2	
		Golden, Colorado 80401							

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
D.O.H. FORM NO. 136
Revised Feb. 1979

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY Lakewood, Colorado S.H. NO. 391 (Future)

FEDERAL ROAD REGION NO	DIVISION	PROJECT NO	SHEET NO
VIII	COLORADO	IXMU 0391(1) IXMU 0391(4) Comb.	2-D

RIGHT OF WAY
S. KIPLING ST. - W. JEWELL TO MORRISON RD.

REVISIONS		
1/23/80	REV. 107	TP
4/7/80	NAME CHANGE	—
—	107 REV. 107R	TP
5/9/80	DELETED 107R	TP
6/17/80	REV. PAR. TE-106	TP

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER: LEFT	RIGHT	PARCEL NO.	REMARKS
			T.4S.,R.69W.,6th P.M.						
TE-106	BEAR CREEK DEVELOPMENT CORP.	C/O Bradley, Johnson	SW¼, Sec. 28	1,720				TE-106	FOR SLOPE WORK
REV.	A COLORADO CORPORATION	1717 Washington Avenue						REV.	
		Golden, CO 80401							
107	MARY W. McLEAN, SOLE SURVIVOR	8800 W. Jefferson Avenue	SE¼, Sec. 28	11,045	11,045	0		107	
REV.	IN JOINT TENANCY W/JOHN W.	Littleton, CO 80235						REV.	
	McLEAN (DEC.)								
107R	DELETED								
108	STANFORD F. RENAUD	1181 S. Marshall St.	SE¼, Sec. 28	556,697	556,697	1,182,011	2,002,940	108	
		Lakewood, CO 80226 &							
		4390 S. Windermere							
		Englewood, CO 80110							
108A	STANFORD F. RENAUD		NE¼, Sec. 33	10,432	10,432		See 108	108A	
108B	STANFORD F. RENAUD		SE¼, Sec. 28	167,989	167,989	See 108		108B	FOR SCENIC PRESERVATION
PE-108	STANFORD F. RENAUD		SE¼, Sec. 28	43,435	43,435			PE-108	DRAINAGE DITCH
PE-108A	STANFORD F. RENAUD		SE¼, Sec. 28	4,233	4,233			PE-108A	DRAINAGE DITCH
PE-108B	STANFORD F. RENAUD		NE¼, Sec. 33	10,767	10,767			PE-108B	DRAINAGE DITCH

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
R.O.W. FORM NO 126
Revised Feb. 1979

R. O. W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY LAKEWOOD S. H. NO. 391 (FUTURE)

FEDERAL ROAD REGION NO	DIVISION	PROJECT NO	SHEET NO.
VIII	COLORADO	EXMU 0391(4)	2F

RIGHT OF WAY EXMU 0391(4)
S. Kipling St.- W. Jewell to Morrison Rd.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PARCEL NO.	REMARKS	REVISIONS 2/5/82	Rev. 112, Add 113	JS
			T.4S., R.69W. 6th P.M.									
112 Rev	PARLEY E. CHERRY	2595 Quail Street	SE¼, Sec. 28	6,559	6,559	881,822	—	112 Rev				
	ROZENA W. CHERRY, J.T.	Lakewood, Colorado										
113	MARVIN MANDEL (Dec.)	3663 So. Sheridan Blvd.	SE¼, Sec. 28	71,452	71,452	731,966	—	113				
	(Undivided 1/2 Int.)	Denver, Colorado										
	THOMAS W. J. HART (Dec.)											
	and HELEN M. HART, J.T.											
	(Undivided 1/4 Int.)											
	LEE ALLEN GROSSMAN											
	(Undivided 1/4 Int.)											

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	IXMU 0391(1) IXMU 0391(4) COMB.	3	

RIGHT OF WAY
JEWELL TO MORRISON Rd.

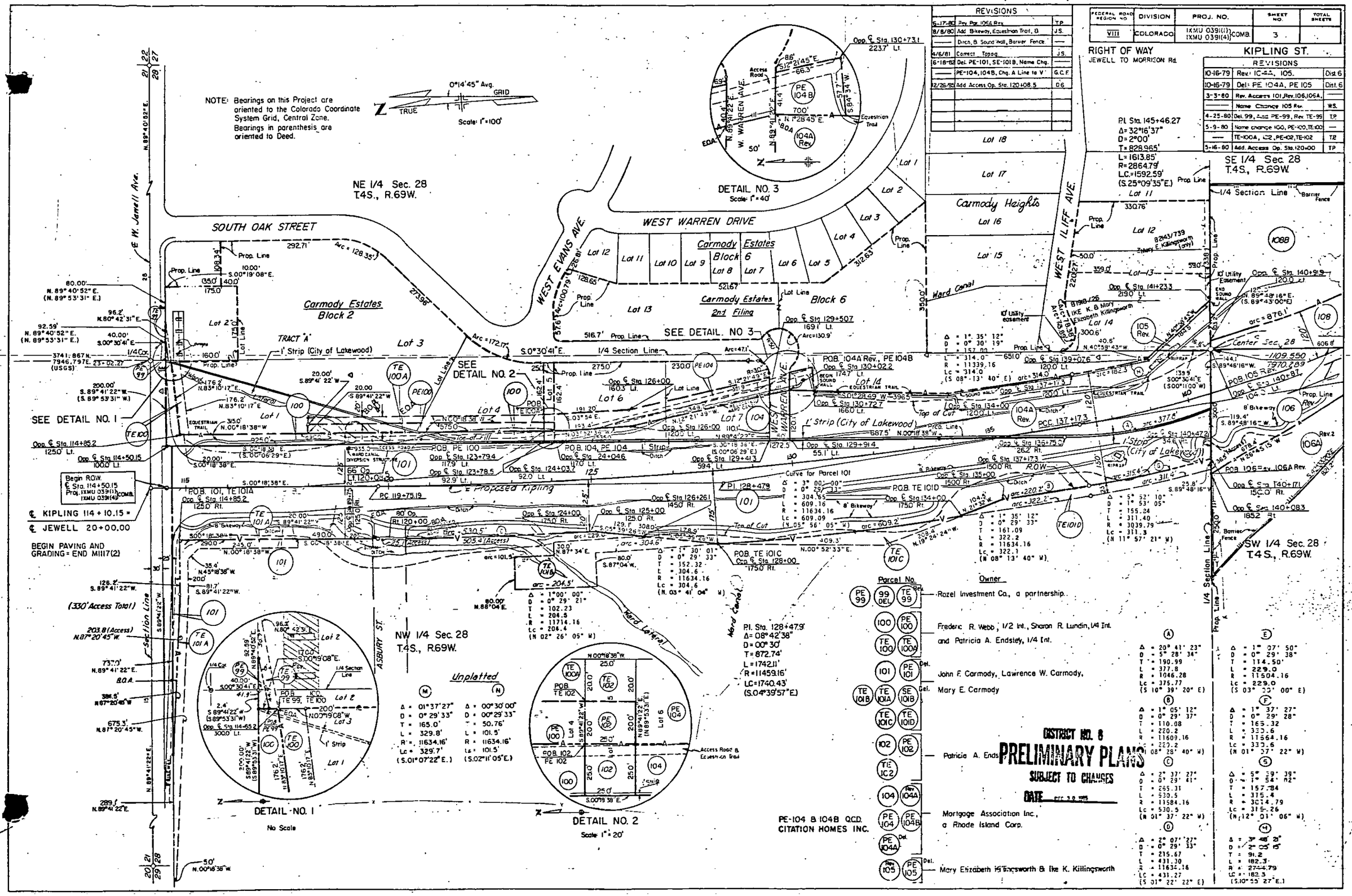
KIPLING ST.

REVISIONS

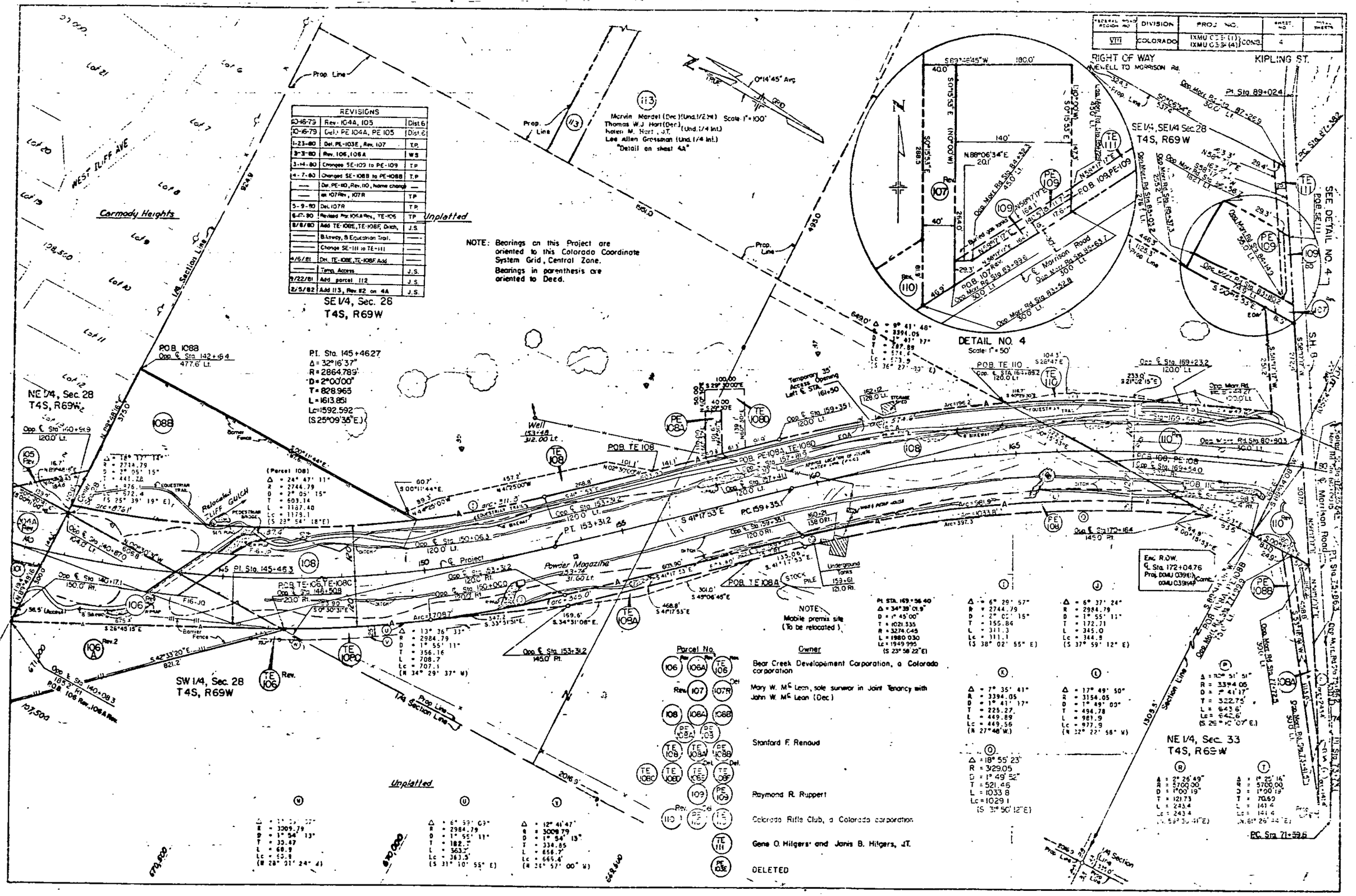
10-16-79	Rev: IC-4A, 105.	Dist.6
10-16-79	Del: PE 104A, PE 105	Dist.6
3-3-80	Rev. Access 101, Rev.106, 106A.	—
—	Name Change 105 Rev.	WS.
4-25-80	Del. 99, Add PE-99, Rev. TE-99	T.P.
5-9-80	Name change 100, PE-100, TE-100	—
—	TE-100A, IC2, PE-102, TE-102	T.P.
5-16-80	Add. Access Op. Sta. 120+00	T.P.

REVISIONS

6-17-80	Rev. Pg. 1056 Rev.	T.P.
8/8/80	Add. Bikeway, Equestrian Trail, B	J.S.
—	Ditch, B. Sound Wall, Barrier Fence	—
4/6/81	Correct Topog.	J.S.
6-18-82	Del. PE-101, SE-101B, Name Chg.	—
—	PE-104, 104B, Chg. A Line to V	G.C.F.
12/25/85	Add Access Op. Sta. 120+08.5	D.G.



FEDERAL HIGHWAY REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	IXMU 039-1(1) IXMU 039-1(4) CONS.	4	



DIVISION OF HIGHWAYS STATE OF COLORADO
D.O.H. FORM NO. 126
REV. MARCH, 1971

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	IXMU039-1, IXMU039-4 } COMB:	4-A	

RIGHT OF WAY

KIPLING ST.
JEWELL TO MORRISON Rd.

REVISIONS		
11-21-80	DELETED PE-103A, PE-103C,	—
—	PE-103D, PE-103F, PE-103E	—
—	Add 103-A, 103-B, 103-C, 103-D	—
—	Rev. Par. 107	T.P.
3-14-80	Changed SE-109 to PE-109	T.P.
4-7-80	Changed SE-108B to PE-108B	—
—	Del. PE-110, Rev. 110, Name change on	—
—	107, 107R	T.P.
4-25-80	Del. PE-103, PE-103A, 103B,	—
—	103C, 103D.	T.P.
5-9-80	Del. 107R	T.P.
8/7/80	Add TE-108E, TE-108F, Bikeway,	J.S.
—	Ditch, & Equestrian Trail	—
—	Change SE-111 to TE-111	—
4/6/81	Del. TE-108E, TE-108F for Trans. Access	J.S.
8/22/81	Add parcel 112	J.S.
2/5/82	Rev 112 ; Add 113	J.S.

NOTE: Bearings on this project are oriented to the COLORADO Coordinate system grid, central zone bearing in parenthesis are oriented to DEED.

T. 4S. R. 69W. 6th P.M.

0°14'45" Avg. GRID TRUE

SCALE : 1" = 100'

S.E. ¼

1/4 Corner — N.00°06'34"W. 30' 30' 2619.6' — OLD KIPLING ROW & PROP. LINE

P.O.B. Parcels 112 Rev. & 113
E 1/4 Sec. 28 bears N.02°23'45"E., 686.1'

Arc=109.0' Ch=N.80°20'30"E. 108.5'
N.70°52'45"E. 24.4'
Arc=69.2' Ch=N.80°20'30"E. 68.8'
S.70°52'45"W. 24.4'
Arc=109.0' Ch=S.80°20'30"W. 108.5'

1/4 Section Line N.89°48'16"E. 1327.1'
1295.3' N.89°48'16"E.
1027.4' S.89°48'16"W.

PROPERTY LINE — 695.36' — 60.0' — 1/16 Section Line — S.00°15'53"E.

PROPERTY LINE — 1320.0' — S.00°15'53"E.

S.01°44'08"W.

839/406 Mc Lean to Sindt, Burdette & Verna "Par. 4" then 2905/604 Sindt to Lombard (June 1976)
2982/55, Hilgers to Mc Westmoreland Co.
443.0' — 183' — 183' — 537.4' — S.00°06'34"E.
154.0' — 151.0' — 141.0'
Tract 8-1 Burdette & Verna Sindt to Don & Anita Sindt 2276/552 (July 1971)
839/406 Mc Lean to Sindt Burdette & Verna "Par 8" (Jan 1954)
2306/998 Sindt to Mott, (Craig & Joyce), (Oct. 1971) TRACT 8-3
PARCEL 8 2402/864 TO HILGERS
East Side Colo. Rifle Club
244/277 TO Colo. Rifle club

P.C. Sta. 87+39.2
P.O.B. 109
P.O.B. TE-111
P.O.B. 107 Rev.
S.H. 8
E.O.A.
E.W. Section Line 1057.4'

℄ Kipling St. Sta. 172+35.54 =
℄ Morr. Rd. Sta. 80+00.15
STA. 173+88 BEGIN GRADING
END Proj. IXMU 039(12) PAVING
END R.O.W. ℄ STA. 172+04.76 Proj. IXMU 039(1)(1) IXMU 039(6) COMB.
Morrison Road
P.T. Sta. 75+86.3
P.I. Sta. 73+73.1
P.C. Sta. 71+59.6
Arc 245.4'
Arc 141.4'
1305.5' Section Line
1/4 Section Line
2016.7' Prop. Line — 28 33 — 335.0' Prop. Line

P.O.B. 108, PE-108 Opp. ℄ Sta. 169+54.0 120.0 Rt.
P.O.B. 108A PE-108B
P.O.B. 110 Rev. Opp. ℄ Sta. 170+98.3 175.4 Rt.
P.O.B. TE-110 Opp. ℄ Sta. 169+53.3 120.0 Lt.
P.T. Sta. 169+53.3
Opp. Morr. Rd. Sta. 81+42.27 100.0 Lt.
Tentativ 35' Access Opening Left ℄ STA. 161+50
P.C. 159+35.1
Opp. ℄ Sta. 159+35.1 120.0 Rt.
Opp. ℄ Sta. 159+35.1 145.0 Rt.
Arc=981.7' Arc=1031.8'
S.41°17'53"E.
ROW

PE 103	DELETED
PE 103A	DELETED
Deleted PE 103A / 103 A	DELETED
Deleted PE 103B / 103 B	DELETED
Deleted PE 103C / 103 C	DELETED
Deleted PE 103D / 103 D	DELETED
PE 103E	Deleted
Del. 107 R / Rev. 107	Mary W. Mc Lean, sole survivor in joint Tenancy with John W. Mc Lean, (Dec)
Del. TE 108E / Del. TE 108F	DELETE
Rev. 112	PARLEY E. CHERRY ROZENA W. CHERRY J.T.
113	MARVIN MANDEL (Dec.) (Und. 1/2 Int.) THOMAS W.J. HART (Dec.) HELEN M. HART, J.T. (Und. 1/4 Int.) LEE ALLEN GROSSMAN (Und. 1/4 Int.)

NOTE: SEE DETAIL SHEET No: 4

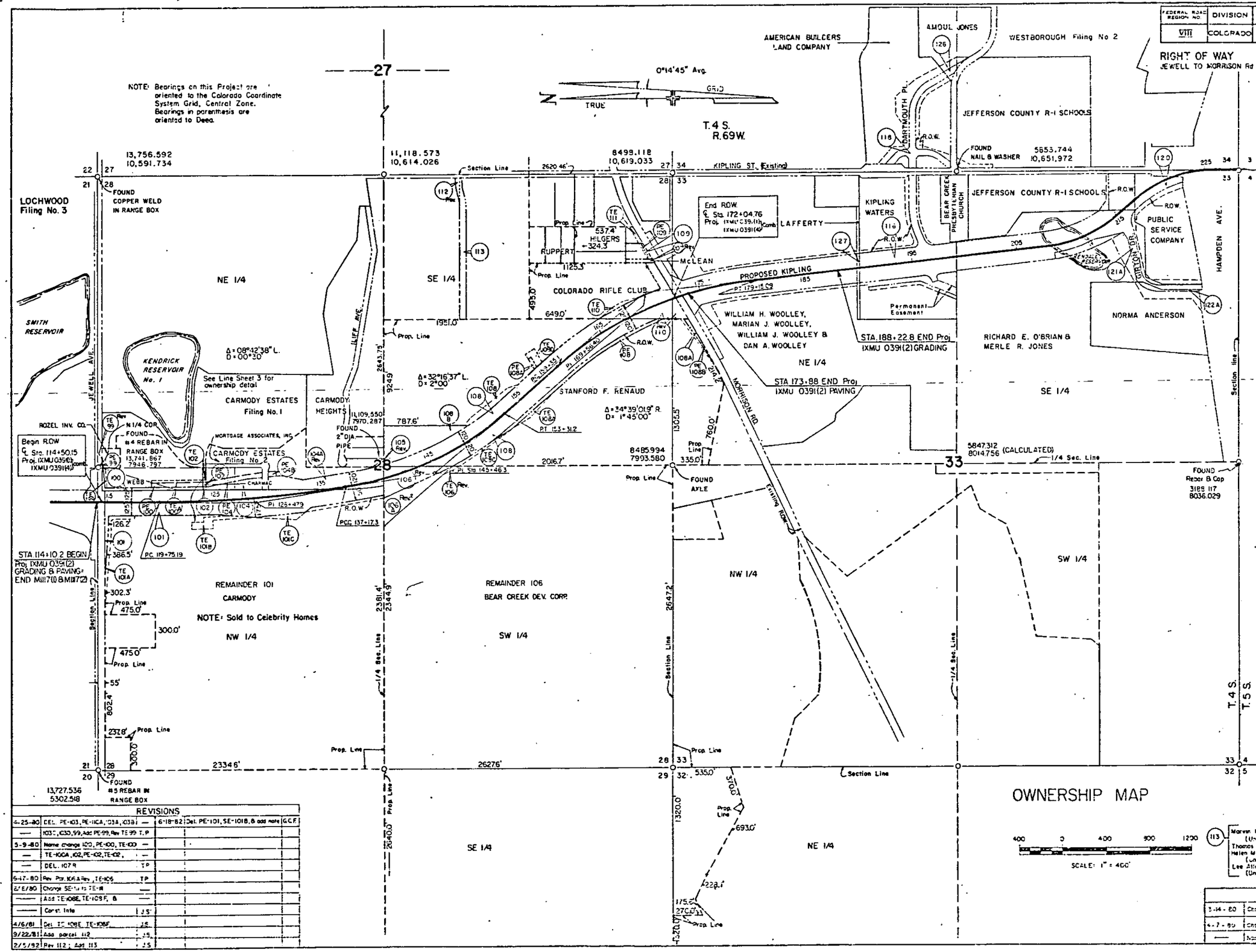
Rev. 107 — Del. 107 R — 108 — 109 A
PE 108 — PE 108B — 109 — PE 109
Rev. 110 — Del. PE 110 — TE 110 — TE 111

DIVISION OF HIGHWAYS, STATE OF COLORADO
D.O.H. FORM NO. 126
REV. MARCH, 1974

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	IXMU 0391(1) IXMU 0391(4) COMB.	5	

KIPLING ST.

RIGHT OF WAY
JEWELL TO MORRISON Rd



OWNERSHIP MAP

SCALE: 1" = 400'

Parcel No.	Owner
PE 99, TE 95 (Rev.), 99 (Del.)	Rozel Investment Co., a partnership
100, PE 100	Frederick R. Webb, 1/2 Int. Sharon R. Lundin, 1/4 Int. Patricia A. Endsley, 1/4 Int.
TE 100, TE 100A	
101, PE 101 (Del.)	John F. Carmody, Lawrence W. Carmody, Mary E. Carmody
TE 101A, TE 101B, SE 101B (Del.)	
TE 101C, TE 101D	
PE 102, 102	Patricia A. Endsley
TE 102	
104, 104A (Rev.), SE 104	Mortgage Association Inc., a Rhode Island Corp. PE-104 & 104B Q.C.D. to Citation Homes Inc.
PE 104A, PE 104B	
PE 105 (Del.), 105 (Rev.)	Mary Elizabeth, Elbod aka Mary Elizabeth Kilingsworth
106, 106A (Rev.), TE 106 (Rev.)	Bear Creek Developement Corp., a Colo. Corporation.
107 (Rev.), 107A (Del.)	Mary W. Mclean, sole survivor in joint tenancy with John W. Mclean (Dec.)
108, 108A, 108B	Stanford F. Renaud
PE 108, PE 108A, PE 108B	
TE 108, TE 108A, TE 108C	
TE 108D, TE 108E (Del.), PE 108F (Del.)	
109, PE 109	Raymond R. Ruppert
110 (Rev.), PE 110 (Del.), PE 110A (Del.)	Colorado Rifle Club, A Colorado Corporation
TE 110	
PE 103 (Del.)	DELETED
103A (Del.), PE 103A (Del.)	DELETED
103B (Del.), PE 103B (Del.)	DELETED
103C (Del.), PE 103C (Del.)	DELETED
TE 111, 103D (Del.), PE 103D (Del.)	Gene O. Hilgers and Janis B. Hilgers J.T.
PE 112 (Del.)	DELETED
112 (Rev.)	Parley E. Cherry Rozena W. Cherry J.T.
113	Marvin Mandel (Dec.) (Und. 1/2 Int.) Thomas W.J. Hart (Dec.) Helen M. Hart, J.T. (Und. 1/4 Int.) Lee Allen Grossman (Und. 1/4 Int.)

REVISIONS		
10-15-79	Rev. 104A, 105	Dist. 6
10-16-79	Del. PE 104A, PE 105	Dist. 6
11-23-80	Del. PE-103A, PE-103B,	—
—	PE-103C, PE-103D, PE-103E	—
—	Add 103-A, 103-B, 103-C, 103-D	—
—	Rev. Par. 107	T.P.
3-3-80	Rev. 106, 106A, Name Change 105	W.S.

REVISIONS		
4-25-80	DEL. PE-103, PE-103A, 103A, 103B	—
—	103C, 103D, 99, Add PE-99, Rev TE 99	T.P.
5-9-80	Name change 100, PE-100, TE-100	—
—	TE-100A, 102, PE-102, TE-102,	—
—	DEL. 107R	T.P.
6-17-80	Rev. Par. 106A Rev., TE-106	T.P.
2/6/80	Change SE-110 to TE-111	—
—	Add TE-108E, TE-108F, B	—
—	Const. Info	J.S.
4/6/81	Del. TE-108E, TE-108F	J.S.
9/22/81	Add parcel 112	J.S.
2/5/82	Rev 112; Add 113	J.S.
6-18-82	Del. PE-101, SE-101B, B add note	G.C.F.

REVISIONS		
3-14-80	Changed SE-109 TO PE-109	T.P.
4-7-80	Changed SE-109B TO PE-108B, Del. PE-110, Rev. 110	—
—	Name change of 107 Rev., 107R	T.P.

STATE DEPARTMENT OF HIGHWAY
DIVISION OF HIGHWAY – STATE OF COLORADO

FEDERAL ROAD REGION NO	DIVISION	PROJECT NO	SHEET NO
VIII	COLORADO	IXMU 0391(1) & IXMU 0391(4) Sec. 2	1

RIGHT OF WAY — SO. KIPLING ST. Morrison Rd. to Hampden Ave.

RIGHT OF WAY PLAN OF PROPOSED KIPLING STREET – MORRISON RD. TO HAMPDEN AVE.

FEDERAL AID PROJECT NO. IXMU 0391(1) & IXMU 0391(4) Sec. 2

CITY OF LAKEWOOD S.H. 391 (FUTURE)
JEFFERSON COUNTY
RIGHT OF WAY

INFORMATION OBTAINED FROM AVAILABLE COUNTY RECORDS

SCALE OF ORIGINAL DRAWING

PLAN SHEETS 3 & 4 1" = 100'

PLAN SHEETS 5 & 6 1" = 50'

ROW PROJECT LENGTH = 0.95 MILE

INDEX OF SHEETS

	SHEET NO.
TITLE	1
TABULATION OF PROPERTIES	2-2F
PLAN SHEETS AND OWNERSHIP MAP	3-7

CONVENTIONAL SIGNS

County Line
Township or Range Line
Land Lines — Section Line, 1/4 Section Line, 1/16 Section Line
Property or Tract Line
City Limits
Railroad
Existing Road
New Road

Control of Access — OPT OPENING, 24 OP, 16 OP
Access denied by Deed — EDA
Right of Way Line — R.O.W. Monument
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

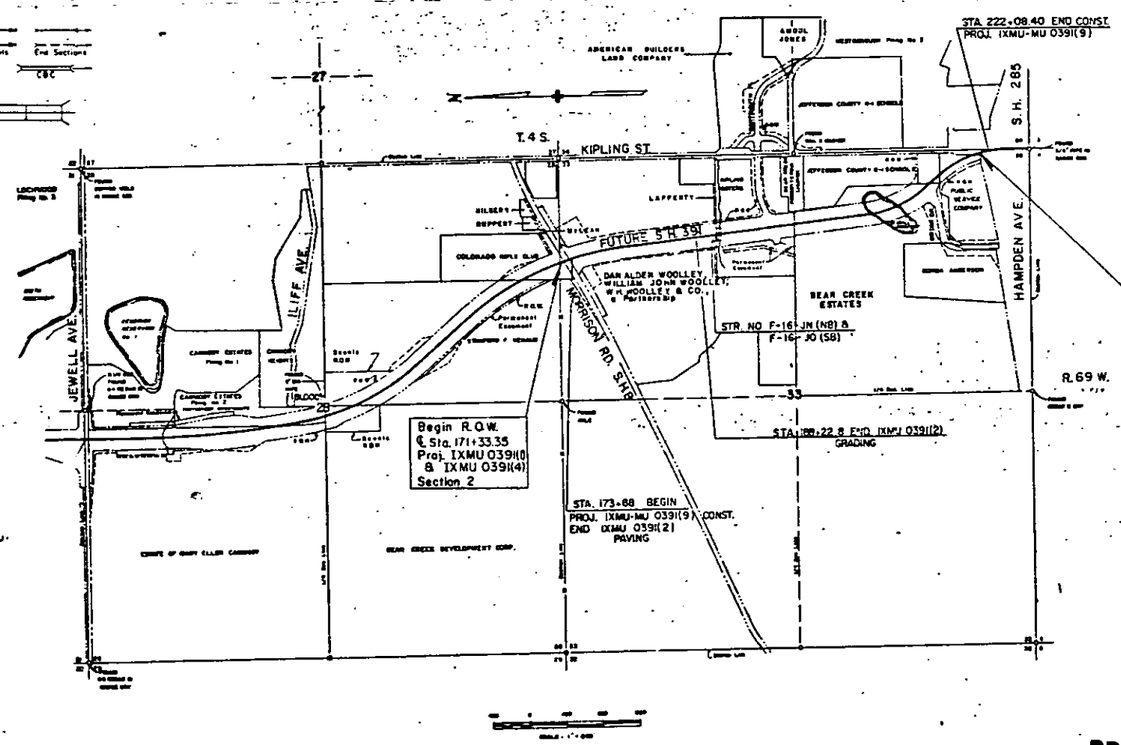
Tel. & Teleg. Lines
Electric Lines — Existing, To be Removed, Relocated
Elec. Trans. Tower
Buried Tel. Cable — Exist, New
Buried Electric Cable — Exist, New
Gas Main — 4" Exist., 4" New
Oil Main — 10" Exist., 10" New
Water Main — 4" Exist., 4" New
Sanitary Sewers — 12" Exist., 12" New
Storm Sewers — 18" Exist., 8" New

Road Approaches — New, Existing

Section Corner — Center of Section

Culverts & Drains
Proposed
Existing — No Hdwl, 1 Hdwl., 2 Hdwls, End Sections
Proposed — Square, CBC
Existing (To be dashed)

Bridges — Existing (To be dashed)



NOTE

RIGHT OF WAY APPRAISAL AND RELOCATION:
IXMU 0391 (1) &
IXMU 0391 (4) Sec. 2

REVISIONS		
10/23/81	Added const limits & str no.'s	J.S.
6/21/82	Remove Engineers' Seal	D.A.Z.
12/11/85	Add Tab. 2F	D.G.

DIVISION OF HIGHWAYS

APPROVED: _____ CHIEF ENGINEER — DATE 7/30/81

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED: _____ DATE

DIVISION ADMINISTRATOR

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE DEC 30 1985

L.P. DIST. 6
78049
6-81

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
D.O.H. FORM NO 134
Revised Feb. 1975

AUG 16 1984

FEDERAL ROAD REGION NO	DIVISION	PROJECT NO	SHEET NO
22	COLORADO	IXMU 0391(1) & IXMU 0391(4) Sec. 2	2

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY PROPOSED S.H. NO. 391

RIGHT OF WAY
SO. KIPLING ST. MORRISON RD. - HAMPDEN AVE.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PARCEL NO.	REMARKS	REVISIONS 8/8/84	Add AO-115B	K W
			T.4S., R.69W., 6th P.M.									
115 A	DAN ALDEN WOOLLEY; WILLIAM JOHN	6940 E. Girard Ave., #206,	SE¼ Sec. 28 &	22,183	22,183	1,374,157	2,342,586	115 A				
	WOOLLEY; W. H. WOOLLEY & CO.,	Denver, Colorado 80224	NE¼ Sec. 33									
	A PARTNERSHIP PARCEL:	10500 Morrison Rd.,										
		Lakewood, Colorado										
115 B	DAN ALDEN WOOLLEY; WILLIAM JOHN	6940 E. Girard Ave., #206	NE¼ Sec. 33	21,969	21,969			115 B				
	WOOLLEY; W. H. WOOLLEY & CO.,	Denver, Colorado 80224										
	A PARTNERSHIP PARCEL:	10500 Morrison Rd.,										
		Lakewood, Colorado										
AO-115B	CDOH		NE Corner Sec. 33	—	—				Conveyed to Bear Village Inc. (Access Only)			
SE-115A	DAN ALDEN WOOLLEY; WILLIAM JOHN	6940 E. Girard Ave., #206,	NE¼ Sec. 33	50,354	50,354			SE-115A				
	WOOLLEY; W. H. WOOLLEY & CO.,	Denver, Colorado 80224										
	A PARTNERSHIP PARCEL:	10500 Morrison Rd.,										
		Lakewood, Colorado										
SE-115B	DAN ALDEN WOOLLEY; WILLIAM JOHN	6940 E. Girard Ave., #206	NE¼ Sec. 33	45,000	45,000			SE-115B				
	WOOLLEY; W. H. WOOLLEY & CO.,	Denver, Colorado 80224										
	A PARTNERSHIP PARCEL:	10500 Morrison Rd.,										
		Lakewood, Colorado										
TE-115A Rev.	DAN ALDEN WOOLLEY; WILLIAM JOHN	6940 E. Girard Ave., #206	SE¼ Sec. 28 &	138,197	—			TE-115A Rev.	Temporary Easement for construction			
	WOOLLEY; W. H. WOOLLEY & CO.,	Denver, Colorado 80224	NE¼ Sec. 33						purposes.			
	A PARTNERSHIP PARCEL:	10500 Morrison Rd.,										
		Lakewood, Colorado										

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
D.O.H. FORM NO 136
Revised Feb. 1970

SEP 23 1983

R. O. W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY PROPOSED S. H. NO. 391

FEDERAL ROAD REGION NO	DIVISION	PROJECT NO	SHEET NO
XIII	COLORADO	IXM 0391(1) & IXM 0391(4) Sec. 2	2A

RIGHT OF WAY
SO. KIPLING ST. MORRISON RD. - HAMPDEN AVE.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PARCEL NO.	REMARKS
			T.4S., R.69W., 6th P.M.						
TE-115B	DAN ALDEN WOOLLEY; WILLIAM JOHN	6940 E. Girard Ave., #206	NE¼ Sec. 33	49,801	—			TE-115B	Temporary
Rev.	WOOLLEY; W. H. WOOLLEY & CO.,	Denver, Colorado 80224						Rev.	Easement for construction purposes.
	A PARTNERSHIP PARCEL:	10500 Morrison Rd.,							
		Lakewood, Colorado				North			
116	KIPLING WATERS, A COLORADO	c/o Ronald I. Zall	NE¼ Sec. 33	323,545	323,545	290,661	276,171	116	Recep. No. 80095162
	LIMITED PARTNERSHIP	718 17th St., No. 800				South			Temp. R.O.W. shown on Sheet 3.
		Denver, Colorado 80202				131,324			
PE-116	Same as Parcel 116	Same as Parcel 116	NE¼ Sec. 33	53,774	53,774			PE-116	
PE-116A	Same as Parcel 116	Same as Parcel 116		1,612	1,612			PE-116A	
116A	Same as Parcel 116	Same as Parcel 116		47,219	47,219			116A	
116B	Same as Parcel 116	Same as Parcel 116		392	392			116B	
116X	COLO. DEPT. OF HIGHWAYS	4201 E. Arkansas Ave.		39,160	39,160			116X	Conveyed to Kipling Waters, a Colorado
		Denver, Colorado 80222							Limited Partnership
SE-116	KIPLING WATERS, A COLORADO	c/o Ronald I. Zall		37,161	37,161			SE-116	
	LIMITED PARTHERSHIP	718 17th St., No. 800							
		Denver, Colorado 80202							
SE-116A	KIPLING WATERS, A COLORADO	c/o Ronald I. Zall		19,548	19,548			SE-116A	
	LIMITED PARTNERSHIP	718 17th St., No. 800							
		Denver, Colorado 80202							
SE-116B	KIPLING WATERS, A COLORADO	c/o Ronald I. Zall	NE¼ Sec. 33	12,953	12,953			SE-116B	
	LIMITED PARTNERSHIP	718 17th St. No. 800							
		Denver, Colorado 80202							

REVISIONS		
5/4/83	Add 116X, 116B,	--
—	PE-116A,	DM

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
D.O.H. FORM NO 136
Revised Feb. 1979

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R. O. W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY PROPOSED S. H. NO. 391

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO	SHEET NO.
VIII	COLORADO	IXM 0391(1) & IXMU 0391(4) Sec. 2	2B

RIGHT OF WAY
SO. KIPLING ST. MORRISON RD. - HAMPDEN AVE.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PARCEL NO.	REMARKS
			T.4S., R.69W., 6th P.M.						
						NORTH			
118	AMERICAN BUILDERS LAND CO.,	15150 E. Iliff Ave.	NW¼ Sec. 34	88,873	88,873	787,414	---	118	
	A COLORADO CORPORATION	Denver, Colorado				SOUTH			
						173,008			
						NO.WEST			
						8,058			
						SO.WEST			
						13,372			
SE-118	AMERICAN BUILDERS LAND CO.,	15150 E. Iliff Ave.	NW¼ Sec. 34	77,646	70,646			SE-118	
	A COLORADO CORPORATION	Denver, Colorado							
SE-118A	AMERICAN BUILDERS LAND CO.,	15150 E. Iliff Ave.	NW¼ Sec. 34	7,456	7,456			SE-118A	
	A COLORADO CORPORATION	Denver, Colorado							
SE-118B	AMERICAN BUILDERS LAND CO.,	15150 E. Iliff Ave.	NW¼ Sec. 34	13,396	13,396			SE-118B	
	A COLORADO CORPORATION	Denver, Colorado							
SE-118C	AMERICAN BUILDERS LAND CO.,	15150 E. Iliff Ave.	NW¼ Sec. 34	45,991	45,991			SE-118C	
	A COLORADO CORPORATION	Denver, Colorado							
120	PUBLIC SERVICE COMPANY OF	c/o Property Tax Department	SE¼ Sec. 33	74,381	74,381	---	437,317	120	
	COLORADO, A COLORADO CORPORATION	P.O. Box 840							
		Denver, Colorado 80201							
120C	PUBLIC SERVICE COMPANY		SE¼Sec. 33	331	331			120C	
120X	COLO. DEPT. OF HIGHWAYS		SE¼ Sec. 33	38,616	38,616			120X	SOLD TO PUBLIC SERVICE COMPANY OF COLORADO
Rev. 2								Rev. 2	

REVISIONS		
6/28/82	Add Par. 120X	GCF
8/26/83	AddPar. 120C	---
------	Rev. Par. 120X	D.M.

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
R.O.W. FORM NO. 136
Revised Feb. 1979

OCT 3 1984 OCT 3 1984

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO	SHEET NO.
VIII	COLORADO	IXMU 0391(1) &	2C

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY PROPOSED S.H. NO. 391

RIGHT OF WAY IXMU 0391(4) Sec. 2

REVISIONS		
12/7/81	TE-121 Rev. Chg.	—
—	to Par. 121 Rev.	JS
3/29/83	Rev. Par. 121A,	—
—	Add Par. 121B	DM
9/24/84	Rev. 121A, Add 121-R	EM

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PARCEL NO.	REMARKS
			T.4S., R.69W., 6th P.M.						
120B	PUBLIC SERVICE COMPANY OF	c/o Property Tax Department	SE¼ Sec. 33	1,789	1,789			120B	
	COLORADO, A COLORADO CORPORATION	P.O. Box 840,							
		Denver, Colorado 80201							
TE-120	PUBLIC SERVICE COMPANY OF	c/o Property Tax Department	SE¼ Sec. 33	60,013	—			TE-120	Temporary Easement for construction
	COLORADO, A COLORADO CORPORATION	P.O. Box 840,							purposes.
		Denver, Colorado 80201							
121A	BEAR CREEK ESTATES,	640 West Tennessee Avenue	SE¼ Sec. 33	46,462	46,462		3,617,476	121A	
Rev.	A LIMITED PARTNERSHIP	Denver, Colorado						Rev.	
121B	BEAR CREEK ESTATES,	640 West Tennessee Avenue	SE¼ Sec. 33	3,935	3,935	See 121A Rev.		121B	
	A LIMITED PARTNERSHIP	Denver, Colorado							
121	BEAR CREEK ESTATES,	640 West Tennessee Avenue	SE¼ Sec. 33	29,944	29,944	See 121 A Rev.		121	
Rev.	A LIMITED PARTNERSHIP	Denver, Colorado						Rev.	
121-R	BEAR CREEK ESTATES	640 West Tennessee Avenue							
	A LIMITED PARTNERSHIP	Denver, Colorado	SE 1/4 Sec. 33	122,391	122,391			121-R	
TE-121A	BEAR CREEK ESTATES,	640 West Tennessee Avenue	SE¼ Sec. 33	36,892	—			TE-121A	Temporary Easement for construction
	A LIMITED PARTNERSHIP	Denver, Colorado							purposes.
122A	NORMA V. ANDERSON	10415 W. Hampden Ave.	SE¼ Sec. 33	9,164	9,164	—	626,242	122A	
		Denver, Colorado 80227							
TE-122	NORMA V. ANDERSON	10415 W. Hampden Ave.	SE¼ Sec. 33	41,699	—			TE-122	Temporary Easement for construction
		Denver, Colorado 80227							purposes.

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
S.H.N. FORM NO 188
Revised Feb. 1979

FEDERAL ROAD REGION NO	DIVISION	PROJECT NO	SHEET NO
VIII	COLORADO	IXMU 0391(1) &	2D

R. O. W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY PROPOSED S. H. NO. 391

RIGHT OF WAY IXMU 0391(4) Sec. 2
SO. KIPLING ST. MORRISON RD. - HAMPDEN AVE.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PARCEL NO.	REMARKS	REVISIONS
			T.4S., R.69W., 6th P.M.							
						WEST				
125	THE JEFFERSON COUNTY SCHOOL		SW¼ Sec. 34	1,500	1,500	518,066	—	125		
	DISTRICT, NO. R-1, A QUASI-					EAST				
	MUNICIPAL CORPORATION					1,287,134				
125A	THE JEFFERSON COUNTY SCHOOL		SW¼ Sec. 34	1,226	1,226			125A		
	DISTRICT, NO. R-1, A QUASI-									
	MUNICIPAL CORPORATION									
125B	THE JEFFERSON COUNTY SCHOOL		SW¼ Sec. 33	78,460	78,460			125B		
Rev.	DISTRICT, NO. R-1, A QUASI-							Rev.		
	MUNICIPAL CORPORATION									
TE-125	THE JEFFERSON COUNTY SCHOOL		SE¼ Sec. 33	9,735	—			TE-125	Temporary Easement for construction	
Rev.	DISTRICT, NO. R-1, A QUASI-							Rev.	purposes.	
	MUNICPAL CORPORATION									
126	ESTATE OF AMOUL A. JONES	9683 W. Dartmouth Pl.,	NW½ Sec. 34	6,093	6,093	5,323	—	126		
		Denver, Colorado								
	PARCEL:	3100 So. Kipling St.								
		Lakewood, Colorado								
SE-126	ESTATE OF AMOUL A. JONES	9683 W. Dartmouth Pl.,	NW½ Sec. 34	5,258	5,258			SE-126		
		Denver, Colorado								
	PARCEL:	3100 So. Kipling St.								
		Lakewood, Colorado								

STATE OF COLORADO, DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS
R.O.W. FORM NO 136
Revised Feb. 1979

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY PROPOSED S.H. NO. 391

FEDERAL ROAD REGION NO	DIVISION	PROJECT NO	SHEET NO
VIII	COLORADO	IXMU 0391(1) 2	2E

RIGHT OF WAY IXMU 0391(4) Sec. 2
SO. KIPLING ST. MORRISON RD. - HAMPDEN AVE.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET: PARCEL	TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PARCEL NO.	REMARKS	REVISIONS
			T.4S., R.69W. 6th P.M.							
127	ESTATE OF CHRISTENA F. LAFFERTY		NE¼ Sec. 33	4,172	4,172	7,206	5,250	127		
115	DAN ALDEN WOOLLEY; WILLIAM JOHN WOOLLEY; W. H. WOOLLEY & CO., A PARTNERSHIP PARCEL:	6940 E. Girard Ave., #206 Denver, Colorado 80224 10500 Morrison Rd., Lakewood, Colorado	SE¼ Sec. 28 & NE¼ Sec. 33	437,261	—	—	—	115	Acquired by City of Lakewood under Project M 5323(1) Parcel 115, recorded Jan. 4, 1978 Reception No. 78000967	
117	MERLE R. JONES & ANN JONES, as husb/wife and RICHARD E. O'BRIEN & JOAN J. O'BRIEN, as husb/wife	1585 S. Vine St. Denver, Colorado	SE¼ Sec. 33	404,495	—	—	—	117	Acquired by City of Lakewood under Project M 5323(1) Parcel 117, Recorded Mar. 16, 1978 Reception No. 78023148	

FEDERAL ROAD REGION NO. VIII	DIVISION COLORADO	PROJECT NO. IXMU 0391(1) & IXMU 0391(4) SEC.2	SHEET NO. 2F

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY PROPOSED S.H. NO. 391 RIGHT OF WAY SOUTH KIPLING ST. MORRISON RD. - HAMPDEN AVE.

PARCEL NO.	OWNER	ADDRESS	LOCATION T.4S.,R.69W., 6TH P.M.	AREA IN SQ. FT. PARCEL	TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PARCEL NO.	REMARKS
PE-201	BEAR CREEK EVANGELICAL PRESBYTERIAN CHURCH, A COLORADO CORPORATION		NE 1/4 AND SE 1/4 SEC. 33	813±	813±	-	-	PE-201	FOR CONSTRUCTION AND MAINTENANCE OF ROADWAY FACILITIES.
PE-201A	SEE PE-201		SE 1/4 SEC. 33	400±	400±	-	-	PE-201A	SAME AS PE-201
TE-201	SEE PE-201		SE 1/4 SEC. 33	175±	-	-	-	TE-201	FOR CONSTRUCTION OF ROADWAY FACILITIES.
TE-201A	SEE PE-201		NE 1/4 SEC. 33	750±	-	-	-	TE-201A	SAME AS TE-201
PE-202	LEE S. MENDEL		NE 1/4 SEC. 33	1,344±	1,344±	-	-	PE-202	FOR CONSTRUCTION AND MAINTENANCE OF SIDEWALK
TE-202	SEE PE-202		NE 1/4 SEC. 33	5,770±	-	-	-	TE-202	FOR CONSTRUCTION OF RAODWAY FACILITIES.
TE-202A	SEE PE-202		NE 1/4 SEC. 33	2,536±	-	-	-	TE-202A	SAME AS TE-202
203	VICTORIA VILLAGE HOMEOWNERS ASSOCIATION INC., A COLORADO CORPORATION		NW 1/4 SEC. 34	7,584±	7,584±	-	-	203	NOTE: ALL PARCELS AND EASEMENTS ON THIS SHEET HAVE BEEN ACQUIRED BY CITY OF LAKEWOOD.
204	THE JEFFERSON COUNTY SCHOOL DISTRICT, NO. R-1, A QUASIMUNICIPAL CORPORATION		SW 1/4 SEC. 34	13,143±	13,143±	-	-	204	
TE-204	SEE 204		SW 1/4 SEC. 34	2,501±	-	-	-	TE-204	FOR CONSTRUCTION OF A FENCE.

REVISIONS		
12/11/85	ADD TAB 2F	-
--	AND ALL	-
--	200 PAR.	D6

STATE OF COLORADO
D O H - FORM NO. 128-R
Rev. September, 1977

AUG 16 1984

NOTE: Bearings on this Project are rotated and calculated to conform to the Colorado Coordinate Systems, Central Zone. The Deed Measurements are shown in Parenthesis

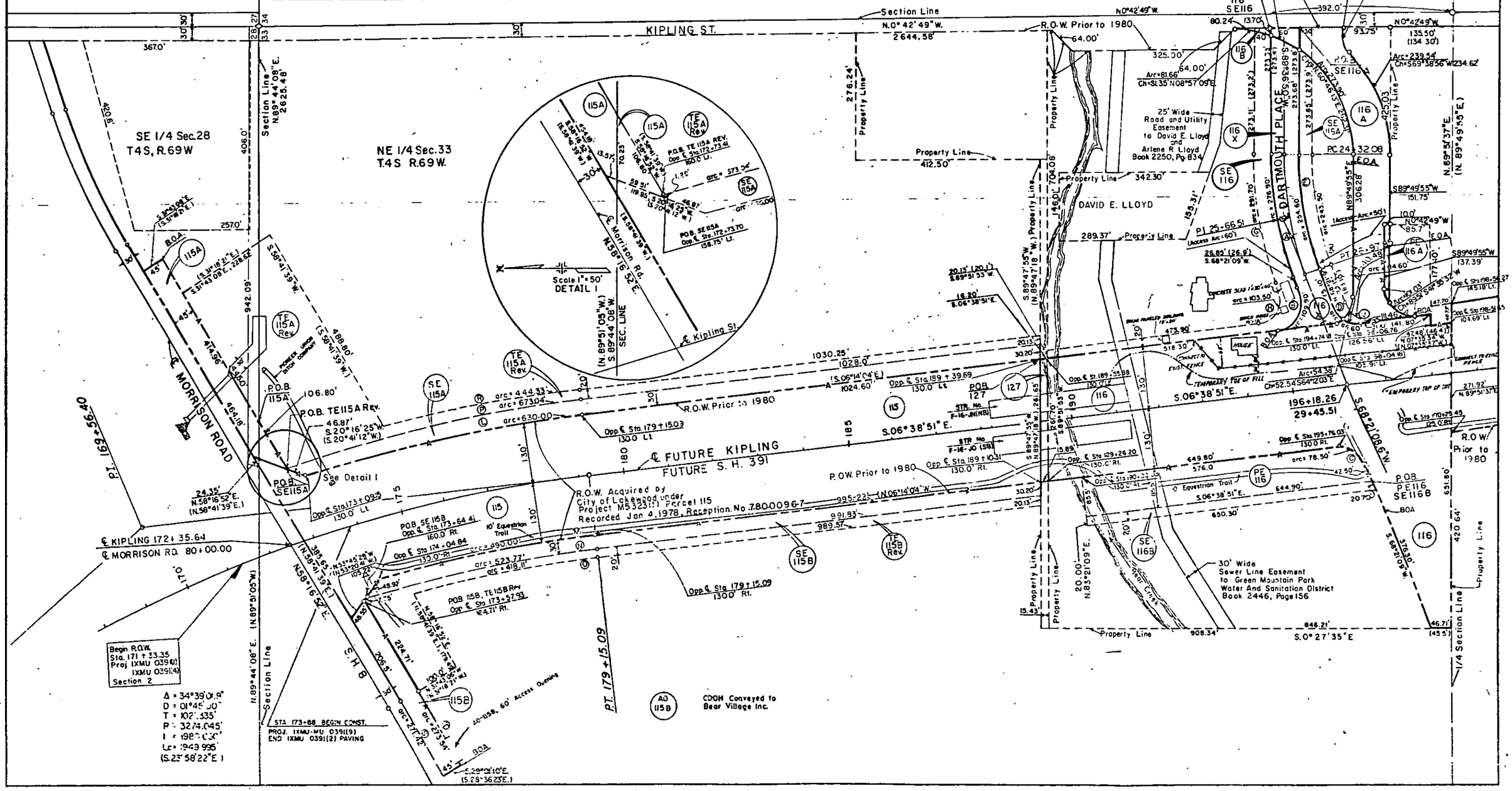
PARCEL ARC INFORMATION						
NO	Δ	D	T	L	R	LC
A	21°15'41.4"	7°40'42"	140.061	276.901	746.197	275.315
B	104°59'35.8"	95°29'34.8"	78.184	109.949	60.00	95.198
C	75°00'02.6	95°29'34.8"	46.040	78.541	60.00	73.052
D	74°59'24"	88°41'30.5"	49.561	84.550	64.601	78.643
E	21°15'41.4"	8°20'59"	128.799	254.636	686.197	253.178
G	21°15'41.4"	7°17'15.7"	147.569	291.745	786.197	290.074
H	104°57'06.6"	101°24'30.6"	73.568	103.494	56.500	89.620
J	74°59'23.9"	88°41'30.5"	49.560	84.550	64.600	78.643
K	21°15'40.8"	8°43'47.6"	123.168	243.503	656.200	242.108
L	10°36'14.2"	1°40'59.4"	315.902	630.00	3404.045	629.101
M	8°55'46.1	1°49'20.5"	245.435	489.996	3144.045	489.50
N	9°38'13"	1°50'24"	262.505	523.771	3114.045	523.153
O	7°44'33.5"	1°51'06"	209.375	418.112	3094.045	417.794
P	11°13'46.1"	1°40'06"	337.603	673.043	3434.045	671.966
R	7°22'13.9"	1°39'32"	222.471	444.327	3454.045	444.021
S	2°41'59.3"	0°59'41"	135.732	271.414	5760.00	271.389
T	2°41'59.3"	0°59'13.2"	136.793	273.534	5805.00	273.509

Parcel No.	Owner
TE 115A Rev, TE 115B Rev, SE 115B, SE 115A, 115B, 115A, 115	DAN ALDEN WOOLLEY; WILLIAM JOHN WOOLLEY; W.H. WOOLLEY & CO. a Partnership;
PE 116, SE 116B, SE 116A, SE 116, 116	KIPLING WATERS, a Colorado Limited Partnership
127	ESTATE OF CHRISTENA F. LAFFERTY
116 X	Colo. Dept. of Highways conveyed to Kipling waters, a Colo. LTD. Partnership
PE 116A, 116 B, 116 A	Kipling Waters, a Colo. LTD. Partnership

FEDERAL ROAD REGION NO	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	IXMU 0391(.) & IXMU 0391(4) Sec. 2	3	7

RIGHT OF WAY
SOUTH KIPLING ST.
Morrison Rd. to Hampden Ave.

REVISIONS	
10/23/81 Add const. limits, str no. & square inf.	JS
6/21/82 Add Access Symbols	DA Z
5-4-83 Add 116X, PE-116A, Add 116B	D.M.
8/8/84 Add Access AO-115B	KLW



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	IXMU 0391(1) & IXMU 0391(4) Sec.2	4	7

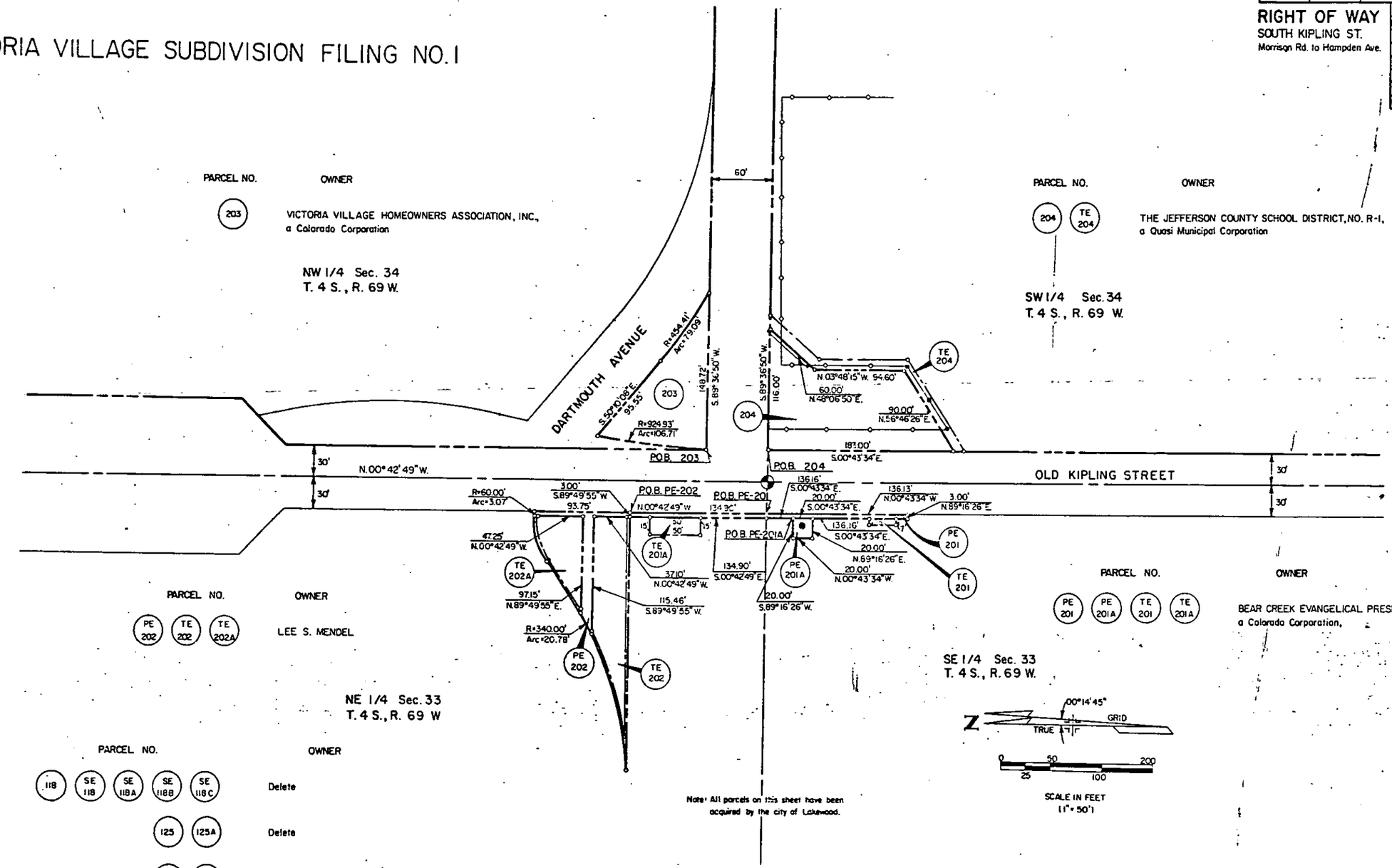
RIGHT OF WAY

SOUTH KIPLING ST.

Morrison Rd. to Hampden Ave.

REVISIONS		
12/11/85	Del. SE-118, SE-118A, SE-118B,	—
—	SE-118C, 118, 125, 125A, 126 and	—
—	SE-126. Add PE-201, PE-201A,	—
—	TE-201, TE-201A, PE-202,	—
—	TE-202, TE-202A, 203, 204,	—
—	TE-204	06

VICTORIA VILLAGE SUBDIVISION FILING NO.1



PARCEL NO.	OWNER
118, SE 118, SE 118A, SE 118B, SE 118C	Delete
125, 125A	Delete
SE 126, 126	Delete

Note: All parcels on this sheet have been acquired by the city of Lakewood.

DISTRICT NO. 6

PRELIMINARY PLANS

SUBJECT TO CHANGES

DATE DEC 30 1985

DIVISION OF HIGHWAYS, STATE OF COLORADO
D.O.H. FORM NO 126-R
Rev. September, 1977

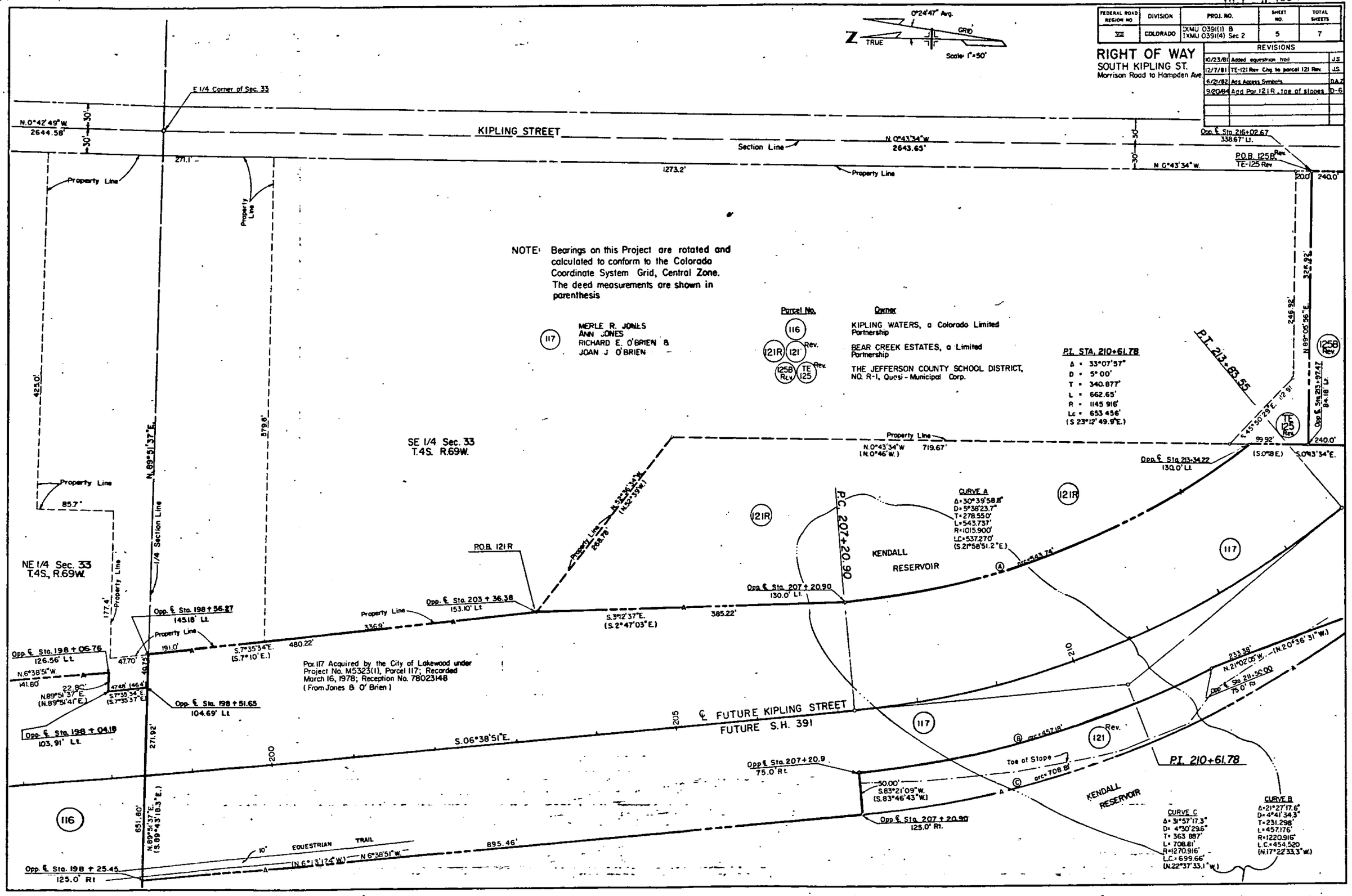
OCT 3 1984

FEDERAL ROAD REGION NO	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	IXMU 0391(1) & IXMU 0391(4) Sec 2	5	7

REVISIONS

10/23/81	Added equestrian trail	JS
12/7/81	TE-121 Rev Chg. to parcel 121 Rev.	JS
6/21/82	Add Access Symbols	DAZ
9/20/84	Add Par. 121R, toe of slopes	D-6

RIGHT OF WAY
SOUTH KIPLING ST.
Morrison Road to Hampden Ave.



NOTE: Bearings on this Project are rotated and calculated to conform to the Colorado Coordinate System Grid, Central Zone. The deed measurements are shown in parenthesis

Parcel No.	Owner
116	KIPLING WATERS, a Colorado Limited Partnership
121R, 121 Rev., 125B Rev., TE 125 Rev.	BEAR CREEK ESTATES, a Limited Partnership
	THE JEFFERSON COUNTY SCHOOL DISTRICT, NO. R-1, Quasi-Municipal Corp.
117	MERLE R. JONES ANN JONES RICHARD E. O'BRIEN & JOAN J. O'BRIEN

CIVISION OF HIGHWAYS, STATE OF COLORADO
D O H. FORM NO. 128-R
Rev. September, 1977

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO	TOTAL SHEETS
VIII	COLORADO	IXMU 0391(1) & IXMU 0391(4) Sec. 2	6	7

RIGHT OF WAY
SOUTH KIPLING ST.
Morrison Road to Hampden Ave.

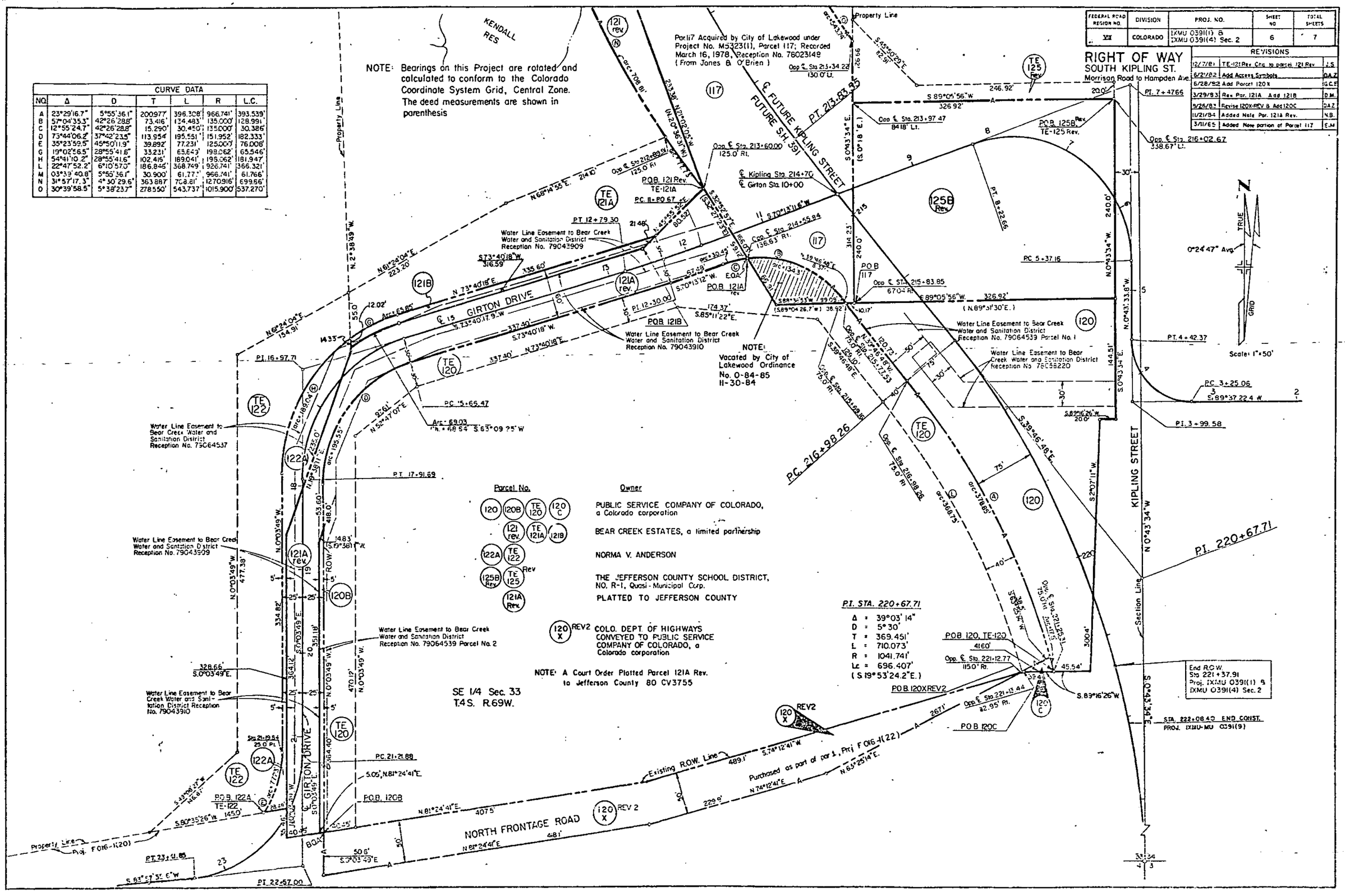
REVISIONS

12/7/81	TE-121 Rev Chg to parcel 121 Rev	J.S
6/21/82	Add Access Symbols	DAZ
6/28/82	Add Parcel 120X	GCF
3/29/83	Rev Par. 121A Add 121B	D.M.
9/26/83	Revise 120X-REV & Add 120C	DAZ
11/21/84	Added Note Par. 121A Rev.	N.B.
3/11/85	Added Note portion of Parcel 117	E.M

NOTE: Bearings on this Project are rotated and calculated to conform to the Colorado Coordinate System Grid, Central Zone. The deed measurements are shown in parenthesis

CURVE DATA

NO.	Δ	D	T	L	R	L.C.
A	23°29'16.7"	5°55'36.1"	200.977'	396.308'	966.741'	393.539'
B	57°04'35.3"	42°26'28.8"	73.416'	134.483'	135.000'	128.991'
C	12°55'24.7"	42°26'28.8"	15.290'	30.450'	135.000'	30.386'
D	73°44'06.2"	37°42'23.5"	113.954'	195.551'	151.952'	182.333'
E	35°23'59.5"	45°50'11.9"	39.892'	77.231'	125.000'	76.008'
G	19°02'56.5"	28°55'41.6"	33.231'	65.649'	198.062'	65.546'
H	54°41'10.2"	28°55'41.6"	102.416'	189.041'	198.062'	181.947'
L	22°47'52.2"	6°10'57.0"	186.846'	368.749'	926.741'	366.321'
M	03°39'40.8"	5°55'36.1"	30.900'	61.777'	966.741'	61.766'
N	31°57'17.3"	4°30'29.6"	363.887'	708.81'	1270.916'	699.66'
O	30°39'58.5"	5°38'23.7"	278.550'	543.737'	1015.900'	537.270'



Parcel No.	Owner
120, 120B, TE 120, 120 C	PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation
121 rev., TE 121A, 121B	BEAR CREEK ESTATES, a limited partnership
122A, TE 122	NORMA V. ANDERSON
125B Rev, TE 125 Rev, 121A Rev.	THE JEFFERSON COUNTY SCHOOL DISTRICT, NO. R-1, Quasi-Municipal Corp.
	PLATTED TO JEFFERSON COUNTY
120 X REV2	COLO. DEPT. OF HIGHWAYS CONVEYED TO PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation

NOTE: A Court Order Platted Parcel 121A Rev. to Jefferson County 80 CV3755

SE 1/4 Sec. 33 T.4 S. R.69W.

P.I. STA. 220+67.71
Δ = 39°03' 14"
D = 5°30'
T = 369.451'
L = 710.073'
R = 1041.741'
Lc = 696.407'
(S 19°53'24.2"E.)

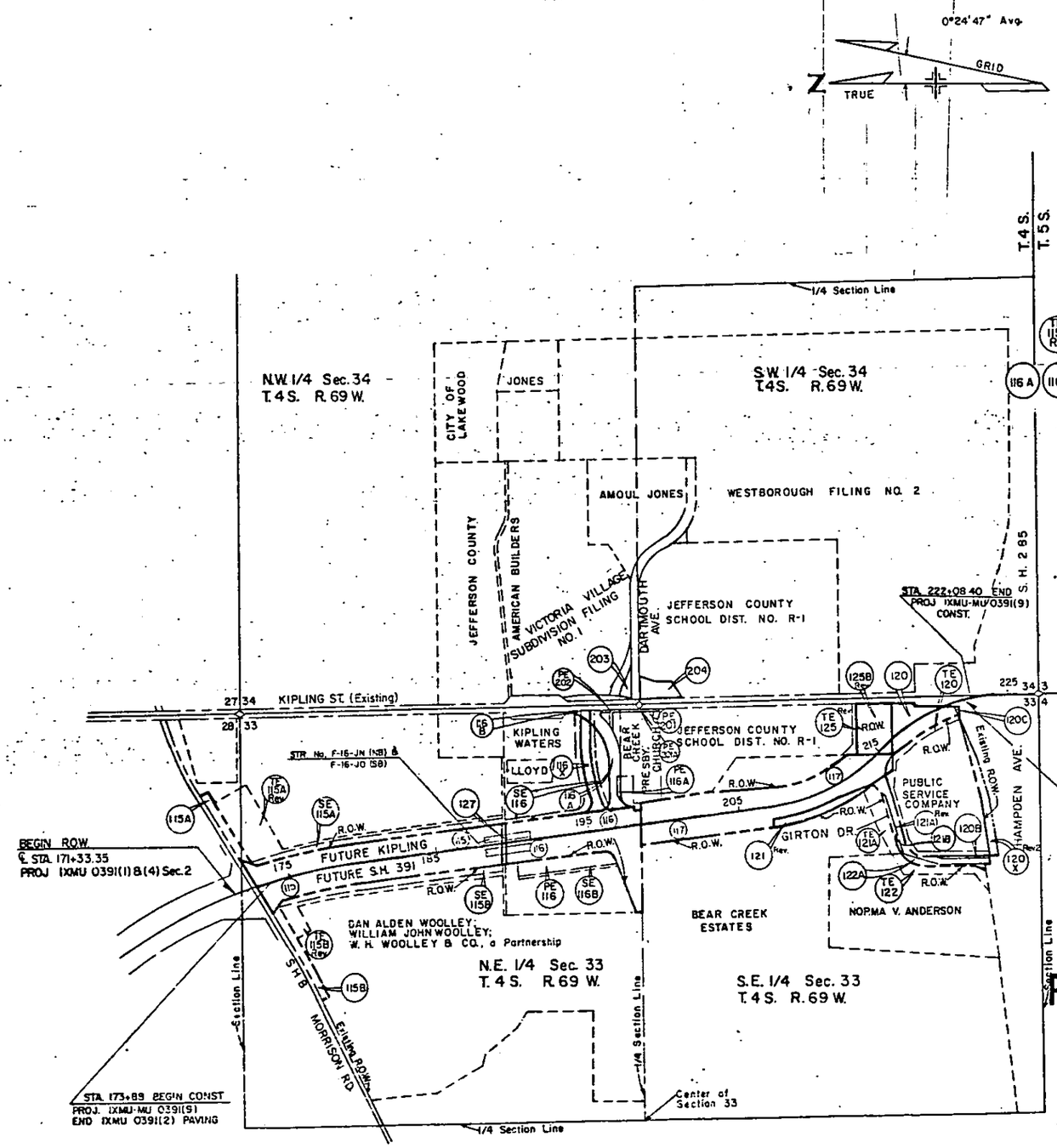
NOTE: Bearings on this Project are rotated and calculated to conform to the Colorado Coordinate System Grid, Central Zone. The measurements are shown in parenthesis

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	IXMU 0391(1) & IXMU 0391(4) Sec. 2	7	7

RIGHT OF WAY
SOUTH KIPLING ST.
Morrison Road to Hampden Ave.

REVISIONS

10/23/81	Added const. limits & str. no's	J.S.
2/7/8	TE-121 Rev., Chg. to parcel 121 Rev	JS
6/28/82	Add Parcel 120 K	G.C.F.
3/29/83	Rev. Par. 121A, Add 121B	D.M.
5-4-83	Add 116X, 116B, PE-116, Chg. 116A	D.M.
8-26-83	Rev. 120X Rev. Add 120 C	D.M.
11/21/84	Add Note Parcel 121A Rev.	N.B.
12/11/85	Add PE-201, PE-201A, PE-202, 203 &	—
—	204; Del. NB, SE-118, SE-118A, SE-118B	—
—	SE-118C, 125, 125A, 126 & SE-126.	DG



NOTE: PE-202, 203, 204, PE-201 & PE-201A acquired by the City of Lakewood

PE 202	LEE S. MENDEL
203	VICTORIA VILLAGE HOMEOWNERS ASSOCIATION INC., a Colorado Corporation
PE 201, PE 201A	BEAR CREEK EVANGELICAL PRESBYTERIAN CHURCH, a Colo. Corp.
TE 115B Rev, TE 115A Rev, SE 115B, SE 115A, 115B, 115A, 115	DAN ALDEN WOOLLEY; WILLIAM JOHN WOOLLEY; W. H. WOOLLEY & CO., a Partnership
116A, 116B, SE 116B, SE 116A, SE 116, PE 116, 116, PE 116A	KIPLING WATERS, a Colorado Limited Partnership
SE 118A, SE 118B, SE 118C, SE 118, 118	DELETE
120C, TE 120, 120B, 120	PUBLIC SERVICE COMPANY OF COLORADO, a Colorado corporation
121B, 121 Rev., TE 121A	BEAR CREEK ESTATES, a Limited Partnership
TE 122, 122A	NORMA V. ANDERSON
204, TE 125 Rev, 125B Rev, 125A Del, 125 Del.	THE JEFFERSON COUNTY SCHOOL DISTRICT, R-1, a Quasi-Municipal corporation
SE 126, 126	DELETE
127	ESTATE OF CHRISTENA F. LAFFEPTY
117	MERLE R. JONES ANN JONES RICHARD E. O'BRIEN & JOAN J. O'BRIEN
120X Rev. 2	COLO. DEPT. OF HIGHWAYS SOLD TO PUBLIC SERVICE COMP. OF COLORADO
116 X	COLO. DEPT. OF HIGHWAYS conveyed to Kipling Waters, a Colo. limited partnership
121A	Platted to Jefferson County.

DISTRICT NO. 8
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE DEC 3 0 1986

OWNERSHIP MAP

400 0 400 800 1200
Scale: 1" = 400'