

CITY OF ARVADA 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 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
- Deer Fence
- Trass
- Deciduous
- Coniferous

- Tel. & Telegraph Lines
- Electric Lines
- Electric 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)

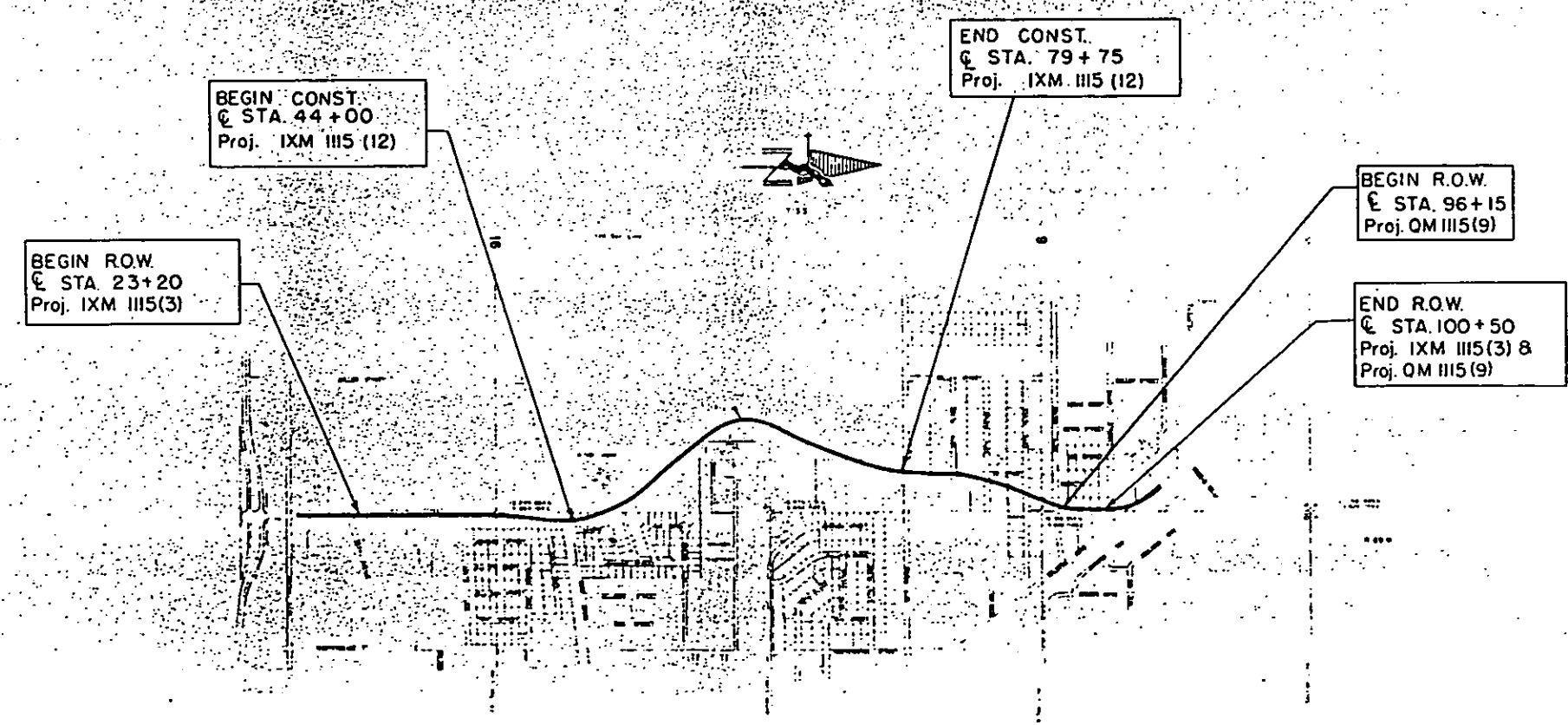
RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. IXM III5(3) & QM III5(9) KIPLING STREET ARVADA JEFFERSON COUNTY RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS
PLAN SHEETS 1" = 50'

R.O.W. LENGTH OF PROJECT - 1.464 Miles

INDEX OF SHEETS	
SHEET NO. 1	TITLE SHEET
2 thru 2 J	TABULATION OF PROPERTIES
3 thru 10	PLAN SHEETS
11 & 12	OWNERSHIP SHEETS

NOTE: PROJECT PREPARED & CALCULATED
BY CONSULTANT - HNTB.



CITY OF ARVADA
SCALE

FEDERAL ROAD DIST. NO.	DIVISION	PROJECT NO.	SHEET NO.
XXI	COLORADO	IXM III5(3) & QM III5(9)	1

REVISIONS	
1-26-84 ADD QM III5(9)	JMK
4-28-85 Add sheet 2G	D-6
4/14/88 Add sheets 11 and 12	
7/27/88 Add Sheet 2J	

DIVISION OF HIGHWAYS

APPROVED _____
DISTRICT ENGINEER DATE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED _____
DIVISION ADMINISTRATOR DATE

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY

RIGHT OF WAY KIPLING STREET
49TH AVE. TO RALSTON ROAD

PARCEL NO.	OWNER	ADDRESS	LOCATION SEC. 15, T.3S., R.69W. 6TH P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER				11/29/83	REVISED A-4D	JHK
						LEFT	RIGHT					
										--	ADDED A-4E	
										04/17/84	ADDED TE A-4B	JHK
										12/09/85	ADDED TE-A-4B D6	
A-3	EARL E. HUMPHREY	9920 W. 53RD AVE.	SANDRA-TERRI SUB-DIVISION	5,938	5,938	-0-	-0-	A-3	Recpt. No. 82032942			
	CAROL L. HUMPHREY, J.T.		BLOCK 3, LOT 1									
A-4A	STATE OF COLORADO BOARD OF LAND COMMISSIONERS	10285 RIDGE ROAD	E. 1/2	20,892	20,892	69AC	-0-	A-4A	Recpt. No. 84075705			
											NOV 7 1988	
TE-A-4A	STATE OF COLORADO BOARD OF LAND COMMISSIONERS	10285 RIDGE ROAD	N.E. 1/4	734		SEE PARCEL A-4A		TE-A-4A	FOR THE PURPOSE OF DETOUR ROADWAY CONSTRUCTION			
TE-A-4B	STATE OF COLORADO BOARD OF LAND COMMISSIONERS	10285 RIDGE ROAD	S.E. 1/4	702				TE-A-4B	FOR CONSTRUCTION PURPOSES			
A-4-B REV.	STATE OF COLORADO BOARD OF LAND COMMISSIONERS	10285 RIDGE ROAD	E. 1/2	570,604	570,604	SEE PARCEL A-4-A		A-4-B REV.	Receipt. No. 84075705			
A-4BR1	DELETED											
A-4BR2	DELETED											
A-4C	STATE OF COLORADO BOARD OF LAND COMMISSIONERS	10285 RIDGE ROAD	E. 1/2	4,260	4,260	SEE PARCEL A-4A		A-4C	Receipt. No. 84075705			
TE-A-4D	STATE OF COLORADO BOARD OF LAND COMMISSIONERS	10285 RIDGE ROAD	E. 1/2	28,270		SEE PARCEL A-4A		TE-A-4D	FOR THE PURPOSE OF TEMPORARY ACCESS ROADWAY AND SLOPE EASEMENT CONST.			
A-4D REV.	STATE OF COLORADO BOARD OF LAND COMMISSIONERS	10285 RIDGE ROAD	E. 1/2	25,999	25,999	SEE PARCEL A-4A		A-4D REV.				
A-4E	STATE OF COLORADO BOARD OF LAND COMMISSIONERS	10285 RIDGE ROAD	S.E. 1/4	4,832	4,832	SEE PARCEL A-4A		A-4E				

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY

RIGHT OF WAY

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R.O.W. TABULATION OF PROPERTIES IN					JEFFERSON		COUNTY		FEDERAL ROAD REGION NO. VIII		DIVISION COLORADO		PROJECT NO. IXM 1115(3)		SHEET NO. 2B	
									RIGHT OF WAY				KIPLING STREET		49TH TO RALSTON ROAD	
PARCEL NO.	OWNER	ADDRESS	LOCATION SEC. 15, T.3S., R.69W. 6TH P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS						
				PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT				05/10/88	NAME CORR.	--				
			SANDRA-TERRI SUBDIVISION													
A-5	BILLY E. ARELLANO	5146 KIPLING STREET	BLOCK 3, LOT 2	5,995	5,995	-0-	-0-	A-5								
	SHIRLEY A. ARELLANO, J.T.															
A-6	CHRISTINE M. PILLING	5112 KIPLING STREET	BLOCK 3, LOT 8	6,011	6,011	-0-	-0-	A-6								
A-7	THOMAS L. SHOUP AND SHARON E. SHOUP., J.T.	9911 W. 53RD AVENUE	BLOCK 2, LOT 2	6,485	6,485	-0-	-0-	A-7								
			SEC. 9, T.3S., R.69W.													
			6TH P.M.													
			WANDA-ROSE SUBDIVISION													
A-8	EARL H. PRATHER	10003 W. 60TH AVENUE	LOT 32	9,801	9,801	-0-	-0-	A-8								
	ALICE E. PRATHER, J.T.															
			SEC. 15, T.3S., R.69W.													
			6TH P.M.													
			SANDRA-LYNN SUBDIVISION													
A-9	IDA MARIE A. MARTIN	5309 SANDRA WAY	LOT 54	9,542	9,542	-0-	-0-	A-9								
	A MARRIED PERSON		SEC. 9, T.3S., R.69W.													
			6TH P.M.													
			WANDA-ROSE SUBDIVISION													
A-10	MERLIN S. LARKINS DOROTHY LARKINS J.T.	6015 KIPLING STREET	LOT 33	8,526	8,526	-0-	-0-	A-10	TO BE ACQUIRED ON PROJ. QM 1115(9)							
A-11	THOMAS L. WENZINGER, BYRON D. KAVEN AND THOMAS L. WENZINGER PER. REP. FOR EVELYN P. WENZINGER a/k/a EVELYN MINOR ESTATE	6025 KIPLING ST.	LOT 34	8,516	8,516	-0-	-0-	A-11	TO BE ACQUIRED ON PROJ. QM 1115(9)							

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FEDERAL ROAD REGION NO. VIII	DIVISION COLORADO	PROJECT NO. IXM 1115(3)	SHEET NO. 2C
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R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY

RIGHT OF WAY KIPLING STREET
49TH TO RALSTON ROAD

R.O.W. TABULATION OF PROPERTIES IN SEVERSON												
PARCEL NO.	OWNER	ADDRESS	LOCATION SEC. 9, T. 3S., R. 69W. 6TH P.M. WANDA-ROSE SUBDIVISION	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER				07/21/88	CHG. SHEET 2B	--
						LEFT	RIGHT			--	TO 2C	D6
A-12	EVERETT L. JACKSON KATHERINE L. JACKSON, J.T.	6045 KIPLING STREET	LOT 35	8,507	8,507	-0-	-0-	A-12	TO BE ACQUIRED ON PROJ. QM 1115(9)			
A-13	JOHN C. MCDANIEL AND WALTRAUT E. MCDANIEL, J.T.	6055 KIPLING STREET	LOT 36	8,497	8,497	-0-	-0-	A-13	TO BE ACQUIRED ON PROJ. QM 1115(9)			
A-14	WILLIAM W. CORBIN AND LORA M. CORBIN, J.T.	10000 ALLENDALE DRIVE	LOT 37	9,875	9,875	-0-	-0-	A-14	TO BE ACQUIRED ON PROJ. QM 1115(9)			
			SEC. 15, T. 3S., R. 69W. 6TH P.M. SANDRA-LYNN SUBDIVISION									
1	JOSEPH SCHEIERMAN CHRISTINA F. SCHEIERMAN, J.T.	9947 RIDGE ROAD	LOT 55	11,705	11,705	-0-	-0-	1				
			SEC. 15, T. 3S., R. 69W. 6TH P.M. SANDRA-TERRI SUBDIVISION									
2	LOUIS J. SCHUETZ	9905 W. 51ST PLACE	BLOCK 3, LOT 10	6,032	6,032	-0-	-0-	2	REC. NO. 82009968			
8	JOHN A. MENDOZA DORA MENDOZA JOSE MENDOZA	5108 KIPLING STREET.	BLOCK 3, LOT 9	6,016	6,016	-0-	-0-	8				
10	RICHARD H. ALBECK LOIS M. ALBECK, J.T.	5116 KIPLING STREET	BLOCK 3, LOT 7	6,007	6,007	-0-	-0-	10				
11	GLEN E. PEARSON HELEN V. PEARSON, J.T.	5122 KIPLING STREET	BLOCK 3, LOT 6	6,003	6,003	-0-	-0-	11				

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R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY					FEDERAL ROAD REGION NO. VIII	DIVISION COLORADO	PROJECT NO. IXM 1115(3)		SHEET NO. 2D			
					RIGHT OF WAY				KIPLING STREET 49TH AVE. TO RALSTON ROAD			
PARCEL NO.	OWNER	ADDRESS	LOCATION SEC. 15, T.3S., R.69W. 6TH P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT				12/09/85	ADD PARCELS	--
										--	16,17,22,	--
										--	TE-16, TE-17	--
										--	TE-20, TE-22	D6
										09/09/87	NAME CHG. 20	--
										--	TE-20	D6
										05/11/88	CORR. NAMES	--
											PAR16, TE-16,	--
											20, TE-22,	--
											AREA 18	D6
										07/21/88	CHG. SHEET 2C	--
										--	TO 2D	D6
12	HENRY CORKHILL AND	5128 KIPLING ST.	SANDRA-TERRI SUB-DIVISION	6,009	6,009	-0-	-0-	12				
	MIRIAM E. CORKHILL, J.T.											
13	JOE GARRETT, J.R. AND	5134 KIPLING ST.	BLOCK 3, LOT 4	6,004	6,004	-0-	-0-	13				
	HAZEL J. GARRETT, J.T.											
14	ROBERT W. BARROWS	5140 KIPLING ST.	BLOCK 3, LOT 3	6,000	6,000	-0-	-0-	14				
	GERALDINE A. BARROWS, J.T.											
16	DENNIS M DORAN & DONALD J. LANGER		LOT 1, KIPLING 5000 PLAZA	1,339	1,339		9,288	16	FOR CONSTRUCTION OF ROADWAY FACILITIES.			
TE-16	DENNIS DORAN & DONALD J. LANGER		LOT 1, KIPLING 5000 PLAZA	2,101				TE-16	FOR CONSTRUCTION PURPOSES			
17	5010 ASSOCIATES		LOT 2, KIPLING 5000 PLAZA	939	939		17,058	17	FOR CONSTRUCTION OF ROADWAY FACILITIES.			
TE-17	5010 ASSOCIATES		LOT 2	960				TE-17	FOR CONSTRUCTION PURPOSES			
18	GORDON P. WINKEL	9916 W. 53RD PL.	BLOCK 2, LOT 1	6,592	6,592	-0-	-0-	18				
19 REV.	ROBERT R. BUSHEFF	5334 KIPLING ST.	LOTS 1 AND 2	12,408	12,408	-0-	-0-	19 REV.				
20	PENSACOLA, A COLORADO GENERAL PARTNERSHIP	9700 W. 51ST PL.	NW 1/4 SW 1/4	5,040	5,040			20				
TE-20	PENSACOLA, A COLORADO GENERAL PARTNERSHIP	9700 W. 51ST PL.	NW 1/4 SW 1/4	5,576				TE-20	FOR CONSTRUCTION PURPOSES			
21	DELETED											
22	J.E. LAKIN, CURRY ALEXANDER, a Curry Alexander Corp. a Colo. Corp.		LOTS 3 AND 4, KIPLING 5000 PLAZA	1,830	1,830		24,353	22	FOR CONSTRUCTION OF ROADWAY FACILITIES.			
TE-22	SEE PARCEL 22		LOTS 3 AND 4 KIPLING 5000 PLAZA	10,054				TE-22	FOR CONSTRUCTION PURPOSES			
			SANDRA LYNN SUBDIVISION									
24	RONALD G. GREGORY	5311 SANDRA WAY	LOT 53	9,542	9,542	-0-	-0-	24				
	DEBORAH C. GREGORY, J.T.											
25	EDNA I. MILLER	5315 SANDRA WAY	LOT 52	9,542	9,542	-0-	-0-	25				
	FORREST RONALD HILLER, J.T.											
26	DAVID S. BLASHILL	5321 SANDRA WAY	LOT 51	12,121	12,121	-0-	-0-	26				
	LEILANI T. BLASHILL, J.T.											

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R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY

RIGHT OF WAY
KIPLING STREET
49TH TO RALSTON ROAD

PARCEL NO.	OWNER	ADDRESS	LOCATION SEC. 15, T.3S., R.69W. 6TH P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT				09/29/83	REV.31,32,33	JHK
			SANDRA-LYNN SUBDIVISION							01/06/84	REV.31A REV,	--
										--	32REV, 33REV	JHK
										01/23/84	ADDED 28A	--
										--	REV.31REV,	--
										--	33REV.2	JHK
										03/07/84	DELETE 31AREV2	GP
										09/10/84	REV.32 REV 3	GP
										01/06/84	REV.TE33AREV2	JHK
										01/06/84	DEL.TE33BREV	JHK
										01/23/84	REV.34REV.2	JHK
										07/21/88	CHG.SHEET 2D	--
										--	TO 2E	D6
27	BERT L. ROGERS BARBARA M. ROGERS J.T.	5327 SANDRA WAY	LOT 50	15,417	15,417	-0-	-0-	27				
28	WILLARD L. DUTTON MARTHA M. DUTTON J.T.	5368 LYNN DRIVE	LOT 30	4,873	4,873	-0-	9,769	28				
28A REV	WILLARD L. DUTTON MARTHA M. DUTTON J.T.	5368 LYNN DRIVE	LOT 30	2,304	2,304	-0-	470	28A REV				
29	DOROTHY A. BRAND	5369 LYNN DRIVE ARVADA, CO 80002	LOT 29	120	120	-0-	8,064	29				
			SEC. 15, T.3S., R.69W. 6TH P.M. SANDRA-TERRI SUBDIVISION									
TE-30	WILLIAM A. AUSTIN AND ROXIE L. AUSTIN, J.T.	9907 W. 53RD PLACE ARVADA, CO. 80002	BLOCK 2, LOT 3	178	-0-	-0-	7,287	TE-30	FOR THE PURPOSE OF DETOUR ROADWAY CONSTRUCTION			
			SEC. 9, T.3S., R.69W. 6TH P.M.									
31 REV.	STANLEY LASSAK, (1/2 Int.) BERTRAM KAUFMAN, JACK GREENWALD, JACKUES A. MACHOK, JR. (1/2 Int.)	9848 W. 60TH AVENUE ARVADA, CO. 80004	SE 1/4 OF SE 1/4	12,115	12,115	603,783	-0-	31 REV.				
32 REV4	STANLEY LASSAK (50%), W.E. SHAINHOLTZ (12 1/2%) THOMAS FURBER (25%), EDWARD J. LASKOWSKI (12 1/2%), T.C.		SE 1/4 OF SE 1/4	246,792	246,792	106,722	66,994	32REV4				
33 REV2	EVELYN STAHL		SE 1/4 OF SE 1/4	65,177	65,177	-0-	149,033	33REV2				
TE-33A REV. 2	EVELYN STAHL a/k/a/ EVELYN W. STAHL.		SE 1/4 OF SE 1/4	37,904	37,904	SEE PARCEL 33 REV2		TE-33A REV.2	FOR THE PURPOSE OF ACCESS ROADWAY CONSTRUCTION.			
TE-33B REV.	DELETED											
34 REV2	THOMAS R. FURBER PATRICIA ANN FURBER, J.T.		SE 1/4 OF SE 1/4	6,334	6,334	-0-	207,876	34REV2				
SE-34A	SEE PARCEL 34 REV. 2		SEE PARCEL 34 REV. 2	4,777		SEE PARCEL 34 REV2		SE-34A	FOR THE PURPOSE OF SLOPE CONSTRUCTION.			

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R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY

RIGHT OF WAY
KIPLING STREET
49TH TO RALSTON ROAD

PARCEL NO.	OWNER	ADDRESS	LOCATION SEC.9, T.3S.,R.69W. 6TH P.M.	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER				09/09/87	ADD PAR 35	D6
						LEFT	RIGHT			06/05/86	ADD PAR 36,	--
35 REV	VIRGINIA A. WHITE	8001 W. 20TH AVE. DENVER, CO 80215	PART OF LOT 12, RALSTON VALLEY GARDEN 3	38,612	38,612	-0-	-0-	35 REV		--	TE-36	D6
										09/09/87	ADD PAR 38,	--
										--	TE-38A,TE-38B	D6
										09/09/87	ADD PAR 39A,	--
										--	39B,TE-39	D6
36	PETER P. & ANITA T. POVILUS, J.T. D/B/A P.A. POVILUS CO., a partnership		PART OF LOT 12, RALSTON VALLEY GARDEN 3	7,662	7,662	31,907		36		06/05/86	NAME CHG 41	D6
										10/07/87	REV.35	--
										--	REV.TE-38A	--
										--	ADD TE-38C	D6
										05/10/88	CORR NAME	--
											PAR 42 & 43	D6
TE-36	PETER P. & ANITA T. POVILUS, J.T. D/B/A P.A. POVILUS CO., a partnership		PART OF LOT 12, RALSTON VALLEY GARDEN 3	3,015	--	SEE PARCEL 36		TE-36	FOR CONS CONST. PURPOSES	07/21/88	CHG.SHEET 2E	--
										--	TO 2F	D6
37 REV.	R.A. NEWHOUSER	5861-71-81-5891 LEE ST LOT 11, RALSTON 10217-23 W. 58TH PLACE VALLEY GARDEN 3 10210-16 W. 59TH AVE.		7,204	7,204	35,168	-0-	37 REV.		NOV 7 1988		
SE-37A	R.A. NEWHOUSER	SEE PARCEL 37 REV.	LOT 11, RALSTON VALLEY GARDEN 3	3,752	3,752	SEE PARCEL 37 REV		SE-37A	FOR THE PURPOSE OF SLOPE CONSTRUCTION.			
38	KING OF GLORY EVANGELICAL LUTHERAN CHURCH	10001 W. 58TH AVE. ARVADA, CO 80002	PART OF LOT 15, RALSTON VALLEY GARDEN 3	5,231	5,231	-0-	129,499	38				
TE-38A REV.	KING OF GLORY EVANGELICAL LUTHERAN CHURCH	SEE PARCEL 38	SEE PARCEL 38	21,162	--	SEE PARCEL 38		TE-38A REV.	FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF ROADWAY SLOPES.			
TE-38B	SEE PARCEL 38	SEE PARCEL 38	SEE PARCEL 38	1,125	--	SEE PARCEL 38		TE-38B				
TE-38C	SEE PARCEL 38	SEE PARCEL 38	SEE PARCEL 38	15,379	--	SEE PARCEL 38		TE-38C	FOR THE PURPOSE OF EARTHWORK, ROADWAY AND PARKING LOT CONSTRUCTION			
39A	ARVADA HOUSE	C/O INTRAWEST MORTGAGE CO. P.O. BOX 6504 ENGLEWOOD, CO. 80155-6504	PART OF LOT 10, RALSTON VALLEY GARDEN 3	151	151	-0-	44,455	39A				
39B	ARVADA HOUSE	SEE PARCEL 39A	SEE PARCEL 39A	146	146	SEE PARCEL 39A		39B				
TE-39	ARVADA HOUSE	SEE PARCEL 39A	SEE PARCEL 39A	2,324	--	SEE PARCEL 39A		TE-39	FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF ROADWAY SLOPES.			
40	DRUE JR. CHRISTIAN A. PATRICIA CHRISTIAN	5870-5876 LEE STREET 5480 MARSHALL ARVADA, CO 80002	NE 1/4 OF SE 1/4 RALSTON VALLEY GARDEN 3	12,019	12,019	-0-	-0-	40				
41	JOHN H. WEUST AND EDYTHE R. WEUST, J.T.	5918-5948 LEE STREET 6701 W. CEDAR AVE. DENVER, CO 80226	PART OF LOT 8, RALSTON VALLEY GARDEN 3	12,492	12,492	-0-	-0-	41				
42	HOWARD W. AND JOLENE K. KNAPP, J.T.	100040 W. 59TH PLACE	PART OF LOT 8, RALSTON VALLEY GARDEN 3	13,283	13,283	-0-	-0-	42				
43	RICHARD R. & FRANCES C. RAPER	10021-31 W. 59TH PLACE	PART OF LOT 13, RALSTON VALLEY GARDEN 3	12,579	12,579	-0-	-0-	43				

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R.O.W. TABULATION OF PROPERTIES IN				JEFFERSON		COUNTY		RIGHT OF WAY		KIPLING STREET		49TH TO RALSTON ROAD		PROJECT NO.		SHEET NO.	
FEDERAL ROAD				DIVISION		COLORADO		IXM 1115(3)		2H							
REGION NO. VIII																	

5333
MEADE

NOV 22 1988

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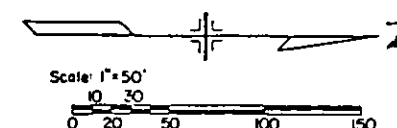
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FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	IXM 1115(3)	3	12

RIGHT OF WAY
KIPLING STREET
49th Avenue to Ralston Road

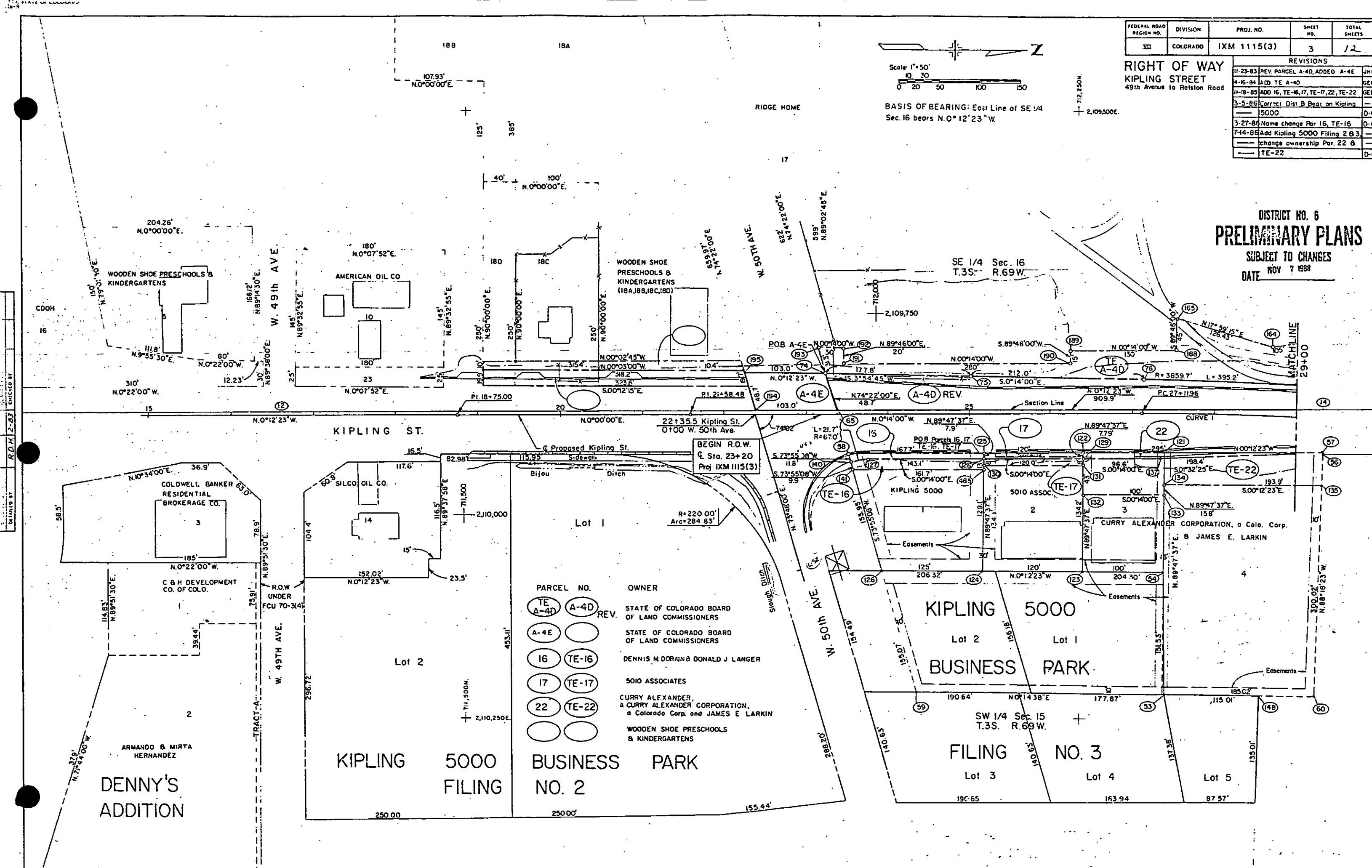
REVISIONS		
11-23-83	REV. PARCEL A-4D, ADDED A-4E	JHK
4-16-84	ADD TE A-4D	GEP
11-18-85	ADD 16, TE-16, 17, TE-17, 22, TE-22	GEP
3-5-86	Correct Dist B Bear. on Kipling	—
—	5000	D-6
3-27-86	Name change Par 16, TE-16	D-6
7-14-86	Add Kipling 5000 Filing 2 B 3	—
—	change ownership Par. 22 B	—
—	TE-22	D-6

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE NOV 7 1988



BASIS OF BEARING: East Line of SE 1/4
Sec. 16 bears N.0°12'23" W.

DETAILED BY
R.D.H. 2-87
CHECKED BY

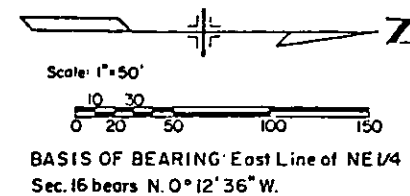


FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	IXM 1115 (3)	4	12

REVISIONS		
NO.	DESCRIPTION	BY
11-23-83	REV PARCEL A-4D	JMK
4-16-84	ADD TE A-4D	CEP
9-27-85	ADD TE-A-4B	G.P.
11-18-85	ADD PARCEL 20, TE-20	GEP
3-5-86	Correct Dist B Repr on Lot 20	D-6
9-9-87	Name Chg. Parcels 20, TE-20	D-6

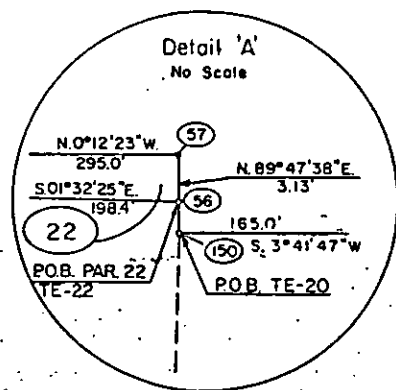
RIGHT OF WAY
KIPLING STREET
49th Avenue to Ralston Road

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE NOV 7 1988



BASIS OF BEARING: East Line of NE 1/4
Sec. 16 bears N. 0° 12' 36" W.

CURVE 1	CURVE 2
P.I. Sta. = 29+07.69	P.I. Sta. = 34+82.65
Δ = 5° 52' 00"	Δ = 4° 33' 00"
D = 1° 30' 00"	D = 1° 00' 00"
T = 195.73'	T = 227.62'
L = 391.11'	L = 455.00'
R = 3819.72'	R = 5729.58'



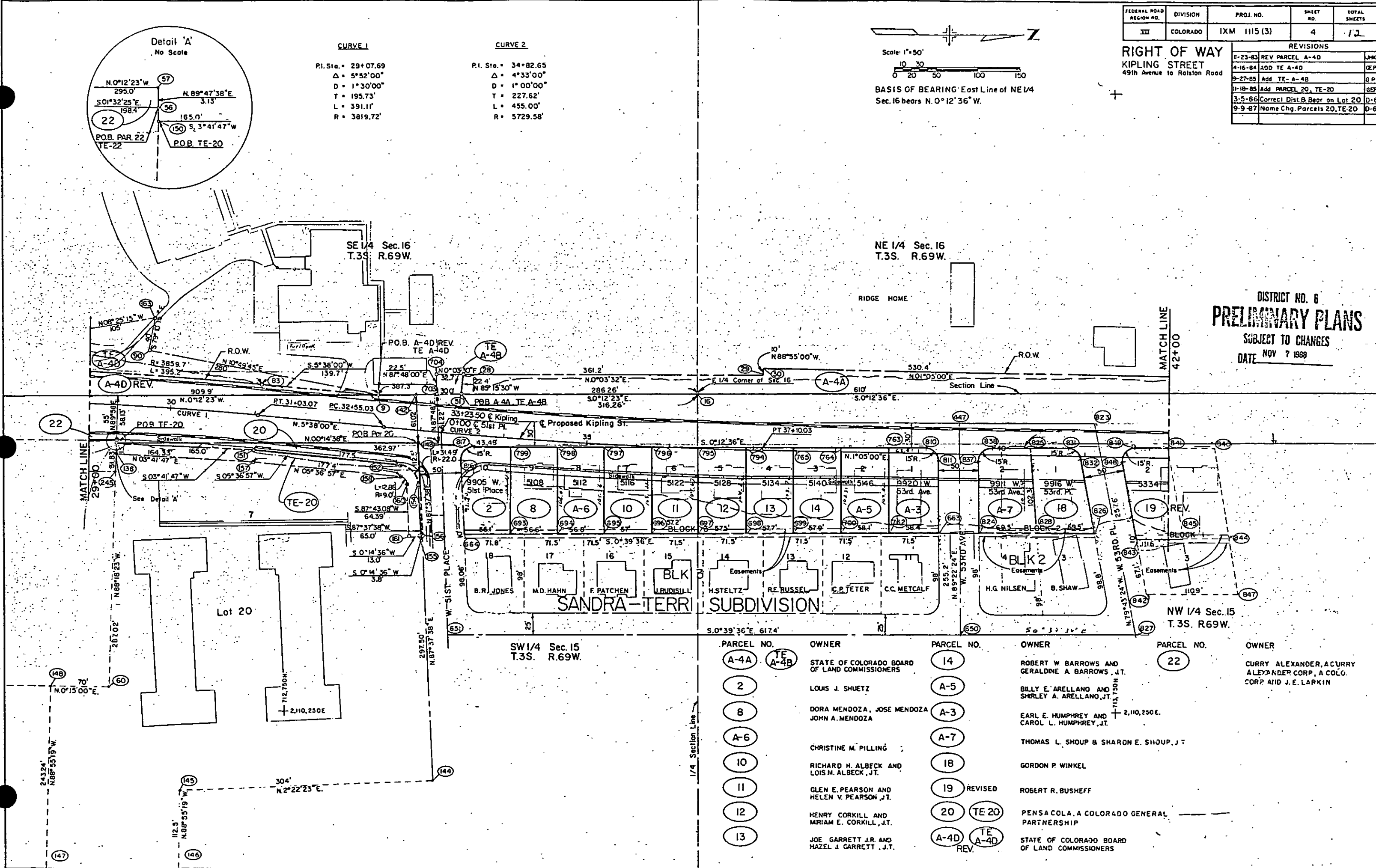
QUANTITIES BY
CHECKED BY
P.D.M. 2/81

QUANTITIES BY
CHECKED BY
P.D.M. 2/81

QUANTITIES BY
CHECKED BY
P.D.M. 2/81

QUANTITIES BY
CHECKED BY
P.D.M. 2/81

QUANTITIES BY
CHECKED BY
P.D.M. 2/81

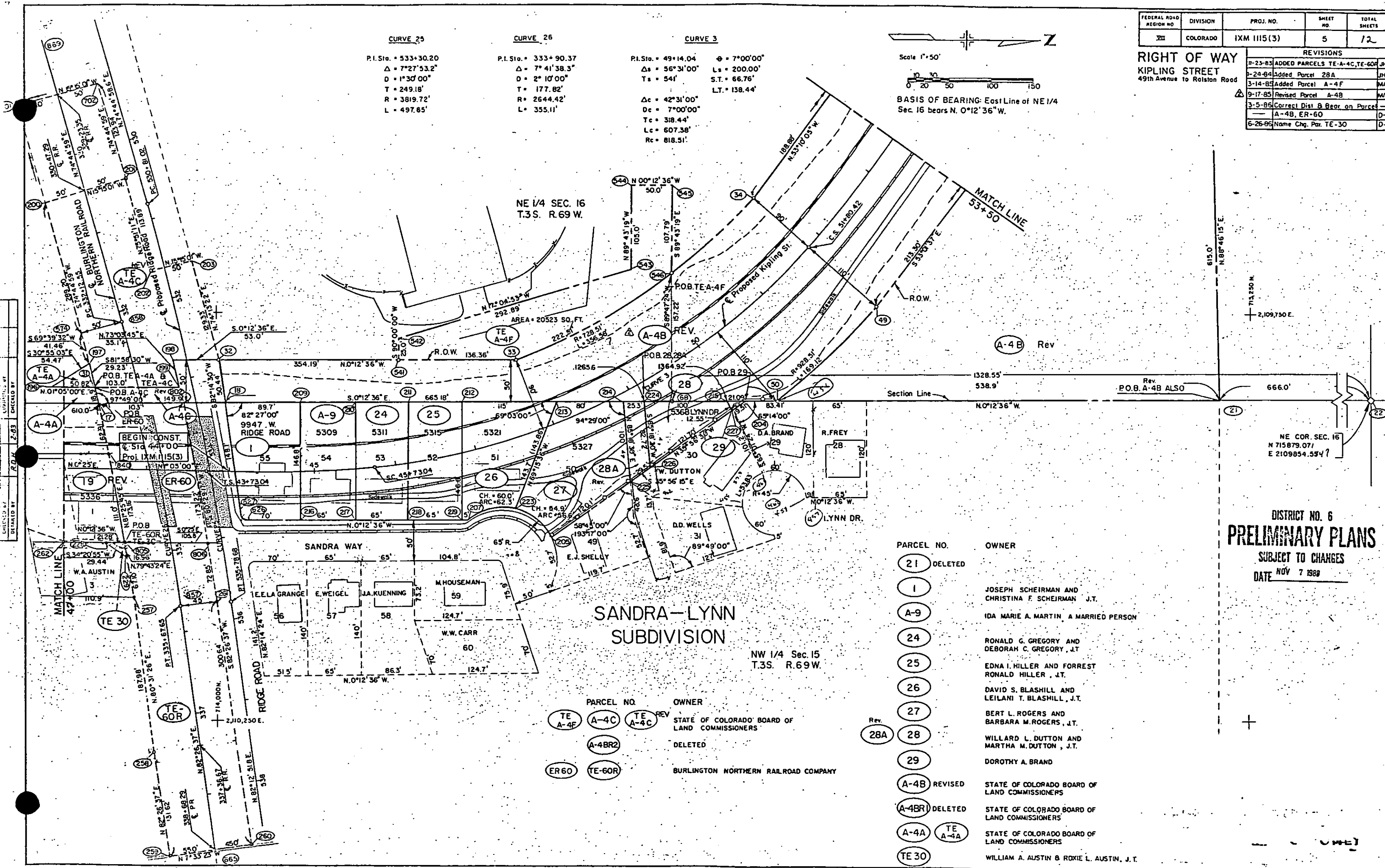
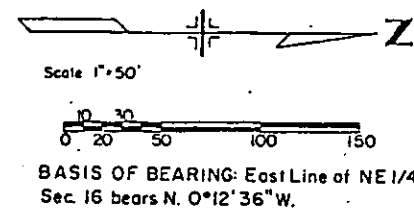


FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO	IXM 1115(3)	5	12

RIGHT OF WAY
KIPLING STREET
49th Avenue to Reiston Road

REVISIONS			
11-23-83	ADDED PARCELS TE-A-4C, TE-60R	JRK	
1-24-84	Added Parcel 28A	JRK	
3-14-85	Added Parcel A-4F	MAK	
9-17-85	Revised Parcel A-4B	MAK	
3-5-86	Correct Dist. & Rear on Parcel		
	A-4B, ER-60		
6-26-86	Name Chg. Par. TE-30	D-6	

CURVE 25	CURVE 26	CURVE 3
P.I. Sta. = 533+30.20 Δ = 7°27'53.2" D = 1°30'00" T = 249.18' R = 3819.72' L = 497.65'	P.I. Sta. = 333+90.37 Δ = 7°41'38.3" D = 2°10'00" T = 177.82' R = 2644.42' L = 355.11'	P.I. Sta. = 49+14.04 Δ = 56°31'00" T = 541' L = 7°00'00" Ls = 200.00' S.T. = 66.76' LT = 138.44' Δc = 42°31'00" Dc = 7°00'00" Tc = 318.44' Lc = 607.38' Rc = 818.51'



DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE NOV 7 1988

PARCEL NO.	OWNER
21	DELETED
1	
A-9	
24	JOSEPH SCHEIRMAN AND CHRISTINA F. SCHEIRMAN, J.T.
25	IDA MARIE A. MARTIN, A MARRIED PERSON
26	RONALD G. GREGORY AND DEBORAH C. GREGORY, J.T.
27	EDNA I. HILLER AND FORREST RONALD HILLER, J.T.
28	DAVID S. BLASHILL AND LEILANI T. BLASHILL, J.T.
29	BERT L. ROGERS AND BARBARA M. ROGERS, J.T.
28A	WILLARD L. DUTTON AND MARTHA M. DUTTON, J.T.
28B	DOROTHY A. BRAND
29	STATE OF COLORADO BOARD OF LAND COMMISSIONERS
A-4B	STATE OF COLORADO BOARD OF LAND COMMISSIONERS
A-4BR	STATE OF COLORADO BOARD OF LAND COMMISSIONERS
A-4A	STATE OF COLORADO BOARD OF LAND COMMISSIONERS
TE 30	WILLIAM A. AUSTIN & ROXIE L. AUSTIN, J.T.

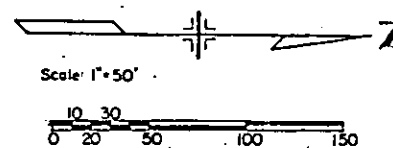
PARCEL NO.	OWNER
TE A-4F	STATE OF COLORADO BOARD OF LAND COMMISSIONERS
A-4C	DELETED
TE A-4C	DELETED
A-4BR2	BURLINGTON NORTHERN RAILROAD COMPANY
ER60	
TE-60R	

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	1XM 1115(3)	6	12

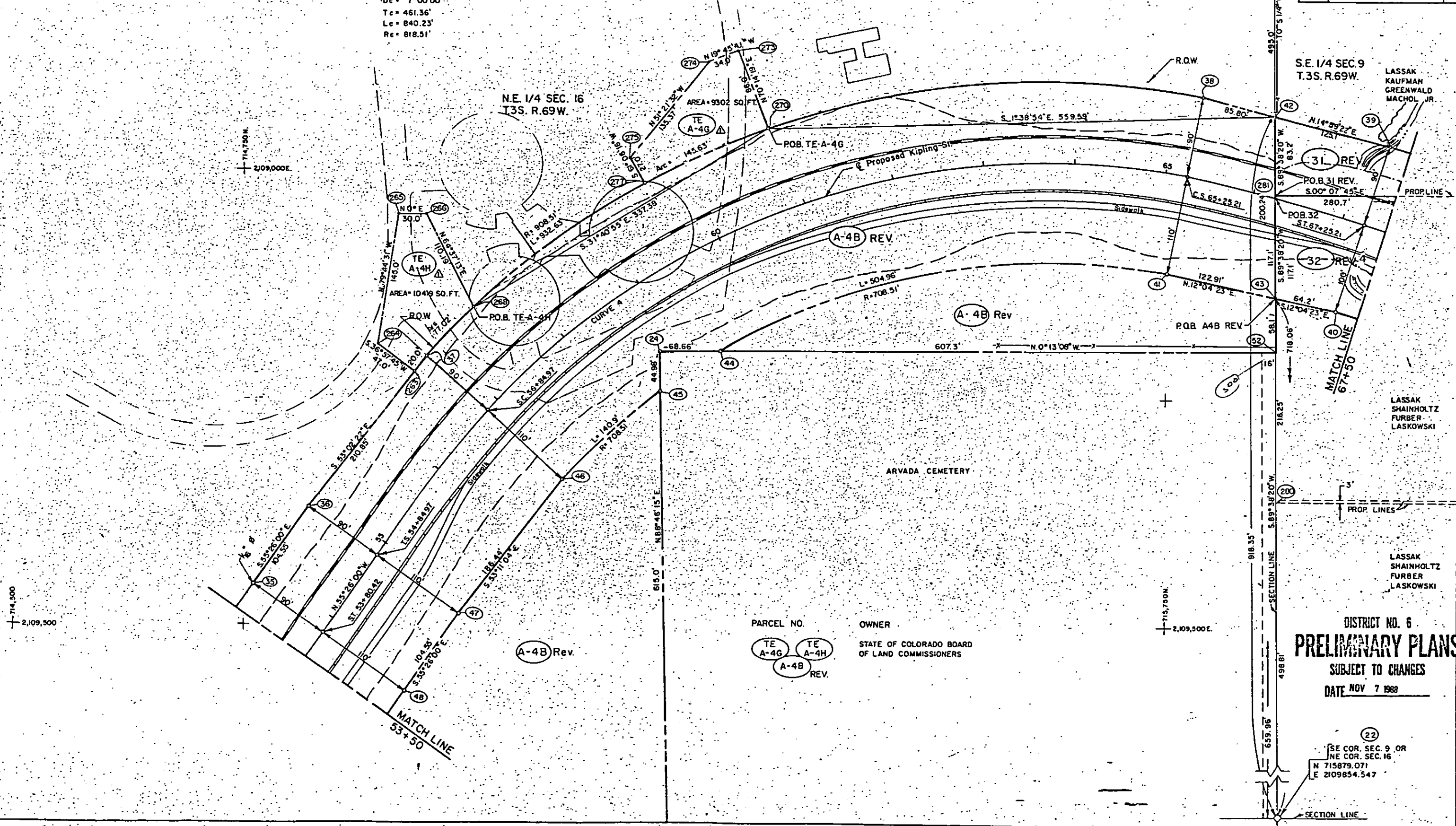
RIGHT OF WAY

KIPLING STREET
49th Avenue to Rolston Road

REVISIONS		
DATE	DESCRIPTION	BY
9/29/83	REV. Parcel 31 and 32	JHK
3/16/84	REV. Parcel 32	GP
3/13/85	ADDED A-4G and A-4H	MAK
3/5/86	Correct Dist. B Bear on Parcel	—
	A-4B Rev	D-6



CURVE 4
P.I. Sta. = 61+90.06 $\Delta s = 7^{\circ}00'00''$
 $\Delta s = 72^{\circ}49'00''$ $L_s = 200.00'$
 $T_s = 705.09'$ $ST = 66.76'$
 $\Delta c = 58^{\circ}49'00''$ $LJ = 133.44'$
 $Dc = 7^{\circ}00'00''$
 $Tc = 461.36'$
 $Lc = 840.23'$
 $Rc = 818.51'$



PARCEL NO. OWNER
TE A-4G STATE OF COLORADO BOARD
TE A-4H OF LAND COMMISSIONERS
A-4B REV.

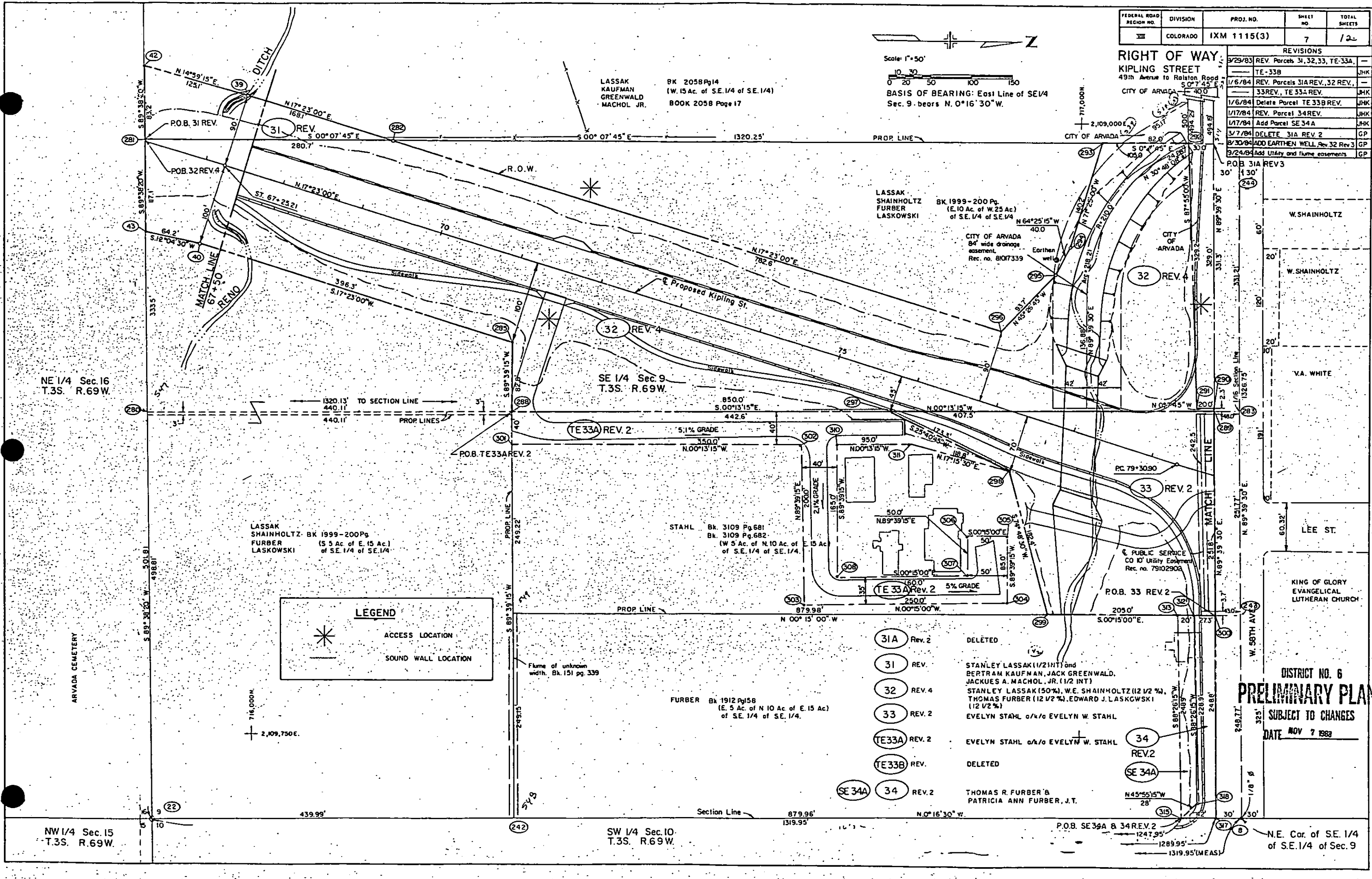
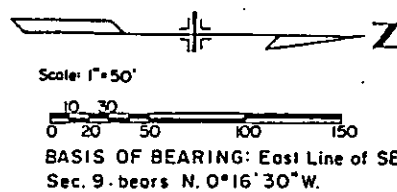
DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE NOV 7 1988

22
SE COR. SEC. 9 OR
NE COR. SEC. 16
N 715879.071
E 2109854.547

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XIII	COLORADO	IXM 1115(3)	7	12

REVISIONS		
3/29/83	REV. Parcels 31, 32, 33, TE-33A, TE-33B	JHK
1/6/84	REV. Parcels 31A REV., 32 REV., 33 REV., TE 33A REV.	JHK
1/6/84	Delete Parcel TE 33B REV.	JHK
1/17/84	REV. Parcel 34 REV.	JHK
1/17/84	Add Parcel SE 34A	JHK
3/7/84	DELETE 31A REV. 2	GP
8/30/84	ADD EARTHEN WELL, Rev 32 Rev 3	GP
9/24/84	Add Utility and Easement	GP

RIGHT OF WAY
KIPLING STREET
 49th Avenue to Ralston Road
 CITY OF ARVADA



LEGEND

✱ ACCESS LOCATION

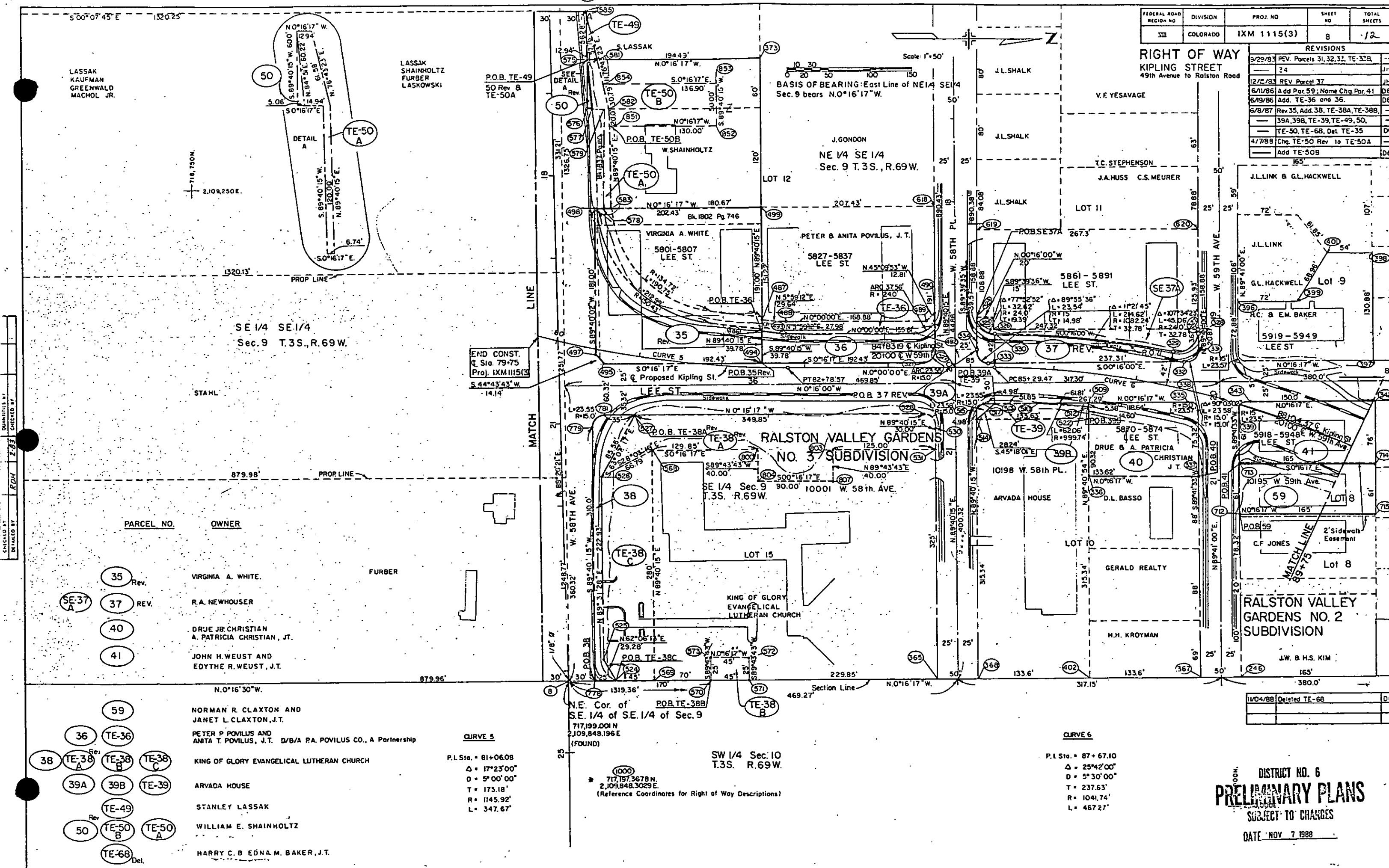
— SOUND WALL LOCATION

- 31A Rev. 2 DELETED
 - 31 REV.
 - 32 REV. 4
 - 33 REV. 2
 - TE33A REV. 2
 - TE33B REV.
 - SE 34A
 - 34 REV. 2
- STANLEY LASSAK (1/2 INT) and BERTRAM KAUFMAN, JACK GREENWALD, JACKUES A. MACHOL, JR. (1/2 INT)
- STANLEY LASSAK (50%), W.E. SHAINHOLTZ (1/2 1/2 %), THOMAS FURBER (1/2 1/2 %), EDWARD J. LASKOWSKI (1/2 1/2 %)
- EVELYN STAHL o/a/o EVELYN W. STAHL
- EVELYN STAHL o/a/o EVELYN W. STAHL
- DELETED
- THOMAS R. FURBER & PATRICIA ANN FURBER, J.T.

DISTRICT NO. 6
PRELIMINARY PLAN
 SUBJECT TO CHANGES
 DATE NOV 7 1983

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO	IXM 1115(3)	8	12

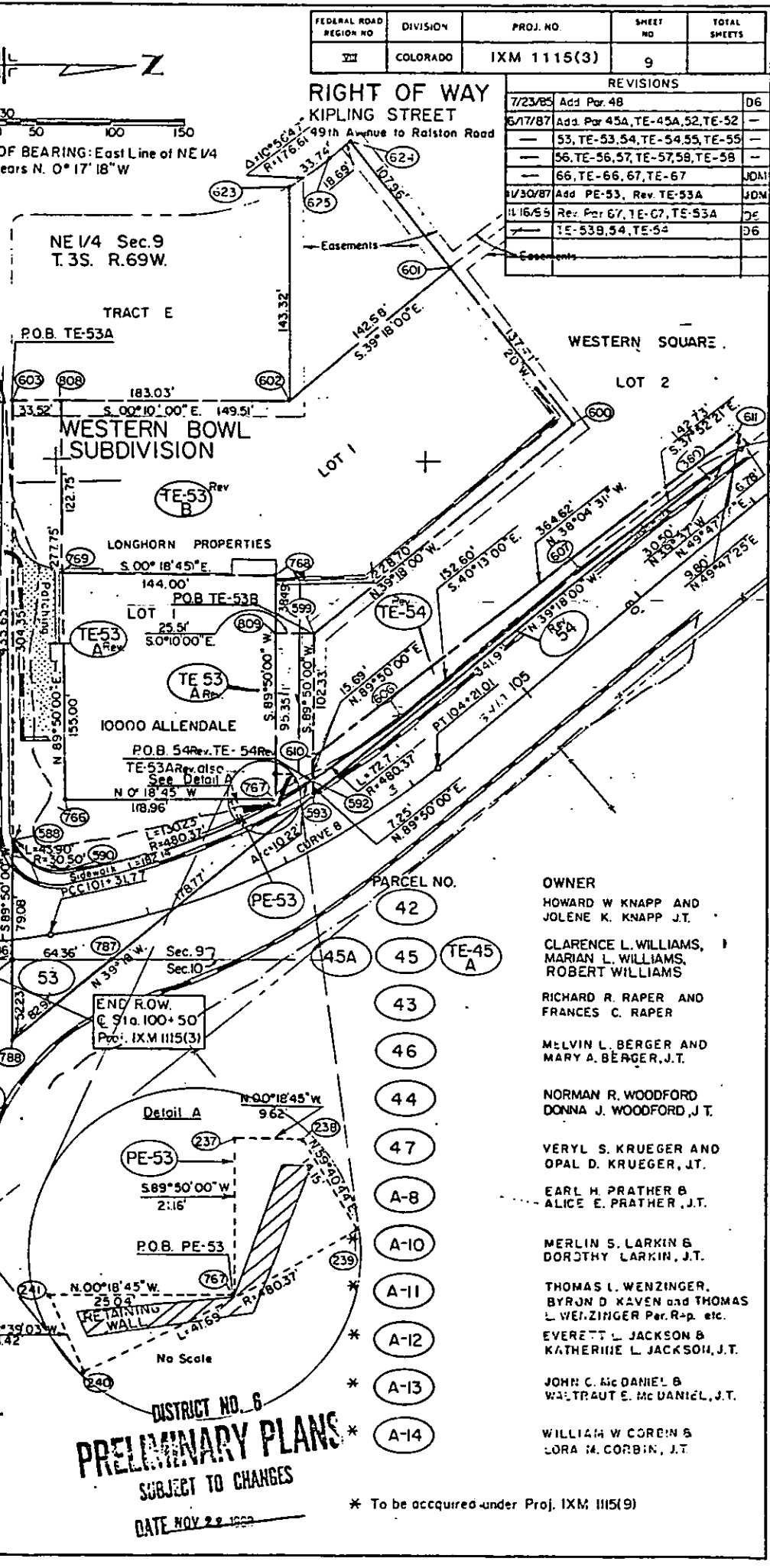
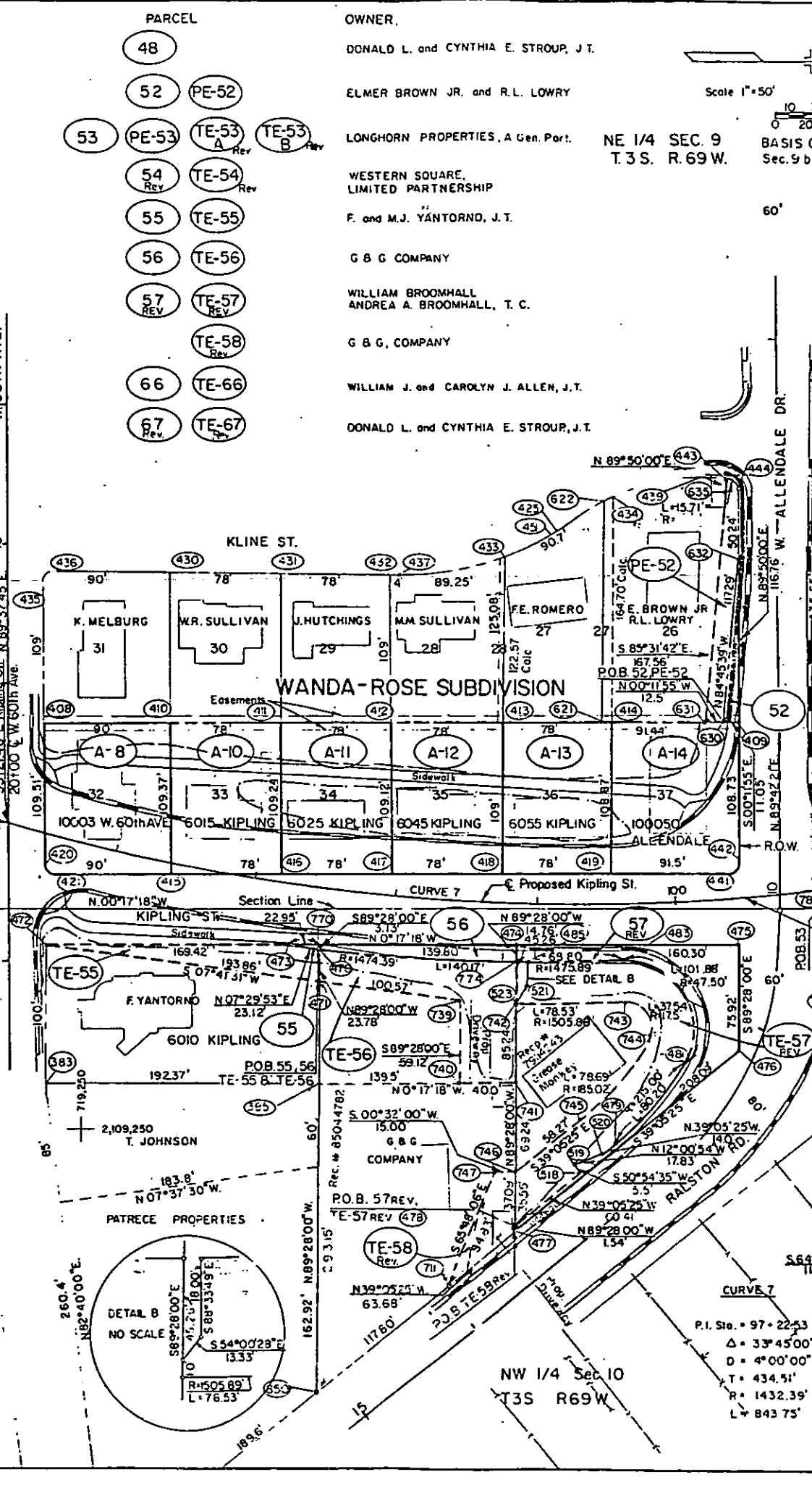
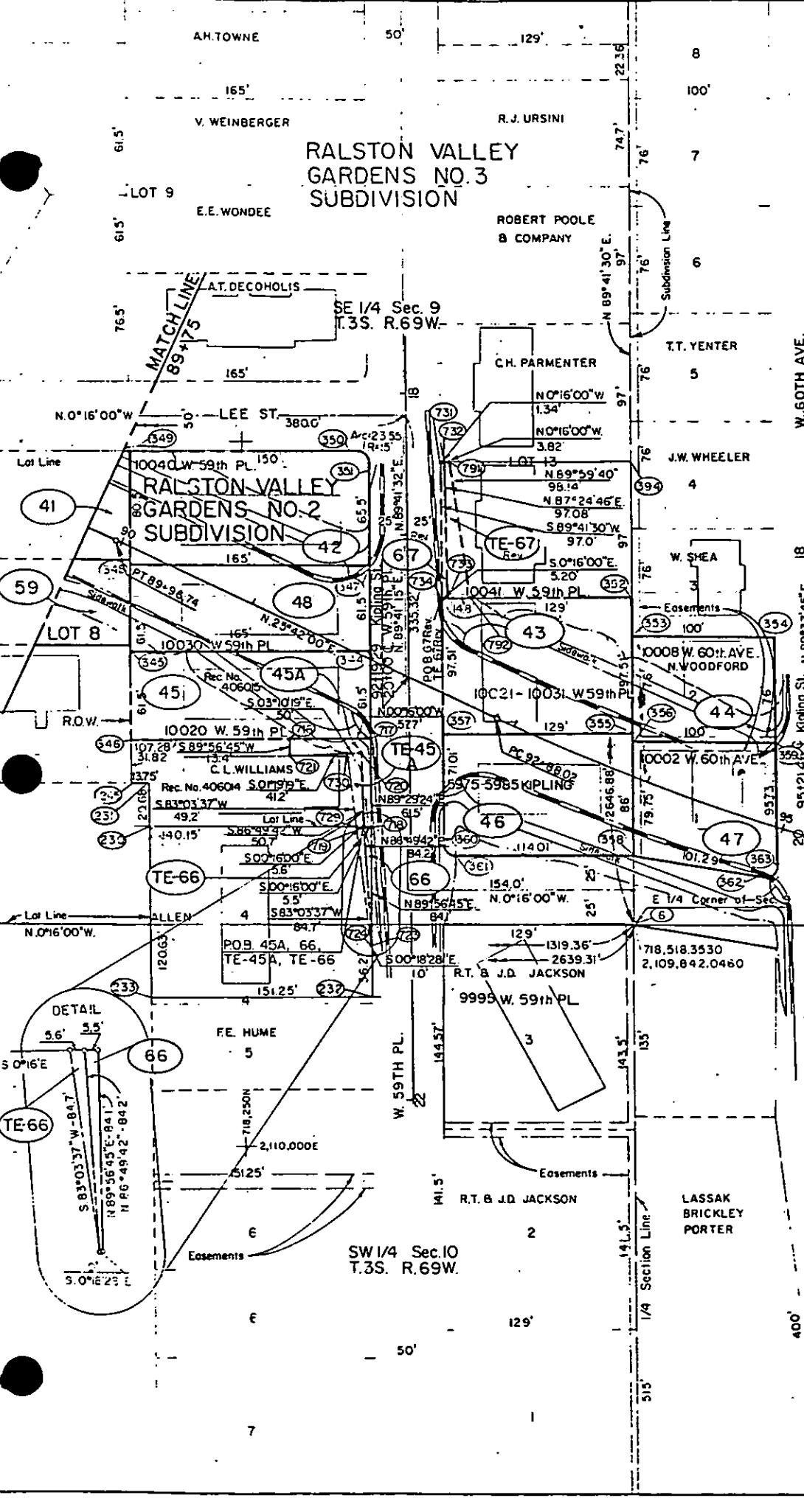
REVISIONS	
3/29/83	REV. Parcels 31, 32, 33, TE-33B, ---
---	24
12/2/83	REV. Parcel 37
6/1/86	Add Par. 59; Name Chg. Par. 41
6/19/86	Add TE-36 and 36.
6/8/87	Rev 35, Add 38, TE-38A, TE-38B, ---
---	39A, 39B, TE-39, TE-49, 50, ---
---	TE-50, TE-68, Del TE-35
4/7/88	Chg. TE-50 Rev to TE-50A
---	Add TE-50B
---	---



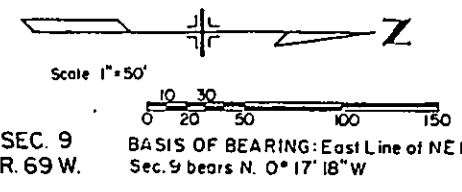
DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE NOV 7 1988

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
21	COLORADO	IXM 1115(3)	9	

REVISIONS		
DATE	DESCRIPTION	BY
7/23/85	Add Par. 48	DG
6/17/87	Add Par. 45A, TE-45A, 52, TE-52	
	53, TE-53, 54, TE-54, 55, TE-55	
	56, TE-56, 57, TE-57, 58, TE-58	
	66, TE-66, 67, TE-67	JDM
11/30/87	Add PE-53, Rev. TE-53A	JDM
11/16/89	Rev. Par. 67, TE-67, TE-53A	JDM
	TE-53B, 54, TE-54	DG



PARCEL	OWNER
48	DONALD L. and CYNTHIA E. STROUP, J.T.
52 PE-52	ELMER BROWN JR. and R.L. LOWRY
53 PE-53 TE-53 TE-53B	LONGHORN PROPERTIES, A Gen. Part.
54 TE-54	WESTERN SQUARE, LIMITED PARTNERSHIP
55 TE-55	F. and M.J. YANTORNO, J.T.
56 TE-56	G & G COMPANY
57 TE-57	WILLIAM BROOMHALL
58 TE-58	ANDREA A. BROOMHALL, T. C.
66 TE-66	G & G, COMPANY
67 TE-67	WILLIAM J. and CAROLYN J. ALLEN, J.T.
	DONALD L. and CYNTHIA E. STROUP, J.T.



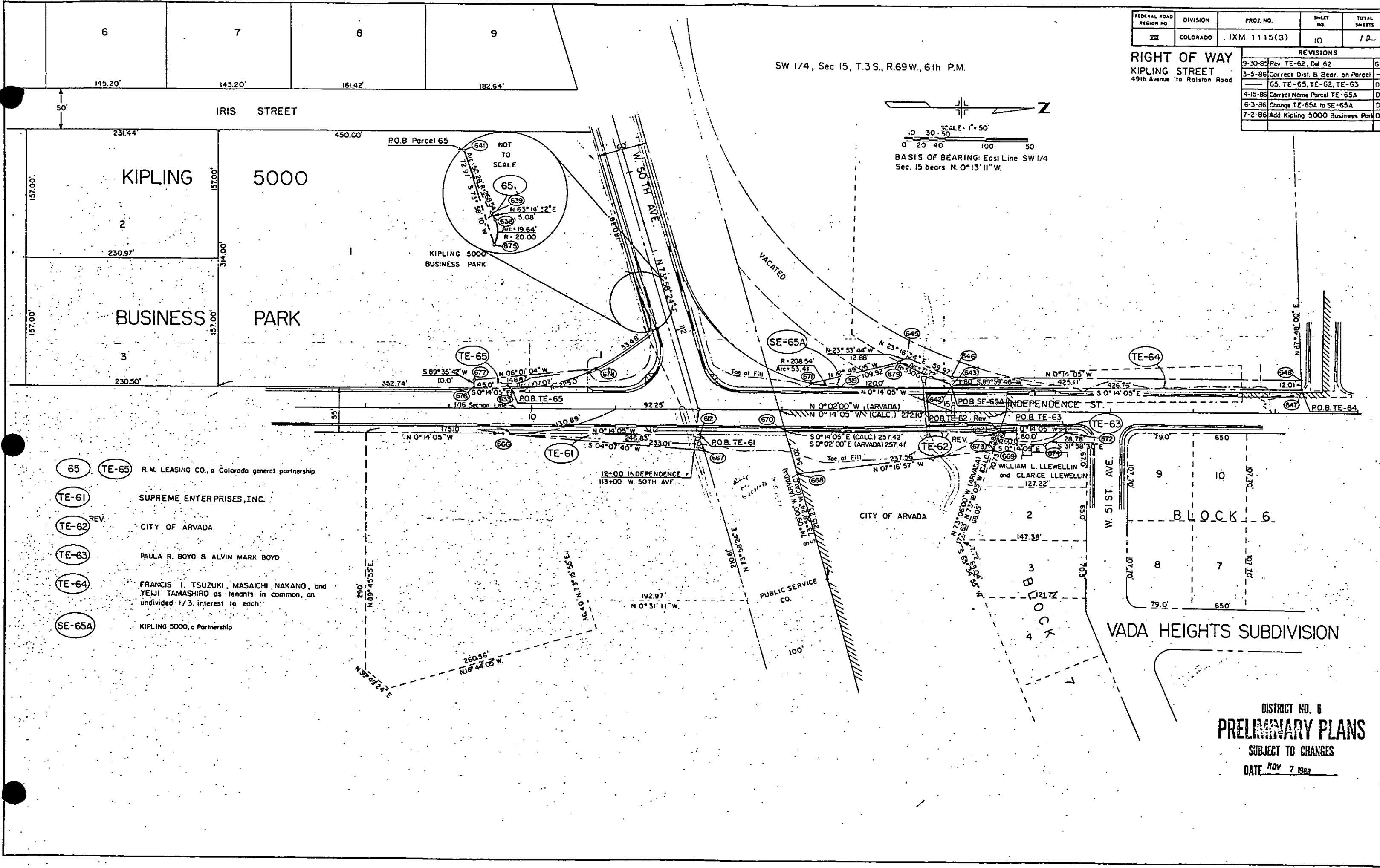
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE NOV 22 1989

PARCEL NO.	OWNER
42	HOWARD W. KNAPP AND JOLENE K. KNAPP, J.T.
45A 45 TE-45A	CLARENCE L. WILLIAMS, MARIAN L. WILLIAMS, ROBERT WILLIAMS
43	RICHARD R. RAPER AND FRANCES C. RAPER
46	MELVIN L. BERGER AND MARY A. BERGER, J.T.
44	NORMAN R. WOODFORD DONNA J. WOODFORD, J.T.
47	VERLY S. KRUEGER AND OPAL D. KRUEGER, J.T.
A-8	EARL H. PRATHER & ALICE E. PRATHER, J.T.
A-10	MERLIN S. LARKIN & DOROTHY LARKIN, J.T.
A-11	THOMAS L. WENZINGER, BYRON D. KAVEN and THOMAS L. WENZINGER Per. R-p. etc.
A-12	EVERETT L. JACKSON & KATHERINE L. JACKSON, J.T.
A-13	JOHN C. Mc DANIEL & WILTRAUT E. Mc DANIEL, J.T.
A-14	WILLIAM W. CORBIN & LORA M. CORBIN, J.T.

* To be acquired under Proj. IXM 1115(9)

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	IXM 1115(3)	10	12

RIGHT OF WAY		REVISIONS
KIPLING STREET		
49th Avenue to Reiston Road		
9-30-85	Rev TE-62, Del 62	GP
3-5-86	Correct Dist. & Bear. on Parcel	—
—	65, TE-65, TE-62, TE-63	D6
4-15-86	Correct Name Parcel TE-65A	D6
6-3-86	Change TE-65A to SE-65A	D6
7-2-86	Add Kipling 5000 Business Park	D6



N. 710,549.190
E. 2,107,235.452

PARCEL NO.

OWNER

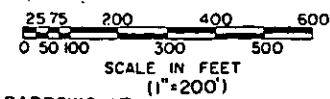
N. 713,227.467
E. 2,107,204.308

N. 715,862.310
E. 2,107,194.282

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	IXM 1115(3)	11	12

RIGHT OF WAY
KIPLING STREET
49th Avenue to Ralston Road

REVISIONS		
4/14/88	NEW SHEET	06



TE A-4A
TE A-4E
TE A-4D
TE A-4C
TE A-4B
TE A-4A
TE A-4H
TE A-4G
TE A-4F
TE A-4E
TE A-4D
TE A-4C
TE A-4B
TE A-4A

EARL E. HUMPHREY & CAROL L. HUMPHREY, J.T.

STATE OF COLORADO BOARD OF COMMISSIONERS

BILLY E. ARELLANO & SHIRLEY A. ARELLANO, J.T.

CHRISTINE M. PILLING

THOMAS L. SHOUP & SHARON E. SHOUP, J.T.

IDA MARIE A. MARTIN,
a married person

JOSEPH SCHEIERMAN & CHRISTINA F. SCHEIERMAN, J.T.

LOUIS J. SCHUETZ

DORA MENDOZA, JOSE MENDOZA & JOHN A. MENDOZA

RICHARD H. ALBECK & LOIS M. ALBECK, J.T.

GLEN E. PEARSON & HELEN V. PEARSON, J.T.

HENRY CORKILL & MIRIAM E. CORKILL, J.T.

JOE GARRETT JR. & HAZEL J. GARRETT, J.T.

ROBERT W. BARROWS & GERALDINE A. BARROWS, J.T.

DENNIS M. DORAN & DONALD J. LANGER

5010 ASSOCIATES

GORDON P. WINKEL

ROBERT R. BUSHEFF

PENSACOLA, A COLORADO GENERAL PARTNERSHIP

CURRY ALEXANDER, A CURRY ALEXANDER CORP.,
A COLO. CORP. AND J.E. LARKIN

RONALD G. GREGORY & DEBORAH C. GREGORY, J.T.

EDNA I. HILLER & FORREST RONALD HILLER, J.T.

NE 1/4 Sec. 16
T.3 S., R.69 W.

SE 1/4 Sec. 9
T.3 S., R.69 W.

ARVADA
CEMETARY

N. 715,879.071
E. 2,109,854.547

SW 1/4 Sec. 10
T.3 S., R.69 W.

BEGIN R.O.W. & Sta. 23+20

Proj. IXM 1115(3)

Section Line
N0°12'36" W

KIPLING 5000 BUSINESS PARK
FILING NO. 2

KIPLING 5000
BUSINESS PARK
FILING NO. 3

SANDRA-TERRI SUBDIVISION

SANDRA-LYNN
SUBDIVISION

INDEPENDANCE ST.

N. 710,633.353
E. 2,112,515.763

DAVID S. BLASHILL & LEILANI T. BLASHILL, J.T.

BERT L. ROGERS & BARBARA M. ROGERS, J.T.

WILLARD L. DUTTON & MARTHA M. DUTTON, J.T.

DOROTHY A. BRAND

N. 713,273.875
E. 2,112,503.145

PARCEL NO.

OWNER

WILLIAM A. AUSTIN & ROXIE L. AUSTIN

BURLINGTON NORTHERN RAILROAD COMPANY

SUPREME ENTERPRISES, INC.

CITY OF ARVADA

PAULA R. BOYD & ALVIN MARK BOYD

FRANCIS I. TSUZUKI, MASAICHI NAKANO and
YEIJI TAMASHIRO as tenants in common, an
undivided 1/3 interest to each

R. M. LEASING CO., a Colorado general partnership

KIPLING 5000, a Partnership

NW 1/4 Sec. 15
T.3 S., R.69 W.

PRELIMINARY OWNERSHIP MAP
PREPARED FROM THE RECORDS
OF JEFFERSON COUNTY, COLORADO
TOWNSHIP 3 SOUTH, RANGE 69 WEST
SIXTH PRINCIPAL MERIDIAN

DISTRICT NO. 6
PRELIMINARY PLANS

SUBJECT TO CHANGES

DATE NOV 7 1988

N. 715,712.525
E. 2,112,493.022

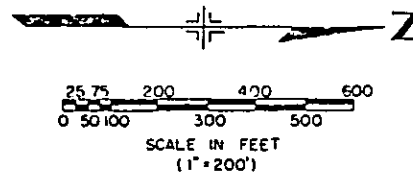
TO BE ACQUIRED UNDER PROJECT IXM III5(9)

PARCEL NO.	OWNER
(A-10)	MERLIN S. LARKINS & DOROTHY LARKINS, J.T.
(A-11)	THOMAS L. WENZINGER & BYRON D. KAVEN and THOMAS L. WENZINGER Personal Representative for EVELYN P. WENZINGER a/k/a EVELYN MINOR ESTATE
(A-12)	EVERETT L. JACKSON & KATHERINE L. JACKSON, J.T.
(A-13)	JOHN C. McDANIEL & WALTRAUT E. McDANIEL, J.T.
(A-14)	WILLIAM W. CORBIN & LORA M. CORBIN, J.T.

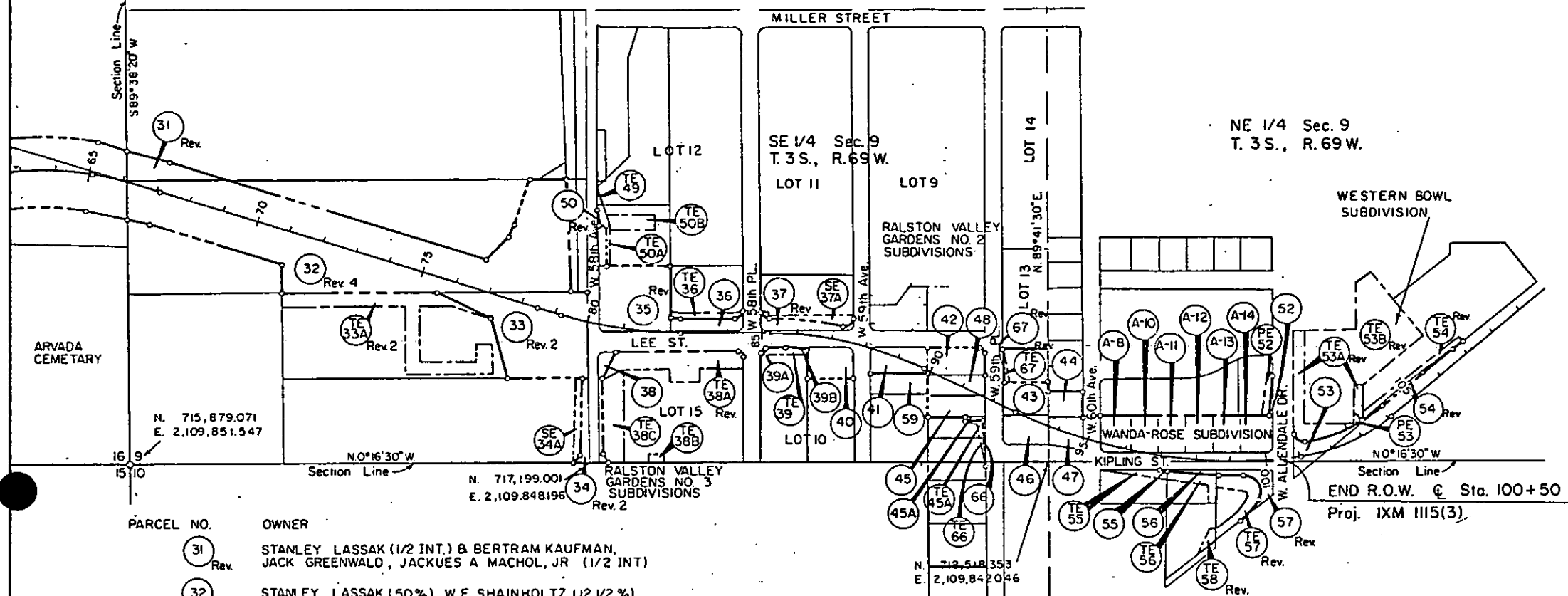
FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	IXM III5(3)	12	

RIGHT OF WAY
KIPLING STREET
49th Avenue to Ralston Road

REVISIONS		
4/24/88	NEW SHEET	D6
11/10/88	Delete TE-58	D6
11/16/88	Rev 67, TE-67, TE-53A, TE-53B	D6
	*54, TE-54	D6



N 715,862.310
E. 2,107,194.282



PARCEL NO.	OWNER
(31) Rev.	STANLEY LASSAK (1/2 INT.) & BERTRAM KAUFMAN, JACK GREENWALD, JACKUES A MACHOL, JR (1/2 INT)
(32) Rev.4	STANLEY LASSAK (50%), W.E. SHAINHOLTZ (1/2 1/2 %), THOMAS FURBER (25%), EDWARD J. LASKOWSKI (1/2 1/2 %)
(TE 33A) Rev.2	EVELYN STAHL a/k/a EVEYN W. STAHL
(SE 34A) Rev.2	THOMAS R. FUBER & PATRICIA ANN FURBER, J.T.
(35) Rev.	VIRGINIA A. WHITE
(TE 36) Rev.	PETER P & ANITA T. POVILUS, J.T. D/B/A PA. POVILUS CO., A Partners hip
(SE 37A) Rev.	R.A. NEWHOUSER
(TE 38C) (TE 38B) (TE 38A) Rev.	KING OF GLORY EVANGELICAL LUTHERN CHURCH
(TE 39B) (39A)	ARVADA HOUSE
(40)	DRUE JR. CHRISTIAN & A PATRICIA CHRISTIAN
(41)	JOHN H. WEURST & EDYTHE R. WEURST
(42)	HOWARD W. KNAPP & JOLENE K. KNAPP J.T.
(43)	RICHARD R. RAPER & FRANCES C. RAPER
(44)	NORMAN R. WOODFORD & DONNA J. WOODFORD, J.T.
(TE 45A) (45A) (45)	CLARENCE L. WILLIAMS, MARIAN L. WILLIAMS, ROBERT L. WILLIAMS(45), ARLENE WILLIAMS MICKLEY(45A & TE-45A)

SW 1/4 Sec. 10
T. 3 S., R. 69 W.

NW 1/4 Sec. 10
T. 3 S., R. 69 W.

PRELIMINARY OWNERSHIP MAP
PREPARED FROM THE RECORDS OF JEFFERSON COUNTY
TOWNSHIP 3 SOUTH, RANGE 68 WEST,
6TH PRINCIPAL MERIDIAN

PARCEL NO.	OWNER
(46)	MELVIN L. BERGER & MARY A. BURGER, J.T.
(47)	VERYL S. KRUEGER & OPAL D. KRUEGER, J.T.
(A-8)	EARL H. & ALICE E. PRATHER, J.T.
(48)	DONALD L. & CYNTHIA E. STROUP, J.T.
(TE 49)	STANLEY LASSAK
(TE 50B) (TE 50A) (50) Rev.	WILLIAM E. SHAINHOLTZ
(PE 52) (52)	ELMER BROWN, JR. & R.L. LOWRY, J.T.
(TE 53B) (TE 53A) (53) Rev.	LONGHORN PROPERTIES, A General Partnership
(TE 54) (54) Rev.	WESTERN SQUARE, A LIMITED PARTNERSHIP
(TE 55) (55)	FRANK & MARILYN JEAN YANTORNO, J.T.
(TE 56) (56)	G. & G. COMPANY, A DELAWARE CORP.
(TE 57) (57) Rev.	WILLIAM BROOMHALL & ANDREA A. BROOMHALL, T.C.
(TE 58) (58) Rev.	G. & G. COMPANY, A DELAWARE CORP.
(59)	NORMAN R. & JANET L. CLAXTON, J.T.
(TE 66) (66)	WILLIAM J. & CAROLYN J. ALLEN, J.T.
(TE 67) (67) Rev.	DONALD L. & CYNTHIA E. STROUP, J.T.
(TE 68)	DELETED

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE DEC 1 1988