

# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

## RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. I(CX)076-1(151) STATE HIGHWAY NO. I-76 JEFFERSON COUNTY

TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF  
THE 6TH PRINCIPAL MERIDIAN

### RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS  
PLAN SHEETS 1" = 50'

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	I(CX)076-1(151)	1
REVISIONS			

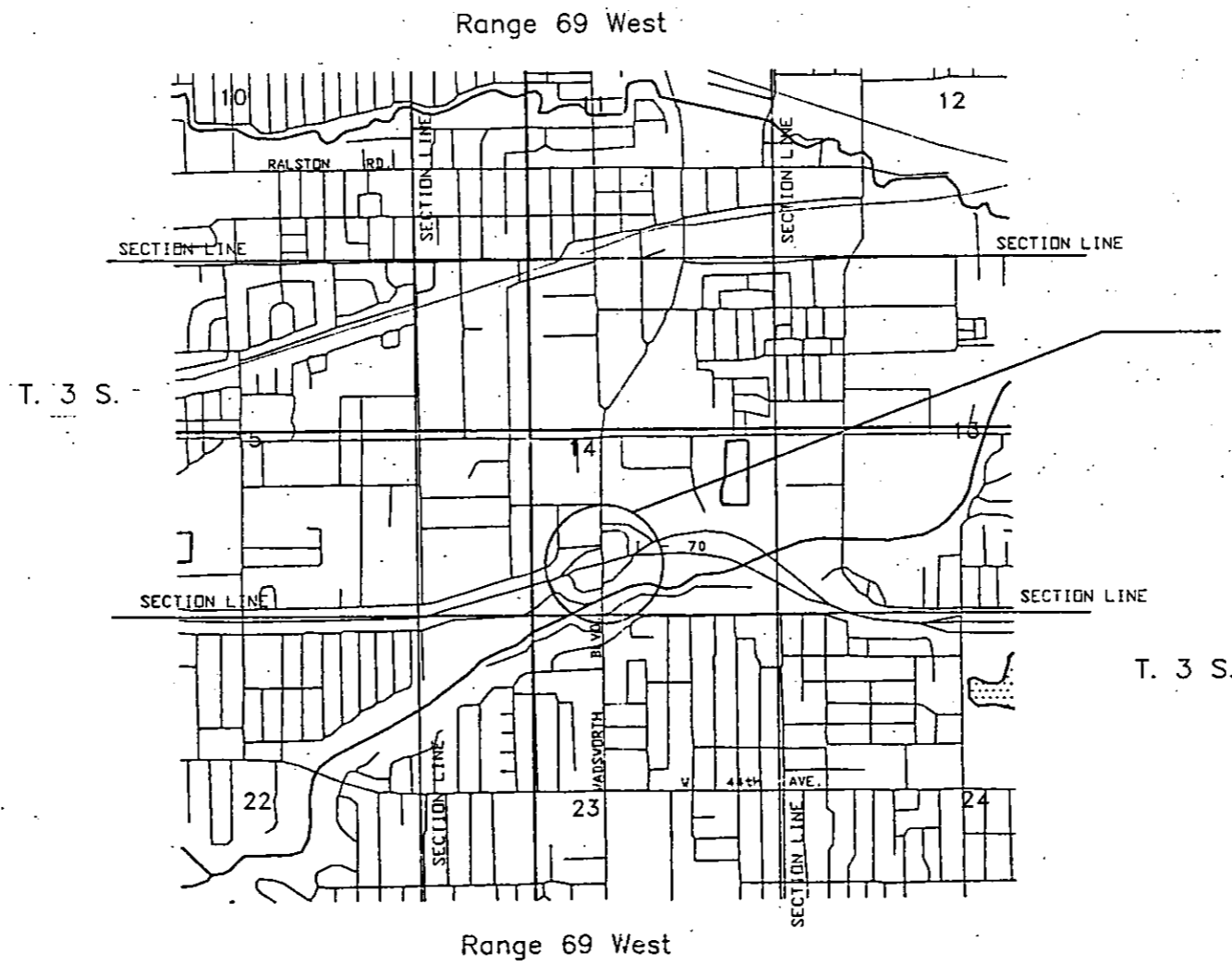
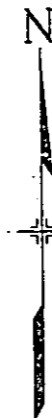
RIGHT OF WAY  
176 & WADSWORTH  
INTERCHANGE

### INDEX OF SHEETS

- 1 TITLE SHEET
- 2 TABULATION OF PROPERTIES SHEET
- 3-3C CONTROL AND MONUMENTATION SHEET
- 4-6 PLAN SHEETS

### 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	-----
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	-----
Culverts & Drains	-----
Bridges	-----



INTERCHANGE ONLY

OFFICE COPY

### BASIS OF BEARINGS

BASIS OF BEARING: The bearing of N. 70° 57' 04" E. from point 4.048084N (6) to point 4.049077 (7) is based on the control diagram as provided by LUND PARTNERSHIP, INC., as shown on sheet 3 (of this job).

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
AUTHORIZED _____	DATE _____
_____ DIVISION ADMINISTRATOR	

NOT TO SCALE

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

S.H. NO. I-76

RIGHT OF WAY  
176 & WADSWORTH  
INTERCHANGE

REVISIONS		
8/9/94	Add 2R	R6

PARCEL NO.	OWNER	ADDRESS	LOCATION T.3 S. R.69 W. 6th P.M.	AREA IN SQ FT				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
1	JAY R. LEVY, Irrevocable Exemption Equivalent Trust (12.5% Int.) JAY R. LEVY, (15% Int.) BRUTON D. LEVY, (72.5% Int.)	8933 E. UNION BLVD. ENGLEWOOD, CO. 80111	WHEATRIDGE INDUST- RIAL PARK, a Sub. in SW 1/4 of Sec. 14	1,130	1,130		118,331	1	
TE-1	See 1		WHEATRIDGE INDUST- RIAL PARK, a Sub. in SW 1/4 of Sec. 14	3,930	-----	-----	-----	TE-1	For Construction of a Wall
2	ARVEX PROPERTIES, INC. a Colorado Corporation	P.O. Box 1234 ARVADA, COLORADO 80001	SE 1/4 of SW 1/4, Sec. 14	31,720	31,720		125,562	2	
2R	See Parcel 2		SE 1/4 of SW 1/4, Sec. 14	4,472	4,472	See Parcel 2		2R	To be conveyed by CDOT
PE-3	CITY OF WHEATRIDGE, a municipal corporation		SE 1/4 of SW 1/4, Sec. 14	1,819	1,819	-----	-----	PE-3	For Drainage Facilities
TE-3	See PE-3			34,489	-----	-----	-----	TE-3	For Construction of Drainage Facilities
4	THE CITY OF ARVADA, a Municipal Corporation	8101 Ralston Rd., Arvada Colorado 80002	SE 1/4 of Sec. 14	1,007	1,007	-----	-----	4	
PE-4	See 4		SE 1/4 of Sec. 14	6,838	6,838	-----	-----	PE-4	For Drainage Facilities, Barrier, Sign and Lights

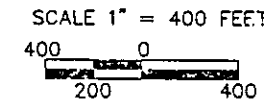
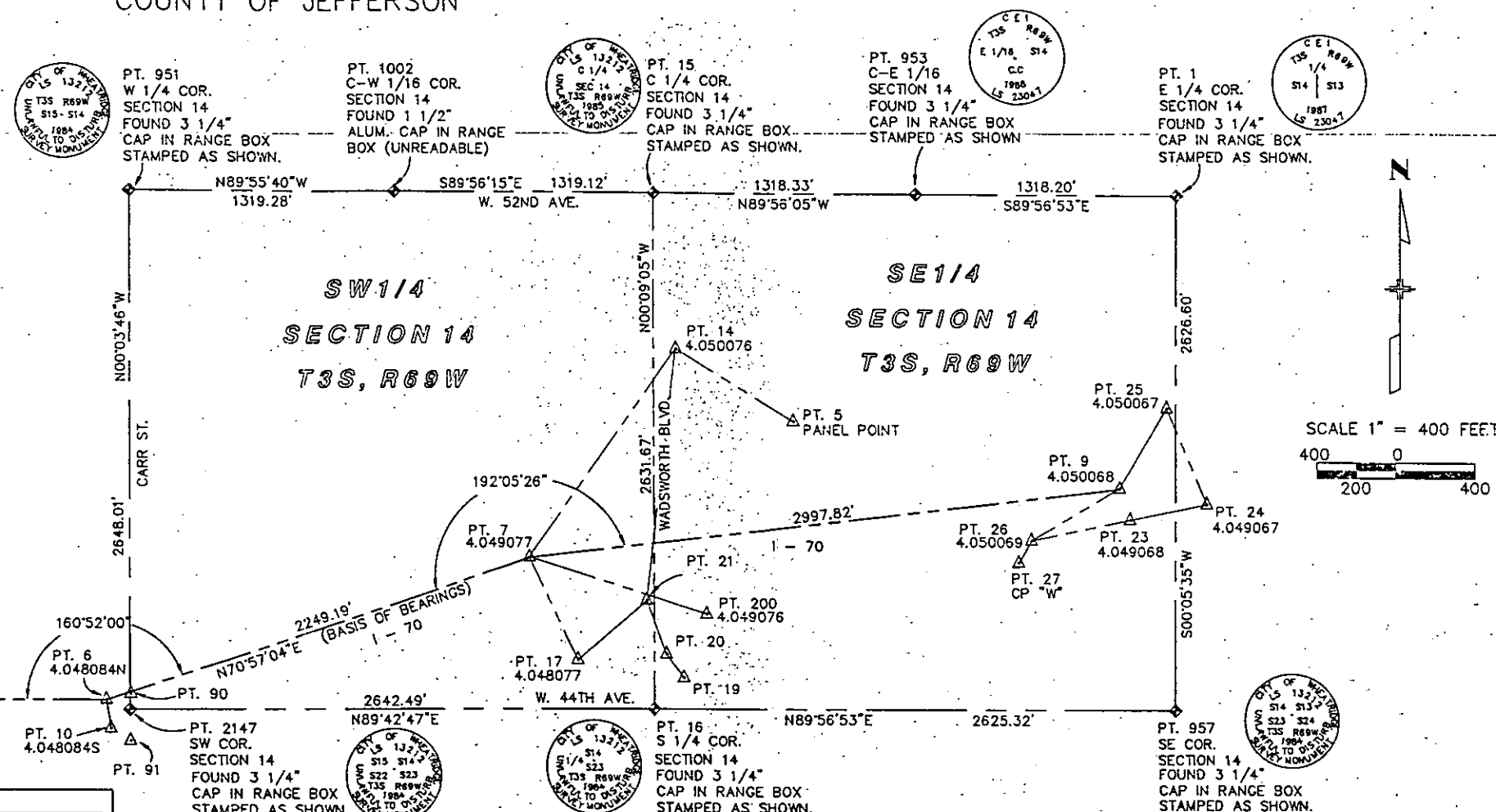
# SURVEY CONTROL DIAGRAM

CDOT PROJECT NO. I(CX) 076-1(151)  
I-70 & I-76 & WADSWORTH INTERCHANGE  
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF  
THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.		1	3
REVISIONS				

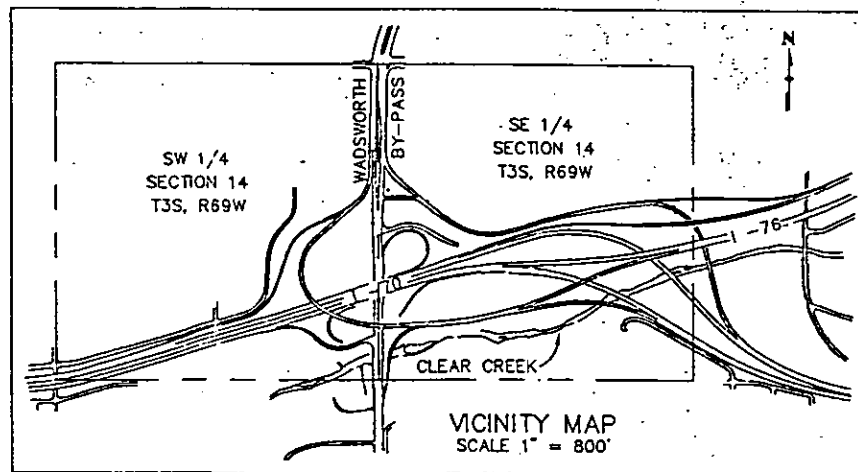
## GENERAL NOTES

1. THIS SURVEY DRAWING IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS AND IS PREPARED FOR COLORADO DEPARTMENT OF TRANSPORTATION PURPOSES ONLY.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. ALL COORDINATES LISTED ARE PROJECT COORDINATES ONLY, BASED ON COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CONTROL SURVEY.
4. COORDINATES ARE BASED ON A COLORADO DEPARTMENT OF TRANSPORTATION CONTROL LOOP BETWEEN GPS POINT KAISER AND GPS POINT WADSWORTH. SAID CONTROL LOOP CAN BE FOUND IN STATE FIELD BOOK 32 KL PAGE 6-33.
5. PROJECT COORDINATES WERE SUPPLIED BY COLORADO DEPARTMENT OF TRANSPORTATION TO THE LUND PARTNERSHIP, INC., ON FEBRUARY 21, 1991.
6. THE LUND PARTNERSHIP, INC., TIED INTO AND HELD POINTS 6, 7, AND 9 ON FEBRUARY 28, 1991. THESE POINTS CHECKED WITHIN ± 0.02 FEET. SAID POINTS WERE ACCEPTED AND USED AS THE BASIS SHOWN HEREON.
7. BASIS OF BEARING: BEARINGS ARE ASSUMED AND BASED ON THE INVERSED COORDINATES BETWEEN POINTS 6 AND 7. BEARING BEING N70°57'04"E BETWEEN FOUND MONUMENTS AS SHOWN HEREON.
8. FIELD SURVEY CONTROL PRECISION COMPUTED TO ± 0.10 FEET WITH A 95% CERTAINTY.
9. ALL VERTICAL ELEVATIONS ARE BASED ON BM M 412 STEEL ROD IN RANGE BOX NATIONAL GEODETIC SURVEY 1984 ELEV. 5300.285 FEET, LOCATED AT THE INTERSECTION OF WADSWORTH BYPASS AND VANCE STREET, 84.0 FEET WEST OF THE SOUTHWEST CORNER OF THE FIRST NATIONAL BANK OF ARVADA BUILDING, 45.3 FEET EAST OF THE CENTER OF THE STREET, 19.7 FEET SOUTHEAST OF THE CENTER OF THE NORTH BOUND LANES OF THE BYPASS, 2.0 FEET SOUTHWEST OF UTILITY POLE NUMBER 65-37.



## SURVEY CONTROL POINT TABULATION

PT. NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	5933.516	19134.361		E 1/4 COR. SECTION 14, T3S, R69W.
5	4772.870	17203.924	5301.62	PANEL POINT (SET) 2" ALUM. CAP IN GRASS
6	3341.062	13744.815	5344.95	(FOUND) 3 1/4" CDOT ALUM. CAP IN GRASS STAMPED 4.04808N
7	4075.140	15870.842	5348.95	(FOUND) 3 1/4" CDOT ALUM. CAP IN GRASS STAMPED 4.049077
9	4438.322	18846.584	5326.62	(FOUND) 3 1/4" CDOT ALUM. CAP IN GRASS STAMPED 4.050068
10	3193.679	13768.452	5350.58	(FOUND) 3 1/4" CDOT ALUM. CAP IN GRASS STAMPED 4.048084S
14	5142.384	16612.790	5306.01	(SET) 3 1/4" CDOT ALUM. CAP IN GRASS STAMPED 4.050076
15	5936.207	16497.828		C 1/4 COR. SECTION 14, T3S, R69W.
16	3304.542	16504.781		S 1/4 COR. SECTION 14, T3S, R69W.
17	3552.908	16117.316	5316.04	(SET) 3 1/4" CDOT ALUM. CAP IN GRASS STAMPED 4.048077
19	3464.126	16656.583		(SET) BOAT NAIL W/WASHER IN CONCRETE BIKE PATH.
20	3584.387	16565.801	5315.16	(SET) 1 1/2" CDOT ALUM. CAP IN GRASS
21	3859.145	16465.938	5311.22	(SET) BOAT NAIL W/WASHER AT TOP BACK OF CURB
23	4277.812	18900.702	5303.99	(SET) 3 1/4" CDOT ALUM. CAP IN GRASS STAMPED 4.049068
24	4357.729	19290.974	5294.98	(SET) 3 1/4" CDOT ALUM. CAP IN GRASS STAMPED 4.049067
25	4848.503	19086.374		(SET) 3 1/4" CDOT ALUM. CAP IN GRASS STAMPED 4.050067
26	4170.139	18401.183	5323.76	(SET) 3 1/4" CDOT ALUM. CAP IN GRASS STAMPED 4.050069
27	4057.496	18336.341		(FOUND) 3 1/4" CDOT ALUM. CAP IN GRASS STAMPED CP "W"
90	3371.203	13867.300	5323.81	(SET) 1 1/2" ALUM. CAP ON NO.5 REBAR IN ASPHALT STAMPED "LPI CONTROL"
91	3131.132	13867.084	5323.45	(SET) BOAT NAIL W/WASHER IN ASPHALT STAMPED "LPI CONTROL"
104	3427.296	8672.559	5384.58	(FOUND) 3 1/4" CDOT ALUM. CAP STAMPED 4.053100
105	3344.440	11454.233	5340.73	(FOUND) 3 1/4" CDOT ALUM. CAP STAMPED 4.048091
100	3789.953	16771.725	5331.01	(FOUND) 3 1/4" CDOT ALUM. CAP IN RANGE BOX STAMPED 4.049076
951	5939.312	13859.427		W 1/4 COR. SECTION 14, T3S, R69W.
953	5934.708	17816.157		C-E 1/16 COR. SECTION 14, T3S, R69W.
957	3306.924	19130.101		SE COR. SECTION 14, T3S, R69W.
1002	5937.647	15178.706		C-W 1/16 COR. SECTION 14, T3S, R69W.
2147	3291.304	13862.324		SW COR. SECTION 14, T3S, R69W.



### LEGEND

- △ FOUND C.D.O.T. 3 1/4" ALUM. CAP (UNLESS OTHERWISE NOTED)
- ◆ FOUND ALIQUOT LAND CORNER (AS SHOWN)

### COUNTY SURVEYOR'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_ AT \_\_\_ O'CLOCK \_\_M.

JEFFERSON COUNTY SURVEYOR

RECEPTION NO.

### THE LUND PARTNERSHIP, INC.

12265 W. BAYAUD AVE. SUITE 130  
LAKEWOOD, COLORADO 80228  
303 989-1461  
JOB NO. 143.0104      FEBRUARY 17, 1994

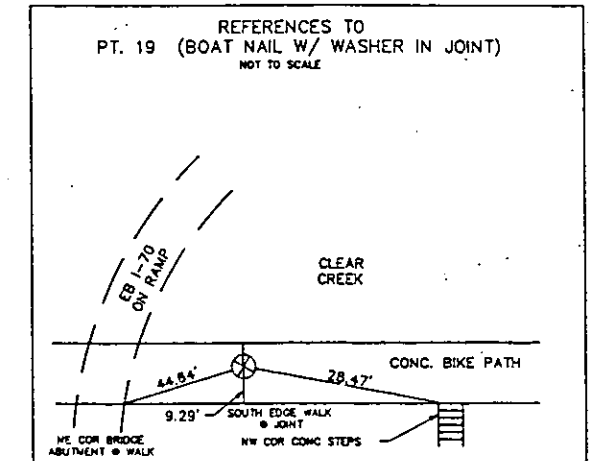
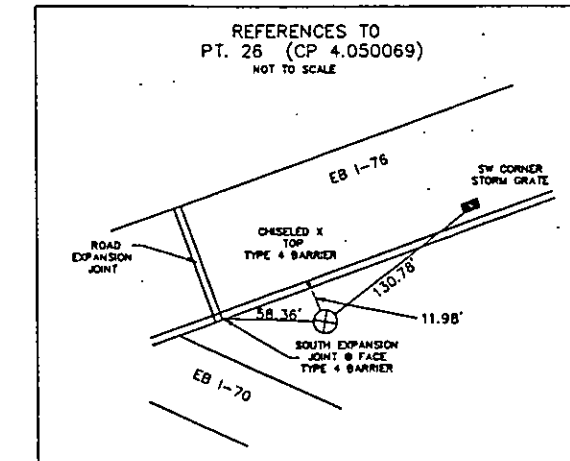
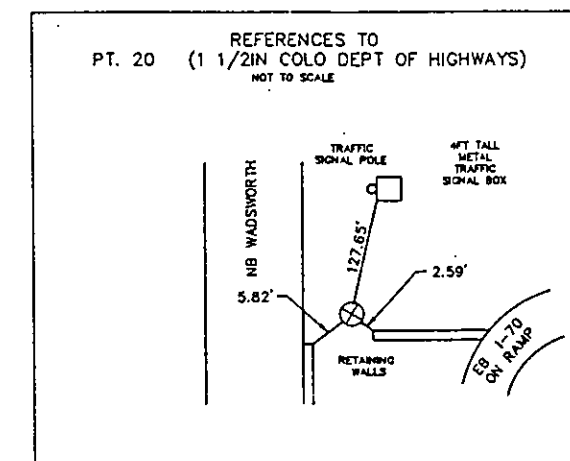
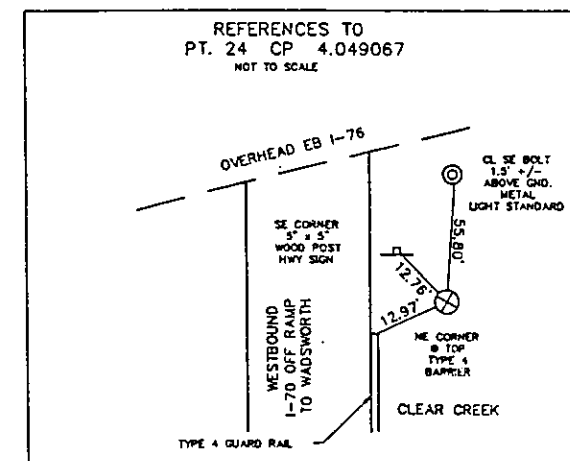
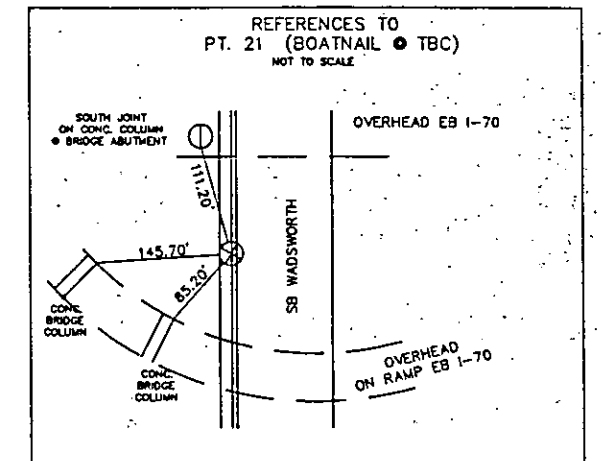
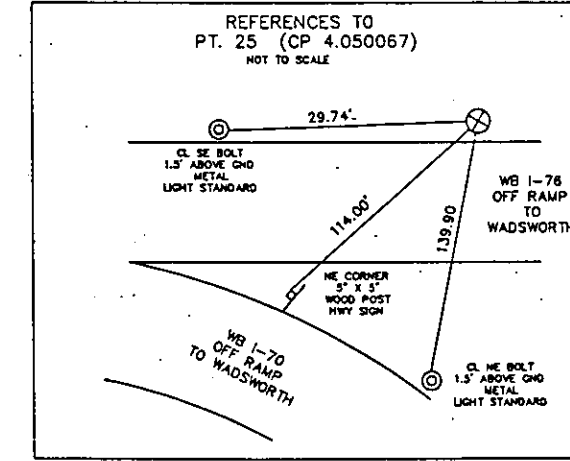
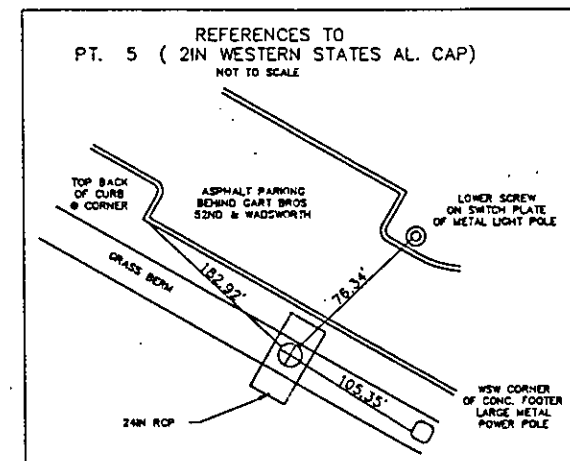
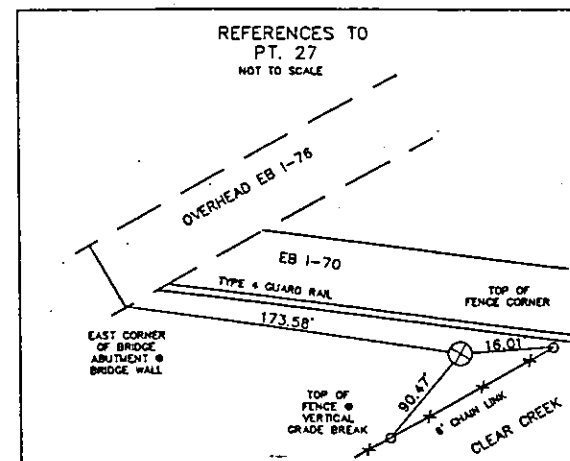
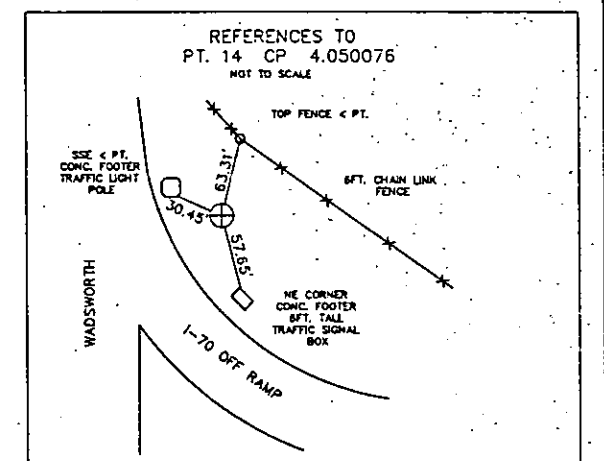
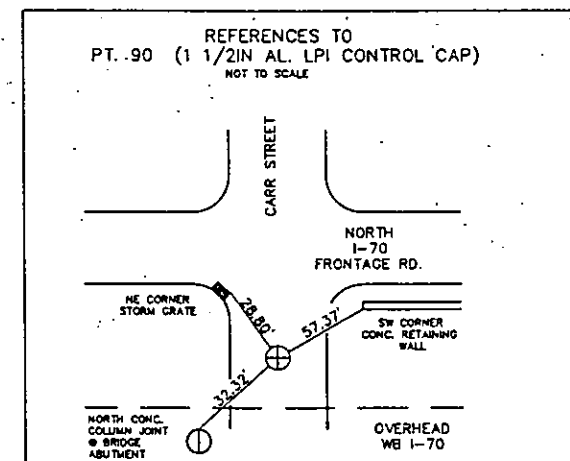
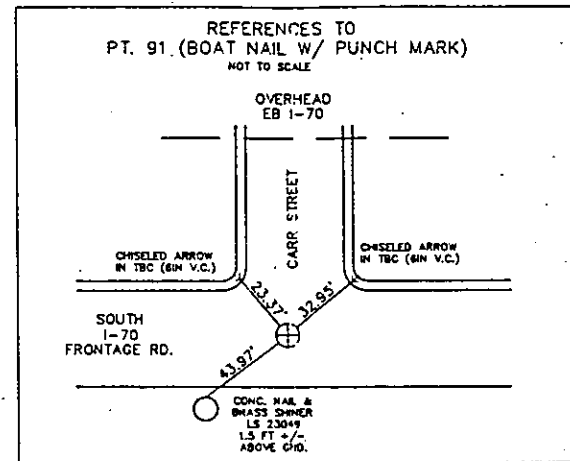
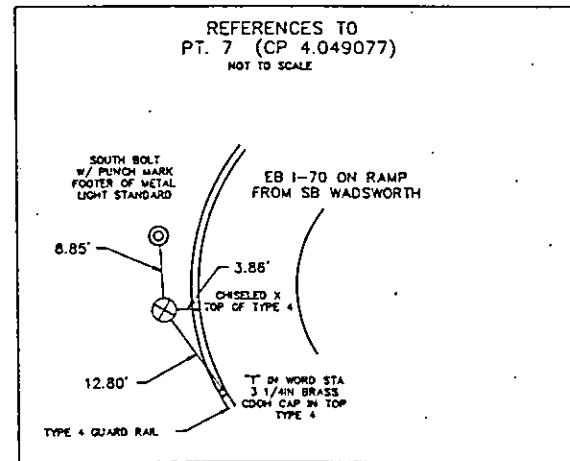
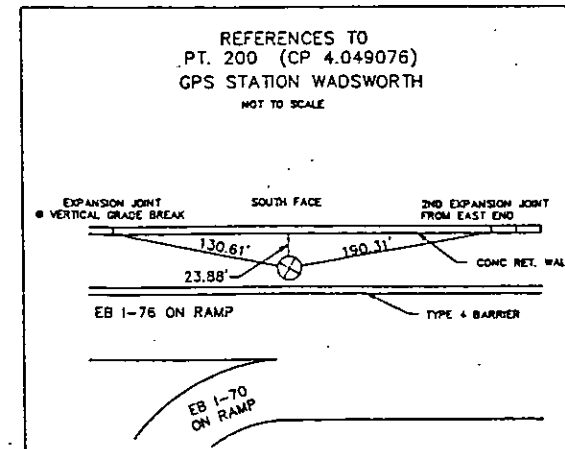
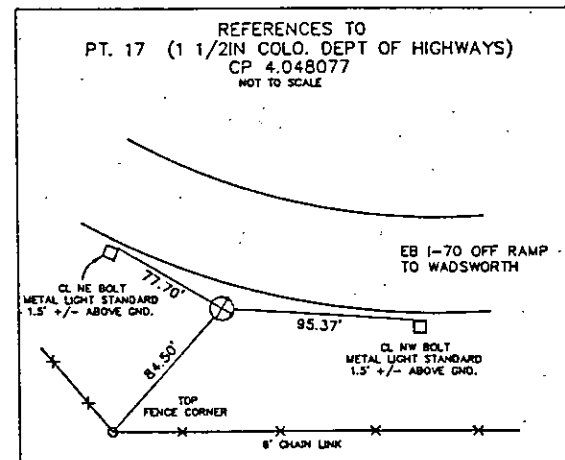
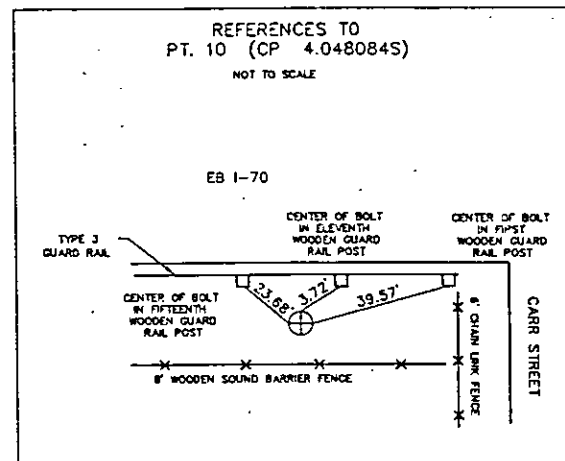
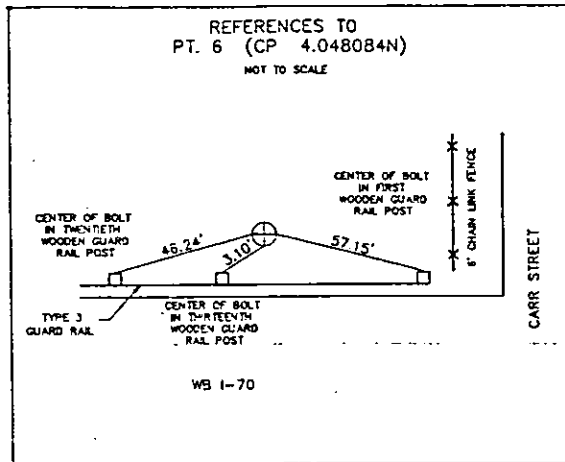
### SURVEYOR CERTIFICATE

Control Survey and Monumentation was done under my supervision and checking.  
NAME: John E. ... P.L.S. NO. 23521  
DATE: 02/17/94

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.		2	3
REVISIONS				

# SURVEY CONTROL DIAGRAM

CDOT PROJECT NO. 1(CX) 076-1(151)  
I-70 & I-76 & WADSWORTH INTERCHANGE  
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF  
THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON



# SURVEY CONTROL DIAGRAM

CDOT PROJECT NO. I(CX) 076-1(151)  
I-70 & I-76 & WADSWORTH INTERCHANGE  
SECTION 14, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF  
THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF JEFFERSON

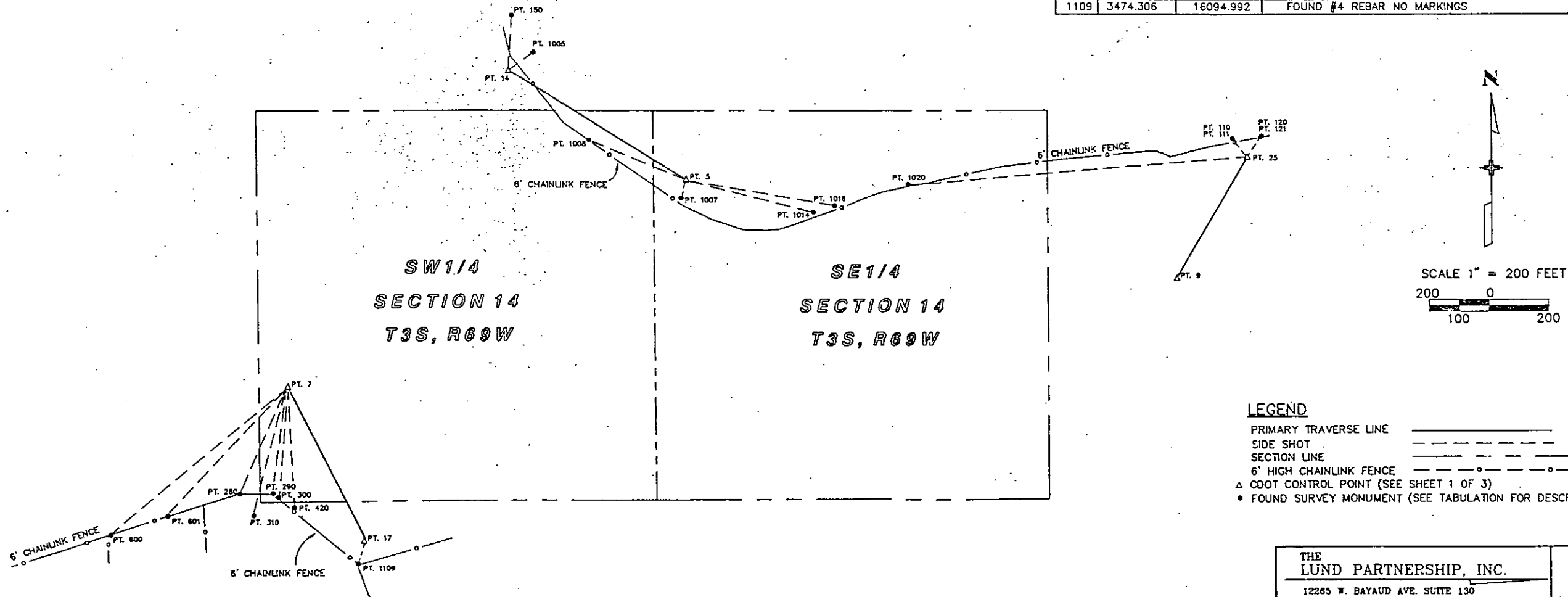
FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.		3	3
REVISIONS				

### GENERAL NOTES

1. THIS SURVEY DRAWING IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS AND IS PREPARED FOR COLORADO DEPARTMENT OF TRANSPORTATION PURPOSES ONLY.
2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. ALL COORDINATES LISTED ARE PROJECT COORDINATES ONLY.
4. ALL RIGHT-OF-WAY EVIDENCE SHOWN HEREON WAS LOCATED BY SIDE SHOT ONLY.

### SURVEY RIGHT-OF-WAY EVIDENCE TABULATION

PT NO.	NORTHING	EASTING	DESCRIPTION
110	4909.862	19035.213	FOUND 1" YELLOW CAP STAMPED "LS 9133"
111	4909.958	19035.529	FOUND 1 1/4" CAP STAMPED "D.K. HILL LS 7887"
120	4916.964	19132.590	FOUND 1" YELLOW CAP STAMPED "LS 9133"
121	4917.048	19132.697	FOUND 1 1/4" CAP STAMPED "D.K. HILL LS 7887"
150	5327.680	16624.573	FOUND 1 1/2" ALUM. CAP STAMPED "CR MOORE PLS 10945"
280	3712.260	15708.716	FOUND 2" ALUM. CAP STAMPED "SCOTT COX & ASSOC. PLS 24667"
290	3714.122	15817.617	FOUND 2" ALUM. CAP STAMPED "SCOTT COX & ASSOC. PLS 24667"
300	3700.373	15835.390	FOUND 2" ALUM. CAP STAMPED "SCOTT COX & ASSOC. PLS 24667"
310	3638.068	15753.459	FOUND 2" ALUM. CAP STAMPED "SCOTT COX & ASSOC. PLS 24667"
420	3664.932	15887.599	FOUND 2" ALUM. CAP STAMPED "SCOTT COX & ASSOC. PLS 24667"
600	3575.810	15276.847	FOUND 2" ALUM. CAP STAMPED "SCOTT COX & ASSOC. PLS 24667"
601	3636.761	15469.396	FOUND 2" ALUM. CAP STAMPED "SCOTT COX & ASSOC. PLS 24667"
1005	5202.952	16695.591	FOUND #4 REBAR NO MARKINGS
1007	4708.970	17186.473	FOUND #4 REBAR NO MARKINGS
1008	4905.687	16879.657	FOUND #4 REBAR NO MARKINGS
1014	4660.855	17626.288	FOUND #4 REBAR NO MARKINGS
1016	4683.289	17696.217	FOUND #4 REBAR NO MARKINGS
1020	4754.842	17944.423	FOUND #4 REBAR NO MARKINGS
1109	3474.306	16094.992	FOUND #4 REBAR NO MARKINGS



#### LEGEND

- PRIMARY TRAVERSE LINE \_\_\_\_\_
- SIDE SHOT \_\_\_\_\_
- SECTION LINE \_\_\_\_\_
- 6' HIGH CHAINLINK FENCE \_\_\_\_\_
- △ CDOT CONTROL POINT (SEE SHEET 1 OF 3)
- FOUND SURVEY MONUMENT (SEE TABULATION FOR DESCRIPTION)

THE  
LUND PARTNERSHIP, INC.  
12285 W. BAYAUD AVE. SUITE 130  
LAKEWOOD, COLORADO 80228  
303 989-1481  
JOB NO. 143.0104      FEBRUARY 17, 1994

#### SURVEYOR CERTIFICATE

Control Survey and Monumentation was done under my supervision and checking.  
NAME \_\_\_\_\_ P.L.S. NO. \_\_\_\_\_  
DATE \_\_\_\_\_

CONTROL AND MONUMENTATION SHEET

I(CX)076-1(151)

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NO	TOTAL SHEETS
VIII	COLORADO	ICX076-1(151)	3C	
REVISIONS				
04-22-94 Delete 241, 242				PD

RIGHT OF WAY

I-76 & WADSWORTH INTERCHANGE

TABULATION OF R.O.W. MONUMENTS TO BE SET (TYPE 1)

PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
PNT 151	3558.233	15392.556	
<del>PNT 157</del>	<del>3535.971</del>	<del>15258.115</del>	
PNT 172	4574.373	16933.942	
PNT 173	4991.199	16776.274	
PNT 237	3521.577	15101.900	
PNT 238	3549.730	15212.087	
PNT 239	3551.347	15258.087	
<del>PNT 241</del>	<del>3855.337</del>	<del>15893.332</del>	
<del>PNT 242</del>	<del>3847.333</del>	<del>15884.423</del>	
PNT 243	3618.830	15728.161	
PNT 244	3576.701	15454.786	

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for CDOT purposes Only.
2. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
3. No Warranty is implied or expressed unless this sheet bears the original signature and seal of preparer.
4. All coordinates listed are project coordinates only and are based in U.S. survey feet.
5. Right of Way boundaries are based off of Aliquot corners and found boundary evidence as determined by field survey (see sheet 3).
6. BASIS OF BEARING: The Bearing of N. 70°57'04" E. from point 4.04802N (6) to point 4.049077 (7) is based on the control diagram as provided by LUND PARTNERSHIP, INC., as shown on Sheet 3 (of this job).

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	11							
CONTROL								
ALIQUOT CORNER								
WITNESS POST								

SURVEYOR CERTIFICATE (OFFICE)

Right of Way Plans and Legal Descriptions were Prepared under my supervision and checking.

NAME Robert J. Johnson P.L.S. NO. 29033

DATE 5-4-94

SURVEYOR CERTIFICATE (FIELD)

Right of Way Monumentation was done under my supervision and checking.

NAME \_\_\_\_\_ P.L.S. NO. \_\_\_\_\_

DATE \_\_\_\_\_

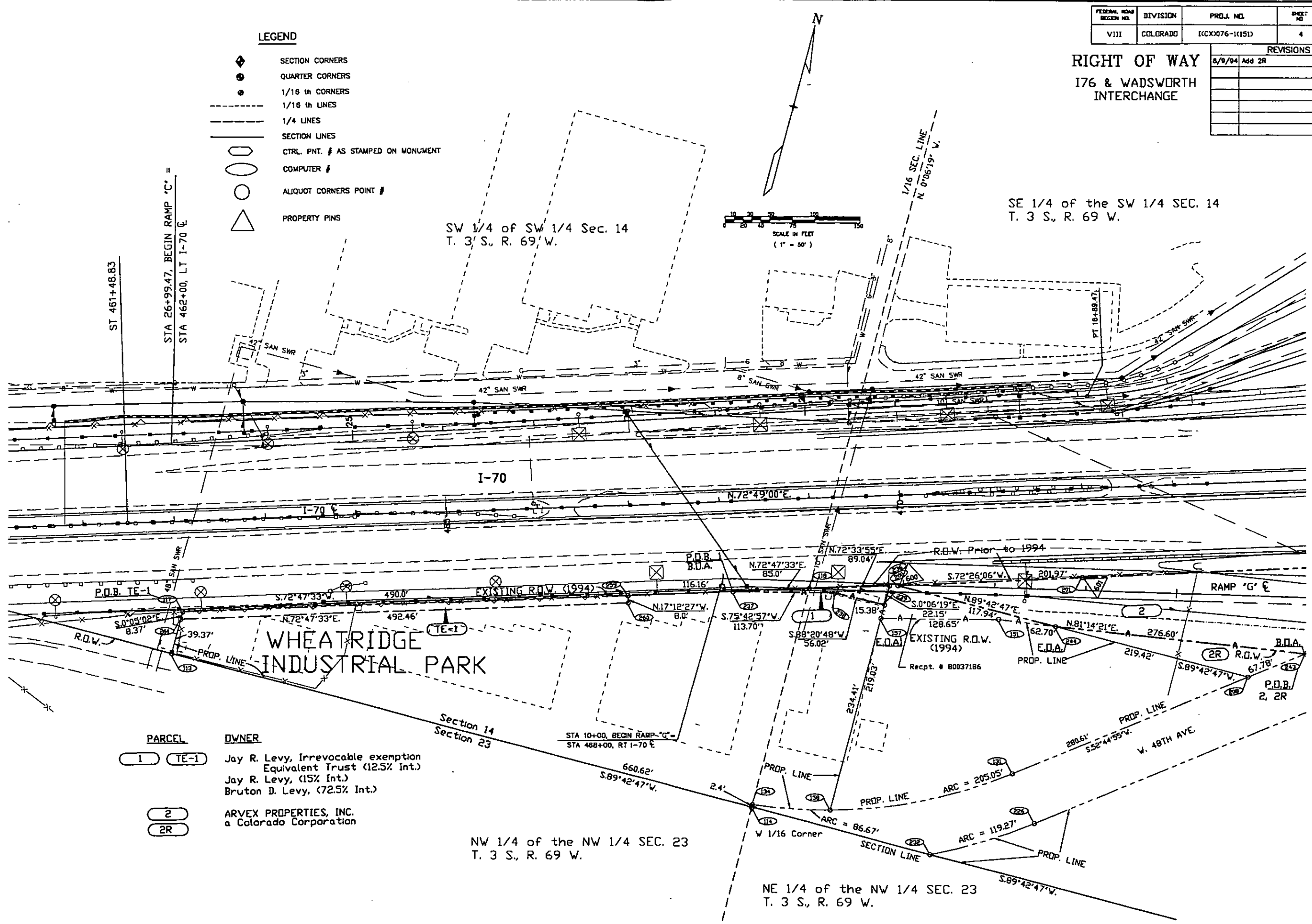
FEDERAL ROAD REVENUE NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	ICX076-1(151)	4	

**RIGHT OF WAY  
176 & WADSWORTH  
INTERCHANGE**

REVISIONS		R6
8/9/94	Add 2R	

**LEGEND**

- ◆ SECTION CORNERS
- QUARTER CORNERS
- 1/16 th CORNERS
- 1/16 th LINES
- 1/4 LINES
- SECTION LINES
- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- △ PROPERTY PINS

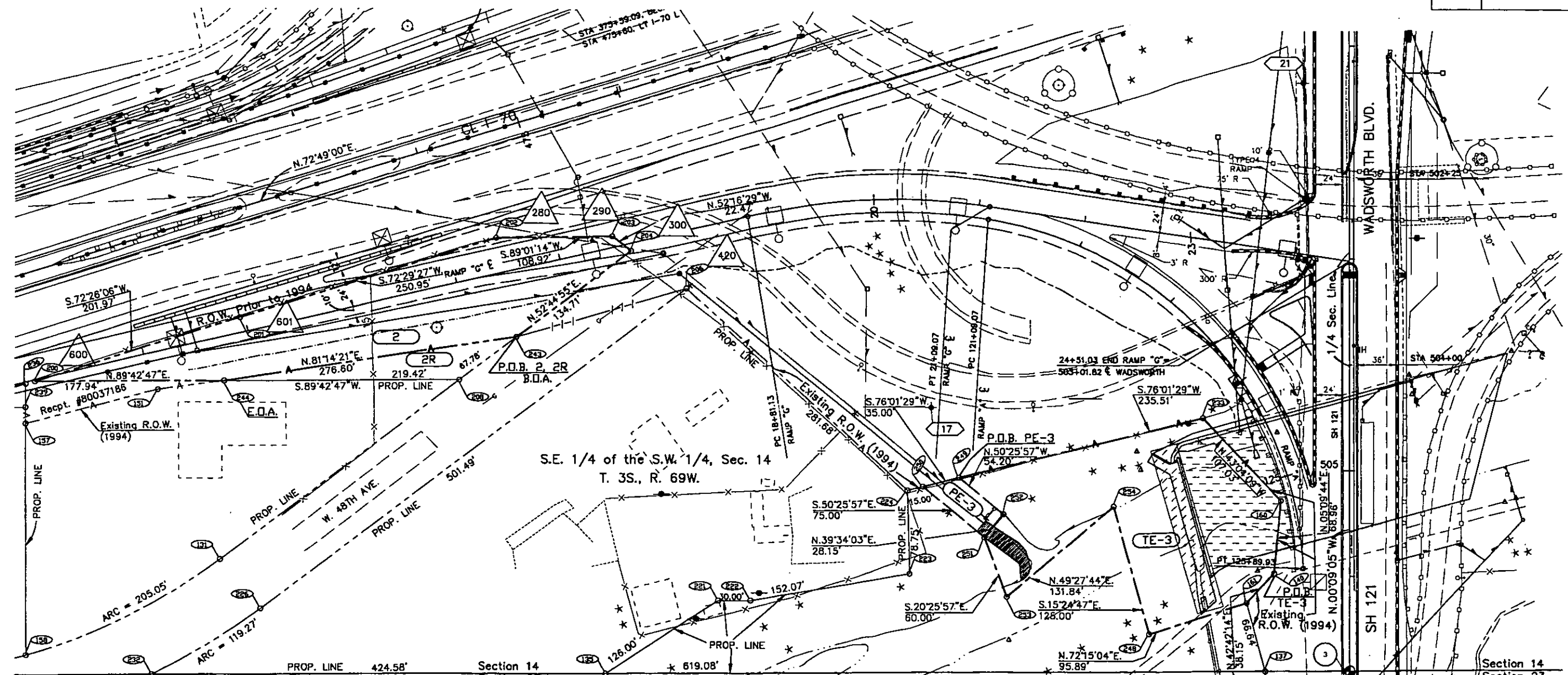


PARCEL	OWNER
1	TE-1
2	ARVEX PROPERTIES, INC. a Colorado Corporation
2R	Jay R. Levy, Irrevocable exemption Equivalent Trust (12.5% Int.) Jay R. Levy, (15% Int.) Bruton D. Levy, (72.5% Int.)

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	1(CX)076-1(151)	5	

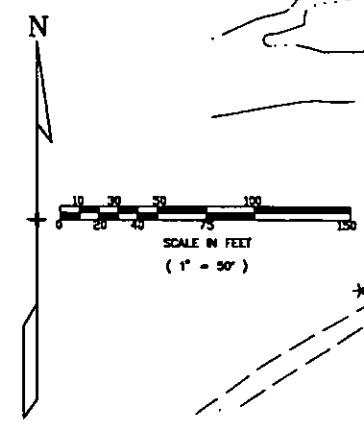
**RIGHT OF WAY**  
I76 & WADSWORTH INTERCHANGE

REVISIONS		
DATE	DESCRIPTION	BY
8/9/94	Add 2R	RB



**LEGEND**

- QUARTER CORNERS
- ◆ 1/16 th CORNERS
- - - 1/16 th LINES
- - - 1/4 LINES
- SECTION LINES
- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- △ PROPERTY PINS



PARCEL	OWNER
2 2R	ARVEX PROPERTIES, INC. a Colorado Corporation
PE-3 TE-3	CITY OF WHEATRIDGE, a Municipal Corporation

05/12/94 D:\Sheet5.dwg

