

TITLE SHEET

STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS—STATE OF COLORADO

CONVENTIONAL SIGNS

- County Line
- Township or Range Line
- Land Lines
- Property or Tract Line
- City Limits
- Railroad
- Existing Road
- New Road
- Notice of Access
- 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
- Trees

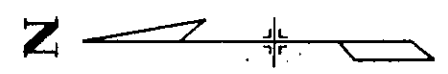
- Tel. & Telegraph Lines
- Electric Lines
- Electric Trans. Tower
- Buried Tel. Cable
- Buried Electric Cable
- Gas Main
- Oil Main
- Water Main
- Sanitary Sewers
- Storm Sewers
- Road Approaches
- Section Corner
- Center of Section
- Culverts & Drains
- Bridges

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. I-25-2(137) STATE HIGHWAY NO. 25 DOUGLAS COUNTY

RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS
TITLE SHEETS 1" = 400'
PLAN SHEETS 1" = 50'

LENGTH OF R.O.W. = 6124.58'



FEDERAL ROAD DIST. NO.	DIST. NO.	PROJECT NO.	SHEET NO.	TOTAL SHEETS
222	COLORADO	I-25-2(137)	1	1

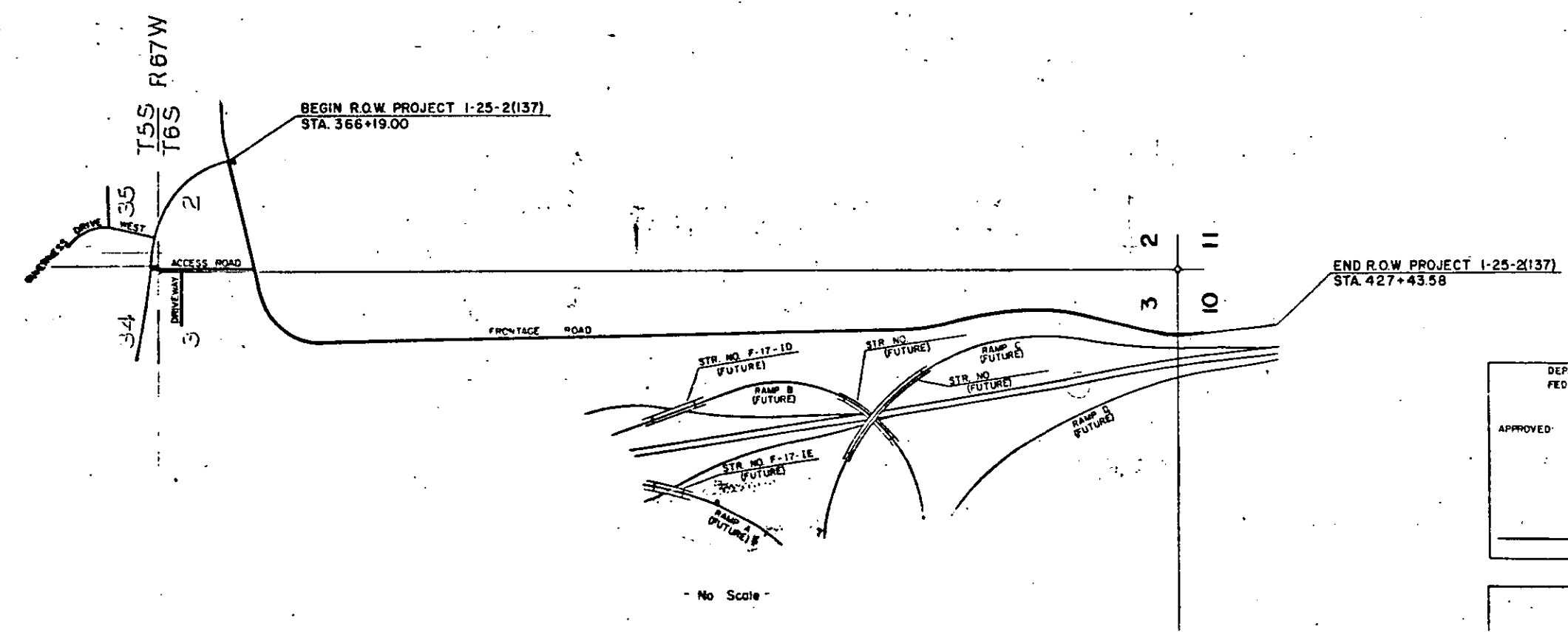
REVISION

RIGHT OF WAY
C 470 at I 25
FRONTAGE ROAD RELOCATION

INDEX OF SHEETS

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TABULATION OF PROPERTIES	2, 2A thru 2E
PLAN SHEETS	3 thru 7, 7A, 7B
OWNERSHIP MAP	8

NOV 22 1983



- No Scale -

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
APPROVED:	DATE
DIVISION ADMINISTRATOR	

DIVISION OF HIGHWAYS	
APPROVED:	DATE
DISTRICT ENGINEER	

					FEDERAL ROAD REGION NO. VIII	DIVISION COLORADO	PROJECT NO. I 25 - 2(137)		SHEET NO. 2			
R.O.W. TABULATION OF PROPERTIES IN			DOUGLAS COUNTY	S.H. NO. 25		RIGHT OF WAY C 470 at I 25 Frontage Road Relocation						
PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER				8/18/82	Rev.	
135-A	GOOD PARTNERSHIP	5500 Yale Suite 300	T6S., R. 67W., 6th P.M. TRACT E, PARK MEADOWS	2020466	2020466							
		Denver, CO 80222	FILING ONE, Section 3							9/17/82	Rev. 139, Rev. 139B; DEL SE- 139A, SE-139B	D 6
139Rev2	BRADBURY FAMILY		SE 1/4 of Section 3	138,012	138,012	537,657				8/18/82	Rev. 140, 140A 140B, 140C; add SE-140A SE-140B, SE- 140C, SE-140D	D 6
	PARTNERSHIP,											
	A Colorado limited									9/1/82	Rev. SE-140D	D 6
	partnership									8/18/82	Rev 142, 142A	D 6
										8/17/83	Add 135-A	D-6
139ARev	" " "		SE 1/4 of Section 3	301,463	301,463	See 139	Rev. 2					
139BRev	" " "		NE 1/4 of Section 10	8,390	8,390	See 139	Rev. 2					
SE139A	DELETED											
SE139B	DELETED											
			AMENDED PLAT OF									
			CASTLE VIEW HEIGHTS									
140Rev	DOUGLAS COUNTY		County Road	3,626	3,626							
140ARev	" "		" "	3,662	3,662							
140BRev	" "		" "	5,458	5,458							
140CRev	" "		Lots 19 and 20	17,375	17,375							
SE140A	" "		County Road	1,209	1,209							
SE140B	" "		" "	1,209	1,209							
SE140C	" "		" "	1,149	1,149							
SE140D	" "		" "	3,830	3,830							
Rev.												
142 Rev	POWER RENTAL		Lot 21	11,533	11,533		57,831					
142ARev	" "		" "	107,796	107,796	See 142	Rev.					

[illegible]

					FEDERAL ROAD REGION NO. VIII		DIVISION COLORADO	PROJECT NO. I 25-2(137)		SHEET NO. 2B	
R.O.W. TABULATION OF PROPERTIES IN				DOUGLAS COUNTY		S.H. NO. 25		RIGHT OF WAY C 470 at I 25 Frontage Road Relocation			
PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS	
				PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT				8/18/82	Rev 145,145A
			T.6S.,R.67W.,6th P.M.								add SE 145A
			AMENDED PLAT OF								SE 145B
			CASTLE VIEW HEIGHTS								8/8/82
											Rev 146, del
											146A, add
											SE 146A
											10/19/82
											del SE 146B
											11/18/82
											Rev. 147,
											add 147R
145Rev.	JOHN L. & REBECCA CRISP		Lot 16	8,820	8,820	50,748	46,527				8/18/82
145ARev	" " "		" " "	19,477	19,477	See 145 Rev					Rev 148, add
SE145A	" " "		" " "	2,940	2,940	" "					SE 148A, SE
SE145B	" " "		" " "	2,940	2,940	" "					148B, TE148A
146Rev	JOHN L. CRISP		Part of Lot 15	8,640	8,640	49,759					10/19/82
SE146A	" " "		" " "	2,880	2,880	See 146 Rev					del SE 148A,
SE146B	DELETED										add 148R,Rev
146A	DELETED										SE148B,TE148
146R	JOHN L. CRISP		Part of Lot 15	2,407	2,407	See 146 Rev					A, del TE148
											D 6
147Rev	METROPOLITAN		Part of Lot B	12,421	12,421						
	RECREATIONAL VEHICLE										
	CORPORATION										
147R	" " "		" " "	2,820	2,820	See 147 Rev					
148Rev	84 LUMBER COMPANY		Lot C	8,283	8,283	92,574					
SE148A	DELETED										
SE148BRev	84 LUMBER COMPANY		Lot C	2,415	2,415	See 148 Rev					
TE148	DELETED										
TE148ARev	84 LUMBER COMPANY		Lot C	900	900	See 148 Rev		TE148ARev	For Const. of Driveway		
148R	" " "		" " "	3,715	3,715	" "					

R.O.W. TABULATION OF PROPERTIES IN					DOUGLAS COUNTY		S.H. NO. 25		RIGHT OF WAY C 470 at I 25 Frontage Road Relocation			
					FEDERAL ROAD REGION NO. VIII		DIVISION COLORADO		PROJECT NO. I 25-2(137)		SHEET NO. 2C	
PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT				8/18/82	Rev149, add	
			T.6S.,R.67W.,6th P.M.							10/19/82	add SE 149	D 6
			AMENDED PLAT OF							10/28/82	Rev 149 Rev	D 6
			CASTLE VIEW HEIGHTS								add TE 149A	D 6
										11/18/82	DelSE149,add	D 6
											add 149A	D 6
										8/18/82	Rev150,150A	
149Rev2	CATHERINE W. SIMMONS &		Lot A	8,788	8,788	55,732					addSE150A,SE	D 6
	RICHARD SIMMONS, HUSBAND									10/19/82	150B, TE150	
TE149	" " "		" " "	7,882	7,882	See 149 Rev 2		TE149	*		RevSE150A,SE	
149A	" " "		" " "	915	915	" "					150B,150ARev	D 6
TE149A	" " "		" " "	4,142	4,142	" "		TE149A		8/18/82	add TE 150A	D 6
SE149	DELETED										Rev151, 151A	
											add SE151A	
										10/19/82	SE151B,TE151	D 6
											Rev SE 151A,	D 6
											SE 151B	D 6
											*For Const. of Driveway	
150Rev	ALBERT W. KNOTT and		Lot 12	8,100	8,100	46,774	64,766					
	ROBERTA R. KNOTT, J.T.											
150ARev2	" " "		" " "	5,095	5,095	See 150 Rev						
SE150ARev	" " "		" " "	2,599	2,599	"						
SE150BRev	" " "		" " "	3,545	3,545	" "						
TE150	" " "		" " "	8,910	8,910	" "		TE150			For Const. of Driveway	
TE150A	" " "		" " "	27,000	27,000	" "		TE150A			For Const. of Roadway Slopes	
151Rev	SAM NEWTON		Lots 10 and 11	15,840	15,840	91,587	134,598					
151ARev	" " "		" " "	8,413	8,413	See 151 Rev						
SE151ARev	" " "		" " "	6,291	6,291	" "						
SE151BRev	" " "		" " "	12,683	12,683	" "						
TE 151	" " "		" " "	1,050	1,050			TE 151			For Const. of Driveway	

				FEDERAL ROAD REGION NO. VIII	DIVISION COLORADO	PROJECT NO. I 25-2(137)		SHEET NO. 2D			
R.O.W. TABULATION OF PROPERTIES IN				DOUGLAS COUNTY		S.H. NO. 25		RIGHT OF WAY C 470 at I 25 Frontage Road Relocation			
PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS	
				PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT				8/18/82	Rev 152,152A
			T.6S.,R.67W.,6th P.M.							add SE 152A	D 6
			AMENDED PLAT OF							SE 152B	D 6
			CASTLE VIEW HEIGHTS							10/19/82	Rev SE152A, D 6
										SE 152B	D 6
										11/10/82	Rev 152 Rev; D 6
										Del SE152A Rev	D 6
										SE 152B Rev.	D 6
										8/18/82	Rev 153,153A
										add 153C SE	
152Rev2	ALBERT J. STRAUCH (25%)		Lots 8 and 9	26,768	26,768	84,066	140,385			153A, SE153B	D 6
	JOHN E. FULLER (37.5%)									11/29/82	add TE153
	ROBERT L. COHEN (37.5%)									Rev, SE153A	
										Del 153C,	
										Del TE153	D 6
152ARev	" " "		" " "	2,849	2,849	See 152 Rev 2				1/31/83	add 153D, SE
SE152ARev	DELETED									153, SE153C	
SE152BRev	DELETED									SE153D	D 6
										2/7/83	Rev SE153,
										SE 153D	D 6
153Rev	NOBEL INVESTMENT COMPANY		Lots 3 thru 7	40,317	40,317	99,609	646,041				
	a partnership										
153ARev	" " "		" " "	5,394	5,394	See 153 Rev					
153B	" " "		" " "	76,095	76,095	" "		153B	To be acquired under IXFU 470-1(2)		
153C	DELETED										
153D	NOBEL INVESTMENT COMPANY,		" " "	20,612	20,612	" "		153D	To be acquired under IXFU 470-1(2)		
	a partnership										
SE153Rev	" " "		" " "	11,088	11,088	" "		SE153Rev	" " "		
SE153ARev	" " "		" " "	33,121	33,121	" "					
SE153B	" " "		" " "	12,164	12,164	" "					
SE153C	" " "		" " "	9,915	9,915	" "		SE153C	To be acquired under IXFU 470-1(2)		
SE153D	" " "		" " "	12,395	12,395	" "		SE153D	" " "		
Rev								Rev			

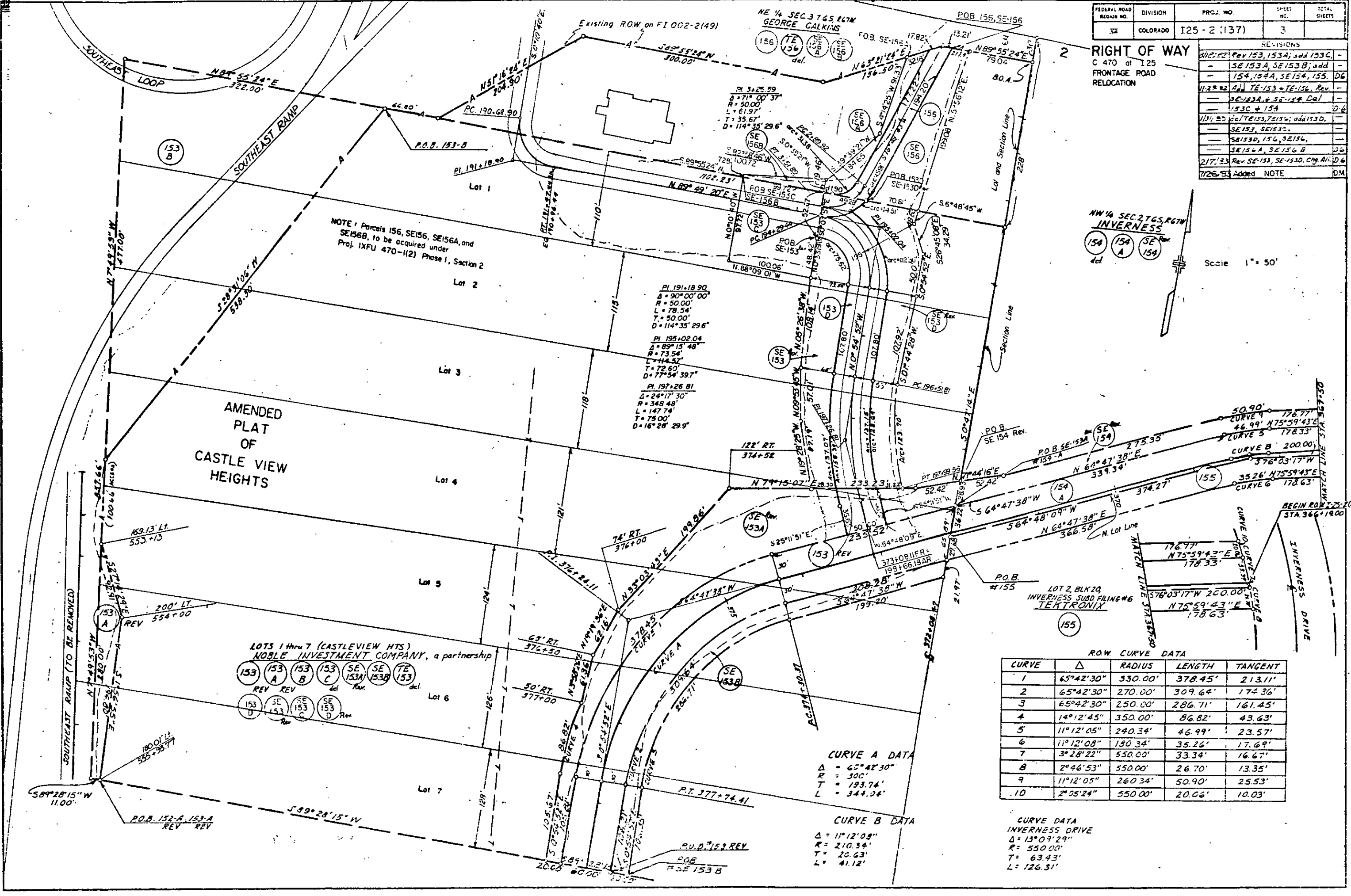
R.O.W. TABULATION OF PROPERTIES IN DOUGLAS COUNTY					FEDERAL ROAD REGION NO. VIII	DIVISION COLORADO	PROJECT NO. I 25-2(137)	SHEET NO. 2E				
					S.H. NO. 25				RIGHT OF WAY C 470 at I 25 Frontage Road Relocation			
PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT				8/18/82	Add 154,154A	--
			NW 1/4, Section 2,							--	SE 154, 155	D6
			T. 6S., R. 67W.							11/29/82	Rev SE 154	--
										--	Del154,TE156	D6
										1/31/83	Add156,SE156	--
										--	SE156A	
											SE156B	D6
										11/17/83	Add 140AR,	--
										--	140 CR	D6
154	DELETED											
154A	INVERNESS LAND TRUST			18,828	18,828		194,031					
SE-154 Rev.	INVERNESS LAND TRUST			11,401	11,401	See 154	A					
155	TEK TRONIX		Lot 2, Block 20,	15,559	15,559		245,799					
			Inverness Subdivision									
			a subdivision in Sec.2									
156	GEORGE W. CALKINS		NE 1/4 Section 3	5,248	5,248	62,002	26,927	156	To be acquired under IXFU 470-1(2)			
SE156	GEORGE W. CALKINS		NE 1/4 Section 3	8,965	8,965	See 156		SE156	To be acquired under IXFU 470-1(2)			
SE156A	GEORGE W. CALKINS		NE 1/4 Section 3	2,716	2,716	See 156		SE156A	To be acquired under IXFU 470-1(2)			
SE156B	GEORGE W. CALKINS		NE 1/4 Section 3	1,334	1,334	See 156		SE156B	To be acquired under IXFU 470-1(2)			
TE156	DELETED											
140AR	COLORADO DEPARTMENT OF		SE 1/4 Section 3	10,158					To be conveyed to Power Rental			
	HIGHWAYS											
140CR	COLORADO DEPARTMENT OF		SE 1/4 Section 3	6,256					To be conveyed to Power Rental			
	HIGHWAYS											

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
22	COLORADO	I25-2 (137)	3	

REVISIONS	
11/2/82	Rev 153, 153A, add 153C, -
-	SE 153A, SE 153B, add -
-	154, 154A, SE 154, 155, D6
11/2/82	add TE-153 + TE-156, Rev -
-	SE-153A + SE-154, Del -
-	153C + 154
11/31/85	SE/TE 153, 1515, add 153D, -
-	SE 153, SE 153C, -
-	SE 153D, 156, SE 156, -
-	SE 156A, SE 156B, -
2/17/83	Rev SE-153, SE-153D, Cng. A, D, 6
11/26/83	Added NOTE

RIGHT OF WAY
C 470 of I25
FRONTAGE ROAD
RELOCATION

Scale 1" = 50'



ROW CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	TANGENT
1	65°42'30"	330.00'	378.45'	213.11'
2	65°42'30"	270.00'	309.64'	174.36'
3	65°42'30"	250.00'	286.71'	161.45'
4	14°12'45"	350.00'	86.82'	43.63'
5	11°12'05"	240.34'	46.99'	23.57'
6	11°12'08"	180.34'	35.26'	17.69'
7	3°28'22"	550.00'	33.34'	16.67'
8	2°46'53"	550.00'	26.70'	13.35'
9	11°12'05"	260.34'	50.90'	25.53'
10	2°05'24"	550.00'	20.06'	10.03'

CURVE A DATA
Δ = 65°42'30"
R = 300'
T = 193.74'
L = 344.94'

CURVE B DATA
Δ = 11°12'05"
R = 210.34'
T = 20.63'
L = 41.12'

CURVE DATA
INVERNESS DRIVE
Δ = 13°09'29"
R = 550.00'
T = 63.43'
L = 126.31'

LOTS 1 thru 7 (CASTLEVIEW HTS)
NOBLE INVESTMENT COMPANY, a partnership

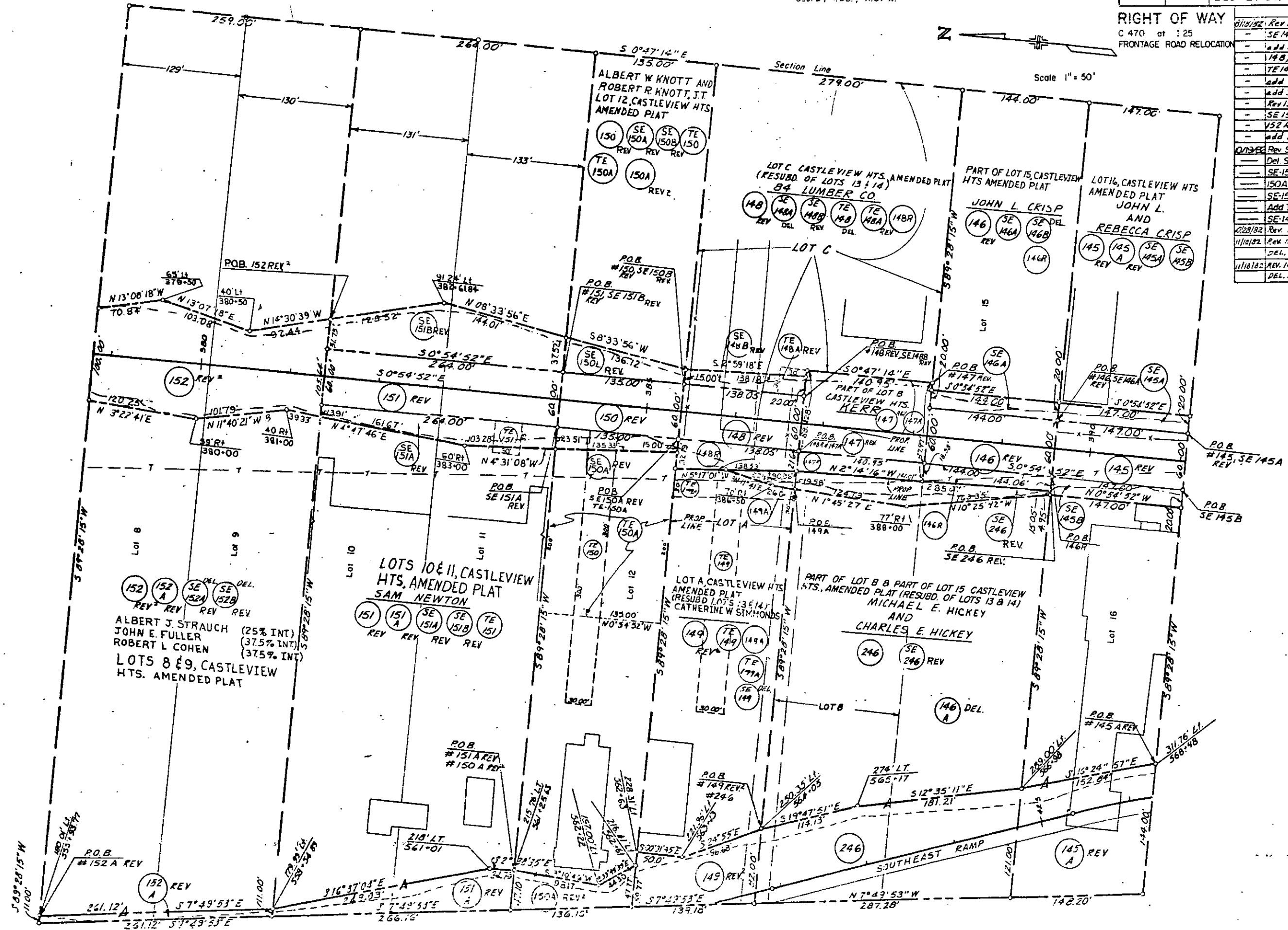
153 A 153 B 153 C 153 D SE 153A SE 153B SE 153C SE 153D
REV REV del Rev del Rev del Rev

Sec. 2, T.6S., R.67W.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VI	COLORADO	I25-2(137)	4	

RIGHT OF WAY
C 470 at I25
FRONTAGE ROAD RELOCATION

REVISIONS	
6/10/82	Rev 145, 145A, add SE145A -
	SE145B, Rev 146, del 146A -
	add SE146A, SE146B, Rev -
	148, add SE148A, SE148B -
	TE148, TE148A, Rev 149, -
	add TE149, Rev 150, 150A, -
	add SE150A, SE150B, TE150 -
	Rev 151, 151A, add SE151A, -
	SE151B, TE151, Rev 152, -
	V52A, add SE152A, SE152B -
	add 246, SE 246 26
07/19/82	Rev SE 246, Add SE 149, -
	Del SE148A, Add 145R, Rev -
	SE150A, SE148B, SE150B, -
	150A Rev, SE151B, SE151A, -
	SE152A, SE152B, TE148A -
	Add TE150A, 146R, Del -
	SE146B, TE148 26
2/28/82	Rev 149 Rev, add TE149A 26
11/10/82	Rev 152 Rev, Del SE152A READ 4 -
	Del, SE152B REV -
11/18/82	Rev 147, Add 147R, Rev 148R, 26
	Del SE149, Add 149A -



Sec. 2, T.6S., R.67W.

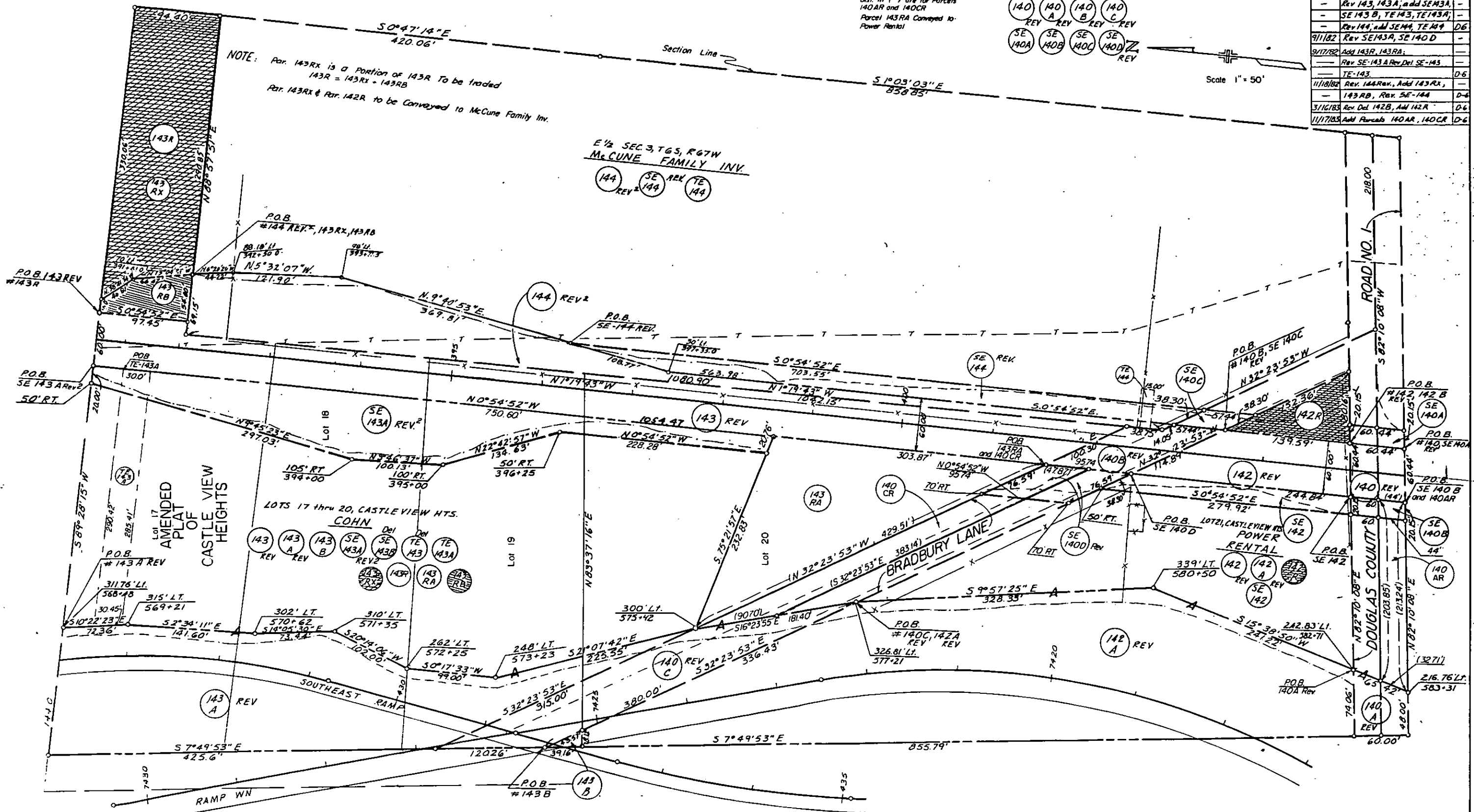
C.D.O.H.
140 AR
140 CR
143 RA

140AR and 140CR Vacated to CDOM BK 496 Pages 1, 2 Conveyed to Power Rental Dist. in () are for Parcels 140AR and 140CR Parcel 143RA Conveyed to Power Rental

REVISIONS		FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
8-15-85		Corr. Parcels 140AR, 140CR	VII	COLORADO	I 25-2(137)	5
RIGHT OF WAY		REVISIONS				
470 at I 25		8/11/82	Rev 140, 140A, 140B, 140C	-	-	-
FRONTAGE ROAD RELOCATION		-	add SE 140A, SE 140B	-	-	-
		-	SE 140C, SE 140D, Rev 142	-	-	-
		-	142A; add 142B, SE 142	-	-	-
		-	Rev 143, 143A; add SE 143A	-	-	-
		-	SE 143B, TE 143, TE 143A	-	-	-
		-	Rev 144; add SE 144, TE 144	-	-	-
		9/11/82	Rev SE 143A, SE 140D	-	-	-
		9/17/82	Add 143R, 143RA	-	-	-
		-	Rev SE 143A Rev Del SE 143	-	-	-
		-	TE 143	-	-	-
		11/18/82	Rev 144 Rev, Add 143RX	-	-	-
		-	143RB, Rev SE 144	-	-	-
		3/16/83	Rev Del 142B, Add 142A	-	-	-
		11/17/83	Add Parcels 140AR, 140CR	-	-	-

NOTE: Par. 143RX is a Portion of 143R To be traded 143R = 143RX + 143RB
Par. 143RX & Par. 142R to be Conveyed to McCune Family Inv.

E 1/2 SEC 3, T.6S, R.67W
McCune Family Inv.
144 REV
144 SE
144 AR
144 TE



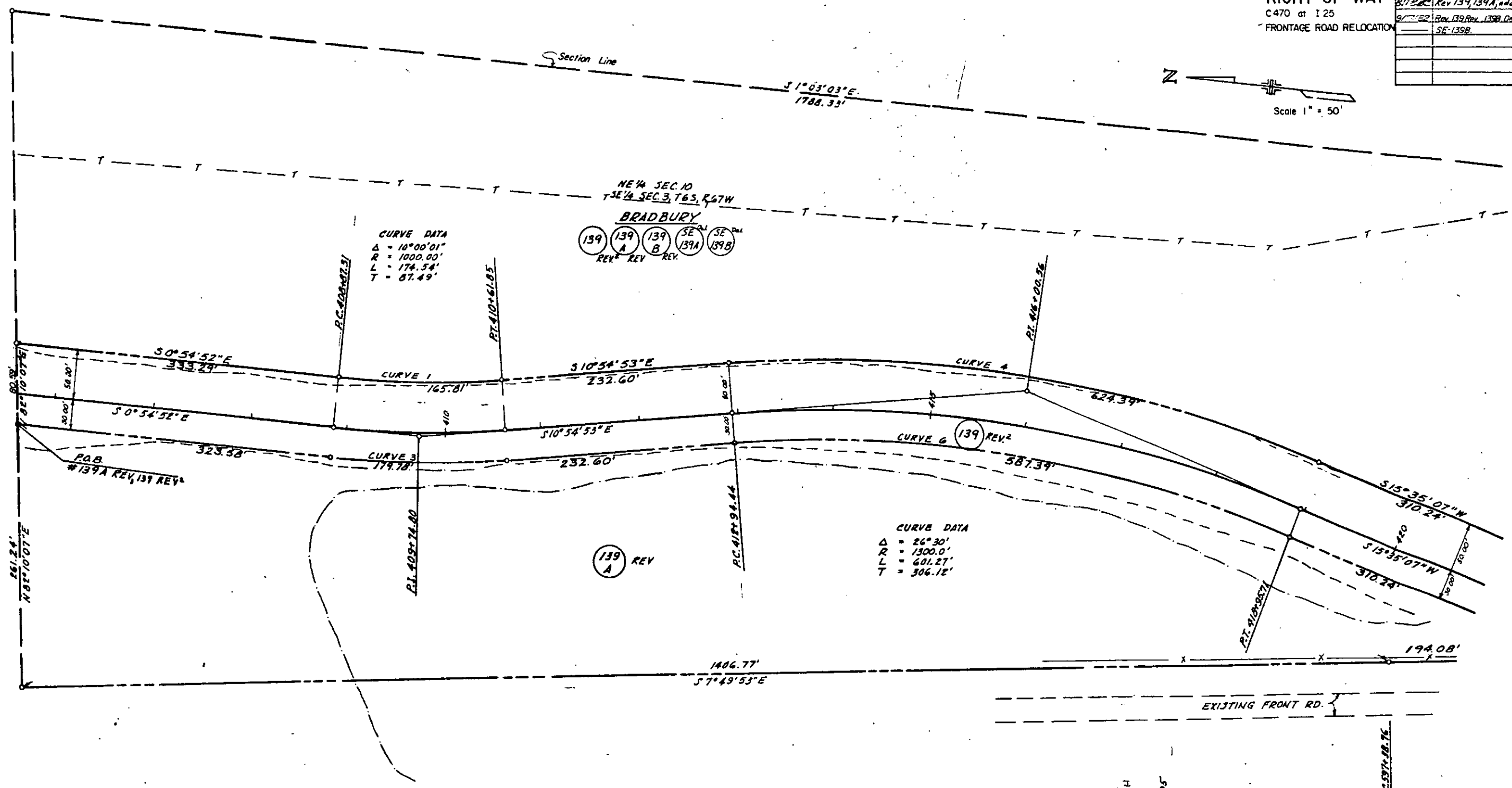
Sec. 2, T.6S., R.67W.

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO	I25-2(137)	6	

RIGHT OF WAY
C470 at I25
FRONTAGE ROAD RELOCATION

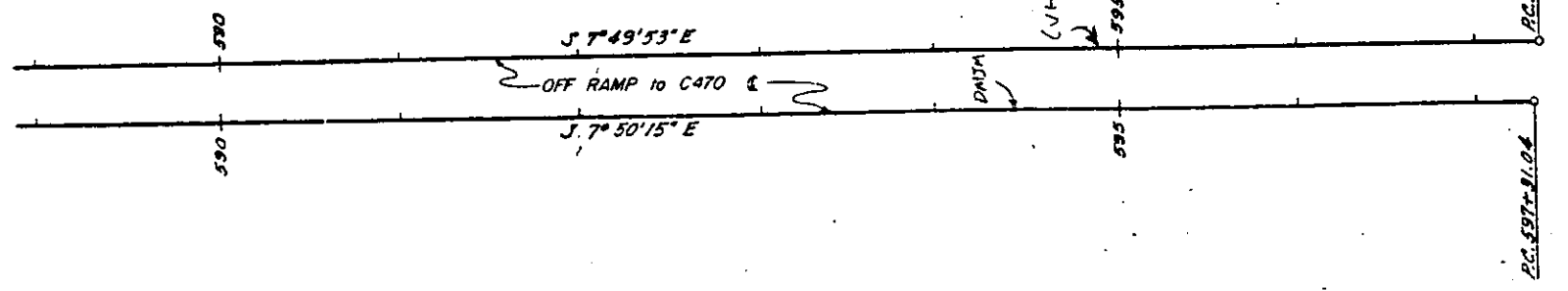
REVISIONS	
8/1/2000	Rev 139, 139A, add SE 139A, D6
9/1/2002	Rev 139 Rev 139B, add SE 139A, D6
	SE-139B

Scale 1" = 50'



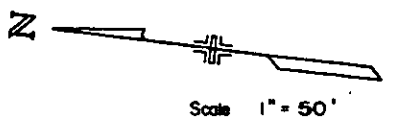
R.O.W. CURVE DATA

CURVE	Δ	RADIUS	LENGTH	TANGENT
1	10° 00' 01"	950'	165.81'	83.12'
3	10° 00' 01"	1030'	179.78'	90.12'
4	26° 30' 00"	1350'	624.39'	317.88'
6	26° 30' 00"	1270'	587.39'	299.05'

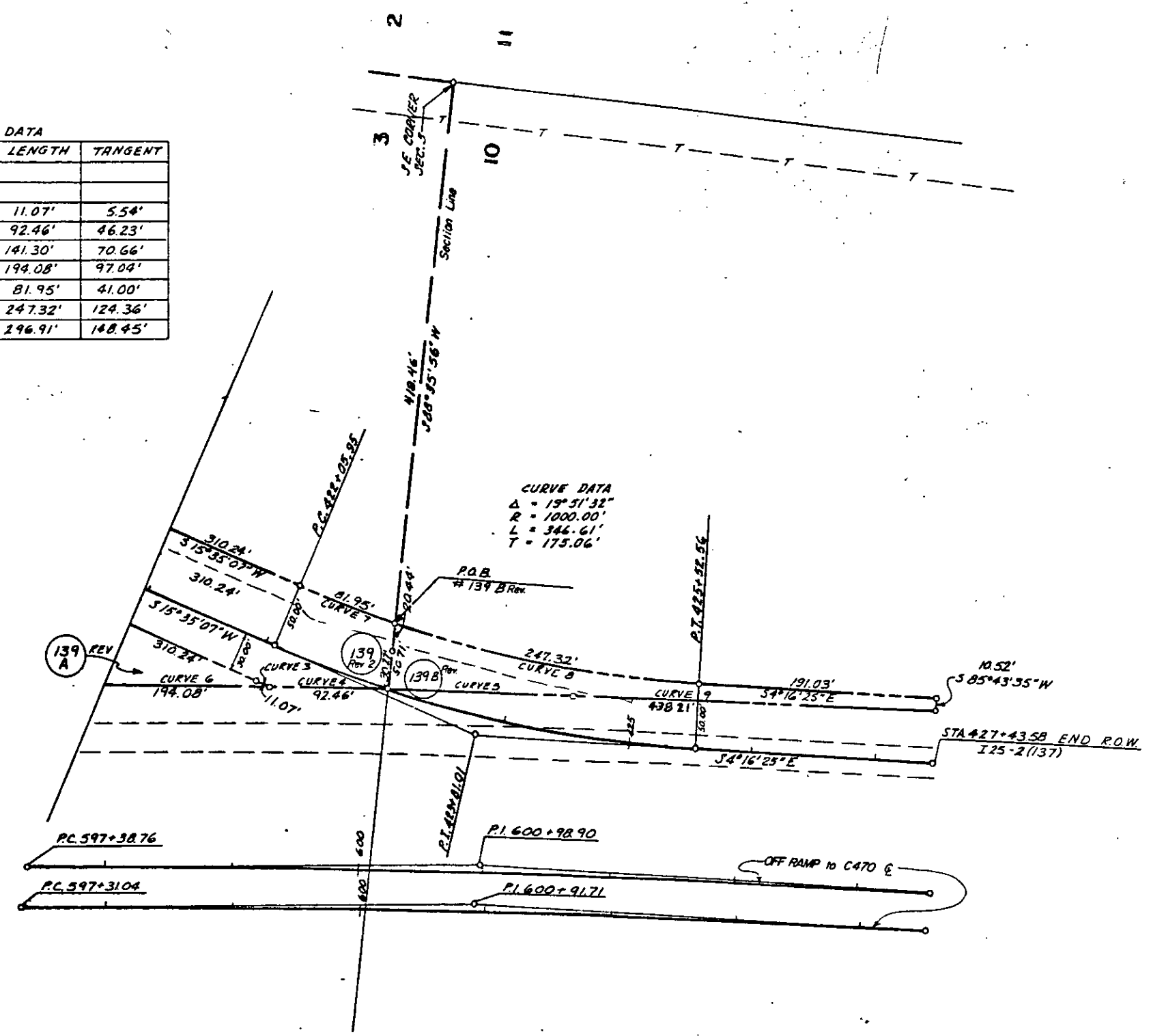


FEDERAL ROAD REGION NO	DIVISION	PROJ. NO	SHEET NO.	TOTAL SHEETS
VI	COLORADO	I25-2(137)	7	

REVISIONS	
2/18/82 Rev 139, 139A, add 139B	
SE 139A, SE 139B	06
9/17/82 Rev 139 Rev 139B Del SE 139A	
SE 139B	06



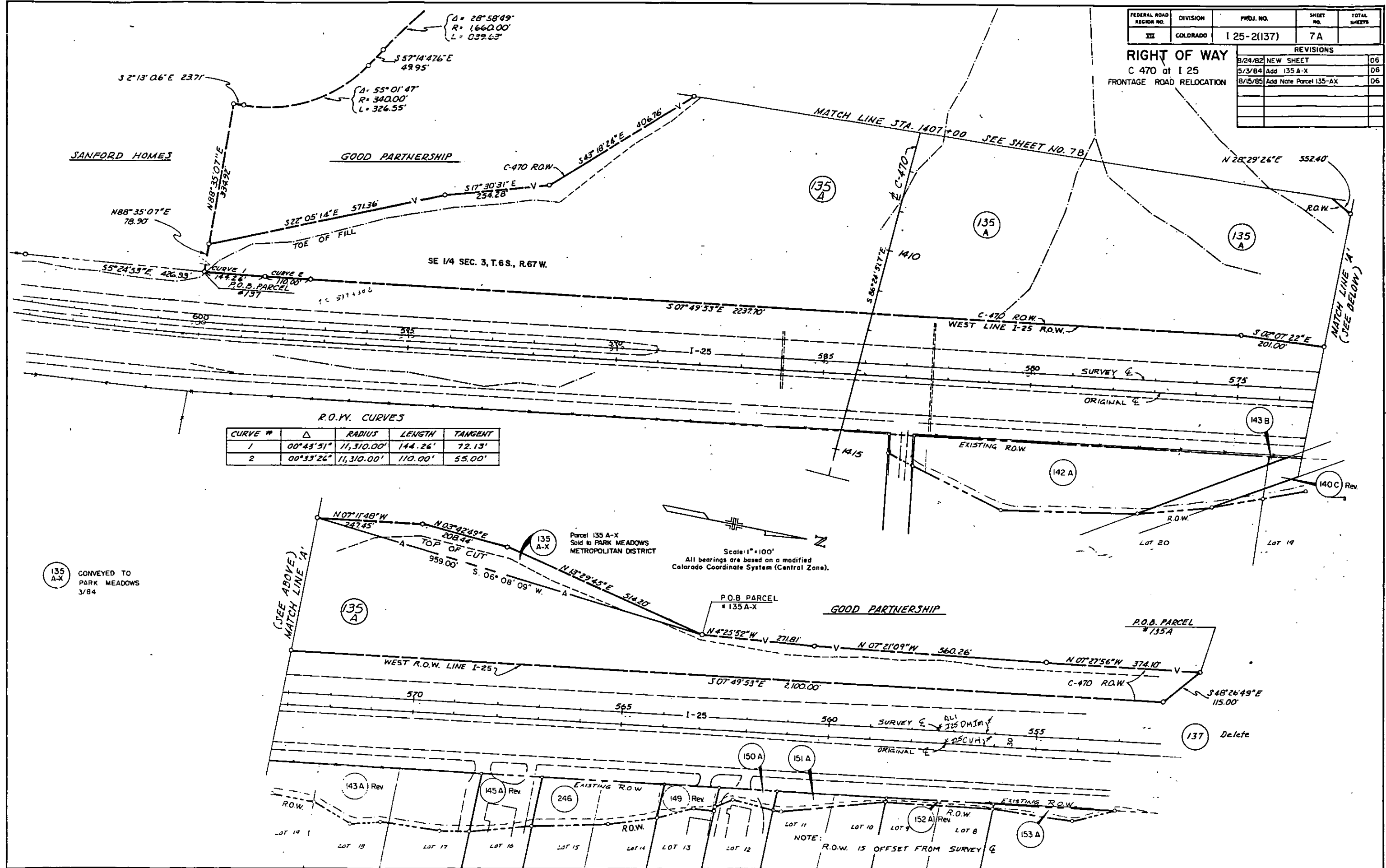
ROW CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	TANGENT
3	0°36'57"	1,030.00'	11.07'	55.4'
4	0°27'24"	11,600.00'	92.46'	46.23'
5	0°41'53"	11,600.00'	141.30'	70.66'
6	0°57'31"	11,600.00'	194.08'	97.04'
7	4°56'34"	950.00'	81.95'	41.00'
8	14°54'58"	950.00'	247.32'	124.36'
9	1°27'59"	11,600.00'	296.91'	148.45'



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO	I 25-2(137)	7A	

REVISIONS		
8/24/82	NEW SHEET	D6
5/3/84	Add 135 A-X	D6
8/15/85	Add Note Parcel 135-A-X	D6

RIGHT OF WAY
C 470 at I 25
FRONTAGE ROAD RELOCATION



R.O.W. CURVES				
CURVE #	Δ	RADIUS	LENGTH	TANGENT
1	00°43'31"	11,310.00'	144.26'	72.13'
2	00°33'26"	11,310.00'	110.00'	55.00'

135 A-X
CONVEYED TO
PARK MEADOWS
3/84

Parcel 135 A-X
Sold to PARK MEADOWS
METROPOLITAN DISTRICT

Scale: 1"=100'
All bearings are based on a modified
Colorado Coordinate System (Central Zone).

P.O.B. PARCEL
135 A-X

P.O.B. PARCEL
135 A

137 Delete

NOTE:
R.O.W. IS OFFSET FROM SURVEY E

FEDERAL ROAD SECTION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
125	COLORADO	I-25-2(137)	7B	7C

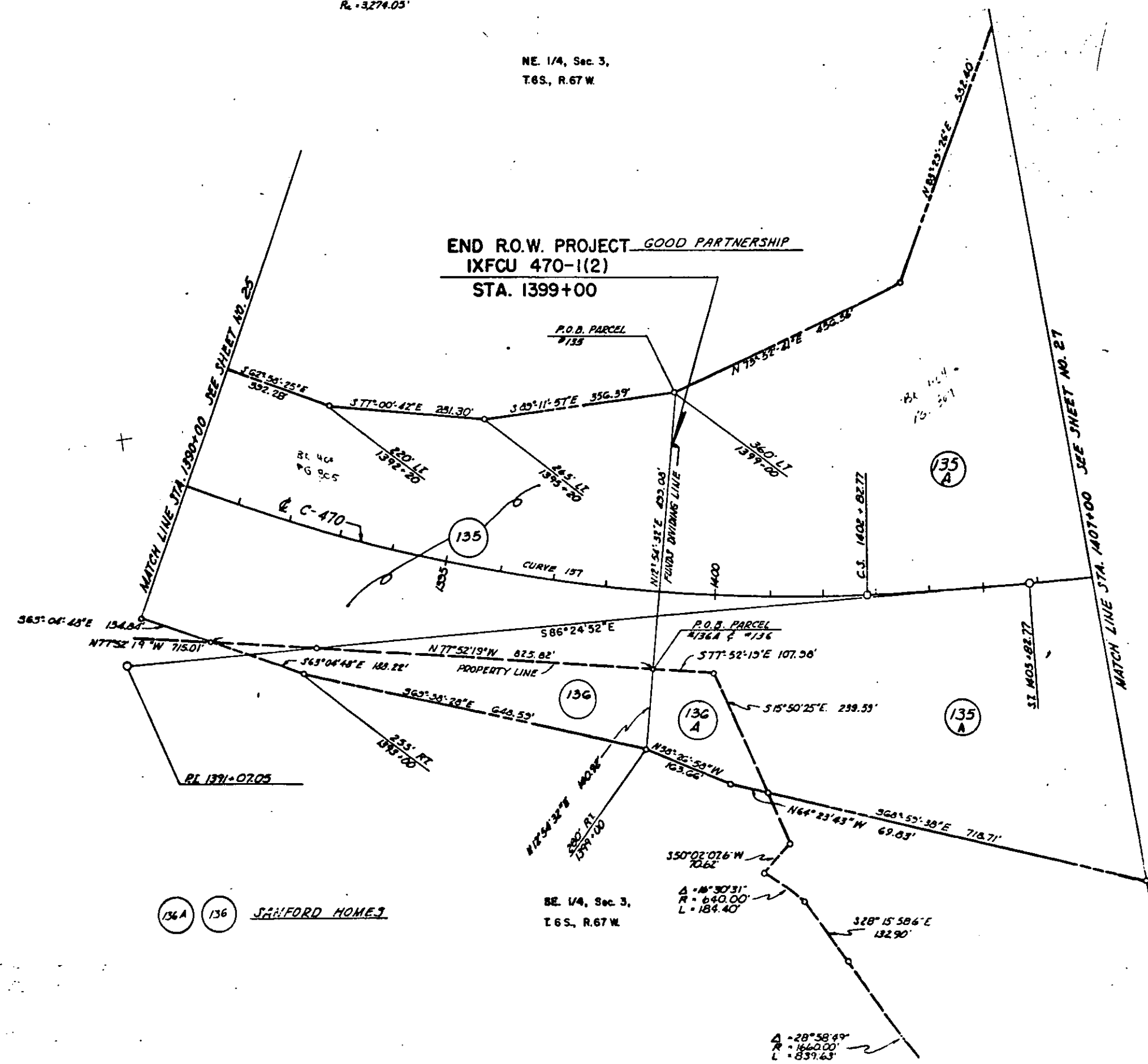
RIGHT OF WAY
C470 at I 25
FRONTAGE ROAD RELOCATION

REVISIONS	
0-2-83	NEW SHEET

6 ROAD CURVE 157
 $\Delta = 47^\circ 48' 46''$
 $T_1 = 1670.73'$
 $E_1 =$
 $\Delta = 46^\circ 33' 46.0''$
 $D_1 = 1' 45''$
 $T_1 = 1341.54'$
 $L_1 = 2546.45'$
 $R_1 = 3274.05'$
 $\theta = 2^\circ 37' 30''$
 $L_2 = 300.00'$
 $L_1 = 200.02'$
 $L_2 = 100.02'$

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

END R.O.W. PROJECT GOOD PARTNERSHIP
IXFCU 470-1(2)
STA. 1399+00



Scale: 1"=100'
All bearings are based on a modified
Colorado Coordinate System (Central Zone).

136A 136 SANFORD HOME 2

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

$\Delta = 8^\circ 30' 31''$
 $R = 640.00'$
 $L = 184.40'$

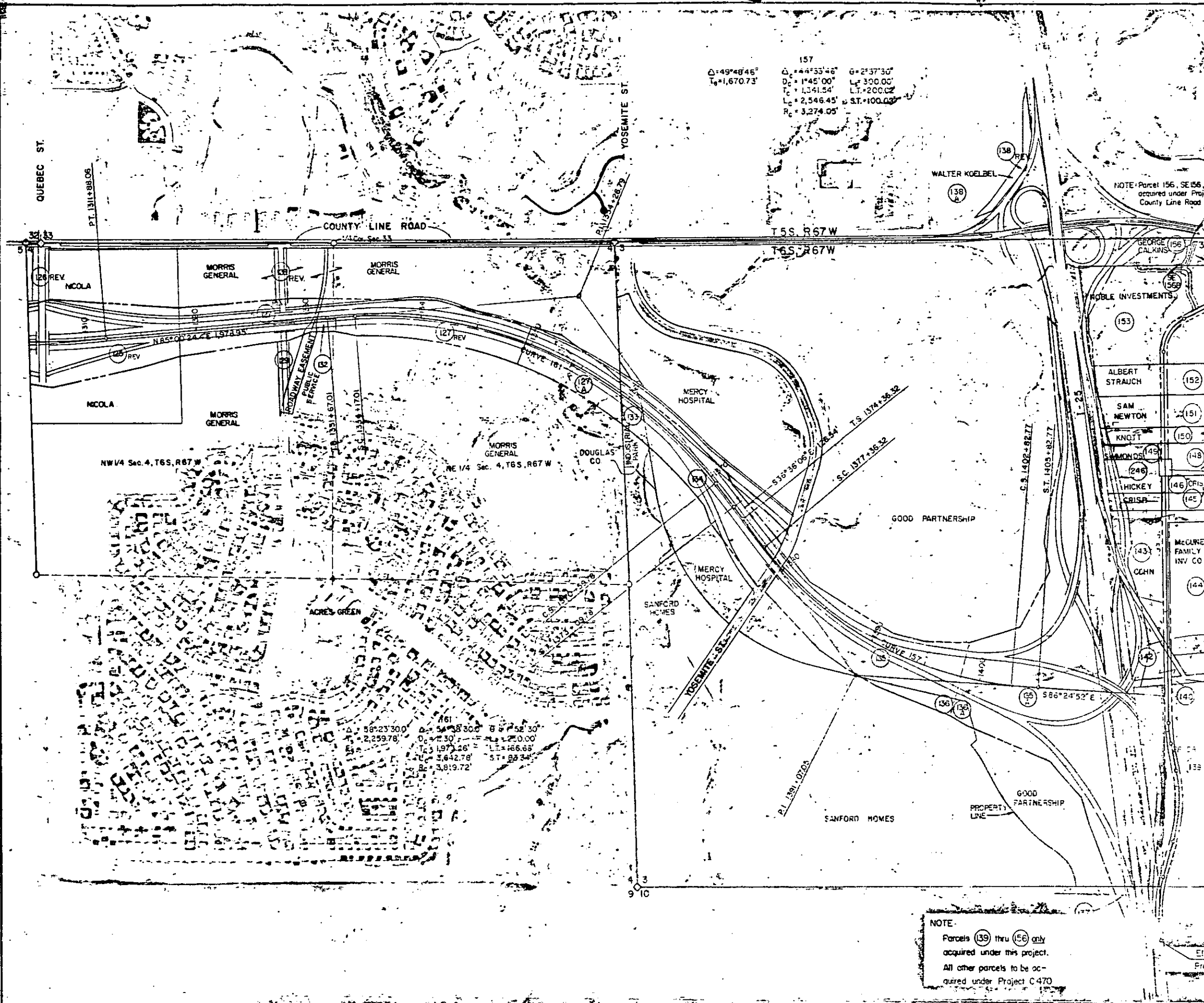
$\Delta = 28^\circ 58' 49''$
 $R = 1640.00'$
 $L = 839.63'$

GOOD PARTNERSHIP

FEDERAL ROAD DESIGN NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
22	COLORADO	I 25-2 (137)	8	

REVISIONS	
4/5/93	New Sheet

RIGHT OF WAY
C 470 of I 25
FRONTAGE ROAD RELOCATION



NOTE:
Parcels 139 thru 156 only
acquired under this project.
All other parcels to be ac-
quired under Project C 470

END ROW STA. 427+435-
Proj. I 25-2(137)

OWNER'S MAP
07 4, 515 PM