

STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS—STATE OF COLORADO

DIVISION	PROJECT NO.	SHEET	
COLORADO	125-3(4)218 Section 1	1	1

RIGHT OF WAY VALLEY HIGHWAY
West Co. Linc - 120th Ave.

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. 125-3(4)218 SECTION 1 STATE HIGHWAY NO. 25 ADAMS COUNTY

- CONVENTIONAL SIGNS**
- CENTER LINE
 - COUNTY LINE
 - TOWNSHIP OR RANGE LINE
 - LAND LINES
 - CITY LIMITS
 - RAILROAD
 - BARBED WIRE FENCE
 - WOVEN WIRE - COMBINATION FENCE
 - TELE & TELEG LINE
 - POWER LINE
 - PRESENT ROAD (PLAN SHEETS)
 - RIGHT OF WAY LINE
 - ACCESS POINTS (FREEWAYS)
 - C OF A LINE (CONTROL OF ACCESS)
 - ACCESS DENIED BY DEED
 - TOP OF CUTS
 - TOE OF FILLS
 - DETOUR
 - PROPERTY OWNERSHIP LINE

INDEX OF SHEETS

SHEET NO.	TITLE PAGE
1	TABULATION OF PROPERTIES
2-10	PLAN & PROFILE SHEETS SHOWING R.O.W. REQUIRED
10-17	OWNERSHIP MAPS

SCALES OF ORIGINAL DRAWINGS

ON PLAN: 1" = 100 FT
ON PROFILE: 1" = 100 FT HORIZONTAL, 1" = 10 FT VERTICAL

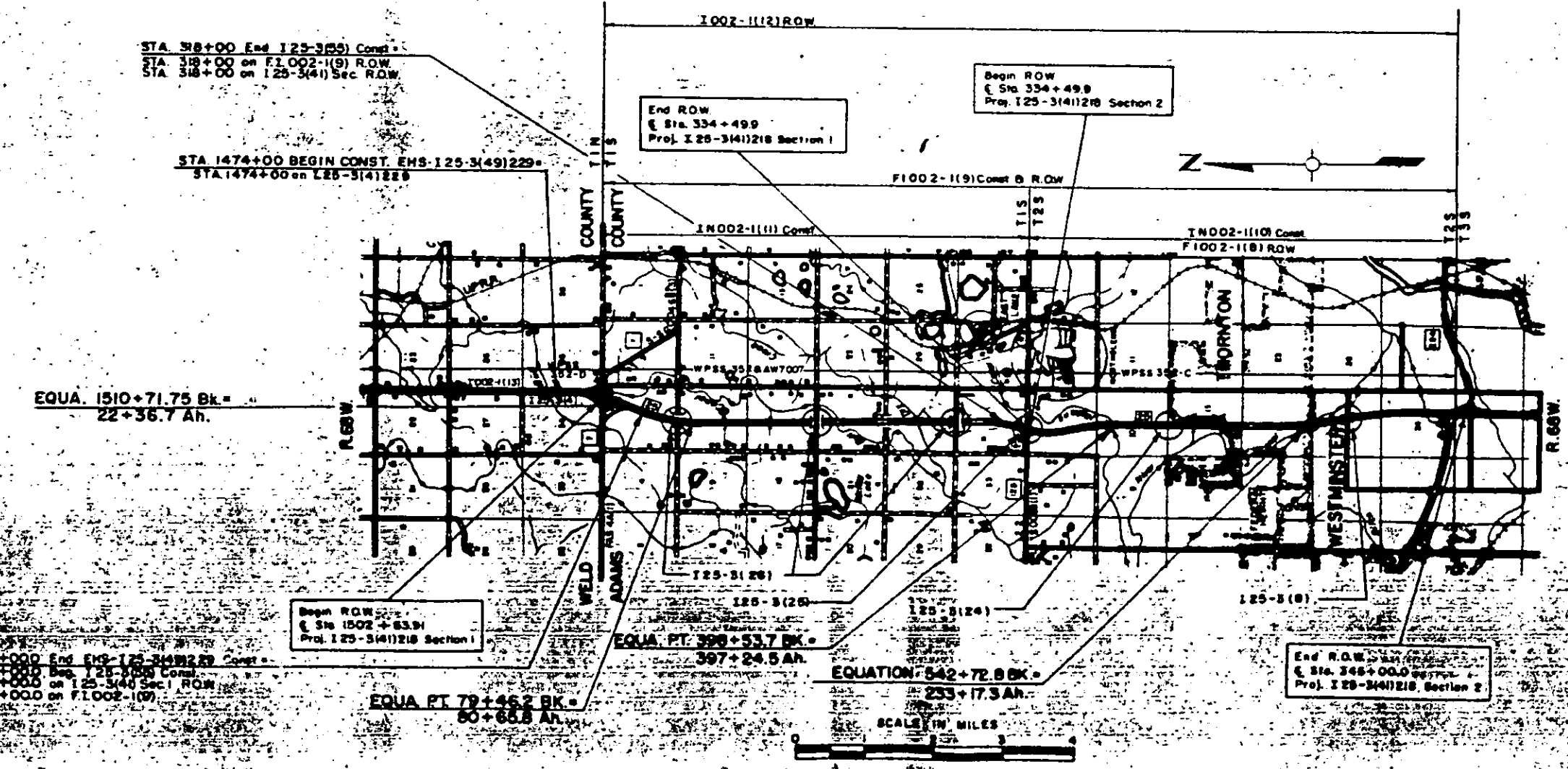
GRADE LINE ON PROFILE IS SHOWN AS GRADE OF FINISHED ROAD
LENGTH OF PROJECT = 6.04 MILES (R.O.W.)

REVISIONS

DATE	DESCRIPTION	BY
3/5/74	Approve Title Sheet	D-1
	Add Sheets 2A	
	7 thru 17	

RIGHT OF WAY

INFORMATION OBTAINED FROM AVAILABLE COUNTY RECORDS



R. O. W. TABULATION OF PROPERTIES IN

ADAMS COUNTY S.H. No. 25 PROJ. I 25-3(4)218 Section I

FEDERAL ROAD DISTRICT NO.	DISTRICT	PROJECT NO.	SHEET NO.
218	COLORADO	I 25-3(4)218 Section I	2

RIGHT OF WAY VALLEY HIGHWAY
Weld Co. Line - 120th Ave.

PARCEL NO.	OWNER	HOME ADDRESS	LOCATION T 1 S, R 6 B W, 6th PM	AREA IN SQ. FT.		ACRES	PURCHASE DATA					REMARKS	NO.	
				PARCEL	TO BE ACQUIRED		REMAINDER	LAND	IMPROV'M'TS	DAMAGE	MISC.			TOTAL
1 Rev.	William A. Sheppard, Jr., Richard Neubauer, & Forest Yelverton	10584 Paley St., Denver, Colo.	SW 1/4 Sec. 3	33,117	33,117	Rt 37.12								
AC 1A	W. J. Digby, Inc.											Close Gate		
AC 1B	W. J. Digby, Inc.											Close Gate		
E-1	State of Colorado, Division of Highways	4201 East Arkansas, Denver, Colo.	NE 1/4 NE 1/4, Sec. 3	99,627	99,627							Easement to Ditch Co. for channel		
E-2	Deleted													
2 Rev.	Olinger's Evergreen Memorial Gardens	Lower of Memories, 8500 W 29th Ave. Lakewood, Colo. 80215 Parcel Address: 168th Ave. & I 25	NE 1/4 NE 1/4, Sec. 3	119,649	119,649	8.13						Remainder area lies between Parcels 2, 3, 4, and 5		
E-2D	General Conference of the Church of God		NW 1/4, Sec. 15	1,250	1,250									
3 Rev.	Farmers Reservoir & Irrigation Co.	411 First Nat'l Bank Bldg., 10701 Melody Dr. Northglenn, Colo. 80234 Parcel Address: 168th Ave. & I 25	NE 1/4 NE 1/4, Sec. 3	146,425	146,425							To Colo. Div. of Hwys.		
4	Olinger's Evergreen Memorial Gardens	Lower of Memories, 8500 W 29th Ave. Lakewood, Colo. 80215 Parcel Address: 168th Ave. & I 25	NE 1/4 NE 1/4, Sec. 3	63,000	63,000	17.64						Remainder area lies South of Parcel 4, between Bull Cond and the East ROW of I 25 to 1/4 Sec line Sec 3 Par. 4 to be traded to Ditch Co		
5	Deleted													
6	Olinger's Evergreen Memorial Gardens	Lower of Memories, 8500 W 29th Ave. Lakewood, Colo. 80215 Parcel Address: 168th Ave. & I 25	NE 1/4 NE 1/4, Sec. 3	37,157	37,157	63.43						Remainder area lies west of I 25 in W 1/2 NE 1/4 Sec 3 Parcel 6 to Colo. Div. of Hwys.		
7 Rev.	Leo J. Koleski	312 Agate Broomfield Colo., 80020	SW 1/4, Sec. 34	4,356	4,356									
TE 7	Leo J. Koleski	312 Agate, Broomfield, Colo. 80020	SW 1/4, Sec. 34	13,018	13,018							Temporary Easement	TE 7	
2-A	Olinger's Evergreen Memorial Gardens	Lower of Memories, 8500 W 29th Ave. Northglenn, Colo. 80215 Parcel Address: 168th Ave. & I 25	NE 1/4 NE 1/4, Sec. 3	9,276	9,276							To Colo. Div. of Hwys.		
E-3	State of Colorado, Division of Highways	4201 East Arkansas, Denver, Colo.	NE 1/4 NE 1/4, Sec. 3	3,719	3,719							Easement to Ditch Company		
TE-2	Olinger's Evergreen Memorial Gardens	Same as Parcel 2	NE 1/4 NE 1/4, Sec. 3	18,854	18,854									
TE-2A	W. J. Digby, Inc.		SE 1/4, Sec. 3	10,000	10,000									
TE-2B	William Tymkovich, Donald Tymkovich and Steve Tymkovich	Route 1, 6911 North Washington Denver, Colorado 80229	Plot 20, Wilcox Sub. NE 1/4, Sec. 10	10,000	10,000									
TE-2C	John F. Beyer	1185 Oak Street, Denver, Colorado 80215	Plot 21, Wilcox Subdivision NW 1/4, Sec. 10	10,000	10,000									
TE-3	Four Twenty Five Investment Co.	300 Speer Blvd., Denver, Colorado 80203	SW 1/4, Sec. 27	10,000	10,000									
TE-3A	North Washington Land Syndicate	300 Speer Blvd., Denver, Colorado 80203	SE 1/4, Sec. 27	10,000	10,000									
TE-3B	North Washington Land Syndicate	300 Speer Blvd., Denver, Colorado 80203	NE 1/4, Sec. 27	7,500	7,500									

REVISIONS		
1-1-72	Rev. Parcel 2	Page 4
1-1-72	Add data, E-2, Parcel 3 & 5	Page 5
1-2-72	Rev. Parcel 3	Page 4
1-2-72	Rev. Parcel 7, add TE 7	Page 4
1-7-72	Add Parcel 2A, E-3	Page 4
1-12-74	Added E-2D, TE-2A, TE-2B, TE-2C, TE-3, TE-3A, TE-3B - Wm. C. A. C. 1A, B	Page 4
		VR

R. O. W. TABULATION OF PROPERTIES IN ADAMS COUNTY S.H. No. 25 PROJ. I25-3(41)218 Sec. 1

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJECT NO.	SHEET NO.
XIII	COLORADO	I25-3(41)218 Sec. 1	2A

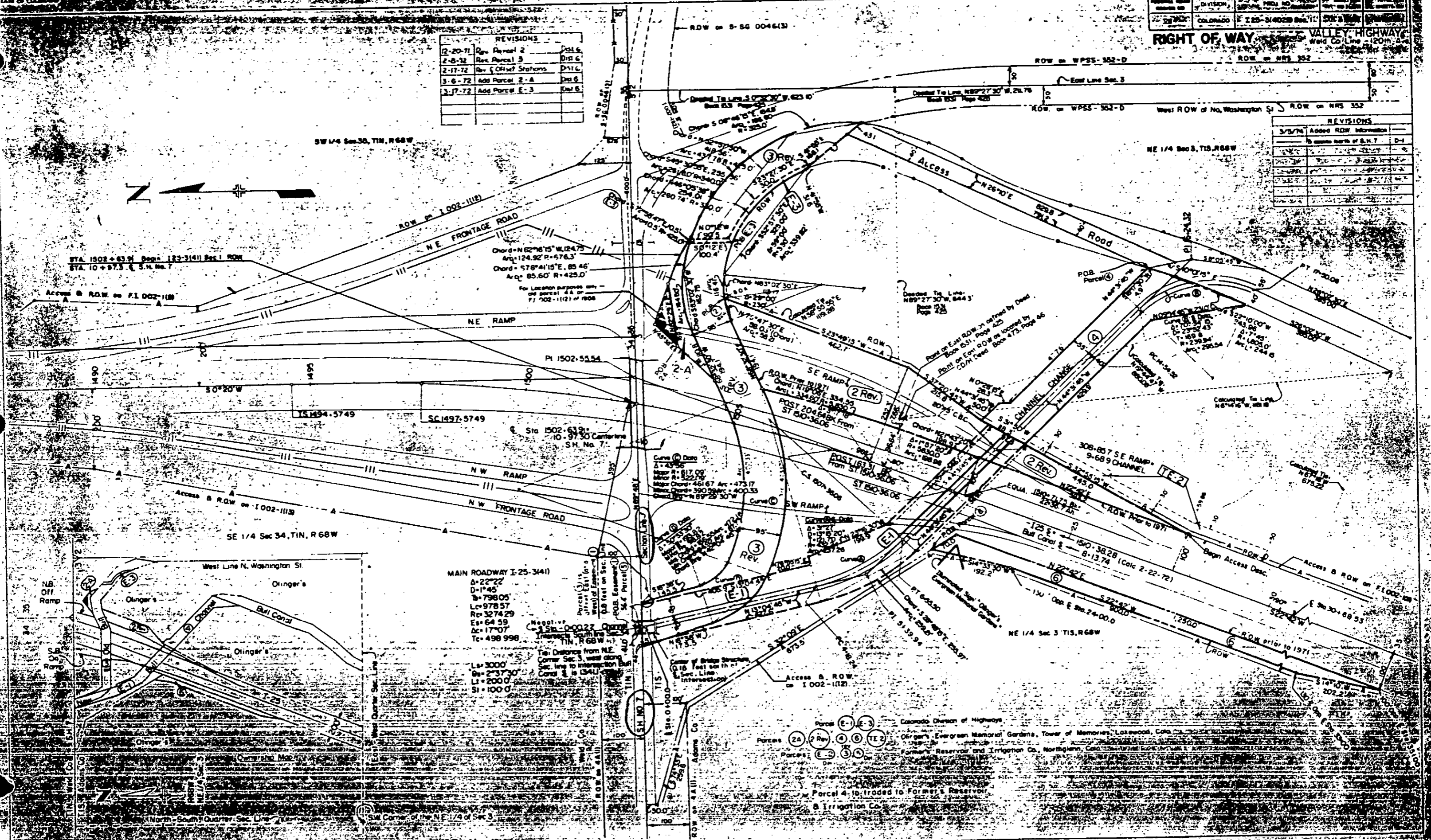
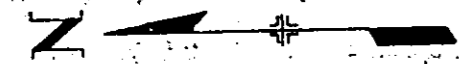
RIGHT OF WAY Valley Highway
Weld Co. Line - 120th Ave.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES			PURCHASE DATA					REMARKS	NO.
				PARCEL	TO BE ACQUIRED	REMAINDER	LAND	IMPROV'M'TS	DAMAGE	MISC.	TOTAL		
			T. 1 S., R. 68 W.										
TE-3C	CK and C Construction Company	P.O. Box 217 - Eastlake, Colorado 80614	NE 1/4, Sec. 34	10,000 sq. ft.	10,000 sq. ft.								
TE-3D	CK and C Construction Company	P.O. Box 217 - Eastlake, Colorado 80614	NE 1/4, Sec. 34	10,000 sq. ft.	10,000 sq. ft.								
TE-3E	Security Life and Accident Company	Security Life Building - Denver, Colo. 80202	NW 1/4, Sec. 34	10,000 sq. ft.	10,000 sq. ft.								
IO	Caldwell Farms, A General Partnership	718 17th St, Suite 1100 - Denver, Colo. 80202	S 1/2 of NW 1/4, Sec. 15	0.574	0.574	72.2 Rt.							10
PE-11 Rev	Regal Properties, Limited - A Limited Partnership	8360 North Washington - Denver, Colo. 80229	S 1/2 of NE 1/4, Sec. 15	1.515	1.515							Channel Change	PE11 Rev.
II	Regal Properties, Limited - A Limited Partnership	8360 North Washington - Denver, Colo. 80229	S 1/2 of NE 1/4, Sec. 15	1.033	1.033	70.8 Lt.							II
PE-12	Anna M. Fonoy 1/2 Int. H.C. Investment Co. 1/2 Int.	Attn. Martin Hart - 2515 15th National Bank Building - Denver, Colorado 80202	NW 1/4, Sec. 27	0.861	0.861	64.3 Rt.							PE12
AC2A	Richard C. Dencklau Velma M. Dencklau	10698 Northglenn Drive Denver, Colorado 80233	NW 1/4, Sec. 15			10.0 Lt.						Close Gate	AC2A
AC2B	General Conference of the Church of God (Seventh Day)		NW 1/4, Sec. 15			32 Rt.						Close Gate	AC2B
AC-3A	Four Twenty Five Inv. Co.	300 Speer Blvd. - Denver, Colorado 80203	SW 1/4, Sec. 27									Close Gate	AC3A
AC-3B	Four Twenty Five Inv. Co.	300 Speer Blvd. - Denver, Colorado 80203	SW 1/4, Sec. 27			143 Rt.						Close Gate	AC3B

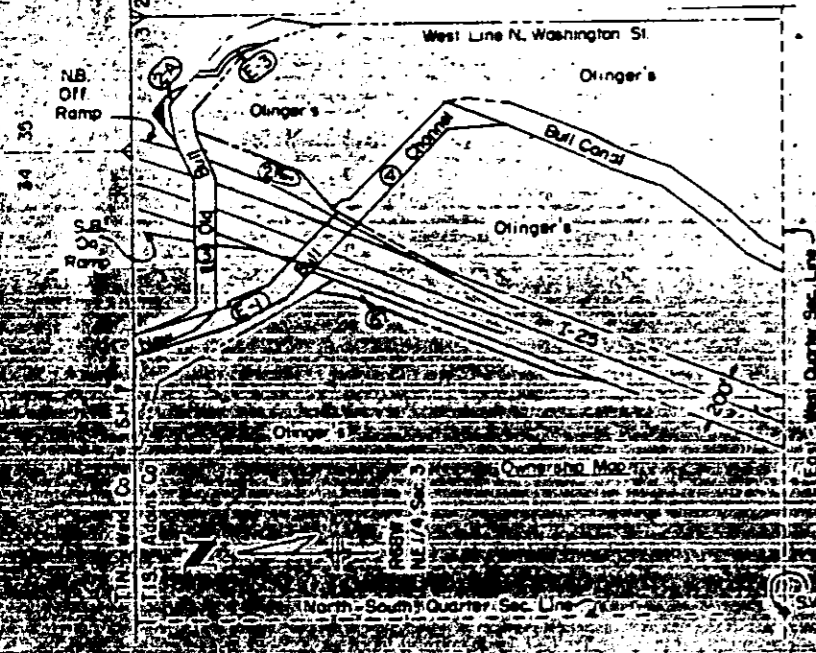
REVISIONS		
3-5-74	Added New Sheet	D-1
5-15-74	Added TE-3C, TE-3D, TE-3E - None	
	Change IO, II and PE-11 Rev.	VR

REVISIONS		
12-20-71	Rev. Parcel 2	Dist. 6
2-6-72	Rev. Parcel 3	Dist. 6
2-17-72	Rev. Office Station	Dist. 6
3-6-72	Add Parcel 2-A	Dist. 6
3-17-72	Add Parcel E-3	Dist. 6

REVISIONS		
3/13/74	Add ROW Information	D-1
3/13/74	To locate north of S.W. 7	D-1
3/13/74	To locate north of S.W. 7	D-1
3/13/74	To locate north of S.W. 7	D-1
3/13/74	To locate north of S.W. 7	D-1



MAIN ROADWAY I-25-34(1)
 $\Delta = 22^\circ 22'$
 $D = 145'$
 $R = 798.05'$
 $L = 978.57'$
 $R = 3274.29'$
 $E = 64.59'$
 $A = 17^\circ 07'$
 $T = 498.998'$



Colorado Division of Highways
 Olinger's Evergreen Memorial Gardens, Tower of Memories, Lakewood, Colo.
 Formerly Reservoir and Irrigation Co., Northglenn, Colo.
 Parcel 4 is flooded to Farmer's Reservoir
 B Irrigation Co.

N.E. 1/4, SEC. 3, T.15., R.68W.

S.E. 1/4, SEC. 3, T.15., R.68W.

S. 1/2 of the N.E. 1/4, and the
N.E. 1/4 of the N.E. 1/4, Sec. 3
T. 15., R. 68 W.
Arthur J. Dunphy
Except Evergreen Memorial Gardens, Inc.
Except Present R.O.W.
Subject to Easements

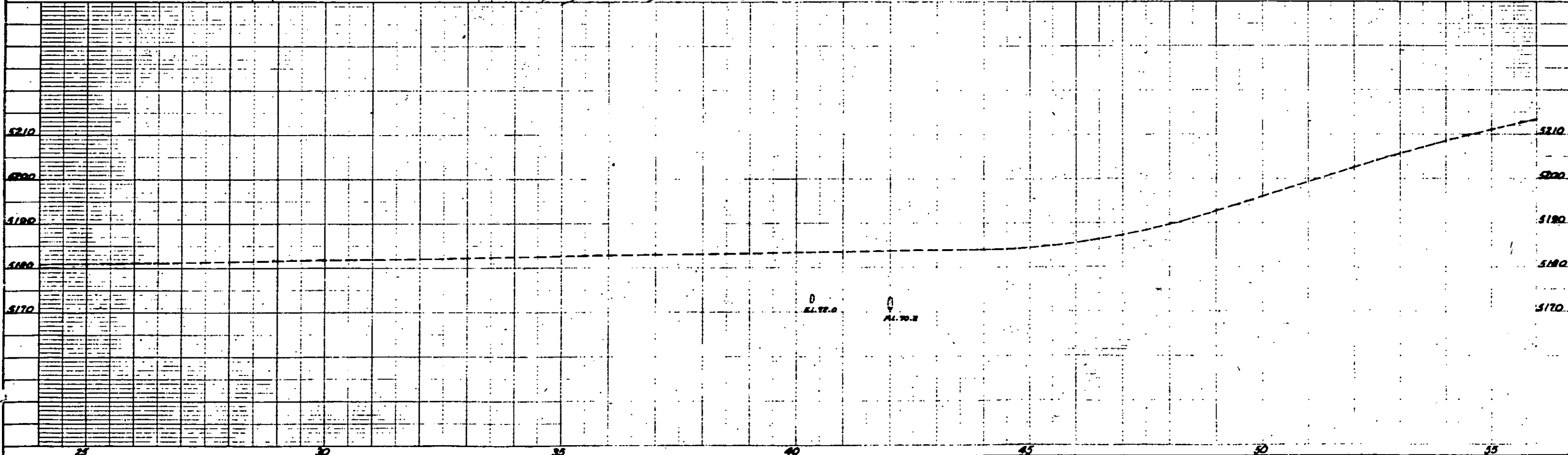
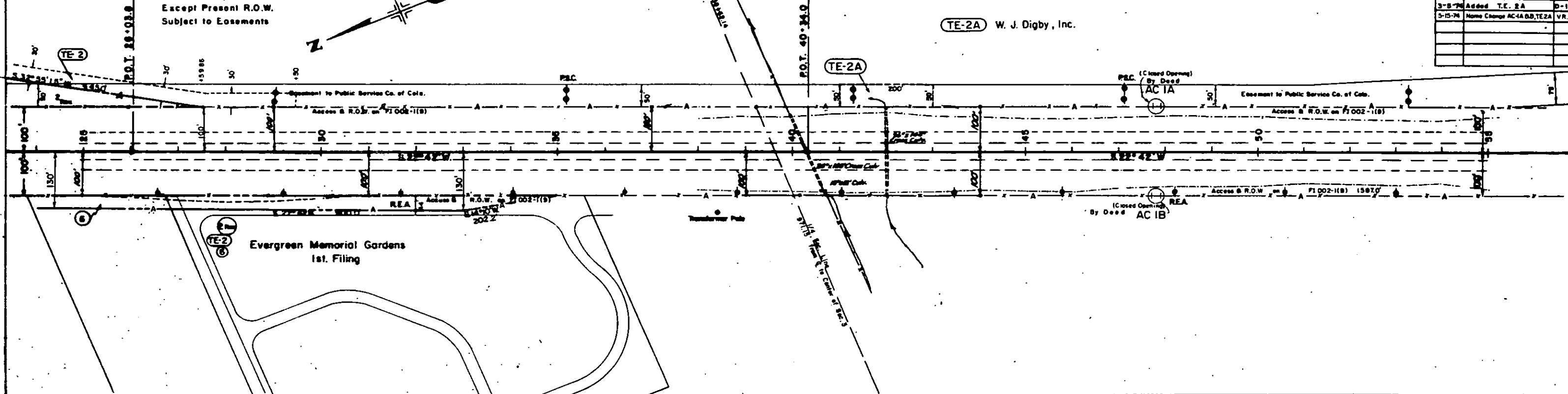
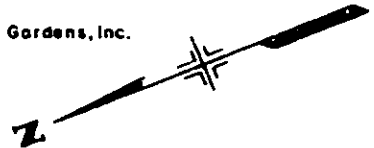
AC-1A
AC-1B

W. J. Digby, Inc.
Except Present R.O.W.
Subject to Public Service Co.
Colo. Easement

FED. ROAD RES. NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XIII	COLO.	I 25-3(41) Sec. 1	4	

RIGHT OF WAY
Valley Highway
Weld Co. Line - 120th. Ave.

REVISIONS			
3-8-76	Added	T.E. 2A	D-1
5-15-76	Name Change	AC-1A, B, TE2A	VR



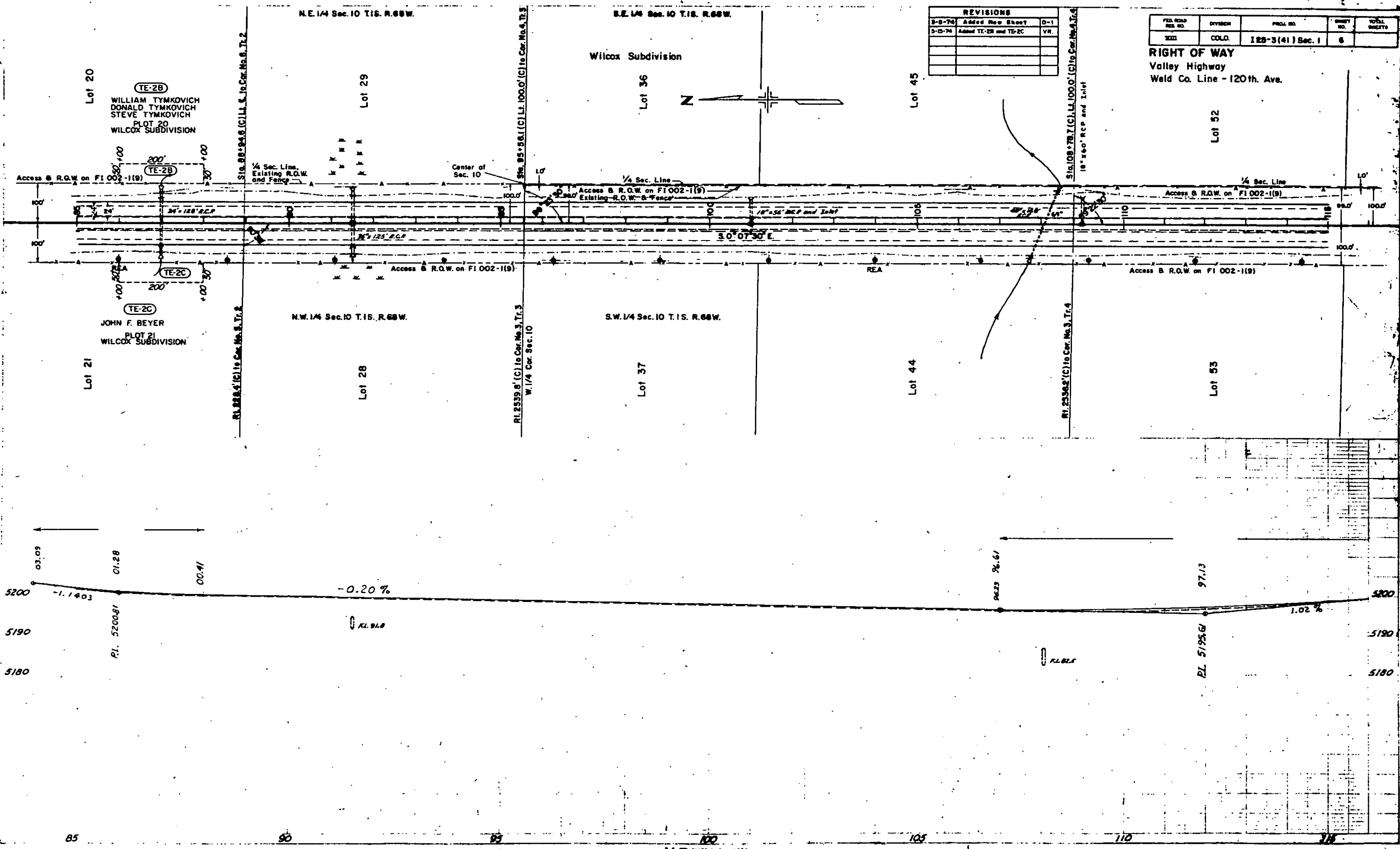
Vertical Curve
Checked by
Date
Checked by
Date

Vertical Curve
Checked by
Date
Checked by
Date

REVISIONS			
3-8-74	Added New Sheet	D-1	
3-15-74	Added TE-2B and TE-2C	VR	

FED. ROAD DIST. NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
		128-3(4) Sec. 1	6	

RIGHT OF WAY
Valley Highway
Weld Co. Line - 120th. Ave.



SE 1/4 Sec. 10 T.1S. R.68W.

NE 1/4 Sec. 15 T.1S. R.68W.

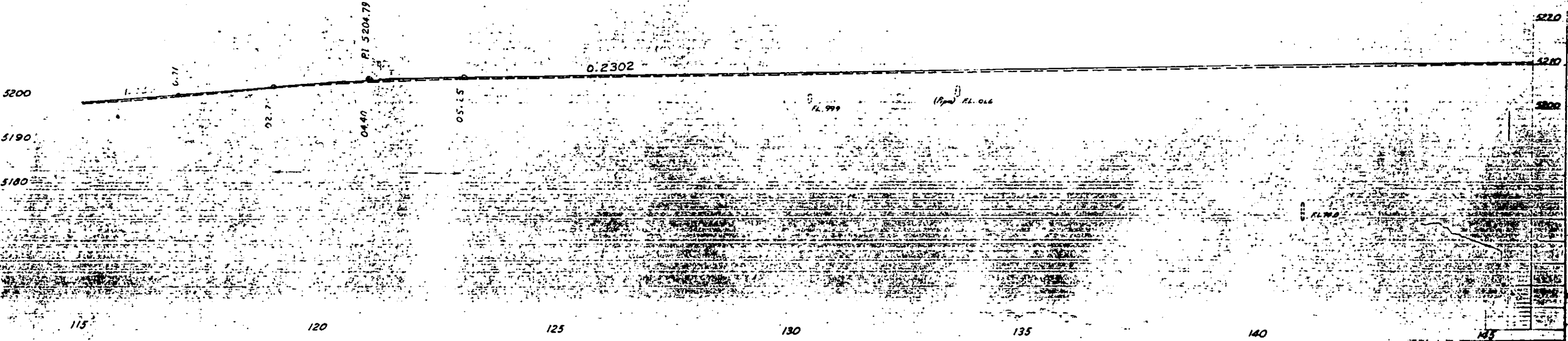
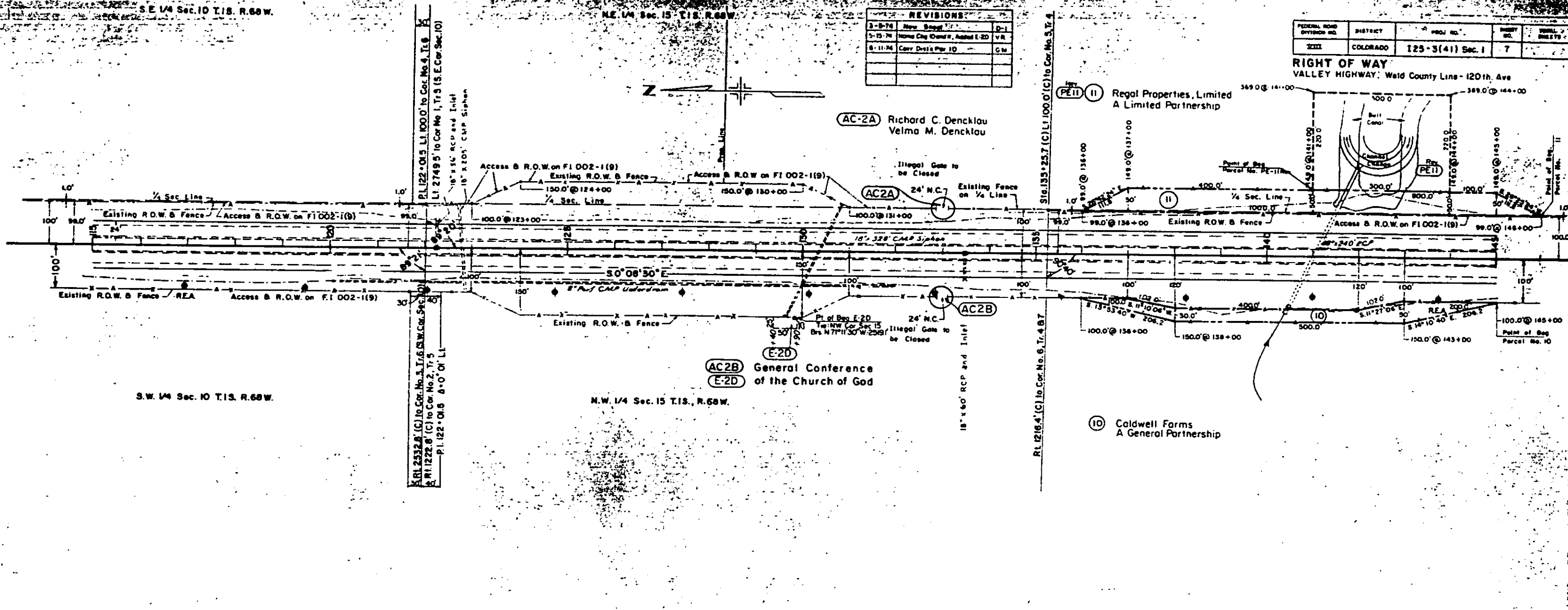
SW 1/4 Sec. 10 T.1S. R.68W.

NW 1/4 Sec. 15 T.1S. R.68W.

REVISIONS			
3-8-74	New Sheet	D-1	
5-15-74	Home Ctg. Ord. #, Amend E-2D	VR	
8-11-74	Corr. Divis. Plan 1D	CM	

FEDERAL ROAD DISTRICT NO.	DISTRICT	PROJECT NO.	SHEET NO.	TOTAL SHEETS
2233	COLORADO	125-3(41) Sec. 1	7	

RIGHT OF WAY
VALLEY HIGHWAY: Weld County Line - 120th. Ave



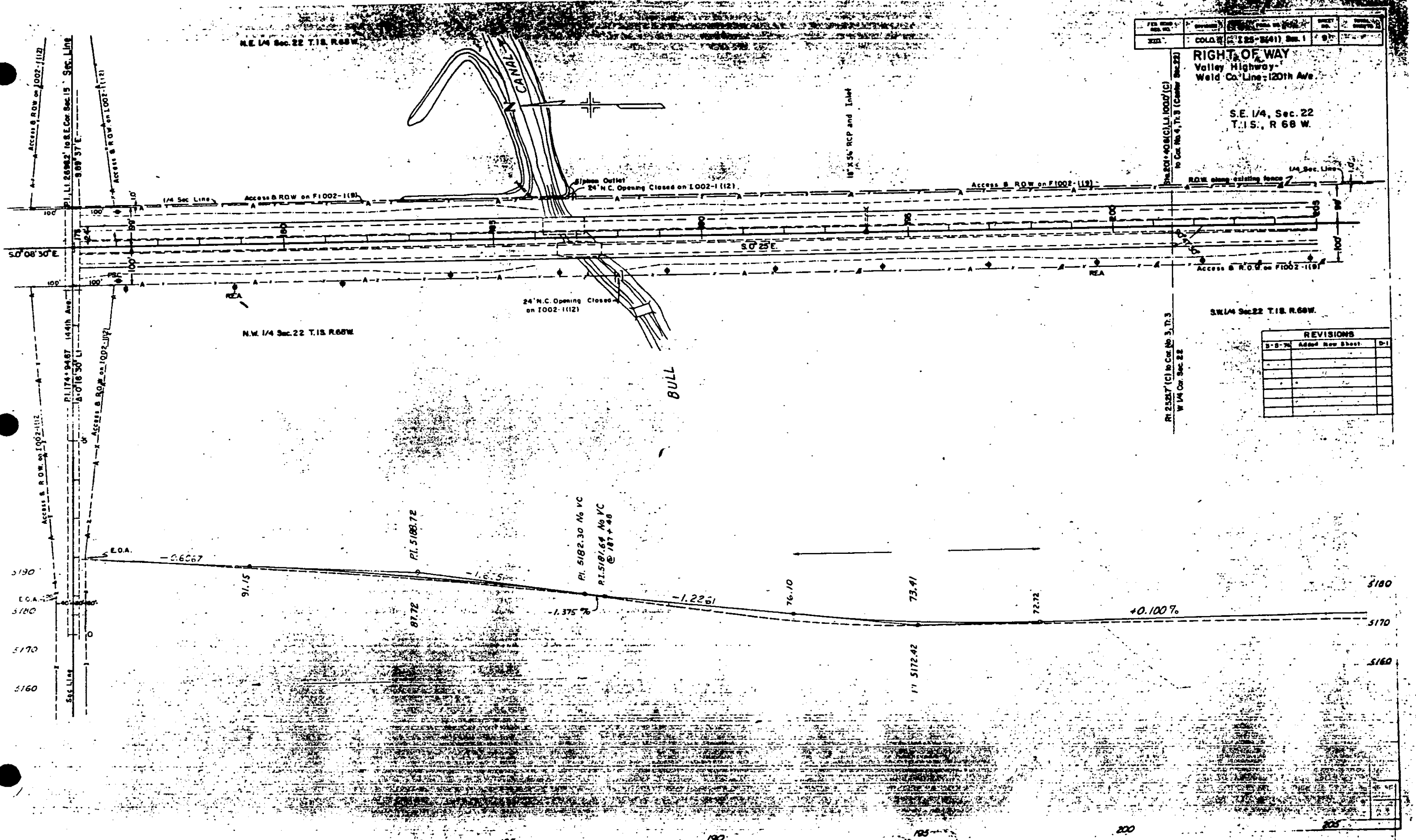
7/8" Scale	Sheet No.	Project No.	Scale	Drawn
XBL	COLA	25-24(1) Sec. 1	9'	

RIGHT OF WAY
Valley Highway
Weld Co. Line: 120th Ave

S.E. 1/4, Sec. 22
T.1S, R.68W.

S.W. 1/4 Sec. 22 T.1S. R.68W.

REVISIONS		
No.	Description	Date
1	Added New Sheet	D-1



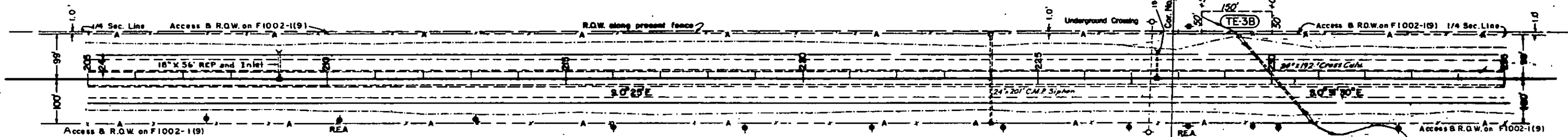
S.E. 1/4 Sec. 22 T.1S. R.68W.

REVISIONS		
3-8-74	Added New Sheet	D-1
3-15-74	Added TE-3B	VR

PED. ROAD DIST. NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
1071	COLO.	128-5(41) Sec. 1	10	

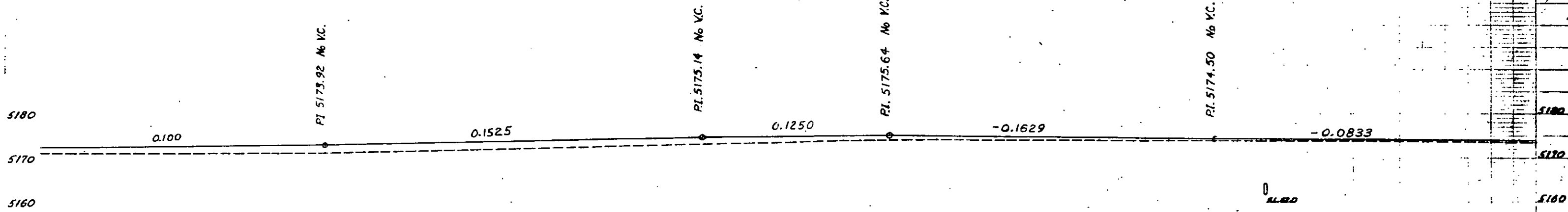
RIGHT OF WAY
 N.E. 1/4 Sec. 27, T.1S. R.68W.
 Valley Highway -
 Weld Co. Line - 20th Ave.

TE-3B North Washington
 Land Syndicate



S.W. 1/4 Sec. 22 T.1S. R.68W.

N.W. 1/4 Sec. 27 T.1S. R.68W.



205

210

215

220

225

230

235

K-2

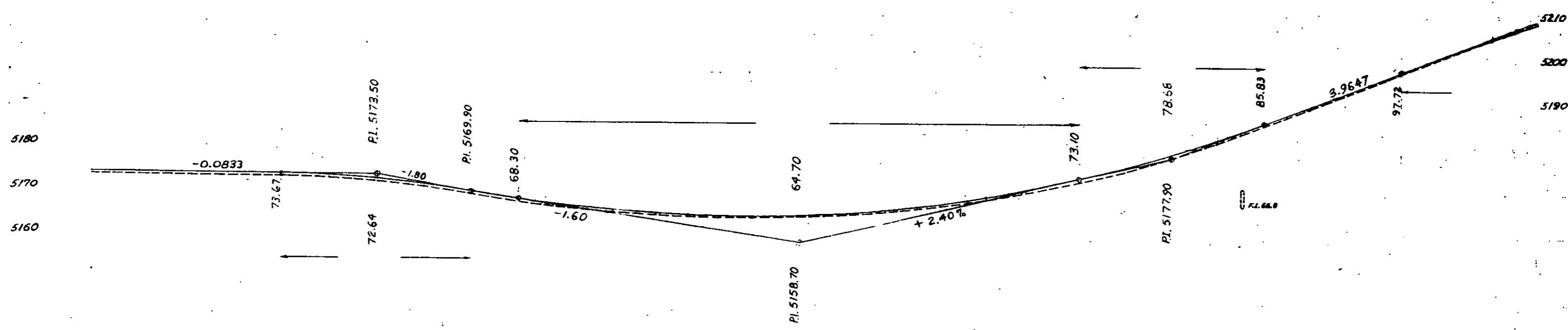
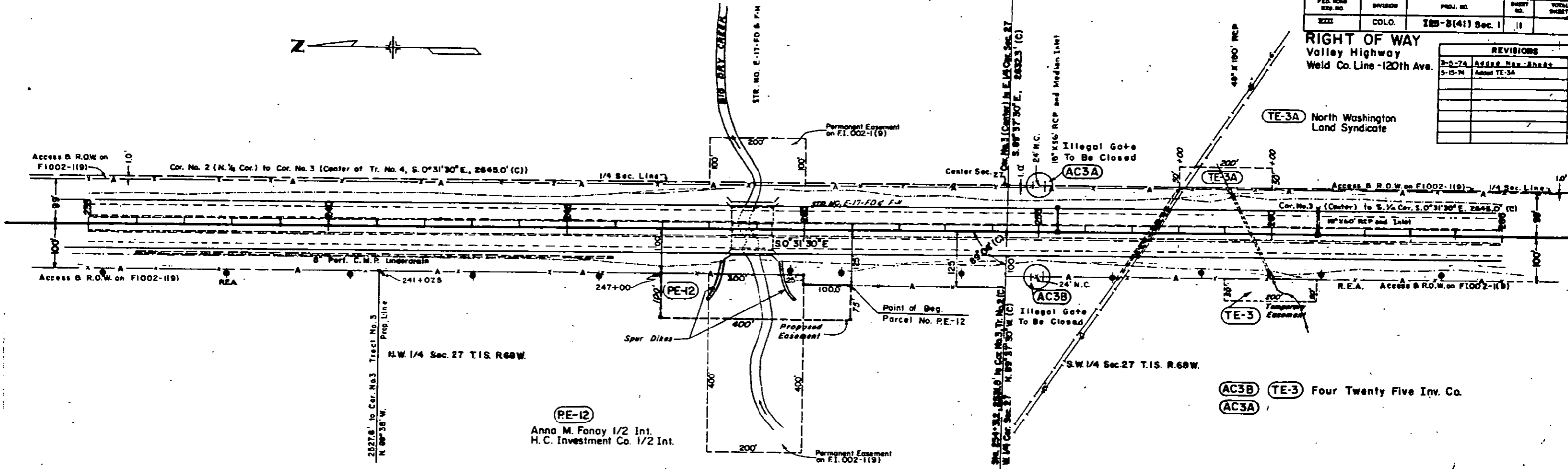
NE 1/4 Sec. 27 T.18. R.68W.

SE 1/4 Sec. 27 T.18. R.68W.

FED. ROAD DIST. NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XXX	COLO.	285-3(41) Sec. 1	11	

RIGHT OF WAY
Valley Highway
Weld Co. Line - 120th Ave.

REVISIONS		
3-2-74	Added New Sheet	D-1
5-15-74	Added TE-3A	VR



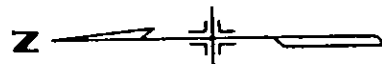
S.E. 1/4 Sec. 27 T1S R68W

N.E. 1/4 Sec. 34 T1S R68W

REVISIONS			
3-5-74	Added New Sheet	D-1	
5-15-74	Added TE-3C, TE-3D and TE-3E	VR	

FEDERAL ROAD DISTRICT NO.	COUNTY	PROJECT NO.	SHEET NO.	TOTAL SHEETS
XXXX	COLORADO	128-5(41) Sec. 1	12	

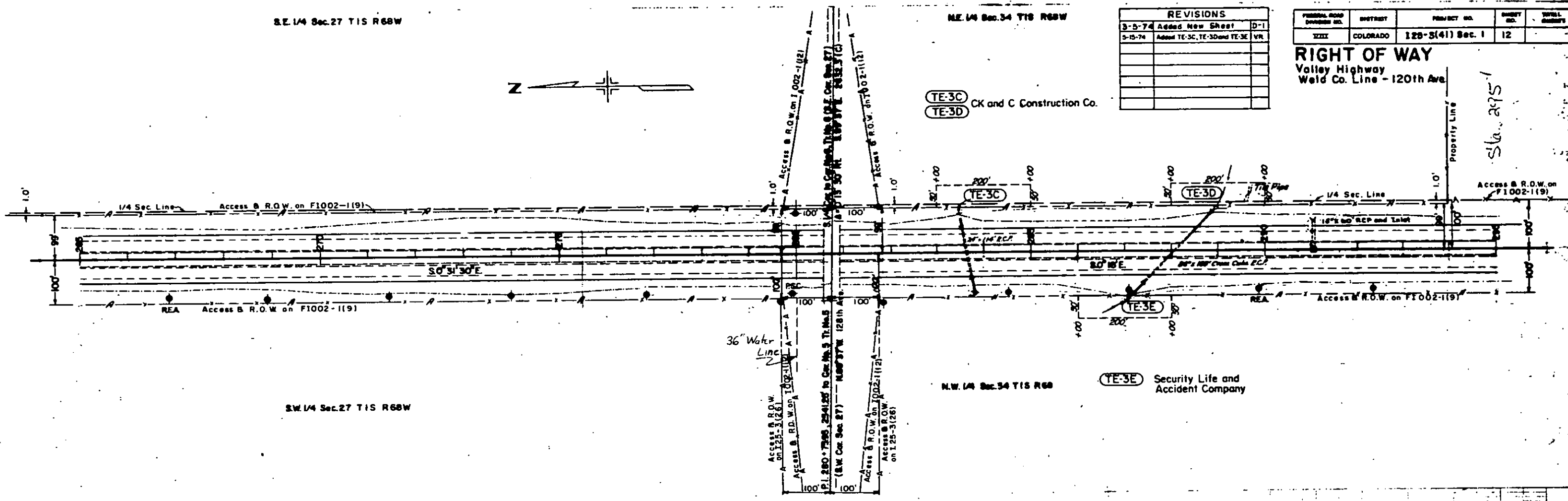
RIGHT OF WAY
Valley Highway
Weld Co. Line - 120th Ave



TE-3C
TE-3D CK and C Construction Co.

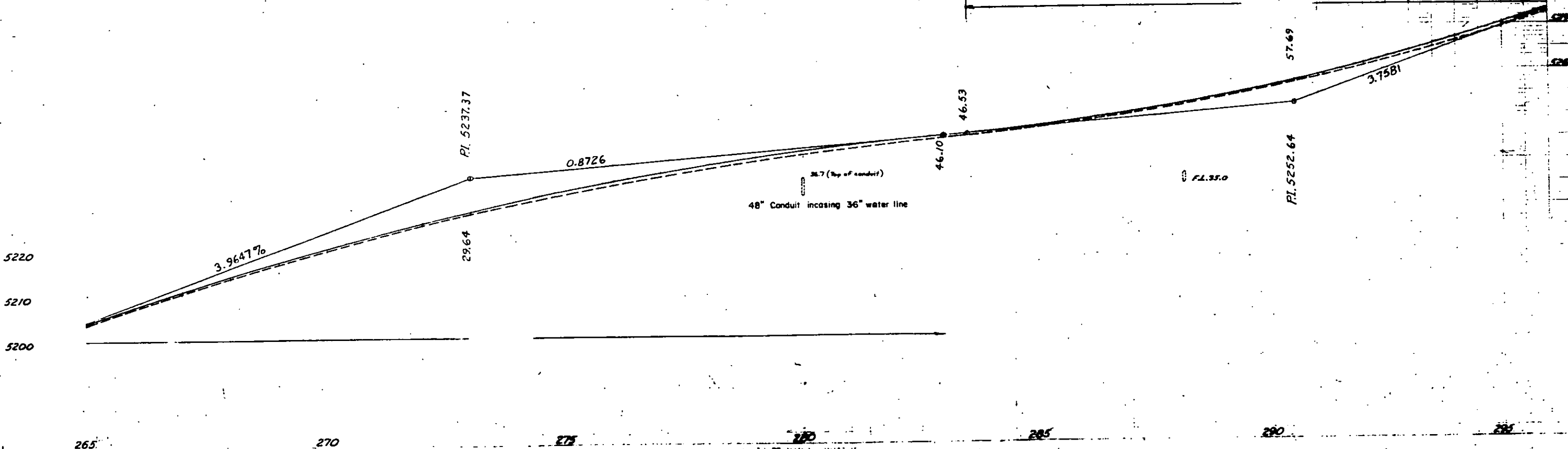
TE-3E Security Life and Accident Company

Sta. 295



S.W. 1/4 Sec. 27 T1S R68W

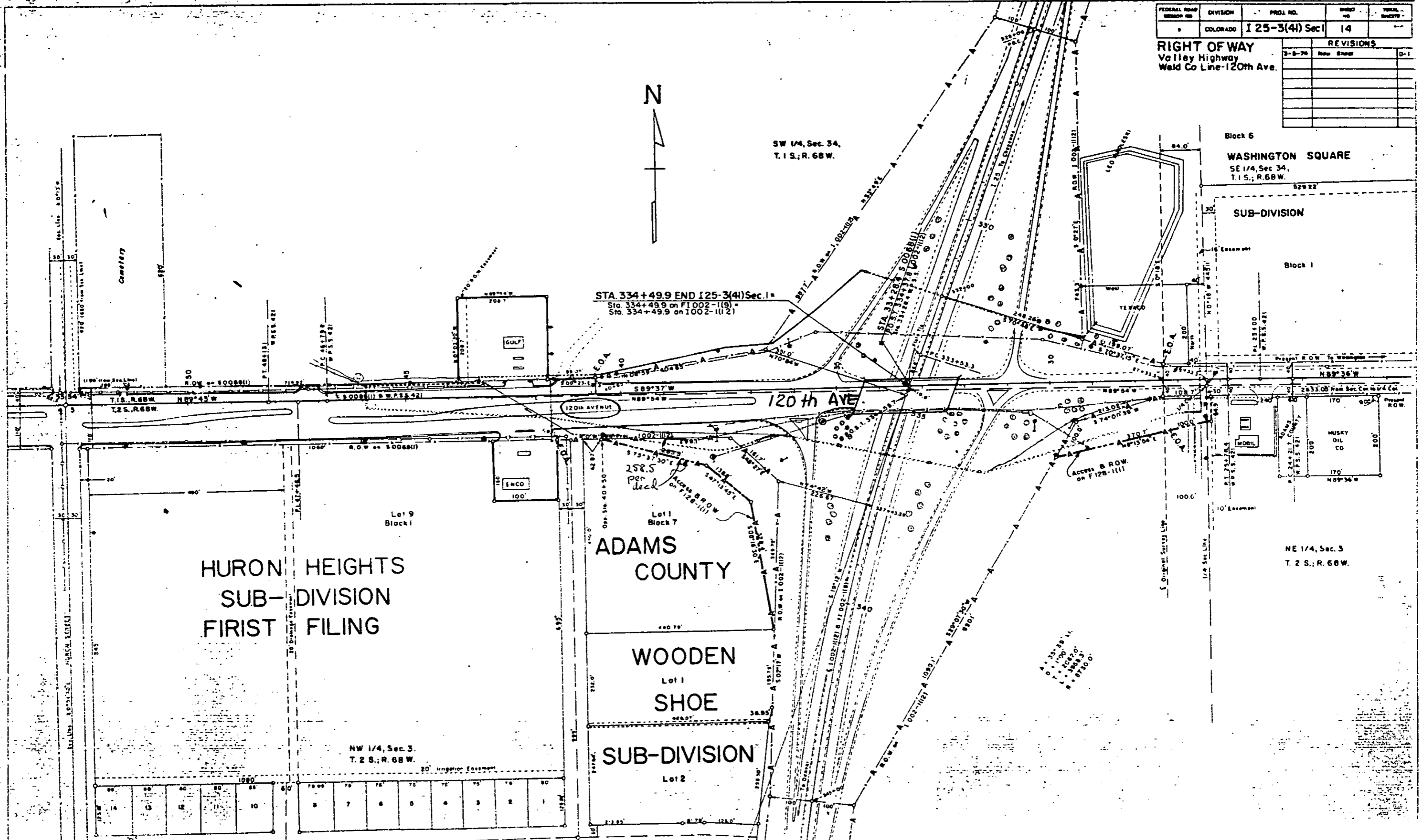
N.W. 1/4 Sec. 34 T1S R68



FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	I 25-3(4) Sec 1	14	

RIGHT OF WAY
Valley Highway
Weld Co Line-120th Ave.

REVISIONS		
No.	Date	Description
1-8-74		New Sheet



HURON HEIGHTS
SUB-DIVISION
FIRST FILING

ADAMS
COUNTY

WOODEN
SHOE
SUB-DIVISION

Block 6
WASHINGTON SQUARE
SE 1/4, Sec 34,
T. 1 S., R. 68 W.

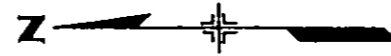
NE 1/4, Sec. 3
T. 2 S., R. 68 W.

SW 1/4, Sec. 34,
T. 1 S., R. 68 W.

STA. 334+49.9 END I 25-3(4) Sec. 1 =
Sta. 334+49.9 on F1002-1(19) =
Sta. 334+49.9 on 1002-1(12)

NW 1/4, Sec. 3,
T. 2 S., R. 68 W.

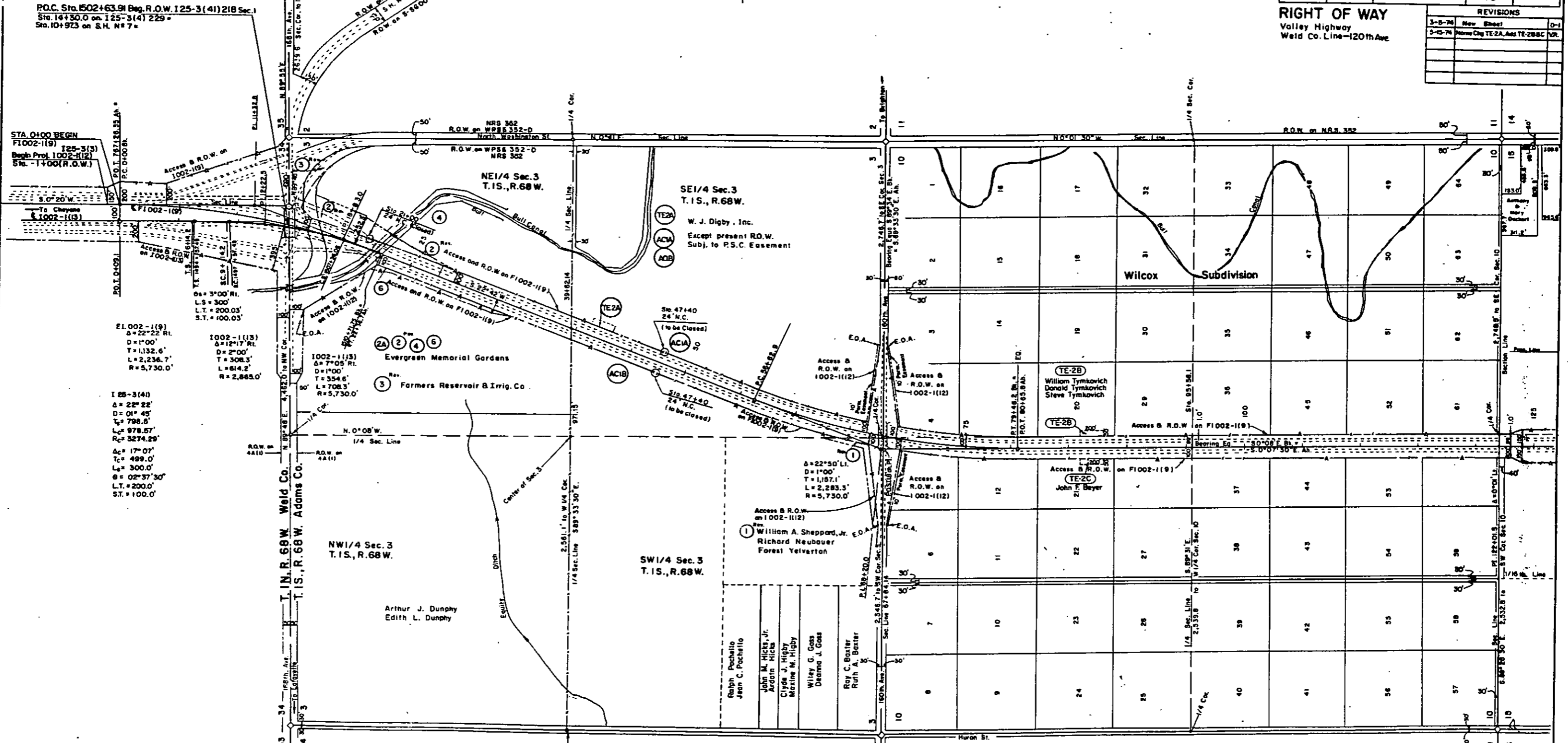
A 335.29' L1
T 1000.00'
L 2000.00'
A 335.29' L1
R 8730.0'



FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XXXI	COLORADO	I 25-34 (1) 218 Sec. 1	15	

RIGHT OF WAY
Valley Highway
Weld Co. Line-120th Ave

REVISIONS		
No.	Description	Date
3-5-76	New Sheet	D-1
5-15-76	Home Chg TE-2A, Add TE-2B&C	NR



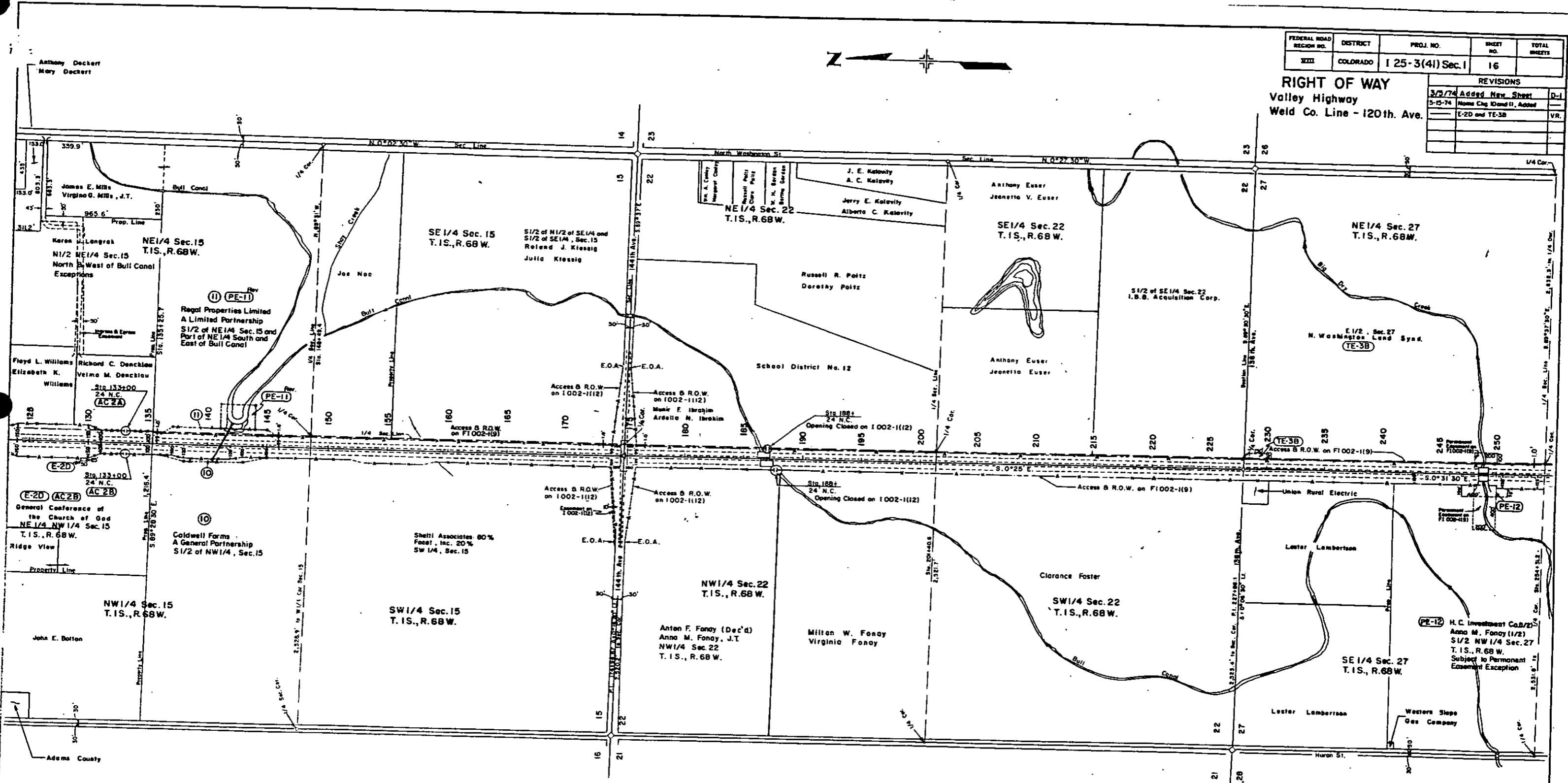
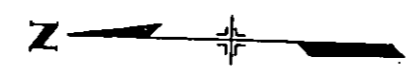
PRELIMINARY OWNERSHIP MAP
For That Part of
T. 1 S., R. 68 W., ADAMS COUNTY
For Project
Date: _____ Scale: 1" = 400'

- NOTE -
Recommended Minimum Right of Way For This Project
11' Each Side of Project Center Line.

FEDERAL ROAD SECTION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XIII	COLORADO	I 25-3(4) Sec. 1	16	

RIGHT OF WAY
Valley Highway
Weld Co. Line - 120th. Ave.

REVISIONS	
3/5/74 Added New Sheet	D-1
5-15-74 Name Chg. Item #1, Added	
E-2D and TE-3B	VR.



PRELIMINARY OWNERSHIP MAP
FOR THAT PART OF
T. 1 S., R. 68 W., ADAMS COUNTY
FOR PROJECT I 25-3(4) 218