

STATE DEPARTMENT OF HIGHWAYS

DIVISION OF HIGHWAYS—STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. I 25-3(4)218, SECTION 2 STATE HIGHWAY NO. 25 ADAMS COUNTY

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
9	COLORADO	I 25-3(4)218, Section 2	1

RIGHT OF WAY VALLEY HIGHWAY
120th Ave. — 72nd Ave.

CONVENTIONAL SIGNS

CENTER LINE	PLAN SHEET	TITLE SHEET
COUNTY LINE	SECTION LINE	SECTION LINE
TOWNSHIP OR RANGE LINE	SECTION LINE	SECTION LINE
AND LINES	SECTION LINE	SECTION LINE
CITY LIMITS	PLAN SHEET	SECTION SHEET
RAIL ROAD	PLAN SHEET	SECTION SHEET
BARBED WIRE FENCE		
WOVEN WIRE - COMBINATION FENCE		
TELE & TELG. 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		

SCALES OF ORIGINAL DRAWINGS

ON PLAN, 1 IN. = 100 FT.
ON PROFILE, 1 IN. = 100 FT. HORIZONTAL
1 IN. = 10 FT. VERTICAL

GRADE LINE ON PROFILE IS SHOWN AS GRADE OF FINISHED ROAD

LENGTH OF PROJECT = 5.9 MILES (R.O.W.)

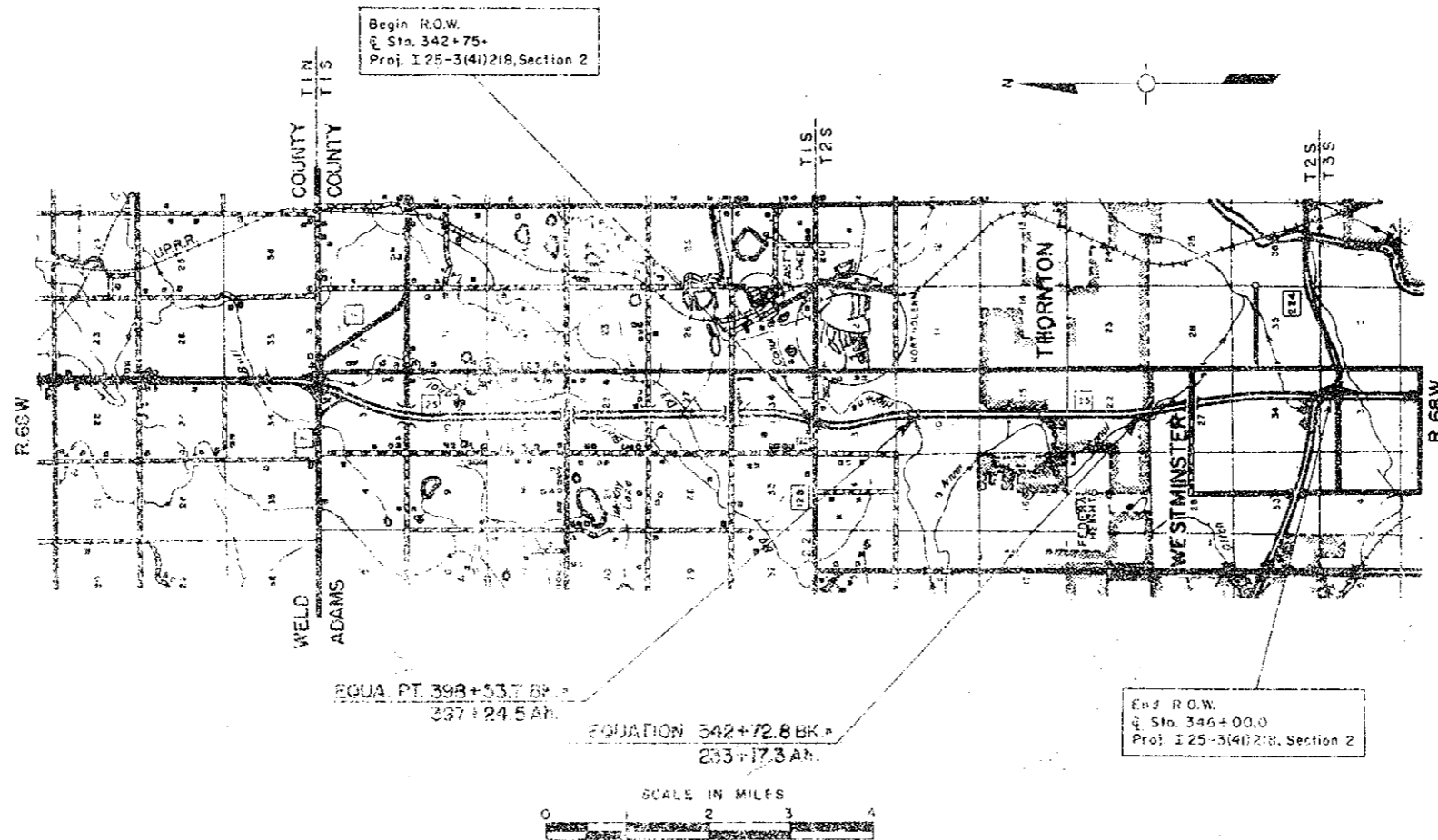
INDEX OF SHEETS

SHEET NO. 1.	TITLE PAGE
2-2A	TABULATION OF PROPERTIES
3-14.	PLAN & PROFILE SHEETS SHOWING R.O.W. REQUIRED

REVISIONS		
1-26-71	Change Beg. R.O.W. Sta. B	---
---	Length of R.O.W.	KC
5-31-72	Add Sheet 2A to index of sheets	KC

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(41)218, Sec. 2

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJECT NO.	SHEET NO.
9	COLORADO	I 25-3(41)218 Section 2	2

RIGHT OF WAY VALLEY HIGHWAY
120th Ave. - 72nd Ave.

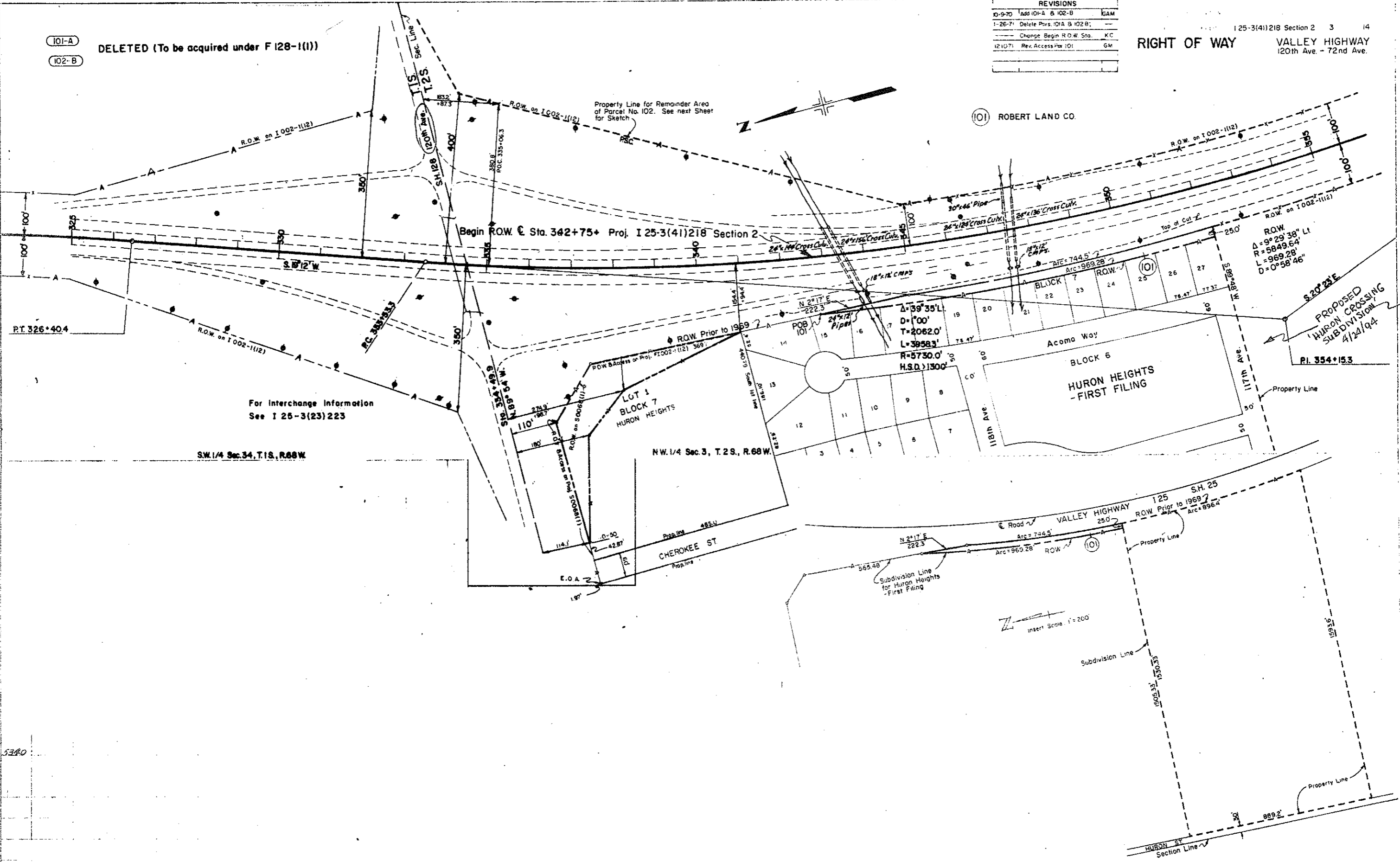
PARCEL NO.	OWNER	HOME ADDRESS	LOCATION T2S, R68W, 6th PM.	AREA IN SQ FT			PURCHASE DATA					REMARKS	NO.	
				PARCEL	TO BE ACQUIRED	REMAINDER	LAND	IMPROV'M'TS	DAMAGE	MISC.	TOTAL			
101	ROBERT LAND CO.		W1/2 SEC. 3	21,352	21,352	31.59 Rt.								
101A	DELETED	(To be acquired under F 128-1(1))												
102	MARTIN T. HART, TRUSTEE		SW1/4 SEC. 3	14,946	14,946	124.54 Lt.								
102B	DELETED	(To be acquired under F 128-1(1))												
102A	EXECUTIVE PLAZA	Carl M. Bomholt, Joe Tackett, Don Mettler, Ieland Scott	SW1/4 SEC. 3	17,609	17,609	50.16 Rt.	Acquired	Record # 955773 Bk 1789 Pg. 539				Rem. for Par No. 102 & 102-B		
AC 103 ^{Rev}	AERO FLOW BUILDERS SUPPLY INC., a COLO. CORP.											CLOSE GATE		
TE103	AERO FLOW BUILDERS SUPPLY INC., a COLO. CORP.		NE1/4 SEC. 22	44,173	44,173	27.82 Lt.								
103A	DELETED													
TE104	TED GUDMUNDSON, KAY ALLEN, & GLENN A. CALLAHAN		NW1/4 SE1/4 SEC. 22	19,496	19,496	208.61 Lt.								
103 ^{Rev}	DELETED													
104A	N-V INVESTMENT CO., INC.		NE1/4 SW1/4 SEC. 22	14,004	14,004	0								
104	DELETED													
105	N-V INVESTMENT CO., INC.		SE1/4 SW1/4 SEC. 22	5,049	5,049	71.45 Rt.								
106	DELETED													
TE106	CLYDE MARINO		SW1/4 SE1/4 SEC. 27	3,750	3,750	3.73 Rt.								
107	JORDAN PERLMUTTER, SAMUEL PRIMACK & WILLIAM J. MORRISON		LOT 76, BLOCK 36, NORTH GLENN, SECOND FILING	79,247	79,247	0								
108	JORDAN PERLMUTTER, SAMUEL PRIMACK & WILLIAM J. MORRISON		LOT 42, BLOCK 63, NORTH GLENN, FIFTH FILING	84,761	84,761	0								
109	JORDAN PERLMUTTER, SAMUEL PRIMACK & WILLIAM J. MORRISON		LOT 2, BLOCK 46, NORTH GLENN, FIFTH FILING	10,269	10,269	0								
110	PERL-MACK HOMES, INC., A COLO. CORP.		LOT 1, BLOCK 2, NORTH GLENN, NINETEENTH FILING	13,934	13,934	0								
111	JORDAN PERLMUTTER, SAMUEL PRIMACK & WILLIAM J. MORRISON		SW1/4 SEC 15	85,042	85,042	0								
112 ^{Rev}	MELBRO ASSOCIATES, A CO-PARTNERSHIP		NW 1/4 SEC. 22	23,996	23,996	1.5 Rt.								
113 ^{Rev}	VALLEY VISTA DEVELOPMENT CO.		NE 1/4 SEC. 34	0.185 acres	0.185 acres	0								
114	CHARLES HUGHES & CO, a COLORADO CORP.		LOTS 4, 5, 13, CLEAR CREEK GARDENS	85,463	85,463	20.74 Lt.								
121-Rev.	DELETED													
115 ^{Rev}	FRANK GIULIANO & LAURA GIULIANO		S 1/2 SE 1/4 SEC 34	109,221	109,221	0								
115R-Rev.	FRANK GIULIANO & LAURA GIULIANO		SE1/4 SEC. 34	24,981	24,981									
116 ^{Rev}	LEONARD O. M. LARSON		SE 1/4 SE 1/4 SEC 34	195,029	195,029	8.08 Lt.								
E-116	DELETED													
117	PHILOMENA SACCOMANO		SE 1/4 SE 1/4 SEC. 34	44,563	44,563	11.81 Lt.								
XS-119	C.D.O.H.		LOT 10, WATERVLEIT SUBDIVISION	31,655	31,655							TO BE SOLD TO THE TURNMAR DEVELOPMENT CO.	XS-119	
118	JOHN J. BOMARETO & LEONA O. BOMARETO		LOT 5, WATERVLEIT SUBDIVISION	10,716	10,716	2.24 Lt.								
119A	TURNMAR DEVELOPMENT COMPANY		LOT 9, WATERVLEIT SUBDIVISION	6,618	6,618									
119 ^{Rev}	JOSEPH D. GACCETTA & MARY EDNA GACCETTA		LOT 10, WATERVLEIT SUBDIVISION	19,838	19,838	4.97 Rt.								
XS-120	C.D.O.H.		LOT 11, WATERVLEIT SUBDIVISION	12,122	12,122							TO BE SOLD TO TURNMAR DEVELOPMENT CO.	XS-120	
120	FRANK LANG & BERNICE LANG		LOT 11, WATERVLEIT SUBDIVISION	27,196	27,196	7.08 Rt.								
TE121	(See Parcel 121 For Owner)		NE 1/4 Sec 27	7,600	7,600									
120A	FRANK LANG & BERNICE LANG		LOT 11, WATERVLEIT SUBDIVISION	2,287	2,287									
E 121	PAUL F. HAUPTMAN, ERNEST P. DeMOULIN, ALBERT G. STORATZ, & MILDRED R. STORATZ		NE 1/4 Sec 27	2,400	2,400	2.80 Lt.								
122	BRUNSWICK CORPORATION	A DELAWARE CORPORATION	SE 1/4 Sec. 27	3016	3016									

REVISIONS		
1-23-70	Rev. Parcel 113 Area	Det 6
3-26-70	Add Par. E-116	KC
4-20-70	Change area Par. E-116	KC
8-6-70	Name change Par. 114	KC
10-7-70	Add 101-A & 102-B	GAM
8-12-70	NAME CHANGE AC-103, 103	GAM
1-13-71	Rev. Par. 115, Add Par. 115R-Rev	
	B Rev. par. 116; Delete E-116	KC
1-26-71	Delete pars. 101A & 102B	KC
4-16-71	Name chg. pars. 102A, 103, 104, 104A, 105	KC
6-10-71	Name chg. Par. 102; Rev. Par. 119	KC
7-26-71	Delete 103A, Rev. 103, Add 120-B	KC
10-6-71	Name chg. Pars. AC-103 & 103R	KC
12-10-71	Add 121 Rev. 112	GM
1-10-72	Add TE121, Rev. Par. 121	GM
4-17-72	Add TE 103, TE104, E121, Rev	
	AC103, Det. 103 Rev. 104, 121 Rev	GM
4-25-72	Add Par. 122, Delete 106 Add TE106	GAM
7-2-73	Add XS-119, 119A, BXS-120	KC

REVISIONS		
10-9-70	Add 101-A & 102-B	GAM
1-26-71	Delete Pars. 101-A & 102-B	---
	Change Begin R.O.W. Sta.	KC
12-10-71	Rev. Access Par. 101	GM

I 25-3(41) 218 Section 2 3 14
RIGHT OF WAY
 VALLEY HIGHWAY
 120th Ave. - 72nd Ave.

101-A DELETED (To be acquired under F 128-1(1))
 102-B



For Interchange Information
 See I 25-3(23) 223

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

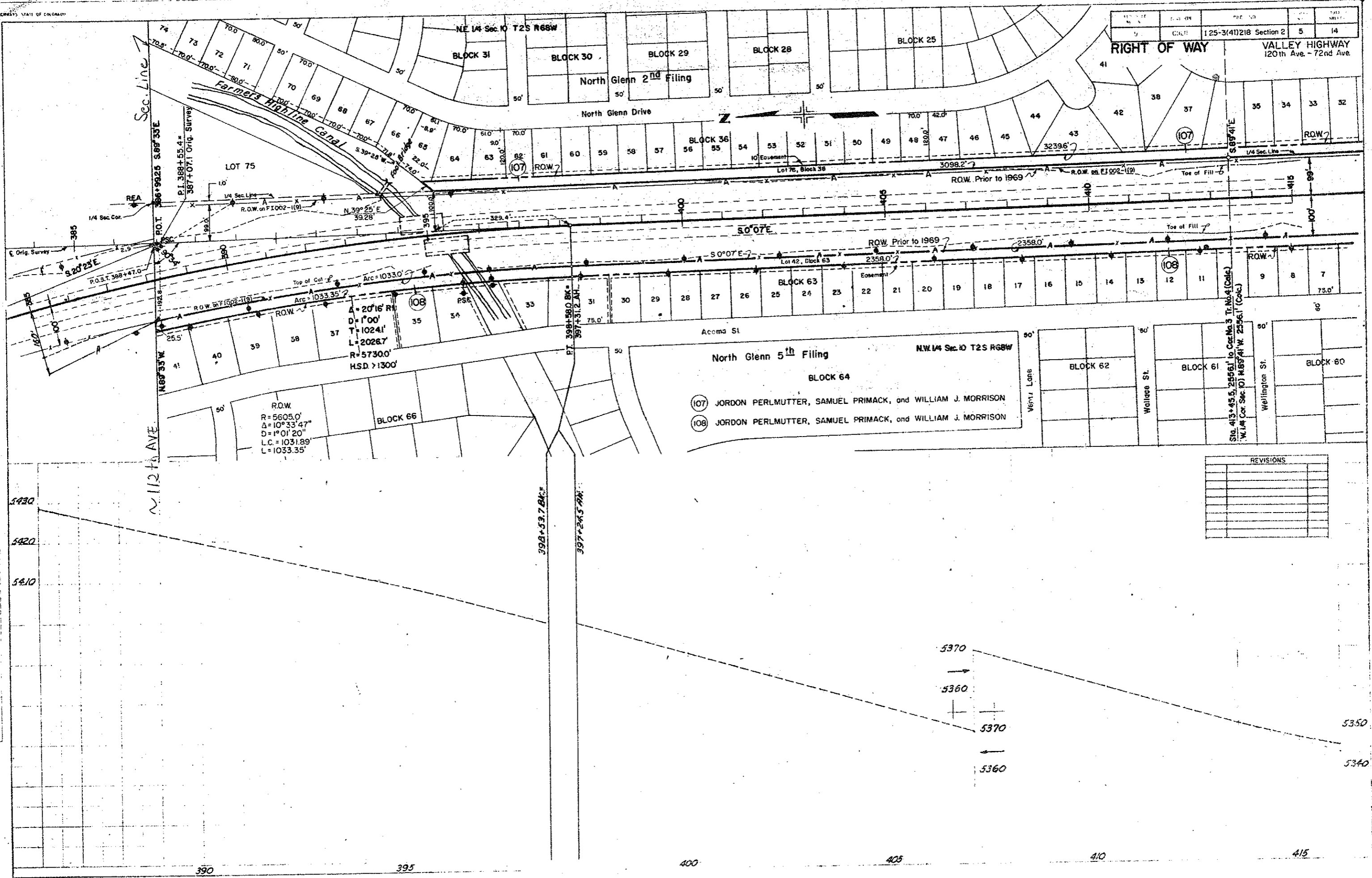
NW 1/4 Sec. 3, T. 2 S., R. 68 W.

R.O.W.
 Δ = 9° 29' 38" L
 R = 5849.64'
 L = 969.28'
 D = 0° 58' 46"

PROPOSED
 HURON CROSSING
 SUBDIVISION
 4/24/94
 Pl. 354+15.3

Insert Scale 1" = 200'

5380



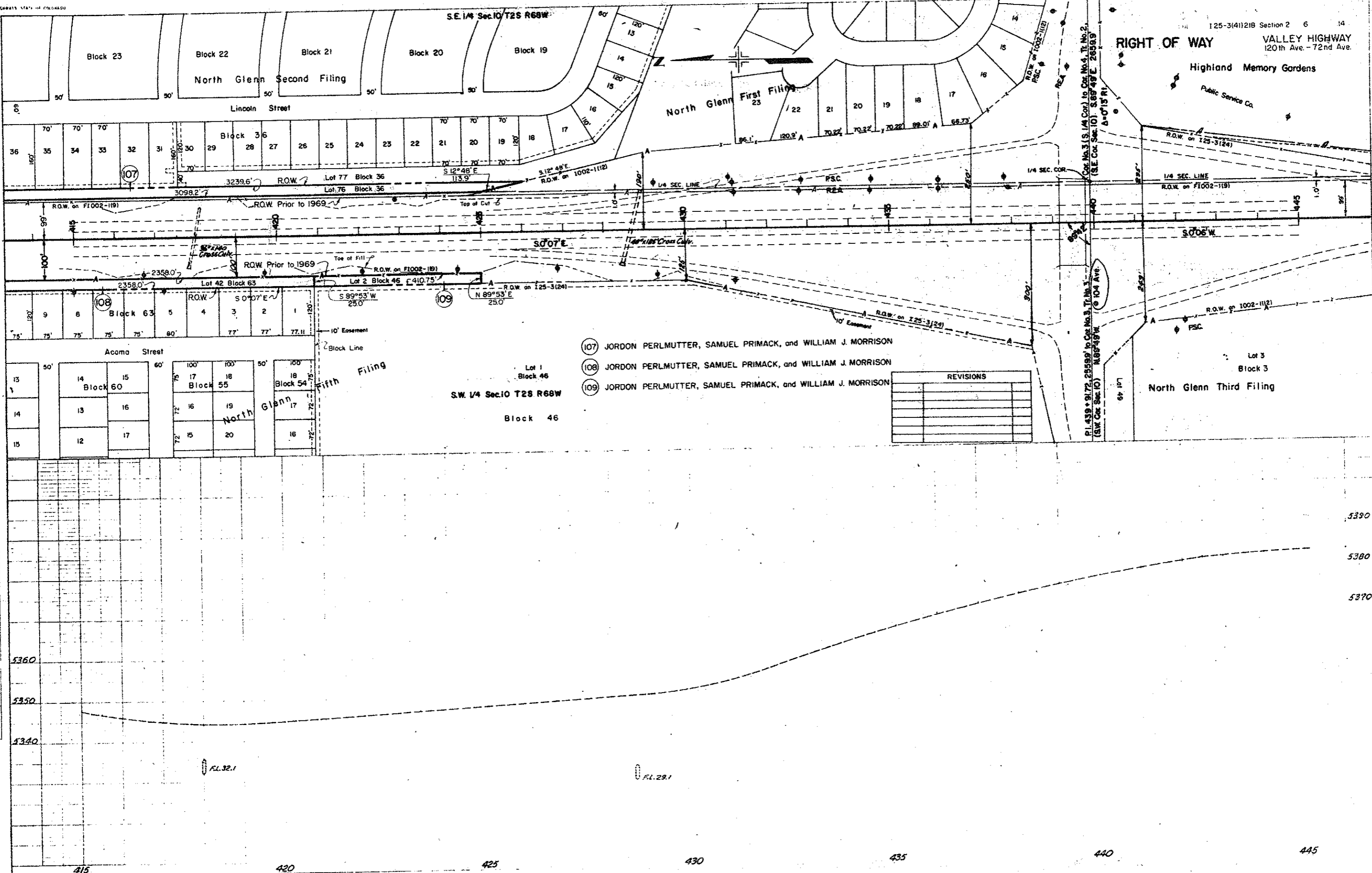
SECTION	NO.	DATE	BY
125-3(41)218	Section 2	5	14

- (107) JORDON PERLMUTTER, SAMUEL PRIMACK, and WILLIAM J. MORRISON
- (108) JORDON PERLMUTTER, SAMUEL PRIMACK, and WILLIAM J. MORRISON

REVISIONS	

PLAN

PROFILE



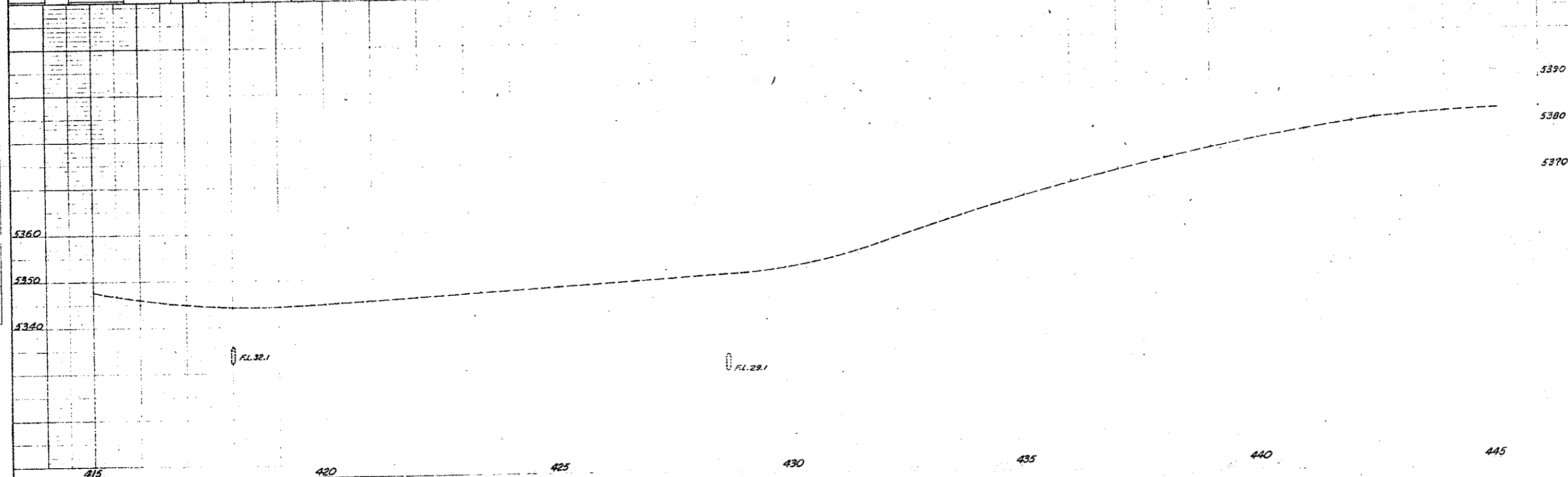
RIGHT OF WAY
VALLEY HIGHWAY
120th Ave. - 72nd Ave.
Highland Memory Gardens
Public Service Co.

- (107) JORDON PERLMUTTER, SAMUEL PRIMACK, and WILLIAM J. MORRISON
- (108) JORDON PERLMUTTER, SAMUEL PRIMACK, and WILLIAM J. MORRISON
- (109) JORDON PERLMUTTER, SAMUEL PRIMACK, and WILLIAM J. MORRISON

REVISIONS	

PLAN
CHECKED
NOTED
ADJUSTMENT CHECKED
BY
DATE

PROFILE
DATE
NOTE BOOK



5390
5380
5370

SE 1/4 Sec. 22 T2S R68W

NE 1/4 Sec. 22 T2S R68W

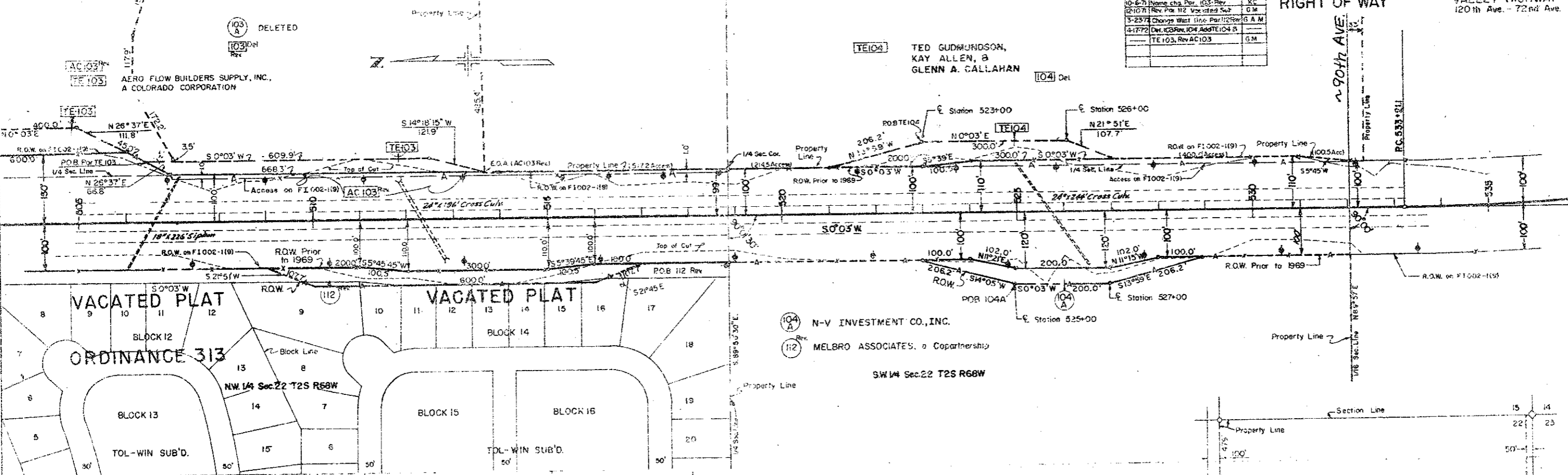
REVISIONS		
1-12-70	Home Change Plat 103	G.A.M.
2-15-71	Home chg. Plat. 103, 104 subd.	K.C.
7-25-71	Revised Plat. 103A, Rev. Plat. 103	K.C.
10-6-71	Home chg. Plat. 103B, Rev.	K.C.
12-10-71	Rev. Plat. 112, Vacated Sub.	G.M.
3-23-72	Change West Line Plat. 112 Rev.	G.A.M.
4-17-72	Del. 103 Rev. 104 Add TE 104 B	G.M.
	TE 103, Rev. AC 103	G.M.

125-3141218 Section 2 9 14
VALLEY HIGHWAY
120th Ave. - 72nd Ave.

RIGHT OF WAY

TE104 TED GUDMUNDSON,
KAY ALLEN, &
GLENN A. CALLAHAN [104] Del.

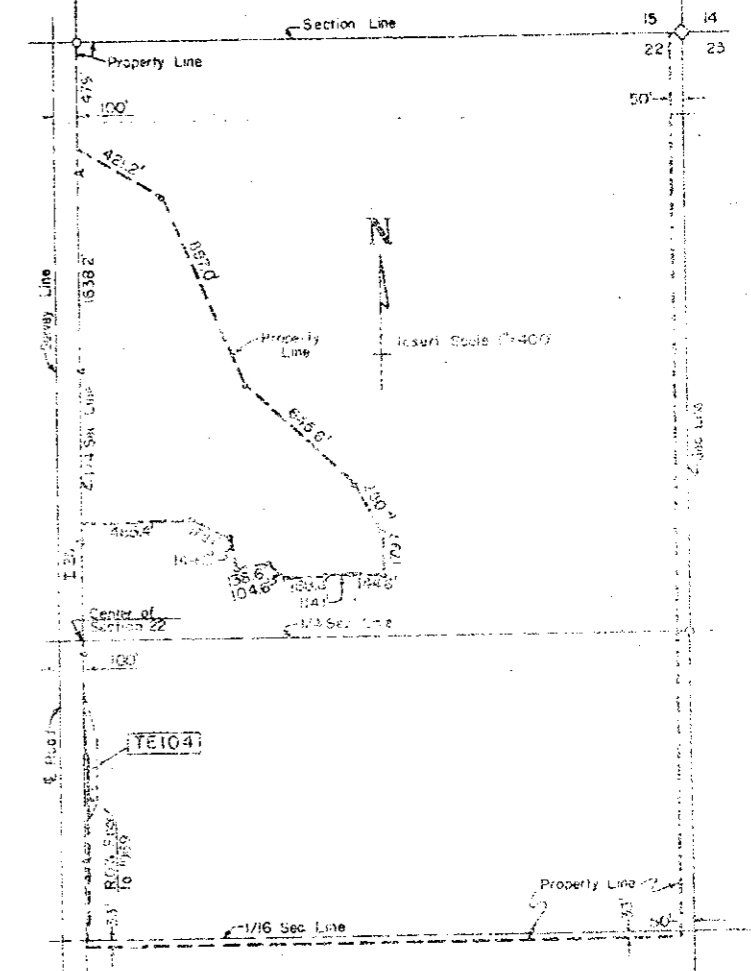
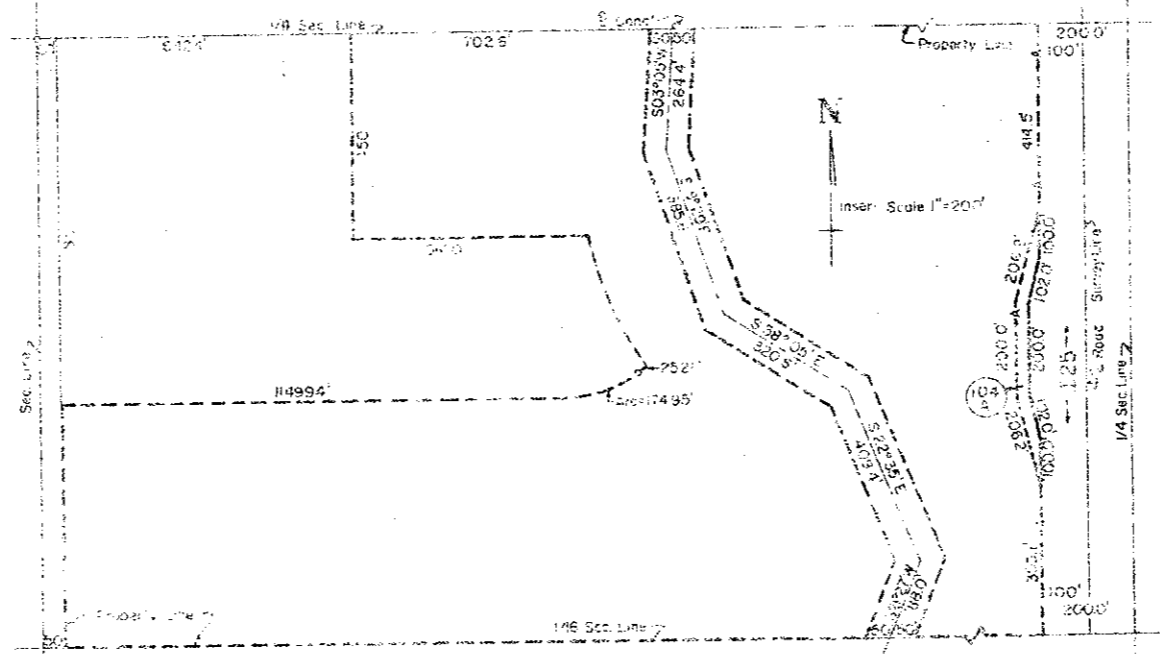
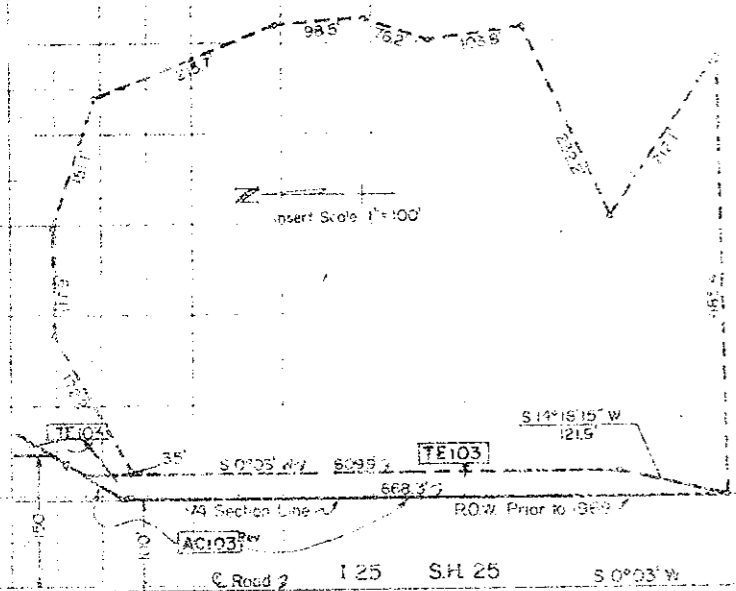
AC103
TE103 AERO FLOW BUILDERS SUPPLY, INC.,
A COLORADO CORPORATION



[104] N-V INVESTMENT CO., INC.
[112] MELBRO ASSOCIATES, a Copartnership

SW 1/4 Sec. 22 T2S R68W

~92nd AVE.



SE 1/4 Sec 22 T2S R68W

NE 1/4 Sec 27 T2S R68W

I 25-3(4)218 Section 10

VIADUCT HIGHWAY
12310' 12310' 12310'

RIGHT OF WAY

Karas Subdivision

REVISIONS		
1-6-71	Name Change	K.C.

$\Delta = 9^{\circ} 31' 11''$
 $D = 1^{\circ} 00'$
 $T = 476.9'$
 $L = 951.7'$
 $R = 6730.0'$
 $H.S.D. = 1300'$

(105) N-V INVESTMENT CO., INC.

SW 1/4 Sec 22 T2S R68W

NIVER RIVER

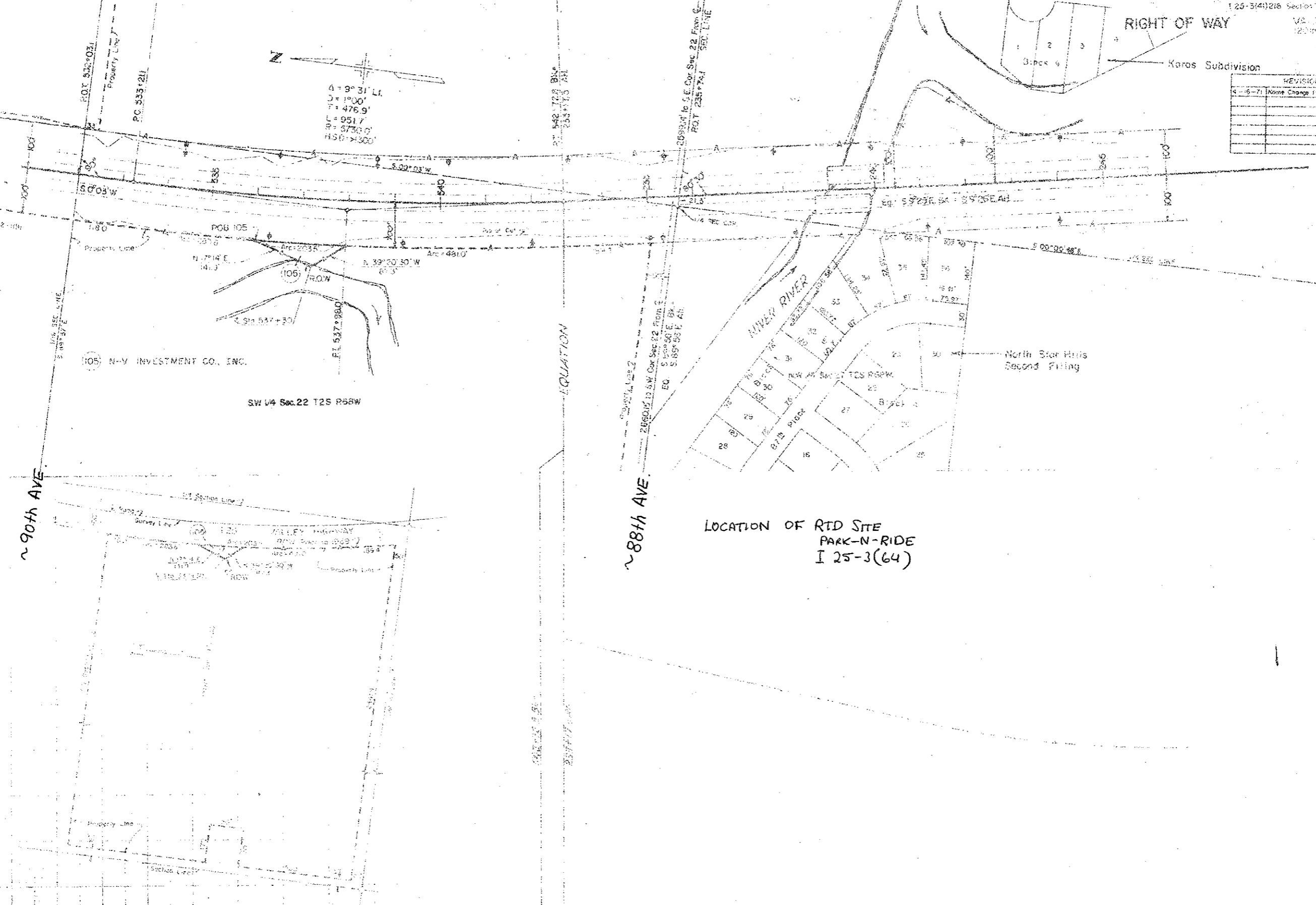
North Star Hills
Second Filing

LOCATION OF RID SITE
PARK-N-RIDE
I 25-3(64)

~ 90th AVE

~ 88th AVE

EQUATION



NE 1/4 Sec 27 T2S R68W

SE 1/4 Sec 27 T2S R68W

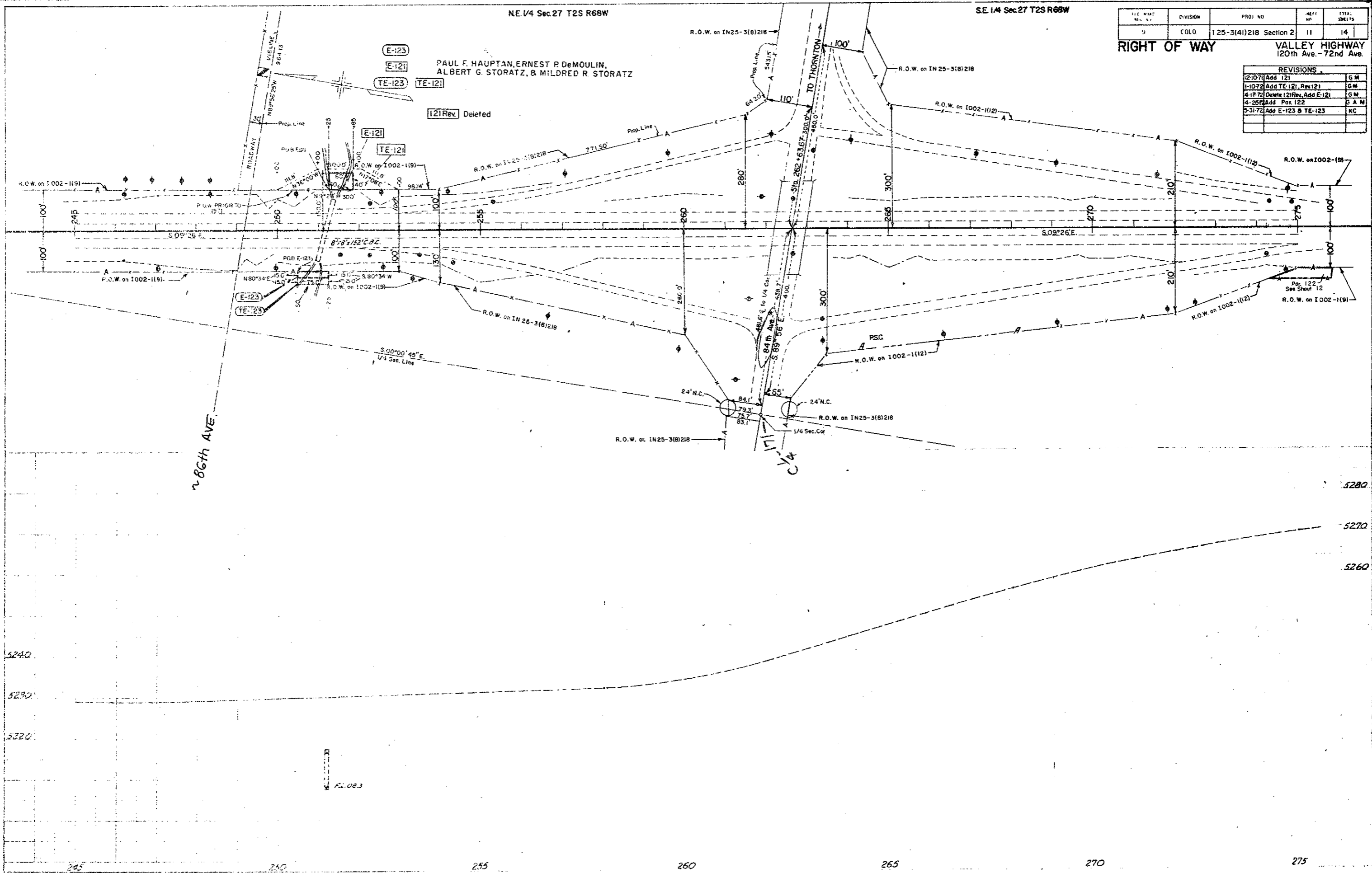
SECTION	C-VISION	PROJ NO	REF NO	TOTAL SHEETS
11	COLO	125-3(4)218 Section 2	11	14

RIGHT OF WAY VALLEY HIGHWAY
 120th Ave. - 72nd Ave.

REVISIONS	
2-10-71 Add 121	GM
1-10-72 Add TE-121, Rm 121	GM
4-17-72 Delete 121 Rev, Add E-121	GM
4-25-72 Add Pos 122	S.A.M.
5-31-72 Add E-123 & TE-123	KC

PAUL F. HAUPTAN, ERNEST P. DeMOULIN,
 ALBERT G. STORATZ, & MILDRED R. STORATZ

121 Rev. Deleted



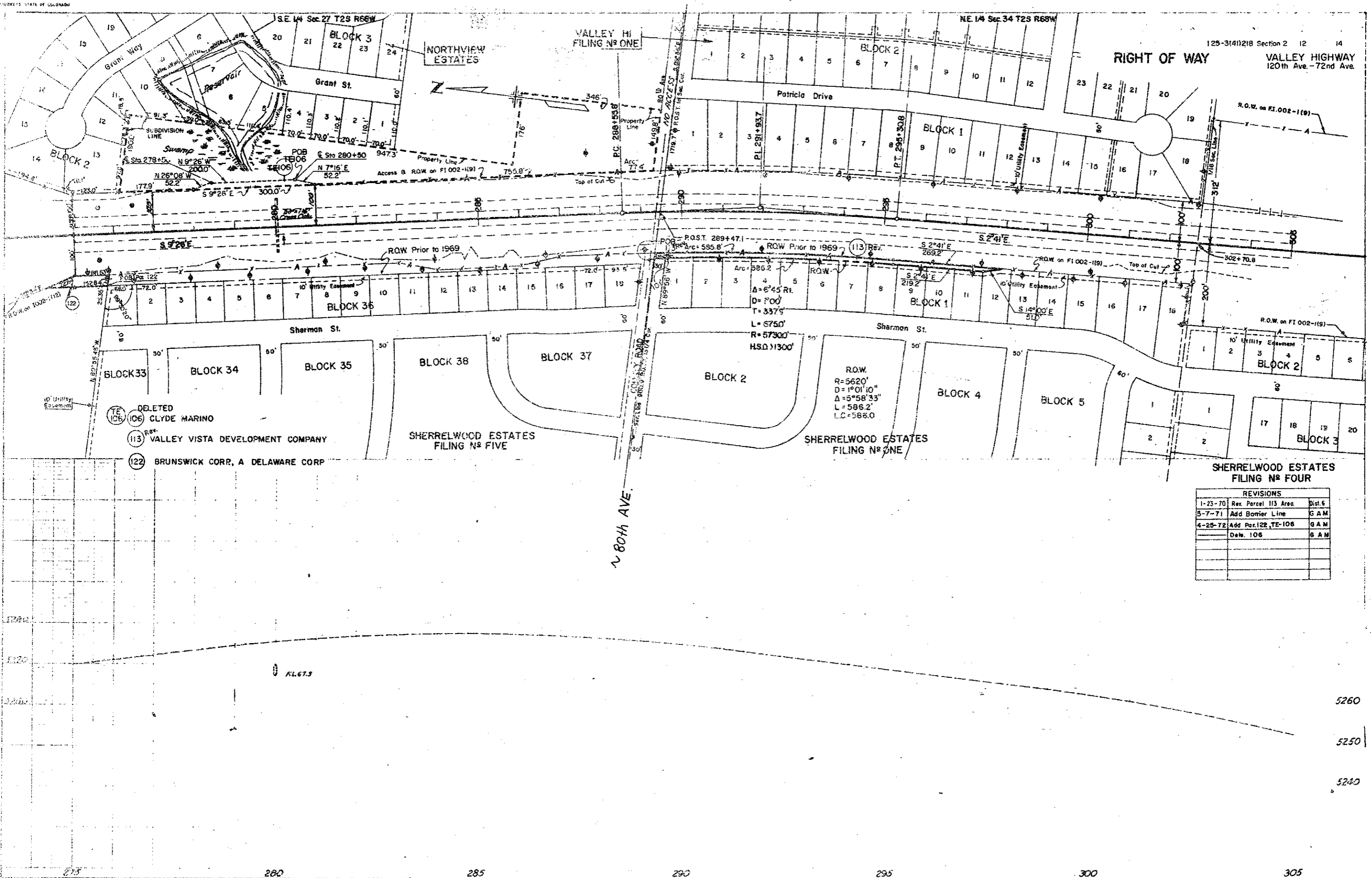
PLAN

5240
5230
5220

5280
5270
5260

FL 083

245 250 255 260 265 270 275



- DELETED (ICR) (IC6) CLYDE MARINO
- (113) VALLEY VISTA DEVELOPMENT COMPANY
- (122) BRUNSWICK CORR, A DELAWARE CORP

ROW
 R=5620'
 D=1°01'10"
 Δ=5°58'33"
 L=586.2'
 LC=566.0'

SHERRELWOOD ESTATES FILING NO FOUR

REVISIONS		
1-23-70	Rev. Parcel 113 Area	Dist. 5
5-7-71	Add Barrier Line	GAM
4-25-72	Add Par. 122, TE-106	GAM
	Del. 106	SAM

5260
 5250
 5240

NE 1/4 Sec. 34 T2S R68W

SE 1/4 Sec. 34 T2S R68W

FED. ROAD REL. NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLO	125-3(4)1218 Section 2	13	14

VALLEY HIGHWAY
120th Ave. - 72nd Ave.

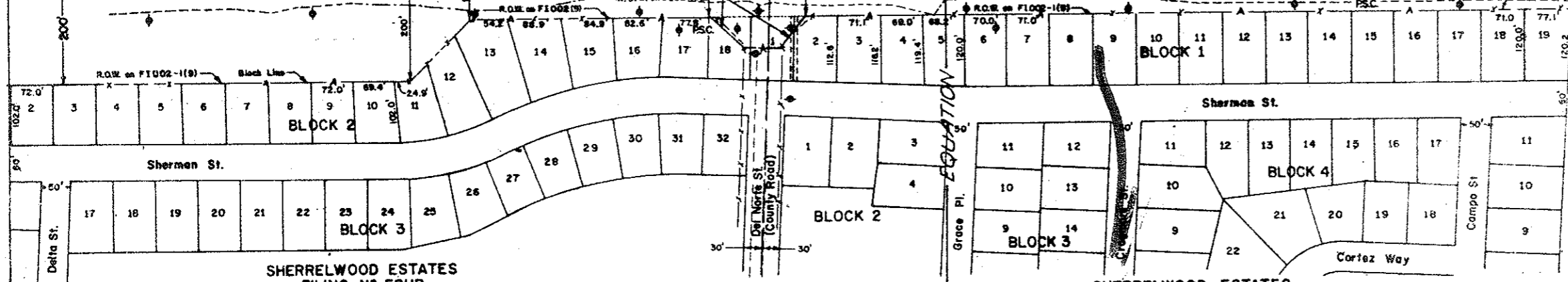
CLEAR CREEK GARDENS

HUGHES INDUSTRIAL PARK

LOT 12
LOT 13
LOT 4

LOT 5

S.R. 25 VALLEY HIGHWAY I 25



SHERRELWOOD ESTATES
FILING N^o FOUR

SHERRELWOOD ESTATES
FILING N^o SIX

334+90.0 End F.I. 002-1(9)
Begin F.I. 002-1(8) Unit N^o 2

REVISIONS		
8-6-70	None change Par. 114	KC
1-13-71	Rev. Pos. 115 Add 115R-Rev.	KC
5-8-71	Add Barrier Line	SAM

5190
5180

5180
5170
5160

5200
5190

318+86.2 Bkt.
318+86.6 AH.

Charles Hughes Co., a Colo. Corp.
Frank Giuliano and Laura Giuliano

NOTE: See Sheet 14 for
Remainder Area Sketch
for Parcel 114

20' Water & Sewer Line
Easement to North
Washington Street
Water & Sanitation
District. POB 114

RIGHT OF WAY

$\Delta = 16^{\circ}31'LL$
 $D = 2^{\circ}00'$
 $T = 415.8'$
 $L = 825.8'$
 $R = 2568.0'$
 $H.S.D. = 1130'$
 $363.8'$

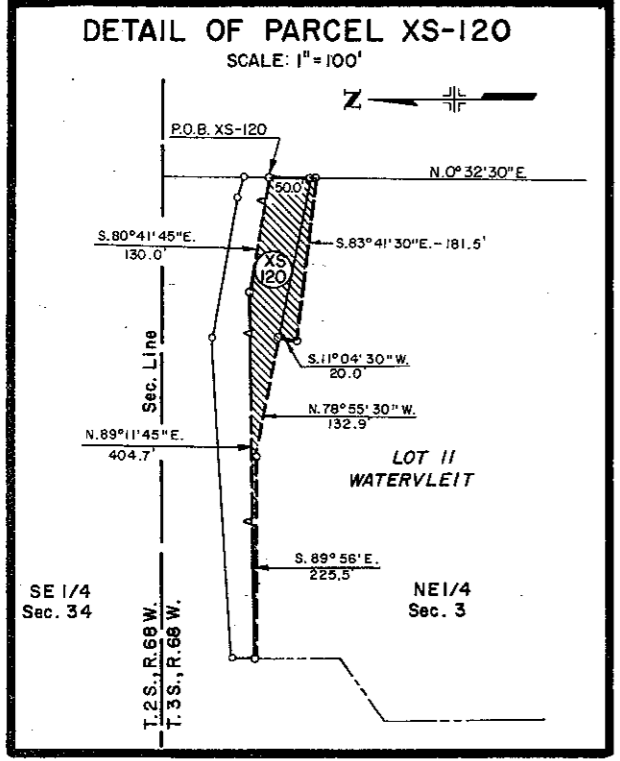
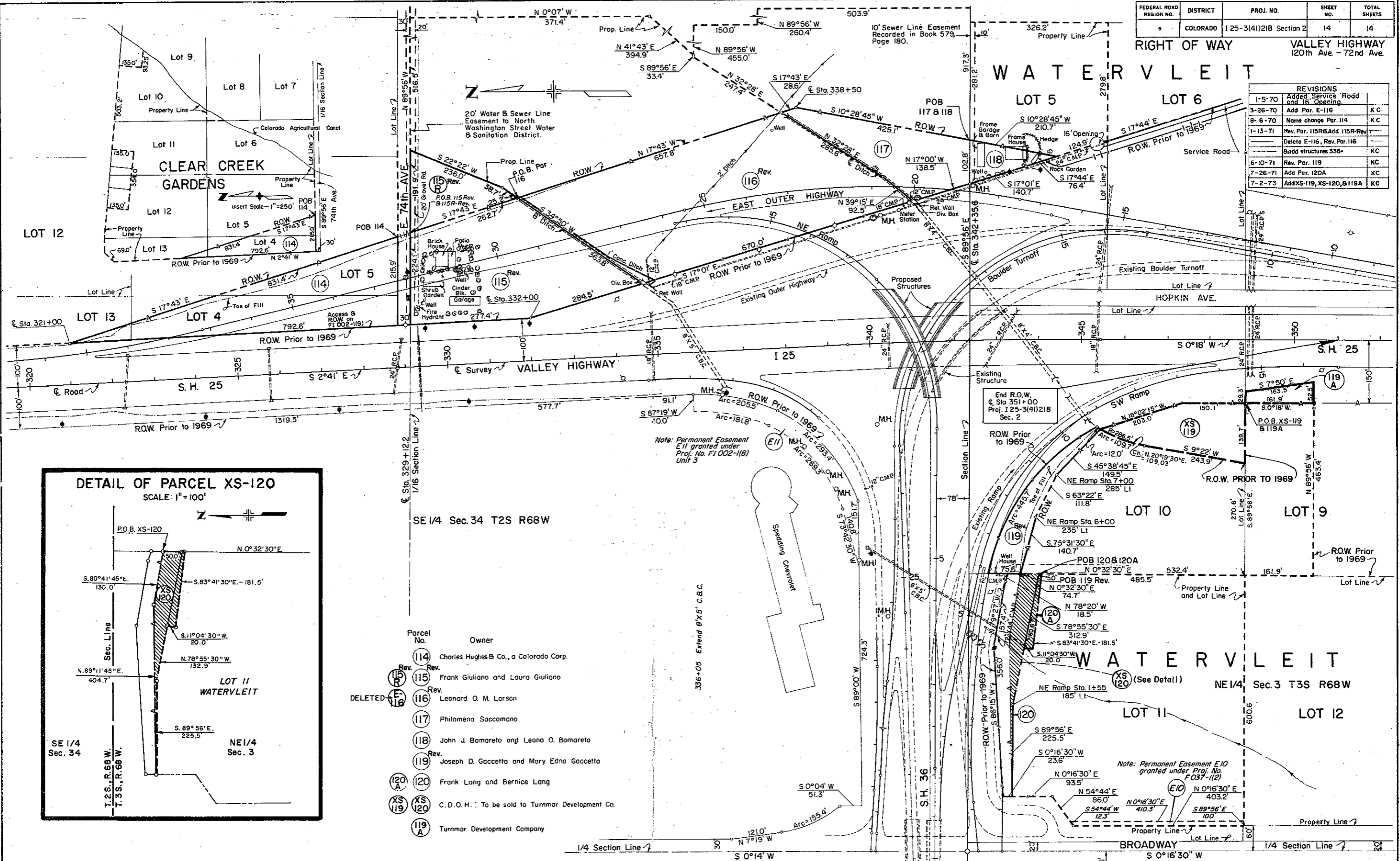
NOTE: BOOK 115, PAGE 115, UNIT N^o 2

NOTE: BOOK 115, PAGE 115, UNIT N^o 2

FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	125-3(4)218 Section 2	14	14

RIGHT OF WAY VALLEY HIGHWAY
120th Ave - 72nd Ave.

REVISIONS			
1-5-70	Added Service Road and 16' Opening		
3-26-70	Add Par. E-116	K.C.	
6-6-70	Name change Par. 114	K.C.	
1-13-71	Rev. Par. 115R Add 115R-Rev		
	Delete E-116, Rev. Par. 116		
	Bad structures 336*	K.C.	
6-10-71	Rev. Par. 119	K.C.	
7-26-71	Add Par. 120A	K.C.	
7-2-73	Add XS-119, XS-120, B 119A	K.C.	



Parcel No.	Owner
114	Charles Hughes & Co., a Colorado Corp.
115	Frank Giuliano and Laura Giuliano
116	Leonard O. M. Larson
117	Philomena Saccomano
118	John J. Bomareto and Leona O. Bomareto
119	Joseph D. Gaccetta and Mary Edna Gaccetta
120	Frank Lang and Bernice Lang
XS 120	C.D.O.H.: To be sold to Turnmar Development Co.
119 A	Turnmar Development Company

1/4 Section Line 7
S 0° 14' W
S 0° 16' 30" W
1/4 Section Line 7