

Rec. 3/81

TITLE SHEET

STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS—STATE OF COLORADO

FEDERAL ROAD DIST. NO.	DIVISION	PROJECT NO.	SHEET NO.
721	COLORADO	MU 0002(1)	1

RIGHT OF WAY S. COLORADO BLVD.
E. Yale Ave.-E Evans Ave.

CONVENTIONAL SIGNS

CENTER LINE	PLAN SHEET	TITLE SHEET
COUNTY LINE	SECTION LINE	SECTION LINE
TOWNSHIP OR RANGE LINE	SECTION LINE	SECTION LINE
LAND LINES	SECTION LINE	SECTION LINE
CITY LIMITS	PLAN SHEET	PLAN SHEET
RAILROAD	PLAN SHEET	PLAN SHEET
BARBED WIRE FENCE	PLAN SHEET	PLAN SHEET
WOVEN WIRE - COMBINATION FENCE	PLAN SHEET	PLAN SHEET
TELE & TELEG LINE	PLAN SHEET	PLAN SHEET
POWER LINE	PLAN SHEET	PLAN SHEET
PRESENT ROAD (PLAN SHEETS)	PLAN SHEET	PLAN SHEET
RIGHT OF WAY LINE	PLAN SHEET	PLAN SHEET
ACCESS POINTS (FREEWAYS)	PLAN SHEET	PLAN SHEET
C OF A LINE (CONTROL OF ACCESS)	PLAN SHEET	PLAN SHEET
ACCESS DENIED BY DEED	PLAN SHEET	PLAN SHEET
TOP OF CUTS	PLAN SHEET	PLAN SHEET
TOE OF FILLS	PLAN SHEET	PLAN SHEET
DETOUR	PLAN SHEET	PLAN SHEET
PROPERTY OWNERSHIP LINE	PLAN SHEET	PLAN SHEET
WATER VALVES	PLAN SHEET	PLAN SHEET
WATER METERS	PLAN SHEET	PLAN SHEET
STREET LIGHT POLES	PLAN SHEET	PLAN SHEET

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. MU 0002(1) STATE HIGHWAY NO. 2 DENVER COUNTY RIGHT OF WAY

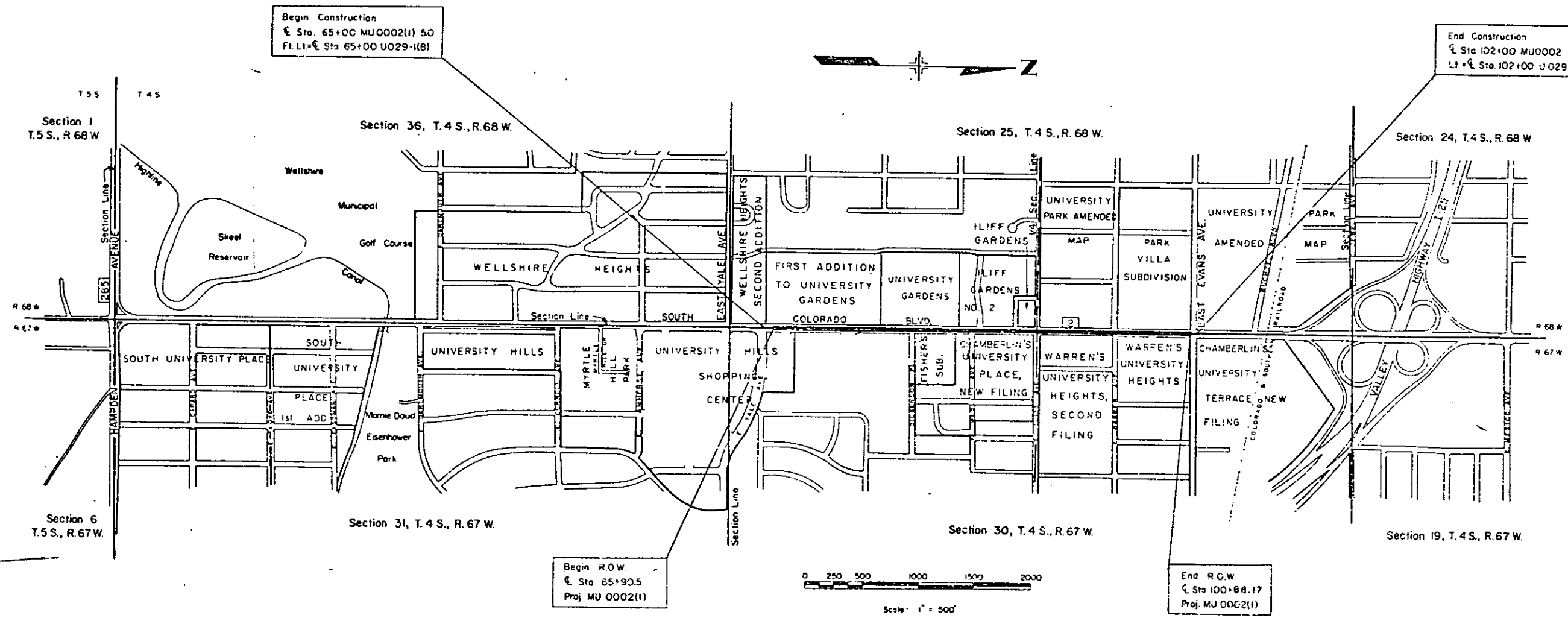
INFORMATION OBTAINED FROM AVAILABLE COUNTY RECORDS

SCALE OF ORIGINAL DRAWING
PLAN SHEETS 1" = 50 FT.
ROW PROJECT LENGTH = 0.66 MILE

INDEX OF SHEETS

SHEET NO. 1 TITLE SHEET
2-2B TABULATION OF PROPERTIES
3-5 PLAN SHEETS SHOWING ROW REQUIRED

REVISIONS



DIVISION OF HIGHWAYS
APPROVED: *R. L. Chalmers*
ASST. CHIEF ENGINEER
DATE: 11-26-80

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
APPROVED: _____
DATE: _____
DIVISION ENGINEER

MU 0002(1) ROW

R. O. W. TABULATION OF PROPERTIES IN

DENVER

COUNTY

S. H. NO. 2

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
III	COLORADO	MC 0002(1)	2

RIGHT OF WAY S. Colorado Blvd.
E. Yale Ave. - E. Evans Ave.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN		SQ. FT.		PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER						
			Sec. 25, T.4.S., R.6SW.									
			6th P.M.									
			FIRST ADDITION TO UNIVERSITY GARDENS									
PE-1	CAPITOL FEDERAL SAVINGS AND LOAN ASSOCIATION OF DENVER A UNITED STATES CORPORATION	2625 South Colorado Blvd.	SE $\frac{1}{4}$	130	130			PE-1	Permanent Easement for construction and maintenance of a drainage facility.			
			Sec. 30, T.4S., R.67W.									
			6th P.M.									
TE-2A REV.	EUGENE CHARLES INVESTMENT COM- PANY, A COLORADO CORP.; DAVID CRANE INVESTMENT CO., A COLORADO CORP.; A & H INVEST- MENT CO., A COLORADO CORP.; MIN JUDD INVESTMENT CO., A COLORADO CORP.; RHOADS-PERRY, INC., A COLORADO CORP.	Min Judd Investment Co. 310 Interstate Bldg. 1130 16th Street Denver, Colorado	SW $\frac{1}{4}$	1,025	1,025			TE-2A REV.	Temporary Easement for construction of a drainage facility.			
	Parcel Address:	2450-2494 South Colorado Blvd.										
PE-2A REV.	See TE-2A Rev.	See TE-2A Rev.	SW $\frac{1}{4}$	300	300			PE-2A REV.	Permanent Easement for construction and maintenance of a drainage facility.			
TE-2B REV.	See TE-2A Rev.	See TE-2A Rev.	SW $\frac{1}{4}$	1,700	1,700			TE-2B REV.	Temporary Easement for construction of a drainage facility.			
PE-2B	See TE-2A Rev.	See TE-2A Rev.	SW $\frac{1}{4}$	300	300			PE-2B	Permanent Easement for construction and maintenance of a drainage facility.			

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER						
						LEFT	RIGHT					
			Sec. 30, T.4S., R.67W.									
			6th P.M.									
TE-2C	See TE-2A Rev.	See TE-2A Rev.	SW $\frac{1}{4}$	1,285	1,285			TE-2C	Temporary			
									Easement for construction of a drainage facility.			
PE-2C	See TE-2A Rev.	See TE-2A Rev.	SW $\frac{1}{4}$	300	300			PE-2C	Permanent Easement for construction and maintenance of a drainage facility.			
TE-2D	See TE-2A Rev.	See TE-2A Rev.	SW $\frac{1}{4}$	661	661			TE-2D	Temporary Easement for construction of a drainage facility.			
PE-3 REV.	HALLE-VON VOIGTLANDER, A GENERAL PARTNERSHIP		Lot 1, Block 1 Fisher's Subdivision	246	246			PE-3 REV.	Permanent Easement for construction and maintenance of a drainage facility.			
	Parcel Address: 2446 South Colorado Blvd.											
PE-4 REV.	PRINCE OF PEACE LUTHERAN CHURCH, A COLORADO CORPORATION	4100 E. Wesley Ave.	NW $\frac{1}{4}$ SW $\frac{1}{4}$	350	350			PE-4 REV.	Permanent Easement for construction and maintenance of a drainage facility.			
PE-5A	LOUISE M. ROSENBAUM; ROYAL JUDD; CLUB BUILDING CORP., A COLORADO CORP.; LEONA CORP., A COLORADO CORP.; AND BAW CORP., A COLORADO CORP.	Royal Judd 310 Interstate Trust Bldg. 1130 16th St. Denver, Colorado	Lot 17, Block 1, Chamberlin's University Place, New Filing	75	75			PE-5A	Permanent Easement for construction and maintenance of a drainage facility.			
	Parcel Address: 2300-2390 South Colorado Blvd.											
PE-5B	LOUISE M. ROSENBAUM; ROYAL JUDD; CLUB BUILDING CORP., A COLORADO CORP.; LEONA CORP., A COLORADO CORP.; and BAW CORP., A COLORADO CORP.	Same as PE-5A	Lots 2 and 3, Block 1 Chamberlin's University Place, New Filing	100	100			PE-5B	Permanent Easement for construction and maintenance of a drainage facility.			

R.O.W. TABULATION OF PROPERTIES IN

DENVER

COUNTY

S.H. NO. 2

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
XII	COLORADO	MU 0002(1)	2B

RIGHT OF WAY S. Colorado Blvd.
E. Yale Ave.-E. Evans Ave.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER						
						LEFT	RIGHT					
			Sec. 30, T.4S., R.67W.									
			6th P.M.									
PE-5	CHARLES W. BLANKENSHIP	2288 South Colorado Blvd.	Lot 23, Block 101,	150	150			PE-6	Permanent Easement for construction and			
	Parcel Address:	2290 South Colorado Blvd.	Warren's University						maintenance of a drainage facility.			
			Heights, Second Filing									
PE-7	HENRY H. COOK AND CARL S.	4050 Warren Avenue	Lot 3, Block 101,	100	100			PE-7	Permanent Easement for construction and			
	TINSMAN	Denver, Colorado 80222	Warren's University						maintenance of a drainage facility.			
	Parcel Address	2200 South Colorado Blvd.	Heights, Second Filing									
TE-8	A&Z COMPANY, A CO-PARTNERSHIP	2390 S. Jasmine	Lots 10-19, Block 1,	1,250	1,250			TE-8	Temporary Easement for construction of a			
	Parcel Address:	2154-2188 South Colorado Blvd.	Warren's University						drainage facility.			
			Heights									
TE-9	COLOEVANS, INC. A COLORADO	c/o Joseph W. Zimmerman	Lots 3-9, Block 1,	792	792			TE-9	Temporary Easement for construction of a			
	CORPORATION	5405 E. Bails Drive	Warren's University						drainage facility.			
		Denver, Colorado	Heights									
	Parcel Address:	2130-2150 So. Colo. Blvd. -										
		4040 E. Evans										
PE-9	COLOEVANS, INC. A COLORADO	See TE-9	Lots 2-3, Block 1,	300	300			PE-9	Permanent Easement for construction and			
	CORPORATION		Warren's University						maintenance of a drainage facility.			
			Heights									

FEDERAL ROAD DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO MU0002(1)	3	5

RIGHT OF WAY S. COLORADO BLVD.
E. Yale Ave. - E. Evans Ave.

FIRST ADDITION TO

SE 1/4 Sec. 25 T4S R68W

NE 1/4 Sec. 36 T4S R68W

WELLSHIRE

WELLSHIRE

UNIVERSITY GARDENS

S HARRISON ST.

HEIGHTS

BLOCK 6

BLOCK 7

BLOCK 8

BLOCK B
SECOND

ADDITION

HEIGHTS

BLOCK 5

Lot 20 Lot 21 Lot 22

Project

Section Line

E. YALE AVE.

Section Line

T.M.H.

OM.H.

OM.H.

OM.H.

Begin Construction
Sta. 65+00 MU0002(1) 50 Ft.
Lt. Sta. 65+00 U029-(18)

Begin R.O.W.
Sta. 65+90.5
Project: MU0002(1)

UNIVERSITY

HILLS

BLOCK B

BLOCK A

SHOPPING

CENTER

NW 1/4 Sec. 31 T4S R67W

SW 1/4 Sec. 30 T4S R67W

REVISIONS

SOUTH

COLORADO

S.H. 2

PARCEL NO.

OWNER

PE 1

Capital Federal Savings And Loan Association of Denver, a United States corporation

TE 25 Rev. PE 25 Rev. TE 25 Rev. PE 25 Rev. TE 25 Rev. PE 25 Rev.

Eugene Charles Investment Company, a Colorado corporation
David Crane Investment Company, a Colorado corporation
A. B. H. Investment Company, a Colorado corporation
Min Judd Investment Company, a Colorado corporation
Rhoads-Ferry, Inc., a Colorado corporation

PARCEL NO.

OWNER

SE 1/4, Sec. 25
T4S R68W

PE 2B
TE 2C
PE 2C
TE 2D

Eugene Charles Investment Company, a Colorado corporation; David Crane Investment Company, a Colorado corporation; A & H Investment Company, a Colorado corporation; Min Judd Investment Company, a Colorado corporation; Roods-Perry, Inc., a Colorado corporation

PE 3Rev.
PE 4Rev.

McLure-Von Voigtlander, a general partnership
Prince of Peace Lutheran Church, a Colorado corporation

PE 5A
PE 5B

Louise M. Rosenbaum; Royal Judd; Club Building Corporation, a Colorado corporation; Leona Corporation, a Colorado corporation; and BAW Corporation, a Colorado corporation

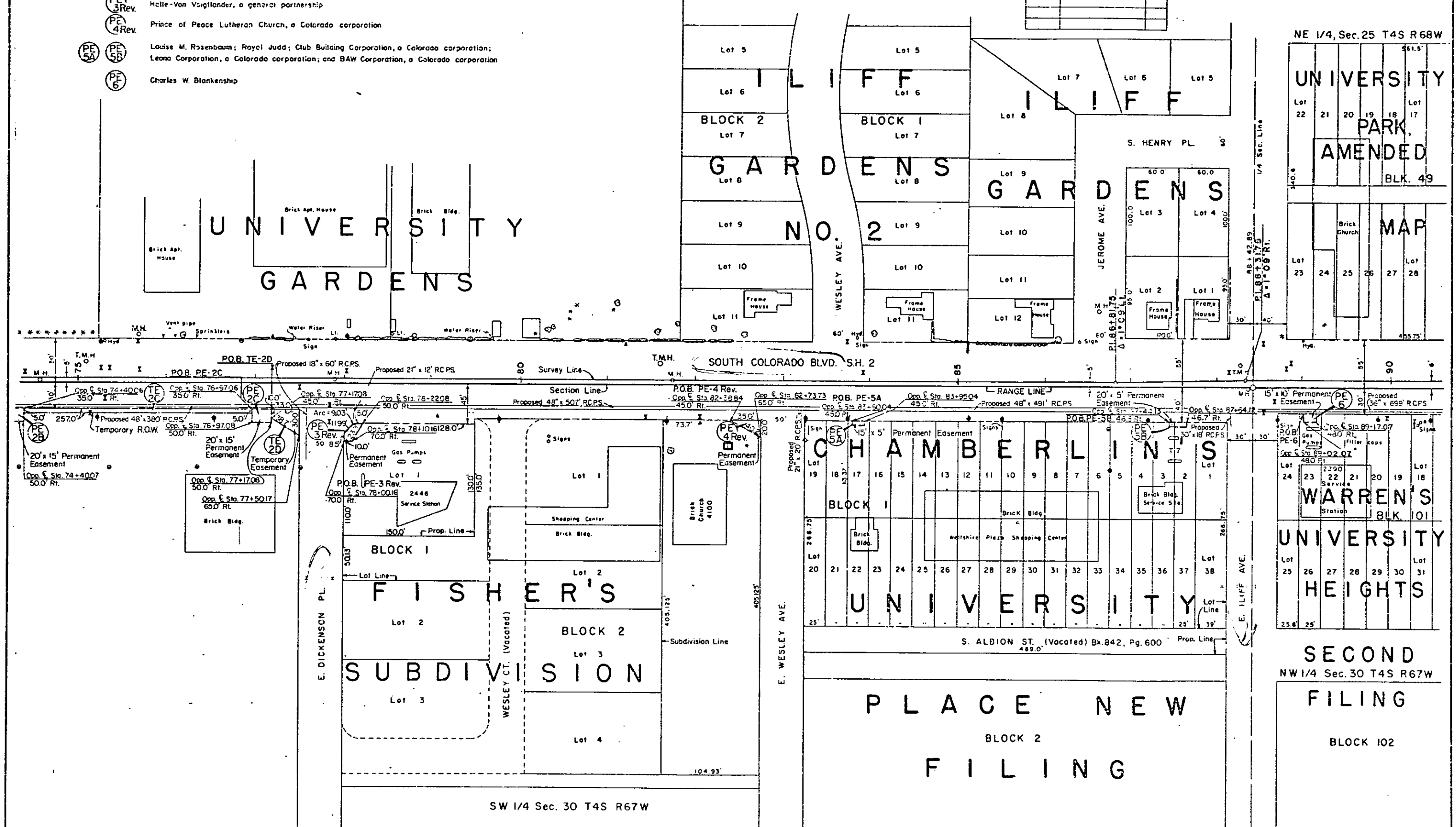
PE 6

Charles W. Blankenship

REVISIONS		

FEDERAL ROAD DISTRICT NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
222	COLORADO	MU 0002(1)	4	

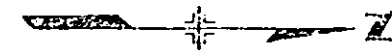
RIGHT OF WAY S. COLORADO BLVD.
E. Yale Ave. - E. Evans Ave.



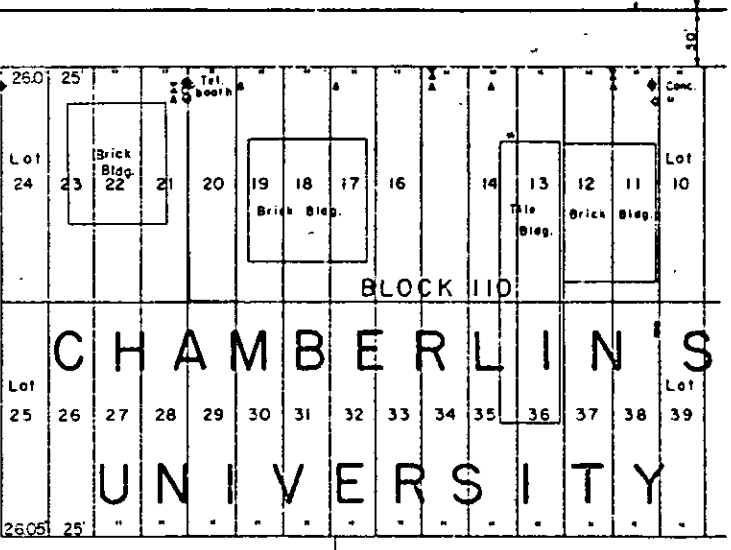
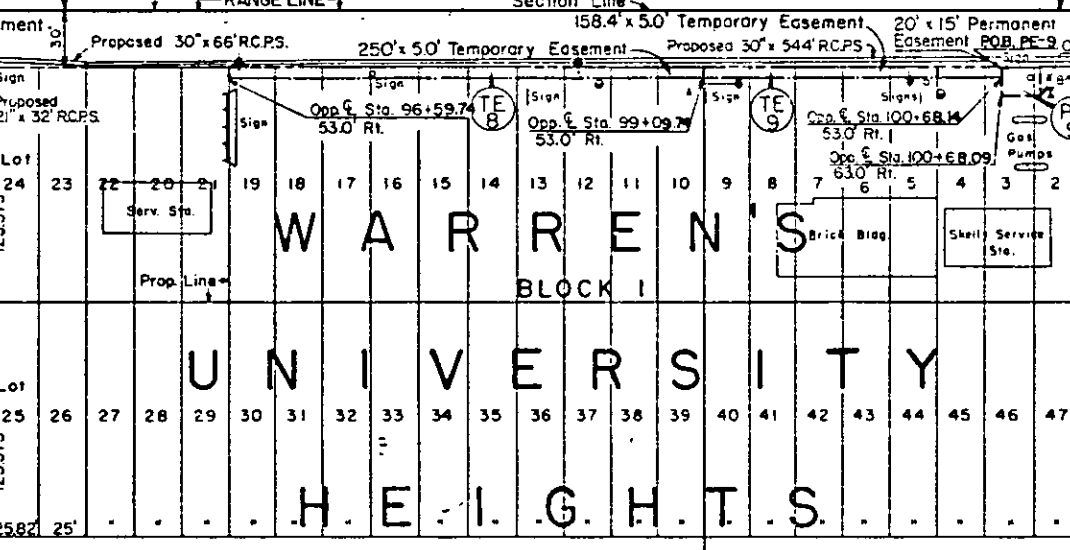
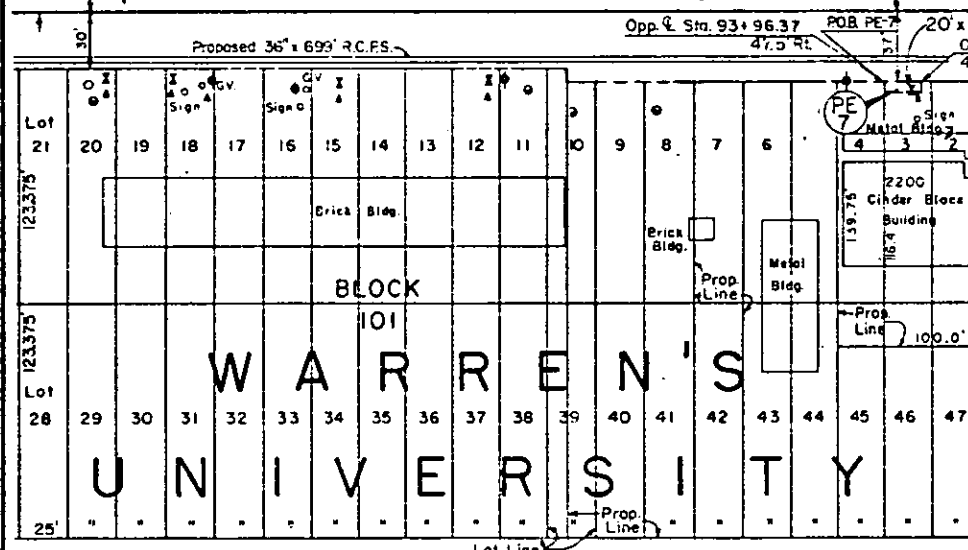
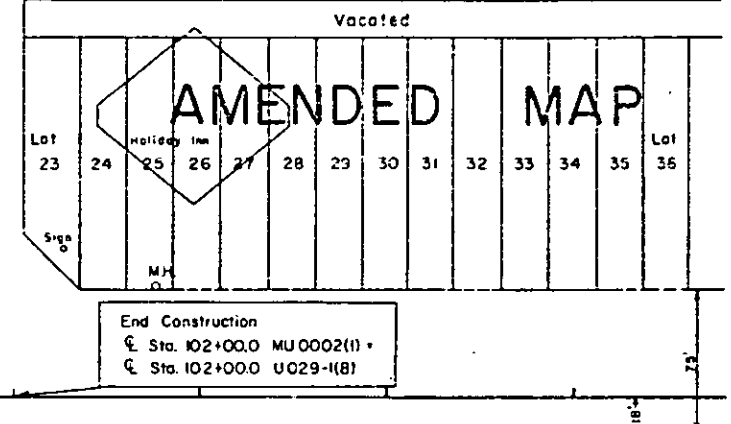
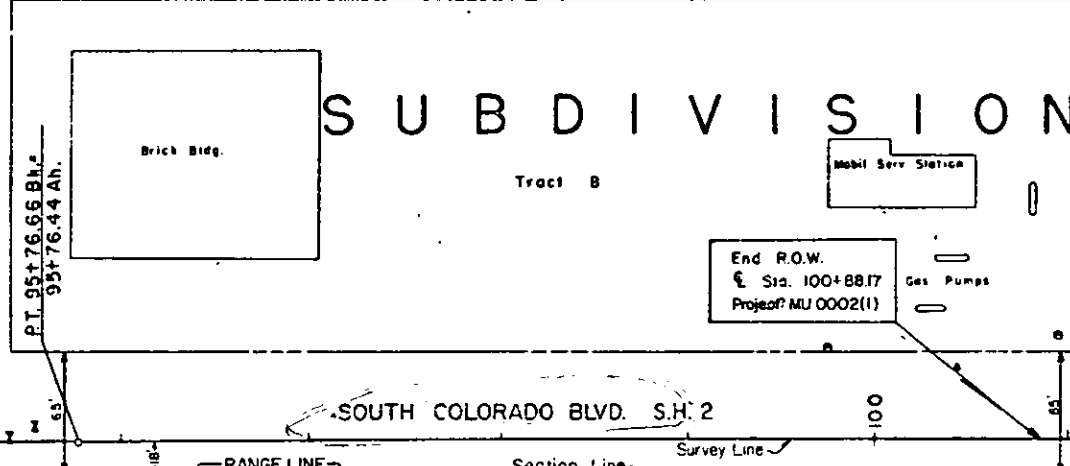
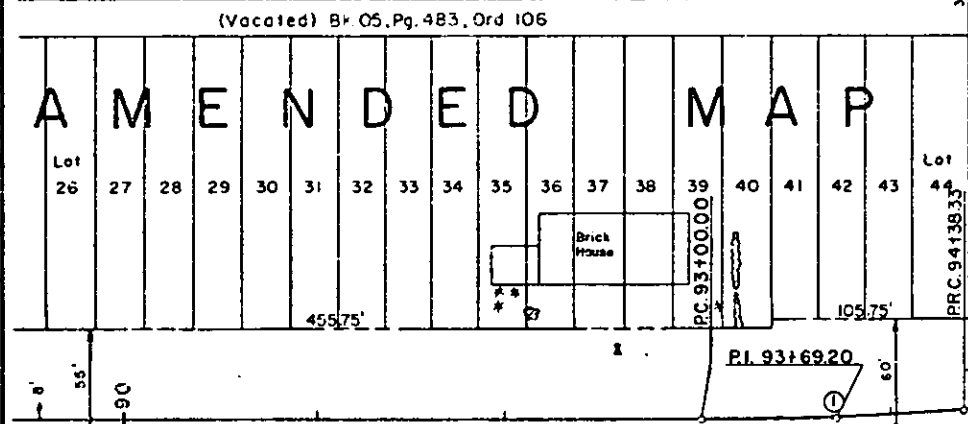
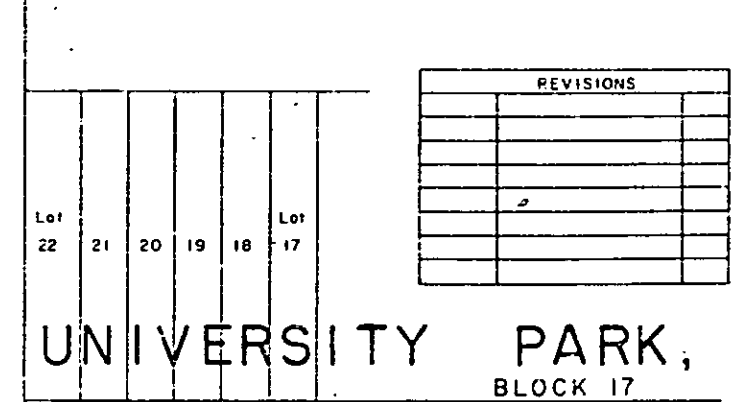
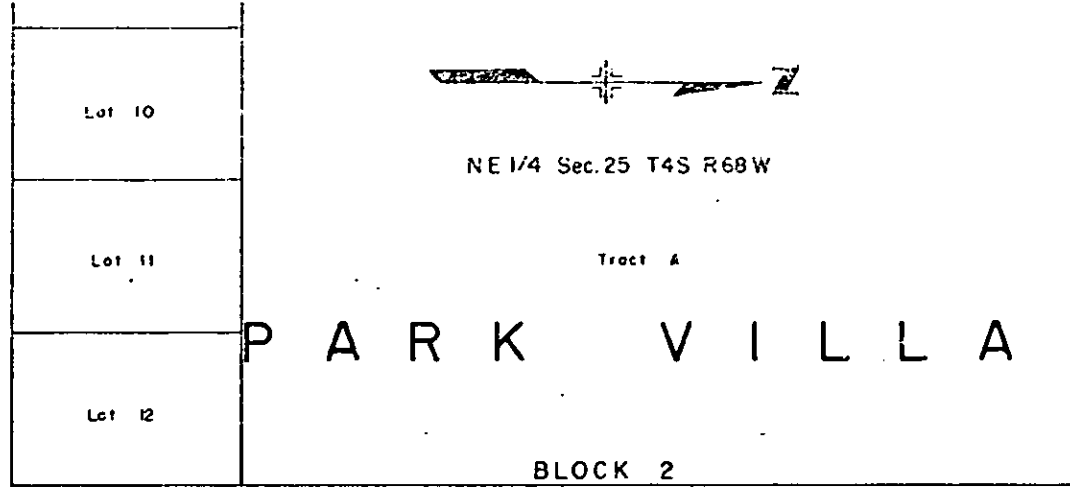
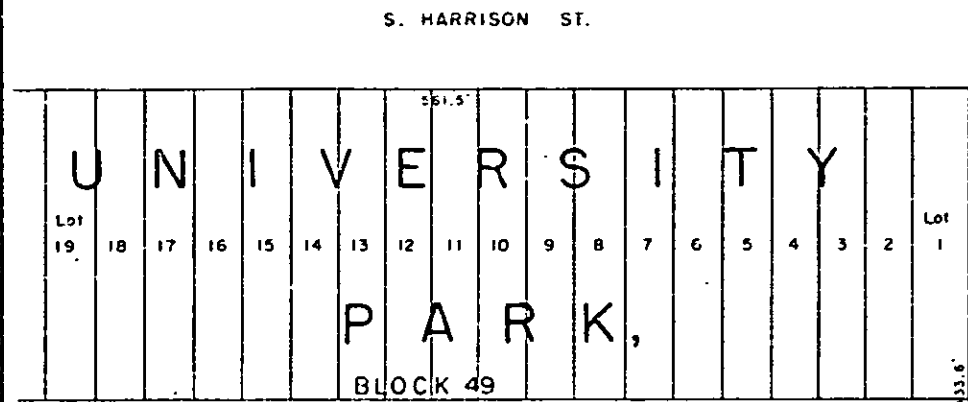
FEDERAL ROAD DISTRICT	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	MU 0502(1)	5

RIGHT OF WAY S. COLORADO BLVD.
E. Yale Ave. - E. Evans Ave.

Curve Data
① & ②
Δ = 4° 09'
D = 3° 00'
T = 69.20'
L = 138.33'
R = 1910.00'



REVISIONS		



SECOND FILING

Parcel No.	Owner
PE 7	Henry H. Cook and Carl S. Tinsman
TE 8	AFZ Company, a co-partnership
TE 9	Colcevas, Inc., a Colorado corporation

TERRACE NEW FILING