

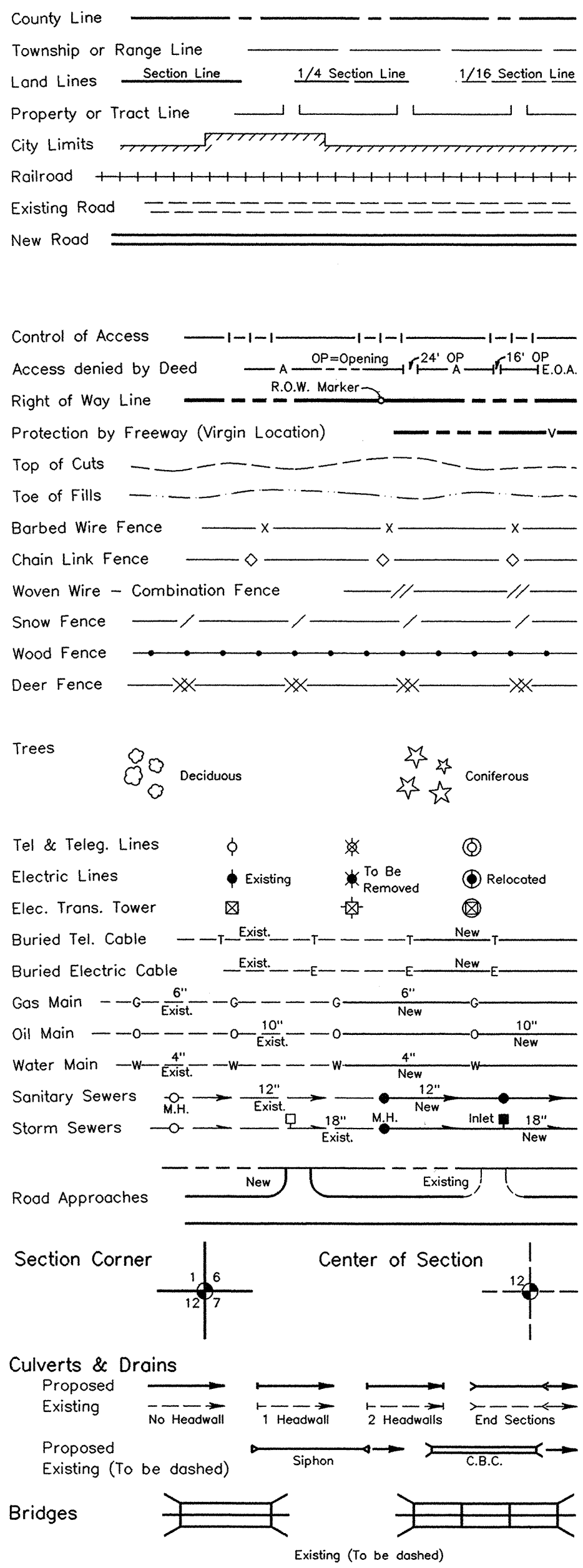
DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. M 1453(3)
23RD STREET VIADUCT
CITY AND COUNTY OF DENVER
RIGHT OF WAY

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 1453 (3)	1	10

REVISIONS		
8/11/92	ADDED SHEET 2C	CEI

CONVENTIONAL SIGNS



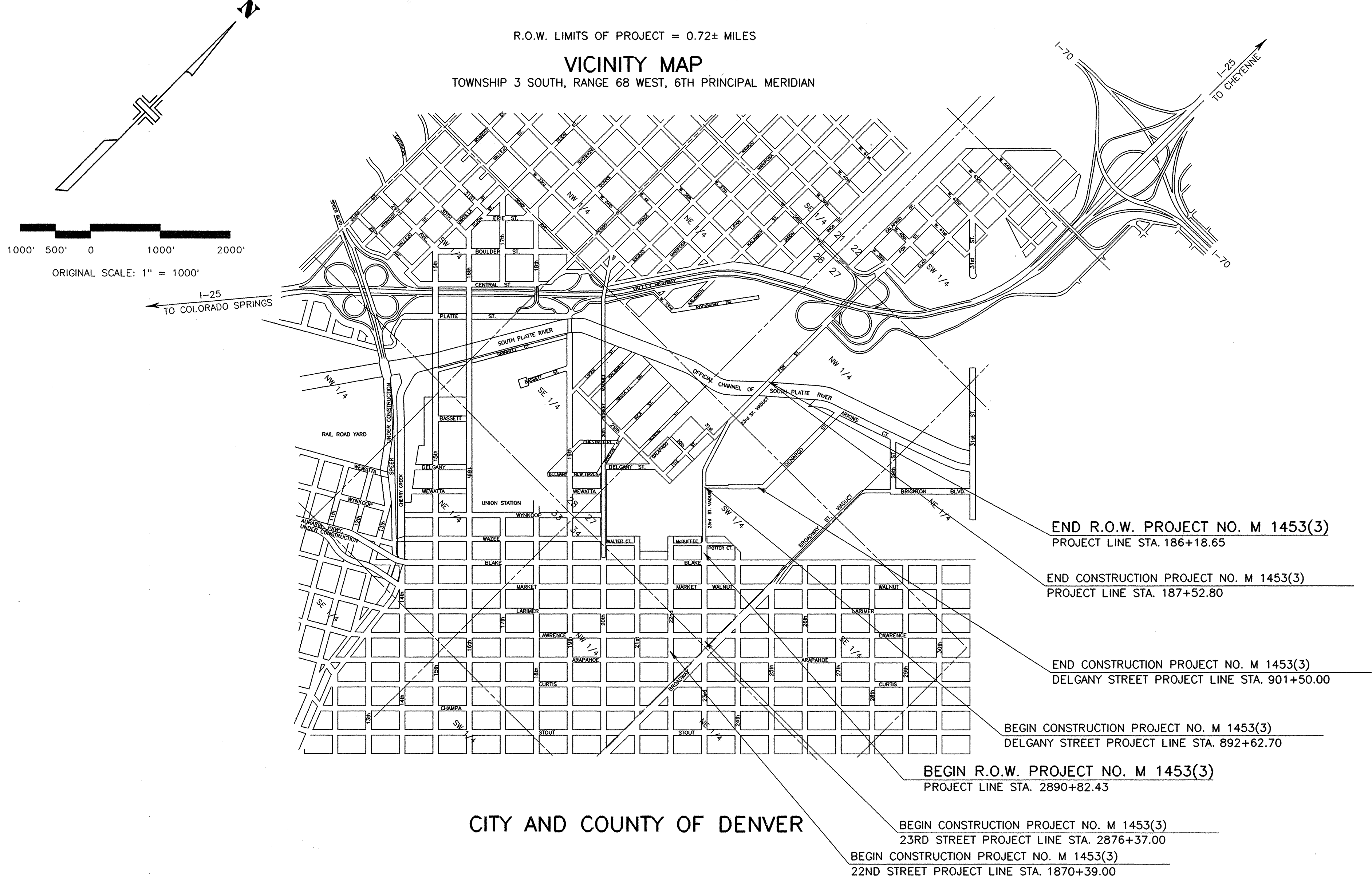
Basis of Bearings:
S 68°44' 39" E along the line from GPS point no. 25-1, having assumed coordinates of 100,000.00 N and 100,000.00 E (a 3 1/4" aluminum cap in a range box), to control point no. 101 having coordinates of 99,213.6995 N and 102,021.3475 E (an alloy cap set on a no. 5 rebar), as depicted on Colorado Division of Highways right of way plan Federal Aid Project no. IR-25-2(198) prepared by McClanahan Surveying, Inc. Note: the above mentioned bearings were determined by solar observation.

SCALE OF ORIGINAL DRAWINGS
PLAN SHEETS 1" = 50'
DETAIL SHEETS AS SHOWN
OWNERSHIP MAP 1" = 100'

R.O.W. LIMITS OF PROJECT = 0.72± MILES

VICINITY MAP

TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN



INDEX OF SHEETS

- 1 TITLE SHEET
- 2-2C TABULATION OF OWNERSHIPS
- 3 CONTROL AND MONUMENTATION
- 4-4A CONTROL LAYOUT
- 5 GENERAL NOTES
- 6-7 PLAN SHEETS
- 8 EXISTING VIADUCT R.O.W. AND STORM SEWER EASEMENT DETAIL
- 9 GERSPACH'S, COLLINS, AND HOYT & ROBINSONS ADDITION DETAIL
- 10 OWNERSHIP MAP

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 1453(3)	2	10

RIGHT OF WAY
23RD STREET
AT I-25

REVISIONS		
5/18/92	REVISED PES-1B-BR	CEI
5/18/92	ADDED PES-1A-BR	CEI
5/18/92	REVISED AREAS TES-1A, TES-1B	CEI
5/18/92	ADDED REMAINDER NOTE	CEI

R.O.W. TABULATION OF PROPERTIES IN THE CITY AND COUNTY OF DENVER M 1453(3)

PARCEL NO.	OWNER	ADDRESS	LOCATION	CCD ASSESSORS NO.	AREA IN SQUARE FEET				PARCEL NO.	REMARKS
					PARCEL	TO BE ACQUIRED	REMAINDER *			
							LEFT	RIGHT		
PES-1A REV.4	BURLINGTON NORTHERN RAILROAD CO.	C/O Glen Stenstrom Regional Engineer 304 Inverness Way South Englewood, CO. 80112	SW 1/4, NW 1/4, & NW 1/4, SW 1/4 Section 27	2274-00-59		1.93 ac		15.52 ac	PES-1A REV.4	Permanent Roadway Easement
PES-1A BR	BURLINGTON NORTHERN RAILROAD CO.	C/O Glen Stenstrom Regional Engineer 304 Inverness Way South Englewood, CO. 80112	SW 1/4, NW 1/4, & NW 1/4, SW 1/4 Section 27	2274-00-59		0.77 ac		15.52 ac	PES-1A BR	Permanent Easement for Pedestrian Bridge and Portion of New Bike Path
TES-1A REV.3	BURLINGTON NORTHERN RAILROAD CO.	C/O Glen Stenstrom Regional Engineer 304 Inverness Way South Englewood, CO. 80112	SW 1/4, NW 1/4, & NW 1/4, SW 1/4 Section 27	2274-00-59		1.41 ac			TES-1A REV.3	Temporary Construction Easement
PES-1B REV.2	BURLINGTON NORTHERN RAILROAD CO.	C/O Glen Stenstrom Regional Engineer 304 Inverness Way South Englewood, CO. 80112	SW 1/4, NW 1/4, & NW 1/4, SW 1/4 Section 27	2274-00-59 & 2278-00-35 & 2278-20-04 & 2278-20-05		1.41 ac	5.12 ac		PES-1B REV.2	Permanent Roadway Easement
PES-1B-BR REV.1	BURLINGTON NORTHERN RAILROAD CO.	C/O Glen Stenstrom Regional Engineer 304 Inverness Way South Englewood, CO. 80112	SW 1/4, NW 1/4, & NW 1/4, SW 1/4 Section 27	2274-00-59 & 2278-00-35 & 2278-20-04 & 2278-20-05		1.40 ac	5.12 ac		PES-1B-BR REV.1	Permanent Easement for Pedestrian Bridge and Portion of New Bike Path
TES-1B REV.3	BURLINGTON NORTHERN RAILROAD CO.	C/O Glen Stenstrom Regional Engineer 304 Inverness Way South Englewood, CO. 80112	SW 1/4, NW 1/4, & NW 1/4, SW 1/4 Section 27	2274-00-59 & 2278-00-35 & 2278-20-04 & 2278-20-05		0.59 ac			TES-1B REV.3	Temporary Construction Easement
PES-1C. REV.2	BURLINGTON NORTHERN RAILROAD CO.	C/O Glen Stenstrom Regional Engineer 304 Inverness Way South Englewood, CO. 80112	NW 1/4, SW 1/4 Section 27	2278-00-32 & 2278-20-03		0.31 ac	1.10 ac		PES-1C. REV2	Permanent Roadway Easement
TES-1C-1	BURLINGTON NORTHERN RAILROAD CO.	C/O Glen Stenstrom Regional Engineer 304 Inverness Way South Englewood, CO. 80112	NW 1/4, SW 1/4 Section 27	2278-00-32 & 2278-20-03		1,749 sf			TES-1C-1	Temporary Construction Easement
TES-1C-2 REV.1	BURLINGTON NORTHERN RAILROAD CO.	C/O Glen Stenstrom Regional Engineer 304 Inverness Way South Englewood, CO. 80112	NW 1/4, SW 1/4 Section 27	2278-00-32 & 2278-20-03		1,120 sf			TES-1C-2 REV.1	Temporary Construction Easement
PES-1D REV.3	BURLINGTON NORTHERN RAILROAD CO.	C/O Glen Stenstrom Regional Engineer 304 Inverness Way South Englewood, CO. 80112	NW 1/4, SW 1/4 Section 27	2278-00-33 & 2278-00-34		1.34 ac	2.04 ac		PES-1D REV.3	Permanent Roadway Easement
TES-1D REV.3	BURLINGTON NORTHERN RAILROAD CO.	C/O Glen Stenstrom Regional Engineer 304 Inverness Way South Englewood, CO. 80112	NW 1/4, SW 1/4 Section 27	2278-00-33 & 2278-00-34		0.37 ac			TES-1D REV.3	Temporary Construction Easement
TKS-2 REV.2	CALVIN A. KELLEY	3001 Illinois Street Golden CO. 80401	NW 1/4, SW 1/4 Section 27 & Lots 12-16, Block 3 Gerspach's 1st Addition	2278-01-02	0.40 ac	0.40 ac			TKS-2 REV.2	Total Take
TKS-3 REV.1	BEN FISHMAN	3456 West 23rd Street Denver, CO. 80211	NW 1/4, SW 1/4 Section 27 & Lot 11, Block 3 Gerspach's 1st Addition	2278-01-03	1,096 sf	1,096 sf	2,377 sf		TKS-3 REV.1	Partial Take
TES-3 REV.1	BEN FISHMAN	3456 West 23rd Street Denver, CO. 80211	NW 1/4, SW 1/4 Section 27 & Lot 11, Block 3 Gerspach's 1st Addition	2278-01-03		913 sf			TES-3 REV.1	Temporary Construction Easement
										*Note: "REMAINDER" when used in reference to permanent easements, refers to areas unaffected by this R.O.W. project, and not to acquisition of fee simple. Temporary easement areas are not included, as their use will cease upon final completion of construction

7/23/09/06/74623-1SR.DG

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 1453(3)	2A	10

RIGHT OF WAY
23RD STREET
AT I-25

REVISIONS		
5/18/92	ADDED REMAINDER NOTE	CEI

R.O.W. TABULATION OF PROPERTIES IN THE CITY AND COUNTY OF DENVER M 1453(3)

PARCEL NO.	OWNER	ADDRESS	LOCATION	CCD ASSESSORS NO.	AREA IN SQUARE FEET				PARCEL NO.	REMARKS
					PARCEL	TO BE ACQUIRED	REMAINDER *			
							LEFT	RIGHT		
TKS-4 REV.1	TERRY McMASTER, DONALD McMASTER AND LUCILE McMASTER		NW 1/4, SW 1/4 Section 27 & Lot 10, Block 3 Gerspach's 1st Addition	2278-01-04	899 sf	899 sf	2,574 sf		TKS-4 REV.1	Partial Take
TES-4 REV.1	TERRY McMASTER, DONALD McMASTER AND LUCILE McMASTER		NW 1/4, SW 1/4 Section 27 & Lot 10, Block 3 Gerspach's 1st Addition	2278-01-04		920 sf			TES-4 REV.1	Temporary Construction Easement
TKS-5 REV.1	COMBINED FISHMAN PROPERTIES, INC.	C/O Ben Fishman 3456 West 23rd street Denver, CO. 80211	NW 1/4, SW 1/4 Section 27 & Lots 1-9, Blk. 3 & Lots 15-16 Blk. 4 & Portion of W. 30th ave. Gerspach's 1st Addition	2278-15-11	1,365 sf	1,365 sf	42,392 sf		TKS-5 REV.1	Partial Take
TES-5 REV.1	COMBINED FISHMAN PROPERTIES, INC.	C/O Ben Fishman 3456 West 23rd street Denver, CO. 80211	NW 1/4, SW 1/4 Section 27 & Lots 1-9, Blk. 3 & Lots 15-16 Blk. 4 & Portion of W. 30th ave. Gerspach's 1st Addition	2278-15-11		4,709 sf			TES-5 REV.1	Temporary Construction Easement
TKS-6 REV.3	HOWARD L. BELLOW AND JAMES JUDD	2323 Delgany Street Denver, CO. 80216	W 1/2 Section 27 & Portions of Blocks 10 & 15 Garden Addition	2274-01-11	0.60 ac	0.60 ac	3.62 ac		TKS-6 REV.3	Partial Take
TES-6 REV.3	HOWARD L. BELLOW AND JAMES JUDD	2323 Delgany Street Denver, CO. 80216	W 1/2 Section 27 & Portions of Blocks 10 & 15 Garden Addition	2274-01-11		0.42 ac			TES-6 REV.3	Temporary Construction Easement
TKS-7-1	FRANKLIN G. BICHLMEIER AND WILLIAM J. WILLHITE	801 Armourdale Py. Kansas City, KS. 66105	N 1/2, SW 1/4 Section 27	2274-00-52	3,026 sf	3,026 sf		2.11 ac	TKS-7-1	Partial Take
TKS-7-2	FRANKLIN G. BICHLMEIER AND WILLIAM J. WILLHITE	801 Armourdale Py. Kansas City, KS. 66105	N 1/2, SW 1/4 Section 27	2274-00-52	0.24 ac	0.24 ac		2.11 ac	TKS-7-2	Partial Take
TKS-7-3	FRANKLIN G. BICHLMEIER AND WILLIAM J. WILLHITE	801 Armourdale Py. Kansas City, KS. 66105	N 1/2, SW 1/4 Section 27	2274-00-52	0.90 ac	0.90 ac		2.11 ac	TKS-7-3	Partial Take
TES-7	FRANKLIN G. BICHLMEIER AND WILLIAM J. WILLHITE	801 Armourdale Py. Kansas City, KS. 66105	N 1/2, SW 1/4 Section 27	2274-00-52		0.25 ac			TES-7	Temporary Construction Easement
EXISTING R.O.W. DELGANY STREET	UNION PACIFIC RAILROAD CO.	C/O Greg Pinker Property Manager 1416 Dodge Street, Room 1200 Omaha, NE. 68179	N 1/2, SW 1/4 Section 27 Portion of Delgany Street	N/A		475 sf			EXISTING R.O.W. DELGANY STREET	Area to remain Existing CCD Highway Easement
TES-8B	UNION PACIFIC RAILROAD CO.	C/O Greg Pinker Property Manager 1416 Dodge Street, Room 1200 Omaha, NE. 68179	N 1/2, SW 1/4 Section 27	2274-00-53		0.11 ac			TES-8B	Temporary Construction Easement Remainder is calculated with a closing line
PES-8C REV.1	UNION PACIFIC RAILROAD CO.	C/O Greg Pinker Property Manager 1416 Dodge Street, Room 1200 Omaha, NE. 68179	NW 1/4, SW 1/4 Section 27	2274-00-13 & 2274-00-53		0.63 ac	0.57 ac		PES-8C REV.1	Permanent Roadway Easement
TES-8C REV.1	UNION PACIFIC RAILROAD CO.	C/O Greg Pinker Property Manager 1416 Dodge Street, Room 1200 Omaha, NE. 68179	NW 1/4, SW 1/4 Section 27	2274-00-13 & 2274-00-53		0.15 ac			TES-8C REV.1	Temporary Construction Easement
TKS-9-1 REV.1	M.B. GLASSMAN	1400 Glenarm Place, Suite 201 Denver, CO. 80202	S 1/2, SW 1/4 Section 27 & Portion of Blk 2, Stecks Add.	2279-04-01	0.42 ac	0.42 ac	1.77 ac		TKS-9-1 REV.1	Partial Take
									</	

/s/ROW/DO/1453-258.DG

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 1453(3)	2B	10

RIGHT OF WAY
23RD STREET
AT I-25

REVISIONS		
5/18/92	ADDED REMAINDER NOTE	CEI
6/11/92	REVISED PES-ST-3	CEI
6/11/92	CHANGED TKS-12 TO TKS-12 REV.1	CEI
7/28/92	REVISED TKS-11B, PES-11B,	CEI
	PES-11C-1, PES-11C-2,	
	TKS-11C-3, TKS-11C-4, TKS-11C-5	
8/11/92	ADDED PES-11C-3	CEI

R.O.W. TABULATION OF PROPERTIES IN THE CITY AND COUNTY OF DENVER M 1453(3)

PARCEL NO.	OWNER	ADDRESS	LOCATION	CCD ASSESSORS NO.	AREA IN SQUARE FEET				PARCEL NO.	REMARKS
					PARCEL	TO BE ACQUIRED	REMAINDER *			
							LEFT	RIGHT		
TES-9-1 REV.1	M.B. GLASSMAN	1400 Glenarm Place, Suite 201 Denver, CO. 80202	S 1/2, SW 1/4 Section 27 & Portion of Blk 2, Stecks Add.	2279-04-01		0.16 ac			TES-9-1 REV.1	Temporary Construction Easement
TKS-9-2 REV.1	M.B. GLASSMAN	1400 Glenarm Place, Suite 201 Denver, CO. 80202	S 1/2, SW 1/4 Section 27 & Portion of Blk 2, Stecks Add.	2279-04-01	3,540 sf	3,540 sf	1.77 ac		TKS-9-2 REV.1	Partial Take
TES-9-2 REV.1	M.B. GLASSMAN	1400 Glenarm Place, Suite 201 Denver, CO. 80202	S 1/2, SW 1/4 Section 27 & Portion of Blk 2, Steck's Add.	2279-04-01		0.16 ac			TES-9-2 REV.1	Temporary Construction Easement
TES-9-3	M.B. GLASSMAN	1400 Glenarm Place, Suite 201 Denver, CO. 80202	S 1/2, SW 1/4 Section 27 & Portion of Blk 2, Steck's Add.	2279-04-01		0.38 ac			TES-9-3	Temporary Construction Easement
TES-10 REV.1	HIBBERT-WESTERN, INC.	1601 Park Avenue West Denver, CO. 80216	SE 1/4, SW 1/4 Section 27 & Portions of Lots 15-16 Blk 3, Steck's Addition	2277-14-01		2,500 sf			TES-10 REV.1	Temporary Construction Easement
PES-11A-1	UNION PACIFIC RAILROAD CO.	C/O Greg Pinker Property Manager 1416 Dodge Street, Room 1200 Omaha, NE. 68179	SW 1/4 Section 27	2274-00-53 (PORTION)		0.34 ac	0.20 ac	1.08 ac	PES-11A-1	Permanent Roadway Easement
PES-11A-2	UNION PACIFIC RAILROAD CO.	C/O Greg Pinker Property Manager 1416 Dodge Street, Room 1200 Omaha, NE. 68179	SW 1/4 Section 27	2274-00-53 (PORTION)		0.24 ac	—	3.75 ac	PES-11A-2	Permanent Roadway Easement (Remainder left is PES-11A-1 remainder right)
TKS-11B REV.1	THE DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT	C/O 1660 17th Street, Suite 100 Denver, CO. 80202	SW 1/4 Section 27	2274-00-60	4,781 sf	4,781 sf		10.20 ac	TKS-11B REV.1	Partial Take
PES-11B REV.1	THE DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT	C/O 1660 17th Street, Suite 100 Denver, CO. 80202	SW 1/4 Section 27	2274-00-60		2,175 sf		10.23 ac	PES-11B REV.1	Permanent Roadway Easement
PES-11C-1 REV.1	THE DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT	C/O 1660 17th Street, Suite 100 Denver, CO. 80202	SW 1/4 Section 27	2274-00-60		1,910 sf	2.98 ac		PES-11C-1 REV.1	Permanent Roadway Easement
PES-11C-2 REV.1	THE DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT	C/O 1660 17th Street, Suite 100 Denver, CO. 80202	SW 1/4 Section 27	2279-00-05		0.64 ac	2.31 ac	0.71 ac	PES-11C-2 REV.1	Permanent Roadway Easement
TKS-11C-3 REV.1	THE DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT	C/O 1660 17th Street, Suite 100 Denver, CO. 80202	SW 1/4 Section 27	2279-00-05		0.28 ac		3.06 ac	TKS-11C-3 REV.1	Permanent Roadway Easement
PES-11C-3	THE DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT	C/O 1660 17th Street, Suite 100 Denver, CO. 80202	SW 1/4 Section 27	2279-00-05		828 sf			PES-11C-3	Permanent Roadway Easement
TKS-11C-4 REV.1	THE DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT	C/O 1660 17th Street, Suite 100 Denver, CO. 80202	SW 1/4 Section 27	2279-00-05	0.73 ac	0.73 ac		3.12 ac	TKS-11C-4 REV.1	Permanent Roadway Easement
TKS-11C-5 REV.1	THE DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT	C/O 1660 17th Street, Suite 100 Denver, CO. 80202	SW 1/4 Section 27	2279-00-05	2,509 sf	2,509 sf		3.19 ac	TKS-11C-5 REV.1	Permanent Roadway Easement
TKS-12 REV.1	ALLRIGHT PROPERTIES, INC.	C/O PO BOX 53390 Houston, Tx. 77052	NE 1/4 Section 34	2432-25-02	50 sf	50 sf		0.28 ac	TKS-12 REV.1	Partial Take
PES-ST-1 REV.1	THE DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT	C/O 1660 17th Street, Suite 100 Denver, CO. 80202	SW 1/4 Section 27	2274-00-60 2279-00-05		0.41 ac			PES-ST-1 REV.1	Permanent Storm Sewer Easement
PES-ST-2	UNION PACIFIC RAILROAD CO.	C/O Greg Pinker Property Manager 1416 Dodge Street, Room 1200 Omaha, NE. 68179	SW 1/4 Section 27	2274-00-61		0.21 ac			PES-ST-2	Permanent Storm Sewer Easement
PES-ST-3 REV.1	UNION PACIFIC RAILROAD CO.	C/O Greg Pinker Property Manager 1416 Dodge Street, Room 1200 Omaha, NE. 68179	SW 1/4 Section 27	2274-00-61 DENARGO STREET		0.49 ac	—	—	PES-ST-3 REV.1	Permanent Storm Sewer Easement
										*Note: "REMAINDER" when used in reference to permanent easements, refers to areas unaffected by this R.O.W. project, and not to acquisition of fee simple. Temporary easement areas are not included, as their use will cease upon final completion of construction

M 1453(3)

RIGHT OF WAY
23RD STREET
AT I-25

REVISIONS		
6/11/92	ADDED PES-ST-4	CE
8/17/92	ADDED PES-ST-5	CE

[illegible]

CONTROL AND MONUMENTATION SHEET

FED. ROAD REGION

DIVISION

PROJ. NO.

SHEET NO.

TOTAL SHEETS

XIII

COLORADO

M 1453 (3)

3

10

RIGHT OF WAY
23RD STREET

REVISIONS

6/15/92

REVISED COORDINATES POINTS 125,

CEI

6/15/92

126.

6/15/92

REVISED BASIS OF BEARING NOTE.

CEI

6/15/92

REVISED REMARKS OF W 1/16 COR.

CEI

7/24/92

27/34.

7/24/92

ADDED R.O.W. MARKERS TO BE SET

CEI

TABULATION OF R.O.W. MARKERS TO BE SET		
POINT NO.	COORDINATES	
	NORTH	EAST
1314	92206.1751	100405.5838
1406	92349.3950	101471.9857
1480	92352.6180	101471.0138
1511	91203.0025	101524.5547
1512	91446.7385	101767.4488
1513	91446.6896	101823.8710
1516	91147.7703	101480.8086
1517	91118.0920	101496.4109
1518	90834.3944	101213.7469
1519	90788.5164	101259.7926
1587	90873.0125	101061.6530
1588	90731.8447	101203.3274
2066	92036.3906	101268.5976
2067	91976.3359	101196.5845
2068	91922.4731	101121.1956
2070	91753.8953	100991.9379
2158	92152.1138	101239.6302
2161	92307.7971	101426.2478
2176	91070.3913	101540.6405
2177	90953.5465	101141.8935
2184	91211.7026	101399.1091
2200	92331.1291	100468.3229
2201	92206.1082	100496.9300
2204	92073.4928	100544.5062
2210	91999.9130	101013.8732
2212	92250.2177	101489.1921
2213	91690.4569	101055.4662
2223	91480.6268	100921.1978
2226	91896.7505	101086.3726
2227	91795.5687	100985.3148
2230	92024.9946	101047.9473
2234	92243.9790	101357.9070
2235	92309.1180	101424.9647
2236	90815.2900	101238.0904
2302	90791.0561	101262.3231
2344	91426.3166	101867.0981
2543	92087.6796	101135.6840

TABULATION OF EXISTING BOUNDARY POINTS		
POINT NO.	COORDINATES	
	NORTH	EAST
1100	91262.0246	101465.3598
1237	92331.1751	100405.5626
1332	91305.7726	100627.4325
1333	90306.1516	101410.7957
1334	91445.8958	100850.5430
1335	91564.5056	101091.8370
1338	91608.0823	101173.6527
1339	91770.6914	101456.3869
1502	91231.1101	101411.3877
1587	90873.0125	101061.6530
1794	91227.5797	101414.9284
2436	91261.0061	101441.1805

TABULATION OF RANGE POINTS TO BE SET			
POINT NO.	COORDINATES		REMARKS
	NORTH	EAST	
1215	91470.8970	100375.7085	LOCATED AT W. 31ST AVENUE & FOX STREET
1217	92351.1970	100375.5592	LOCATED AT W. 29TH AVENUE & FOX STREET
1218	91911.1970	100375.6338	LOCATED AT W. 30TH AVENUE & FOX STREET
2818	90737.5400	101224.5300	LOCATED AT 22ND STREET AND ALLEY NW OF BLAKE STREET
2819	91077.8900	101563.6400	LOCATED AT 23RD STREET AND ALLEY NW OF BLAKE STREET

TABULATION OF EXISTING ALIQUOT CORNERS LOCATED WITHIN SECTION 27, T.3 S. R.68 W., 6TH P.M.			
POINT NO.	COORDINATES		REMARKS
	NORTH	EAST	
125	94090.3039	99918.7935	N 1/16TH COR. SEC. 28/27, 2 3/8" AL. CAP LS 13155
126	94090.2872	101241.4419	NW 1/16TH COR. SEC. 27, #5 RBR/CAP LS 13155
1199	95411.4997	102564.1554	N 1/4 COR. SEC. 27, REBAR/CAP LS 2132
1200	95411.3308	99920.3830	NW COR. SEC. 27, 1" STEEL BAR
1201	92769.2642	99917.2420	W 1/4 COR. SEC. 27, STEEL RAIL CONNECTOR
1202	91448.3438	99915.6926	S 1/16TH COR. SEC. 28/27, 2 3/8" AL. CAP LS 13155
1204	90124.5300	102559.8700	S 1/4 COR. SEC. 27, STEEL AXLE
1205	92767.5700	102563.4700	C 1/4 COR. SEC. 27, RAILROAD IRON

TABULATION OF ALIQUOT CORNERS TO BE SET			
POINT NO.	COORDINATES		REMARKS
	NORTH	EAST	
1203	90127.0924	99914.6175	SW COR. SEC. 27
1206	91446.0500	102561.6700	S 1/16TH COR. CC, SEC. 27
1207	90125.8112	101237.2437	W 1/16TH COR. SEC. 27/34
1208	92768.4171	101240.3560	W 1/16TH COR. C-C, SEC. 27
1209	91447.1968	101238.8000	SW 1/16TH COR. SEC 27
1768	94089.5348	102563.8127	N 1/16TH COR. CC, SEC. 27

LEGEND

- EXISTING RANGE POINT
- CDOT MONUMENT TO BE SET
- EXISTING ROW POINT
- RANGE POINT TO BE SET
- ALIQUOT CORNER
- FOUND MONUMENT AS DESCRIBED
- R.B. RADIAL BEARING

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.

QUANTITY OF CDOT MONUMENTS TO BE SET						
CAP TYPE	MONUMENT TYPE					
	1	2	3	4	5	6
REFERENCE						
RIGHT OF WAY	37					
CONTROL	5					
ALIQUOT COR.	6					

NOTES

- ALL BEARINGS AND COORDINATES SHOWN ARE BASED UPON THE "McCLANAHAN COORDINATE SYSTEM" AND RANGE LINE INFORMATION TAKEN FROM THE FOLLOWING PLATS.
 - COLORADO DIVISION OF HIGHWAYS RIGHT OF WAY PLAN FEDERAL AID PROJECT NO. IR-25-2(198), SIGNED AND SEALED BY: ALBERT V. VALLETTA JR. PLS NO. 23524 DATED 12-23-88
 - LAND SURVEY PLAT TITLED "INTERSTATE HIGHWAY 25 R.O.W.", SIGNED AND SEALED BY: ALBERT V. VALLETTA JR. PLS NO. 23524 DATED 4-4-89
- THE MONUMENTING LAND SURVEYOR WILL, UPON COMPLETION, CERTIFY TO THE MONUMENTATION AS PER THE CERTIFICATION SHOWN AT RIGHT, AND FILE WITH THE COUNTY PER C.R.S. 38-51-107.
- RANGE POINTS WILL BE MONUMENTED USING CDOT TYPE 1 MONUMENTS SET IN CITY AND COUNTY OF DENVER RANGE BOXES. EACH MONUMENT WILL BE STAMPED WITH THE REGISTRATION NUMBER OF THE LAND SURVEYOR IN RESPONSIBLE CHARGE OF THE MONUMENTATION.
- R.O.W. MARKERS SET MUST DISPLAY THE PROFESSIONAL LAND SURVEYOR'S REGISTRATION NUMBER AND THE COORDINATE POINT NUMBER PER THIS SET OF PLANS.
- THIS RIGHT OF WAY PLAN IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS.
- ALL R.O.W. MARKERS WILL BE SET FROM SURVEY CONTROL POINTS, AS SHOWN ON CONTROL SHEET BY FRASIER ENGINEERING.
- EASEMENTS SHOWN ARE OF RECORD. UNRECORDED EASEMENTS, SUCH AS FOR UTILITIES, HAVE NOT BEEN RESEARCHED.

These maps were prepared for the exclusive use of the City and County of Denver, State of Colorado named on the certification hereon. Said certification does not extend to any person(s) without an expressed recertification by the Surveyor naming said person(s).

FILING CERTIFICATION

Deposited this 11TH day of DEC., 1992 at 8:39A.M. in Book 11 of the county surveyor's land survey right-of-way surveys at page 41 to 52, reception number 1000276

County Surveyor

Deputy County Surveyor

SURVEYOR CERTIFICATE (FIELD)

Control Survey and Field Location of Found Monuments shown herein was done under my supervision and checking.

Name Richard J. Jurey P.L.S. No. 11010
Date August 18, 1992

SURVEYOR CERTIFICATE (FIELD)

Monumentation was done under my supervision and checking

Name _____ P.L.S. No. _____
Date _____

SURVEYOR CERTIFICATE (OFFICE)

I, T.W. Stoutenburg, a Professional Land Surveyor duly licensed under the laws of the State of Colorado, do hereby state to the City and County of Denver, State of Colorado, that the following Right of Way Acquisition Plans and Ownership Maps were prepared under my direct supervision for and on behalf of Centennial Engineering, Inc.

Name Thomas W. Stoutenburg P.L.S. No. 22103
Date 8-18-92

Basis of Bearings:
S 68°44' 39" E along the line from GPS point no. 25-1, having assumed coordinates of 100,000.00 N and 100,000.00 E (a 3 1/4" aluminum cap in a range box), to control point no. 101 having coordinates of 99,213.6995 N and 102,021.3475 E (an alloy cap set on a no. 5 rebar), as depicted on Colorado Division of Highways right of way plan Federal Aid Project no. IR-25-2(198) prepared by McClanahan Surveying, Inc. Note: the above mentioned bearings were determined by solar observation, as measured by McClanahan Surveying, Inc.

BOUNDARY NOTES (REGARDING AFFECTED PARCELS)

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 1453 (3)	5	10

REVISIONS		
5/18/92	REVISED NOTE A-10	CEI
6/15/92	REVISED BEARINGS ON SECTION	CEI
	ANALYSIS	

RIGHT OF WAY 23RD STREET

A. PARCEL BOUNDARY NOTES

Unless noted otherwise, all documents referenced below originate from the office of Clerk and Recorder of the City and County of Denver.

1. PARCEL 1A
Parcel 1A boundary is established from record information, the major portion being vacated portions of Garden Addition to Denver. The boundary at parcel 6 is the same line as previously bounded land of the UPRR. Reference is made to the following deeds:
book 2027 at page 3, recorded 15 July 1908, describing land conveyed by the Burlington & Colorado railroad to the Chicago, Burlington and Quincy railroad.
book 134 at page 535, recorded 25 October 1881, describing land conveyed by John S. Vanderslip to the Burlington & Colorado railroad.
book 13, page 41, recording date unknown but document dated 23 January, 1896, declaring vacation of blocks and streets in Garden Addition to Denver. (Note that this is not a city ordinance, but an action performed by the Burlington and Colorado railroad under "An act in regard to the vacation of streets and alleys in cities and towns, approved 18 April, 1889.)
There is no record information regarding the bike path along the southeasterly side of the South Platte River.

2. PARCEL 1B
Parcel 1B boundary is set from record information. Reference is made to the following deeds:
book 1081 at page 237, recorded 3 July 1975, describing land conveyed by Walter C. Emery, Rowena E. Rogers, and Patricia E. Udall to Burlington Northern Inc.
book 149 at page 177, recorded 12 February 1883, describing land conveyed by Kate St. George to the Burlington & Colorado railroad.
book 6415 at pages 415 thru 417, recorded 13 July 1948, describing land formerly owned by the Rocky Mountain Motor Co.
There is no record information regarding the bike path along the southeasterly side of the South Platte River.

3. PARCEL 1C
Parcel 1C is a right-of-way parcel conveyed in fee by the D&RGW railroad in a special warranty deed recorded 29 February 1988 as reception 0024855. It was previously conveyed to the D&RGW by the Burlington Northern Railroad in a quitclaim deed recorded 14 December in book 2979 at page 83. The right-of-way is for track no. 183, which no longer exists. The location of parcel 1C is set per deed referenced above.

4. PARCEL 1D
Parcel 1D is a portion of land conveyed by John S. Vanderslip to the Burlington & Colorado Railroad in a warranty deed recorded 25 October 1881 in book 134 at page 535.

5. PARCELS 2,3,4,5
Parcels 2 through 5 are comprised of lots shown on a plat of Gerspach's First Addition to Denver, recorded on 29 January 1874 in book 2, page 52. Refer to sheet 10 of 14 of this set of maps regarding Gerspach's First Addition and apparent positional inconsistencies with original platted information. A portion of the vacated alley formerly east of parcel 2 is an area of questionable title, as it appears that it has not been conveyed along with parcel 2.
Parcels 3,4 and 5 include the vacated alley within their respective boundaries.

6. PARCEL 6
Parcel 6 is a parcel of land conveyed by Franklin G. Bichlmeier to Howard L. Bellowe in reception 048755 filed on 2 April 1986. The parcel's position is set from record information contained in the above referenced deed. Calls to railroad tracks were verified using aerial mapping.
Bellowe later conveyed partial interest in the land to E. James Judd in reception 107387, recorded on 3 March 1987.

7. PARCEL 7
Parcel 7 is the remainder of a parcel conveyed by the Union Pacific Railroad Co. to William Willhite, Franklin G. Bichlmeier and Robert Colwell in a deed recorded on 19 July 1979 in book 1963 at page 11 less the parcel known as parcel 6 as referenced above.
Colwell later quit-claimed his interest this parcel in reception 90-0026040, recorded on 27 March 1990.

8. PARCEL 8B
Parcel 8B is a remainder parcel owned by the UPRR after conveyances to Willhite, Bichlmeier and Colwell (parcel 7) and to the "Baseball Stadium" district (Parcels 11B and 11C).

9. PARCEL 8C
The northwesterly line of the Parcel 8C boundary is established from record information. Reference is made to the following:
book 135 at page 534, recorded 25 October 1881, describing land conveyed by John S. Vanderslip to the Denver & Rio Grande Railway Co.
book 135 at page 535, recorded 25 October 1881, describing land conveyed by John S. Vanderslip to the Burlington & Colorado Railroad.
book 729 at page 351, recorded 14 January 1892, describing land conveyed by the Denver & Rio Grande Railway Co. to the UPRR.
The last deed referenced appears to be in error with regard to the northerly line of the land formerly of Denver & Rio Grande Railway Co. The Vanderslip conveyances describe the same line and were held.
The rest of parcel 8C is original UPRR land remaining after the baseball stadium conveyance.

A. PARCEL BOUNDARY NOTES (CONTINUED)

10. PARCEL 9
Parcel 9 is a portion of land conveyed by Portadrill, Inc. to M.B. Glassman as described in a warranty deed recorded on 3 May 1978 in book 1655 at page 458. The parcel consists of a portion of block 2 of Gaston's Addition to Denver and now-vacated Depot Street, situated northwesterly of block 25 of Steck's Addition to Denver. A 5 foot wide strip across the northwesterly line of Gaston's block 2 was conveyed to the UPRR in a quit claim deed recorded on 13 June 1929 in book 4338 at page 136.
Reference is made to book 349 at page 214, recorded 21 December 1887, describing a conveyance by Nathaniel P. Hill to the City of Denver of the northeasterly 30 feet of lot 'D', block 2, Gaston's Addition, along with interest in common for the remainder of lot 'D' vested with adjoining owners.

11. PARCEL 10
Parcel 10 is a portion if land conveyed by George C. Sweeney to Hibbert-Western, Inc. as described in a warranty deed recorded on 15 January 1982 in book 2516 at page 311. Although ownership extends well into the McPhee and McGinnity subdivision, the affected area is limited to a portion of block 3 of Gaston's Addition to Denver.

BASEBALL STADIUM PARCELS
12. PARCEL 11A ("Baseball Stadium" Parcel 6)
Parcel 11A is shown as parcel 6 on a map by CR Moore Land Surveying (See map references, No. 2B. Ownership at this point in time is retained by the UPRR, but will transfer to the Denver Metropolitan Major League Baseball Stadium District at a later date.

13. PARCELS 11B and 11C ("Baseball Stadium" Parcels 3 and 4)
Parcels 11B and 11C are shown as parcels 3 and 4 on some CR Moore map. Reference is made to a special warranty deed describing land conveyed by the UPRR to the Denver Metropolitan Major League Baseball Stadium District recorded on 2 January 1992 as reception R-92-0000527.

14. PARCEL 12
Parcel 12 is comprised of lots 1 through 4, block 114, Stiles Addition to the City of Denver as described in a warranty deed recorded on 4 August 1981 in book 2425 at page 593.

B. EXISTING 23RD STREET VIADUCT RIGHT-OF-WAY

Reference is made to the following RECORDED documents:

- Book 349 at page 193, recorded 19 December 1887, describing a right-of-way for a viaduct granted by the Union Pacific Railway Co. to Nathaniel P. Hill.
- Book 349 at page 194, recorded 19 December 1887, describing a right-of-way for a viaduct granted by the Burlington and Colorado Railroad Co. to Nathaniel P. Hill.
- Book 349 at page 212, recorded 21 December 1887, describing right-of-way for a viaduct granted by Nathaniel P. Hill to the City and County of Denver.
- Book 2067 at page 94, recorded 22 June 1909, describing a 40.5 foot wide right-of-way granted by the UPRR to the City and County of Denver.
- Book 2027 at page 588, recorded 27 May 1909, describing a 50 foot wide right-of-way granted by the Colorado and Eastern Railroad Co. to the City and County of Denver.
- Book 2067 at page 310, recorded 3 September 1909, describing a 41.5 foot wide right-of-way granted by the Chicago, Burlington and Quincy Railroad Co. to the City and County of Denver.

NOTE: THESE RIGHT-OF-WAY PLANS DO NOT REPRESENT A TITLE SEARCH BY CENTENNIAL ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENT OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLES OF RECORD, CENTENNIAL ENGINEERING RELIED UPON THE FOLLOWING TITLE COMMITMENTS PREPARED BY SECURITY TITLE GUARANTY COMPANY.

Parcel	Owner	Number	Date	Site Address	Book and Page or Reception
1-A	Burlington Northern Railroad Company	600423	6/26/91	3200 Park Av. West	N/A
		600419 C-2	8/06/91	3300 Park Av. West	N/A
1-B	Burlington Northern Railroad Company	600515 C-3	12/17/91	N/A	N/A
		600428	6/12/91	N/A	N/A
1-C	Burlington Northern Railroad Company	600425	6/14/91	N/A	0024855
1-D	Burlington Northern Railroad Company	600426	6/28/91	N/A	N/A
		600427	6/28/91	N/A	N/A
		600429 C-2	6/04/91	3062 Fox St.	0074658 & 0074659
2	Calvin A. Kelley	600430	6/05/91	3040 Fox St.	Book 7006, page 522
3	Ben Fishman	600431	6/05/91	3000 Fox St. (approx)	Book 2532, page 391
4	Terry McMaster, Donald McMaster, and Lucille McMaster	600432	6/06/91	3000 Fox St. (approx)	Book 8321, page 480
5	Combined Fishman Properties, Inc.	600424	6/17/91	2323 Delgany St.	00107387
6	Howard L. Bellowe and E. James Judd	600421	6/13/91	2424 Delgany St.	Book 1963, page 11
7	Franklin G. Bichlmeier and William J. Willhite	S600810	2/10/92	23rd St. Viaduct	N/A
8-B	Union Pacific Railroad Company	S600810	2/10/92	N/A	N/A
8-C	Union Pacific Railroad Company	600420	7/03/91	N/A	N/A
		600439	7/22/91	2201 Blake St.	Book 1655, page 458
		600440	5/29/91	2201 Blake St.	Book 1655, page 458
9	M.B. Glassman	600641	10/29/91	1801 23rd St.	Book 2516, page 311
		04955CZG*	12/16/91	N/A	N/A
10	Hibbert-Western, Inc.	04955CZG*	12/16/91	N/A	N/A
11-A	Union Pacific Railroad Company (See note 12, this sheet)	04955CZG*	12/16/91	N/A	N/A
11-B	The Denver Metropolitan Major League Baseball Stadium District	04955CZG*	12/16/91	N/A	N/A
11-C	The Denver Metropolitan Major League Baseball Stadium District	04955CZG*	12/16/91	N/A	N/A
12	Allright Properties, Inc.	600853.S	3/19/92	2258 Curtis St.	Book 2425, page 593
Denargo Street	Union Pacific Railroad Company	600855S	4/02/92	Denargo Street	Book 5340, page 155

* COMMITMENT FURNISHED BY THE CITY OF DENVER

B. EXISTING 23RD STREET VIADUCT RIGHT-OF-WAY (CONTINUED)

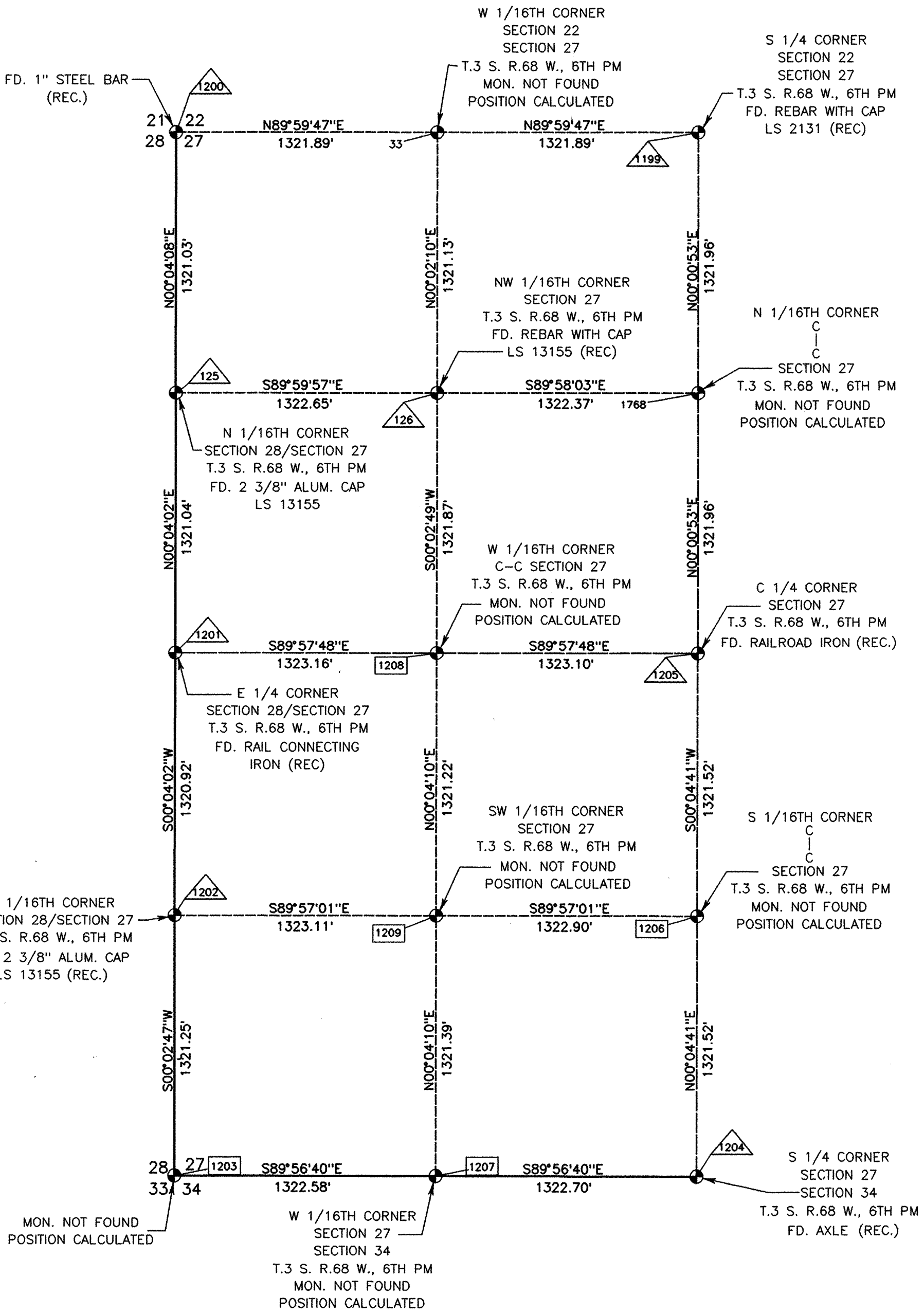
- Book 2147 at page 298, recorded 29 September 1910, describing a 40 foot wide right-of-way granted by the Denver & Rio Grande Railroad Co. to the City and County of Denver.
- Book 5340 at page 155, recorded 11 September 1939, describing a right-of-way for Delgany and Denargo Streets granted by the UPRR to the City and County of Denver.

Reference is made to the following UNRECORDED document

- An agreement between the City and County of Denver, the UPRR, and the Chicago, Burlington and Quincy Railroad Co. dated 11 April 1929, regarding a right-of-way for the proposed reconstructed viaduct. Among the terms agreed to was a clause stating that "...all portions of the old right-of-way not occupied by the reconstructed viaduct shall revert to the Burlington and Union Pacific in so far as the same are located through their respective lands."

C. MAP REFERENCES

- Recorded at the office of Clerk and Recorder, City and County of Denver:
 - Gaston's Addition to Denver, recorded 11 October 1873 in book 1 at page 49
 - Gerspach's First Addition to Denver, recorded 29 January, 1874 in book 2 at page 52.
 - Hoyt and Robinson's Addition to Denver, 1871, recorded 11 March, 1875 in book 1 at page 26.
 - Collins Addition to Denver, recorded 20 July, 1878 in book 2 at page 78.
 - Garden Addition to Denver, recorded 5 November, 1875 in book 2 at page 73.
 - Stiles Addition to Denver, recorded 3 November, 1871 in book 1 at page 30
- Recorded at the office of the City and County of Denver Surveyor:
 - Glacier Park Company, Land Survey Plat, Portion of Section 27 & 28, T.3 S., R.68 W., 6th P.M., City and County of Denver, Colorado, scaled at 1"=100', dated 15 November, 1990, revised 19 November, 1990 and recorded on 7 December 1990, in drawer 230 drawing no. 206, at the office of City Surveyor.
 - A Land Survey Plat Entitled "Union Pacific Railroad Company", scale 1"=50', by C.R. Moore Land Surveying. Recorded on Jan. 24, 1992 in Land Survey Plat Book 7, Pages 87-93 at Rec. #L000661
- Denver Resurvey maps:
Book 6A at pages 22 and 24, Denver Mapping
- Filed at Denver Engineering:
"City and County of Denver, Area "A" - Control Diagram, Wynkoop St. to South Platte River and Cherry Creek to Fox Street", scaled at 1"=200', dated 2 February, 1986, revised 25 September, 1986 and filed as map "A211-1-1" at the Department of Engineering.
- Miscellaneous:
 - Station maps from the Union Pacific, Burlington Northern, and Denver and Rio Grande Western railroads.
 - City and County of Denver Assessor's Plats.



SECTION ANALYSIS
W 1/2 SECTION 27, T.3 S. R.68 W., 6TH PM
1" = 500'

(REC) = MONUMENT IS SHOWN ON MOST RECENT COLORADO LAND SURVEY MONUMENT RECORD AS OF 3 MARCH, 1992
SEE SHEET 3 FOR LEGEND AND COORDINATE LISTINGS

CURVE TABLE

C1	R = 569.47'	Δ = 02°48'07"	L = 27.85'
C2	R = 1126.74'	Δ = 03°02'31"	L = 59.82'
C3	R = 558.97'	Δ = 02°02'05"	L = 58.89'
C4	R = 569.47'	Δ = 06°51'38"	L = 68.19'
C5	R = 1161.74'	Δ = 02°06'07"	L = 42.62'
C6	R = 1925.08'	Δ = 00°23'01"	L = 12.89'
C7	R = 973.78'	Δ = 04°48'42"	L = 81.78'
C8	R = 973.78'	Δ = 02°09'36"	L = 36.71'
C10	R = 469.00'	Δ = 16°26'39"	L = 134.61'
C11	R = 565.00'	Δ = 17°17'43"	L = 170.55'
C13	R = 477.00'	Δ = 07°32'11"	L = 62.74'
C15	R = 477.00'	Δ = 12°23'31"	L = 103.17'
C16	R = 573.00'	Δ = 13°32'22"	L = 135.40'
C17	R = 1425.00'	Δ = 01°03'09"	L = 26.18'
C18	R = 1425.00'	Δ = 01°20'01"	L = 33.17'
C19	R = 1425.00'	Δ = 01°20'30"	L = 33.37'
C20	R = 1925.08'	Δ = 01°58'15"	L = 66.22'
C21	R = 1493.00'	Δ = 01°37'26"	L = 42.31'
C22	R = 1493.00'	Δ = 05°59'51"	L = 156.28'
C23	R = 442.00'	Δ = 14°07'56"	L = 109.02'
C24	R = 1425.00'	Δ = 02°40'31"	L = 66.54'
C25	R = 1925.08'	Δ = 01°29'13"	L = 49.96'

THE DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT

THE BURLINGTON NORTHERN RAILROAD CO.

THE DENVER METROPOLITAN MAJOR LEAGUE BASEBALL STADIUM DISTRICT

PES 11C-2 REV.1	TKS 11B REV.1	TKS 11C-3 REV.1	PES 11C-3
TKS 11C-5 REV.1	PES 11C-1 REV.1	TKS 11C-4 REV.1	PES 15

F.G. BICHLMEIER & W.J. WILLHITE

TKS 7-1	TKS 7-2	TKS 7-3	TES 7
---------	---------	---------	-------

UNION PACIFIC RAILROAD CO.

PES U.P.R.R.	TES 8B	TES 8C REV.1
--------------	--------	--------------

M.B. GLASSMAN

TKS 9-1 REV.1	TES 9-1 REV.1	TKS 9-2 REV.1	TES 9-2 REV.1	TES 9-3
---------------	---------------	---------------	---------------	---------

HIBBERT - WESTERN, INC.

TES 10 REV.1

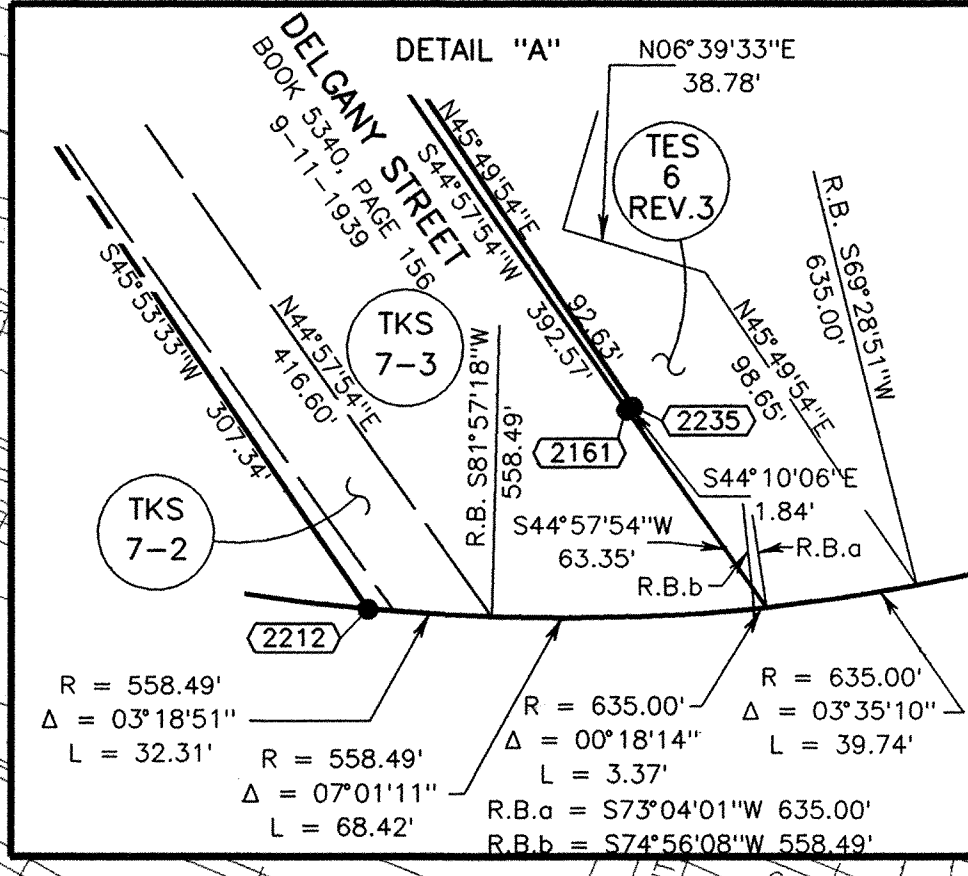
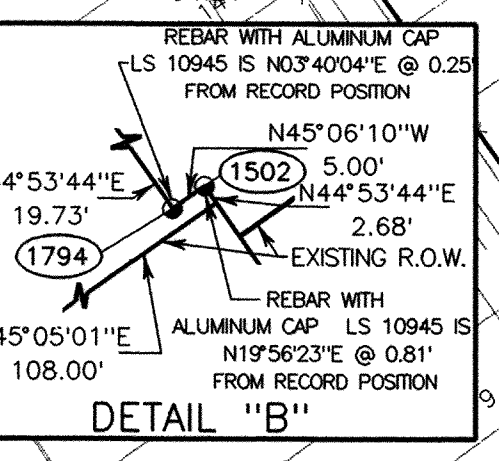
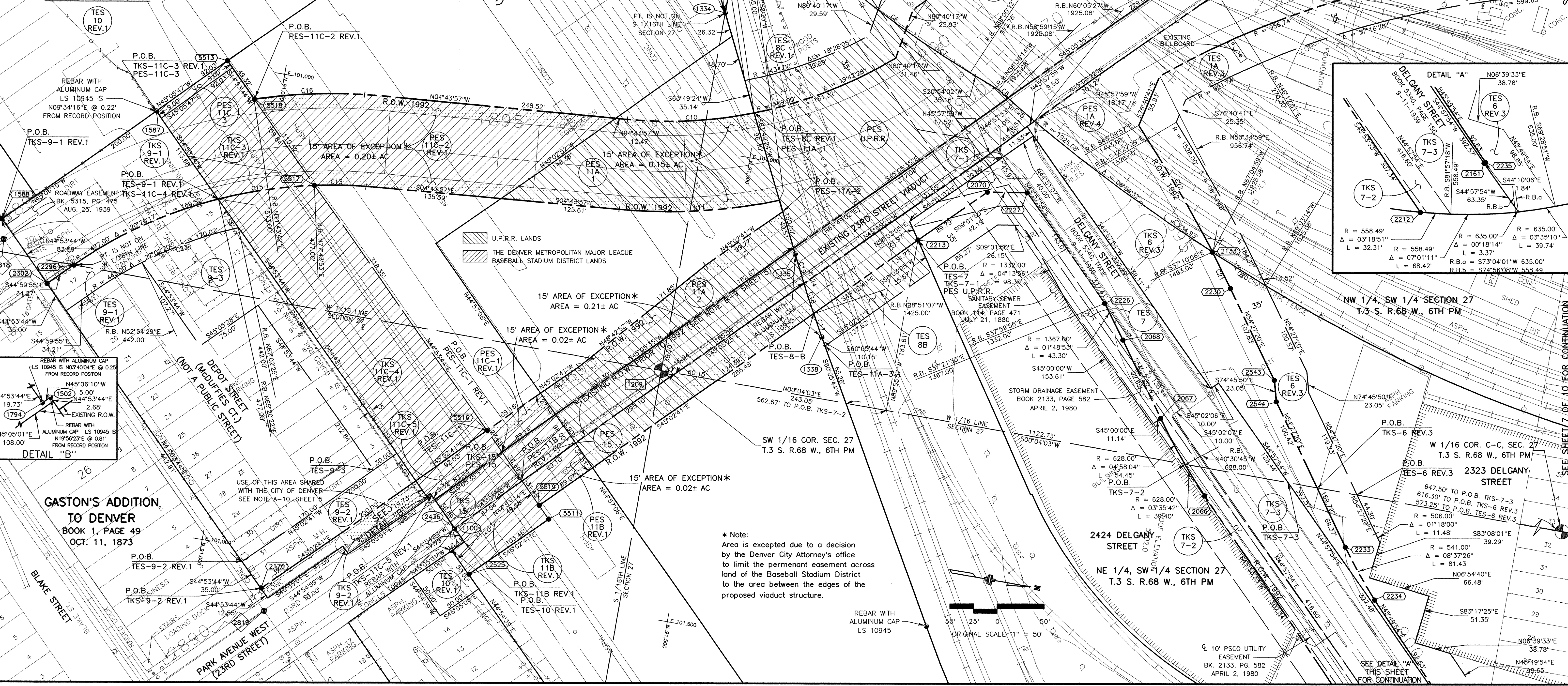
HOWARD L. BELLOWE & F. JAMES JUDD

TKS 6 REV.3	TES 6 REV.3
-------------	-------------

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO	M 1453 (3)	6	10

RIGHT OF WAY 23RD STREET

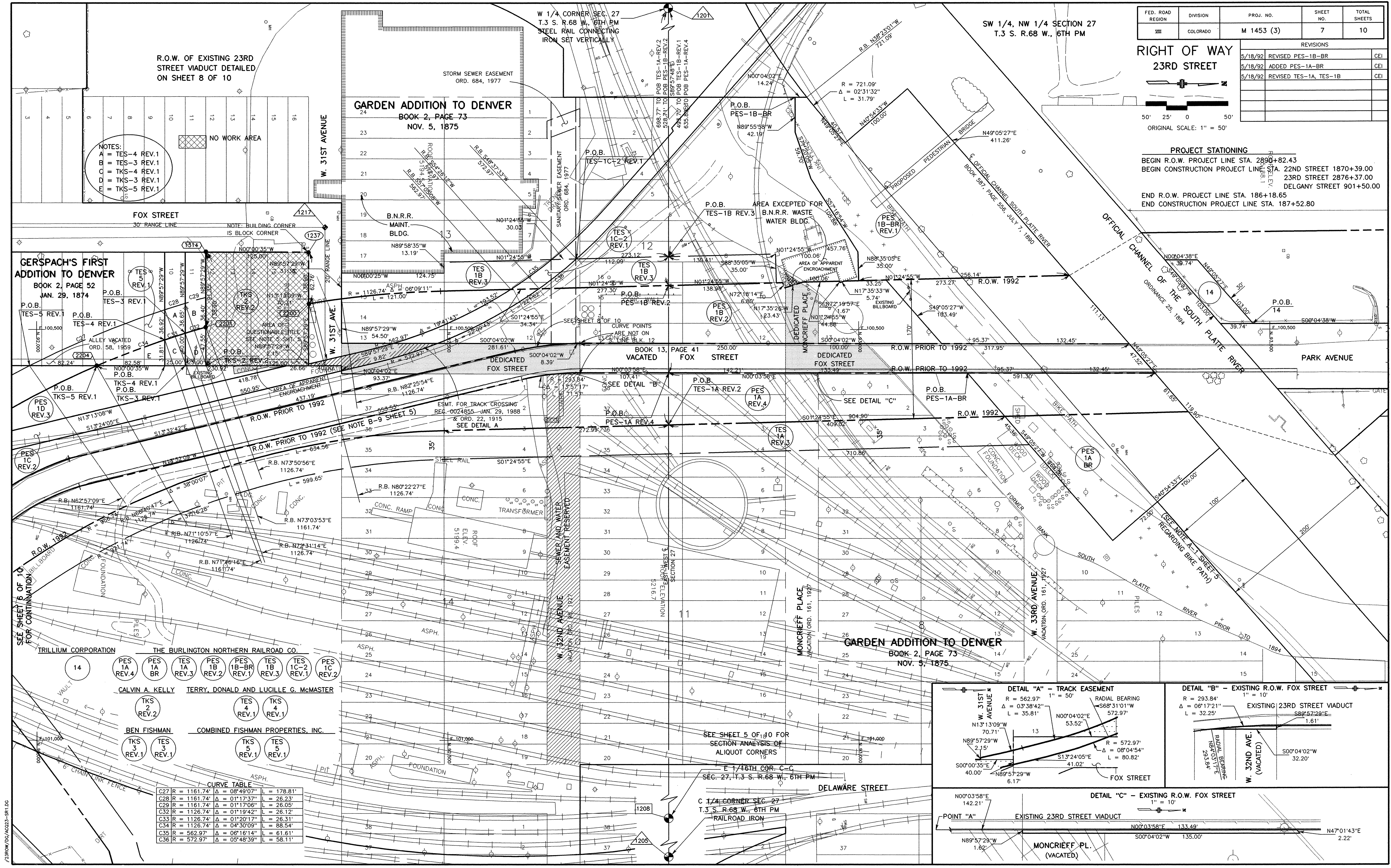
REVISIONS		
5/18/92	REVISED TES-1A REV.2 TO REV.3	CEI
5/18/92	ADDED NOTE AT TKS-9-2 REV.1	CEI
7/22/92	REVISED PES-11B, TKS-11B, TKS-11C-3, TKS-11C-4, TKS-11C-5	CEI
7/22/92	ADDED TKS-15 & PES-15	CEI



* Note:
Area is excepted due to a decision by the Denver City Attorney's office to limit the permanent easement across land of the Baseball Stadium District to the area between the edges of the proposed viaduct structure.

SEE SHEET 7 OF 10 FOR CONTINUATION

SEE SHEET 7 OF 10 FOR CONTINUATION



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XIII	COLORADO	M 1453 (3)	7	10

REVISIONS		
5/18/92	REVISED PES-1B-BR	CEI
5/18/92	ADDED PES-1A-BR	CEI
5/18/92	REVISED TES-1A, TES-1B	CEI

RIGHT OF WAY 23RD STREET

50' 25' 0 50'

ORIGINAL SCALE: 1" = 50'

PROJECT STATIONING

BEGIN R.O.W. PROJECT LINE STA. 2890+82.43

BEGIN CONSTRUCTION PROJECT LINE STA. 22ND STREET 1870+39.00

23RD STREET 2876+37.00

DELGANY STREET 901+50.00

END R.O.W. PROJECT LINE STA. 186+18.65

END CONSTRUCTION PROJECT LINE STA. 187+52.80

R.O.W. OF EXISTING 23RD STREET VIADUCT DETAILED ON SHEET 8 OF 10

- NOTES:
- A = TES-4 REV.1
 - B = TES-3 REV.1
 - C = TKS-4 REV.1
 - D = TKS-3 REV.1
 - E = TKS-5 REV.1

FOX STREET

GERSPACH'S FIRST ADDITION TO DENVER

BOOK 2, PAGE 52

JAN. 29, 1874

GARDEN ADDITION TO DENVER

BOOK 2, PAGE 73

NOV. 5, 1875

BOOK 13, PAGE 41

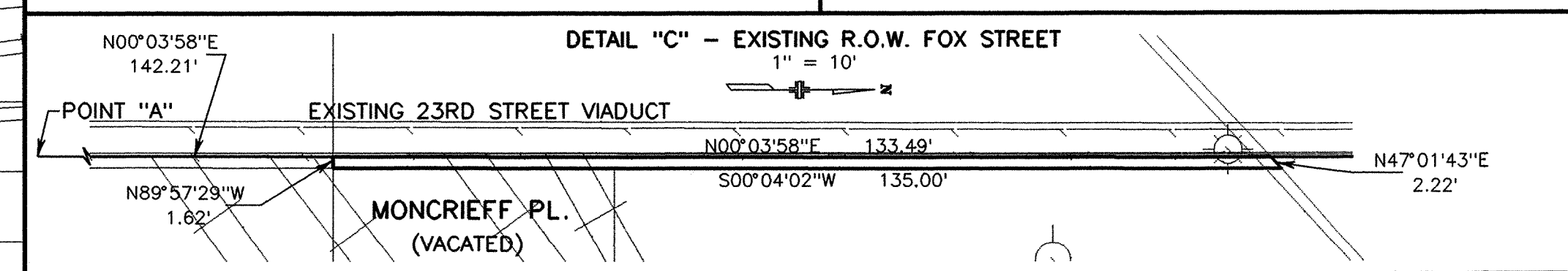
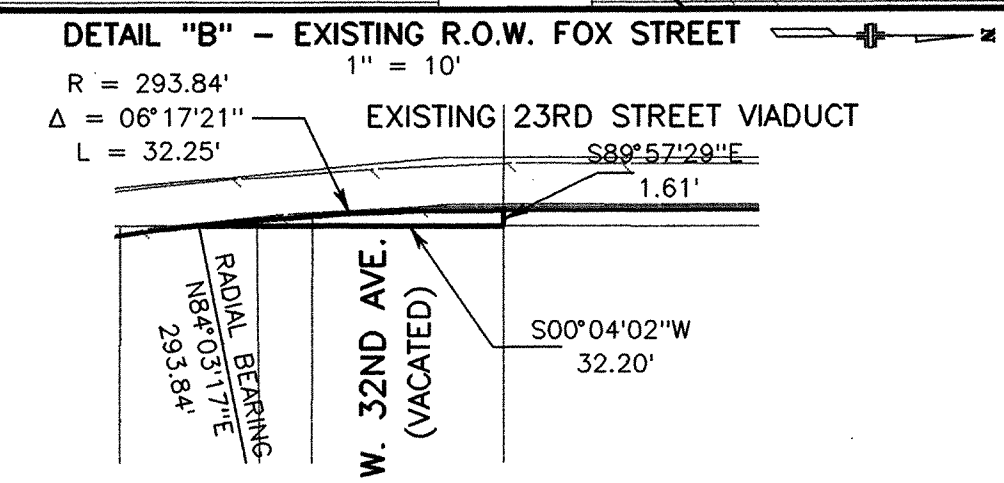
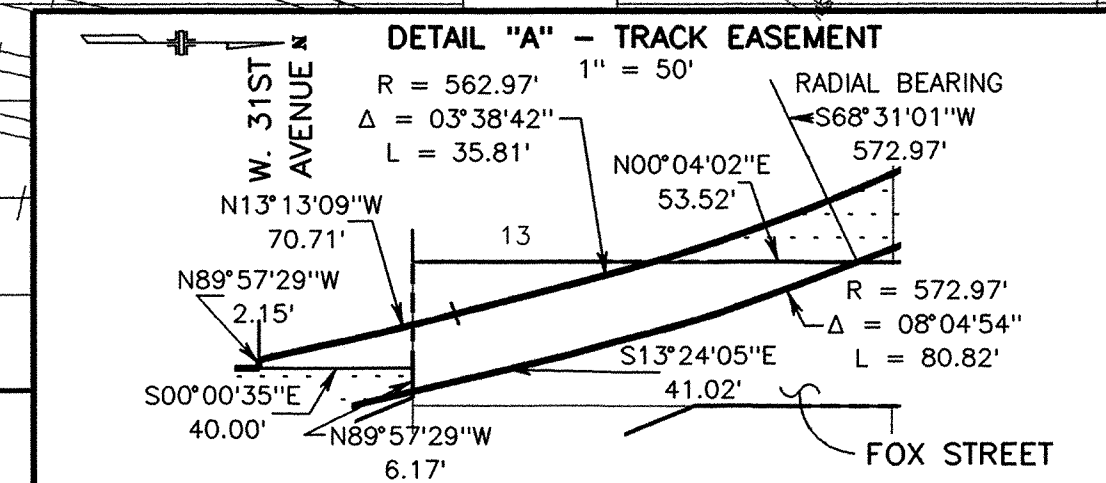
GARDEN ADDITION TO DENVER

BOOK 2, PAGE 73

NOV. 5, 1875

CURVE TABLE

C27	R = 1161.74'	Δ = 08°49'07"	L = 178.81'
C28	R = 1161.74'	Δ = 01°17'37"	L = 26.23'
C29	R = 1161.74'	Δ = 01°17'08"	L = 26.05'
C30	R = 1126.74'	Δ = 01°19'42"	L = 26.12'
C31	R = 1126.74'	Δ = 01°20'17"	L = 26.31'
C32	R = 1126.74'	Δ = 04°30'09"	L = 88.54'
C33	R = 562.97'	Δ = 06°16'14"	L = 61.61'
C34	R = 572.97'	Δ = 05°48'39"	L = 58.11'

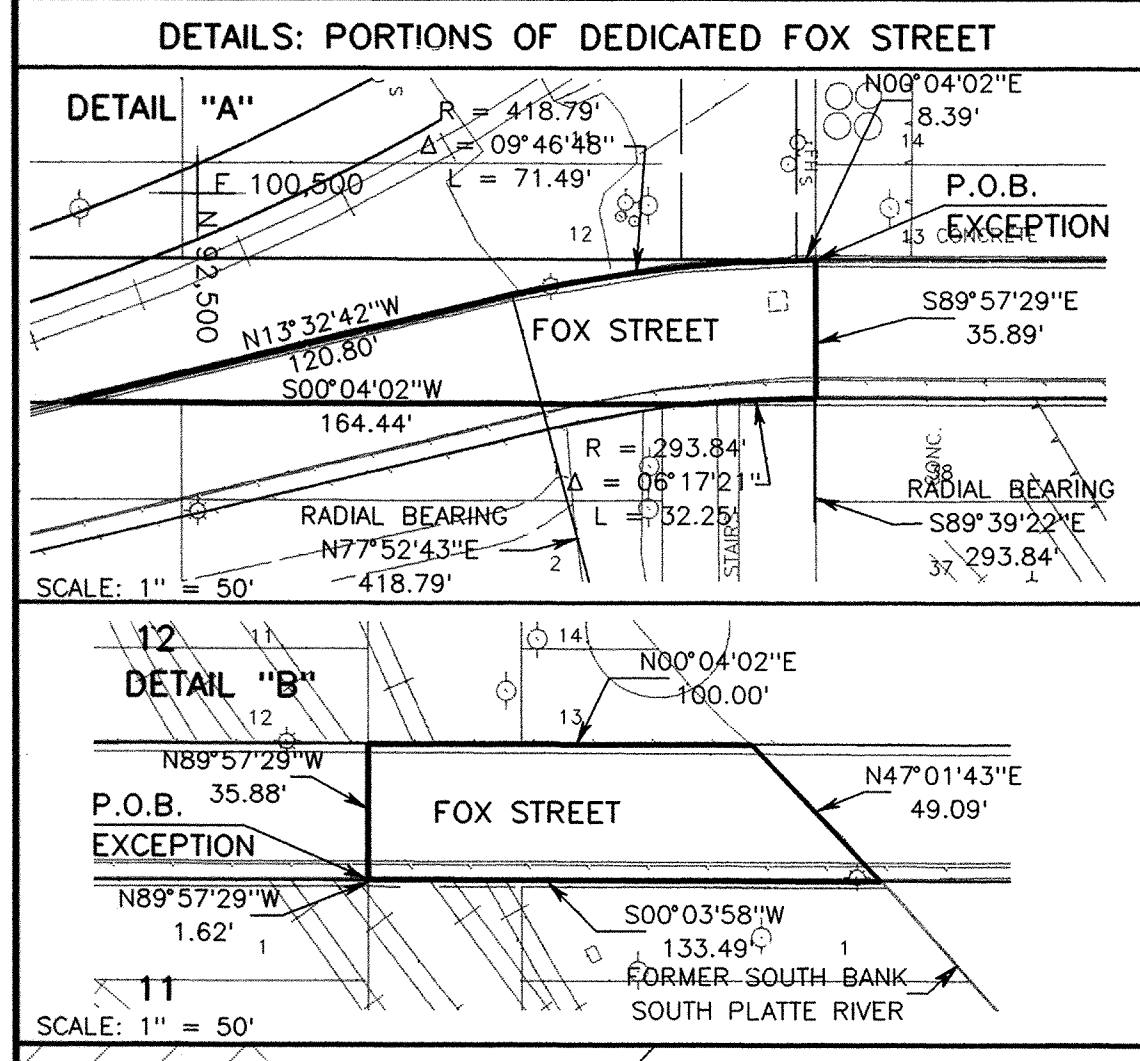
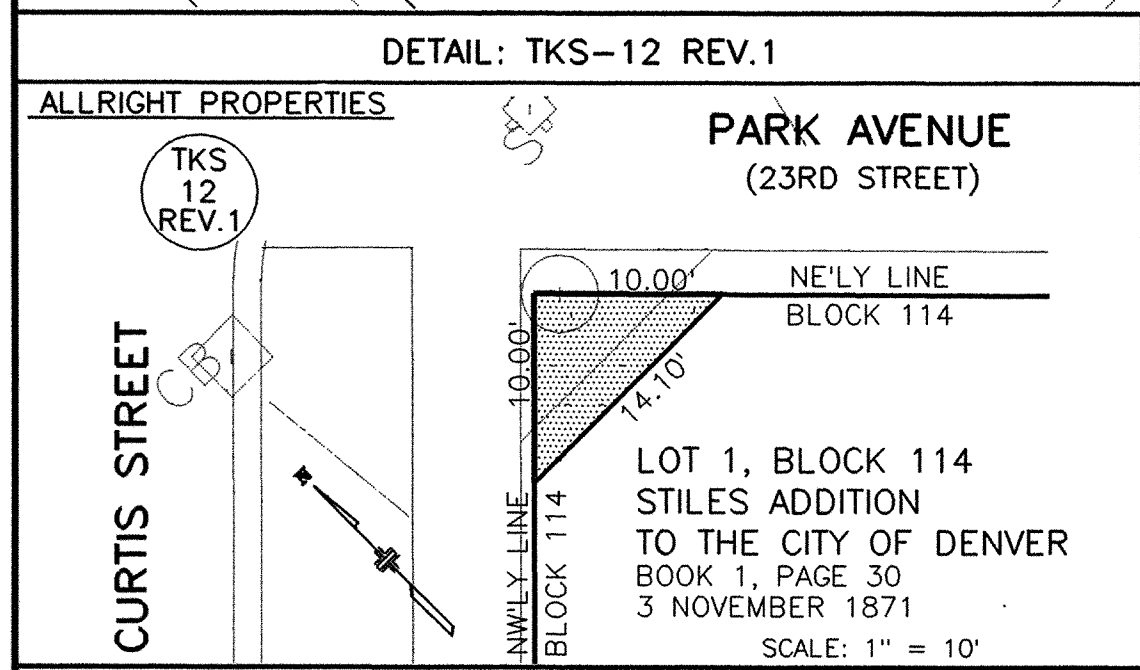
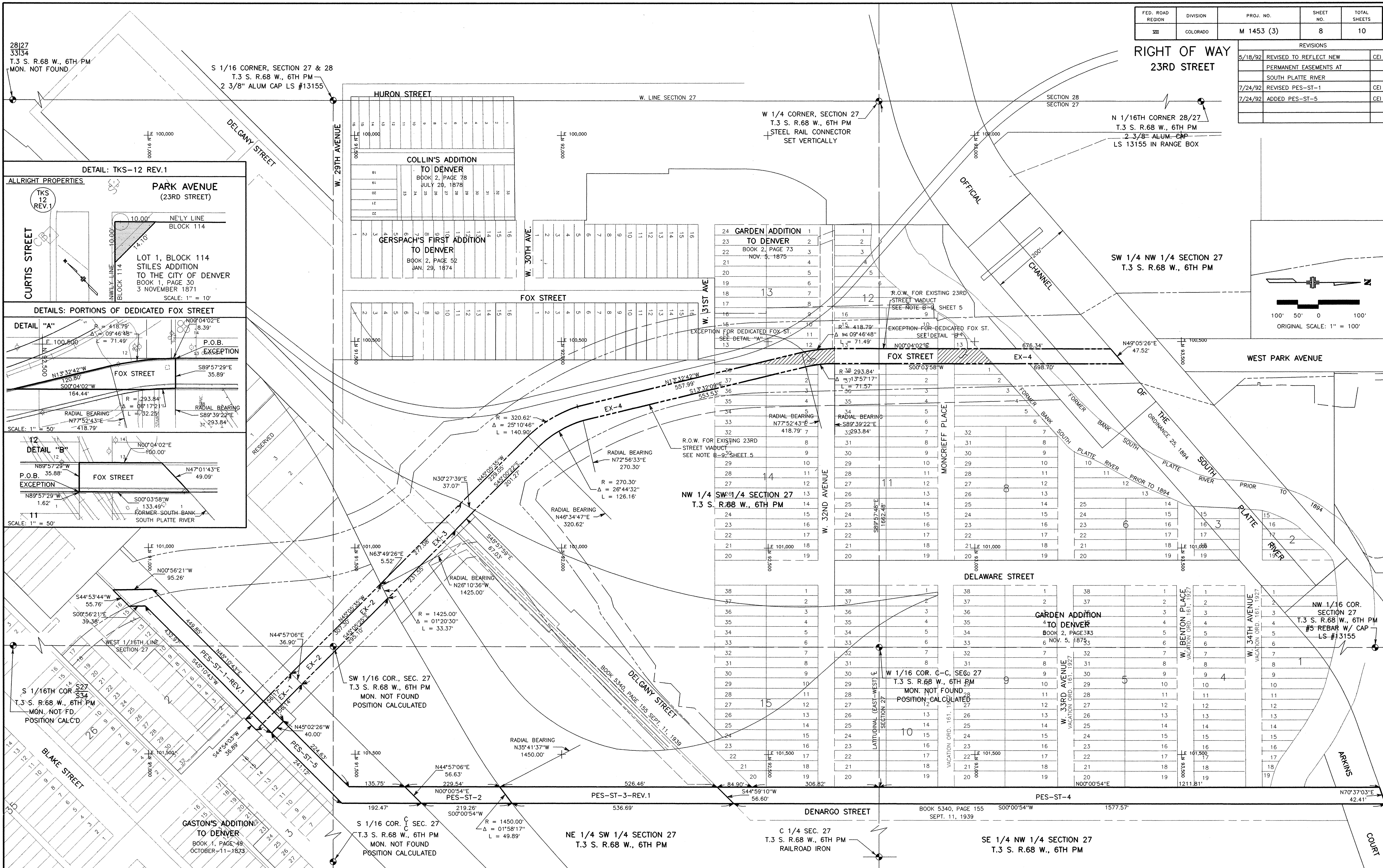
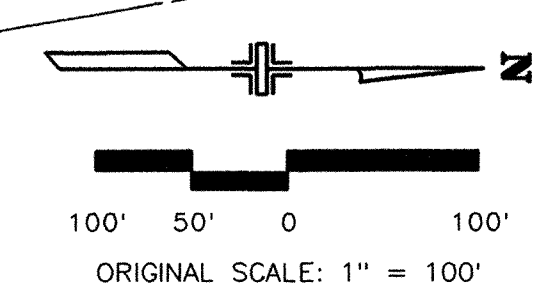


7/3/90 DGS/AC023-SR1.DGS

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 1453 (3)	8	10

REVISIONS		
5/18/92	REVISED TO REFLECT NEW PERMANENT EASEMENTS AT SOUTH PLATTE RIVER	CEI
7/24/92	REVISED PES-ST-1	CEI
7/24/92	ADDED PES-ST-5	CEI

RIGHT OF WAY
23RD STREET



7/23/00/06/ST-VH-LDG

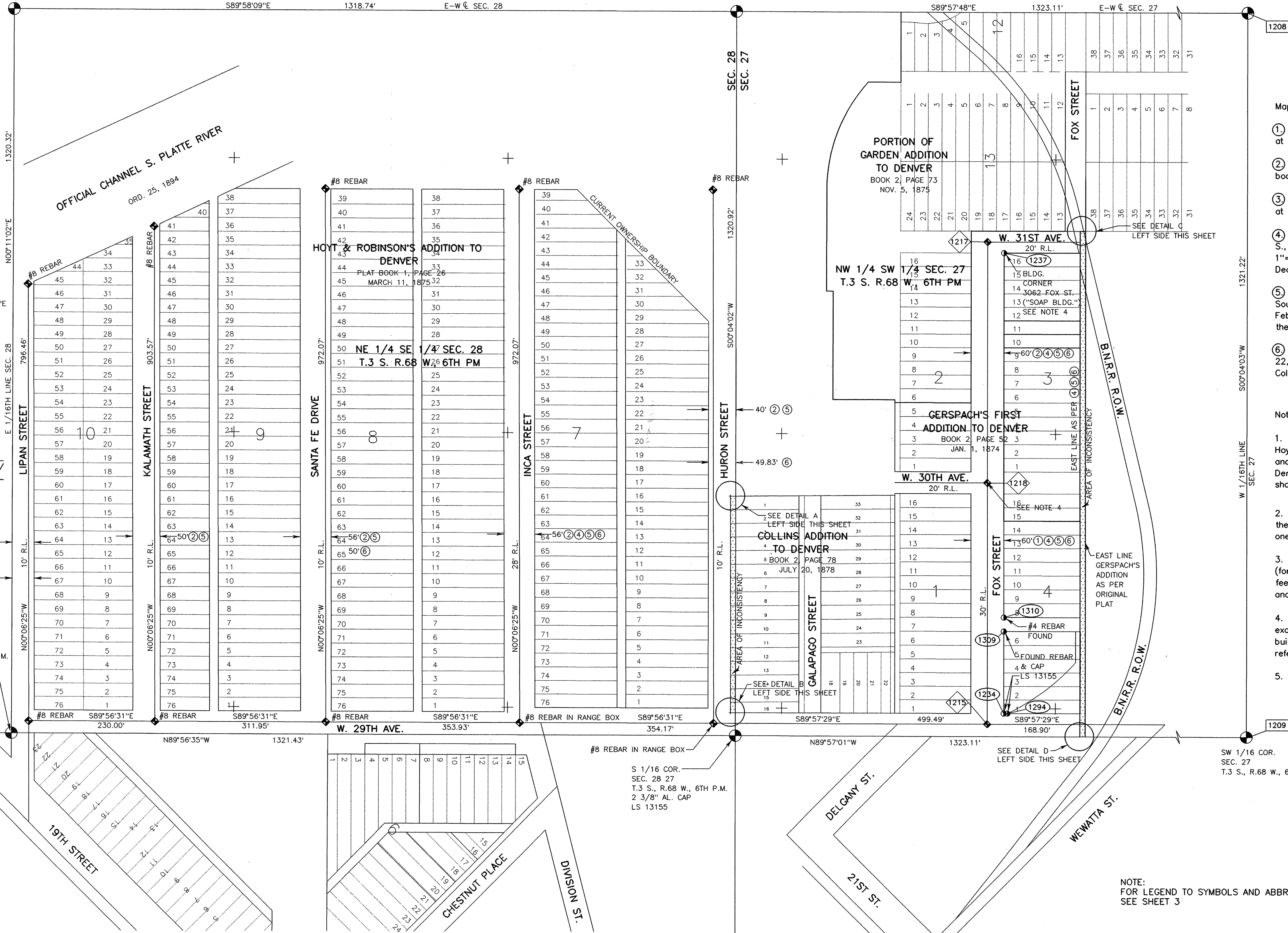
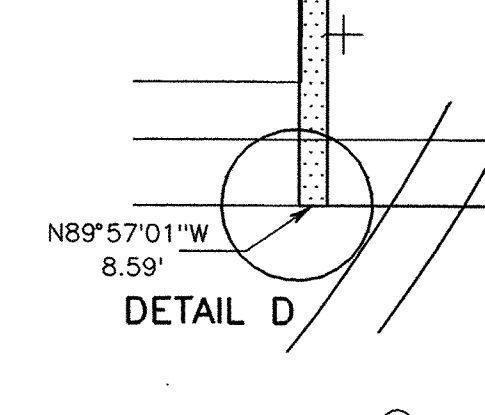
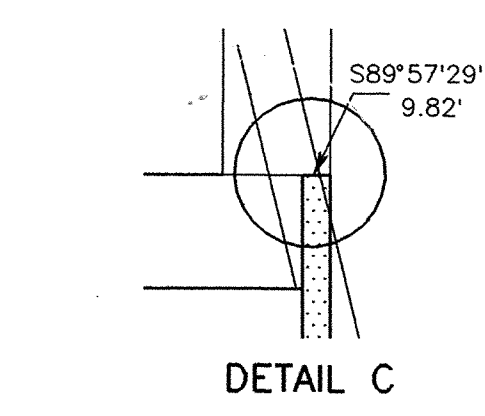
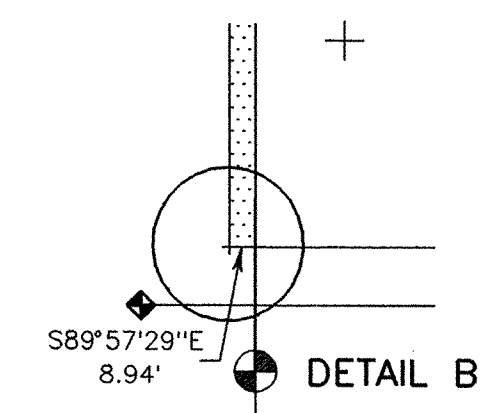
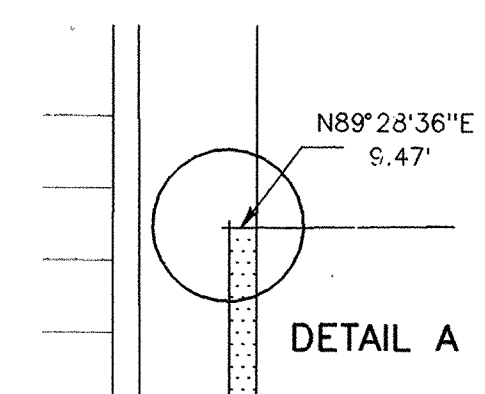
FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
III	COLORADO	M 1453 (3)	9	10

RIGHT OF WAY 23RD STREET	
REVISIONS	

E 1/16 COR. C-C
SEC. 28
T.3 S., R.68 W., 6TH P.M.
1/2" STEEL PIN

W 1/4 COR.
SEC. 27
T.3 S., R.68 W., 6TH P.M.
STEEL RAIL CONNECTOR

W 1/16 C-C
SEC. 27
T.3 S., R.68 W., 6TH P.M.



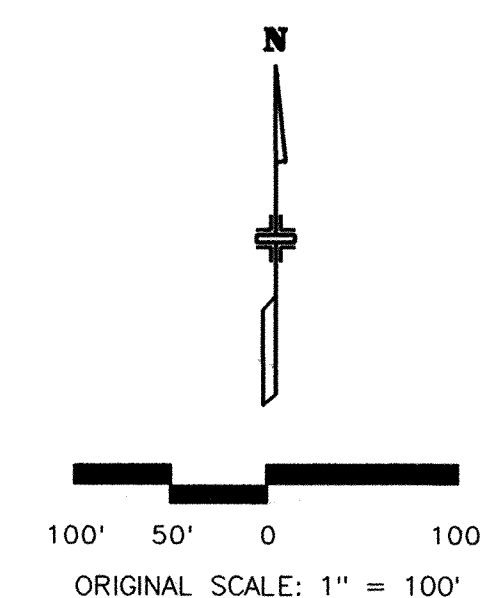
Map References: (recorded mapping referenced to City and County of Denver)

- Gerspach's First Addition to Denver, recorded 29 January, 1874 in book 2 at page 52, at the office of clerk and recorder.
- Hoyt and Robinson's Addition to Denver, 1871, recorded 11 March, 1875 in book 1 at page 26, at the office of clerk and recorder.
- Collins Addition to Denver, recorded 20 July, 1878 in book 2 at page 78, at the office of clerk and recorder.
- Glacier Park Company, Land Survey Plat, Portion of Section 27 & 28, T.3 S., R.68 W., 6th P.M., City and County of Denver, Colorado, scaled at 1"=100', dated 15 November, 1990, revised 19 November, 1990 and recorded on 7 December 1990, in drawer 230, drawing no. 206, at the office of City Surveyor.
- City and County of Denver, Area "A" - Control Diagram, Wynkoop St. to South Platte River and Cherry Creek to Fox Street, scaled at 1"=200', dated 2 February, 1986, revised 25 September, 1986 and filed as map "A 211-1-1" at the Department of Engineering.
- A map showing a resurvey by the City of Denver found in book 6A at page 22, Denver Mapping, City and County of Denver, showing Hoyt and Robinson's, Collins, and Gerspach's Additions.

Notes:

- The intent of this map is to show the present day relationship between Hoyt and Robinson's Addition, Collins Addition, and Gerspach's First Addition and to depict inconsistencies between original platting and the City of Denver resurvey; It does not represent a complete resurvey of the subdivisions shown hereon.
- The original plats of Gerspach's Addition and Collins Addition call for the southwest corner of Gerspach's Addition to be 300 feet east of the south one-sixteenth corner on the west line of section 27.
- The original plat of Hoyt and Robinson's Addition calls for Huron Street (formerly McNasser Street) to be 40 feet wide, and for Lipan Street to be 50 feet wide. The Denver resurvey calls for a width of 49.5 feet on Huron Street and 40.35 feet on Lipan Street.
- Older improvements appear to be built in accordance with the resurvey. An example of this is the relationship between the northwest corner of the "soap building" and a found original range line stone as shown on the map referenced in note (4) above.
- Garden Addition to Denver is not affected by the inconsistencies shown hereon

NOTE:
FOR LEGEND TO SYMBOLS AND ABBREVIATIONS,
SEE SHEET 3



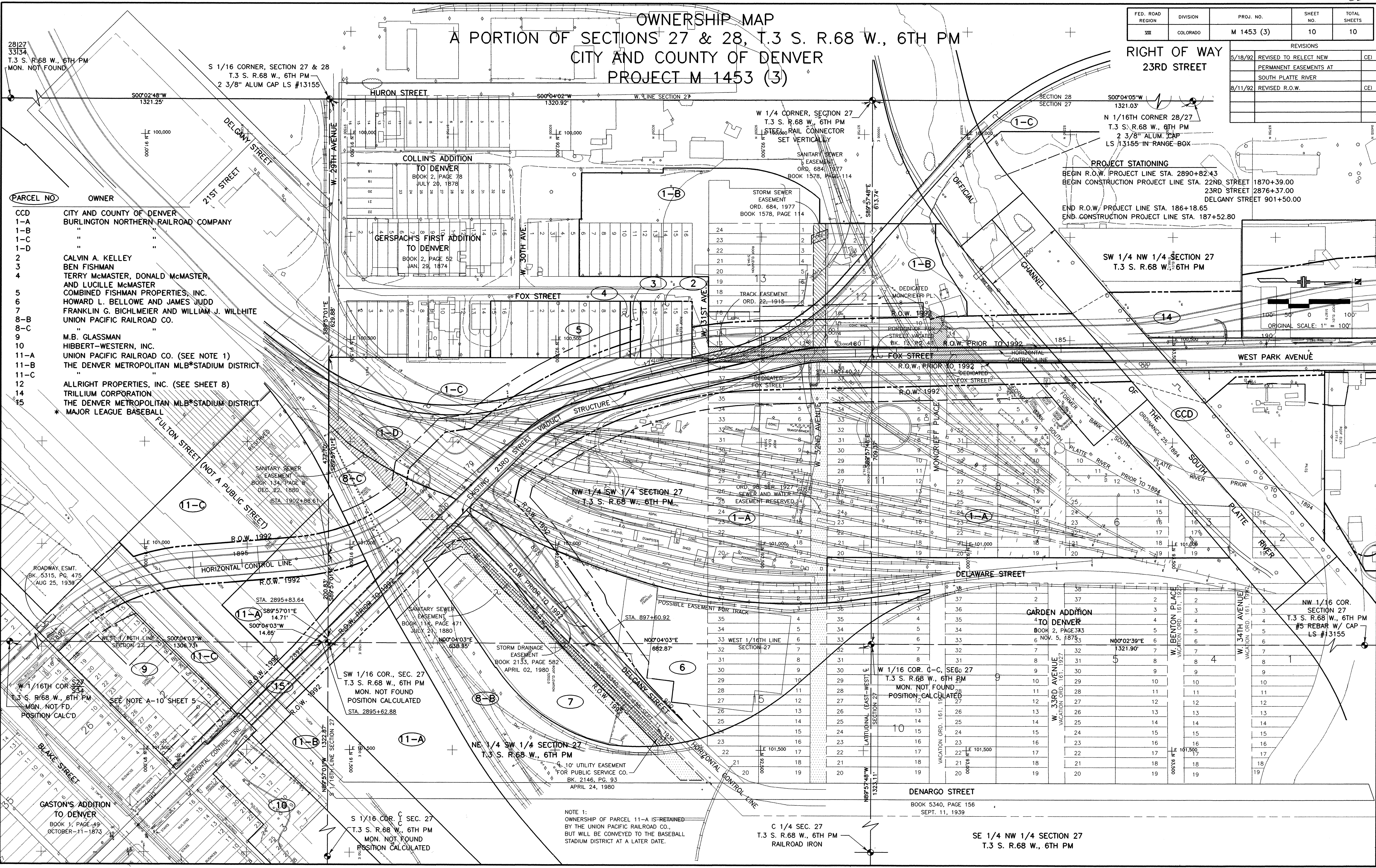
OWNERSHIP MAP
A PORTION OF SECTIONS 27 & 28, T.3 S. R.68 W., 6TH PM
CITY AND COUNTY OF DENVER
PROJECT M 1453 (3)

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 1453 (3)	10	10

REVISIONS	
5/18/92	REVISED TO REFLECT NEW PERMANENT EASEMENTS AT SOUTH PLATTE RIVER
8/11/92	REVISED R.O.W.

PROJECT STATIONING	
BEGIN R.O.W. PROJECT LINE STA.	2890+82.43
BEGIN CONSTRUCTION PROJECT LINE STA.	22ND STREET 1870+39.00
23RD STREET	2876+37.00
DELGANY STREET	901+50.00
END R.O.W. PROJECT LINE STA.	186+18.65
END CONSTRUCTION PROJECT LINE STA.	187+52.80

PARCEL NO.	OWNER
CCD	CITY AND COUNTY OF DENVER
1-A	BURLINGTON NORTHERN RAILROAD COMPANY
1-B	"
1-C	"
1-D	"
2	CALVIN A. KELLEY
3	BEN FISHMAN
4	TERRY McMASTER, DONALD McMASTER, AND LUCILLE McMASTER
5	COMBINED FISHMAN PROPERTIES, INC.
6	HOWARD L. BELLOWE AND JAMES JUDD
7	FRANKLIN G. BICHLMEIER AND WILLIAM J. WILLHITE
8-B	UNION PACIFIC RAILROAD CO.
8-C	"
9	M.B. GLASSMAN
10	HIBBERT-WESTERN, INC.
11-A	UNION PACIFIC RAILROAD CO. (SEE NOTE 1)
11-B	THE DENVER METROPOLITAN MLB*STADIUM DISTRICT
11-C	"
12	ALLRIGHT PROPERTIES, INC. (SEE SHEET 8)
14	TRILLIUM CORPORATION
15	THE DENVER METROPOLITAN MLB*STADIUM DISTRICT
	* MAJOR LEAGUE BASEBALL



NOTE 1:
OWNERSHIP OF PARCEL 11-A IS RETAINED
BY THE UNION PACIFIC RAILROAD CO.,
BUT WILL BE CONVEYED TO THE BASEBALL
STADIUM DISTRICT AT A LATER DATE.