

TITLE SHEET

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
VIII	COLORADO	M 5323 (001) SEC. I	1

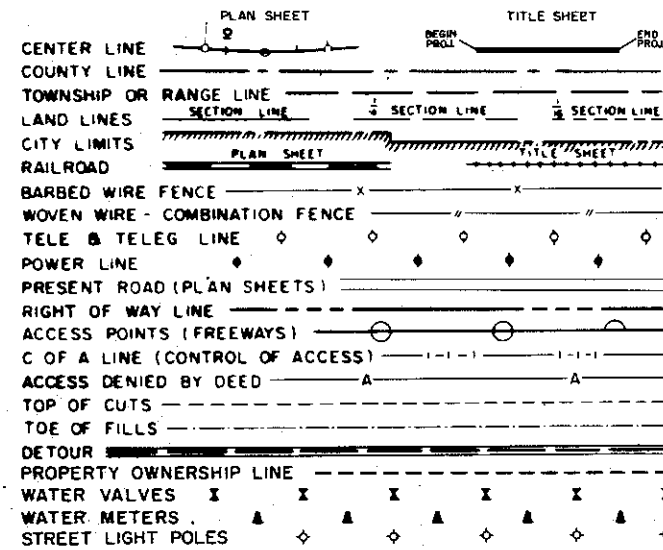
RIGHT OF WAY KIPLING ST.
W. ALAMEDA AVE. TO W. JEWELL AVE.

INDEX OF SHEETS

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282A TABULATION OF PROPERTIES
3-10 PLAN SHEETS SHOWING R.O.W. REQUIRED
11 OWNERSHIP MAP

REVISIONS		

CONVENTIONAL SIGNS



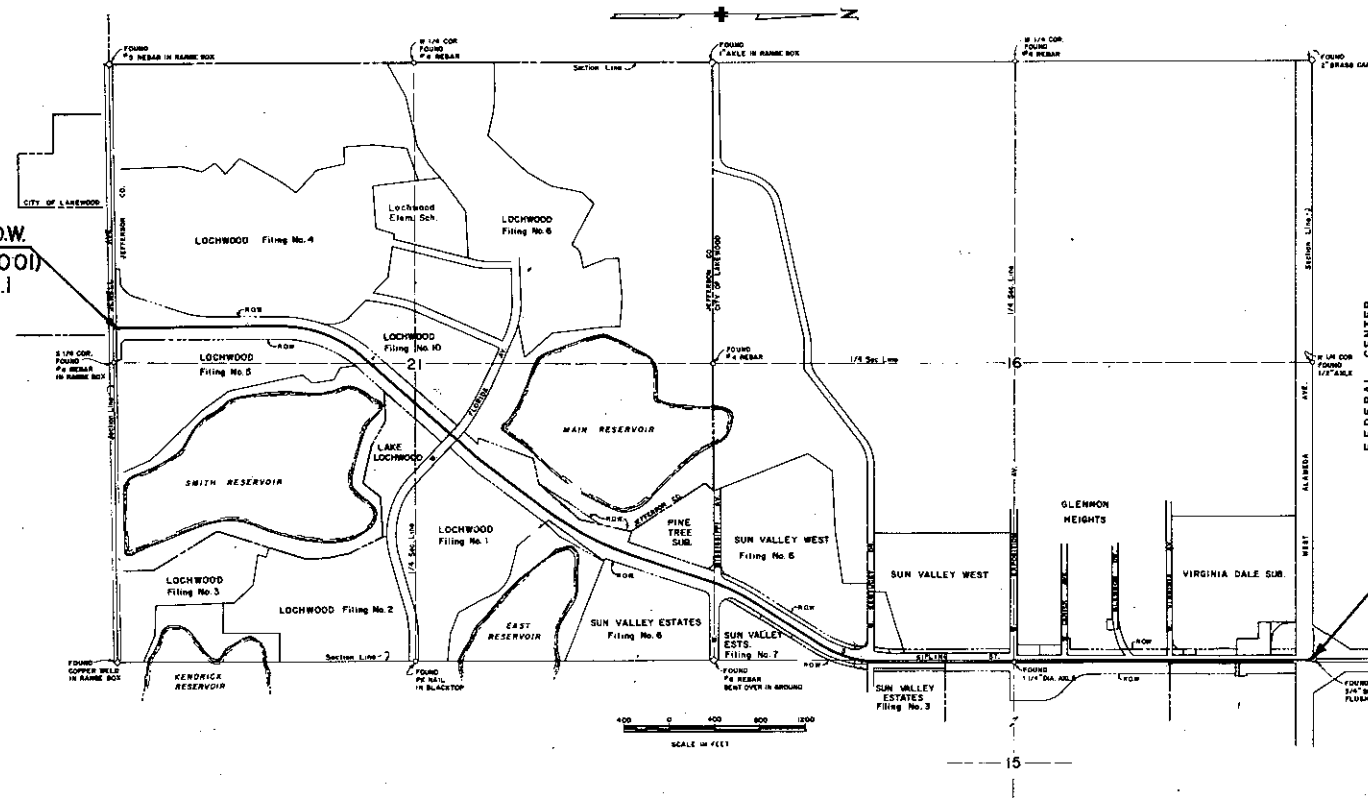
CITY OF LAKEWOOD

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. M 5323 (001) Sec. I KIPLING STREET (ALAMEDA TO JEWELL) LAKEWOOD JEFFERSON COUNTY RIGHT OF WAY

INFORMATION OBTAINED FROM AVAILABLE COUNTY RECORDS

SCALE OF ORIGINAL DRAWING
PLAN SHEETS 1" = 50'
ROW PROJECT LENGTH = 2.16 MILES

STA. 114+10.14 END R.O.W.
PROJECT M 5323 (001)
Sec. I



STA. 0+00 BEGIN R.O.W.
PROJECT M 5323 (001)
Sec. I



DIVISION OF HIGHWAYS

APPROVED: *E. N. Hoase* 3/21/77
CHIEF ENGINEER DATE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED: _____ DATE _____
DIVISION ENGINEER

R. O. W. TABULATION OF PROPERTIES IN

JEFFERSON COUNTY

PROJ. M 5323 (001) Sec.1

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5323 (001) SEC.1	2	11

RIGHT OF WAY KIPLING ST.
W. ALAMEDA AVE. TO W. JEWELL AVE.

PARCEL NO.	OWNER	HOME ADDRESS	LOCATION	AREA IN SQ. FT.			PURCHASE DATA					REMARKS	NO.
				PARCEL	TO BE ACQUIRED	REMAINDER	LAND	IMPROVEMENTS	DAMAGE	TOTAL	DATE		
			T4S, R69W, 6TH PM.										
1REV.	Luraell Shelly Houghton & Haley F. Houghton	9990 W. Alameda Ave., Lakewood 80226	NW 1/4, NW 1/4, Sec. 15	46,815	46,727	625,340							
												REVISIONS	
												7-22-77	Rev. Para. 1, 2, 3, TE-3, —
												10-7-77	H4, B TE-H4 R.E.S.
2REV.	Vernon B. Winters	P.O. Box 26189, Lakewood 80226	NW 1/4, NW 1/4, Sec. 15	3,491	3,450	174,650						12-22-77	Rev. 12B RES
												1-25-78	Rev. 14A, Add TE-MA RES
												11-21-79	Rev. SE 7 SCF
3REV.	Westland Baptist Church	430 S. Kipling St., Lakewood 80226	NW 1/4, NW 1/4, Sec. 15	63,301	63,301	190,147							
TE3REV.	Westland Baptist Church			13,969	—							Temporary Easement (Toe of Slope)	
H4REV.	The ADDENBROOKE ESTATE, THOMAS L. ADDENBROOKE	675 S. Garrison St., Lakewood 80226	W 1/2, E 1/2, Sec. 15	324,437	324,437	4,546,563							
TE-H4REV.	" " "			54,524	—							Temporary Easement (Toe of Slope)	TE- H4REV.
			NE 1/4, NE 1/4, Sec. 16 Block 4, VIRGINIA DALE Sub.										
5	Milton R. Schurig	305 S. Kipling St., Lakewood 80226	Lots 1, 2, 3, 28, 29 & 30	12,141	12,141	48,444							
H6	City of Lakewood	1580 Yarrow St., Lakewood 80215	Lots 24, 25, 26, 27 & 4	49,144	49,144	0							
7	Hildenbrand - Skinner Ent.	902 Wadsworth Blvd., Lakewood 80215	Pt. Lot 18, Lots 19, 20, 21, 22 & 23	11,431	11,431	39,803							
SE-7	Hildenbrand - Skinner Ent.	902 Wadsworth Blvd., Lakewood 80215	Pt. Lot 18, Lots 19, 20, 21, 22 & 23	11,431	11,431	—							
8a	YVONNE C. BURNS		Pt. Lot 17, Pt. Lot 18	2,807	2,807	9774							
8b	George E. DeRoos	First National Bank Bldg., Denver 80202	Lot 16, Pt. Lot 17 SE 1/4, NE 1/4, Sec. 16 GLENNON HTS. SUB.	3,087	3,087	10,241							
9a	Glennon Heights, Inc. By Jim Harrison, Pres.	550 S. Miller St., Lakewood 80226	Lot 9, Block 5	7,845	7,845	311,530							
9b	Glennon Heights, Inc. By Jim Harrison, Pres.	550 S. Miller St., Lakewood 80226	Block 6	19,677	19,677	See 9a							
9c	Glennon Heights, Inc. By Jim Harrison, Pres.	550 S. Miller St., Lakewood 80226	Block 6	3,485	3,485	See 9a							
10	Frank L. Gaber & Violet B. Gaber	10605 W. Center Ave., Lakewood 80226	Lot 11, Block 14	18,671	17,754	0							
11	Ronald L. Lambert & Alice A. Lambert	10015 W. Exposition Ave., Lakewood 80226	Lot 12, Block 14	19,382	17,464	0							
			NE 1/4, SE 1/4, Sec. 16 Sun Valley West										
12REV.	Sun Valley West, Paul S. Walden	1978 S. Garrison St., Lakewood 80226	Tract A	37,550	37,550	975							
12a	Herbert H. Maruyama	1630 Carr St., Lakewood 80226	TRACT A	3,712	3,712	52,066							
12bREV.	Reproco Inc.		TRACT A & Block 4	8,866	8,866	19,521							
TE12b	Reproco Inc.			900	—							Temporary Easement (Construction)	TE-12b
13REV.	D.L. Pomeroy (82%) Robert G. Lake (18%)	1281 S. Garrison St., Lakewood 80226	NW 1/4, SW 1/4, Sec. 15 Sun Valley Est. Filing #3 Tract L	22,496	22,496	577							
TE13b	Harry & Cordelia Meloy, Mrs. Kent Landmark			1,150	—							Temporary Easement (Construction)	TE-13b
14	PAUL S. WALDEN	1978 S. Garrison St., Lakewood 80226	SE 1/4, SE 1/4, Sec. 16 Sun Valley WEST, Filing #6 TRACT A AND BLOCK 1	35,224	35,224	0							
TE14	PAUL S. WALDEN			900	—							Temporary Easement (Construction)	TE-14
14AREV.	TANTRA PARTNERSHIP, A CALIFORNIA CORP.		SE 1/4, SE 1/4, Sec. 16	9,847	9,847	11,786							
TE-14A	TANTRA PARTNERSHIP, A CALIFORNIA CORP.		SUN VALLEY WEST, Filing #6 TRACT B	11,786	—	—						Temporary Easement (Construction)	TE- 14A

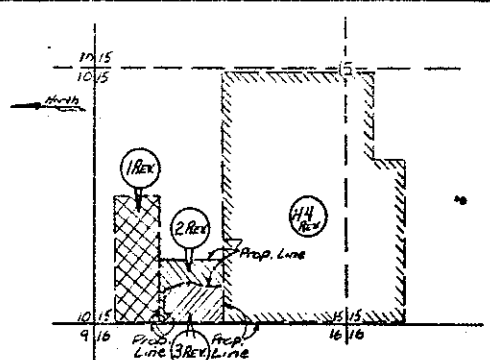
FEDERAL ROAD DIST. NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5323(00) Sec. I	3	11

RIGHT OF WAY
W. ALAMEDA AVE. TO W. JEWELL AVE.

REVISIONS		
7-22-77	Rev. Pans. 1, 2, 3, & H4	R.E.S.
11-21-79	Add SE7	G.C.F.

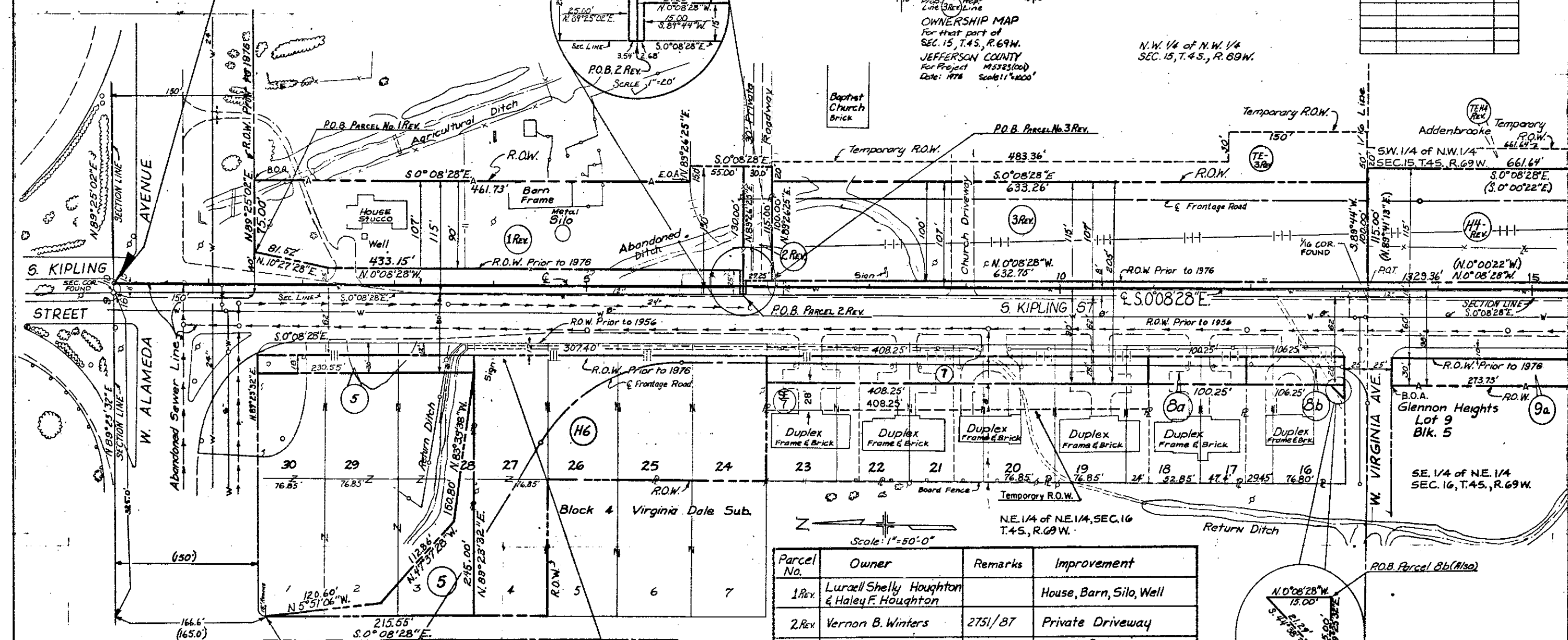
NOTE: ALL DEED BEARINGS HAVE BEEN ROTATED TO U.S.G.S. COORDINATES. IF ANY DIFFERENCE EXISTS BETWEEN CALCULATED AND DEED DISTANCES, THE DEED DISTANCES ARE SHOWN IN PARENTHESES.

STA 0+00 BEG. R.O.W.
PROJ. M5323(1) Sec. I



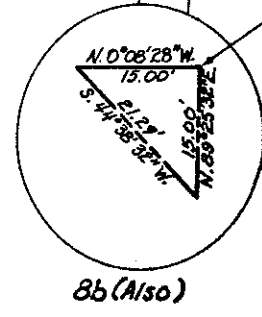
OWNERSHIP MAP
For that part of
SEC. 15, T.4S., R.69W.
JEFFERSON COUNTY
For Project M5323(00)
Date: 1978 Scale: 1"=400'

N.W. 1/4 of N.W. 1/4
SEC. 15, T.4S., R.69W.



Parcel No.	Owner	Remarks	Improvement
1REV	Luraell Shelly Houghton & Haley F. Houghton		House, Barn, Silo, Well
2REV	Vernon B. Winters	2751/87	Private Driveway
3REV	Westland Baptist Church		Church Building
TE 3REV	Westland Baptist Church		
H4REV	The Estate of Laura Ardell Addenbrooke		
TE H4REV	The Estate of Laura Ardell Addenbrooke		
5	Milton R. Schurig		Building
H6	City of Lakewood	Lots 24 thru 27	
7-SE-7	Hildenbrand-Skinner Ent.		4-Duplex
8a	YVONNE C. BURNS	pt. 17, pt. 18	1-Duplex
8b	George E. DeRoos	Lot 16, pt. 17	1-Duplex
9a	Glennon Heights, Inc. by Thomas M. Hullearin, Pres.		

NOTE: 12 Foot Strip Acquired As R.O.W. in September, 1956 From Pat-Hamar, Inc., Described As The East 12 Feet of Block 4, VIRGINIA DALE SUBDIVISION, Recorded in Book 1026 At Page 89 Of The Jefferson County Records.



8b (Also)

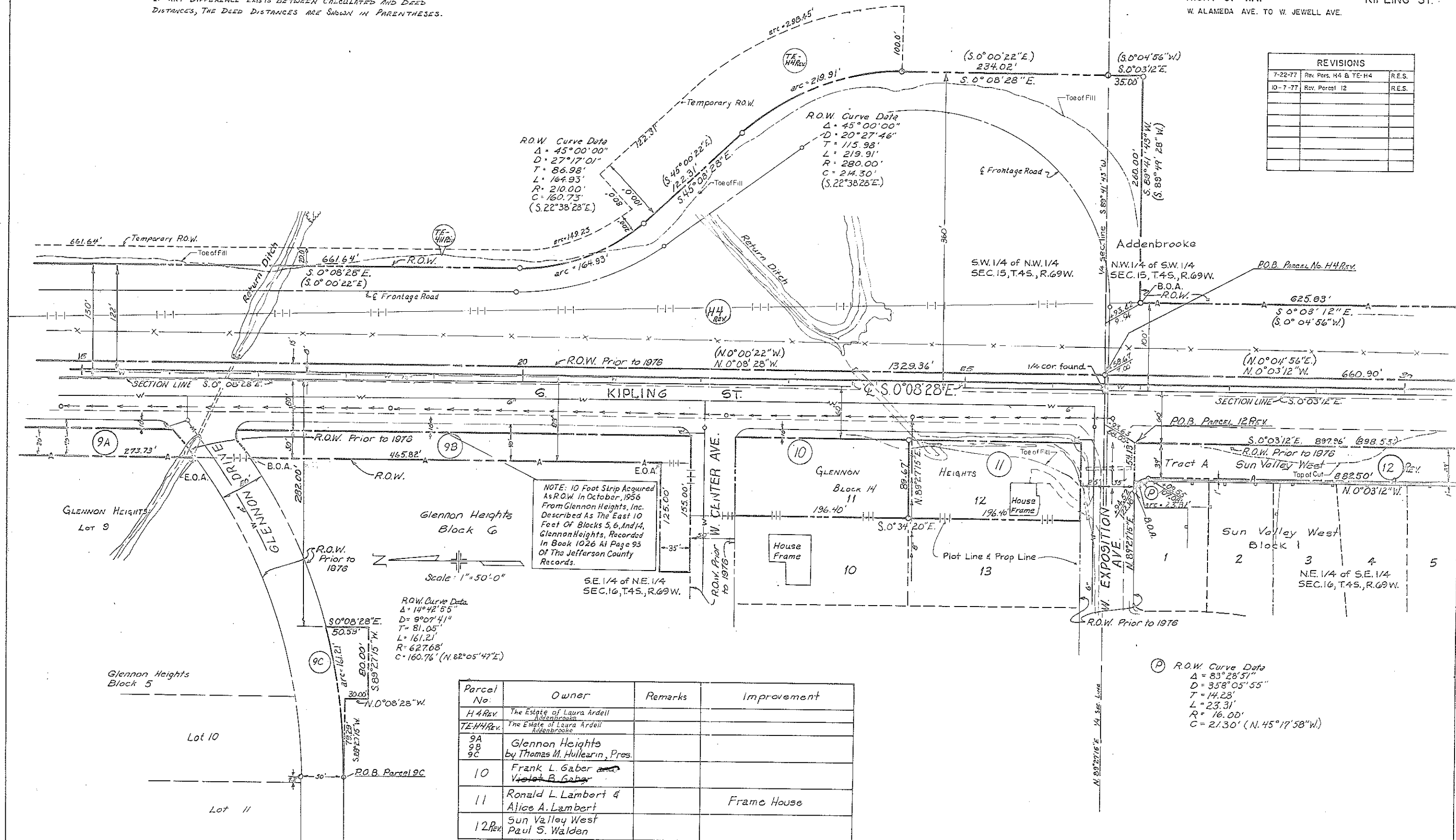
NOTE:

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IF ANY DIFFERENCE EXISTS BETWEEN CALCULATED AND DEED
DISTANCES, THE DEED DISTANCES ARE SHOWN IN PARENTHESES.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M5323(001)Sec.1	4	11

RIGHT OF WAY KIPLING ST.
W. ALAMEDA AVE. TO W. JEWELL AVE.

REVISIONS		
7-22-77	Rev. Pers. H4 & TE-H4	R.E.S.
10-7-77	Rev. Parcel 12	R.E.S.



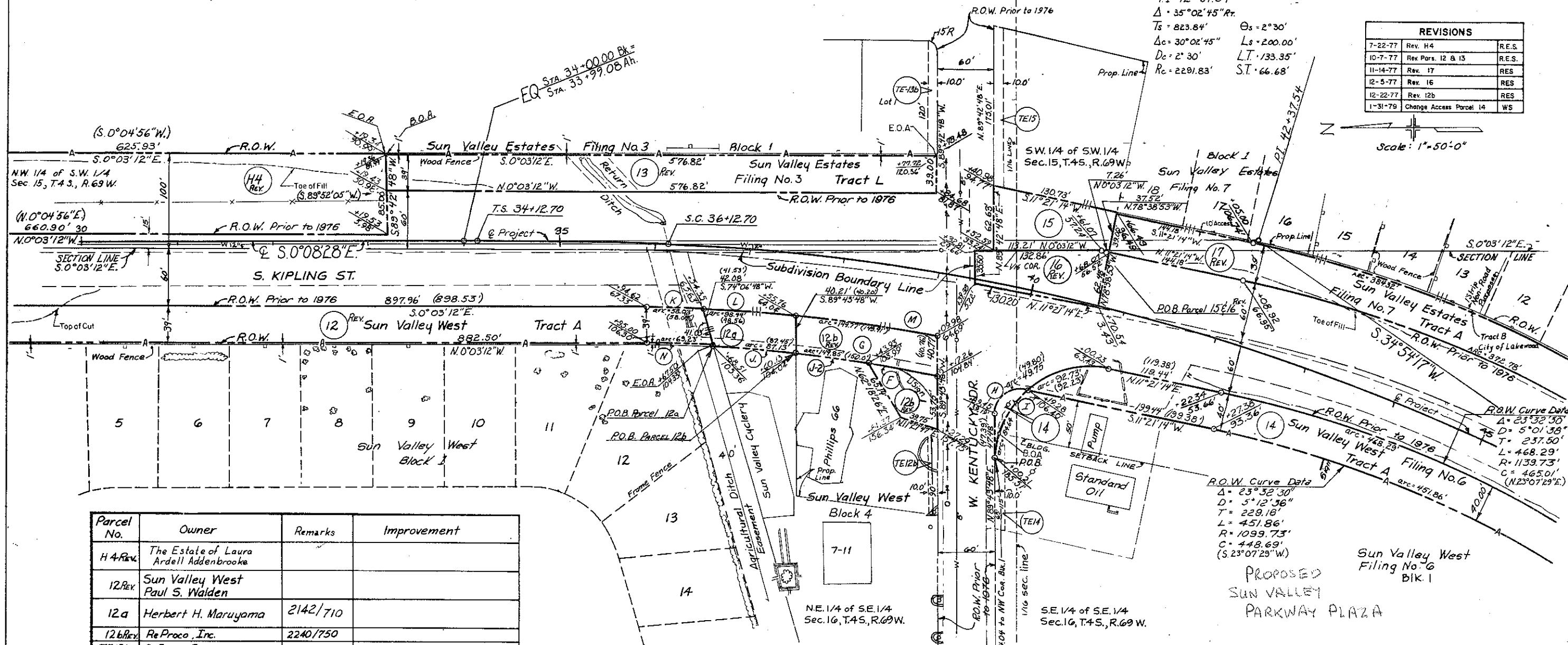
FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5323 (001) SEC. I	5	11

RIGHT OF WAY
W. ALAMEDA AVE. TO W. JEWELL AVE.
KIPLING ST.

REVISIONS		
7-22-77	Rev. H4	R.E.S.
10-7-77	Rev. Pars. 12 & 13	R.E.S.
11-14-77	Rev. 17	RES
12-5-77	Rev. 16	RES
12-22-77	Rev. 12b	RES
1-31-79	Change Access Parcel 14	WS

Scale: 1"=50'-0"

NOTE:
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DISTANCES, THE DEED DISTANCES ARE SHOWN IN PARENTHESES.



Parcel No.	Owner	Remarks	Improvement
H4 Rev.	The Estate of Laura Ardell Addenbrooke		
12 Rev.	Sun Valley West Paul S. Walden		
12a	Herbert H. Maruyama	2142/710	
12b Rev.	ReProco, Inc.	2240/750	
TE12b	ReProco, Inc.		
13 Rev.	D.L. Pomeroy (82%) Robert G. Lake (18%)	2572/349	
14	Sun Valley West Filing #6 Paul S. Walden	30/13 2116/156	
15	Theodore A. Bryant	2659/39	
TE15	Theodore A. Bryant		
16 Rev.	Paul S. Walden		
TE14	Sun Valley West Filing #6 Paul S. Walden		
17 Rev.	D.L. Pomeroy	2196/693	
TE13b	Harry & Cordelia Meloy Mrs. Kent Landmark		

G R.O.W. Curve Data
 $\Delta = 5^\circ 24' 00''$
 $D = 3^\circ 36' 13''$
 $T = 74.98'$
 $L = 149.85'$
 $R = 1589.95'$
 $C = 149.78' (S. 8^\circ 17' 30'' W.)$
(DEED = 149.94')

F R.O.W. Curve Data
 $\Delta = 2^\circ 31' 13''$
 $D = 3^\circ 36' 13''$
 $T = 35.00'$
 $L = 69.98'$
 $R = 1589.95'$
 $C = 69.98' (S. 9^\circ 43' 50'' W.)$

H R.O.W. Curve Data
 $\Delta = 101^\circ 48' 30''$
 $D = 204^\circ 37' 40''$
 $T = 34.46'$
 $L = 49.75'$
 $R = 28.00'$
 $C = 43.46' (S. 39^\circ 21' 58'' E.)$

I R.O.W. Curve Data
 $\Delta = 48^\circ 29' 37''$
 $D = 57^\circ 17' 45''$
 $T = 45.04'$
 $L = 84.64'$
 $R = 100.00'$
 $C = 82.13' (N. 66^\circ 01' 23'' W.)$

J R.O.W. Curve Data
 $\Delta = 3^\circ 08' 23''$
 $D = 3^\circ 36' 13''$
 $T = 43.74'$
 $L = 87.13'$
 $R = 1589.95'$
 $C = 87.11' (N. 4^\circ 01' 18'' E.)$
(DEED = 87.43')

K R.O.W. Curve Data
 $\Delta = 2^\circ 02' 23''$
 $D = 3^\circ 30' 55''$
 $T = 29.05'$
 $L = 58.03'$
 $R = 1629.95'$
 $C = 58.02' (S. 0^\circ 58' W.)$

L R.O.W. Curve Data
 $\Delta = 3^\circ 27' 39''$
 $D = 3^\circ 30' 55''$
 $T = 49.24'$
 $L = 98.44'$
 $R = 1629.95'$
 $C = 98.44' (S. 3^\circ 43' 01'' W.)$

M R.O.W. Curve Data
 $\Delta = 5^\circ 15' 52''$
 $D = 3^\circ 30' 55''$
 $T = 74.93'$
 $L = 149.77'$
 $R = 1629.95'$
 $C = 149.71' (N. 8^\circ 04' 46'' E.)$
(DEED = 149.86')

N R.O.W. Curve Data
 $\Delta = 2^\circ 29' 36''$
 $D = 3^\circ 36' 05''$
 $T = 34.61'$
 $L = 69.23'$
 $R = 1590.95'$
 $C = 69.23' (N. 1^\circ 11' 36'' E.)$

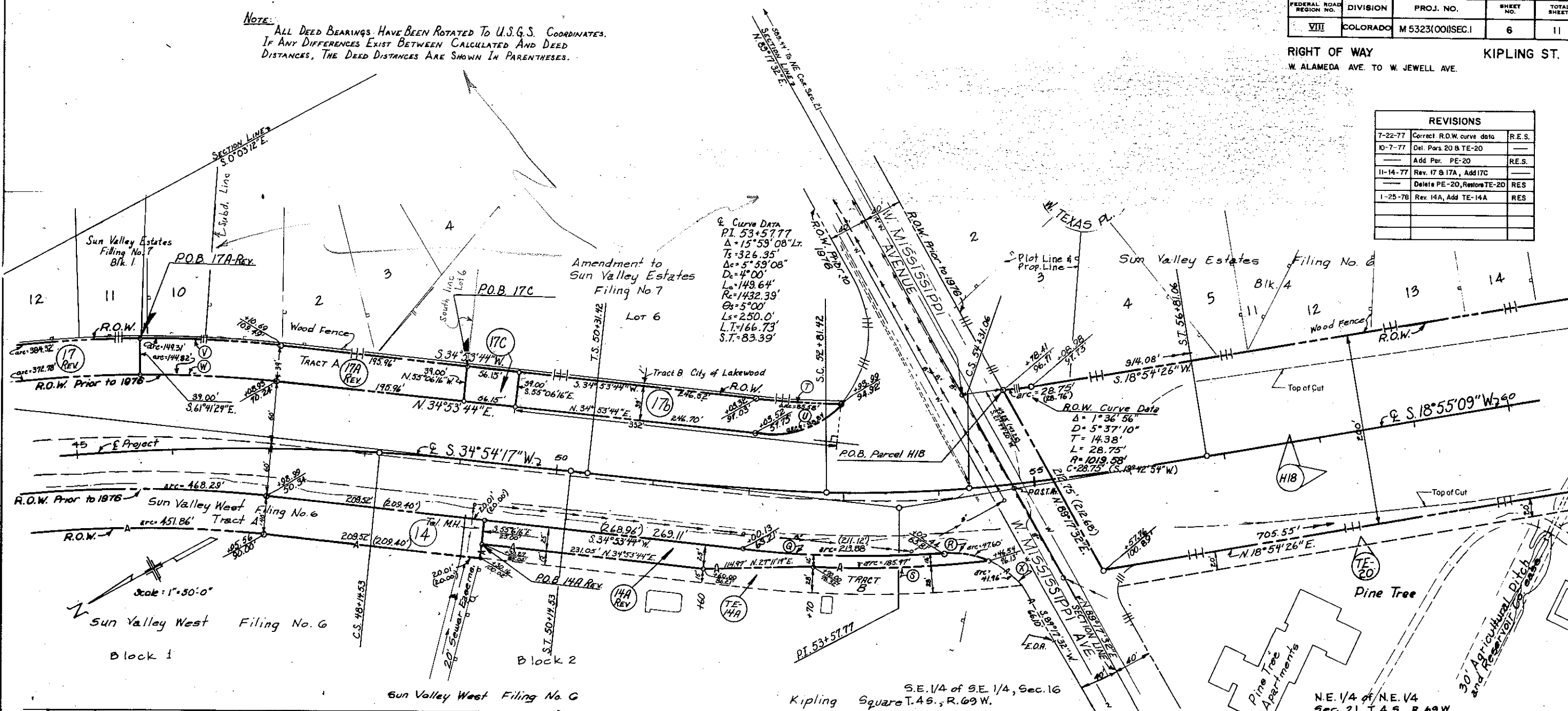
J2 R.O.W. Curve Data
 $\Delta = 2^\circ 52' 41''$
 $D = 3^\circ 36' 13''$
 $T = 39.94'$
 $L = 79.86'$
 $R = 1589.95'$
 $C = 79.86' (S. 7^\circ 01' 49'' W.)$

NOTE: ALL DEED BEARINGS HAVE BEEN ROTATED TO U.S.G.S. COORDINATES.
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DISTANCES, THE DEED DISTANCES ARE SHOWN IN PARENTHESES.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5323(00)SEC.1	6	11

RIGHT OF WAY
W. ALAMEDA AVE. TO W. JEWELL AVE.
KIPLING ST.

REVISIONS		
7-22-77	Correct R.O.W. curve data	R.E.S.
10-7-77	Del. Pars. 20 & TE-20	—
—	Add Per. PE-20	R.E.S.
11-14-77	Rev. 17 & 17A, Add 17C	—
—	Delete PE-20, Restore TE-20	RES
1-25-78	Rev. 14A, Add TE-14A	RES



Parcel No.	Owner	Remarks	Improvement
14	Sun Valley West No. 6 Paul S. Walden		
17 Rev.	D.L. Pomeroy	2196/693	
17A Rev.	Paul S. Walden		
H18	Wood Bros. Homes, Inc.		
20, PE-20	DELETED		
TE-20	Delbert B. Roupp, Stanly Millford Roupp, Wilard J. Roupp		
17b	Lakewood Covenant Church		
14A Rev.	TANTRA PARTNERSHIP, A CALIFORNIA CORPORATION		
17c	D.L. Pomeroy		
TE-14A	TANTRA PARTNERSHIP, A CALIFORNIA CORPORATION		

Q R.O.W. Curve Data $\Delta = 10^\circ 23' 18''$ $D = 4^\circ 51' 26''$ $T = 107.23'$ $L = 213.88'$ $R = 1179.61'$ $c = 213.59' (S. 29^\circ 42' 05'' W.)$	T R.O.W. Curve Data $\Delta = 4^\circ 48' 15''$ $D = 5^\circ 36' 30''$ $T = 42.81'$ $L = 85.58'$ $R = 1020.61'$ $c = 85.55' (S. 32^\circ 29' 37'' W.)$	U R.O.W. Curve Data $\Delta = 53^\circ 03' 31''$ $D = 53^\circ 40' 59''$ $T = 53.28'$ $L = 98.84'$ $R = 106.73'$ $c = 95.34' (N. 08^\circ 21' 58'' E.)$	S R.O.W. Curve Data $\Delta = 8^\circ 56' 31''$ $D = 4^\circ 48' 30''$ $T = 93.17'$ $L = 185.97'$ $R = 1191.61'$ $c = 185.78' (N. 26^\circ 46' 27'' E.)$	R R.O.W. Curve Data $\Delta = 27^\circ 16' 31''$ $D = 57^\circ 17' 45''$ $T = 24.26'$ $L = 47.60'$ $R = 100.00'$ $c = 47.16' (S. 38^\circ 08' 41'' W.)$
V R.O.W. Curve Data $\Delta = 6^\circ 35' 13''$ $D = 4^\circ 24' 42''$ $T = 74.73'$ $L = 149.31'$ $R = 1298.73'$ $c = 149.22' (S. 31^\circ 36' 08'' W.)$	W R.O.W. Curve Data $\Delta = 6^\circ 35' 13''$ $D = 4^\circ 32' 54''$ $T = 72.44'$ $L = 144.82'$ $R = 1259.73'$ $c = 144.74' (N. 31^\circ 36' 08'' E.)$	X R.O.W. Curve Data $\Delta = 24^\circ 02' 31''$ $D = 57^\circ 17' 45''$ $T = 21.29'$ $L = 41.96'$ $R = 100.00'$ $c = 41.65' (S. 63^\circ 48' 12'' W.)$		

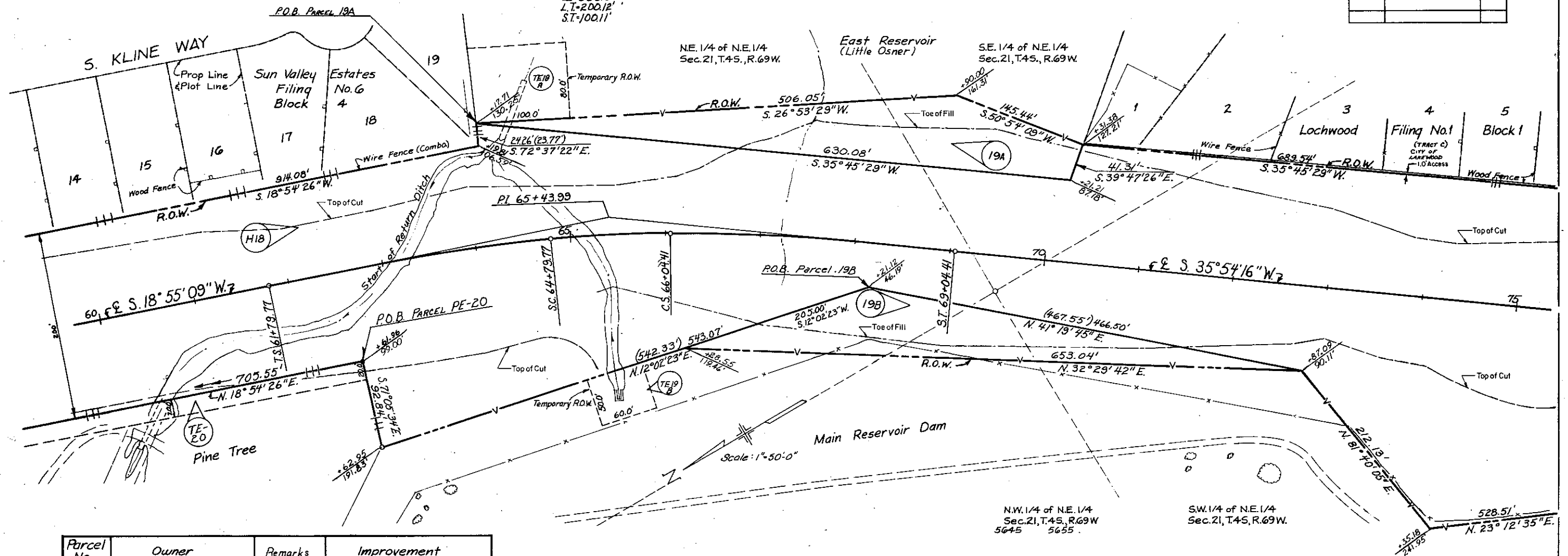
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FEDERAL ROAD SECTION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	M 5323(00) SEC.1	7	11

RIGHT OF WAY KIPLING ST.
W. ALAMEDA AVE. TO W. JEWELL AVE.

REVISIONS		
10-7-77	Del. Par TE-20, Add PE-20	R.E.S.
11-14-77	Del. PE-20, Restore TE-20	RES
1-4-78	Sep. TE-19 into TE-19a	—
—	and TE-19b	R.E.S.

E Curve DATA
P.I. 65+43.99
Δ=16°59'07"
T_s=364.22'
Δ_s=4°59'07"
D_s=4°00'
L_s=124.63'
R_s=1432.33'
O_s=6°00'
L_s=300.0'
L.T.=200.12'
S.T.=100.11'



Parcel No.	Owner	Remarks	Improvement
H 18	Wood Bros. Homes, Inc.		
19A	The Agricultural Ditch and Reservoir Co.		
19B	The Agricultural Ditch and Reservoir Co.		
TE19A	The Agricultural Ditch and Reservoir Co.		
TE19B	The Agricultural Ditch and Reservoir Co.		
TE20	Delbert B. Roupp, Stanly Milford Roupp, Willard J. Roupp		
PE-20	DELETED		

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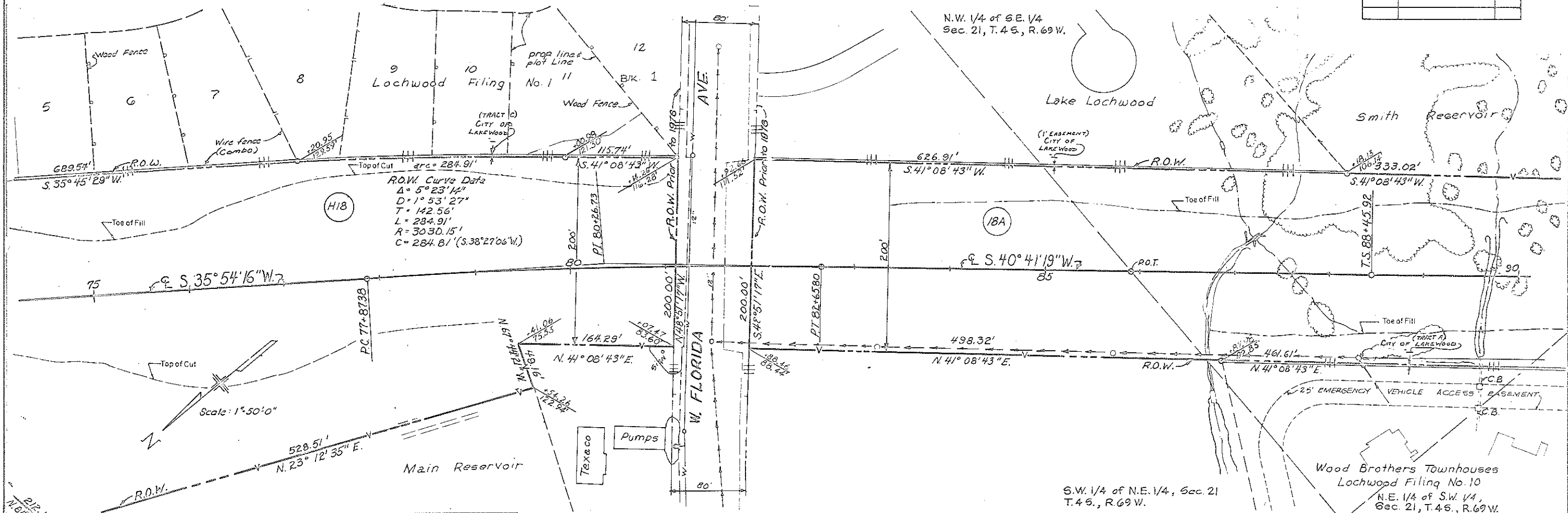
2 CURVE DATA

PI. 80+26.73
 $\Delta = 4^\circ 47' 03''$ Rt.
 $D_c = 1^\circ 00'$
 $T = 239.35'$
 $L = 478.42'$
 $R = 5729.58'$

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M5323(001)Sec.1	8	11

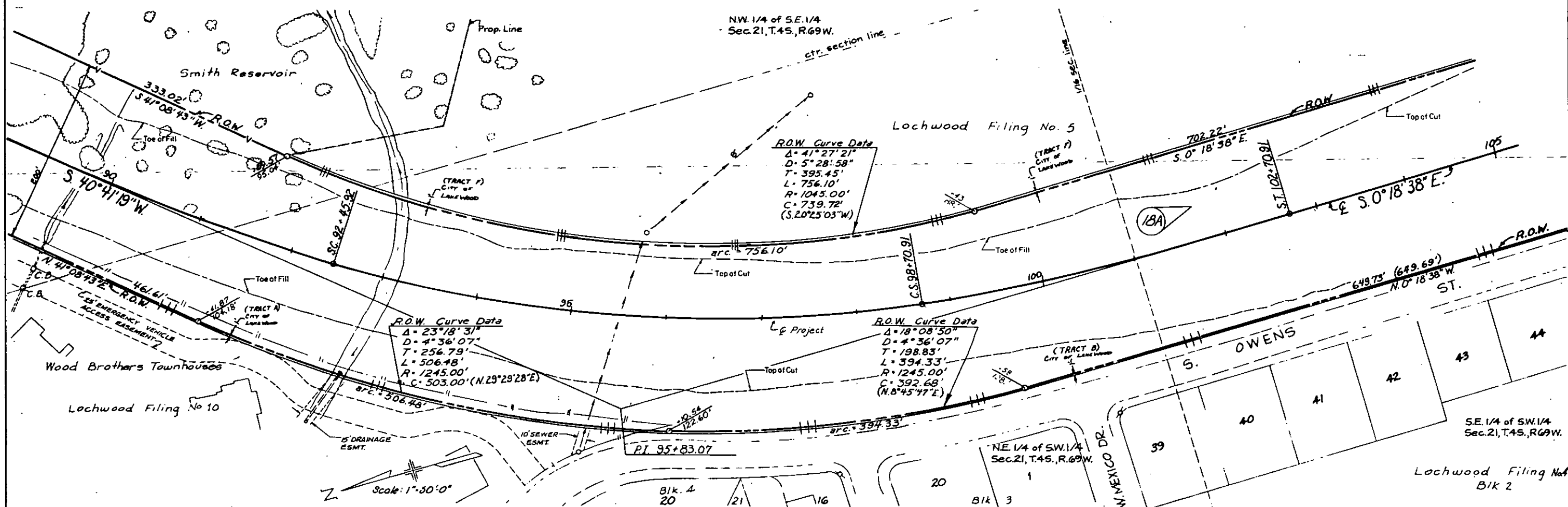
RIGHT OF WAY KIPLING ST.
W. ALAMEDA AVE. TO W. JEWELL AVE.

REVISIONS		
7-22-77	Correct R.O.W. curve data	R.E.S.



Parcel No.	Owner	Remarks	Improvement
H18	Wood Bros. Homes, Inc.		
18A	Wood Bros. Homes, Inc.		

RIGHT OF WAY
W ALAMEDA AVE. TO W. JEWELL AVE. KIPPLING ST.

[illegible]

PARCEL NO.	OWNER	Remarks	IMPROVEMENT
18A	WOOD BROS. HOMES, INC.		

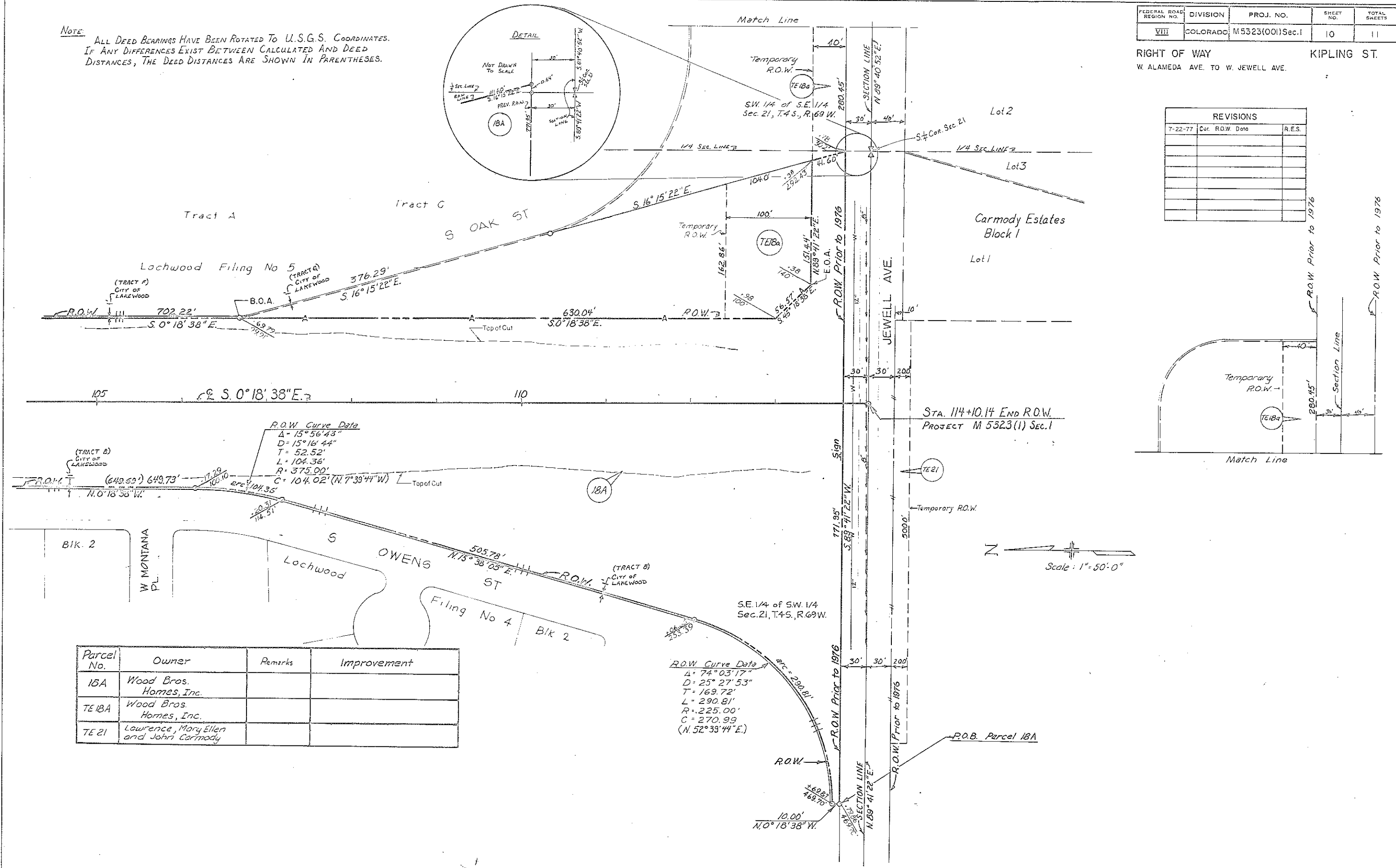
E Curve DATA
 PI 95+83.07
 $\Delta = 40^\circ 59' 57''$
 $TS = 737.15'$
 $DE = 25^\circ 59' 57''$
 $DC = 4' 00'$
 $LC = 624.98'$
 $RC = 1432.39'$
 $\theta_s = 8' 00''$
 $LS = 400.0'$
 $LT = 266.94'$
 $ST = 133.58'$

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FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M5323(001)Sec.1	10	11

RIGHT OF WAY KIPLING ST.
W. ALAMEDA AVE. TO W. JEWELL AVE.

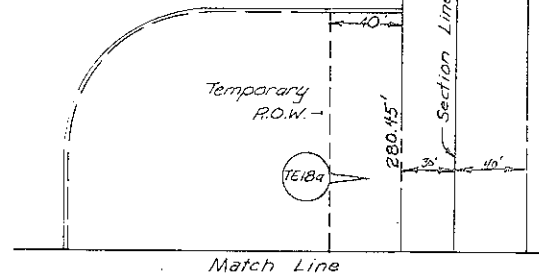
REVISIONS		
7-22-77	Cor. R.O.W. Data	R.E.S.



R.O.W. Curve Data
Δ = 15° 56' 43"
D = 15° 16' 44"
T = 52.52'
L = 104.36'
R = 375.00'
C = 104.02' (N 7° 39' 44" W)

R.O.W. Curve Data
Δ = 74° 03' 17"
D = 25° 27' 53"
T = 169.72'
L = 290.81'
R = 225.00'
C = 270.99'
(N 52° 33' 44" E)

Parcel No.	Owner	Remarks	Improvement
1BA	Wood Bros. Homes, Inc.		
TE1BA	Wood Bros. Homes, Inc.		
TE21	Lawrence, Mary Ellen and John Carmody		



NOTE: To FIND PARCEL OWNERS, SEE SHEETS 2 AND 2A
(TABULATION OF PROPERTIES)

FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
1	COLORADO	M 5323 (00) Sec. I	11	11

RIGHT OF WAY
W. ALAMEDA AVE. TO W. JEWELL AVE.

REVISIONS

DATE	REVISION	BY
7-22-77	Rev. Pars. 1, 2, 3 & H4,	
	Add 14A	R.E.S.
10-7-77	Rev. Par. 12, Del. Par. 20	
	Add Par. PE-20	R.E.S.
11-14-77	Rev. 17 & 17a, Add 17c	
	Del. PE-20	RES
12-5-77	Rev. 16	RES
12-22-77	Rev. 12b	RES
1-25-78	Rev. 14A	RES

FOUND 2"
BRASS CAP
AT SEC. CORNER

FEDERAL CENTER

STA 0+00 BEGIN R.O.W.
PROJECT M5323(1) Sec. I

FOUND
3/4" SQ. BAR
FLUSH

VICINITY MAP
FOR THAT PART OF
T.4S., R.69W., JEFFERSON COUNTY
FOR PROJECT M5323(001)
DATE: 07-19-76 SCALE 1"=400'

400 0 400 800 1200
SCALE IN FEET

