



Region 6
Address: 2000 S. Holly
Denver CO 80222
Phone: (303) 757-9212 FAX: (303) 757-9053

Right of Way Plans Unit: Joseph T. Gunderson

Sheet Revisions

Date	Description	Initials
mm/yy		

Right of Way Plans

TITLE SHEET

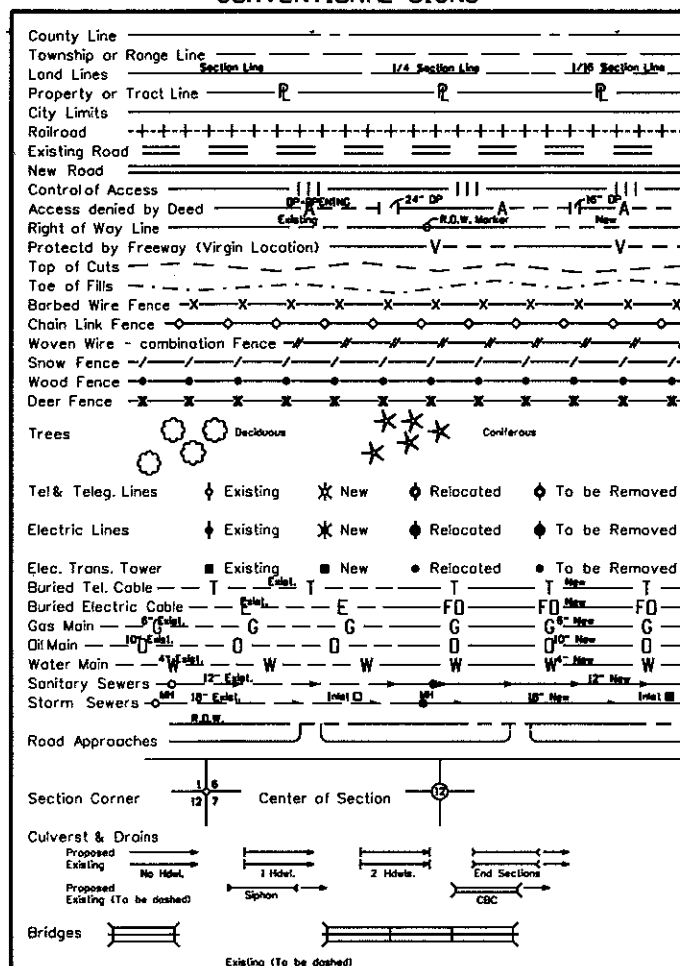
Project Number: R600-247

Project Location: SH 391 (Kipling St.) @ 38th and 44th

Project Location:

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15207	9-15-05	1 of 1	1	8

CONVENTIONAL SIGNS



BASIS OF BEARINGS

All bearings are based on the line connecting the SW Corner of Section 22, Township 3 South, Range 69 West (a 3/4" brass cap stamped L.S. "13212") to the West 1/4 Corner of Section 22, Township 3 South, Range 69 West (a 3/4" brass cap stamped "L.S. 13212") which bears N 0°04'59" W a distance of 2630.32 feet.

SW CORNER FOUND 3/4" BRASS CAP
West Line of the SW 1/4 of Sec. 22
N 0°04'59" W 2630.32'

W 1/4 CORNER FOUND 3/4" BRASS CAP

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED
FEDERAL AID PROJECT NO. R600-247

STATE HIGHWAY NO. 391

SECTIONS 21, 22, 27, 28 T.3S., R.69W.

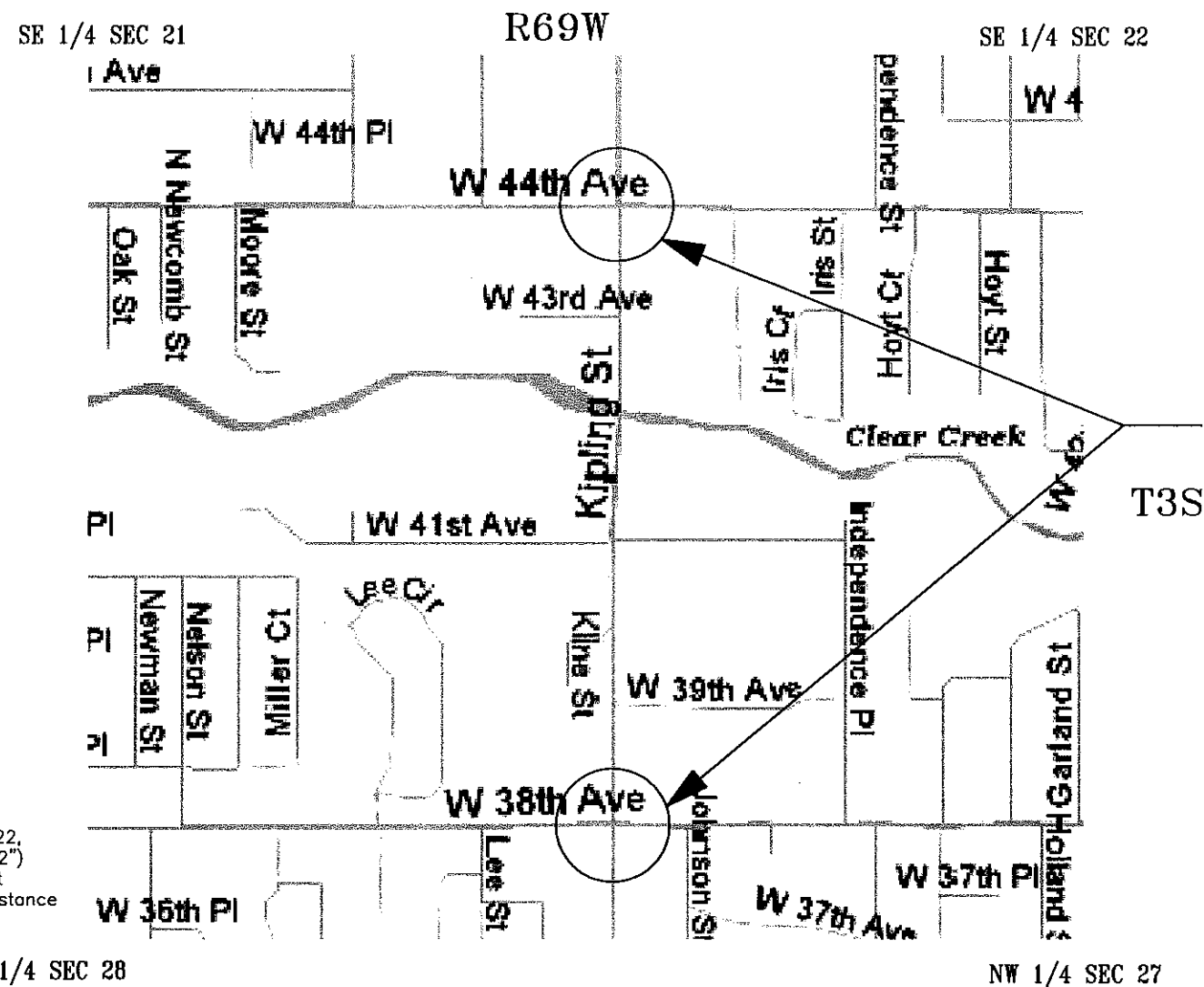
JEFFERSON COUNTY

RIGHT OF WAY

CONSTRUCTION PROJECT CODE NO. 15207

SCALES OF ORIGINAL DRAWINGS

11"x17" PLAN SHEET 1" = 20'



SHEET NO. INDEX OF SHEETS

- 1 Title Sheet
- 2-2A Tabulation of Properties
- 4 Monumentation Sheet
- 5-6 Plan Sheets
- 7-8 Ownership Sheets

Project Areas

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED:

DATE

DIVISION ADMINISTRATOR

Jefferson County Survey Depositing Certificate:

Deposited this _____ day of _____
200__, at _____ o'clock __M., in Book _____ at page _____
of Land Surveys/Right of Way Surveys, under Reception
No. _____.

By: _____

Title: _____

Sheet Revisions		
Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Right of Way Plans				
TABULATION OF PROPERTIES				
Project Number: R600-247				
Project Location: SH 391 (Kipling St.) @ 38th and 44th				
Project Location:				
Project Code:	Last Mod. Date:	Subset Sheets	Sheet No.	Total No. of Sheets
15207	9-23-05	1 of 2	2	8

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY S.H. N.O. 391

PARCEL NO.	OWNER	ADDRESS	LOCATION T.3S., R.69W., 6TH P.M.	AREA IN SQUARE FEET				BOOK-PAGE	REMARKS
				AREA OF PARCEL	EXISTING ROW	REMAINDER			
						LEFT	RIGHT		
PE-1	Neil Kimmel	PO Box 22631	N.E. ¼, Sec.28	39					For the installation and maintenance of traffic
		Denver CO 80222-0631							devices and walkways
		Site:							
		3795 Kipling St.							
		Wheatridge CO 80033							
TE-1	See PE-1			72					For the constuction of traffic devices and
									walkways
PE-2	JOHN P. ATHANASOPOULOS	22 Morningside Dr.	N.W. ¼, Sec.27	62					For the installation and maintenance of traffic
		Denver CO 80215-6642							devices and walkways
		Site:							
		3790 Kipling St.							
		Wheatridge CO 80033							
TE-2	See PE-2			155					For the constuction of traffic devices and
									walkways
TE-3	Equilon Enterprises LLC,	PO Box 4369	S.E. ¼, Sec.21	75					For the constuction of traffic devices and
	a Delaware limited liability company	Houston TX 77210-4369							walkways
		Site:							
		3805 Kipling St.							
		Wheatridge CO 80033							
PE-4	SECOND CONVENIENCE STORES	PO Box 52085	S.W. ¼, Sec.22	148					For the installation and maintenance of traffic
	PROPERTIES CORP., a Delaware	Phoenix AZ 85072-2085	Lot 1, Circle K						devices and walkways
	corportation	Site:	Subdivision Filing No.1						
		9999 W. 38TH Ave.							
		Wheatridge CO 80033							
TE-4	See PE-4			94					For the constuction of traffic devices and
									walkways



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Right of Way Plans

TABULATION OF PROPERITES

Project Number: R600-247

Project Location: SH 391 (Kipling St.) @ 38th and 44th

Project Location:

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15207	9-23-05	2 of 2	2A	8

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY S.H. N.O. 391

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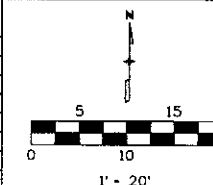
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Right of Way Plans

PLAN SHEET

Project Number: R600-247
Project Location: SH 391 (Kipling St.) @ 38th and 44th
Project Code: 15207
Last Mod. Date: 9-21-05
Subset Sheets: 1 of 2
Sheet No.: 5
Total No. of Sheets: 8

BOOK 2024
PAGE 347

SE¹/₄ Sec. 21
T3S, R69W

Lot 1

BOOK 1339
PAGE 199

Existing Permanent Easement
SIDEWALK, SIGNAGE &
MAINTENANCE ESMT.

Existing R.O.W. (2005)

TE-3

R = 20.00'
Δ = 40° 28' 23"
L = 14.13'
C = 13.84'
CB = S46° 38' 42" W

Section Line

S89° 12' 36" W
2642.17'

P.O.B. PE-1, TE-1

N89° 12' 48" E
4.84'

S0° 12' 49" E
16.16'

S16° 56' 04" E
16.82'

N16° 56' 04" W
31.29'

S0° 12' 49" E
13.90'

NE¹/₄ Sec. 28
T3S, R69W

S.H. 391 - Kipling St.

Section Line

21

22

1020

28

27

N0° 04' 48" W
2630.32'

S0° 12' 36" E
2662.97'

Section Line

Parcel No

PE-1 TE-1

PE-2 TE-2

TE-3

PE-4 TE-4

Owner

Neil Kimmel

JOHN P. ATHANASOPOULOS
Equilon Enterprises LLC,
a Delaware limited liability company

SECOND CONVENIENCE STORES PROPERTIES CORP.,
a Delaware corporation

CIRCLE K SUBDIVISION FILING NO. 1

SW¹/₄ Sec. 22
T3S, R69W

Lot 1

N0° 05' 56" W
4.36'

N0° 05' 56" W
1.46'

R = 25.00'
Δ = 49° 43' 12"
L = 21.69'
C = 21.02'
CB = N24° 57' 43" W

Existing R.O.W. (2005)

PE-4

S89° 38' 32" W
10.60'

S89° 38' 32" W
4.12'

P.O.B. PE-4, TE-4

Existing Permanent Easement
Sidewalk and Signage

Existing R.O.W. (2005)

W. 38th Ave.

N89° 39' 00" E
2651.65'

Section Line

N89° 39' 16" E
7.53'

N38° 23' 37" E
10.82'

PE-2

S51° 08' 41" W
26.60'

N38° 23' 37" E
21.23'

P.O.B. PE-2, TE-2

Existing R.O.W. (2005)

Existing R.O.W. (2005)

Existing R.O.W. (2005)

Existing R.O.W. (2005)

Existing R.O.W. (2005)

Existing R.O.W. (2005)

Existing R.O.W. (2005)

Existing R.O.W. (2005)

Existing R.O.W. (2005)

Existing R.O.W. (2005)

N89° 39' 16" W
4.82'

S89° 39' 16" W
4.82'

S51° 08' 41" W
26.60'

S51° 08' 41" W
26.60'

S51° 08' 41" W
26.60'

S51° 08' 41" W
26.60'

S51° 08' 41" W
26.60'

S51° 08' 41" W
26.60'

NW¹/₄ Sec. 27
T3S, R69W

Existing R.O.W. (2005)

Existing R.O.W. (2005)

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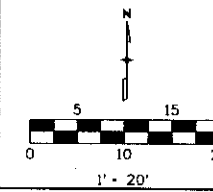
PLAN SHEET

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Parcel No

PE-5 TE-5

PE-6 TE-6

TE-7 TE-7

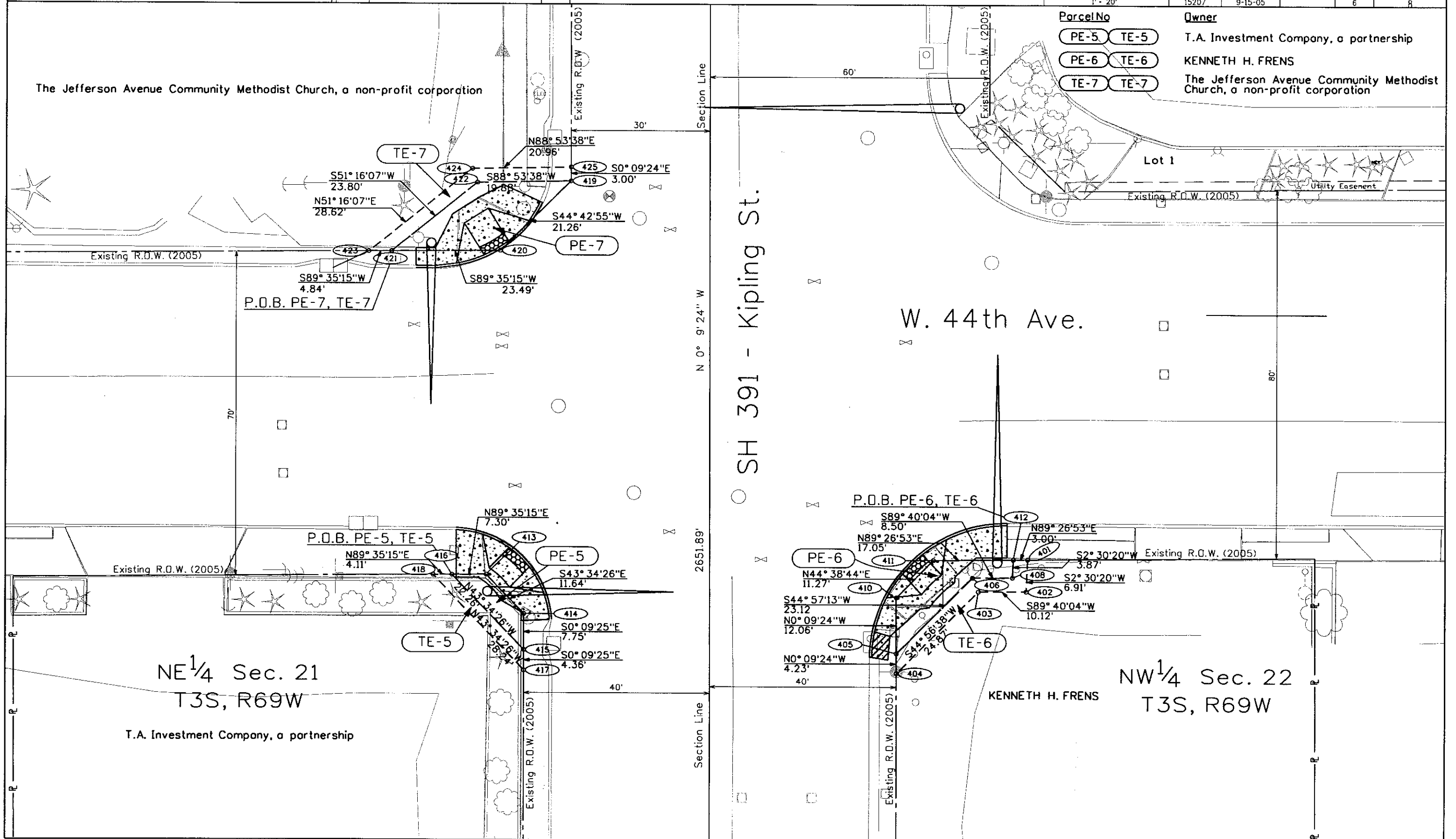
Owner

T.A. Investment Company, a partnership

KENNETH H. FRENS

The Jefferson Avenue Community Methodist Church, a non-profit corporation

The Jefferson Avenue Community Methodist Church, a non-profit corporation



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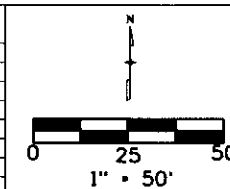
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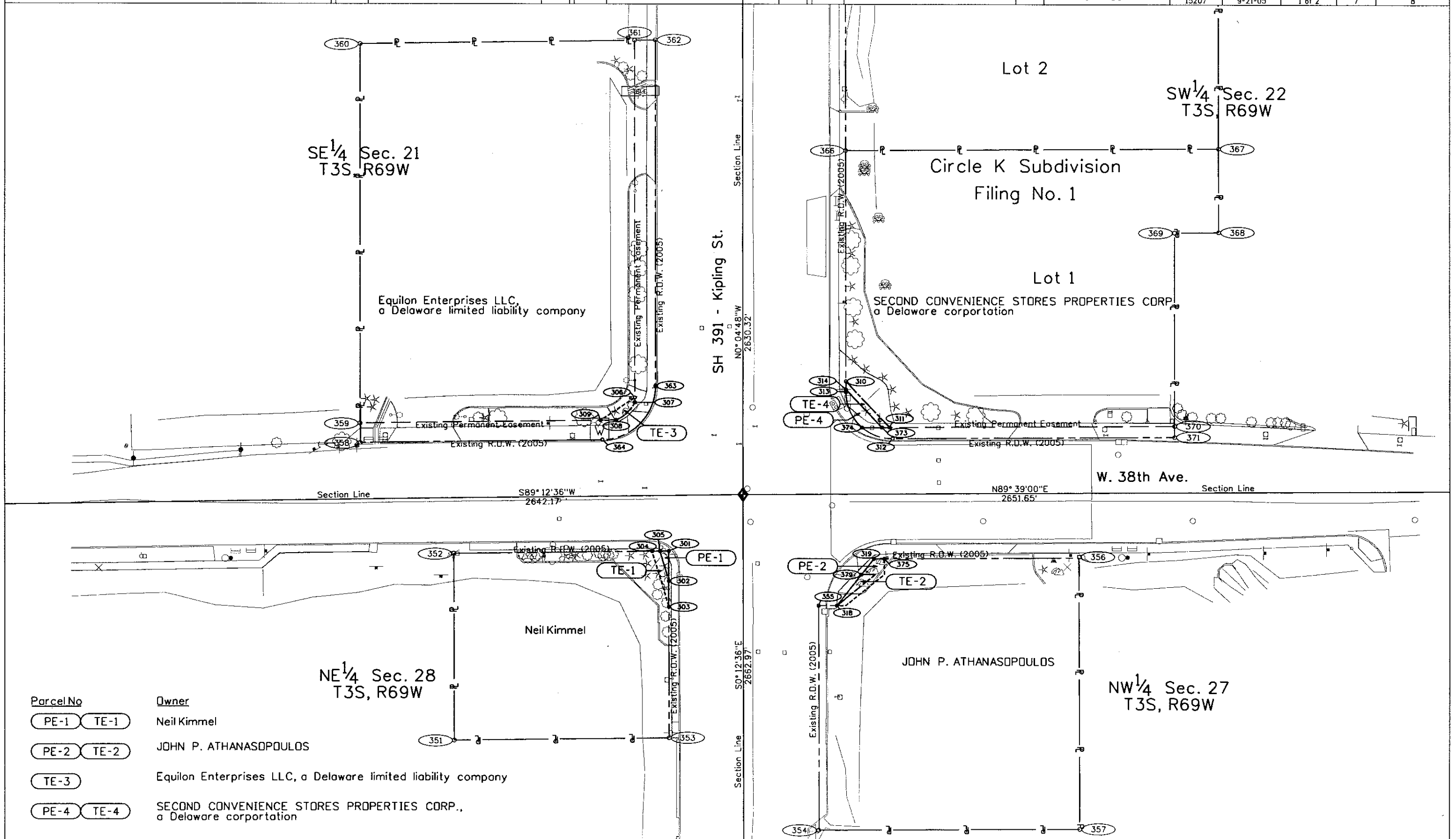
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Right of Way Plans

OWNERSHIP MAP

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Subset Sheets: 1 of 2
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Total No. of Sheets: 8



Parcel No

Owner

PE-1	TE-1	Neil Kimmel
PE-2	TE-2	JOHN P. ATHANASOPOULOS
TE-3		Equilon Enterprises LLC, a Delaware limited liability company
PE-4	TE-4	SECOND CONVENIENCE STORES PROPERTIES CORP., a Delaware corporation

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