

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLO.	STU 030A-019	1	

RIGHT OF WAY
PARKER ROAD SH 83
HAVANA ST. TO QUEBEC ST.

REVISIONS	

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. STU 030A-019

STATE HIGHWAY NO. 83 ARAPAHOE COUNTY

RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS

PLAN SHEETS 1 IN. = 40 FT.
OWNERSHIP MAP 1 IN. = 60 FT.
R.O.W. LENGTH OF PROJECT = 0.488 miles

CONVENTIONAL SIGNS

County Line	
Township or Range Line	
Land Lines	Section Line 1/4 Section Line 1/16 Section Line
Property or Tract Line	
Property or Tract Line w/ Bearing & Distance	N 0°02'00" E 100.09' 100.00'
Calculated Distance (Based On Control Surveys)	100.09'
Deed or Plat Distance	100.00'
True Point of Beginning w/ Parcel Number	TP08 Par. 56
City Limits	
Railroad	
Existing Road	
New Road	
Control of Access	OP=Opening 24' 150'
Access denied by Deed	
Existing Right of Way Line	
Proposed Right of Way Line	
Existing Easement	
Proposed Temporary Easement	
Proposed Permanent Easement	
Controlled Access	
Controlled Frontage Road	
Protected by Freeway (Virgin Location)	
Top of Cuts	
Toe of Fills	
Barbed Wire Fence	
Chain Link Fence	
Woven Wire-Combination Fence	
Snow Fence	
Wood Fence	
Deer Fence	
Trees	Deciduous Coniferous
Tel. & Teleg. Lines	Exist. New Relocated To be Removed
Electric Lines	Exist. New Relocated To be Removed
Elec. Trans. Tower	Exist. New Relocated To be Removed
Buried Tel. Cable	Exist. New
Buried Electric Cable	Exist. New
Gas Main	6" Exist. 6" New
Oil Main	10" Exist. 10" New
Water Main	4" Exist. 4" New
Sanitary Sewers	12" Exist. 12" New
Storm Sewers	12" Exist. 12" New
Road Approaches	New Existing
Section Corner	1/4 Corner & 1/16 Corner Center of Section
Culverts & Drains	Proposed Existing
Bridges	Proposed Existing (to be dashed)

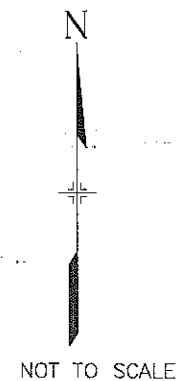
BASIS OF BEARINGS AND COORDINATES:

New traverse tied to CDDT control diagram "Havana, Parker Rd. to Florida" dated 8/14/91 which was based on a solar observation. (CDDT Project No. MU 0030(5), S.A. 88176)

R-6 R.O.W.
SUB: 10150/92319
6/1/95

INDEX OF SHEETS

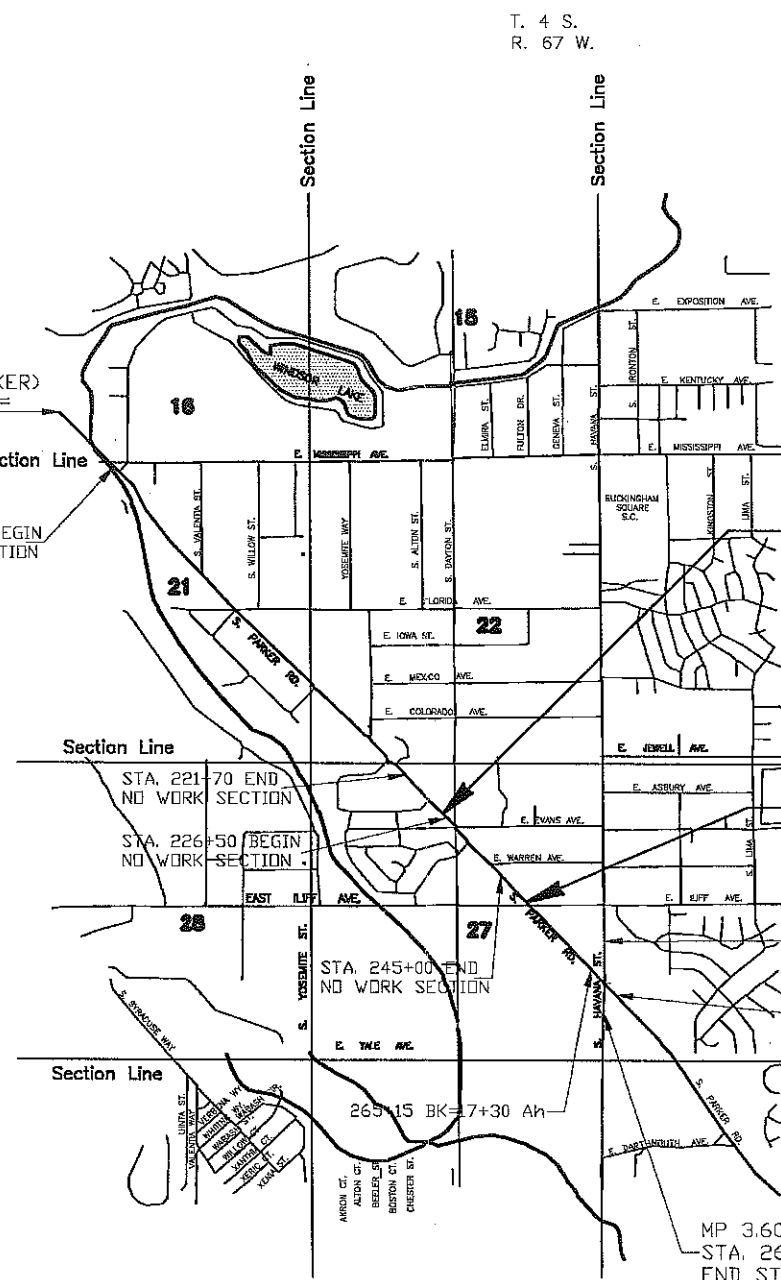
1	TITLE SHEET
2	TABULATION OF PROPERTIES SHEETS
3, 3A, 3B, 3C	CONTROL AND MONUMENTATION SHEETS
4-5	PLAN SHEETS
6-7	OWNERSHIP MAPS



MP 74.92
STA. 124+00.00 (PARKER)
BEGIN STU 030A-019=
STA. 124+00.00 PROJ.
US 0083(24)

STA. 144+00 BEGIN
NO WORK SECTION

T. 4 S.
R. 67 W.



05/31/96 14:06:45 C:\Z-JIM\10150\4-5 92319 reg6-row/jds

A REPLAT OF PARKER PLAZA SOUTH

UNINCORPORATED
ARAPAHOE COUNTY

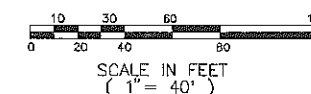
Found
N 1/4 Corner

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 030A-019	4	

RIGHT OF WAY
PARKER ROAD SH 83
HAVANA ST. TO QUEBEC ST.

REVISIONS

NO.	DESCRIPTION



LEGEND

- CTRL. PNT. # AS STAMPED ON M
- COMPUTER #
- ALIQUOT CORNERS POINT #
- PROPERTY PINS
- SECTION CORNERS
- QUARTER CORNERS
- 1/16 th CORNERS
- 1/16 th LINES
- 1/4 LINES
- SECTION LINES

N.E. 1/4, Sec. 27
T. 4 S., R. 67 W

BEGIN R.O.W.
PROJ. STU 030A-019
STA. 220+89.57

N.W. 1/4, Sec. 27
T. 4 S., R. 67 W

P.S. EASEMENT
BOOK 587, PAGE 296

HADDAD

LOT 1
SUBDIVISION

DAYTON CENTER

BLOCK 1

LOT 1

PARCEL NO.	OWNER
1	PE-1 TE-1 FIDELIS WASINGER and REGINA I. WASINGER
2	PE-2 TE-2 JULIET L. WORSHAM
3	TE-3 Stern-Fox Investment Co., a Colorado general partnership

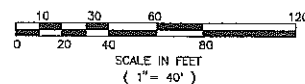
NOTE: ALIGNMENT DISPLAYED
IS TAKEN FROM CDDH PROJ.
NO. FCU 083-1(14)

UNINCORPORATED
ARAPAHOE COUNTY

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LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- PROPERTY PINS
- SECTION CORNERS
- QUARTER CORNERS
- 1/16 th CORNERS
- 1/16 th LINES
- 1/4 LINES
- SECTION LINES



PARCEL NO.

OWNER

4 Rev. TE-4 Rev.

ROBRO, Ltd.

TE-5

Colorado National Bank

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 030A-019	5	

RIGHT OF WAY
PARKER ROAD SH 83
HAVANA ST. TO QUEBEC ST.

REVISIONS		
6/4/96	Rev. 4 and TE-4	R6

LONGVIEW HEIGHTS

BLOCK 1

NE. 1/4, Sec. 27
T. 4 S., R. 67 W

ILIFF BUSINESS TRACT SUBDIVISION FILING NO. 1

BLOCK 1

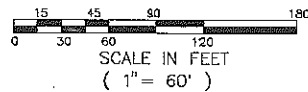
END R.O.W. PROJ.
PROJ. STU 030A-019
STA. 246+64.88

NOTE: ALIGNMENT DISPLAYED
IS TAKEN FROM CDDH PROJ.
NO. FCU 083-1(14)

SE. 1/4, Sec. 27
T. 4 S., R. 67 W

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PRELIMINARY OWNERSHIP MAP FOR
THAT PART SEC. 21 T. 4 S., R. 67 W.,
ARAPAHOE COUNTY
FOR PROJECT NO. STU 030A-019



LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- ALIQUOT CORNERS POINT #
- PROPERTY PINS
- SECTION CORNERS
- QUARTER CORNERS
- 1/16 th CORNERS
- 1/16 th LINES
- 1/4 LINES
- SECTION LINES

PARCEL NO.	OWNER
1 (PE-1)	FIDELIS WASINGER and REGINA I. WASINGER
2 (PE-2)	JULIET L. WORSHAM
3	Stern-Fox Investment Co, a Colorado general partnership

NOTE: ALIGNMENT DISPLAYED IS TAKEN
FROM CDOH PROJ. NO. FCU 083-1(14)

A REPLAT OF
PARKER PLAZA
SOUTH

DAYTON PLACE
FILING 1

RIGHT OF WAY
PARKER ROAD SH 83
HAVANA ST. TO QUEBEC ST.

REVISIONS	

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 030A-019	6	

Found
N 1/4 Corner

N.W. 1/4, Sec. 21
T. 4 S., R. 67 W

N.E. 1/4, Sec. 21
T. 4 S., R. 67 W

HADDAD
LOT 2
INGRESS-EGRESS
EASEMENT
LOT 1
6' GAS EASEMENT
SUBDIVISION

DAYTON CENTER
BLOCK 1
LOT 1

RAINTREE EAST

KENT III
SUBDIVI
SOUTH

UNINCORPORATED
ARAPAHOE COUNTY

UTILITY EASEMENT
bk. 4563, pg. 156
R.O.W. EASEMENT
bk. 4525, pg. 69

Existing R.O.W.(1995)
SOUTH PARKER ROAD
Existing R.O.W.(1995)

UNINCORPORATED
ARAPAHOE COUNTY

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ARAPAHOE COUNTY

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ARAPAHOE COUNTY

Existing R.O.W.(1995)

1/4 Section line
SOUTH DAYTON ST.

Calc
CN 1/16 Corner

1/16 Section Line

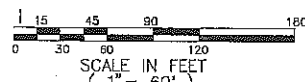
Existing R.O.W.(1995)
SOUTH PARKER ROAD

Existing R.O.W.(1995)
SH 83

STA 235+00.00

STA 225+00.00

STA 220+00.00



NOTE: ALIGNMENT DISPLAYED
IS TAKEN FROM CDDH PROJ.
NO. FCU 083-1(14)

S.E. 1/4, Sec. 27
T. 4 S., R. 67 W.

LEGEND

- | | |
|---|-------------------------------------|
|  | CTRL. PNT. # AS STAMPED ON MONUMENT |
|  | COMPUTER # |
|  | ALIQUOT CORNERS POINT # |
|  | PROPERTY PINS |
|  | SECTION CORNERS |
|  | QUARTER CORNERS |
|  | 1/16 th CORNERS |
|  | 1/16 th LINES |
|  | 1/4 LINES |
|  | SECTION LINES |

PARCEL NO.

OWNER

4 REV.

ROBRO, Ltd.

THE VILLAGE ON THE PARK
SUBDIVISION FILING NO. 2

BLOCK 1

LOT, 2

EXISTING PARKING, INGRESS &
EGRESS EASEMENT
(BOOK 3124, PAGE 318)

124,307' (407.83')
30' WATER LINE EASEMENT