

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED COLORADO PROJECT NO. STU 4701-017 STATE HIGHWAY NO. 470 ARAPAHOE & DOUGLAS COUNTIES RIGHT OF WAY

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	STU 4701-017	1
REVISIONS			
5/3/00	Correct index of sheets		R6

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

CONVENTIONAL SIGNS

County Line	-----
Township or Range Line	-----
Land Lines	Section Line 1/4 Section Line 1/16 Section Line
Property or Tract Line	-----
City Limits	-----
Railroad	+++++
Existing Road	=====
New Road	=====
Control of Access	-----
Access denied by Deed	-----
Right of Way Line	-----
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	-----
Electric Lines	-----
Elec. Trans. Tower	-----
Buried Tel. Cable	-----
Buried Electric Cable	-----
Gas Main	-----
Oil Main	-----
Water Main	-----
Sanitary Sewers	-----
Storm Sewers	-----
Road Approaches	-----
Section Corner	-----
Culverts & Drains	-----
Bridges	-----

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 50'
DETAIL SHEETS 1" = 50'
OWNERSHIP MAP 1" = 200'
R.O.W. LENGTH OF PROJECT = 3,310.2m/10,860feet
3.3km/2.06miles

INDEX OF SHEETS

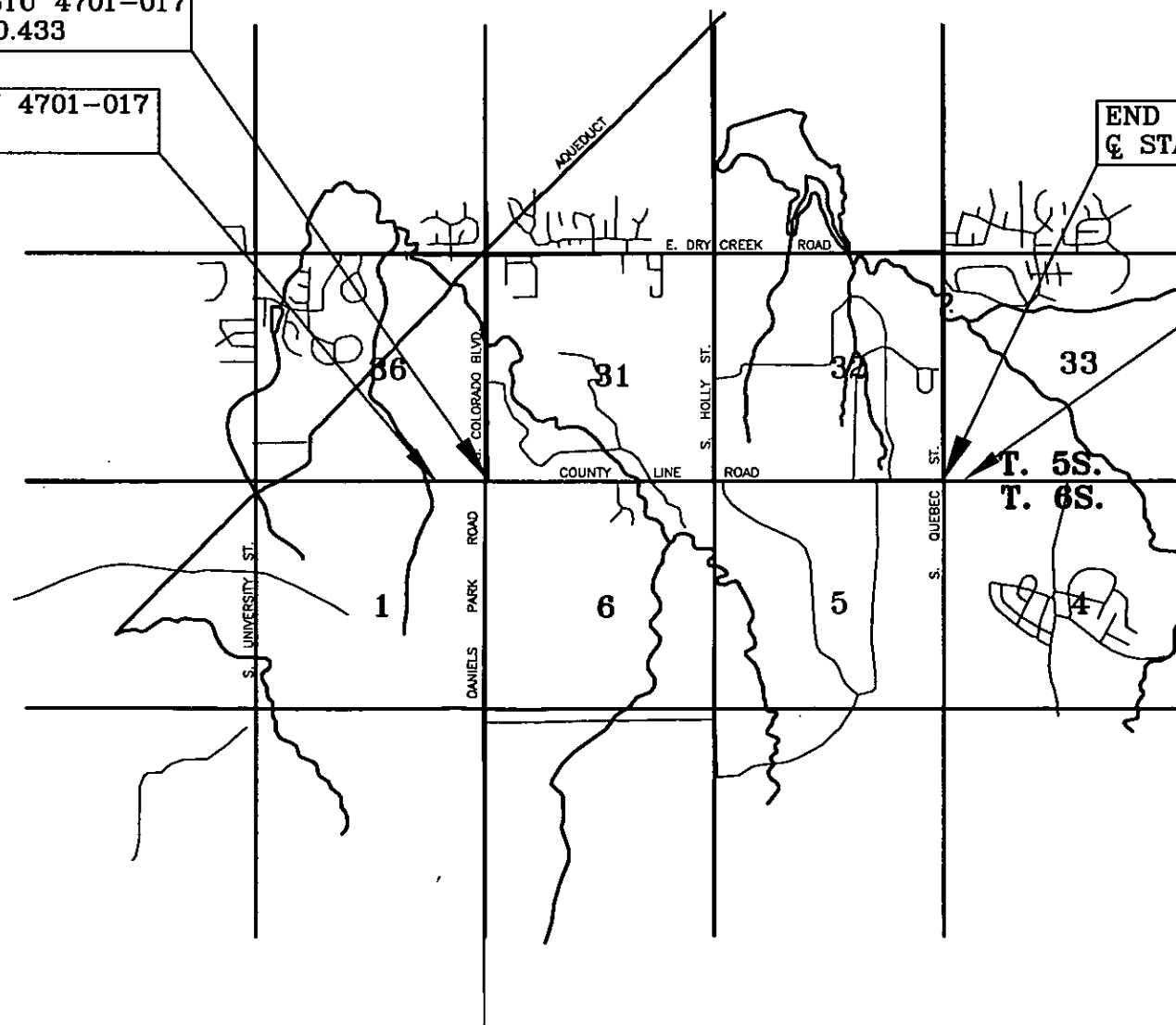
- 1 TITLE SHEET
- 2-2E TABULATION OF PROPERTIES SHEET
- 3-3J CONTROL AND MONUMENTATION SHEET
- 4 R.O.W. MONUMENTATION SHEET
- 5-14 PLAN SHEETS
- 15-17 OWNERSHIP MAPS

BEGIN R.O.W. STU 4701-017
@ STA. 111+950.433

BEGIN CONST. STU 4701-017
@ STA. 111+720

END R.O.W. STU 4701-017
@ STA. 115+260.644

END CONST. STU 4701-017
@ STA. 115+400



BASIS OF BEARINGS

Grid bearings are based on the N.A.D. 83-1991 datum by GPS positioning as published on sheet 3A of C.O.T. project CXBRF 10-0470-09 by Western States Surveying, Inc. That bearing being N. 86° 37' 49" E. between N.G.S. monuments "COOKE" and "JOG".

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
AUTHORIZED _____	DATE _____
DIVISION ADMINISTRATOR	

REVISIONS		
3/02/00	DELETED SE-4	R6

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02/14/00, 08:56, \\Kimmiaus\92907\sheet2.dwg (2a) Code: 12851 KS/ps

										FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
										VIII	COLO.	STU 4701-017	2A
R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE AND DOUGLAS COUNTIES										RIGHT OF WAY			
										COUNTY LINE ROAD (S.H. 470)			
										Colo. Blvd. to Quebec St.			
										REVISIONS			
										2/25/00	Rev. PE-9, TE-10		R6
										3/2/00	Correct area PE-9 Rev.		R6
PARCEL NO.	OWNER	ADDRESS	LOCATION T. 6 S., R. 67 W., 6TH P.M.	AREA IN SQ. METERS/SQ. FEET		REMAINDER		PARCEL NO.	REMARKS				
				PARCEL	TO BE ACQUIRED	LEFT	RIGHT						
7	FIRST TEE, INC., a Colorado corporation	31 Glenmoor, Englewood, Colorado 80110	North 1/2 of the N.E. 1/4 of Section 6	4,098.5 44,116	4,098.5 44,116		28 Acres +/-	7	Warranty Deed, 06/29/01, B2074 p 537 Douglas, County				
SE-7	SEE 7			102.5 1,103	102.5 1,103			SE-7	For the construction and maintenance of roadway slopes.				
TE-7	SEE 7			306.9 3,304	-0-			TE-7	For the construction of a retaining wall.				
8	BOARD OF COUNTY COMMISSIONERS, ARAPAHOE COUNTY		NW 1/4 Sec. 6	4580.1 49,299	4580.1 49,299		84 Acres +/-	8					
			T. 5 S., R. 67 W., 6TH P.M.										
PE-9Rev	SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT, a quasi-municipal corporation	1800 W. Littleton Blvd. Littleton, CO 80120	S.E. 1/4, Section 31	1768.4 19,035	1768.4 19,035			PE-9REV	For the construction and maintenance of riprap, a concrete box culvert, and wetland mitigation.				
			T. 6 S., R. 67 W., 6TH P.M.										
TE-10REV	JOAN HAHN	4800 E. County Line Road Littleton, Colorado 80123	N.E. 1/4, Section 6	508.9 5,478	-0-			TE-10REV	For the construction of a driveway, roadway slopes, and riprap.				
								</					

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R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE AND DOUGLAS COUNTIES

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	COLO.	STU 4701-017	2B

REVISIONS		

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. METERS/SQ. FEET				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
11	HERITAGE GREEN LLC, a Colorado limited liability company	c/o J. Todd Tedford, J.T. Management, 5310 Ward Rd., G07 Arvada, CO 80002-1932 Site: 8201-8269 S. Holly St. Littleton, CO 80123	T.5 S., R. 67 W., 6TH P.M. A portion of Lot 6, Block One, HERITAGE GREEN PLAZA SUBDIVISION, FILING NO. 1	50.6 544	50.6 544	8,106.6 87,259		11	
TE-11	SEE 11	SEE 11	A portion of Lot 6, 7, & 8 of Blk. 1, HERITAGE GREEN PLAZA SUBDIVISION FILING NO. 1 in the S.E. 1/4, Sec. 31	289.0 3,111	-0-			TE-11	For the construction of a driveway, sidewalk, and curb and gutter.
TE-12	THE COUNTY OF DOUGLAS, STATE OF COLORADO	Site: 5435 Boatworks Dr. Douglas County, Colorado	T. 6 S., R. 67 W., 6TH P.M. Lot 1 HOLLY/COUNTY LINE FILING NO. 1, in the N.E. 1/4, Sec. 6	52.0 560	-0-			TE-12	For the construction of roadway slopes.
13	FirstBank of Arapahoe County, National Association	Site: 8280 S. Holly St. Littleton, Colorado	T. 5 S., R. 67 W., 6TH P.M. Lot 5, Blk. 1, FOXRIDGE PLAZA SUBDIVISION, FILING NO. 1 in the S.W. 1/4, Sec. 32	56.6 609	56.6 609	3,604.6 38,800		13	
TE-13	SEE 13			170.1 1831				TE-13	For the construction of a sidewalk and roadway slopes.

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R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE AND DOUGLAS COUNTIES										RIGHT OF WAY			
										COUNTY LINE ROAD (S.H. 470)			
										Colo. Blvd. to Quebec St.			
										REVISIONS			
										03/02/00 Add TE-14D R6			
										03/24/00 Name Change TE-16 R6			

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R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE AND DOUGLAS COUNTIES										RIGHT OF WAY			
										COUNTY LINE ROAD (S.H. 470)			
										Colo. Blvd. to Quebec St.			
										REVISIONS			
										03/24/00 Name Change TE-25 R6			
										05/11/00 Name Change TE-24 R6			
										06/13/00 Deleted TE-24 R6			
										06/13/00 Changed TE-25 to SE-25 R6			
										06/13/00 Name Change TE-23 R6			
										08/25/00 Name Change PE-21 and TE-22 R6			
PARCEL NO.	OWNER	ADDRESS	LOCATION T. 6 S., R. 67 W., 6TH P.M.	AREA IN SQ. METERS/SQ. FEET				PARCEL NO.	REMARKS				
				PARCEL	TO BE ACQUIRED	REMAINDER							
						LEFT	RIGHT						
TE-19	HIGHLANDS RANCH METROPOLITAN DISTRICT NO. 2	62 Plaza Drive Highlands Ranch, CO 80126	Tract C, HIGHLANDS RANCH- FILING NO. 18-A in the NE. 1/4, Section 5 T. 5 S., R. 67 W., 6TH P.M.	97.8 1053	-0-			TE-19	For the construction of roadway slopes, sidewalk, and curb and gutter.				
PE-20	SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT, a quasi-municipal corporation	1800 W. Littleton Blvd. Littleton CO 80120 SITE: 8208 S. Newport Ct. Englewood, Colorado 80112	Tract A, FOXRIDGE IV	824.3 8,872	824.3 8,872			PE-20	For the construction and maintenance of an energy dissipater and riprap.				
PE-21	FOX RIDGE ASSOCIATES., L.P., a California limited partnership	c/o Leslie Beck Equity Residential Properties Trust 2 N. Riverside Plaza, Suite 400 Chicago, IL 60606 Site: 8225 S. Poplar Way Englewood, CO 80112	Lot 1, Block 1, QUEBEC VILLAGES in the S.E. 1/4 of the S.E. 1/4, Sec. 32	408.9 4,402	408.9 4,402			PE-21	For the construction and maintenance of an energy dissipater and riprap. Amendment To Certificate Of Limited Partnership Recpt#B1003940, 1/09/01, Pg:01-06, Arapahoe, Cty				
TE-22	SYSTEM CAPITAL REAL PROPERTY CORPORATION, a Delaware Corporation	c/o Jeff Kane, McDonald's Corp. Legal Dept., 8th Floor 1 McDonald's Plaza Oak Brook, IL 60523-1900 Site: 8243 S. Quebec St. Englewood, CO 80112	Lot 2, QUEBEC VILLAGE CENTER FILING NO. 2	101.2 1,090	-0-			TE-22	For the construction of a driveway, sidewalk, and curb and gutter.				
TE-23	QUEBEC VILLAGE JG, LIMITED a California limited partnership	c/o Greg Greenstein, J. G. Management, Inc., 5236 Colodny Dr. #200 Agoura Hills, CA 91301-2624 Site: 8223 S. Quebec St. Englewood, Colorado	Lot 2, QUEBEC VILLAGE FILING NO. 4	297.3 3,200	-0-			TE-23	For the construction of a driveway, sidewalk, and curb and gutter.				
TE-24	DELETED		T. 6 S., R. 67 W., 6TH P.M.					TE-24	DELETED				
SE-25	HIGHLANDS RANCH METROPOLITAN DISTRICT NO. 2, a Colorado quasi-municipal corporation	62 West Plaza Drive, Highlands Ranch, CO. 80126	Part of Tract A, HIGHLANDS RANCH-FILING NO. 55-A T. 5 S., R. 67 W., 6TH P.M.	1576.2 16,967	-0-			SE-25	For the construction and maintenance of roadway slopes. Slope Easement, Recpt.#01058885, Pg 535, 06/29/01 Douglas, Cnty.				
TE-26	TOTAL PETROLEUM, INC., a Michigan corporation	One Denver Place, Suite 2201 999 18th Street Denver, CO 80201 Site: 8263 S. Quebec St. Englewood, CO	Lot 3, Block 1, FIRST ADMINISTRATIVE REPLAT FOR QUEBEC VILLAGE CENTER FILING NO.1, LOT 1, BLOCK 1.	67.3 724	-0-			TE-26	For the construction of a driveway, sidewalk, and curb and gutter.				

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R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE AND DOUGLAS COUNTIES										FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.		
										VIII	COLO.	STU 4701-017	2E		
										RIGHT OF WAY				REVISIONS	
										COUNTY LINE ROAD (S.H. 470)		04/21/00	Name Change TE-29	R6	
Colo. Blvd. to Quebec St.															
PARCEL NO.	OWNER	ADDRESS	LOCATION T. 6 S., R. 67 W., 6TH P.M.	AREA IN SQ. METERS/SQ. FEET				PARCEL NO.	REMARKS						
				PARCEL	TO BE ACQUIRED	REMAINDER									
						LEFT	RIGHT								
TE-27	THE COUNTY OF DOUGLAS STATE OF COLORADO		Tract C, HIGHLANDS RANCH- FILING NO. 55-A	67.9 731	-0-			TE-27	For the construction of a driveway, and curb and gutter.						
TE-27A	SEE TE-27		Tract C, HIGHLANDS RANCH- FILING NO. 55-A	103.5 1,114	-0-			TE-27A	For the construction of roadway slopes.						
TE-27B	SEE TE-27			287.9 3099	-0-			TE-27B	For the construction of roadway slopes and water pipelines.						
TE-28	THE ORIGINAL HONEY BAKED HAM CO. OF GEORGIA, INC. a Georgia corporation	Mr. Jerry Willis 2830 Dresden Drive, Atlanta, Georgia 30341 site: 7050 E. County Line Rd.	Lot 2A, HIGHLANDS RANCH- FILING NO. 55-A, 1st. AMENDMENT	18.7 201	-0-			TE-28	For the construction of a driveway, and curb and gutter.						
TE-29	FISHER CAPITAL PARTNERS, LTD., a Colorado limited liability company	c/o Mr. Dave Irey Dunton Realty 1720 S. Bellaire, Penthouse Suite Denver, CO 80222	Tract B, HIGHLANDS RANCH- FILING NO. 55-A	117.5 1,265	-0-			TE-29	For the construction of a driveway, and curb and gutter.						
TE-30	WENDY'S OF DENVER, INC., a Colorado corporation	c/o Steve Harper P.O. Box 256, 4288 West Dublin- Granville Rd., Dublin, OH 43017 SITE: 7110 E. County Line Rd.	Lot 3, HIGHLANDS RANCH- FILING NO. 55-A	14.8 159	-0-			TE-30	For the construction of a driveway, and curb and gutter.						
31	I. HORWITZ AND COMPANY, A Colorado General Partnership	7201 E. Quincy Ave. Denver, CO 80237 SITE: 8273 S. Quebec St. Englewood, Colorado	T. 5 S., R. 67 W., 6TH P.M. Lot 1, Blk. 1, QUEBEC VILLAGE CENTER FILING NO. 3	54.0 581	54.0 581	4,759.4 51,230		31							

COLORADO DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY PLANS UNIT:

Sheet Revisions

RIGHT OF WAY

CONTROL MAP

COUNTY LINE ROAD

PROJECT CODE: 92907

SHEET NUMBER: 3

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

SURVEY CONTROL DIAGRAM
C.D.O.T. PROJECT NO. CXBRF 10-0470-09
COUNTY LINE ROAD - S. COLORADO BLVD. TO S. QUEBEC ST.
COUNTY LINE ROAD
CONTROL MAP
PREPARED BY: WESTERN STATES SURVEYING, INC.

LOCATION MAP

NTS



SHEET 3

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

SHEET 9

SHEET 10

SANTA FE

1-25

FILING CERTIFICATION:
DEPOSITED THIS ____ DAY OF ____ AT ____ M., FOR INFORMATION
ONLY IN BOOK ____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE ____ RECEPTION NUMBER ____

SIGNED _____
DEPT. _____

COLORADO DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY PLANS UNIT:

Sheet Revisions

RIGHT OF WAY

CONTROL MAP

COUNTY LINE ROAD

PROJECT CODE: 92907

SHEET NUMBER: 1 3A

3A

PRIMARY CONTROL

PT.	Latitude	Longitude	Ellipsoid Height (m)	Northing (m)	Easting (m)	Elevation (m)	Scale Factor	Pt.	Northing (m) ground	Easting (m) ground	Elevation (m) ground
National Geodetic Survey Control											
COOKE JCG	39 33 48.21150 N 39 34 5.17515 N	104 59 15.06867 W 104 52 18.24505 W	1694.631 1779.109	496977.8463 497563.4551	958440.3711 968386.1961	1710.805 1795.478					
Control Set by Western States Surveying											
702	39 33 56.93285 N	104 59 7.35817 W	1707.411	497247.8460	958622.8953	1729.210	0.9999687537	702	497398.31090	958912.97016	1729.210
704	39 33 57.06969 N	104 59 15.99557 W	1698.973	497250.9008	958416.7060	1715.024	0.9999687591	704	497401.36662	958706.71847	1715.024
706	39 33 58.66620 N	104 59 23.16048 W	1690.874	497299.1736	958245.4108	1706.919	0.9999688219	706	497449.65403	958535.37143	1706.919
708	39 33 57.39575 N	104 59 31.92934 W	1681.921	497258.8210	958036.3228	1697.973	0.9999687719	708	497409.28922	958326.22016	1697.973
710	39 33 57.28107 N	104 59 42.98685 W	1674.821	497253.8137	957772.4167	1690.851	0.9999687674	710	497404.28041	958062.23421	1690.851
712	39 33 54.47612 N	104 59 52.60176 W	1671.904	497166.0396	957543.3972	1687.908	0.9999686572	712	497316.47975	957833.14541	1687.908
714	39 33 51.48805 N	105 0 4.28358 W	1659.795	497072.3538	957265.0675	1675.780	0.9999685400	714	497222.76560	957554.73149	1675.780
716	39 33 51.33167 N	105 0 14.48006 W	1660.164	497066.1987	957021.7093	1676.137	0.9999685339	716	497216.60863	957311.29965	1676.137
718	39 33 52.98228 N	105 0 25.40969 W	1660.936	497115.6820	956760.5482	1676.915	0.9999685986	718	497266.10691	957050.05952	1676.915
720	39 33 53.56044 N	105 0 35.87012 W	1660.102	497132.1614	956510.7685	1676.070	0.9999686213	720	497282.59129	956800.20424	1676.070
722	39 33 56.25687 N	105 0 46.70229 W	1659.779	497213.9266	956251.7665	1675.727	0.9999687271	722	497364.38124	956541.12386	1675.727
724	39 33 58.16729 N	105 0 57.14001 W	1661.750	497271.5108	956002.3141	1677.647	0.9999688022	724	497421.98286	956291.59598	1677.647
726	39 33 58.41377 N	105 1 6.01078 W	1659.214	497277.9867	955790.5385	1675.131	0.9999688119	726	497428.46072	956079.75630	1675.131
728	39 33 57.50600 N	105 1 15.87839 W	1661.962	497248.7466	955555.1577	1677.868	0.9999687762	728	497399.21177	955844.30427	1677.868
730	39 33 58.81416 N	105 1 26.59424 W	1662.536	497287.7450	955299.1704	1678.418	0.9999688277	730	497438.22197	955588.23951	1678.418
732	39 33 58.47051 N	105 1 34.30939 W	1651.118	497276.1844	955115.0741	1666.991	0.9999688142	732	497426.65788	955404.08751	1666.991
802	39 33 56.75818 N	104 52 36.97867 W	1762.432	497300.8049	967940.8428	1778.829	0.9999687468	802	497451.28583	968233.73723	1778.829
804	39 33 58.40220 N	104 52 49.17038 W	1752.180	497349.5145	967649.4956	1768.569	0.9999688115	804	497500.01016	967942.30186	1768.569
806	39 33 56.71168 N	104 52 59.04665 W	1746.475	497295.7760	967414.1166	1762.853	0.9999687450	806	497446.25540	967706.85164	1762.853
808	39 33 58.49233 N	104 53 7.90137 W	1739.969	497349.2571	967202.3938	1756.336	0.9999688150	808	497499.75269	967495.06477	1756.336
810	39 33 56.74761 N	104 53 18.81784 W	1730.367	497293.6937	966942.1948	1746.723	0.9999687464	810	497444.17247	967234.78704	1746.723
812	39 33 58.15674 N	104 53 28.79459 W	1728.750	497335.5506	966703.7705	1745.111	0.9999688018	812	497486.04204	966996.29059	1745.111
814	39 33 56.82623 N	104 53 39.47994 W	1731.322	497292.8144	966448.9990	1747.671	0.9999687495	814	497443.29291	966741.44200	1747.671
816	39 33 56.82626 N	104 53 49.00159 W	1734.353	497291.3034	966221.7285	1750.704	0.9999687495	816	497441.78145	966514.10273	1750.704
818	39 33 58.10701 N	104 53 59.58505 W	1739.189	497329.1276	965968.8530	1755.526	0.9999687999	818	497479.61710	966261.15071	1755.526
820	39 33 56.85575 N	104 54 8.78139 W	1744.102	497289.0928	965749.6023	1760.440	0.9999687507	820	497439.57018	966041.83367	1760.440
822	39 33 58.25489 N	104 54 14.57885 W	1744.230	497331.3320	965610.9407	1760.553	0.9999688057	822	497481.82216	965903.13011	1760.553
824	39 33 57.24451 N	104 56 25.10224 W	1731.949	497280.3572	962495.7072	1748.207	0.9999687659	824	497430.83194	962786.95395	1748.207

Control Reported JFSA Control from Control Plats
Found Control Used This Survey

54	39 33 54.34405 N	105 1 57.73748 W	1633.362	497146.0310	954556.5270		0.9999686520	54	497296.46509	954845.37139	
61				497289.6770	955159.2230	1671.606	0.9999688000	61	497440.15456	955448.24977	1670.753
81	39 33 56.96554 N	104 58 56.49655 W	1713.118	497250.3270	958882.1450	1729.210	0.9999687550	81	497400.79265	959172.29831	1729.210
82	39 33 58.84340 N	104 57 38.38299 W	1727.133	497319.0850	960746.2870	1743.300	0.9999688288	82	497469.57146	961037.00439	1743.300
83	39 33 58.39467 N	104 56 29.33589 W	1732.769	497315.2050	962394.4370	1749.020	0.9999688112	83	497465.69028	962685.65311	1749.020
84				497319.6960	963050.4030		0.9999688000	84	497470.18264	963341.81760	
85	39 33 57.00168 N	104 55 23.55911 W	1742.997	497282.0570	963964.7170	1759.330	0.9999687564	85	497432.53225	964256.40827	1759.330
86	39 33 57.05584 N	104 54 42.55953 W	1739.925	497290.0020	964943.3180	1756.220	0.9999687585	86	497440.47966	965235.30539	1756.250
87				497286.0220	965600.8360		0.9999687000	87	497436.49845	965893.02235	1761.310
109	39 33 58.59963 N	104 58 42.48405 W	1719.044	497302.6340	959216.3190	1735.550	0.9999688192	109	497453.11548	959506.57342	1735.550
112				497264.0980	959508.8180	1737.620		112	497414.56782	959799.16093	1737.620
114				497264.7800	959747.0470	1734.240		114	497415.25002	960037.46202	1734.240
116				497251.0640	959978.1870	1734.160		116	497401.52987	960268.67196	1734.160
119				497322.4240	960224.2940	1748.820		119	497472.91147	960514.85343	1748.820
121				497276.7160	960464.4380	1745.520		121	497427.18964	960755.07010	1745.520
127				497277.3600	961052.8090	1747.930		127	497427.83383	961343.61914	1747.930
130				497307.4810	961362.1810	1745.700		130	497457.96395	961653.08475	1745.700
133				497272.0340	961714.4820	1743.040		133	497422.50622	962005.49236	1743.040
137				497270.6510	962067.1300	1745.150		137	497421.12280	962358.24707	1745.150
143				497311.1220	962700.5380	1739.200		143	497461.60605	962991.84673	1739.200
150				497319.9420	963340.6610	1730.690		150	497470.42872	963632.16343	1730.690
153				497336.6140	963625.2030	1747.910		153	497487.10576	963916.79153	1747.910
160				497325.4660	964350.6700	1762.500		160	497475.95439	964642.47806	1762.490
163				497295.6160	964665.4940	1757.090		163	497446.09535	964957.39732	1757.080
170				497333.6650	965300.3770	1752.540		170	497484.15587	965592.47243	1752.600

Control Network Notes:

Project Scale Factor = 0.9999687514 Combined Scale Factor = 0.999967496 Project Elevation in meters 1747.33753
National Geodetic Survey Monuments "COOKE" and "JCG" were used as primary control.
COOKE, JCG, and SATO points 54, 81, 82, 83, 85, 86, and 109 were used for Western States Surveying, Inc., GPS control.
Geographic Coordinates are in North American Datum 1983(1991).
Planar Coordinates are Colorado Central State Plane Grid values.
The units are in METERS.
Monuments #54 - #824 are Colorado Department of Transportation monuments types 1, 2, or 2A.
Monument #732 is a Bureau of Land Management monument (Reference Monument).
The horizontal control survey was carried out using GPS Faststatic Observations.
The vertical control survey was determined by differential leveling using CDDT control along the I-25 corridor and control previously set by J. F. Sato.

Section Corners located this survey

Pt.	Northing (m) ground	Easting (m) ground	Corner
7	497430.7587	958640.2074	SOUTH 1/4 SEC 34
18	497434.4948	959445.1389	SE CORNER SEC 34
25	497438.2520	960247.3435	SOUTH 1/4 SEC 35
30	497448.6301	961052.9802	SE CORNER SEC 35
37	497448.0719	961858.1038	SOUTH 1/4 SEC 36
43	497447.4237	962663.2473	SE CORNER SEC 36
50	497451.9351	963466.0152	SOUTH 1/4 SEC 31
55	497456.4745	964268.7730	SE CORNER SEC 31
62	497460.8518	965072.4061	SOUTH 1/4 SEC 32
68	497465.4112	965876.0242	SE CORNER SEC 32
158	497482.4673	967480.8497	SE CORNER SEC 33
159	497483.3256	968285.2790	SOUTH 1/4 SEC 34

THIS SURVEY IS NOT A COMPLETE BOUNDARY SURVEY OR
RIGHT-OF-WAY SURVEY AND IS PREPARED FOR CDOT
PURPOSES ONLY.

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.

NO WARRANTY IS IMPLIED OR EXPRESSED UNLESS THIS SHEET
BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE PREPARER.

FIELD SURVEY CONTROL PRECISION MEETS OR EXCEEDS CDOT
TYPE "A" OR "B" SURVEY REQUIREMENTS.

SURVEYOR'S CERTIFICATE (FIELD)
CONTROL SURVEY AND MONUMENTATION WAS DONE UNDER MY
SUPERVISION AND CHECKING
NAME *[Signature]* S. NO. 23032
DATE 3-17-97

STATE OF COLORADO
C.D.O.T. FORM 1268a
REVISED: JULY 1998

COLORADO DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY PLANS UNIT:

Sheet Revisions

RIGHT OF WAY

CONTROL MAP

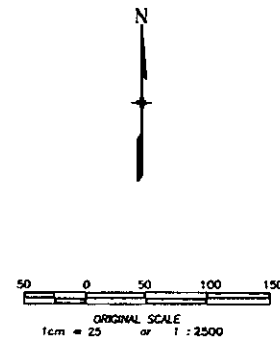
COUNTY LINE ROAD

PROJECT CODE: 92907

SHEET NUMBER: 38

FILING CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____ AT _____, FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEY/RIGHT OF WAY
SURVEYS AT PAGE _____ RECEPTION NUMBER _____

SIGNED _____
DOT: _____



ATCHISON, TOPEKA AND
SANTA FE RAILROAD

SOUTHPARK SUBDIVISION
FILING NO. 6

SE 1/4
SECTION 32
T-5-S R-68-W

NE 1/4
SECTION 5
T-6-S R-68-W

401828000

STATE OF COLORADO
C.D.O.T. FORM 1256a
REVISED: JULY 1996

COLORADO DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY PLANS UNIT:

Sheet Revisions

RIGHT OF WAY
CONTROL MAP

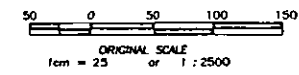
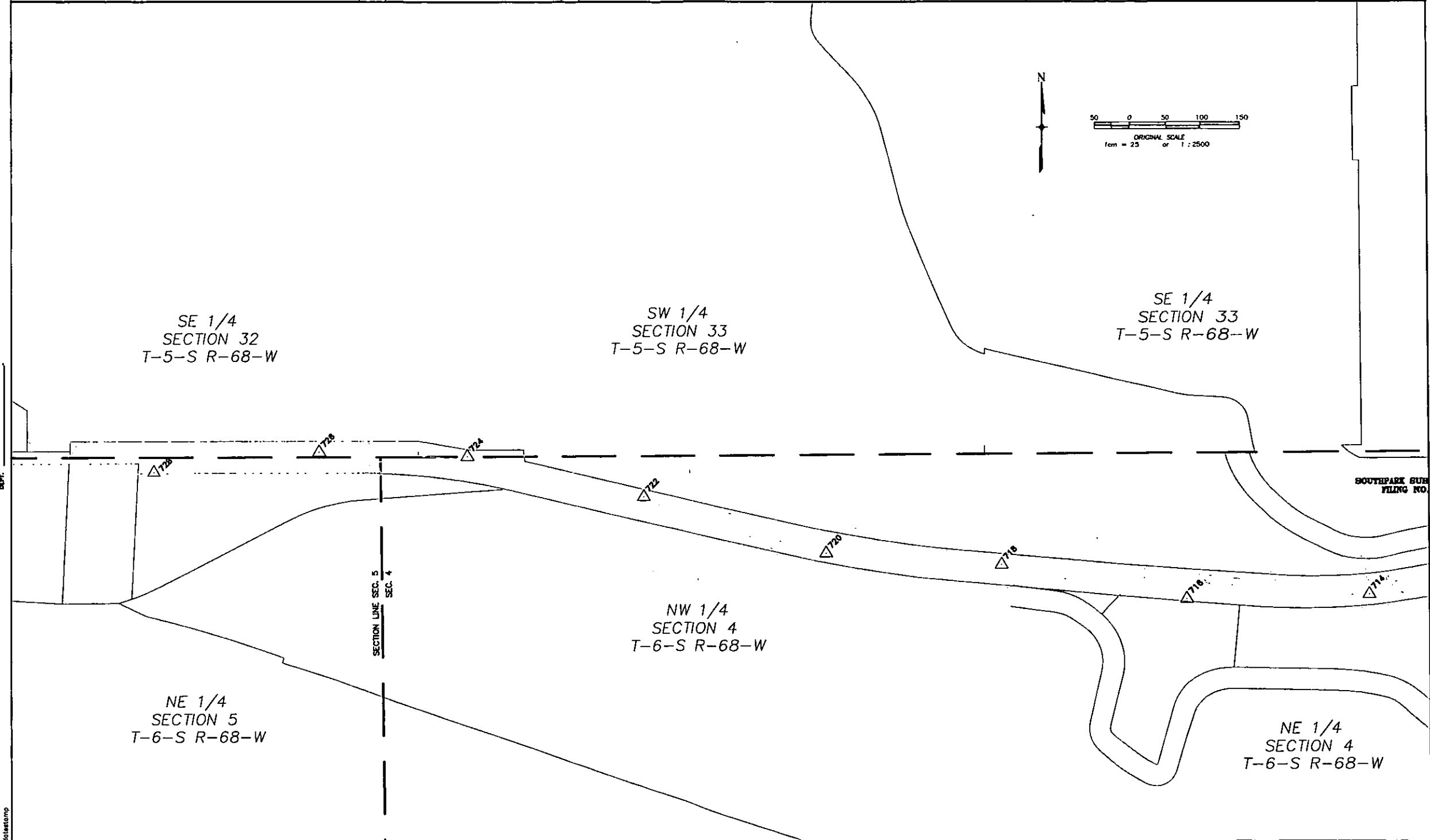
COUNTY LINE ROAD

PROJECT CODE: 92907

SHEET NUMBER: 3C

FILING CERTIFICATION: I, _____, AT _____, FOR INFORMATION
DEPOSITED THIS _____ DAY OF _____, 19____, AT _____, FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEY/RIGHT OF WAY
SURVEYS AT PAGE _____ RECEPTION NUMBER _____

SIGNED _____
DEPT. _____



SOUTHPARK SUB
FILING NO.

STATE OF COLORADO
C.D.O.T. FORM 1258a
REVISED: JULY 1995

COLORADO DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY PLANS UNIT:

Sheet Revisions

NO.	DESCRIPTION	DATE

RIGHT OF WAY

CONTROL MAP

COUNTY LINE ROAD

PROJECT CODE: 92907

SHEET NUMBER: 3D

FILING CERTIFICATION
DEPOSITED THIS ____ DAY OF ____ AT ____ A.M. FOR INFORMATION
ONLY IN BOOK ____ OF THE COUNTY LAND SURVEY/RIGHT OF WAY
SURVEYS AT PAGE ____ RECEPTION NUMBER ____
SIGNED _____
DOT.

SOUTHPARK SUBDIVISION
FILING NO. 2

SECTION LINE SEC. 4
SEC. 3

4
S-68-W

SW 1/4
SECTION 34
T-5-S R-68-W

SOUTH 1/4 CORNER
SECTION 34

SOUTH BROADWAY

BROADWAY INDUSTRIAL PARK
FILING NO. 2

SAFEWAY OAKBROOK
SHOPPING CENTER

EAST PHILLIPS AVE.

OAKBROOK
FILING NO. 2

TOWNSHIP AT HIGHLANDS
CADDIS, PLAIN 2

SOUTHEAST CORNER
SECTION 34

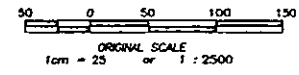
SECTION LINE SEC. 3
SEC. 2

NE 1/4
SECTION 3
T-6-S R-68-W

COOKE

NW 1/4
SECTION 3
T-6-S R-68-W

COUNTY LINE RD.



COLORADO DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY PLANS UNIT:

Sheet Revisions

RIGHT OF WAY

CONTROL MAP

COUNTY LINE ROAD

PROJECT CODE: 92907

SHEET NUMBER: 3E

PLANS CERTIFICATION
I, _____, COUNTY CLERK,
DO HEREBY CERTIFY THAT THE
PLANS DEPOSITED THIS _____ DAY OF _____, AT _____, FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE _____ RECEPTION NUMBER _____

SIGNED
DOT

SECTION LINE SEC. 3
SEC. 2

SECTION LINE SEC. 34
SEC. 35

SW 1/4
SECTION 35
T-5-S R-68-W

SE 1/4
SECTION 35
T-5-S R-68-W

50 0 50 100 150
ORIGINAL SCALE
1cm = 25' or 1" = 250'

SW 1/4
SECTION 36
T-5-S R-68-W

THE THIRD ADMINISTRATIVE
REPLAT OF FESTIVAL
SUBDIVISION FILING NO. 1

TOWNSHIP AT HIGHLANDS
CONDO, PHASE 2

TOWNSHIP AT HIGHLANDS
CONDO, PHASE 3

CORRELESTONE
VILLAGE
FILING NO. 1

KENNINGTON RIDGE
AMENDED

KENNINGTON
RIDGE

CASTLEWOOD
PARK
FILING NO. 1

SOUTH CLARKSON ST.

THE HIGHLANDS II
AMENDMENT 1

FOUR LAKES
FILING NO. 8

S. FRANKLIN CT.

THE POINTS
PHASE 11

THE POINTS
PHASE 7

THE POINTS
PHASE 8

THE POINTS
PHASE 10

FOUR LAKES
SUBDIVISION
FILING NO. 48

FOUR LAKES
SUBDIVISION
FILING NO. 8

GAYLORD CIR.

HIGHLANDS RANCH
FILING NO. 25

HIGHLANDS RANCH
FILING NO. 66-A

SOUTH
1/4 SECTION 35

HIGHLANDS RANCH
FILING NO. 66-A

HIGHLANDS RANCH
FILING NO. 25-B

HIGHLANDS RANCH
FILING NO. 25-A
END AMENDMENT

SOUTH UNIVERSITY BLVD.

HIGHLANDS RANCH
FILING NO. 16

NW 1/4
SECTION 2
T-6-S R-68-W

NE 1/4
SECTION 2
T-6-S R-68-W

SECTION LINE SEC. 2
SEC. 1

SECTION LINE SEC. 35
SEC. 36

STATE OF COLORADO
C.D.O.T. FORM 1258a
REVISED: JULY 1998

COLORADO DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY PLANS UNIT:

Sheet Revisions

RIGHT OF WAY

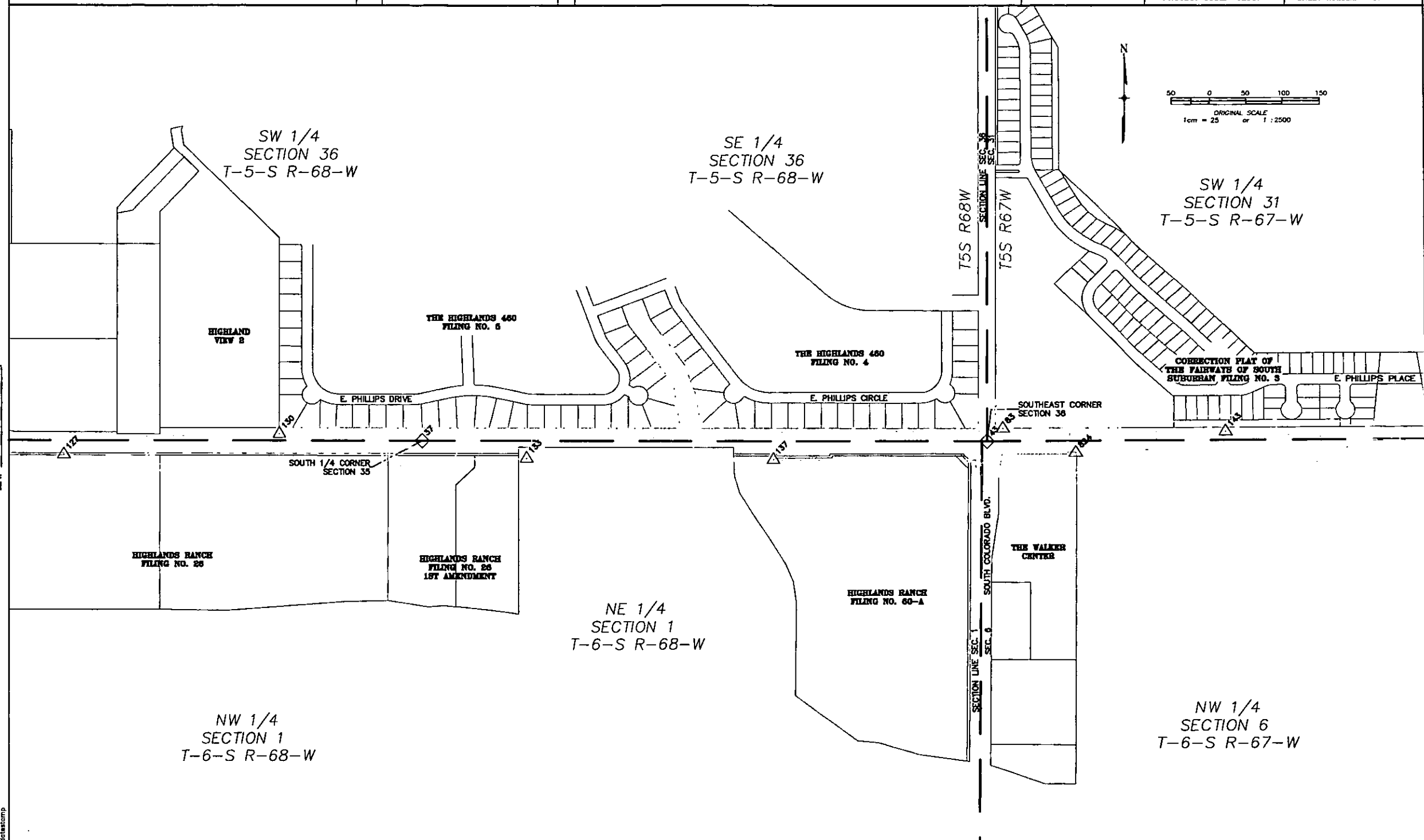
CONTROL MAP

COUNTY LINE ROAD

PROJECT CODE: 92907

SHEET NUMBER: 3F

FILED CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____ 19____ AT _____ FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE _____ RECEPTION NUMBER _____
SIGNED _____
DOT.



gdlascomp

STATE OF COLORADO
C.D.O.T. FORM 1268a
REVISED: JULY 1996

COLORADO DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY PLANS UNIT:

Sheet Revisions

RIGHT OF WAY

CONTROL MAP

COUNTY LINE ROAD

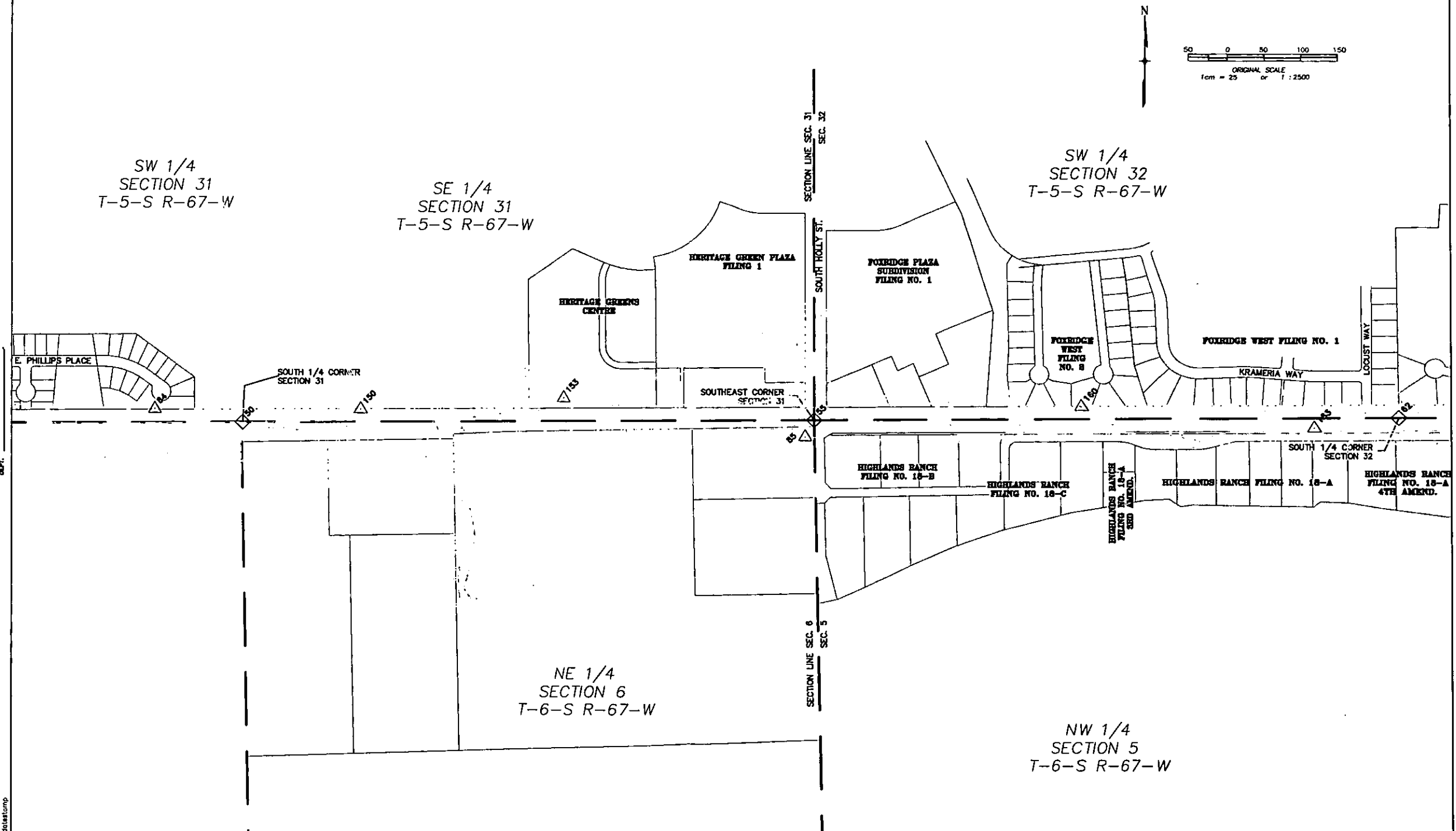
PROJECT CODE: 92907

SHEET NUMBER: 36

FILED CERTIFICATION
DEPOSITED THIS _____ DAY OF _____ AT _____ FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEY/RIGHT OF WAY
SURVEYS AT PAGE _____ RECEPTION NUMBER _____

SIGNED
CDOT

doletump



STATE OF COLORADO
C.D.O.T. FORM 1286g
REVISED: JULY 1996

COLORADO DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY PLANS UNIT:

Sheet Revisions

RIGHT OF WAY

CONTROL MAP

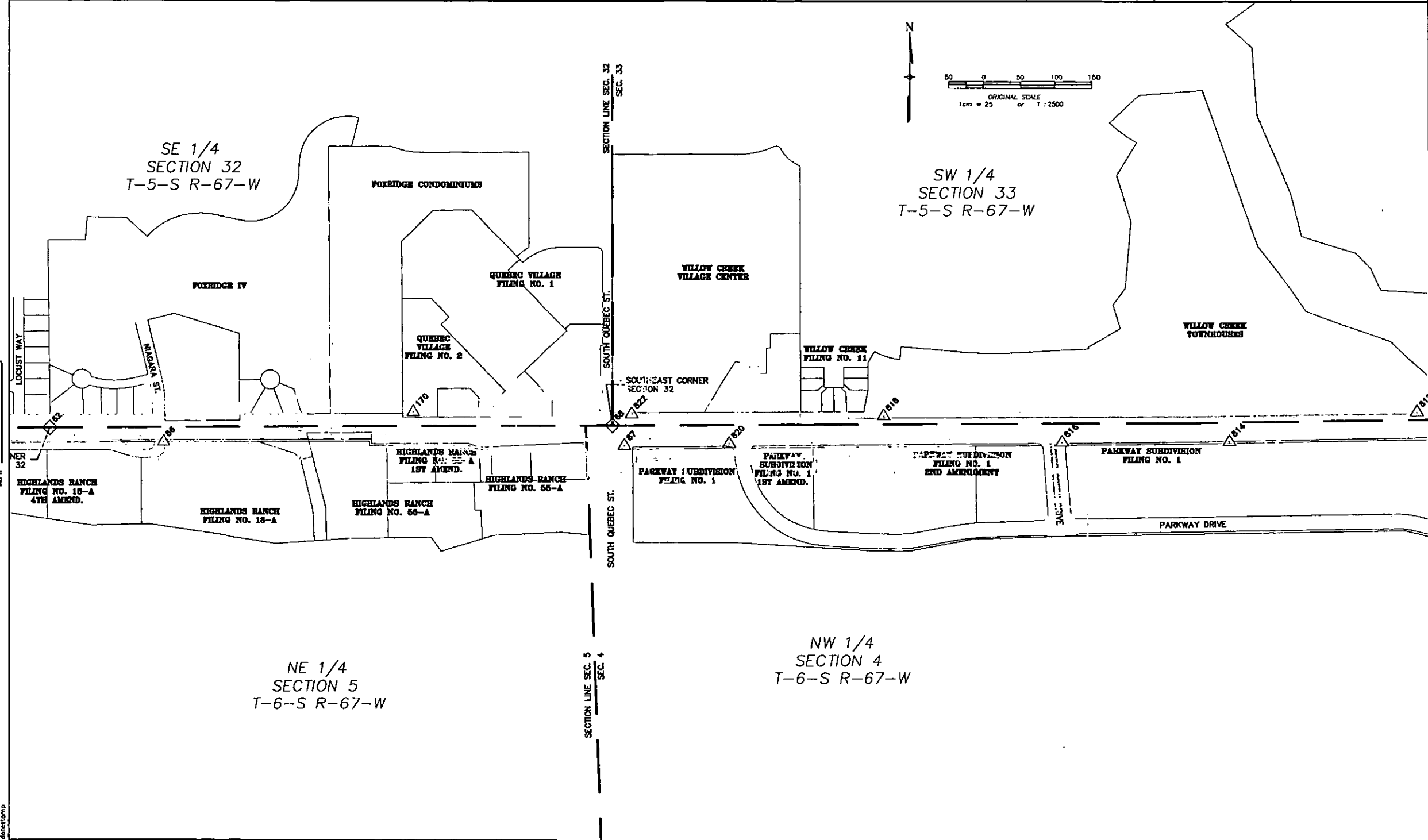
COUNTY LINE ROAD

PROJECT CODE: 92907

SHEET NUMBER: 3H

PLANS CERTIFICATION: I, _____, AT _____, FOR INFORMATION
DEPOSITED THIS _____ DAY OF _____, OF THE COUNTY LAND SURVEY/RIGHT OF WAY
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEY/RIGHT OF WAY
SURVEYS AT PAGE _____, RECEPTION NUMBER _____

SIGNED
DEPT.



STATE OF COLORADO
C.D.O.T. FORM 1258a
REVISED: JULY 1996

COLORADO DEPARTMENT OF TRANSPORTATION



RIGHT OF WAY PLANS UNIT:

Sheet Revisions

NO.	DESCRIPTION	DATE

RIGHT OF WAY

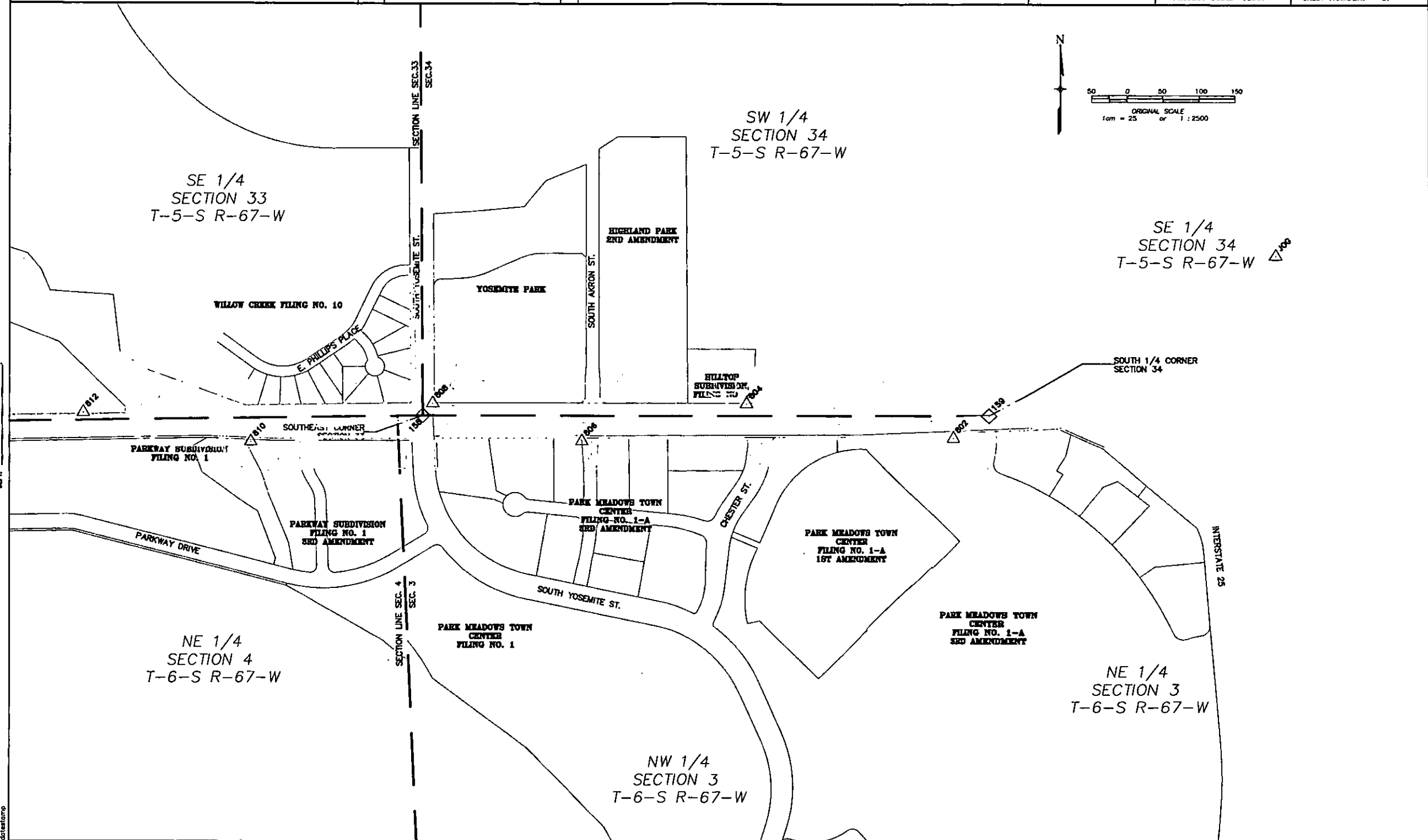
CONTROL MAP

COUNTY LINE ROAD

PROJECT CODE: 92907

SHEET NUMBER: 31

FILED CERTIFICATE
DEPOSITED THIS _____ DAY OF _____ AT _____
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEY/RIGHT OF WAY
SURVEYS AT PAGE _____ RECEPTION NUMBER _____
SIGNED _____
DEPT.



COLORADO DEPARTMENT OF TRANSPORTATION
SURVEY CONTROL DIAGRAM - SUPPLEMENTAL
IN SECTIONS 31, 32, T.5S., R.67W. &
SECTIONS 5, 6 T.6S., R.67W.
of the 6th P.M.

ARAPAHOE AND DOUGLAS COUNTIES

C.D.O.T. Project: STU 4701-017, Project Code: 12851

County Line Rd., Colorado to Quebec

Prepared By C.D.O.T., Region 6, R.O.W.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	STU 4701-017	3J	

RIGHT OF WAY

REVISIONS

LEGEND

△ Existing GPS control recovered

○ Supplemental control point set

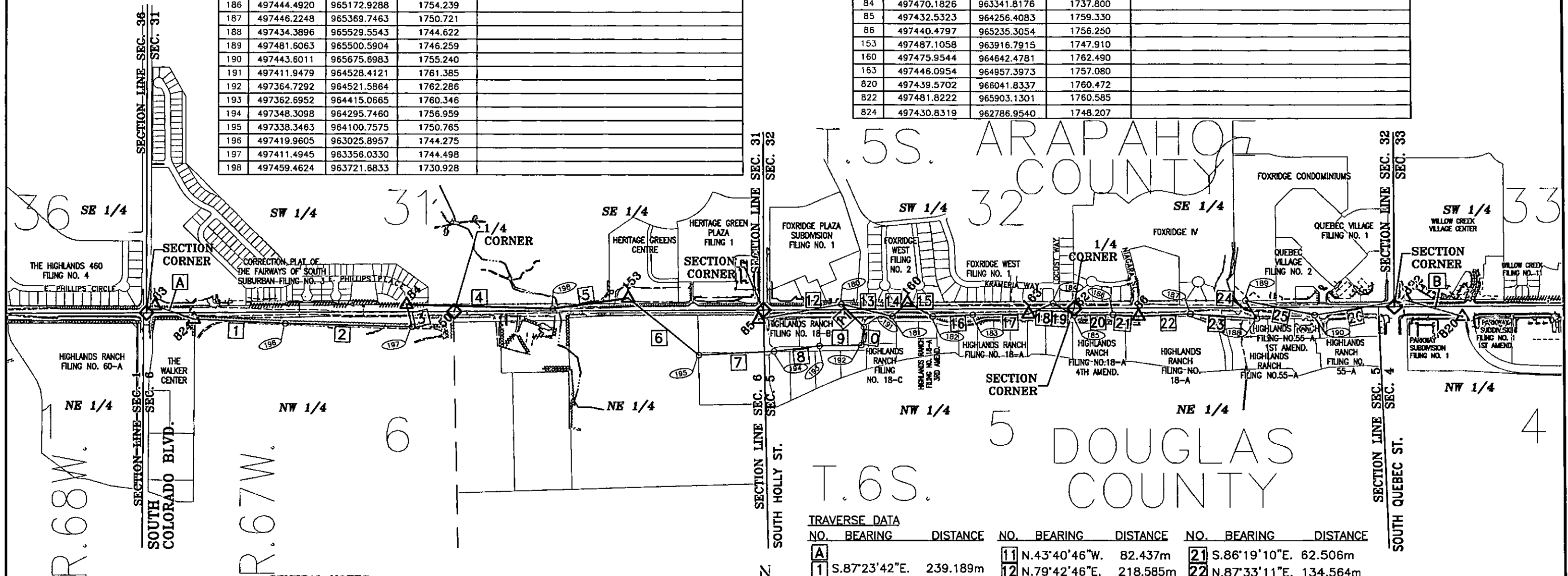
□ Traverse leg number

MONUMENTS SET, CDOT TYPE 1 METERS

PNT	NORTHING(m)	EASTING(m)	ELEVATION(m)	DESCRIPTION OF MONUMENTS
180	497471.5676	964471.4794	1761.627	
181	497439.9612	964603.1064	1761.802	
182	497439.7051	964706.0425	1761.242	
183	497444.0050	964808.9536	1759.273	
184	497474.0073	965018.8040	1753.982	
185	497442.2712	965072.4833	1752.192	
186	497444.4920	965172.9288	1754.239	
187	497446.2248	965369.7463	1750.721	
188	497434.3896	965529.5543	1744.622	
189	497481.6063	965500.5904	1746.259	
190	497443.6011	965675.6983	1755.240	
191	497411.9479	964528.4121	1761.385	
192	497364.7292	964521.5864	1762.286	
193	497362.6952	964415.0665	1760.346	
194	497348.3098	964295.7460	1756.959	
195	497338.3463	964100.7575	1750.765	
196	497419.9605	963025.8957	1744.275	
197	497411.4945	963356.0330	1744.498	
198	497459.4624	963721.6833	1730.928	

FOUND MONUMENTS 3-1/4" Alum. Caps "Colorado Department of Transportation"

PNT	NORTHING(m)	EASTING(m)	ELEVATION(m)	DESCRIPTION OF MONUMENTS
83	497465.6903	962685.6531	1749.020	
84	497470.1826	963341.8176	1737.800	
85	497432.5323	964256.4083	1759.330	
86	497440.4797	965235.3054	1756.250	
153	497487.1058	963916.7915	1747.910	
160	497475.9544	964642.4781	1762.490	
163	497446.0954	964957.3973	1757.080	
820	497439.5702	966041.8337	1760.472	
822	497481.8222	965903.1301	1760.585	
824	497430.8319	962786.9540	1748.207	



GENERAL NOTES

1. This Survey Control Diagram is prepared for Colorado Department of Transportation purposes only. This survey is not a boundary survey.
2. 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.
3. All coordinates listed are Project Coordinates only. Survey precision exceeds C.D.O.T. B order control tolerance.
4. BASIS OF BEARINGS: Grid bearings are based on the Colorado coordinate system of 1983, central zone, by GPS positioning as published on sheet 3A of C.D.O.T. project STU 4701-017 by Western States Surveying, Inc.
5. BASIS OF ELEVATION: Elevations published on Sheet 3A by Western States Surveying, Inc.
6. Elevations were run to an accuracy of ± 6.6 mm times the square root of the distance traversed in kilometers and are published to a higher accuracy to attain values as used for topography.

TRAVERSE DATA

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
1	S.87°23'42"E.	239.189m	11	N.43°40'46"W.	82.437m	21	S.86°19'10"E.	62.506m
2	S.88°31'52"E.	330.246m	12	N.79°42'46"E.	218.585m	22	N.87°33'11"E.	134.564m
3	N.13°36'57"W.	60.385m	13	S.76°29'52"E.	135.369m	23	S.85°45'52"E.	160.246m
4	N.88°23'01"W.	380.017m	14	N.47°34'00"E.	53.344m	24	N.31°31'33"W.	55.392m
5	S.81°56'09"W.	197.057m	15	S.60°18'18"E.	73.174m	25	S.77°45'16"E.	179.185m
6	S.51°02'24"E.	236.586m	16	N.87°36'27"E.	103.001m	26	N.80°27'37"E.	230.621m
7	N.87°04'29"E.	195.243m	17	N.89°11'36"E.	148.458m			
8	N.83°07'32"E.	120.185m	18	N.65°33'22"E.	67.453m			
9	N.88°54'22"E.	106.539m	19	S.59°24'28"E.	62.359m			
10	N.08°13'31"E.	47.710m	20	N.88°44'00"E.	100.470m			



METRIC SCALE
1:5000 - Full Size
1:10,000 - Tabloid

Surveyor's Statement:

I, _____, a Professional Land Surveyor in the State of Colorado do hereby state that this Survey Control Diagram was prepared, and the field survey it depicts was performed, under my responsible charge; is based upon my knowledge, information and belief; and was executed in accordance with applicable standards of practice. This statement is not a guarantee or warranty, either expressed or implied.

PLS No. _____ Date: _____

TABULATION OF R.O.W. MONUMENTS
TO BE SET (type 1)

CONTROL AND MONUMENTATION SHEET

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	4	

RIGHT OF WAY
COUNTY LINE ROAD (S.H.470)
Colo. Blvd. to Quebec St.

REVISIONS	

METERS			
PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
515	497437.221	964098.086	W.C. 0.40 E. OF ACTUAL
537	497435.320	963761.951	
566	497413.430	965202.318	
567	497413.544	965222.593	
577	497429.213	962566.891	
580	497427.689	962566.889	
582	497427.637	962631.376	
594	497429.873	962788.238	
604	497478.028	965843.611	
629	497477.973	962675.501	W.C. 0.20 E. OF ACTUAL
630	497465.832	962684.620	
647	497474.611	964241.949	
648	497484.726	964252.007	
658	497480.075	965237.272	FND. NAIL/DISC LS 27011
659	497480.680	965343.951	FND. #5 REBAR W/CAP LS 27011
689	497491.652	965858.679	FND. NAIL/DISC LS 25965
697	497474.912	964296.172	
698	497485.490	964285.534	
906	497426.028	962788.212	
907	497426.322	962840.636	
908	497433.206	962845.254	
909	497433.804	962951.628	
910	497432.389	962971.051	
911	497433.146	963105.638	
912	497436.956	963105.638	
913	497437.207	963150.442	
914	497431.346	963219.430	
915	497431.754	963291.876	
916	497438.912	963318.286	
917	497439.500	963422.820	
918	497436.674	963462.396	
924	497429.821	963761.998	
938	497432.737	963844.286	
941	497434.172	964098.141	
959	497418.028	965202.292	
961	497432.242	965241.080	
962	497440.472	965241.033	

TABULATION OF ALIQUOT CORNERS
TO BE REFERENCED AND TO BE RESET

PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
43	497447.424	962663.247	SET TYPE 3A MONUMENT
50	497451.935	963466.015	SET TYPE 3A MONUMENT
55	497456.475	964268.773	SET TYPE 3A MONUMENT
62	497460.852	965072.406	SET TYPE 3A MONUMENT
232	497465.195	965838.004	SET TYPE 3A MONUMENT

TYPE 1 MONUMENT-CDOH MONUMENT(3-1/4"CAP, 3/4"Ø ROD)
TYPE 1A MONUMENT-CDOH MONUMENT(3-1/4"CAP, 3/4"Ø ROD IN A MONUMENT BOX)
TYPE 3A MONUMENT-CDOH MONUMENT(3-1/4"CAP, 2-3/8"Ø PIPE IN A MONUMENT BOX)

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	LOCATE MONUMENT (Hour)*	MONUMENT TYPE								INSTALL MONUMENT BOX (Each)	ADJUST MONUMENT BOX (Each)
		1	1A	2	2A	3	3A	4	5	6	
REFERENCE											
RIGHT OF WAY		30							7		
CONTROL											
ALIQUOT CORNER							5				
WITNESS POST											

(1)

SURVEYOR CERTIFICATE (FIELD)

Right of Way Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

(2)

SURVEYOR CERTIFICATE (FIELD)

Right of Way Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

SURVEYOR CERTIFICATE (OFFICE)

R.O.W. Plans and Legal Descriptions were prepared under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

THE HIGHLANDS 460

FILING NO. 4

SE 1/4
SECTION 36
T-5-S R-68-W

PARCEL	OWNER
1	JOHN P. WEBERG
2	TE-2 HIGHLANDS RANCH METROPOLITAN DISTRICT NO.1 a Colorado quasi-municipal corporation
TE-3	CANYON RANCH CONDOMINIUMS ASSOCIATION, INC. a Colorado Non-Profit Corporation
SE-4	THE ZIGGY PROJECT, LLLP
5	TE-5 THE COUNTY OF DOUGLAS, STATE OF COLORADO
6	Mobile Premix Concrete Inc., a Colorado corporation d/b/a Western Mobile Denver
8	BOARD OF COUNTY COMMISSIONERS, ARAPAHOE COUNTY

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

THE FAIRWAYS OF SOUTH SUBURBAN PHASE I

SW 1/4
SECTION 31
T-5-S R-67-W
Lot 2

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	5	

REVISIONS		
03/02/00	Deleted SE-4	R6

E. PHILLIPS CIRCLE

BEGIN R.O.W. Project STU 4701-017
STA. 111+950.433

13 14 15 16 17 18 19 20 21

S. 89°57'14" E.

S.H. 470 COUNTY LINE RD.

Section Line

P.O.B. 2, TE-2

P.O.B. TE-3

Tract E

TE-2

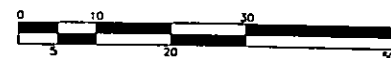
TE-3

Tract D

BEGIN CONSTRUCTION Project STU 4701-017
STA. 111+720

NE 1/4
SECTION 1
T-6-S R-68-W

N



Scale in Meters
1 : 500 full size
1 : 1000 tabloid

LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALQUOT CORNERS POINT #
- FOUND PROPERTY CONTROL

TE-3
Pnt.-Pnt. Bearing/Distance
583-584 S.0° 02' 46"W./3.048m (10.00');
584-578 S.89° 57' 14"E./48.141m (157.94');
578-574 N.44° 47' 12"W./4.298m (14.10');
574-583 N.89° 57' 14"W./45.110m (148.00')

2
Pnt.-Pnt. Bearing/Distance
577-580 S.0° 02' 46"W./1.524m (5.00');
580-582 S.89° 57' 14"E./64.487m (211.57');
582-571 N.44° 47' 12"W./2.149m (7.05');
571-577 N.89° 57' 14"W./62.972m (206.8')

TE-2
Pnt.-Pnt. Bearing/Distance
577-578 N.89° 57' 14"W./18.593m (61.00');
578-579 S.0° 02' 46"W./3.048m (10.00');
579-574 S.89° 57' 14"E./70.698m (231.94');
574-578 S.44° 47' 12"E./4.298m (14.10');
578-575 S.89° 57' 14"E./13.899m (45.60');
575-582 N.44° 47' 12"W./6.447m (21.15');
582-580 N.89° 57' 14"W./64.487m (211.57');
580-577 N.0° 02' 46"E./1.524m (5.00')

Lot 1

HIGHLANDS RANCH
FILING NO. 60-A

WALKER CENTER
SECOND AMENDMENT
WALKER CENTER
FIRST AMENDMENT

NW 1/4
SECTION 6
T-6-S R-67-W
Lot 48

Tract A
Pnt.-Pnt. Bearing/Distance
595-542 N.0° 22' 56"E./3.048m (10.00');
542-545 S.89° 40' 41"W./11.888m (39.00');
545-598 S.0° 22' 56"W./3.048m (10.00');
598-595 N.89° 40' 41"E./11.888m (39.00')

5
Pnt.-Pnt. Bearing/Distance
595-594 S.0° 22' 56"W./3.048m (10.00');
594-593 S.89° 40' 41"W./11.888m (39.00');
593-596 N.0° 22' 56"E./3.048m (10.00');
596-595 N.89° 40' 41"E./11.888m (39.00')

TE-5
Pnt.-Pnt. Bearing/Distance
592-594 N.89° 40' 41"E./103.599m (339.89);
594-505 S.0° 22' 56"W./3.048m (10.00');
505-500 S.89° 40' 41"W./104.035m (341.32');
500-592 N.8° 29' 52"E./3.084m (10.12')

THE FAIRWAYS OF SOUTH SUBURBAN PHASE I

CORRECTION PLAT OF
THE FAIRWAYS OF SOUTH
SUBURBAN FILING NO. 3

RIGHT OF WAY
— COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

Block 5

E. PHILLIPS PLACE

SW 1/4
SECTION 31
T-5-S R-67-W

Lot 2

E. PHILLIPS PLACE

TE-1			
Pnt.-Pnt.		Bearing/Distance	
335-636	N.89° 40'	41° E./25.908m	(85.00')
336-642	N.27° 46'	19° W./10.058m	(33.00')
642-641	S.89° 35'	49° W./15.968m	(52.39')
641-635	S.30° 27'	30° W./10.363m	(34.00')

Block 6

STERNWALL &

Existing CDOT Permanent
Easement, Bk 3709,
Pg 54

Block 6

—Denver Water Board
Esmt. Bk 7670.
17 Pg 033

S.H. 470 COUNTY LINE RD

20' wide PS Co Estm

Bk 1541, 1
- Section Line

T. 5S.

T. 6S.

R.O.W Prior to 1999

N.89°40' 41" E.
-674.055m-(2211-46)

~~R.O.W Prior to 1999~~

9014

S.O°00' 00"E
3.810m (12.50')

S. 89° 40' 41" W.
44.806m (147.00)

R.O.V

N.85°08'39"W.
69.236m (227.15')

PARCEL NO.	OWNER
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TE-1 JOHN P. WEBERG

8 BOARD OF COUNTY COMMISSIONERS, ARAPAHOE COUNTY

NW 1/4
SECTION 6
T-6-S R-67-W

Scale in Meters
1 : 500 full size
1 : 1000 tabloid

LEGEND

	CTRL. PNT. # AS STAMPED ON MONUMENT
	COMPUTER #
	ALIQUOT CORNERS POINT #
	FOUND PROPERTY CONTROL

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CORRECTION PLAT OF THE FAIRWAYS OF SOUTH SUBURBAN FILING NO. 3

SW 1/4
SECTION 31
T-5-S R-67-W

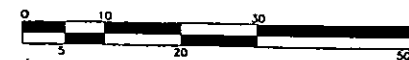
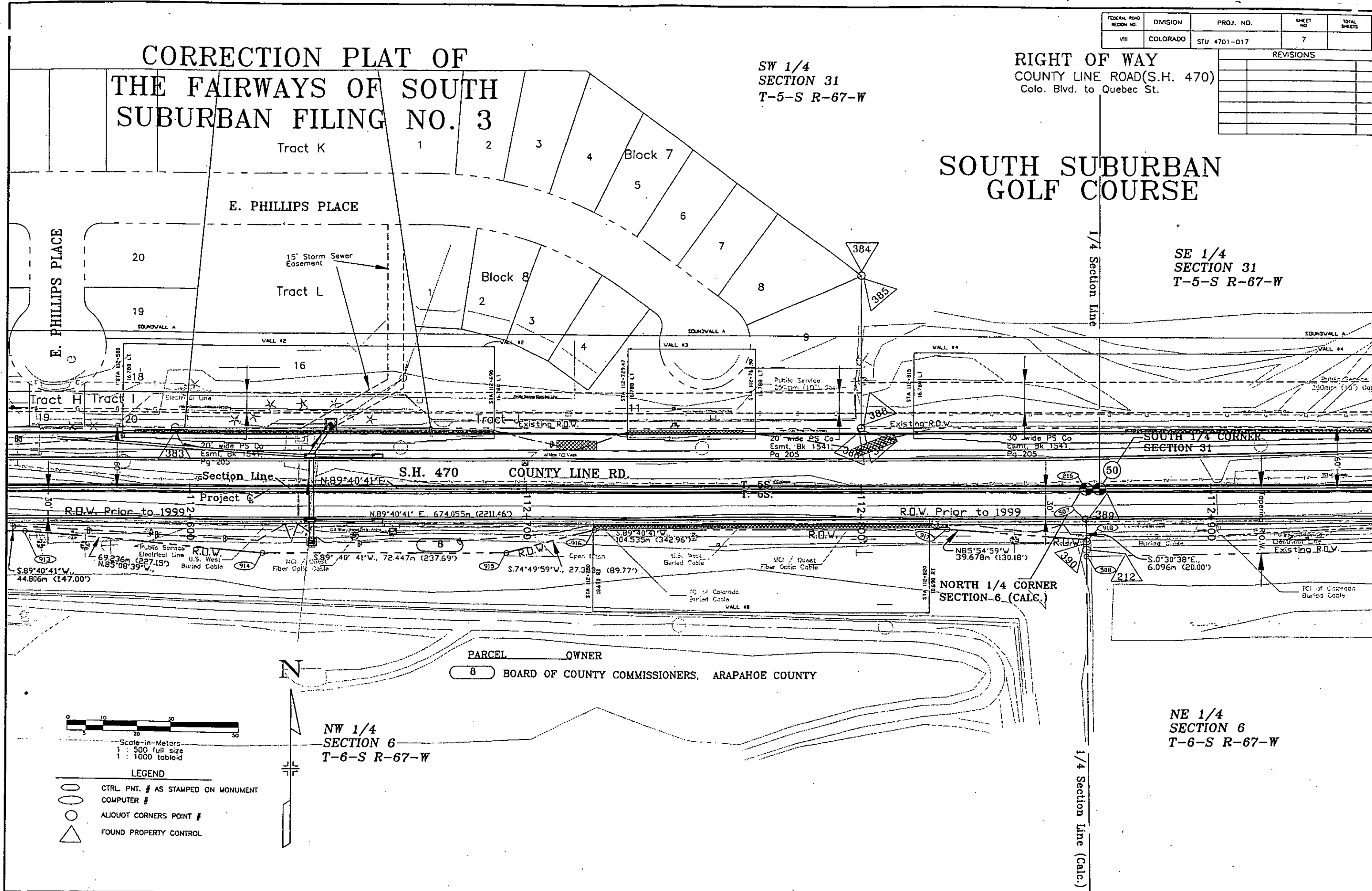
RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	7	
REVISIONS				

SOUTH SUBURBAN GOLF COURSE

SE 1/4
SECTION 31
T-5-S R-67-W

10/8/99, 2:30, I:\sheets\sheet7.dwg, SK Code: 12851 SK Scale: 1: 1000 METERS



Scale in Meters
1 : 500 full size
1 : 1000 tabloid

LEGEND

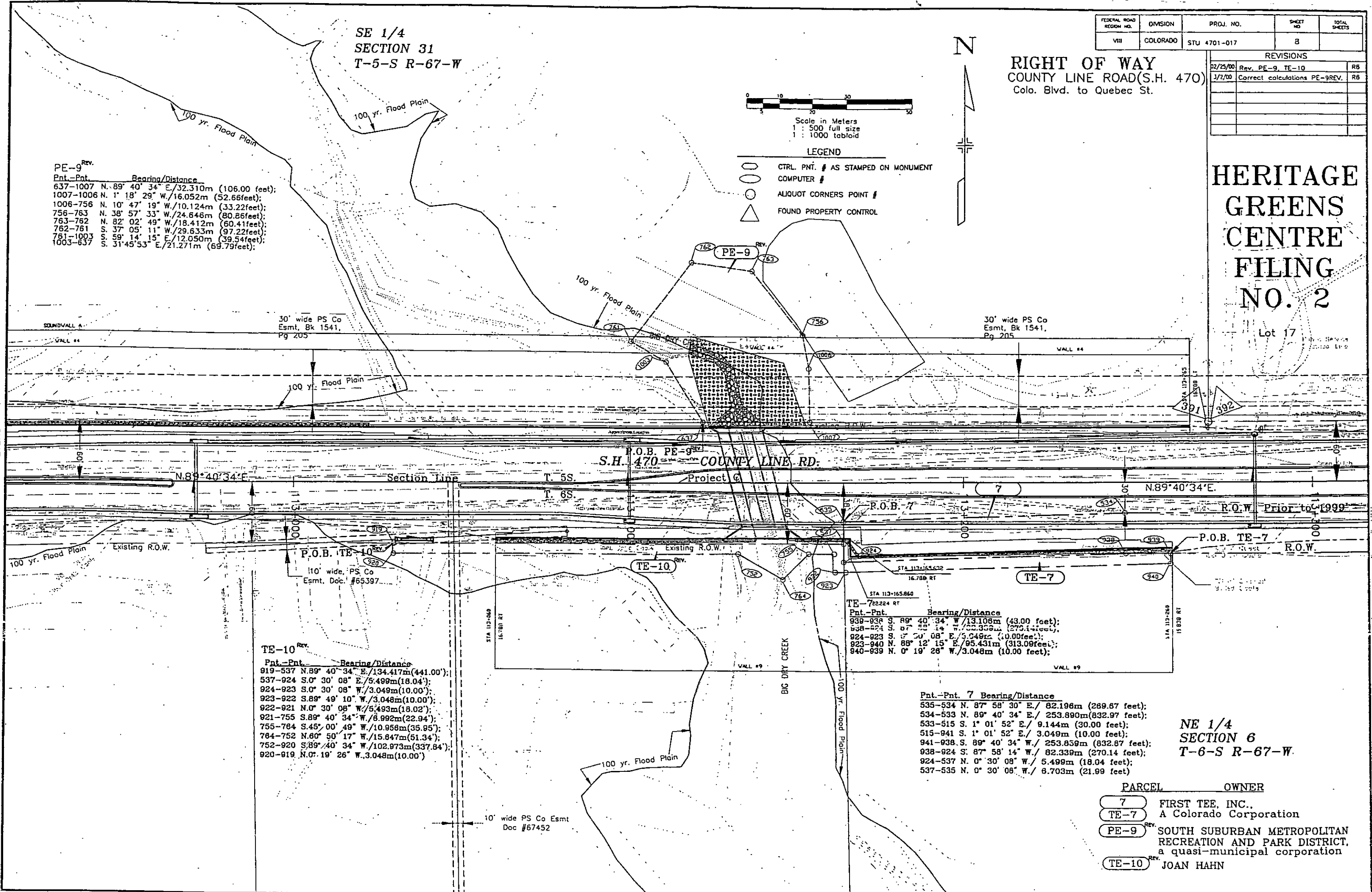
- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- △ FOUND PROPERTY CONTROL

PARCEL OWNER
8 BOARD OF COUNTY COMMISSIONERS, ARAPAHOE COUNTY

NW 1/4
SECTION 6
T-6-S R-67-W

NE 1/4
SECTION 6
T-6-S R-67-W

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FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	8	

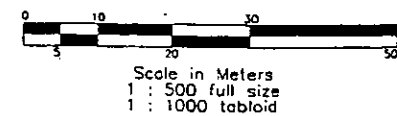
RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

REVISIONS		
02/25/00	Rev. PE-9, TE-10	R6
1/2/00	Correct calculations PE-9REV.	R6

HERITAGE
GREENS
CENTRE
FILING
NO. 2

Lot 17

PE-9^{REV.}
Pnt.-Pnt. Bearing/Distance
637-1007 N. 89° 40' 34" E./32.310m (106.00 feet);
1007-1006 N. 1° 18' 29" W./16.052m (52.66feet);
1006-756 N. 10° 47' 19" W./10.124m (33.22feet);
756-763 N. 38° 57' 33" W./24.646m (80.86feet);
763-762 N. 82° 02' 49" W./18.412m (60.41feet);
762-761 S. 37° 05' 11" W./29.633m (97.22feet);
761-1003 S. 59° 14' 15" E./12.050m (39.54feet);
1003-637 S. 31° 45' 53" E./21.271m (69.79feet);



- LEGEND
- CTRL. PNT. # AS STAMPED ON MONUMENT
 - COMPUTER #
 - ALIQUOT CORNERS POINT #
 - △ FOUND PROPERTY CONTROL

TE-10^{REV.}
Pnt.-Pnt. Bearing/Distance
819-537 N. 89° 40' 34" E./134.417m(441.00');
537-924 S. 0° 30' 08" E./5.499m(18.04');
924-923 S. 0° 30' 08" W./3.049m(10.00');
923-922 S. 89° 49' 10" W./3.048m(10.00');
922-921 N. 0° 30' 08" W./5.493m(18.02');
921-755 S. 89° 40' 34" W./6.992m(22.94');
755-784 S. 45° 00' 49" W./10.958m(35.95');
784-752 N. 60° 50' 17" W./15.847m(51.34');
752-920 S. 89° 40' 34" W./102.973m(337.84');
920-919 N. 0° 19' 26" W./3.048m(10.00')

TE-7^{REV.}
Pnt.-Pnt. Bearing/Distance
939-938 S. 89° 40' 34" W./13.108m (43.00 feet);
938-924 S. 0° 30' 08" W./3.049m (10.00feet);
924-923 S. 0° 30' 08" E./3.049m (10.00feet);
923-940 N. 88° 12' 15" E./95.431m (313.09feet);
940-939 N. 0° 19' 26" W./3.048m (10.00 feet);

Pnt.-Pnt. 7 Bearing/Distance
535-534 N. 87° 58' 30" E./ 82.196m (269.67 feet);
534-533 N. 89° 40' 34" E./ 253.890m(832.97 feet);
533-515 S. 1° 01' 52" E./ 9.144m (30.00 feet);
515-941 S. 1° 01' 52" E./ 3.049m (10.00 feet);
941-938 S. 89° 40' 34" W./ 253.859m (832.87 feet);
938-924 S. 87° 58' 14" W./ 82.339m (270.14 feet);
924-537 N. 0° 30' 08" W./ 5.499m (18.04 feet);
537-535 N. 0° 30' 08" W./ 6.703m (21.99 feet)

NE 1/4
SECTION 6
T-6-S R-67-W.

PARCEL	OWNER
7	FIRST TEE, INC.,
TE-7	A Colorado Corporation
PE-9 ^{REV.}	SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT, a quasi-municipal corporation
TE-10 ^{REV.}	JOAN HAHN

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HERITAGE
GREENS
CENTRE
FILING NO. 2

SE 1/4
SECTION 31
T-5-S R-67-W

HERITAGE
GREENS
CENTRE

HERITAGE GREEN PLAZA
SUBDIVISION, FILING NO. ONE

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	9	
REVISIONS				

Lot 1

30' Denver Water Board
easement Book 4739, Page 85
also Sanitary Sewer easement
Book 4732, Page 256

Block 1

11
Pnt.-Pnt. Bearing/Distance
648-609 S.0° 00' 16" E./10.058m(33.00');
609-647 S.89° 40' 34" W./10.058m(33.00');
647-648 N.44° 50' 09" E./14.284m(46.80').

Lot 7

Lot 1

Lot 5

Pnt.-Pnt. TE-11 Bearing/Distance
644-643 S.89° 40' 34" W./28.956m(95.00');
643-646 N.30° 13' 23" E./14.326m(47.00');
646-645 N.89° 13' 54" E./17.655m(57.92');
645-644 S.18° 11' 28" E./13.108m(43.00').

30' wide PS Co
Esmt Bk 1541,
Pg 205

Lot 6

PS Co Esmt
28ft-by 45ft
Bk 3860, Pg 739

30' wide PS Co
Esmt Bk 1541,
Pg 205

Lot 17

S.H. 470 COUNTY LINE RD.

N.89°40'34"E
Section Line
Project C

T. 5S.
T. 6S.

R.O.W. Prior to 1999

R.O.W.

7

P.O.B. SE-7

SE-7

P.O.B. TE-12

10ft. PS Co Esmt
Bk 551, Pg 875

10ft. PS Co Esmt
Bk 1359, Pg 462

Pnt.-Pnt. TE-12 Bearing/Distance
941-515 N.1° 01' 52" W./3.049m(10.00');
515-525 N.89° 40' 34" W./17.059m(56.00');
525-927 S.1° 03' 20" E./3.048m(10.00');
927-941 S.89° 40' 25" W./17.070m(56.00').

SE-7
Pnt.-Pnt. Bearing/Distance
942-941 N.89° 40' 34" E./32.004m(105.00');
941-924 S.1° 01' 52" E./3.352m(11.00');
924-943 N.89° 45' 49" W./32.047m(105.14');
943-942 N.0° 19' 26" W./3.046m(10.00').

Pnt.-Pnt. 7 Bearing/Distance
535-534 N. 87° 58' 30" E./82.196m (269.67 feet);
534-533 N. 89° 40' 34" E./253.890m(832.97 feet);
533-515 S. 1° 01' 52" E./9.144m (30.00 feet);
515-941 S. 1° 01' 52" E./3.049m (10.00 feet);
941-938 S. 89° 40' 34" W./253.859m (832.87 feet);
938-924 S. 87° 58' 14" W./82.330m (270.14 feet);
924-537 N. 0° 30' 08" W./5.499m (18.04 feet);
537-535 N. 0° 30' 08" W./6.703m (21.99 feet)

HOLLY/COUNTY LINE
FILING NO. 1

Lot 1

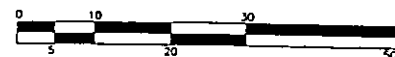
Lot 2

Lot 3

BOATWORKS DRIVE

20ft Board of Water Commissioners
Esmt, Bk 574, Pg 932-935

NE 1/4
SECTION 6
T-6-S R-67-W



Scale in Meters
1 : 500 full size
1 : 1000 tabloid

LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- FOUND PROPERTY CONTROL



PARCEL	OWNER
SE-7 7	FIRST TEE, INC., A Colorado corporation
TE-11 11	HERITAGE GREEN LLC, a Colorado limited liability company
TE-12	THE COUNTY OF DOUGLAS, STATE OF COLORADO

N
**FOXRIDGE PLAZA
SUBDIVISION
FILING NO. 1**

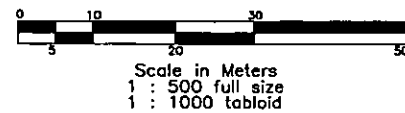
SW 1/4
SECTION 32
T-5-S R-67-W

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	STU 4701-017	10	

REVISIONS		
5/24/00	Name Change TE-18	R6

**FOXRIDGE
WEST
FILING
NO. 2**



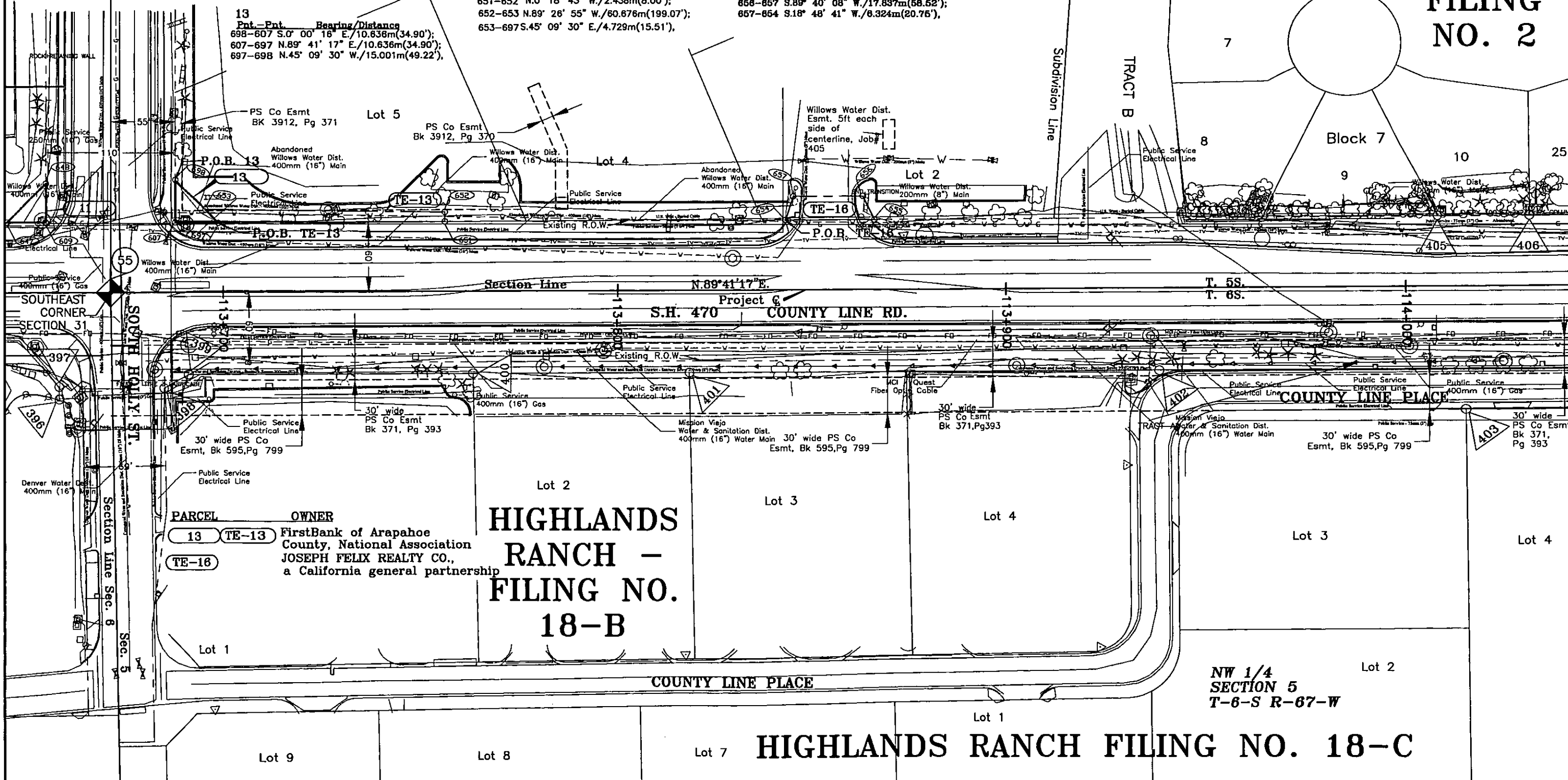
- LEGEND**
- CTRL. PNT. # AS STAMPED ON MONUMENT
 - COMPUTER #
 - ALIQUOT CORNERS POINT #
 - △ FOUND PROPERTY CONTROL

Block 1

TE-13
Pnt.-Pnt. Bearing/Distance
697-651 N.89° 41' 17" E./57.334m(188.10');
651-652 N.0° 18' 43" W./2.438m(8.00');
652-653 N.89° 26' 55" W./60.676m(199.07');
653-697 S.45° 09' 30" E./4.729m(15.51').

Lot 1 **TE-18**
Pnt.-Pnt. Bearing/Distance
654-655 N.89° 41' 17" E./22.880m(75.00');
655-656 N.28° 34' 29" W./6.889m(21.88');
656-657 S.89° 40' 08" W./17.837m(58.52');
657-654 S.18° 48' 41" W./6.324m(20.75').

Lot 6
13
Pnt.-Pnt. Bearing/Distance
698-607 S.0° 00' 16" E./10.638m(34.90');
607-697 N.89° 41' 17" E./10.638m(34.90');
697-698 N.45° 09' 30" W./15.001m(49.22').



PARCEL OWNER
13 **TE-13** FirstBank of Arapahoe
County, National Association
TE-16 JOSEPH FELIX REALTY CO.,
a California general partnership

**HIGHLANDS
RANCH -
FILING NO.
18-B**

HIGHLANDS RANCH FILING NO. 18-C

SW 1/4
SECTION 32
T-5-S R-67-W

FOXRIDGE
WEST
FILING
NO. 2

S. Kearney St.

14

BLOCK 1

29

13

BLOCK 2

28

12

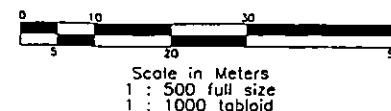
FOXRIDGE WEST
FILING NO. 1

KRAMERIA WAY

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

S. Locust St.

BLOCK 4



LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- FOUND PROPERTY CONTROL

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	11	
REVISIONS				

BLOCK 7

20ft wide
Willows Water Dist.
Bk 3222, Pg 399

10

25

26

27

11

15ft. PS Co
Esmt. Doc No
91710

10

9

8

BLOCK 1

SOUNDWALL

PS Co Esmt
Doc 91697

6.0792 m
20 ft drainage
Esmt

SOUNDWALL

WALL #5

1

Section Line

T. 5S.

S.H. 470

COUNTY LINE RD.
N. 89°41'17"E

T. 6S.

Project &

TRACT A
COUNTY LINE PLACE

Highlands
Ranch
Filing 18-C

Lot 4

NW 1/4
SECTION 5
T-6-S R-67-W

HIGHLANDS
RANCH
FILING NO.
18-A
3RD AMEND.

Lot 7-B

TE-14
Pnt.-Pnt. Bearing/Distance
933-946 N.89° 41' 17"E./18.904m (62.02')
946-945 S.0° 18' 43"E./3.048m (10.00')
945-932 S.89° 41' 17"W./18.904m (62.02')
932-933 N.0° 18' 43"W./3.048m (10.00')

Lot 8

PS Co Esmt
Bk 637, Pg 127
10 ft wide

Lot 9

Lot 10

Lot 11

18-A

Lot 12

HIGHLANDS RANCH FILING NO.

PARCEL OWNER
TE-14 THE COUNTY OF DOUGLAS
TE-14B STATE OF COLORADO

TE-14B
Pnt.-Pnt. Bearing/Distance
948-950 N.89° 41' 17"E./130.644m (428.62')
950-951 S.0° 18' 43"E./3.048m (10.00')
951-949 S.89° 41' 17"W./130.644m (428.62')
949-948 N.0° 18' 43"W./3.048m (10.00')

Lot 13

Subdivision Line

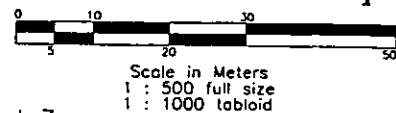
FOXRIDGE
WEST
FILING
NO. 1

Block 4
SW 1/4
SECTION 32
T-5-S R-67-W

KRAMERIA WAY

S. LOCUST WAY

SE 1/4
SECTION 32
T-5-S R-67-W



LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- FOUND PROPERTY CONTROL

FOXRIDGE IV

E. PHILLIPS PLACE

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

TE-18
Pnt.-Pnt. Bearing/Distance
658-616 N. 0° 19' 30" W./12.192m(40.00')
616-617 Arc=40.808m(133.89')/R=174.279m(571.78')
617-662 S. 13° 57' 02" E./153m(177.67')
662-658 S. 89° 40' 30" W./8.001m(26.25')

TE-17
Pnt.-Pnt. Bearing/Distance
589-619 N.89° 40' 30" E./8.001m (26.25')
619-621 N. 0° 19' 30" W./12.192m(40.00')
621-590 Arc=15.127m (49.63')/R=174.279m (571.78')
590-589 S. 14° 35' 05" W./28.247m(92.67')

UNPLATTED

18
Pnt.-Pnt. Bearing/Distance
658-615 S.0° 18' 30" E./9.144m(30.00')
615-628 N.89° 40' 31" E./108.681m(350.00')
628-659 N.0° 19' 30" W./9.144m(30.00')
659-658 S.89° 40' 31" W./108.681m(350.00')

REVISIONS		
03/02/00	Add TE-14D	R6

FOXRIDGE IV

10/7/99 2:00, I:\sheets\sheet12.dwg, Code: 12851 S Scale -> 1: 1000 METERS

HIGHLANDS
RANCH FILING
NO. 18-A

NW 1/4
SECTION 5
T-6-S R-67-W
PS Co Esmt
Bk 637, Pg 127

PARCEL	OWNER
TE-14A, TE-14B, TE-14D	THE COUNTY OF DOUGLAS, STATE OF COLORADO
15	KIP HAMPDEN, Ltd., a Colorado Limited Partnership
TE-17	MARTIN L. LAWS AND DONNA S. LAWS
18, TE-18	Corporation of the Presiding Bishop the Church of Jesus Christ of Latter Day Saints, a Utah Corporation Sole
TE-19	HIGHLANDS RANCH METROPOLITAN DISTRICT NO. 2

HIGHLANDS RANCH
FILING NO. 18-A
4TH AMEND.

NE 1/4
SECTION 5
T-6-S R-67-W

HIGHLANDS RANCH
FILING NO. 18-A

TE-14B
Pnt.-Pnt. Bearing/Distance
948-950 N.89° 41' 17" E./130.644m (428.62')
950-951 S.0° 18' 43" E./3.048m (10.00')
951-949 S.89° 41' 17" W./130.644m (428.62')
949-948 N.0° 18' 43" W./3.048m (10.00')

TE-14D
Pnt.-Pnt. Bearing/Distance
525-785 N.89° 40' 30" E./24.384m (80.00')
785-786 S.0° 19' 30" E./3.048m (10.00')
786-952 S.89° 40' 30" W./24.378m (79.98')
952-525 N.0° 28' 32" W./3.048m (10.00')

TE-14A
Pnt.-Pnt. Bearing/Distance
709-991 S.89° 40' 30" W./25.216m (82.61')
991-985 N.89° 26' 03" W./8.548m (28.04')
985-986 N.89° 40' 30" E./37.554m (123.21')
986-700 S.47° 24' 05" W./4.531m (14.87')

TE-19
Pnt.-Pnt. Bearing/Distance
992-994 Arc=18.368m (60.26')/R=11.887m (39.00')
994-993 S.89° 40' 30" W./8.098m (20.00')
993-599 Arc=12.513m (41.05')/R=64.008m (210.00')
599-995 N.84° 02' 18" E./23.191m (76.09')
995-991 N.10° 28' 47" E./8.231m (27.01')
991-992 N.89° 40' 30" E./5.791m (19.00')

Pnt.-Pnt. 15 Bearing/Distance
982-955 S. 89° 40' 30" W./4.572m (15.00')
955-956 S. 0° 19' 30" E./8.230m (27.00')
956-957 Arc=22.024m (72.26')/R=of 14.021m (46.00')
957-958 S. 89° 40' 30" W./ 10.280m (30.00')
958-959 Arc=1.987m (6.52')/R=74.876m (245.00')
959-566 S. 0° 19' 31" E. 4.598m (15.09')
566-567 N. 89° 40' 30" E./ 20.275m (66.52')
567-961 Arc=29.206m (95.82')/R=18.593m (61.00')
961-962 N. 0° 19' 30" W./ 8.230m (27.00')

- PARCEL OWNER
- PE-20 SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT
a quasi-municipal corporation
- PE-21 FOX RIDGE ASSOCIATES, L.P.,
a California limited partnership
- TE-22 SYSTEM CAPITAL REAL PROPERTY CORPORATION
a Delaware Corporation
- TE-23 QUEBEC VILLAGE JG, LIMITED, a California limited partnership
- TE-26 TOTAL PETROLEUM, INC., a Michigan corporation

FOXRIDGE IV

QUEBEC VILLAGES

QUEBEC VILLAGE

FILING NO. 4 RIGHT OF WAY

Lot 2
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	13	

REVISIONS	
3/24/00	Name Change TE-25
4/21/00	Name Change TE-29
5/11/00	Name Change TE-24
6/13/00	Deleted TE-24
6/13/00	Changed TE-25 to SE-25
5/13/00	Name Change TE-23
8/25/00	Name Change PE-21 and TE-22

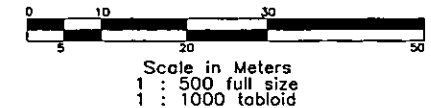
- LEGEND
- CTRL. PNT. # AS STAMPED ON MONUMENT
 - COMPUTER #
 - ALIQUOT CORNERS POINT #
 - FOUND PROPERTY CONTROL

- PE-21
- Pnt.-Pnt. Bearing/Distance
- 686-688 S.0° 20' 41"E/37.233m (122.15')
- 688-684 N.89° 40' 30"E/21.966m (72.07')
- 684-688 N.30° 52' 46"W/43.236m (141.85')

- TE-22
- Pnt.-Pnt. Bearing/Distance
- 669-677 N.89° 40' 30"E/10.888m (35.00')
- 677-680 N.0° 19' 30"W/15.235m (49.98')
- 680-672 S.89° 38' 07"W/2.621m (8.60')
- 672-669 S.27° 31' 11"W/17.228m (56.52')

- TE-23
- Pnt.-Pnt. Bearing/Distance
- 676-677 S.89° 40' 30"W/19.507meters (64.00 feet);
- 677-680 N.0° 19' 30"W/15.235meters (49.98 feet);
- 680-681 N.89° 38' 07"E/19.507meters (64.00 feet);
- 681-676 S.0° 19' 30"E/15.249meters (50.03 feet)

- TE-26
- Pnt.-Pnt. Bearing/Distance
- 676-670 N.89° 40' 30"E/11.582m (38.00')
- 670-699 N.66° 03' 16"W/8.440m (27.69')
- 699-671 N.4° 44' 47"W/11.817m (38.77')
- 671-681 S.89° 38' 07"W/2.977m (9.77')
- 681-676 S.0° 19' 30"E/15.249m (50.03')



N

Block 1

SE 1/4
SECTION 32
T-5-S R-67-W

QUEBEC VILLAGE CENTER
FILING NO. 2

HIGHLANDS RANCH
FILING NO. 55-A
1st AMEND.

HIGHLANDS RANCH
FILING NO. 18-A

- SE-25
- Pnt.-Pnt. Bearing/Distance
- 973-751 N.89° 40' 30"E/86.734m (284.56')
- 751-750 S.0° 19' 30"E/5.114m (16.78')
- 750-968 S.61° 50' 54"W/24.872m (81.60')
- 968-971 S.89° 40' 30"W/80.606m (264.34')
- 971-973 N.14° 12' 09"W/17.227m (56.52')
- TE-27B
- Pnt.-Pnt. Bearing/Distance
- 973-526 N.14° 12' 09"W/3.140m (10.30')
- 526-529 N.89° 40' 30"E/90.535m (297.03')
- 529-530 S.0° 19' 30"E/8.553m (28.07')
- 530-750 S.61° 50' 54"W/3.447m (11.31')
- 750-751 S.0° 19' 30"W/5.114m (16.78')
- 751-973 S.89° 40' 30"W/86.734m (284.56')

- TE-27
- Pnt.-Pnt. Bearing/Distance
- 983-532 S.87° 05' 40"W/19.995m (65.60')
- 532-974 N.68° 31' 22"W/2.499m (8.20')
- 974-986 S.4° 00' 15"E/3.378m (11.08')
- 986-975 S.88° 31' 22"E/1.705m (5.59')
- 975-987 N.87° 05' 40"E/20.346m (66.75')
- 987-983 N.2° 51' 15"E/3.063m (10.05')
- TE-28
- Pnt.-Pnt. Bearing/Distance
- 978-975 S.87° 05' 40"W/1.170m (3.84')
- 975-986 N.68° 31' 22"W/1.705m (5.59')
- 986-985 S.4° 00' 15"E/7.716m (25.31')
- 985-981 N.87° 05' 40"E/2.476m (8.12')
- 981-978 N.2° 05' 20"W/7.011m (23.00')

- TE-29
- Pnt.-Pnt. Bearing/Distance
- 978-976 N.87° 05' 40"E/16.787m (55.01')
- 976-982 S.2° 05' 20"E/7.011m (23.00')
- 982-981 S.87° 05' 40"W/16.787m (55.01')
- 981-978 N.2° 05' 20"W/7.011m (23.00')

- TE-30
- Pnt.-Pnt. Bearing/Distance
- 976-987 N.87° 05' 40"E/2.408m (7.90')
- 987-984 S.2° 51' 15"W/7.046m (23.12')
- 984-982 S.87° 05' 40"W/1.801m (5.91')
- 982-978 N.2° 05' 20"W/7.011m (23.00')

- PARCEL OWNER
- TE-14C THE COUNTY OF DOUGLAS
STATE OF COLORADO
- TE-24 SHEA HOMES LIMITED PARTNERSHIP
- SE-25 HIGHLANDS RANCH METROPOLITAN DISTRICT NO. 2,
a Colorado quasi-municipal corporation
- TE-27 THE COUNTY OF DOUGLAS, STATE OF COLORADO
- TE-27B
- TE-28 THE ORIGINAL HONEY BAKED HAM CO.
OF GEORGIA, INC., A Georgia corporation
- TE-29 FISHER CAPITAL PARTNERS, LTD.,
a Colorado limited partnership
- TE-30 WENDY'S OF DENVER, INC., a Colorado corporation

HIGHLANDS RANCH
FILING NO. 55-A

NE 1/4
SECTION 5
T-6-S R-67-W

Lot 5

QUEBEC VILLAGE
FILING NO. 4

Block 1 Lot 2

QUEBEC VILLAGE
CENTER
FILING NO. 3

WILLOW CREEK
VILLAGE CENTER

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	14	

REVISIONS

PARCEL OWNER
TE-27A THE COUNTY OF DOUGLAS STATE OF COLORADO

31 I. HORWITZ AND COMPANY, a
Colorado General Partnership

Block 1

TE-26 TOTAL PETROLEUM, INC., a Michigan corporation

Lot 3

Lot 3
Block 1

TE-26
Pnt.-Pnt. Bearing/Distance
676-670 N.89° 40' 30"E./11.582m (38.00')
670-699 N.66° 03' 16"W./8.440m (27.69')
699-671 N.4° 44' 47"W./11.817m (38.77')
671-681 S.89° 38' 07"W./2.977m (9.77')
681-676 S.0° 19' 30"E./15.249m (50.03')

FIRST ADMINISTRATIVE
REPLAT FOR QUEBEC
VILLAGE CENTER, FILING
NO.1, LOT 1, BLOCK 1

31 Pnt.-Pnt. Bearing/Distance
604-689 Arc=22.233m (72.94')/R=15.240m (50.00')
689-604 S. 47° 53' 00" W./20.313m (66.64')

Scale in Meters
1 : 500 full size
1 : 1000 tabloid

END R.O.W. Project STU 4701-017
STA. 115+260.644

S.H. 470 COUNTY LINE RD.

SOUTHEAST CORNER
SECTION 32 N.89°23'28"E Project C

END CONST. Project STU 4701-017
STA. 115+400

PARKWAY SUBDIVISION
FILING NO. 1

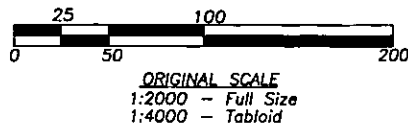
PARKWAY
SUBDIVISION FILING
NO. 1 1ST AMEND.

HIGHLANDS RANCH
FILING NO. 55-A

Lot 5

Section Line Sec. 5

NW 1/4
SECTION 4
T-6-S R-67-W



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO		15	
REVISIONS				

SE 1/4
SECTION 36
T-5-S R-68-W

SW 1/4
SECTION 31
T-5-S R-67-W

SE 1/4
SECTION 31
T-5-S R-67-W

BEGIN R.O.W. Project STU 4701-017
E STA. 111+950.433

THE HIGHLANDS 460
FILING NO. 4

CORRECTION PLAT OF
THE FAIRWAYS OF SOUTH
SUBURBAN FILING NO. 3

SOUTH 1/4 CORNER
SECTION 31

E. PHILLIPS CIRCLE

E. PHILLIPS PLACE

SOUTHEAST CORNER
SECTION 36

BEGIN Const. Project STU 4701-017
E STA. 111+836.687

HIGHLANDS RANCH
FILING NO. 60-A

THE
WALKER
CENTER

NW 1/4
SECTION 6
T-6-S R-67-W

NE 1/4
SECTION 6
T-6-S R-67-W

NE 1/4
SECTION 1
T-6-S R-68-W

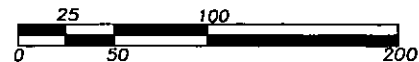
PARCEL NO. OWNER

- | | |
|------|--|
| 1 | JOHN P. WEBERG |
| 2 | HIGHLANDS RANCH METROPOLITAN DISTRICT NO.1
a Colorado quasi-municipal corporation |
| 5 | THE COUNTY OF DOUGLAS, STATE OF COLORADO |
| 6 | Mobile Premix Concrete Inc., a Colorado
corporation, d/b/a Western Mobile Denver |
| 7 | FIRST TEE, INC.,
A Colorado Corporation |
| 8 | BOARD OF COUNTY COMMISSIONERS,
ARAPAHOE COUNTY |
| PE-9 | SOUTH SUBURBAN METROPOLITAN RECREATION AND
PARK DISTRICT, a quasi-municipal corporation |

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO		16	

RIGHT OF WAY

REVISIONS



ORIGINAL SCALE
1:2000 - Full Size
1:4000 - Tabloid



SE 1/4
SECTION 31
T-5-S R-67-W

HERITAGE
GREENS
CENTRE

HERITAGE
GREEN
PLAZA
FILING 1

SOUTHEAST
CORNER
SECTION 31

SEC. 31
SEC. 32

SECTION LINE

SOUTH HOLLY ST.

SEC. 6
SEC. 5

SECTION LINE

FOXRIDGE
PLAZA
SUBDIVISION
FILING NO. 1

SW 1/4
SECTION 32
T-5-S R-67-W

FOXRIDGE
WEST
FILING NO. 2

FOXRIDGE WEST
FILING NO. 1

FOXRIDGE
IV

KRAMERIA WAY

LOCUST WAY

HIGHLANDS
RANCH
FILING
NO. 18-B

HIGHLANDS
RANCH
FILING
NO. 18-C

HIGHLANDS RANCH
FILING NO. 18-A 3RD AMEND.

HIGHLANDS
RANCH FILING
NO. 18-A

HIGHLANDS
RANCH FILING NO. 18-A
4TH
AMEND.

NE 1/4
SECTION 6
T-6-S R-67-W

NW 1/4
SECTION 5
T-6-S R-67-W

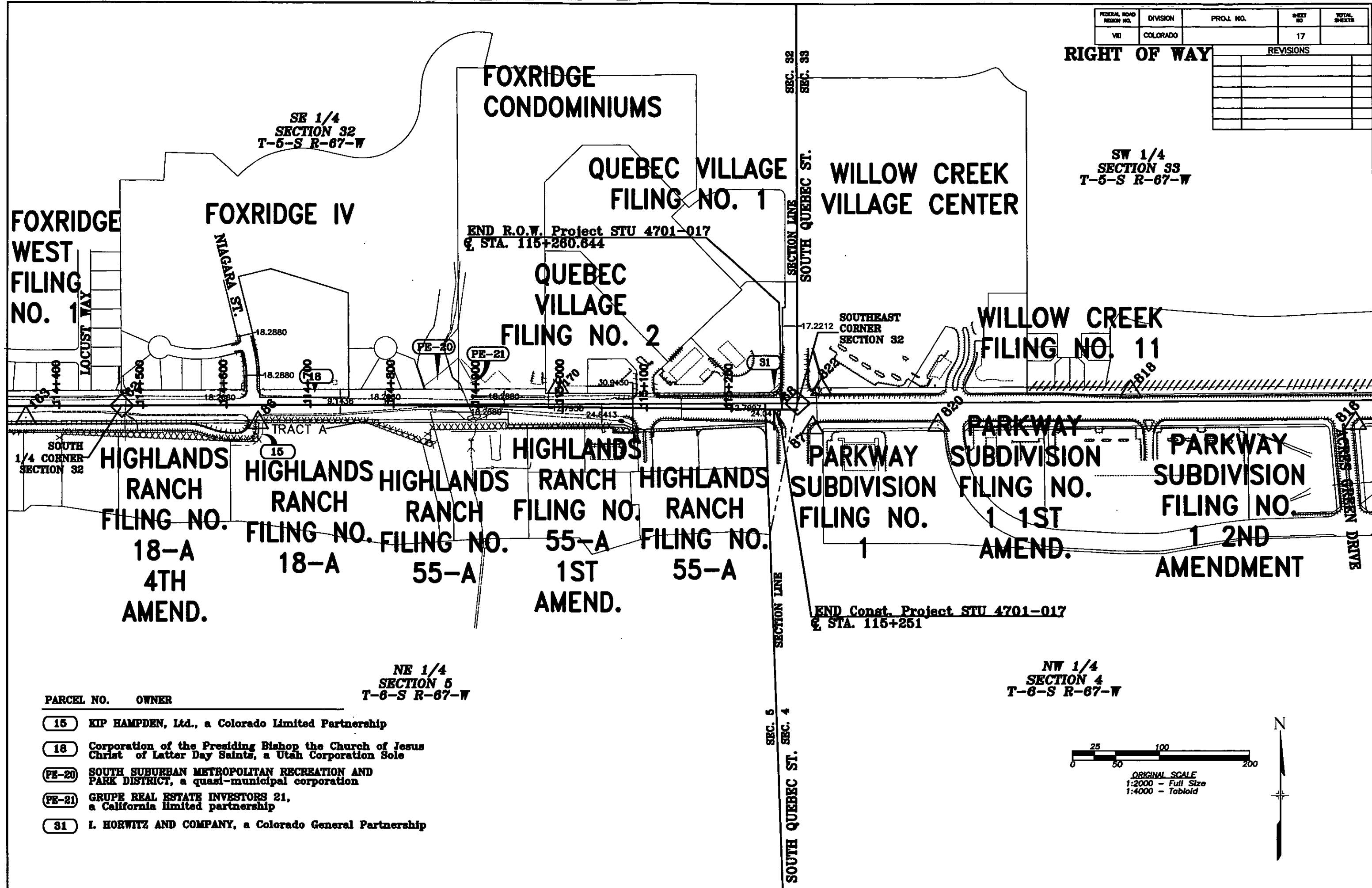
PARCEL NO. OWNER

- 7 FIRST TEE, INC.,
A Colorado Corporation
- PE-9 SOUTH SUBURBAN METROPOLITAN RECREATION AND
PARK DISTRICT, a quasi-municipal corporation
- 11 HERITAGE GREEN LLC,
a Colorado limited liability company
- 13 FirstBank of Arapahoe
County, National Association

FEDERAL ROAD REVISION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO		17	

RIGHT OF WAY

REVISIONS	



SE 1/4
SECTION 32
T-6-S R-67-W

SW 1/4
SECTION 33
T-6-S R-67-W

END R.O.W. Project STU 4701-017
STA. 115+280.844

SOUTHEAST
CORNER
SECTION 32

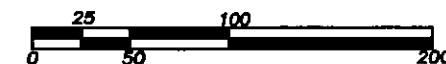
SOUTH
1/4 CORNER
SECTION 32

END Const. Project STU 4701-017
STA. 115+251

NE 1/4
SECTION 5
T-6-S R-67-W

NW 1/4
SECTION 4
T-6-S R-67-W

PARCEL NO.	OWNER
15	KIP HAMPDEN, Ltd., a Colorado Limited Partnership
18	Corporation of the Presiding Bishop the Church of Jesus Christ of Latter Day Saints, a Utah Corporation Sole
PE-20	SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT, a quasi-municipal corporation
PE-21	GRUPE REAL ESTATE INVESTORS 21, a California limited partnership
31	L. HORWITZ AND COMPANY, a Colorado General Partnership



ORIGINAL SCALE
1:2000 - Full Size
1:4000 - Tabloid



THE HIGHLANDS 460
FILING NO. 4

SE 1/4
SECTION 36
T-5-S R-68-W

PARCEL	OWNER
1	JOHN P. WEBERG
2	TE-2 HIGHLANDS RANCH METROPOLITAN DISTRICT NO.1 a Colorado quasi-municipal corporation
TE-3	CANYON RANCH CONDOMINIUMS ASSOCIATION, INC. a Colorado Non-Profit Corporation
SE-4	THE ZIGGY PROJECT, LLLP
5	TE-5 THE COUNTY OF DOUGLAS, STATE OF COLORADO
6	Mobile Premix Concrete Inc., a Colorado corporation d/b/a Western Mobile Denver
8	BOARD OF COUNTY COMMISSIONERS, ARAPAHOE COUNTY

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

THE FAIRWAYS OF
SOUTH SUBURBAN PHASE I

SW 1/4
SECTION 31
T-5-S R-67-W
Lot 2
1 Pnt.-Pnt. Bearing/Distance
629-612 S.0° 06' 51"W./12.192 m(40.00');
612-630 N.89° 40' 41"E./9.144 m(30.00');
630-629 N.36° 54' 43"W./15.184m(49.82').

REGION 6
PRELIMINARY PLANS

MAR 7 2000

SUBJECT TO CHANGES

REVISIONS		
03/02/00	Deleted SE-4	R6

BEGIN R.O.W. Project STU 4701-017
C STA. 111+950.433

S. 89°57'14" E.

S.H. 470 COUNTY LINE RD.

Section Line

P.O.B. 2, TE-2

P.O.B. TE-3

Tract E

TE-2

TE-3

Tract D

BEGIN CONSTRUCTION Project STU 4701-017
C STA. 111+720

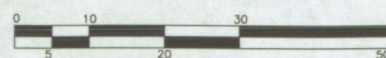
TE-3
Pnt.-Pnt. Bearing/Distance
583-584 S.0° 02' 46"W./3.048m (10.00');
584-578 S.89° 57' 14"E./48.141m (157.94');
578-574 N.44° 47' 12"W./4.298m (14.10');
574-583 N.89° 57' 14"W./45.110m (148.00')

TE-2
Pnt.-Pnt. Bearing/Distance
577-578 N.89° 57' 14"W./18.593m (61.00');
578-579 S.0° 02' 46"W./3.048m (10.00');
579-574 S.89° 57' 14"E./70.696m (231.94');
574-578 S.44° 47' 12"E./4.298m (14.10');
576-575 S.89° 57' 14"E./13.899m (45.60');
575-582 N.44° 47' 12"W./8.447m (21.15');
582-580 N.89° 57' 14"W./64.487m (211.57');
580-577 N.0° 02' 46"E./1.524m (5.00')

2
Pnt.-Pnt. Bearing/Distance
577-580 S.0° 02' 46"W./1.524m (5.00');
580-582 S.89° 57' 14"E./84.487m (211.57');
582-571 N.44° 47' 12"W./2.149m (7.05');
571-577 N.89° 57' 14"W./62.972m (206.6')

Lot 1

NE 1/4
SECTION 1
T-6-S R-68-W



Scale in Meters
1 : 500 full size
1 : 1000 tabloid

LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- FOUND PROPERTY CONTROL

HIGHLANDS RANCH
FILING NO. 60-A

WALKER CENTER
SECOND AMENDMENT
WALKER CENTER
FIRST AMENDMENT

NW 1/4
SECTION 6
T-6-S R-67-W

Lot 4B

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	6	

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

REVISIONS

Block 5

THE FAIRWAYS OF SOUTH SUBURBAN PHASE I

CORRECTION PLAT OF THE FAIRWAYS OF SOUTH SUBURBAN FILING NO. 3

SW 1/4
SECTION 31
T-5-S R-67-W

Lot 2

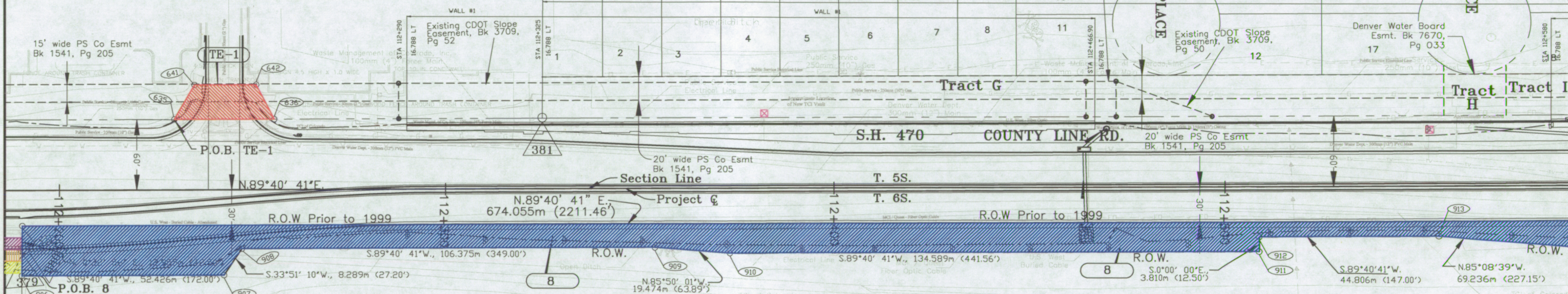
E. PHILLIPS PLACE

E. PHILLIPS PLACE

E. PHILLIPS PLACE

E. PHILLIPS PLACE

TE-1
Pnt.-Pnt. Bearing/Distance
635-636 N.89° 40' 41"E./25.908m(85.00')
636-642 N.27° 46' 19"W./10.058m(33.00')
642-641 S.89° 35' 49"W./15.968m(52.39')
641-635 S.30° 27' 30"W./10.363m(34.00')

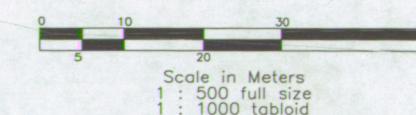


PARCEL NO. OWNER

TE-1 JOHN P. WEBERG

8 BOARD OF COUNTY COMMISSIONERS, ARAPAHOE COUNTY

NW 1/4
SECTION 6
T-6-S R-67-W



LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- △ FOUND PROPERTY CONTROL

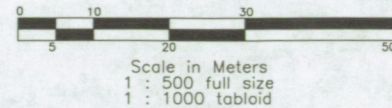
FOXRIDGE PLAZA
SUBDIVISION
FILING NO. 1

SW 1/4
SECTION 32
T-5-S R-67-W

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

FOXRIDGE
WEST
FILING
NO. 2

Section Line Sec. 31
Sec. 32



- LEGEND
- CTRL. PNT. # AS STAMPED ON MONUMENT
 - COMPUTER #
 - ALQUOT CORNERS POINT #
 - FOUND PROPERTY CONTROL

Block 1

TE-13
Pnt.-Pnt. Bearing/Distance
697-651 N.89° 41' 17" E./57.334m(188.10');
651-652 N.0° 18' 43" W./2.438m(8.00');
652-653 N.89° 26' 55" W./60.676m(199.07');
653-697 S.45° 09' 30" E./4.729m(15.51')

Lot 1 TE-16
Pnt.-Pnt. Bearing/Distance
654-655 N.89° 41' 17" E./22.860m(75.00');
655-656 N.26° 34' 29" W./8.669m(28.45');
656-657 S.89° 40' 08" W./17.837m(58.52');
657-654 S.18° 48' 41" W./8.324m(27.31')

13
Pnt.-Pnt. Bearing/Distance
698-607 S.0° 00' 16" E./10.636m(34.90');
607-697 N.89° 41' 17" E./10.636m(34.90');
697-698 N.45° 09' 30" W./15.001m(49.22')

PS Co Esmt
BK 3912, Pg 371

Lot 5

PS Co Esmt
BK 3912, Pg 370

Lot 4

Willows Water Dist.
Esmt. 5ft each
side of
centerline, Job#
405

Lot 2

P.O.B. TE-16

Section Line N.89°41'17"E.
S.H. 470 Project C
COUNTY LINE RD.

T. 5S.
T. 6S.

COUNTY LINE PLACE

PARCEL OWNER
13 TE-13 FirstBank of Arapahoe
County, National Association
TE-16 EASTBOURNE INVESTMENTS LTD.
a Delaware Corporation

HIGHLANDS
RANCH -
FILING NO.
18-B

COUNTY LINE PLACE

HIGHLANDS RANCH FILING NO. 18-C

NW 1/4
SECTION 5
T-6-S R-67-W

Lot 2

Lot 1

Lot 7

Lot 8

Lot 9

Lot 4

Lot 3

Lot 4

Lot 3

Lot 2

Lot 1

For sale
Fuller
2923700
14-19-14

Lot 7
1.4 Acre
Filing 18-3
2923700 Sarden/mattflows
\$650/acre
LIST

10/8/99, 3:00 I:\sheets\sheet11.dwg. Code: 12851 SK Scale -> 1: 1000 METERS

SW 1/4
SECTION 32
T-5-S R-67-W

FOXRIDGE
WEST
FILING
NO. 2

S. Kearney St.

BLOCK 1

BLOCK 2

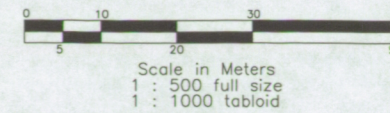
FOXRIDGE WEST
FILING NO. 1

KRAMERIA WAY

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

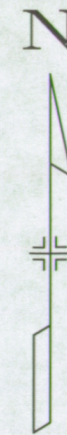
S. Locust St.

BLOCK 4



LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- FOUND PROPERTY CONTROL



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	11	
REVISIONS				

BLOCK 7

20ft wide
Willows Water Dist.
Bk 3222, Pg 399

SOUNDWALL B

15ft. PS Co
Esmt Doc No
91710

PS Co Esmt
Doc 91697

6.0792 m
20 ft drainage
Esmt

STA 114+350

16.776 LT

Section Line

T. 5S.

S.H. 470

COUNTY LINE RD.

N. 89°41'17"E.

Project C

TRACT A

P.O.B. TE-14

TRACT A

P.O.B. TE-14B

COUNTY LINE PLACE

Highlands
Ranch
Filing 18-C

Lot 4

NW 1/4
SECTION 5
T-6-S R-67-W

HIGHLANDS
RANCH
FILING NO.
18-A
3RD AMEND.

Lot 7-B

TE-14
Pnt.-Pnt. Bearing/Distance
933-946 N.89° 41' 17"E./18.904m (62.02')
946-945 S.0° 18' 43"E./3.048m (10.00')
945-932 S.89° 41' 17"W./18.904m (62.02')
932-933 N.0° 18' 43"W./3.048m (10.00')

Subdivision Line

Lot 8

PS Co Esmt
Bk 637, Pg 127
10 ft wide

Lot 9

Lot 10

Lot 11

Lot 12

HIGHLANDS RANCH FILING NO.
18-A

PARCEL OWNER

TE-14 THE COUNTY OF DOUGLAS
TE-14B STATE OF COLORADO

TE-14B

Pnt.-Pnt. Bearing/Distance
946-950 N.89° 41' 17"E./130.644m (428.62')
950-951 S.0° 18' 43"E./3.048m (10.00')
951-949 S.89° 41' 17"W./130.644m (428.62')
949-948 N.0° 18' 43"W./3.048m (10.00')

Lot 13

Subdivision Line

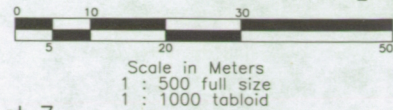
FOXRIDGE
WEST
FILING
NO. 1

Block 4
SW 1/4
SECTION 32
T-5-S R-67-W

KRAMERIA WAY

S. LOCUST WAY

SE 1/4
SECTION 32
T-5-S R-67-W



Lot 7
LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- FOUND PROPERTY CONTROL

FOXRIDGE IV

E. PHILLIPS PLACE

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

TE-18
Pnt.-Pnt. Bearing/Distance
658-616 N. 0° 19' 30" W./12.192m(40.00');
616-617 Arc=40.808m(133.89')/R=174.279m(571.78')
617-662 S. 13° 57' 02" E./153m(177.67');
662-658 S. 89° 40' 30" W./8.001m(26.25')

UNPLATTED

TE-17
Pnt.-Pnt. Bearing/Distance
589-619 N.89° 40' 30" E./8.001m (26.25');
619-621 N. 0° 19' 30" W./12.192m(40.00');
621-590 Arc=15.127m (49.63')/R=174.279m
(571.78'),
590-589 S. 14° 35' 05" W./28.247m(92.67')

18
Pnt.-Pnt. Bearing/Distance
658-615 S.0° 19' 30" E./9.144m(30.00');
615-628 N.89° 40' 31" E./108.681m(350.00');
628-659 N.0° 19' 30" W./9.144m(30.00');
659-658 S.89° 40' 31" W./108.681m(350.00'),

FOXRIDGE IV

Block 1
WALL #5
15ft. PS Co Esmt
Doc # 91718
7.5 each side ROW

437

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Section Line N.89°41'17"E.

SOUTH 1/4 CORNER
SECTION 32

P.O.B. TE-14D

TRACT A

TRACT C

P.O.B. TE-14A

P.O.B. TE-14A

P.O.B. 15

Existing R.O.W.

Existing R.O.W.

Existing R.O.W.

PARCEL	OWNER
TE-14A TE-14B TE-14D	THE COUNTY OF DOUGLAS, STATE OF COLORADO
15	KIP HAMPDEN, Ltd., a Colorado Limited Partnership
TE-17	MARTIN L. LAWS AND DONNA S. LAWS
18 TE-18	Corporation of the Presiding Bishop the Church of Jesus Christ of Latter Day Saints, a Utah Corporation Sole
TE-19	HIGHLANDS RANCH METROPOLITAN DISTRICT NO. 2

HIGHLANDS RANCH
FILING NO. 18-A
4TH AMEND.

NE 1/4
SECTION 5
T-6-S R-67-W

HIGHLANDS RANCH
FILING NO. 18-A

TE-14B
Pnt.-Pnt. Bearing/Distance
948-950 N.89° 41' 17" E./130.644m (428.62')
950-951 S.0° 18' 43" E./3.048m (10.00')
951-949 S.89° 41' 17" W./130.644m (428.62')
949-948 N.0° 18' 43" W./3.048m (10.00')
TE-14D
Pnt.-Pnt. Bearing/Distance
525-765 N.89° 40' 30" E./24.384m (80.00')
765-766 S.0° 19' 30" E./3.048m (10.00')
766-952 S.89° 40' 30" W./24.378m (79.98')
952-525 N.0° 26' 32" W./3.048m (10.00')

NW 1/4
SECTION 5
T-6-S R-67-W

Lot 14A

PS Co Esmt
Bk 637, Pg 127

TE-14A
Pnt.-Pnt. Bearing/Distance
700-991 S.89° 40' 30" W./26.216m (86.01')
991-965 N.89° 26' 03" W./8.548m (28.04')
965-966 N.89° 40' 30" E./37.554m (123.21')
966-700 S.47° 24' 05" W./4.531m (14.87')

TE-19
Pnt.-Pnt. Bearing/Distance
992-994 Arc=18.368m (60.26')/R=11.887m (39.00')
994-993 S.89° 40' 30" W./8.096m (20.00')
993-599 Arc=12.513m (41.05')/R=64.008m (210.00')
599-995 N.84° 02' 18" E./23.191m (76.09')
995-991 N.10° 28' 47" E./8.231m (27.01')
991-992 N.89° 40' 30" E./5.791m (19.00')

Pnt.-Pnt. 15 Bearing/Distance
962-955 S. 89° 40' 30" W./4.572m (15.00');
955-956 S. 0° 19' 30" E./8.230m (27.00');
956-957 A=22.024m (72.26')/R=of 14.021m (46.00')
957-958 S. 89° 40' 30" W./ 18.288m (60.00');
958-959 Arc=1.987m (6.52')/R=74.676m (245.00'),
959-566 S. 0° 19' 31" E., 4.598m (15.09');
566-567 N. 89° 40' 30" E./ 20.275m (66.52');
567-961 Arc=29.206m (95.82')/R=18.593m (61.00')
961-962 N. 0° 19' 30" W./ 8.230m (27.00')

PARCEL OWNER

- PE-20 SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT a quasi-municipal corporation
- PE-21 GRUPE REAL ESTATE INVESTORS 21, a California limited partnership
- TE-22 BC REAL ESTATE INVESTMENTS INC., a Delaware Corporation
- TE-23 QUEBEC VILLAGE ASSOCIATES, LTD., a Colorado limited partnership
- TE-26 TOTAL PETROLEUM, INC., a Michigan corporation 21

FOXRIDGE IV

QUEBEC VILLAGES

QUEBEC VILLAGE

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	13	

FILING NO. 4 RIGHT OF WAY COUNTY LINE ROAD(S.H. 470) Colo. Blvd. to Quebec St.

- LEGEND
- CTRL. PNT. # AS STAMPED ON MONUMENT
 - COMPUTER #
 - ALIQUOT CORNERS POINT #
 - FOUND PROPERTY CONTROL

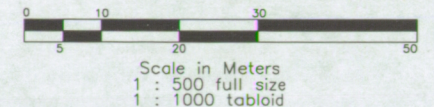
PE-20 Pnt.-Pnt. Bearing/Distance
686-686 S.0° 20' 41"E./37.233m (122.15')
686-681 S.89° 40' 30"W./40.758m (133.72')
681-685 N.17° 28' 44"W./3.190m (10.47')
685-687 N.51° 49' 41"E./19.909m (65.32')
687-686 N.49° 26' 22"E./34.012m (111.59')

PE-21 Pnt.-Pnt. Bearing/Distance
686-686 S.0° 20' 41"E./37.233m (122.15')
686-684 N.89° 40' 30"E./21.966m (72.07')
684-686 N.30° 52' 46"W./43.236m (141.85')

TE-22 Pnt.-Pnt. Bearing/Distance
669-677 N.89° 40' 30"E./10.668m (35.00')
677-680 N.0° 19' 30"W./15.235m (49.98')
680-672 S.89° 38' 07"W./2.621m (8.60')
672-669 S.27° 31' 11"W./17.228m (56.52')

TE-23 Pnt.-Pnt. Bearing/Distance
676-677 S.89° 40' 30"W./19.507meters (64.00 feet);
677-680 N.0° 19' 30"W./15.235meters (49.98 feet);
680-681 N.89° 38' 07"E./19.507meters (64.00 feet);
681-676 S.0° 19' 30"E./15.249meters (50.03 feet)

TE-26 Pnt.-Pnt. Bearing/Distance
676-670 N.89° 40' 30"E./11.582m (38.00')
670-699 N.66° 03' 16"W./8.440m (27.69')
699-671 N.4° 44' 47"W./11.817m (38.77')
671-681 S.89° 38' 07"W./2.977ms (9.77')
681-676 S.0° 19' 30"E./15.249m (50.03')



N

Block 1

SE 1/4 SECTION 32 T-5-S R-67-W

QUEBEC VILLAGE CENTER FILING NO. 2

HIGHLANDS RANCH FILING NO. 55-A 1st AMEND.

HIGHLANDS RANCH FILING NO. 18-A

- PARCEL OWNER
- TE-14C THE COUNTY OF DOUGLAS STATE OF COLORADO
- TE-24 IVO, INC., A CALIFORNIA CORPORATION
- TE-25 MISSION VIEJO COMPANY, A CALIFORNIA CORPORATION
- TE-27 THE COUNTY OF DOUGLAS, STATE OF COLORADO
- TE-27B THE COUNTY OF DOUGLAS, STATE OF COLORADO
- TE-28 THE ORIGINAL HONEY BAKED HAM CO. OF GEORGIA, INC., A Georgia corporation
- TE-29 CONTINENTAL EQUITY INVESTMENTS, INC., a Delaware corporation
- TE-30 WENDY'S OF DENVER, INC., a Colorado corporation

TE-25 Pnt.-Pnt. Bearing/Distance
973-751 N.89° 40' 30"E./86.734m (284.56')
751-750 S.0° 19' 30"E./5.114m (16.78')
750-968 S.61° 50' 54"W./of 24.872m (81.60')
968-971 S.89° 40' 30"W./80.606m (264.54')
971-973 N.14° 12' 09"W./17.227m (56.52')

TE-27B Pnt.-Pnt. Bearing/Distance
973-526 N.14° 12' 09"W./3.140m (10.30')
526-529 N.89° 40' 30"E./90.535m (297.03')
529-530 S.0° 19' 30"E./8.553m (28.15')
530-750 S.61° 50' 54"W./3.447m (11.31')
750-751 S.0° 19' 30"W./5.114m (16.78')
751-973 S.89° 40' 30"W./86.734m (284.56')

TE-27 Pnt.-Pnt. Bearing/Distance
983-532 S.87° 05' 40"W./19.995m (65.60')
532-974 N.68° 31' 22"W./2.499m (8.20')
974-986 S.4° 00' 15"E./3.376m (11.08')
986-975 S.68° 31' 22"E./1.705m (5.59')
975-987 N.87° 05' 40"E./20.346m (66.75')
987-983 N.2° 51' 15"E./3.063m (10.05')

TE-30 Pnt.-Pnt. Bearing/Distance
976-987 N.87° 05' 40"E./2.408m (7.90')
987-984 S.2° 51' 15"W./7.046m (23.12')
984-982 S.87° 05' 40"W./1.801m (5.91')
982-976 N.2° 05' 20"W./7.011m (23.00')

TE-29 Pnt.-Pnt. Bearing/Distance
978-976 N.87° 05' 40"E./16.767m (55.01')
976-982 S.2° 05' 20"E./7.011m (23.00')
982-981 S.87° 05' 40"W./16.767m (55.01')
981-978 N.2° 05' 20"W./7.011m (23.00')

HIGHLANDS RANCH FILING NO. 55-A

NE 1/4 SECTION 5 T-6-S R-67-W

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QUEBEC VILLAGE FILING NO. 4

Block 1 Lot 2

QUEBEC VILLAGE CENTER FILING NO. 3

WILLOW CREEK VILLAGE CENTER

RIGHT OF WAY
COUNTY LINE ROAD (S.H. 470)
Colo. Blvd. to Quebec St.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	14	

REVISIONS

PARCEL OWNER
TE-27A THE COUNTY OF DOUGLAS STATE OF COLORADO

31 I. HORWITZ AND COMPANY, a
Colorado General Partnership

TE-26 TOTAL PETROLEUM, INC., a Michigan corporation

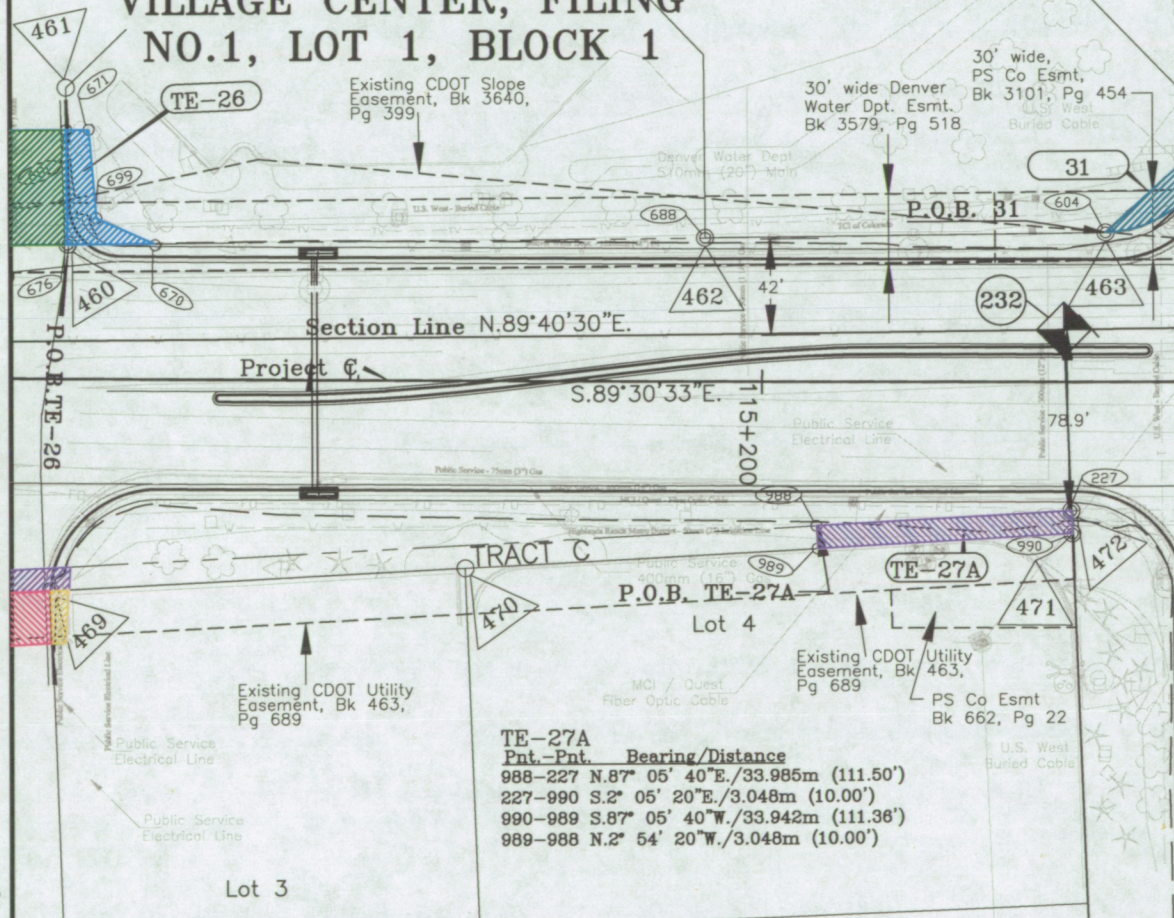
Lot 3

Lot 3
Block 1

TE-26
Pnt.-Pnt. Bearing/Distance
876-870 N.89° 40' 30"E./11.582m (38.00')
870-899 N.66° 03' 16"W./8.440m (27.69')
899-871 N.4° 44' 47"W./11.817m (38.77')
871-881 S.89° 38' 07"W./2.977m (9.77')
881-876 S.0° 19' 30"E./15.249m (50.03')

FIRST ADMINISTRATIVE REPLAT FOR QUEBEC VILLAGE CENTER, FILING NO.1, LOT 1, BLOCK 1

31
Pnt.-Pnt. Bearing/Distance
804-889 Arc=22.233m (72.94')/R=15.240m (50.00')
889-804 S. 47° 53' 00" W./20.313m (66.64')



HIGHLANDS RANCH FILING NO. 55-A

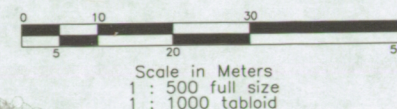
Lot 5

Section Line Sec. 5

SOUTH QUEBEC ST.

Section Line Sec. 32

WILLOW CREEK VILLAGE CENTER



END R.O.W. Project STU 4701-017
STA. 115+260.644

S.H. 470 COUNTY LINE RD.

SOUTHEAST CORNER
SECTION 32 N.89°23'28"E. Project C

END CONST. Project STU 4701-017
STA. 115+400

PARKWAY SUBDIVISION FILING NO. 1

PARKWAY
SUBDIVISION FILING
NO. 1 1ST AMEND.

NW 1/4
SECTION 4
T-6-S R-67-W

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R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE AND DOUGLAS COUNTIES

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	COLO.	STU 4701-017	2

RIGHT OF WAY
COUNTY LINE ROAD (S.H. 470)
Colo. Blvd. to Quebec St.

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 5 S., R. 67 W., 6TH P.M.	AREA IN SQ. METERS/SQ. FEET				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
1	JOHN P. WEBERG	442 Wembley Ct. Colorado Springs, CO 80906 Site: 8200 S. Colorado Blvd. Littleton, Colorado	Lot 2, THE FAIRWAYS OF SOUTH SUBURBAN PHASE I in the S.W. 1/4, Sec. 31	55.7 600	55.7 600	10 Acres +/-		1	
TE-1	SEE 1	SEE 1		186.7 2,009	-0-			TE-1	
2	HIGHLANDS RANCH METROPOLITAN DISTRICT NO. 1 a Colorado quasi-municipal corporation	62 West Plaza Drive Highlands Ranch, CO 80126		97.1 1,045	97.1 1,045			2	
TE-2	SEE 2			198.5 2,136				TE-2	For the construction of roadway slopes.
TE-3	CANYON RANCH CONDOMINIUMS ASSOCIATION, INC. A Colorado Non-Profit Corporation	9568 S University Highlands Ranch, CO 80126		142.1 1,530				TE-3	For the construction of roadway slopes.
SE-4	THE ZIGGY PROJECT, LLLP	48 Cherry Lane Drive Englewood, CO 80110	T. 6 S., R. 67 W., 6TH P.M. Lot 4A-1, WALKER CENTER SECOND AMENDMENT in the N.W. 1/4, Sec. 6	261.1 2,811	261.1 2,811			SE-4	For the construction and maintenance of roadway slopes.
5	THE COUNTY OF DOUGLAS, STATE OF COLORADO	Site: 8420 S. Colorado Blvd. Littleton, CO	T. 5 S., R. 67 W., 6TH P.M. Tract B, WALKER CENTER in the N.W. 1/4 Sec. 6	36.2 390	36.2 390	0	0	5	
TE-5	SEE 5			316.4 3406				TE-5	For the construction of roadway slopes.
6	Mobile Premix Concrete Inc., a Colorado corporation d/b/a Western Mobile Denver	1400 W. 64th Ave. Denver, CO 80221 Site: 8420 S. Colorado Blvd. Littleton, CO	T. 6 S., R. 67 W., 6TH P.M. NW 1/4 Sec. 6	36.2 390	36.2 390	0	0	6	

Remainder of
Tract B

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R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE AND DOUGLAS COUNTIES

RIGHT OF WAY
COUNTY LINE ROAD (S.H. 470)
Colo. Blvd. to Quebec St.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	COLO.	STU 4701-017	28
REVISIONS			

PARCEL NO.	OWNER	ADDRESS	LOCATION T.5 S., R. 67 W., 6TH P.M.	AREA IN SQ. METERS/SQ. FEET				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
11	HERITAGE GREEN LLC, a Colorado limited liability company	c/o J. Todd Tedford, J.T. Management, 5310 Ward Rd., G07 Arvada, CO 80002-1932 Site: 8201-8269 S. Holly St. Littleton, CO 80123	A portion of Lot 6, Block One. HERITAGE GREEN PLAZA SUBDIVISION, FILING NO. 1	50.6 544	50.6 544	8,106.6 87,259		11	
TE-11	SEE 11	SEE 11	T. 5 S., R. 67 W., 6TH P.M. A portion of Lot 6, 7, & 8 of Blk. 1, HERITAGE GREEN PLAZA SUBDIVISION FILING NO. 1 in the S.E. 1/4, Sec. 31	289.0 3,111	-0-			TE-11	For the construction of a driveway, sidewalk, and curb and gutter.
TE-12	THE COUNTY OF DOUGLAS, STATE OF COLORADO	Site: 5435 Boatworks Dr. Tract A Douglas County, Colorado	T. 6 S., R. 67 W., 6TH P.M. Lot 1 HOLLY/COUNTY LINE FILING NO. 1, in the N.E. 1/4, Sec. 6	52.0 560	-0-	5,110 sq. ft.		TE-12	For the construction of roadway slopes.
13	FirstBank of Arapahoe County, National Association	Site: 8280 S. Holly St. Littleton, Colorado	T. 5 S., R. 67 W., 6TH P.M. Lot 5, Blk. 1, FOXRIDGE PLAZA SUBDIVISION, FILING NO. 1 in the S.W. 1/4, Sec. 32	56.6 609	56.6 609	3,604.6 38,800		13	
TE-13	SEE 13			170.1 1831				TE-13	For the construction of a sidewalk and roadway slopes.

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R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE AND DOUGLAS COUNTIES

RIGHT OF WAY
COUNTY LINE ROAD (S.H. 470)
Colo. Blvd. to Quebec St.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	COLO.	STU 4701-017	2C

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 6 S., R. 67 W., 6TH P.M.	AREA IN SQ. METERS/SQ. FEET				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
TE-14	THE COUNTY OF DOUGLAS, STATE OF COLORADO		Tract A, HIGHLANDS RANCH- FILING NO. 24 in the N. 1/2, Sec. 5	57.6 620	-0-		37,766.5 sq. ft.	TE-14	For the construction of roadway, sidewalk, and curb and gutter.
TE-14A	SEE 14			97.2 1046	-0-			TE-14A	See TE-14
TE-14B	SEE TE-14			398.2 4,286	-0-			TE-14B	For the construction of a retaining wall.
TE-14C	SEE TE-14			326.3 3512	-0-			TE-14C	For the construction of roadway slopes.
			T. 6 S., R. 67 W., 6TH P.M.						
15	KIP HAMPDEN, LTD., a Colorado limited partnership	Greg Nelson P.O. Box 85 Colorado Springs, CO 80901	Tract C, HIGHLANDS RANCH- FILING NO. 18-A in the N.E. 1/4, Section 5	247.5 2664	247.5 2664		7.6 Acres +/-	15	
			T. 5 S., R. 67 W., 6TH P.M.						
TE-16	EASTBOURNE INVESTMENTS LTD., a Delaware Corporation	c/o Leonard Hortick, Lion Properties LLC 3100 Arapahoe, Suite 202 Boulder, Colorado 80303 Site: 8210 S. Holly St. Littleton, CO	Lot 2, Blk. 1, FOXRIDGE PLAZA SUBDIVISION, FILING NO. 1 in the S.W. 1/4, Sec. 32	121.6 1,309	-0-	97,870 sq. ft.		TE-16	For the construction of a driveway, sidewalk and curb and gutter.
TE-17	MARTIN L. LAWS AND DONNA S. LAWS	6682 E. Phillips Place Englewood, CO 80112	Lot 1, Blk. 1, FOXRIDGE IV in the S.E. 1/4, Sec. 32	115.3 1,243				TE-17	For the construction of roadway slopes.
			T. 5 S., R. 67 W., 6TH P.M.						
18	Corporation of The Presiding Bishop the Church of Jesus Christ of Latter Day Saints, a Utah Corporation Sole	50 E. North Temple Salt Lake City, UT 84150	in the S.E. 1/4, Section 32	975.5 10,500	975.5 10,500	15,435 166,149		18	
TE-18	SEE 18			149.1 1605				TE-18	For the construction of roadway slopes.

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R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE AND DOUGLAS COUNTIES

RIGHT OF WAY
COUNTY LINE ROAD (S.H. 470)
Colo. Blvd. to Quebec St.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
VIII	CQLO.	STU 4701-017	20
REVISIONS			

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 6 S., R. 67 W., 6TH P.M.	AREA IN SQ. METERS/SQ. FEET				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
TE-19	HIGHLANDS RANCH METROPOLITAN DISTRICT NO. 2	62 Plaza Drive Highlands Ranch, CO 80126	Tract C, HIGHLANDS RANCH- FILING NO. 18-A in the N.E. 1/4, Section 5	97.8 1053	-0-		5,314 sq. ft.	TE-19	For the construction of roadway slopes, sidewalk, and curb and gutter.
			T. 5 S., R. 67 W., 6TH P.M.						
PE-20	SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT, a quasi-municipal corporation	1800 W. Littleton Blvd. Littleton CO 80120 SITE: 8208 S. Newport Ct. Englewood, Colorado 80112	Tract A, FOXRIDGE IV	824.3 8,872	824.3 8,872			PE-20	For the construction of an energy dissipater and riprap
PE-21	GRUPE REAL ESTATE INVESTORS 21, a California limited partnership	2291 W. March Lane Stockton, CA 95207 Site: 8225 S. Poplar Way Englewood, CO 80112	Lot 1, Block 1, QUEBEC VILLAGES in the S.E. 1/4 of the S.E. 1/4, Sec. 32	408.9 4,402	408.9 4,402			PE-21	For the construction of an energy dissipater and riprap
TE-22	BC REAL ESTATE INVESTMENTS, INC., a Delaware Corporation	1804 Centre Point Drive Naperville, Illinois 60563 Site: 8243 S. Quebec St. Englewood, CO 80112	Lot 2, QUEBEC VILLAGE CENTER FILING NO. 2	101.2 1,090	-0-	25,265 sq. ft.		TE-22	For the construction of a driveway, sidewalk, and curb and gutter.
TE-23	QUEBEC VILLAGE ASSOCIATES, LTD., a Colorado limited partnership	7000 E. Bellevue Ave. Suite 290 Greenwood Village, CO 80111-1622 Site: 8223 S. Quebec St. Englewood, Colorado	Lot 2, QUEBEC VILLAGE FILING NO. 4	297.3 3,200	-0-	149,036 sq. ft.		TE-23	For the construction of a driveway, sidewalk, and curb and gutter.
			T. 6 S., R. 67 W., 6TH P.M.						
TE-24	IVO INC., A CALIFORNIA CORPORATION	24800 Chrisanta Drive All Mission Viejo, California 92619	Part of Tract D, HIGHLANDS RANCH-FILING NO. 18-A	991.5 10,672	-0-	Also is the remainder		TE-24	For the construction of water pipelines.
TE-25	MISSION VIEJO COMPANY, A CALIFORNIA CORPORATION	6 Inverness Court East Englewood, CO 80112	Part of Tract A, HIGHLANDS RANCH-FILING NO. 55-A	1576.2 16,967	-0-	144,426 sq. ft.		TE-25	For the construction of roadway slopes and water pipelines.
			T. 5 S., R. 67 W., 6TH P.M.						
TE-26	TOTAL PETROLEUM, INC., a Michigan corporation	One Denver Place, Suite 2201 999 18th Street Denver, CO 80201 Site: 8263 S. Quebec St. Englewood, CO	Lot 3, Block 1, FIRST ADMINISTRATIVE REPLAT FOR QUEBEC VILLAGE CENTER FILING NO.1, LOT 1, BLOCK 1.	67.3 724	-0-	40,554 sq. ft.		TE-26	For the construction of a driveway, sidewalk, and curb and gutter.

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R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE AND DOUGLAS COUNTIES										RIGHT OF WAY			
										COUNTY LINE ROAD (S.H. 470)			
										Colo. Blvd. to Quebec St.			
										REVISIONS			

From Scott, 2-17-2000

THE HIGHLANDS 460

FILING NO. 4

SE 1/4
SECTION 36
T-5-S R-68-W

PARCEL	OWNER
1	JOHN P. WEBERG
2	TE-2 HIGHLANDS RANCH METROPOLITAN DISTRICT NO.1 a Colorado quasi-municipal corporation
TE-3	CANYON RANCH CONDOMINIUMS ASSOCIATION, INC. a Colorado Non-Profit Corporation
SE-4	THE ZIGGY PROJECT, LLLP
5	TE-5 THE COUNTY OF DOUGLAS, STATE OF COLORADO
6	Mobile Premix Concrete Inc., a Colorado corporation d/b/a Western Mobile Denver
8	BOARD OF COUNTY COMMISSIONERS, ARAPAHOE COUNTY

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

THE FAIRWAYS OF SOUTH SUBURBAN PHASE I

SW 1/4
SECTION 31
T-5-S R-67-W
Lot 2

Pnt-Pnt Bearing/Distance
629-612 S.0° 06' 51"W./12.192 m(40.00');
612-630 N.89° 40' 41"E./9.144 m(30.00');
630-629 N.36° 54' 43"W./15.184m(49.82').

E. PHILLIPS CIRCLE

BEGIN R.O.W. Project STU 4701-017
STA. 111+950.433

S.H. 470 COUNTY LINE RD.

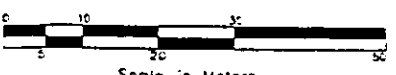
BEGIN CONSTRUCTION Project STU 4701-017
STA. 111+720

NE 1/4
SECTION 1
T-6-S R-68-W

TE-3
Pnt-Pnt Bearing/Distance
583-584 S.0° 02' 46"W./3.048m (10.00');
584-576 S.89° 57' 14"E./48.141m (157.94');
576-574 N.44° 47' 12"W./4.298m (14.10');
574-583 N.89° 57' 14"W./45.110m (148.00')

TE-2
Pnt-Pnt Bearing/Distance
577-578 N.89° 57' 14"W./18.593m (61.00');
578-579 S.0° 02' 46"W./3.048m (10.00');
579-574 S.89° 57' 14"E./70.898m (231.94');
574-576 S.44° 47' 12"E./4.298m (14.10');
576-575 S.89° 57' 14"E./13.899m (45.60');
575-582 N.44° 47' 12"W./6.447m (21.15');
582-580 N.89° 57' 14"W./64.487m (211.57');
580-577 N.0° 02' 46"E./1.524m (5.00')

2
Pnt-Pnt Bearing/Distance
577-580 S.0° 02' 46"W./1.524m (5.00');
580-582 S.89° 57' 14"E./64.487m (211.57');
582-571 N.44° 47' 12"W./2.149m (7.05');
571-577 N.89° 57' 14"W./62.972m (206.6')



- LEGEND
- CTRL. PNT. # AS STAMPED ON MONUMENT
 - COMPUTER #
 - ADJUT. CORNERS POINT #
 - FOUND PROPERTY CONTROL

HIGHLANDS RANCH
FILING NO. 60-A

WALKER CENTER
SECOND AMENDMENT
WALKER CENTER
FIRST AMENDMENT

NW 1/4 Lot 48
SECTION 6
T-6-S R-67-W

FEDERAL ROAD DISTRICT NO.	DIVISION	APPROX. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 470-017	1	1

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

Block 5

THE FAIRWAYS OF SOUTH SUBURBAN PHASE I

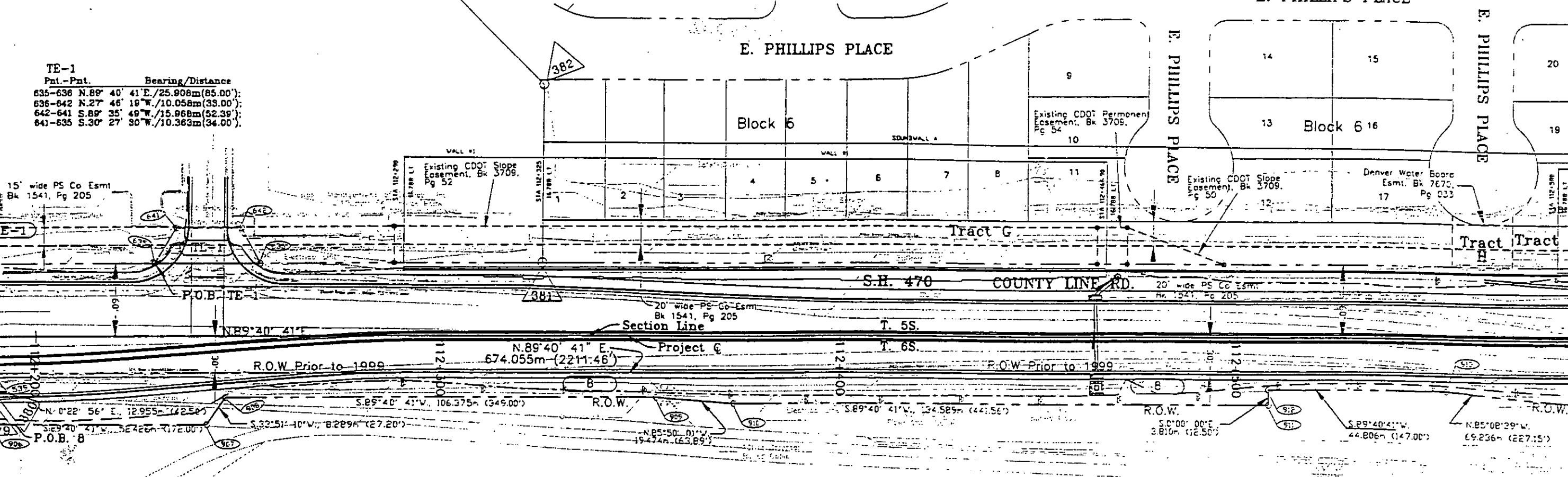
CORRECTION PLAT OF THE FAIRWAYS OF SOUTH SUBURBAN FILING NO. 3

SW 1/4
SECTION 31
T-5-S R-67-W

Lot 2

TE-1
Pnt.-Pnt. Bearing/Distance

635-636	N.89° 40' 41" E./25.908m(85.00')
636-642	N.27° 46' 19" W./10.058m(33.00')
642-641	S.89° 35' 48" W./15.868m(52.39')
641-635	S.30° 27' 30" W./10.363m(34.00')



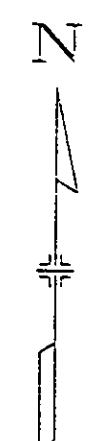
PARCEL NO.	OWNER
TE-1	JOHN P. WEBERG
8	BOARD OF COUNTY COMMISSIONERS, ARAPAHOE COUNTY

NW 1/4
SECTION 6
T-6-S R-67-W

Scale in Meters
1 : 500 full size
1 : 1000 tabloid

LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- FOUND PROPERTY CONTROL



REGISTRATION	PLATE NO.	REGISTRATION	PLATE NO.	REGISTRATION	PLATE NO.
VI	COLORADO	171	4701-017		

OF WAY

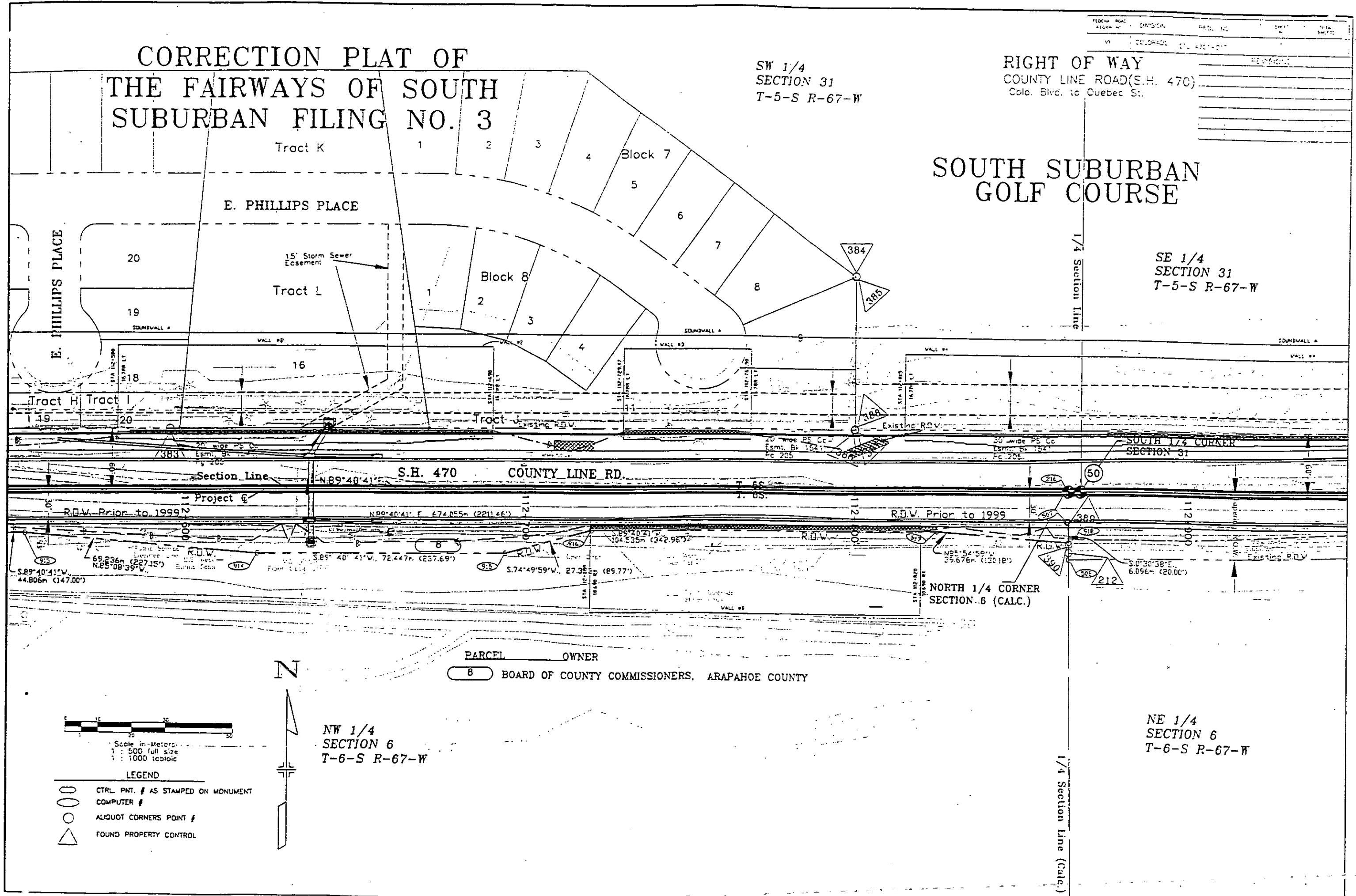
E ROAD(S.H. 470)

Quebec St.

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

SOUTH SUBURBAN
GOLF COURSE

SE 1/4
SECTION 31
T-5-S R-67-W



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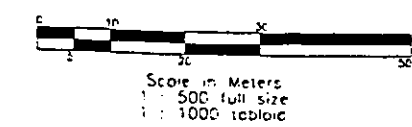
RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

HERITAGE
GREENS
CENTRE
FILING
NO. 2

Lot 17

PE-9

Pnt.-Pnt.	Bearing/Distance
637-1007 N. 89° 40' 34" E./32.310m (106.00feet);	
1007-1006 N. 1° 18' 29" W./16.052m (52.66feet);	
1006-1005 N. 60° 00' 00" W./38.288m (125.62feet);	
1005-1003 S. 60° 00' 00" W./19.964m (65.50feet);	
1003-637 S. 31° 45' 53" E./21.271m (69.78feet);	



- LEGEND
- | | |
|---|------------------------------------|
|  | CTRL PNT. # AS STAMPED ON MONUMENT |
|  | COMPUTER # |
|  | ALIQUOT CORNERS POINT # |
|  | FOUND PROPERTY CONTROL |

TE-10

Pnt.	Pnt.	Bearing	Distance
919-537	N.89° 40' 34" E.	/S.41.7m	(441.00')
537-924	S.0° 30' 08" W.	/S.4.99m	(18.04')
924-923	S.0° 30' 08" W.	/S.3.04m	(10.00')
923-922	S.89° 49' 10" W.	/S.3.048m	(10.00')
922-921	N.0° 30' 08" W.	/S.4.993m	(18.02')
921-920	S.89° 40' 34" W.	/S.131.379m	(431.03')
920-919	N.0° 19' 26" W.	/S.3.048m	(10.00')

TE-72224-01

<u>Pnt.</u>	<u>-Pnt.</u>	<u>Bearing</u>	<u>Distance</u>	
939-938	S. 88° 40' 34"	W.	13.106m	(43.00 feet);
938-924	S. 87° 58' 14"	W.	82.339m	(270.14 feet);
924-923	S. 0° 30' 08"	E.	3.049m	(10.00 feet);
923-940	N. 88° 12' 15"	E.	95.431m	(313.09 feet);
940-939	N. 0° 19' 26"	W.	3.048m	(10.00 feet);

Pnt.-Pnt. 7 Bearing/Distance
535-534 N. 87° 58' 30" E./ 82.196m (269.67 feet);
534-533 N. 89° 40' 34" E./ 253.890m (832.97 feet);
533-515 S. 1° 01' 52" E./ 9.144m (30.00 feet);
515-941 S. 1° 01' 52" E./ 3.049m (10.00 feet);
941-938 S. 89° 40' 34" W./ 253.859m (832.67 feet);
938-924 S. 87° 58' 14" W./ 82.339m (270.14 feet);
924-535 N. 0° 30' 08" W./ 5.499m (18.04 feet);
537-535 N. 0° 30' 08" W./ 6.703m (21.99 feet)

NE 1/4
SECTION 6
T-6-S R-67-W

PARCEL	OWNER
7	FIRST TEE, INC.,
TE-7	A Colorado Corporation
PE-9	SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT, a quasi-municipal corporation
TE-10	JOAN HAHN

HERITAGE
GREENS
CENTRE

SE 1/4
SECTION 31
T-5-S R-67-W

FILING NO. 2

HERITAGE
GREENS
CENTRE

HERITAGE GREEN PLAZA
SUBDIVISION, FILING NO. ONE

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.

FEDERAL REG. NO.	DIVISION	SEC. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	514-470-111	9	
REVISIONS				

Lot 1

30' Denver Water Board
easement Book 4738, Page 25
also Sanitary Sewer easement
Book 4732, Page 256

Block 1

11
Pnt.-Pnt. Bearing/Distance
646-608 S.0° 00' 16" E./10.056m(33.00');
609-647 S.89° 40' 34" W./10.056m(33.00');
647-646 N.44° 50' 09" E./14.264m(46.80').

Lot 7

Lot 1

Lot 5

Pnt.-Pnt. TE-11 Bearing/Distance
644-643 S.89° 40' 34" W./28.956m(95.00');
643-646 N.30° 13' 25" E./14.326m(47.00');
646-645 N.89° 13' 54" E./17.655m(57.92');
645-644 S.18° 11' 26" E./13.106m(43.00').

30' wide PS Co
Esmt. Bk 1541,
Pg 205

Lot 17

30' wide PS Co
Esmt. Bk 1541,
Pg 205

Lot 6

PS Co Esmt.
28ft by 45ft
Bk 3660, Pg 739

P.O.B. 11

11

S.H. 470

COUNTY LINE RD.

N.89°40'34"E

Section Line

T. 5S.

T. 6S.

Project C

R.O.W. Prior to 1999

R.O.W.

7

P.O.B. SE-7

SE-7

TE-12

P.O.B. TE-12

Pnt.-Pnt. 7 Bearing/Distance
535-534 N. 87° 58' 30" E./82.198m (269.67 feet);
534-533 N. 89° 40' 34" E./253.890m(832.97 feet);
533-515 S. 1° 01' 52" E./9.144m (30.00 feet);
515-941 S. 1° 01' 52" E./3.049m (10.00 feet);
941-938 S. 89° 40' 34" W./253.859m (832.87 feet);
938-924 S. 87° 58' 14" W./82.339m (270.14 feet);
924-537 N. 0° 30' 08" W./5.499m (18.04 feet);
537-535 N. 0° 30' 08" W./6.703m (21.99 feet)

SE-7
Pnt.-Pnt. Bearing/Distance
942-941 N.89° 40' 34"E./32.004m(105.00');
941-926 S.1° 01' 52"E./3.352m(11.00');
926-943 N.89° 46' 48"W./32.047m(105.14');
943-942 N.0° 19' 26"W./3.048m(10.00')

Pnt.-Pnt. TE-12 Bearing/Distance
941-515 N.1° 01' 52" W./3.049m(10.00');
515-925 N.89° 40' 34" E./17.069m(56.00');
925-927 S.1° 03' 20" E./3.048m(10.00');
927-941 S.89° 40' 25" W./17.070m(56.00')

SOUTHEAST CORNER
SECTION 31

18ft wide
Esmt. Willows Water
District, Bk 800, Pg 58

15' by 40' Willows Water Dist
Esmt., Bk 800, Pg 65

NE 1/4
SECTION 6
T-6-S R-67-W

N



Scale in Meters
1 : 500 full size
1 : 1000 tabloid

LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALLOT CORNERS POINT #
- FOUND PROPERTY CONTROL

PARCEL OWNER

SE-7	7	FIRST TEE, INC., A Colorado corporation
TE-11	11	HERITAGE GREEN LLC, a Colorado limited liability company
TE-12		THE COUNTY OF DOUGLAS, STATE OF COLORADO

HOLLY/COUNTY LINE
FILING NO. 1

Lot 1

Lot 2

Lot 3

BOATWORKS DRIVE

20ft Board of Water Commissioners
Esmt. Bk 574, Pg 932-935

Sec. 32
Section Line Sec. 31

SOUTH HOLLY ST.

THIRD AVE

Sec. 5
Section Line Sec. 6

N

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Cold Blvd. to Quebec St.

S. Jasmine Ct.

LEGEND

	CTRL. PNT. # AS STAMPED ON MONUMENT
	COMPUTER #
	ALMOST CORNERS POINT #
	FOUND PROPERTY CONTROL

ТЭ-13

13
Pnt - Pnt Bearing / Distance
696-607 S.0° 00' 16" E./10.636m(34.90'):
607-697 N.89° 41' 17" E./10.636m(34.90'):
697-696 N.45° 05' 30" W./15.001m(49.22').

Lot 5

-Lot 4.

Lot 2

TE-13

TE-16

T. 5S.
T. 6S.

PARCEL	OWNER
13	TE-13
TE-16	FirstBank of Arapahoe County, National Association
	EASTBOURNE INVESTMENTS LT a Delaware Corporation

Lot 3

Loi 4

Lot 3

Lot 4

NW 1/4
SECTION 5
T-6-S R-67-W

Lot 9

Lot 8

Lot 7

10/899, 2:50, ..\sheets\sheet10.dwg. Code: 12851 SK Scale--> 1: 1000' MEIERJ

SW 1/4
SECTION 32
T-5-S R-67-W

FOXRIDGE
WEST
FILING
NO. 2

S. Kearney St.

BLOCK 1

BLOCK 2

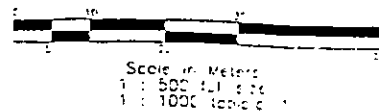
FOXRIDGE WEST
FILING NO. 1

KRAMERIA WAY

S. Locust St.

BLOCK 4

RIGHT OF WAY
COUNTY LINE ROAD(S.H. 470)
Colo. Blvd. to Quebec St.



- LEGEND
- CTRL. PNT. # AS STAMPED ON MONUMENT
 - COMPUTER #
 - ALIQUOT CORNERS POINT #
 - △ FOUND PROPERTY CONTROL

BLOCK 7

BLOCK 1

Willows Water Dist.
Bk 3222, Pg 399

15th PS Co
Esmt. Doc. No.
91710

PS Co Esmt
Doc 91697

6.0792 m
20 ft drainage
Esmt

Section Line

T. 5S.

S.H. 470

COUNTY LINE RD.

N 89°41'17"E

T. 6S.

Project C

TRACT A

P.O.B. TE-14

TRACT A

P.O.B. TE-14B

COUNTY LINE PLACE

COUNTY LINE PLACE

Highlands
Ranch
Filing 18-C

3RD AMEND.

HIGHLANDS
RANCH
FILING NO.
18-A

HIGHLANDS RANCH FILING NO.
18-A

NW 1/4
SECTION 5
T-6-S R-67-W

TE-14
Pnt - Pnt
Bearing/Distance
933-946 N.89° 41' 17"E./18.904m (62.02')
946-945 S.0° 18' 43"E./3.048m (10.00')
945-932 S.89° 41' 17"W./18.904m (62.02')
932-933 N.0° 18' 43"W./3.048m (10.00')

TE-14B
Pnt - Pnt
Bearing/Distance
946-950 N.89° 41' 17"E./130.644m (428.62')
950-951 S.0° 18' 43"E./3.048m (10.00')
951-949 S.89° 41' 17"W./130.644m (428.62')
949-948 N.0° 18' 43"W./3.048m (10.00')

PARCEL OWNER
TE-14 THE COUNTY OF DOUGLAS
TE-14B STATE OF COLORADO

PS Co Esmt
Bk 637, Pg 127
10 ft wide

30' WIDE
PS Co Esmt
Bk 595, Pg 799

30' WIDE
PS Co Esmt
Bk 595, Pg 799

Lot 7-A

Lot 8

Lot 9

Lot 10

Lot 11

Lot 12

Lot 13

FOXRIDGE
WEST
FILING
NO. 1

Block 4
SW 1/4
SECTION 32
T-5-S R-67-W

KRAMERIA WAY

S. LOCUST WAY

SE 1/4
SECTION 32
T-5-S R-67-W

Scale in Meters
500 full size
1000 reduced

Lot 7

LEGEND

CTRL. PNT. & AS STAMPED ON MONUMENT
COMPUTER #
ALIQUOT CORNERS POINT #
FOUND PROPERTY CONTROL

FOXRIDGE IV

E. PHILLIPS PLACE

RIGHT OF WAY
COUNTY LINE ROAD (S.H. 470)
Colo. Blvd. to Quebec St.

TE-18
Pnt-Pnt Bearing/Distance
656-616 N. 0° 19' 30" W./12.192m (40.00')
616-617 Arc=40.808m (133.89')/R=174.279m (571.76')
617-662 S. 12° 57' 02" E./153m (177.67')
662-656 S. 89° 40' 30" W./8.001m (26.25')

TE-17
Pnt-Pnt Bearing/Distance
589-619 N. 89° 40' 30" E./8.001m (26.25')
619-621 N. 0° 19' 30" W./12.192m (40.00')
621-590 Arc=15.127m (49.65')/R=174.279m (571.76')
590-589 S. 14° 35' 05" W./28.247m (92.67')

UNPLATTED

18
Pnt-Pnt Bearing/Distance
656-615 S. 0° 19' 30" E./9.144m (30.00')
615-628 N. 89° 40' 31" E./106.681m (350.00')
628-659 N. 0° 19' 30" W./9.144m (30.00')
659-656 S. 89° 40' 31" W./106.681m (350.00')

FOXRIDGE IV

Section Line N. 89° 41' 17" E.

SOUTH 1/4 CORNER
SECTION 32

S.H. 470 COUNTY LINE RD.

Project C N. 89° 40' 30" E.

COUNTY LINE PLACE

PARCEL OWNER

TE-14A TE-14B THE COUNTY OF DOUGLAS,
STATE OF COLORADO

15 KIP HAMPDEN, Ltd., a Colorado
Limited Partnership

TE-17 MARTIN L. LAWS AND DONNA S. LAWS

TE-18 Corporation of the Presiding
Bishop the Church of Jesus Christ
of Latter Day Saints, a Utah
Corporation Sole

TE-19 HIGHLANDS RANCH METROPOLITAN
DISTRICT NO. 2

TE-14B
Pnt-Pnt Bearing/Distance
948-950 N. 89° 41' 17" E./130.644m (428.62')
950-951 S. 0° 18' 43" E./3.048m (10.00')
951-949 S. 89° 41' 17" W./130.644m (428.62')
949-948 N. 0° 18' 43" W./3.048m (10.00')

NW 1/4
SECTION 5
T-6-S R-67-W
PS Co Esmt
Bk 637, Pg 127

HIGHLANDS RANCH
FILING NO. 18-A
4TH AMEND.

NE 1/4
SECTION 5
T-6-S R-67-W

HIGHLANDS RANCH
FILING NO. 18-A

PARCEL OWNER FOXRIDGE IV

- PE-20 SOUTH SUBURBAN METROPOLITAN RECREATION AND PARK DISTRICT a quasi-municipal corporation
- PE-21 GRUPE REAL ESTATE INVESTORS 21, a California limited partnership
- TE-22 BC REAL ESTATE INVESTMENTS INC., a Delaware Corporation
- TE-23 QUEBEC VILLAGE ASSOCIATES, LTD., a Colorado limited partnership
- TE-26 TOTAL PETROLEUM, INC., a Michigan corporation 21

QUEBEC VILLAGES QUEBEC VILLAGE

FILING NO. 4 RIGHT OF WAY

Lot 2 COUNTY LINE ROAD(S.H. 470) Colo. Blvd. to Quebec St.

- LEGEND
- CTRL. PNT. # AS STAMPED ON MONUMENT
 - COMPUTER #
 - ALIQUOT CORNERS POINT #
 - △ FOUND PROPERTY CONTROL

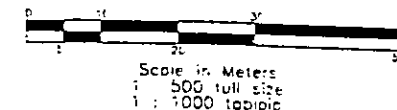
PE-20
Pnt-Pnt Bearing/Distance
686-686 S.0° 20' 41"E./37.233m (122.15')
686-681 S.89° 40' 30"W./40.758m (133.72')
681-685 S.17° 28' 44"W./3.190m (10.47')
685-687 S.51° 49' 41"E./19.909m (65.32')
687-686 S.49° 26' 22"E./34.012m (111.59')

PE-21
Pnt-Pnt Bearing/Distance
686-686 S.0° 20' 41"E./37.233m (122.15')
686-684 N.89° 40' 30"E./21.966m (72.07')
684-686 N.30° 52' 46"W./43.236m (141.85')

TE-22
Pnt-Pnt Bearing/Distance
668-677 N.89° 40' 30"E./10.668m (35.00')
677-680 N.0° 19' 30"W./15.235m (49.98')
680-672 S.89° 38' 07"W./2.621m (8.60')
672-668 S.27° 31' 11"W./17.228m (56.52')

TE-23
Pnt-Pnt Bearing/Distance
676-677 S.89° 40' 30"W./19.507meters (64.00 feet)
677-680 N.0° 19' 30"W./15.235meters (49.98 feet)
680-681 N.89° 38' 07"E./19.507meters (64.00 feet)
681-676 S.0° 19' 30"E./15.249meters (50.03 feet)

TE-26
Pnt-Pnt Bearing/Distance
676-670 N.89° 40' 30"E./11.582m (38.00')
670-699 N.66° 03' 16"W./8.440m (27.69')
699-671 N.4° 44' 47"W./11.817m (38.77')
671-681 S.89° 38' 07"W./2.977m (9.77')
681-676 S.0° 19' 30"E./15.249m (50.03')



N

Block 1

SE 1/4 SECTION 32 T-5-S R-67-W

QUEBEC VILLAGE CENTER FILING NO. 2

HIGHLANDS RANCH FILING NO. 55-A 1st AMEND.

HIGHLANDS RANCH FILING NO. 18-A

- PARCEL OWNER
- TE-14C THE COUNTY OF DOUGLAS STATE OF COLORADO
- TE-24 IVO, INC., A CALIFORNIA CORPORATION
- TE-25 MISSION VIEJO COMPANY, A CALIFORNIA CORPORATION
- TE-27 THE COUNTY OF DOUGLAS, STATE OF COLORADO
- TE-27B
- TE-28 THE ORIGINAL HONEY BAKED HAM CO. OF GEORGIA, INC., A Georgia corporation
- TE-29 CONTINENTAL EQUITY INVESTMENTS, INC., a Delaware corporation
- TE-30 WENDY'S OF DENVER, INC., a Colorado corporation

TE-25
Pnt-Pnt Bearing/Distance
973-751 N.89° 40' 30"E./86.734m (284.56')
751-750 S.0° 19' 30"E./5.114m (16.76')
750-968 S.61° 50' 54"W./of 24.872m (81.60')
968-971 S.89° 40' 30"W./60.606m (198.84')
971-973 N.14° 12' 09"W./17.227m (56.52')

TE-27B
Pnt-Pnt Bearing/Distance
973-526 N.14° 12' 09"W./33.40m (10.93')
526-529 N.89° 40' 30"E./90.535m (297.05')
529-530 S.0° 19' 30"E./6.553m (21.50')
530-750 S.61° 50' 54"W./3.447m (11.31')
750-751 S.0° 19' 30"W./5.114m (16.76')
751-973 S.89° 40' 30"W./86.734m (284.56')

TE-27
Pnt-Pnt Bearing/Distance
983-532 S.87° 05' 40"W./19.995m (65.60')
532-974 N.62° 31' 22"W./2.499m (8.20')
974-986 S.4° 00' 15"E./3.376m (11.08')
986-975 S.62° 31' 22"E./1.705m (5.58')
975-987 N.87° 05' 40"E./20.346m (66.75')
987-983 N.2° 51' 15"E./3.063m (10.05')

TE-28
Pnt-Pnt Bearing/Distance
976-975 S.87° 05' 40"W./1.170m (3.84')
975-986 N.62° 31' 22"W./1.705m (5.58')
986-985 S.4° 00' 15"E./7.716m (25.31')
985-981 N.87° 05' 40"E./2.476m (8.12')
981-976 N.2° 05' 20"W./7.011m (23.00')

TE-30
Pnt-Pnt Bearing/Distance
976-987 N.87° 05' 40"E./2.406m (7.90')
987-984 S.2° 51' 15"W./7.046m (23.12')
984-982 S.87° 05' 40"W./1.801m (5.91')
982-976 N.2° 05' 20"W./7.011m (23.00')

TE-29
Pnt-Pnt Bearing/Distance
978-976 N.87° 05' 40"E./16.767m (55.01')
976-982 S.2° 05' 20"E./7.011m (23.00')
982-981 S.87° 05' 40"W./16.767m (55.01')
981-978 N.2° 05' 20"W./7.011m (23.00')

HIGHLANDS RANCH FILING NO. 55-A

NE 1/4 SECTION 5 T-6-S R-67-W

Lot 5

10/8/99, 1:45, 1: sheets sheet 1.3.dwg, Code: 12851 SK Scale -> 1: 1000 METERS

QUEBEC VILLAGE
FILING NO. 4

QUEBEC VILLAGE
CENTER
FILING NO. 3

WILLOW CREEK
VILLAGE CENTER

RIGHT OF WAY
COUNTY LINE ROAD (S.H. 470)
Colo. Blvd. to Quebec St.

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU 4701-017	14	

REVISIONS

PARCEL OWNER
TE-27A THE COUNTY OF DOUGLAS STATE OF COLORADO

31 I. HORWITZ AND COMPANY, a
Colorado General Partnership

TE-26 TOTAL PETROLEUM, INC., a Michigan corporation

Lot 3

Lot 3
Block 1

TE-26
Pnt.-Pnt. Bearing/Distance
676-670 N.89° 40' 30"E./11.582m (38.00')
670-699 N.88° 03' 16"W./8.440m (27.69')
699-671 N.4° 44' 47"W./11.817m (38.77')
671-681 S.89° 38' 07"W./2.977m (9.77')
681-676 S.0° 19' 30"E./15.249m (50.03')

31
Pnt.-Pnt. Bearing/Distance
604-689 Arc=22.233m (72.94')/R=15.240m (50.00')
689-604 S. 47° 53' 00" W./20.313m (66.64')

FIRST ADMINISTRATIVE
REPLAT FOR QUEBEC
VILLAGE CENTER, FILING
NO.1, LOT 1, BLOCK 1

TE-26

Existing CDOT Slope
Easement, Bk 3640,
Pg 399

30' wide,
PS Co Esmt,
Bk 3101, Pg 454
30' wide Denver
Water Dpt. Esmt,
Bk 3579, Pg 518

31

END R.O.W. Project STU 4701-017
STA. 115+260.644

30' Wide PS
Co Esmt,
Bk 3101,
Pg 454

S.H. 470 COUNTY LINE RD.

SOUTHEAST CORNER
SECTION 32 N.89°23'28"E Project C

T. 5S.
T. 6S.

END CONST. Project STU 4701-017
STA. 115+400

PARKWAY SUBDIVISION
FILING NO. 1

PARKWAY
SUBDIVISION FILING
NO. 1 1ST AMEND.

HIGHLANDS RANCH
FILING NO. 55-A

Lot 5

NW 1/4
SECTION 4
T-6-S R-67-W