

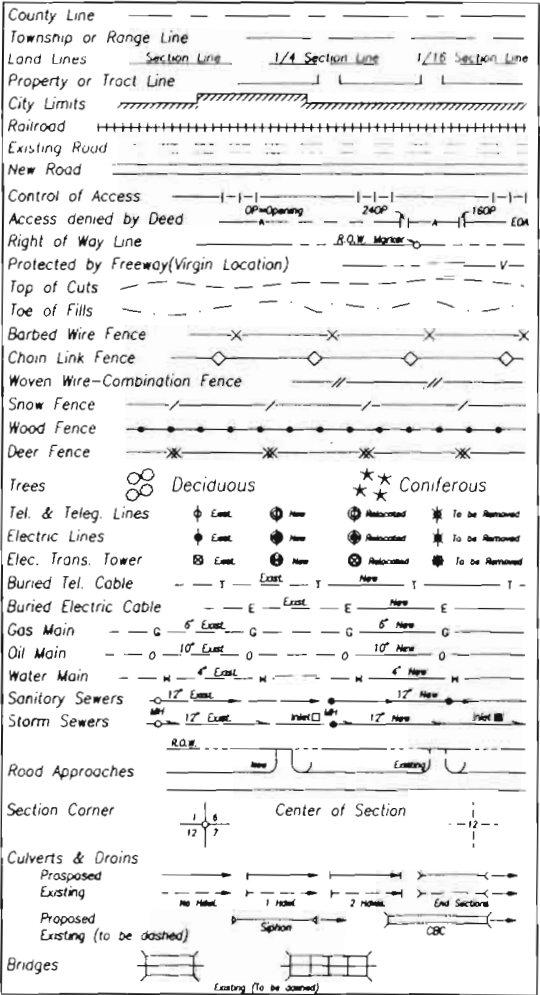
DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. STU C010-015 UNIT 1
STATE HIGHWAY NO. 26 & 88
DENVER COUNTY
RIGHT OF WAY

RIGHT OF WAY
INTERSECTION OF
W. ALAMEDA AVE. & S. FEDERAL BLVD.

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	STU C010-015 UNIT 1	1
REVISIONS			

CONVENTIONAL SIGNS

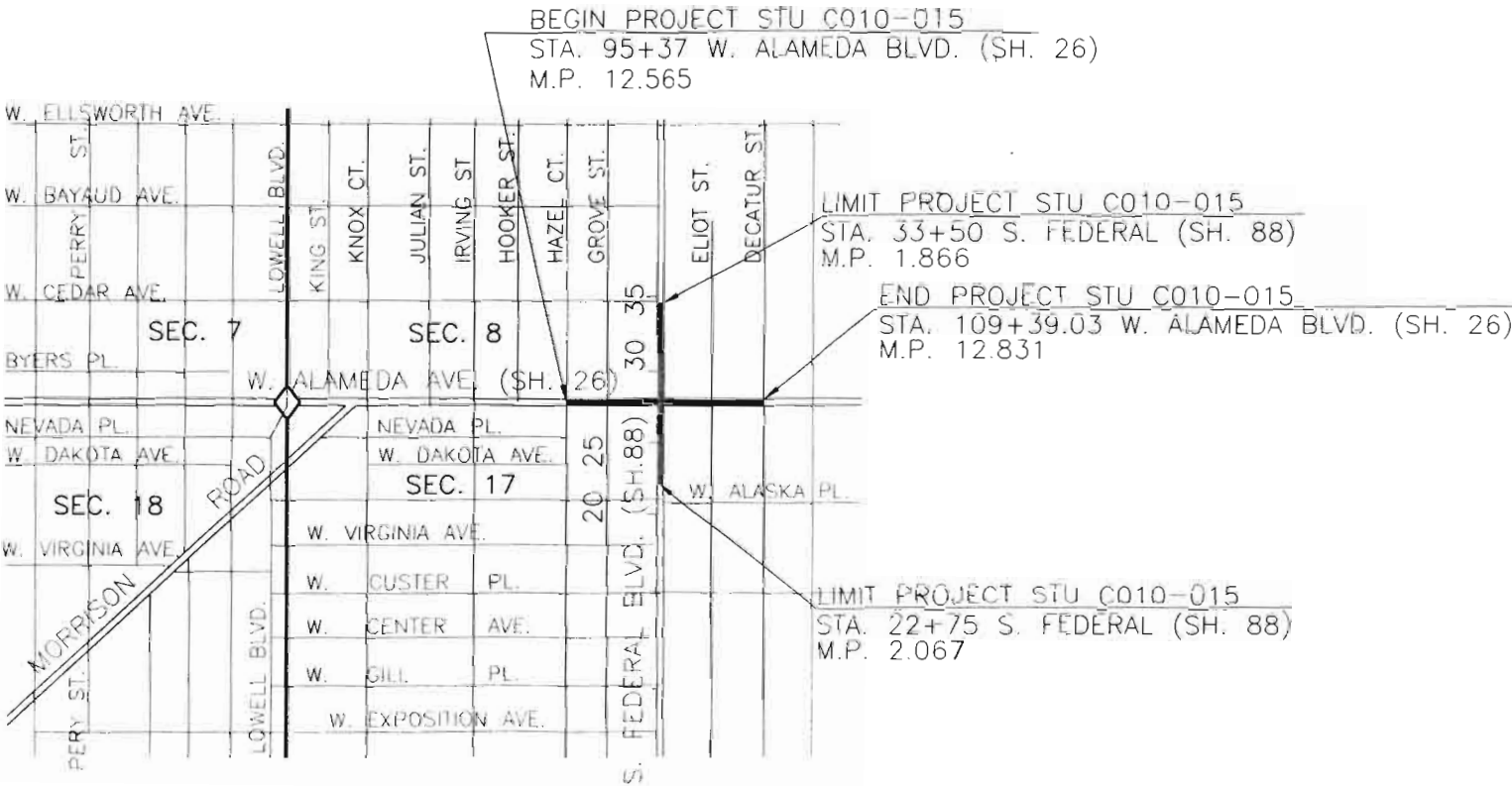


SCALES OF ORIGINAL DRAWINGS

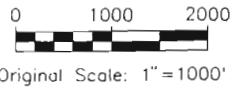
PLAN SHEETS 1' = 30'
OWNERSHIP MAP 1 = 50'
R.O.W. LENGTH OF PROJECT = 0.265 MI.

INDEX OF SHEETS

- 1 TITLE SHEET
2,2A,2B TABULATION OF PROPERTIES
3 CONTROL AND MONUMENTATION SHEET
3A, 3B SURVEY CONTROL DIAGRAM
4-7 PLAN SHEETS
8, 9 OWNERSHIP MAP



T. 4 S.; R. 68 W.



BASIS OF BEARINGS: THE PROJECT SPECIFIC MODIFIED DATUM PLANE COORDINATES SHOWN HEREON HAVE BEEN TRANSFORMED AND ROTATED TO MATCH THE PRELIMINARY DESIGN SURVEY MADE BY JFSA FIELD CREWS IN 1993 (THE ORIGINAL BASIS OF BEARINGS WAS ASSUMED).

DATE: AUGUST 25, 1995
SUBACCOUNT: 10916
REGION: 6

SUBMIT TO CITY
SEP 18 1995

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
APPROVED	DATE
DIVISION ADMINISTRATOR	

RIGHT OF WAY
INTERSECTION OF
W. ALAMEDA AVE. & S. FEDERAL BLVD.

REVISIONS		

R.O.W. TABULATION OF PROPERTIES IN DENVER COUNTY S.H. NO. 26 & 88 PROJ. STU C010-015 UNIT 1

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
			T. 4 S., R. 68 W., 6TH P.M.						
1	THE POLISH CLUB OF DENVER, A COLORADO NON-PROFIT CORPORATION	3121 WEST ALAMEDA AVE.	A PART OF LOT 30, BLOCK 2, WESTLAWN GARDEN SUBDIVISION, IN THE SW 1/4 SEC. 8	1,001	1,001	24,755	_____	1	
TE1				250	_____	_____	_____	TE 1	FOR SIDEWALK AND DRIVEWAY CONSTRUCTION.
2	GLENN A. WELLS AND DONALD G. BENNETT, AS TENANTS IN COMMON	3033 - 3043 WEST ALAMEDA	A PART OF LOT 29, BLOCK 1, BUCHTEL'S SUBDIVISION, IN THE SW 1/4 SEC. 8	2,502	2,502	17,152	_____	2	
TE2			LOTS 27 THROUGH 29, BLOCK 1, BUCHTEL'S SUBDIVISION, IN THE SW 1/4 SEC. 8	5,271	_____	_____	_____	TE 2	FOR DEMOLITION OF ALL OR A PORTION OF TWO BUILDINGS, PARKING LOT REPAIR AND SIDEWALK CONSTRUCTION; RELOCATION OF WATER SERVICE.
TE3	CONOCO, INC., A DELAWARE CORPORATION	275 SOUTH FEDERAL	A PART OF LOTS 30 THRU 37, BLOCK 1, BUCHTEL'S SUBDIVISION, IN THE SW 1/4 SEC. 8	1732	_____	_____	_____	TE3	FOR SIDEWALK AND DRIVEWAY CONSTRUCTION.
4	CONOCO, INC., A DELAWARE CORPORATION	259-261 SOUTH FEDERAL	A PART OF LOTS 38 & 39, BLOCK 1, BUCHTEL'S SUBDIVISION, IN THE SW 1/4 SEC. 8	671	671	5,584	_____	4	
TE4				579	_____	_____	_____	TE 4	FOR SIDEWALK CONSTRUCTION.
5	EARL BRAYER AND WAYNE BRAYER IN JOINT TENANCY	255 SOUTH FEDERAL	A PART OF LOTS 40 & 41, BLOCK 1, BUCHTEL'S SUBDIVISION, IN THE SW 1/4 SEC. 8	513	513	5,742	_____	5	
TE5				1,147	_____	_____	_____	TE 5	FOR SIDEWALK, DRIVEWAY AND RETAINING WALL CONSTRUCTION.
6	EARL A. RYDLUND AND ANGELICA RYDLUND, IN JOINT TENANCY	245 - 253 SOUTH FEDERAL	A PART OF LOTS 42 THRU 45, BLOCK 1, BUCHTEL'S SUBDIVISION, IN THE SW 1/4 SEC. 8	553	553	11,957	_____	6	
TE6				2,247	_____	_____	_____	TE 6	FOR SIDEWALK, DRIVEWAY, PARKING LOT AND RETAINING WALL CONSTRUCTION.
7	NANCY I. BURTON	237 - 239 SOUTH FEDERAL	A PART OF LOT 46 & THE SOUTH 12.5' OF LOT 47, BLOCK 1, BUCHTEL'S SUBDIVISION, IN THE SW 1/4 SEC. 8	44	44	4,647	_____	7	
TE7				893	_____	_____	_____	TE 7	FOR SIDEWALK, DRIVEWAY AND PARKING LOT CONSTRUCTION
8	RONALD D. NELSON	3124 - 3136 W. ALAMEDA	A PART OF LOTS 5 AND 6, BLOCK 2, FEDERAL PARK SUBDIVISION, IN THE NW 1/4 SEC. 17	1,721	1,721	_____	4,435	8	
9	SOON HEE PAK (A WIDOW)	3116 W. ALAMEDA	A PART OF LOTS 7 THROUGH 10, BLOCK 2, FEDERAL PARK SUBDIVISION, IN THE NW 1/4 SEC. 17	3,433	3,433	_____	56,206	9	

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE SEP 18 1995



J.F. SATO AND ASSOCIATES
Consulting Engineers
Project Managers, Planners & Surveyors
5898 So. Rapp St. • Littleton, CO 80120 • (303) 797-1200

FEDERAL BLVD. AND ALAMEDA AVE.
TABULATION SHEET
SEC 8 & 17, T4S, R68W, 6TH PM

DATE: 09-16-95	DESIGNED: SHH	CHECKED: OPW
SCALE: AS SHOWN	DRAWN: JAL	APPROVED: OPW
PROJECT NO. 93006	SHEET NO. 1	OF 3

RIGHT OF WAY
INTERSECTION OF
W. ALAMEDA AVE. & S. FEDERAL BLVD.

REGION NO.	DIVISION	PROJECT NO.	NO.	SHEET
VIII	COLORADO	STU C010-015 UNIT 1	2A	

REVISIONS	

R.O.W. TABULATION OF PROPERTIES IN DENVER COUNTY S.H. NO. 26 & 88 PROJ. STU C010-015 UNIT 1

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
			T. 4 S., R. 68 W., 6TH P.M.						
10	CHARLES L. HANKINS AND PAULA J. HANKINS IN JOINT TENANCY	3100 W. ALAMEDA	A PART OF LOT 11, BLOCK 2, FEDERAL PARK SUBDIVISION, IN THE NW 1/4 SEC. 17	744	744	—	2,088	10	
11	CHUNG WAN LEUNG AND KIM NGOR LUK IN JOINT TENANCY	3090 W. ALAMEDA	A PART OF LOTS 1, 2 AND 3, BLOCK 1, FEDERAL PARK SUBDIVISION, IN THE NW 1/4 SEC. 17	1,382	1,382	—	4,975	11	
TE 11				288	—	—	—	TE 11	FOR SIDEWALK CONSTRUCTION.
12	BEN MARTINEZ AND JESUS NIETO TENANTS IN COMMON	3000 W. ALAMEDA	A PART OF LOT 3 THROUGH 12, BLOCK 1, FEDERAL PARK SUBDIVISION, IN THE NW 1/4 SEC. 17	2,664	2,664	—	24,302	12	
TE 12				1,656	—	—	—	TE 12	FOR SIDEWALK, DRIVEWAY AND PARKING LOT CONSTRUCTION; RELOCATION OF WATER SERVICE.
PE 13A	ESTHER K. OFFEN	300 S. FEDERAL	A PART OF LOTS 1 THROUGH 4, AND A PART OF A VACATED ALLEY, BLOCK 8, MOUNTAIN VIEW SUBDIVISION, IN THE NE 1/4 SEC. 17	7,942	—	—	57,873	PE 13A	FOR CONSTRUCTION AND MAINTENANCE OF STREETS, SIDEWALK, UTILITIES TRAFFIC SIGNAL, AND RELATED APPURTENANCES.
PE 13B			A PART OF LOT 1 AND A PART OF A VACATED ALLEY, BLOCK 8, MOUNTAIN VIEW SUBDIVISION, IN THE NE 1/4 SEC. 17	270	—	—	—	PE 13B	FOR CONSTRUCTION, MAINTENANCE AND RELOCATION OF BUS SHELTER.
TE 13A			A PART OF LOT 1 AND PART OF A VACATED ALLEY, BLOCK 8, MOUNTAIN VIEW SUBDIVISION, IN THE NE 1/4 SEC. 17	4,711	—	—	—	TE 13A	FOR SIDEWALK, DRIVEWAY AND LANDSCAPE CONSTRUCTION; RELOCATION OF WATER MANHOLE AND VENT PIPE.
TE 13B			A PART OF LOTS 2 THROUGH 5, BLOCK 8, MOUNTAIN VIEW SUBDIVISION, IN THE NE 1/4 SEC. 17	5,768	—	—	—	TE 13B	FOR SIDEWALK, DRIVEWAY AND PARKING LOT CONSTRUCTION; RELOCATION OF BUS SHELTER.
14	FIRST NATIONAL BANK OF DENVER, A NATIONAL BANKING ASSOCIATION	300 S. FEDERAL	A PART OF LOT 12, AND A VACATED ALLEY, BLOCK 8, MOUNTAIN VIEW PARK SUBDIVISION IN THE NE 1/4 SEC. 17	2,585	2,585	—	30,829	14	
PE 14				330	—	—	—	PE 14	FOR CONSTRUCTION, MAINTENANCE AND RELOCATION OF BUS SHELTER.
TE 14				2,465	—	—	—	TE 14	FOR SIDEWALK AND DRIVEWAY CONSTRUCTION
15	MCDONALD'S CORPORATION	2840 W ALAMEDA	A PART OF LOT 1, BLOCK 7, MOUNTAIN VIEW PARK SUBDIVISION, IN THE NE 1/4 SEC. 17	2,423	2,423	—	35,057	15	
TE 15				2,637	—	—	—	TE 15	FOR SIDEWALK, DRIVEWAY, PARKING LOT AND LANDSCAPE CONSTRUCTION.
16	MCDONALD'S CORPORATION	2850 W. ALAMEDA	A PART OF LOT 12, BLOCK 7, MOUNTAIN VIEW PARK SUBDIVISION, IN THE NE 1/4 SEC. 17	2,361	2,361	—	10,132	16	
TE 16				3,073	—	—	—	TE 16	FOR SIDEWALK, DRIVEWAY, PARKING LOT AND LANDSCAPE CONSTRUCTION.
17	CAMBRIDGE INVESTMENT, INC., A COLORADO CORP. ATTENTION: HEIDI CHAN	260 - 280 S. FEDERAL	A PART OF LOTS 13 THROUGH 20, BLOCK 16, ALAMEDA HEIGHTS SUBDIVISION IN THE SE 1/4 OF SEC. 8	1,650	1,650	—	25,344	17	
TE 17				5,346	—	—	—	TE 17	FOR SIDEWALK, DRIVEWAY, PARKING LOT AND RETAINING WALL CONSTRUCTION; RELOCATE WATER SERVICE.
			</						

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE SEP 18 1995



J.F. SATO AND ASSOCIATES
Consulting Engineers
Project Managers, Planners & Surveyors
5898 So. Rapp St. • Littleton, CO 80120 • (303) 797-1200

FEDERAL BLVD. AND ALAMEDA AVE.
TABULATION SHEET
SEC 8 & 17, T4S, R68W, 6TH PM

DATE: 08-16-95	DESIGNED: SHM	CHECKED: DPW
SCALE: AS SHOWN	DRAWN: JJI	APPROVED: DPW
PROJECT NO. JLS006	SHEET NO. 2	OF 3

FILE: S:\2. VARIOUS\CDOT\CDOT-TAB.DWG
DATE: 8-17-95
DRAWN BY: JJI
JOB NO. 0754008
PLOT SCALE: 1" = 1'

VIII	COLORADO	SIO CITY CIVILIAN
REVISIONS		

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
			T. 4 S., R. 68 W., 6TH P.M.						
(18)	ALAN F. FOX, TRUSTEE	2949 W. ALAMEDA	A PART OF LOTS 21 THROUGH 24, BLOCK 16, ALAMEDA HEIGHTS SUBDIVISION, IN THE SE 1/4 SEC. 8	4,323	4,323	9,173		(18)	
(PE 18)			A PART OF LOTS 21 THROUGH 22, BLOCK 16, ALAMEDA HEIGHTS SUBDIVISION, IN THE SE 1/4 SEC. 8	600				(PE 18)	FOR CONSTRUCTION, MAINTENANCE AND RELOCATION OF BUS SHELTER.
(TE 18)			A PART OF LOTS 21 THROUGH 23, BLOCK 16, ALAMEDA HEIGHTS SUBDIVISION, IN THE SE 1/4 SEC. 8	4,424				(TE 18)	FOR SIDEWALK, DRIVEWAY, PARKING LOT CONSTRUCTION; PARTIAL REMOVAL OF CANOPY STRUCTURE.
(19)	CRAIG M. SHANNON AND JANICE L. SHANNON IN JOINT TENANCY	2905 W. ALAMEDA	A PART OF LOTS 25 AND 26, BLOCK 16, ALAMEDA HEIGHTS SUBDIVISION, IN THE SE 1/4 SEC. 8	3,386	3,386	16,856		(19)	
(TE 19)			LOTS 26 THROUGH 28, BLOCK 16, ALAMEDA HEIGHTS SUBDIVISION, IN THE SE 1/4 SEC. 8	10,109				(TE 19)	FOR SIDEWALK, DRIVEWAY, PARKING LOT AND TIMBER RETAINING WALL CONSTRUCTION; DEMOLITION OF EXISTING BUILDING; RELOCATE WATER SERVICE.
(20)	DALLAS W. RICE	2841 W. ALAMEDA	A PART OF LOTS 20 AND 21, BLOCK 15, ALAMEDA HEIGHTS SUBDIVISION, IN THE SE 1/4 SEC. 8	1,113	1,113	5,138		(20)	
(TE 20)				888				(TE 20)	FOR SIDEWALK AND PARKING LOT CONSTRUCTION; RELOCATE WATER SERVICE.
(21)	JERRY A. ENGER	2825 W. ALAMEDA	A PART OF LOTS 22 THROUGH 30, BLOCK 15, ALAMEDA HEIGHTS SUBDIVISION, IN THE SE 1/4 SEC. 8	1,315	1,315	24,320		(21)	
(TE 21)				1,274				(TE 21)	FOR SIDEWALK, DRIVEWAY, AND PARKING LOT CONSTRUCTION; RELOCATE WATER SERVICE.
(PE 22)	DAVID P. DINDINGER & JEANETTE M. DINDINGER IN JOINT TENANCY	3146 W. ALAMEDA	PART OF LOT 1, BLOCK 2, FEDERAL PARK SUBDIVISION, IN THE NW 1/4 SEC. 17	150				(PE 22)	FOR SIDEWALK CONSTRUCTION AND MAINTENANCE.
(TE 22)			A PART OF LOTS 1 THROUGH 4, BLOCK 2, FEDERAL PARK SUBDIVISION, IN THE NW 1/4 SEC. 17	2,505				(TE 22)	FOR PARKING LOT CONSTRUCTION TO FACILITATE DRAINAGE.
(TE 23)	WALTER SCHERSCHLIGT AND FAYE L. SCHERSCHLIGT IN JOINT TENANTS WITH RIGHT OF SURVIVORSHIP	244 S. FEDERAL	A PART OF LOTS 9 THROUGH 12, BLOCK 16, ALAMEDA HEIGHTS SUBDIVISION, IN THE SE 1/4 SEC. 8	1,500				(TE 23)	FOR SIDEWALK, DRIVEWAY, AND PARKING LOT CONSTRUCTION; RELOCATE WATER SERVICE.
(TE 24)	ESTATE OF JOSEPH L. HOLLIGAN, DECEASED C/O EILEEN HOLLIGAN	235 S. FEDERAL	A PART OF LOT 48 & THE N. 12.5' OF LOT 47, BLOCK 1, BUCHTEL'S SUBDIVISION, IN THE SW 1/4 SEC. 8	937				(TE 24)	FOR SIDEWALK, DRIVEWAY, AND PARKING LOT CONSTRUCTION; RELOCATE WATER SERVICE.
(TE 25)	JOHN C. BERTRAM AND MARY JANE BERTRAM AS JOINT TENANTS	215 - 225 S. FEDERAL	A PART OF LOTS 49 THRU 51, BLOCK 1, BUCHTEL'S SUBDIVISION, IN THE SW 1/4 SEC. 8	750				(TE 25)	FOR SIDEWALK, DRIVEWAY AND PARKING LOT CONSTRUCTION.
(TE 26)	FAR EAST ENTERPRISES, A COLORADO GENERAL PARTNERSHIP	333 - 375 S. FEDERAL	A PART OF LOTS 13 THRU 15, BLOCK 1, FEDERAL PARK SUBDIVISION, IN THE NW 1/4 SEC. 17	300				(TE 26)	FOR SIDEWALK CONSTRUCTION.

DISTRICT NO. 6

PRELIMINARY PLANS

SUBJECT TO CHANGES

DATE SEP 18 1995

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE SEP 18 1995



J.F. SATO AND ASSOCIATES
Consulting Engineers
Project Managers, Planners & Surveyors
5898 So. Rapp St. • Littleton, CO 80120 • (303) 797-1200

FEDERAL BLVD. AND ALAMEDA AVE.
TABULATION SHEET
SEC 8 & 17, T4S, R68W, 6TH PM

DATE: 08-16-95	DESIGNED: SJH	CHECKED: DPW
SCALE: AS SHOWN	DRAWN: SJH	APPROVED: DPW
PROJECT NO: JF93006	SHEET NO: 3	OF 3

CONTROL AND MONUMENTATION SHEET

RIGHT OF WAY
INTERSECTION OF
W. ALAMEDA AVE. & S. FEDERAL BLVD.

REGION	COLORADO	STU C010-015 UNIT 1	3
REVISIONS			

TABULATION OF R.O.W. MARKERS TO BE SET

PT. NO.	COORDINATES	
	NORTH	EAST
300	9948.18	17361.68
301	9953.17	17526.63
302	9946.39	17533.72
303	9946.74	17583.72
304	9961.84	17598.53
307	9963.70	17863.62
308	9948.80	17878.81
315	9970.29	18228.40
316	9955.52	18243.59
317	9956.45	18303.59
318	9971.68	18318.39
319	9973.38	18428.28
320	9973.62	18444.28
321	9975.40	18559.16
322	9965.55	18569.29
323	10092.69	18576.85
324	10083.05	18567.00
325	10090.79	18356.82
326	10090.24	18321.81
327	10105.01	18306.60
328	10099.08	18246.68
329	10094.01	18241.75
330	10090.26	17998.91
331	10100.11	17988.77
332	10240.13	17986.75
333	10364.96	17972.95
334	10509.57	17880.86
335	10271.92	17869.28
336	10082.88	17746.89
337	10082.01	17621.79
338	10069.45	17541.96
339	10068.57	17416.88

TABULATION OF EXISTING CONTROL

PT. NO.	COORDINATES		DESCRIPTION
	NORTH	EAST	
16	10057.11	17216.94	FOUND 1" AXLE IN BOX (JFSA BK 174 PG 24)
68	9970.72	17163.42	FOUND CHISELED CROSS (JFSA BK 174 PG 46)(NOT SHOWN)
70	10059.50	17562.11	FOUND CHISELED CROSS (JFSA BK 174 PG 46)
71	9972.59	17583.38	FOUND 1 1/4" SHINER STAMPED 2136? (JFSA BK 174 PG 46)
72	9972.97	17634.37	FOUND CHISELED CROSS (JFSA BK 174 PG 46)
77	10668.93	17963.30	FOUND CHISELED CROSS 5' OFFSET (JFSA BK 174 PG 47)
78	10665.12	17963.36	FOUND CHISELED CROSS 5' OFFSET (JFSA BK 174 PG 47)
79	10547.34	17895.88	FOUND CHISELED CROSS (JFSA BK 174 PG 47)
80	10464.87	17966.30	FOUND CHISELED CROSS 5' OFFSET (JFSA BK 174 PG 47)
81	10364.75	17965.94	FOUND CHISELED CROSS 7' OFFSET (JFSA BK 174 PG 47)
82	10264.72	17967.53	FOUND CHISELED CROSS 7' OFFSET (JFSA BK 174 PG 47)
83	10272.07	17884.03	FOUND PIN & CAP 10379 (JFSA BK 174 PG 47)
84	10064.59	17970.49	FOUND CHISELED CROSS (JFSA BK 174 PG 47)
85	10062.03	18112.34	FOUND CHISELED CROSS 5' OFFSET (JFSA BK 174 PG 47)
87	9863.87	17880.01	FOUND PIN & CAP L.S. #20136 (JFSA BK 174 PG 47)
88	9488.69	17889.65	FOUND CHISELED CROSS (JFSA BK 174 PG 47)
98	9994.91	18629.15	FOUND PIN & CAP LS 9652
101	9859.33	17259.83	FOUND CHISELED CROSS (JFSA BK 174 PG 59)
109	9861.33	17539.82	FOUND CHISELED CROSS (JFSA BK 174 PG 65)
110	9861.58	17579.71	FOUND CHISELED CROSS (JFSA BK 174 PG 65)
111	9369.29	18272.14	FOUND 1" AXLE IN BOX (JFSA BK 174 PG 66)
112	9374.34	18598.01	FOUND 1" REBAR IN BOX (JFSA BK 174 PG 66)
115	10009.28	18263.90	FOUND 1" BAR IN BOX (JFSA BK 174 PG 66)
116	10054.31	18267.32	FOUND RANGE POINT (JFSA BK 174 PG 66)
126	9992.70	18444.05	FOUND NO. 4 REBAR (JFSA BK 174 PG 66)
131	9894.16	18580.38	FOUND CHISELED CROSS (JFSA BK 174 PG 66)
139	10199.90	18625.31	FOUND CHISELED CROSS (JFSA BK 174 PG 67)
144	10014.41	18589.66	FOUND 1" BAR RANGE POINT (JFSA BK 174 PG 67)
145	9998.76	18575.32	FOUND CHISELED CROSS (JFSA BK 174 PG 67)
205	10074.98	18569.52	SET CDOT TYPE 3A MON. (CDOT ALIQUOT BK 43R PG 21)
206	7394.59	17961.82	SET CDOT TYPE 3A MON. (CDOT ALIQUOT BK 43R PG 19)
207	10034.15	17927.71	FOUND 1" AXLE (CDOT ALIQUOT BK 43R PG 23)
208	12683.92	17889.52	SET CDOT TYPE 3A MON. (CDOT ALIQUOT BK 43R PG 26)
209	10049.40	17947.43	FOUND AXLE (CDOT ALIQUOT BK 43R PG 23)
210	10009.04	17898.01	FOUND AXLE (CDOT ALIQUOT BK 43R PG 23)
1016	10689.32	18258.24	FOUND 1" AXLE IN BOX (JFSA BK 174 PG 67)
1017	10694.80	18608.18	FOUND 1" AXLE IN BOX (JFSA BK 174 PG 67)
1019	9391.36	17560.98	FOUND 1" AXLE IN BOX (JFSA BK 174 PG 25)
1021	10851.83	17550.66	FOUND 1" DRAG TOOTH (JFSA BK 174 PG 30)
1022	10847.37	17205.62	FOUND STONE W/CHSLD "+" (JFSA BK 174 PG 30)
1024	9709.22	17237.61	FOUND 1" AXLE IN BOX (JFSA BK 174 PG 27)
1029	10015.66	15288.92	FOUND 3 1/2" ALUM. CAP IN BOX (CDOT ALIQUOT BK 43R PG 32)

NOTES

- THIS RIGHT-OF-WAY PLAN IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS, AND IS PREPARED FOR COLORADO DEPARTMENT OF TRANSPORTATION PURPOSES ONLY.
- SURVEY CONTROL POINTS ARE SET WITH A HIGHER DEGREE OF ACCURACY THAN RIGHT-OF-WAY MARKERS. SEE SURVEY CONTROL DIAGRAM FOR LOCATION OF SURVEY CONTROL POINTS.
- 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 CERTIFICATION SHOWN HEREON.
- ALL RIGHT-OF-WAY MARKERS WILL BE SET FROM SURVEY CONTROL POINTS.
- ALL COORDINATES LISTED ARE PROJECT COORDINATES ONLY. SEE SURVEY CONTROL DIAGRAM FOR INFORMATION REGARDING THE BASIS OF BEARINGS.
- FIELD SURVEY CONTROL PRECISION COMPUTED TO EXCEED 1/100,000. SEE SURVEY CONTROL DIAGRAM.
- EXISTING POINTS DESCRIPTIONS RECORDED IN JFSA FIELD BOOKS 174 AND 181 AND CDOT BOOKS 43R ALIQUOT, 47R CONTROL, ON FILE WITH CDOT DISTRICT 6 ROW SURVEYOR.
- JF SATO AND ASSOCIATES RELIED UPON ABTRACTOR'S REPORTS PREPARED BY HC PECK AND ASSOCIATES, INC., 475 17TH STREET, SUITE 544, DENVER, CO. 80202, FOR INFORMATION CONCERNING OWNERSHIP, EASEMENTS, RIGHTS OF WAY OF RECORD AND LEGAL DESCRIPTIONS FOR THE PROPERTIES OF CONCERN.

PROJECT BENCHMARK:
THE DESIGN SURVEY FOR THIS PROJECT WAS PERFORMED IN FEB. 1993, THE BENCHMARK USED WAS A U.S. DEPT. OF INTERIOR, GEOLOGICAL SURVEY, 24 RESET, 1963 FOUND SET IN CONC. AT THE ENTRANCE TO THE BUILDING AT 280 S. FEDERAL BLVD. ELEVATION = 5319.891 (USGS 1929 DATUM)

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE SEP 18 1995

QUANTITY OF MONUMENTS TO BE SET								
CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY								32
CONTROL								
ALIQUOT CORNER								
WITNESS POST								

SURVEYOR'S CERTIFICATE (FIELD)

ROW MONUMENTATION WAS DONE UNDER MY SUPERVISION AND CHECKING.

NAME _____ PLS# _____

SURVEYOR'S CERTIFICATE (OFFICE)

ROW PLANS AND PROPERTY DESCRIPTIONS WERE PREPARED UNDER MY SUPERVISION AND CHECKING.

NAME _____ PLS# _____



J.F. SATO AND ASSOCIATES
Consulting Engineers
Project Managers, Planners & Surveyors
5898 So. Rapp St. • Littleton, CO 80120 • (303) 797-1200

**FEDERAL BLVD. AND ALAMEDA AVE.
CONTROL AND MONUMENTATION
SEC 8 & 17, T4S, R68W, 6TH PM**

DATE: 9-18-95	DESIGNED: SHH	CHECKED: JFW
SCALE: AS SHOWN	DRAWN: SHH/JUL/RLS	APPROVED: SHH
PROJECT NO. 9500006		

- 1

TE1

2

TE2
- THE POLISH CLUB OF DENVER
A NON-PROFIT ORGANIZATION

GLENN A. WELLS AND
DONALD G. BENNETT
AS TENANTS IN COMMON
- 3

TE3

8

9

10
- CONOCO, INC.,
A DELAWARE CORPORATION

RONALD D. NELSON

SOON HEE PAK,
A WIDOW

CHARLES L. HANKINS AND
PAULA J. HANKINS
IN JOINT TENANCY
- 11

TE11

12

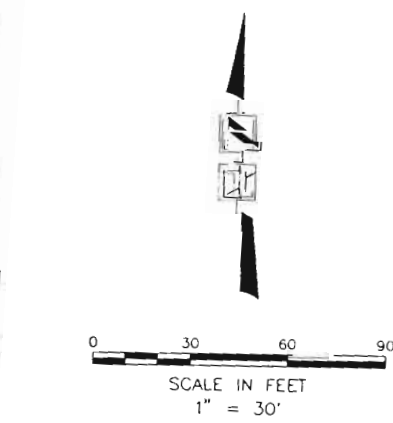
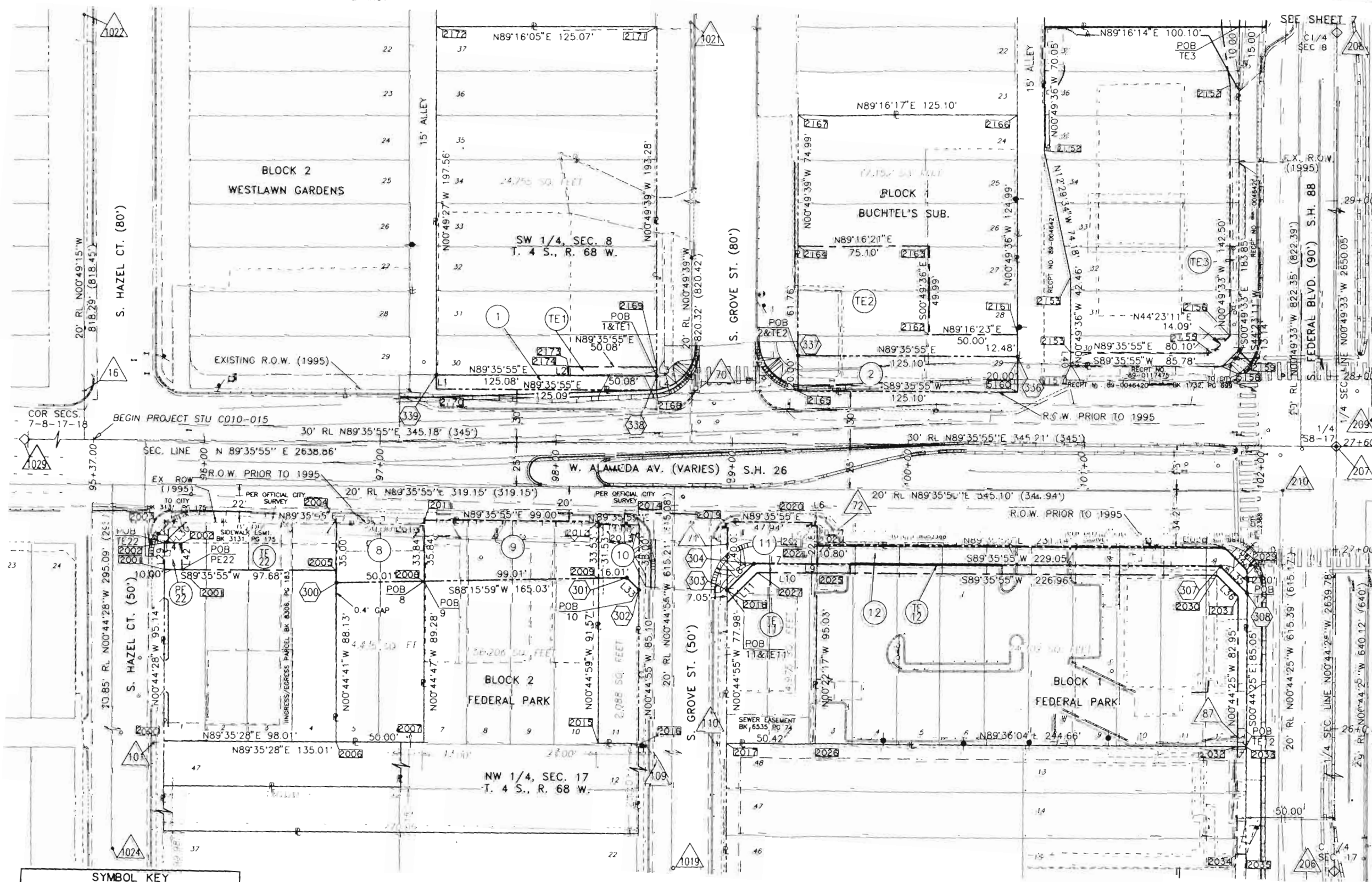
TE12
- CHUNG WAN LEUNG AND
KIM NGOR LUK
IN JOINT TENANCY

BEN MARTINEZ AND JESUS
NIETO, TENANTS IN COMMON
- 22

PE22
- DAVID P. DINDINGER AND
JEANETTE M. DINDINGER
IN JOINT TENANCY

RIGHT OF WAY
INTERSECTION OF
W. ALAMEDA AVE. & S. FEDERAL BLVD.

VIII	COLORADO	STU C010-015
REVISIONS		



LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 00°49'27" W	8.00'
L2	N 00°49'27" W	5.00'
L3	S 00°49'39" E	5.00'
L4	S 00°49'39" E	8.00'
L5	S 00°45'05" E	2.20'
L6	N 89°35'55" E	3.10'
L7	S 89°35'55" W	36.05'
L8	S 44°25'30" W	21.15'
L9	S 00°45'05" E	5.00'
L10	S 89°35'55" W	34.00'
L11	S 44°25'30" W	24.04'
L12	N 00°44'28" W	15.00'
L13	N 44°25'43" E	18.33'
L14	S 89°36'04" W	5.00'
L15	N 46°14'28" W	9.81'
L16	N 45°14'15" W	1.18'
L17	N 45°34'15" W	17.15'
L18	N 00°49'36" W	7.50'
L19	N 89°35'55" E	10.00'
L20	S 00°44'28" E	15.00'

SYMBOL KEY

16	EXISTING PROPERTY/ROW/ALIQUOT MONUMENT
339	NEW ROW MONUMENT TO BE SET FOR THIS PROJECT
2003	CALCULATED POINT



J.F. SATO AND ASSOCIATES
Consulting Engineers
Project Managers, Planners & Surveyors
5898 So. Rapp St. • Littleton, CO 80120 • (303) 797-1200

FEDERAL BLVD. & ALAMEDA AVE.
RIGHT-OF-WAY
SEC 8 & 17, T4S, R68W, 6TH PM

DATE: AUG 15 - 95
DRAWN: J.S.
CHECKED: D.P.
APPROVED: D.P.

PF 13A
PEB 13
TE 13A
TE 13B

ESTHER K. OFFEN

14
TE 14
PE 14

FIRST NATIONAL BANK OF DENVER,
A NATIONAL BANKING ASSOCIATION

15
TE 15
PE 15

MCDONALD'S CORPORATION

17
TE 17
PE 17

CAMBRIDGE INVESTMENT, INC.,
A COLORADO CORPORATION
ATTN: HEIDI CHAN

16
TE 16
PE 16

MCDONALD'S CORPORATION

18
TE 18
PE 18

ALAN F. FOX, TRUSTEE

19
TE 19
PE 19

CRAIG M. SHANNON AND
JANICE L. SHANNON
IN JOINT TENANCY

20
TE 20
PE 20

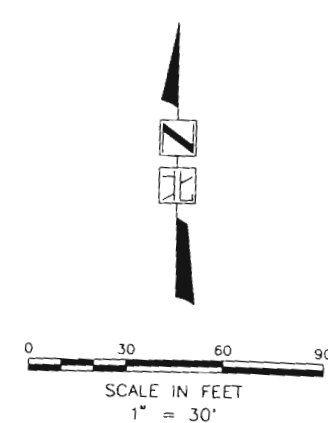
DALLAS W. RICE

21
TE 21
PE 21

JERRY A. ENGER

RIGHT OF WAY INTERSECTION OF W. ALAMEDA AVE. & S. FEDERAL BLVD.

REVISIONS		



LINE TABLE

LINE	DIRECTION	DISTANCE
L12	S 51°33'36" W	18.95'
L14	N 44°11'14" E	7.08'
L16	N 45°48'40" W	21.19'
L17	N 45°48'40" W	24.10'
L18	S 44°11'20" W	21.24'
L19	S 00°44'31" E	8.00'
L20	N 45°48'59" W	14.13'
L21	N 00°49'12" W	11.50'
L22	N 00°49'12" W	20.00'
L23	N 89°06'53" E	10.00'
L24	N 45°38'24" E	13.78'
L25	N 45°38'24" E	16.38'
L26	N 89°06'53" E	35.01'
L27	N 44°08'54" E	7.08'
L28	S 45°51'18" E	14.13'
L43	N 89°07'12" E	15.00'
L44	S 00°49'33" E	40.00'
L45	S 89°07'12" W	15.00'
L46	N 00°49'33" W	40.00'
L47	S 00°44'19" E	15.00'
L48	S 89°06'53" W	18.00'
L49	N 00°44'19" W	15.00'
L50	N 00°44'19" W	15.00'
L51	N 89°06'53" E	22.00'

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE SEP 18 1995

SYMBOL KEY	
	EXISTING PROPERTY/ROW/ALIQUOT MONUMENT
	NEW ROW MONUMENT TO BE SET FOR THIS PROJECT
	CALCULATED POINT



J.F. SATO AND ASSOCIATES
Consulting Engineers
Project Managers, Planners & Surveyors
5898 So. Rapp St. • Littleton, CO 80120 • (303) 797-1200

FEDERAL BLVD. & ALAMEDA AVE.
RIGHT-OF-WAY
SEC. 8 & 17, T4S, R68W, 6TH PM
DATE 08-15-95
SCALE 1"=30'
PROJECT NO. JF93006

DESIGNED: SH
DRAWN: JL
SHEET NO. 2 OF 4

CHECKED: DPW
APPROVED: BFW

SEE SHEET 7
SEE SHEET 4
SEE SHEET 6

JE
26 FAR EAST ENTERPRISES,
A COLORADO GENERAL PARTNERSHIP

RIGHT OF WAY

INTERSECTION OF W. ALAMEDA AVE. & S. FEDERAL BLVD.

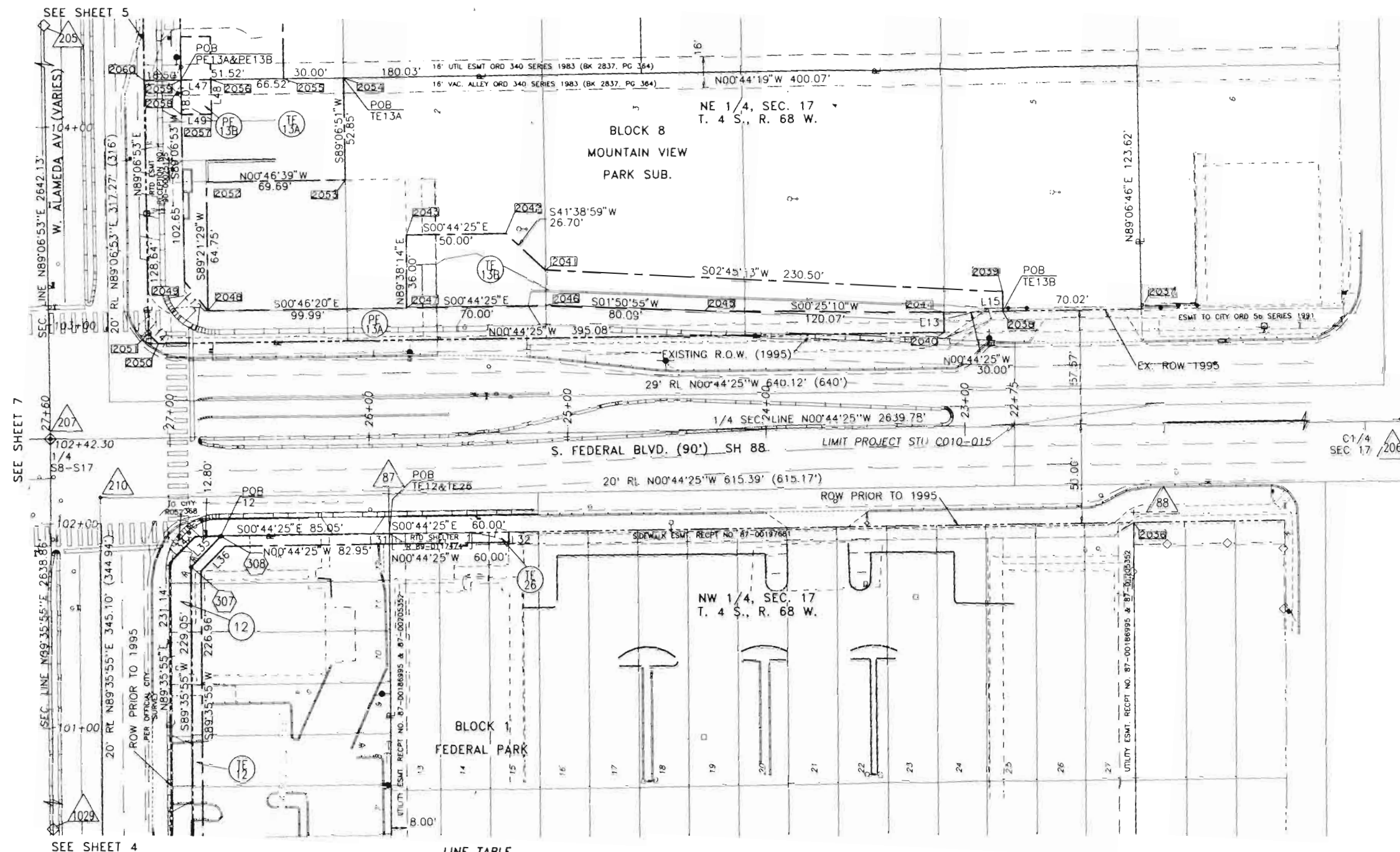
VIII		COLORADO		STU COTR-015 0-11	
		REVISIONS			



0 30 60 90

SCALE IN FEET

1" = 30'



DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE SEP 18 1995

LINE TABLE		
LINE	DIRECTION	DISTANCE
L12	S 51°33'36" W	18.95'
L13	S 89°06'47" W	10.00'
L14	N 44°11'14" E	7.08'
L15	S 89°06'47" W	10.00'
L31	N 89°36'04" E	5.00'
L32	S 89°36'04" W	5.00'
L34	S 45°23'19" E	18.38'
L35	N 45°34'15" W	21.28'
L36	N 45°34'15" W	17.15'
L47	S 00°44'19" E	15.00'
L48	S 89°06'53" W	18.00'
L49	N 00°44'19" W	15.00'

SYMBOL KEY	
	EXISTING PROPERTY/ROW/ALIQUOT MONUMENT
	NEW ROW MONUMENT TO BE SET FOR THIS PROJECT
	CALCULATED POINT



J.F. SATO AND ASSOCIATES
Consulting Engineers
Project Managers, Planners & Surveyors
5898 So. Rapp St. • Littleton, CO 80120 • (303) 797-1200

FEDERAL BLVD. & ALAMEDA AVE.
RIGHT-OF-WAY
SEC 8 & 17, T4S, R68W, 6TH PM

DATE: 08-15-95	DESIGNED: BMH	CHECKED: DPM
SCALE: 1"=30'	DRAWN: JUE	APPROVED: DPM
PROJECT NO. JESJ006	SHEET NO. 3	OF 4

- TE3 CONOCO, INC.,
A DELAWARE CORPORATION
- 4 CONOCO, INC.,
A DELAWARE CORPORATION
- TE4
- 5 EARL BRAYER & WAYNE BRAYER
IN JOINT TENANCY
- TE5

- 6 EARL A. RYDLUND &
ANGELICA RYDLUND
IN JOINT TENANCY
- TE6
- 7 NANCY L. BURTAN
- TE7
- 17 CAMBRIDGE INVESTMENT, INC.,
A COLORADO CORPORATION
ATTN: HEIDI CHAN
- TE17

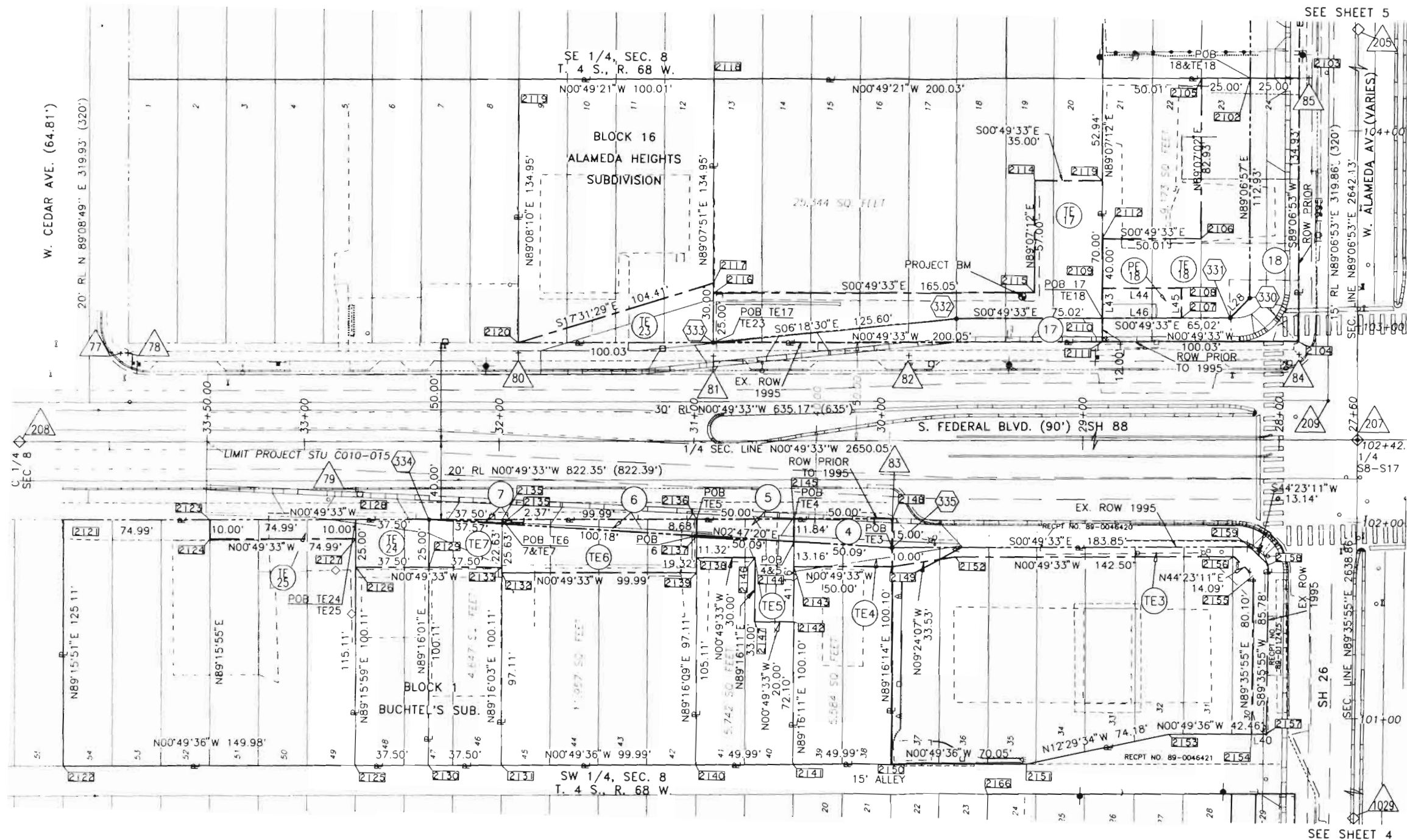
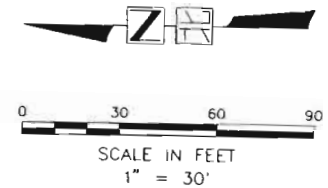
- 18 ALAN F. FOX, TRUSTEE
- TE18 PE18
- TE23 WALTER SCHERSCHLIGT &
FAYE L. SCHERSCHLIGT,
IN JOINT TENANTS WITH R.O.S.
- TE24 ESTATE OF JOSEPH L. HOLLIGAN, DECEASED
C/O EILEEN HOLLIGAN

- TE25 JOHN C. BERTRAM &
MARY JANE BERTRAM
AS JOINT TENANTS

RIGHT OF WAY **INTERSECTION OF** **W. ALAMEDA AVE. & S. FEDERAL BLVD.**

FEDERAL RD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU C010-015 UNIT 1	7	

REVISIONS	



LINE TABLE

LINE	DIRECTION	DISTANCE
L28	S 45°51'18" E	14.13'
L40	S 00°49'36" E	7.50'
L43	N 89°07'12" E	15.00'
L44	S 00°49'33" E	40.00'
L45	S 89°07'12" W	15.00'
L46	N 00°49'33" W	40.00'

SYMBOL KEY	
	EXISTING PROPERTY/ROW/ALIQUOT MONUMENT
	NEW ROW MONUMENT TO BE SET FOR THIS PROJECT
	CALCULATED POINT



J.F. SATO AND ASSOCIATES
Consulting Engineers
Project Managers, Planners & Surveyors
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FEDERAL BLVD. & ALAMEDA AVE.
RIGHT-OF-WAY
SEC 8 & 17, T4S, R68W, 6TH PM

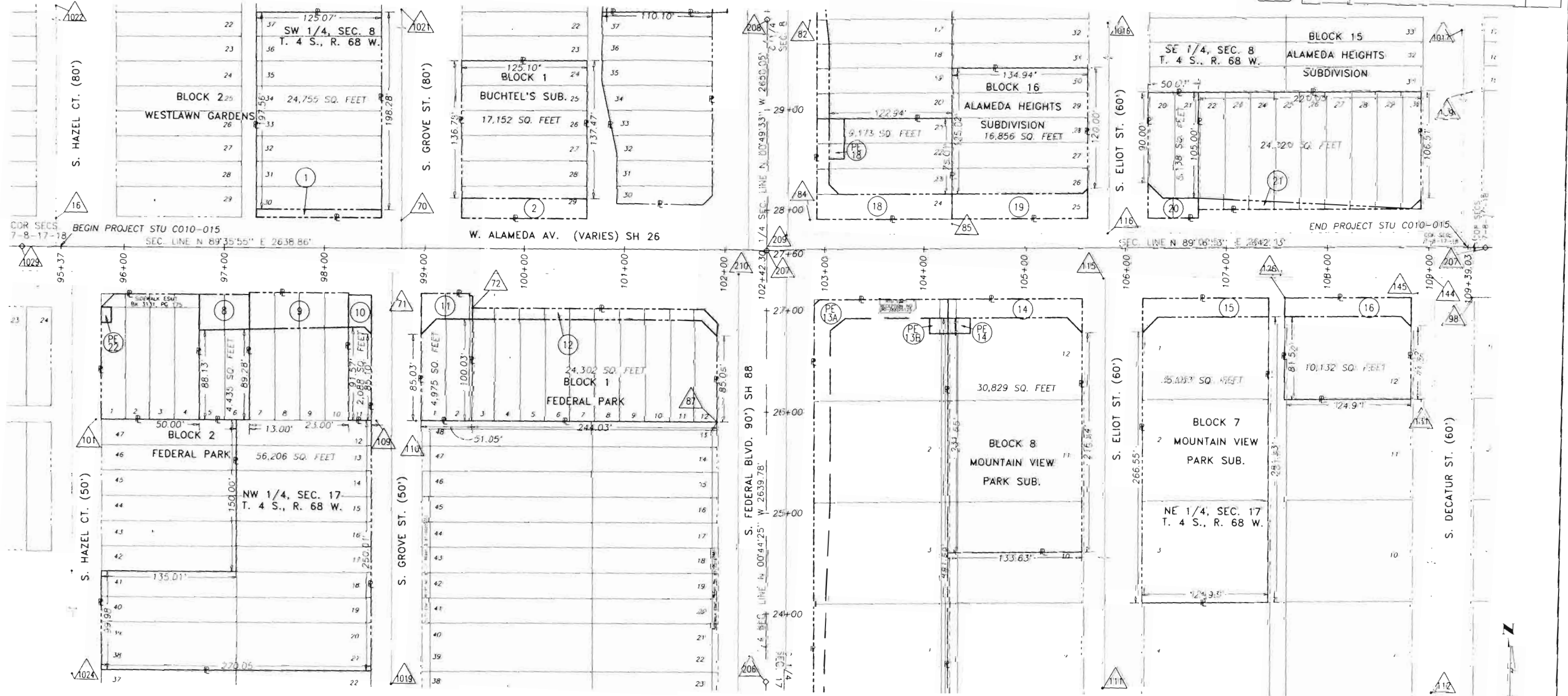
DATE: 08-15-95	DESIGNED: SHH	CHECKED: DPW
SCALE: 1"=30'	DRAWN: JJJ	APPROVED: DPW
PROJECT NO.: JF93006	SHEET NO.: 4	OF 4

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE SEP 18 1995

OWNERSHIP MAP

RIGHT OF WAY
INTERSECTION OF
W. ALAMEDA AVE. & S. FEDERAL BLVD.

REVISIONS	DATE	BY	APP



- ① THE POLISH CLUB OF DENVER
A NON-PROFIT ORGANIZATION
- ② GLENN A. WELLS AND
DONALD G. BENNETT
AS TENANTS IN COMMON
- ⑧ RONALD D. NELSON

- ⑨ SOON HEE PAK
(A WIDOW)
- ⑩ CHARLES L. HANKINS AND
PAULA J. HANKINS
IN JOINT TENANCY
- ⑪ CHUNG WAN LEUNG AND
KIM NGOR LUK
IN JOINT TENANCY
- ⑫ BEN MARTINEZ AND JESUS NIETO,
TENANTS IN COMMON

- PE 13A PE 13B ESTHER K. OFFEN
- ⑭ PE 14 FIRST NATIONAL BANK OF DENVER,
A NATIONAL BANKING ASSOCIATION
- ⑮ McDONALD'S CORPORATION
- ⑯ McDONALD'S CORPORATION

- ⑱ PE 18 ALAN F. FOX, TRUSTEE
- ⑲ CRAIG M. SHANNON AND
JANICE L. SHANNON
IN JOINT TENANCY
- ⑳ DALLAS W. RICE
- ㉑ JERRY A. ENGER

- PE 22 DAVID P. DINDINGER AND
JEANETTE M. DINDINGER
IN JOINT TENANCY

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES

DATE SEP 18 1995

0 50 100 150
SCALE IN FEET
1" = 50'



J.F. SATO AND ASSOCIATES
Consulting Engineers
Project Managers, Planners & Surveyors
5898 So. Rapp St. • Littleton, CO 80120 • (303) 797-1200

FEDERAL BLVD. & ALAMEDA AVE.
OWNERSHIP
SEC 8 & 17, T4S, R68W, 6TH PM

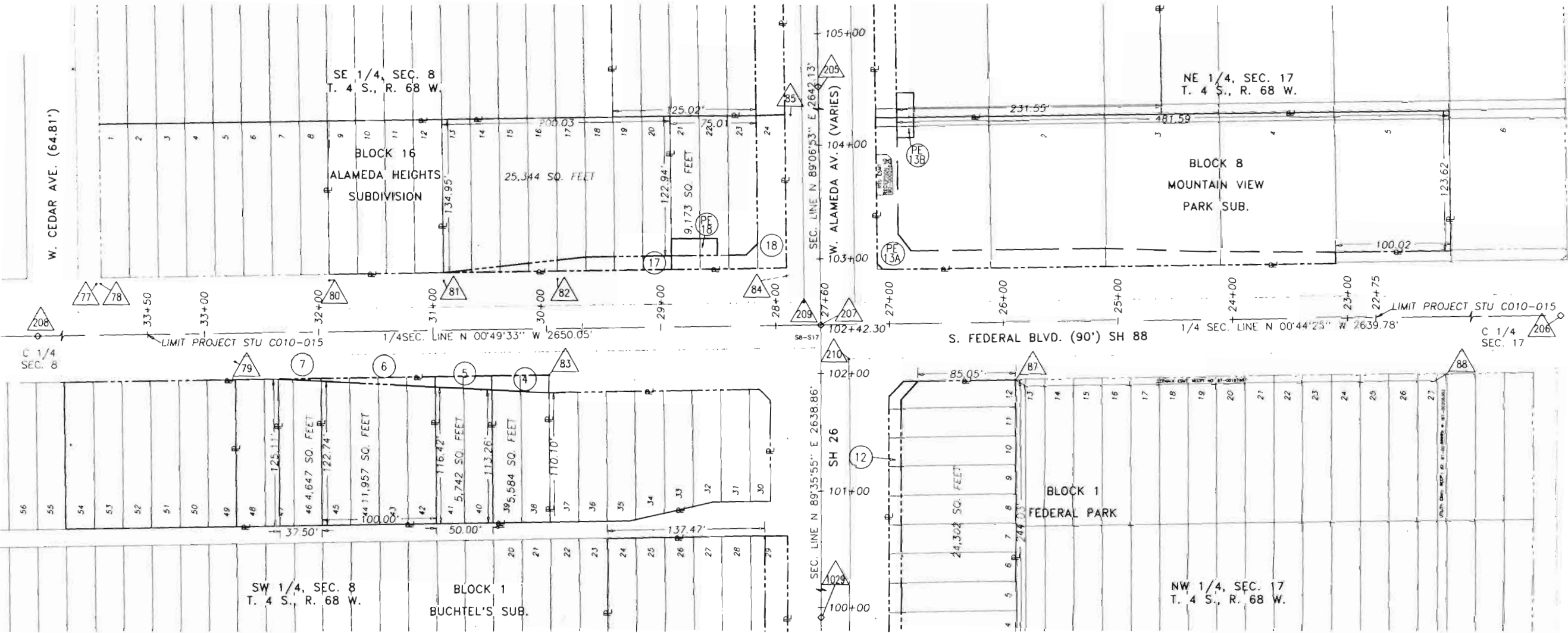
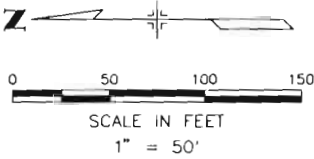
DATE: 08-16-95	DESIGNED: SHH	CHECKED: DPW
SCALE: AS SHOWN	DRAWN: SHH/JUL/RLS	APPROVED: DPW
PROJECT NO: J-65006	SHEET NO: 1	OF 2

OWNERSHIP MAP

FEDERAL RD. REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	STU C010-015 UNIT 1	9	

RIGHT OF WAY
INTERSECTION OF
W. ALAMEDA AVE. & S. FEDERAL BLVD.

REVISIONS	



④ CONOCO, INC.,
A DELAWARE CORPORATION

⑤ EARL BRAYER AND WAYNE BRAYER
IN JOINT TENANCY

⑥ EARL A. RYDLUND AND ANGELICA
RYDLUND IN JOINT TENANCY

⑦ NANCY L. BURTAN

⑫

⑬

⑭

⑮

BEN MARTINEZ AND JESUS NIETO,
TENANTS IN COMMON

ESTHER K. OFFEN

CAMBRIDGE INVESTMENT, INC.,
A COLORADO CORPORATION
ATTN. HEIDI CHAN

ALAN F. FOX, TRUSTEE

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE SEP 18 1995



J.F. SATO AND ASSOCIATES
Consulting Engineers
Project Managers, Planners & Surveyors
5898 So. Rapp St. • Littleton, CO 80120 • (303) 797-1200

FEDERAL BLVD. & ALAMEDA AVE.
OWNERSHIP
SEC 8 & 17, T4S, R68W, 6TH PM

DATE: 08-18-95	DESIGNED: SHH	CHECKED: DPM
SCALE: AS SHOWN	DRAWN: SHH	APPROVED: DPM
PROJECT NO: JF95006	SHEET NO: 9	OF 9