

Received 12/5/94

STU C100-003
University & Dry Creek
Intersection

CONVENTIONAL SIGNS

County Line
Township or Range Line
Land Lines
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

Telephone & Telegraph Lines
Electric Lines
Electric Transmission Tower

Buried Telephone Cable
Buried Electric Cable
Gas Main
Oil Main
Water Main
Sanitary Sewers
Storm Sewers

ROW
Road Approaches

Section Corner
Center of Section

Culverts & Drains
Proposed
Existing
Proposed
Existing (To be dashed)

Bridges
Existing (To be dashed)

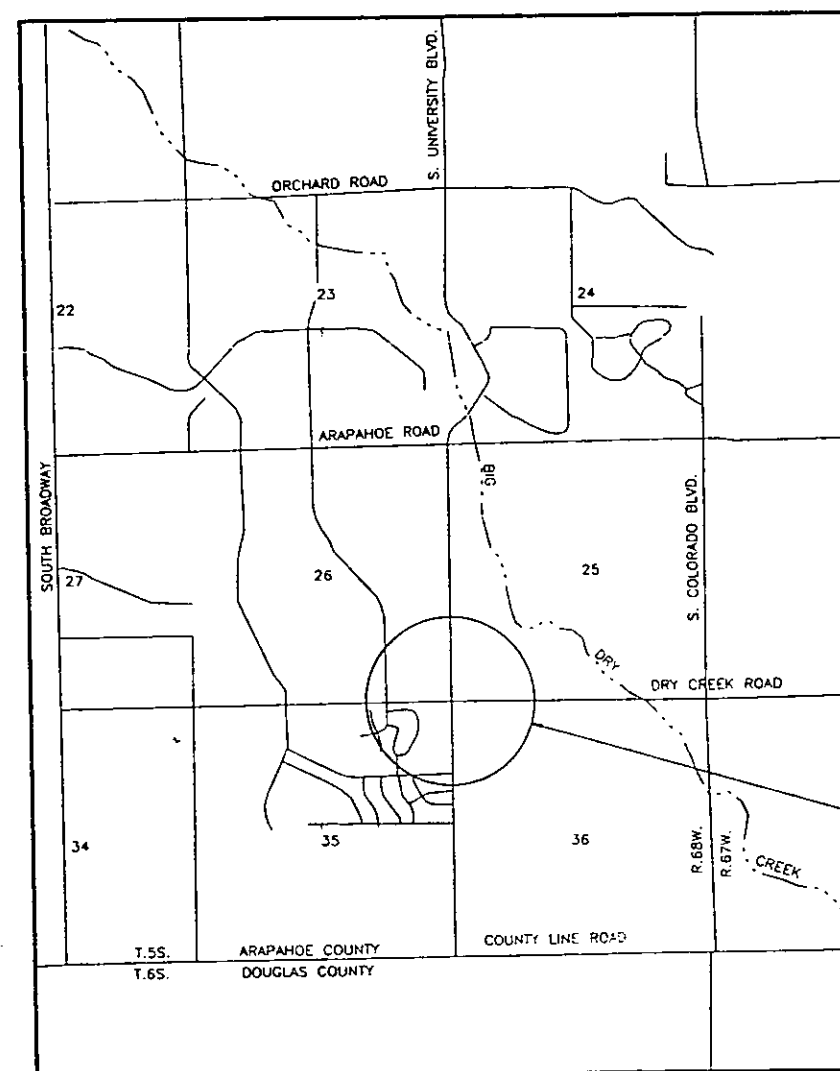
BASIS OF BEARINGS: BEARINGS ARE DETERMINED BY G.P.S. OBSERVATIONS. THE FOLLOWING C.O.T. - DENVER-METRO AREA G.P.S. GEODETIC CONTROL SYSTEM POINTS WERE OBSERVED: #3 (3.053022 PRINCE), #58 (JOG), #81 (2.083006 8300 S. PHILLIPS). POINT #1030 WAS USED FOR OBTAINING A GRID FACTOR OF 0.9999709 AND A HEIGHT FACTOR OF 0.999731 TO ARRIVE AT A COMBINED FACTOR OF 0.999704. ALL POINTS WERE THEN MODIFIED USING THE RECIPROCAL OF 0.999704, BEING 1.00029688, AND THEN ROTATED BASED ON POINT #1013, HAVING A CONVERGENCE ANGLE OF 20° 25' 27". POINTS #3, #58 AND #81 ARE 3-1/4" DIAMETER C.O.T. CAPPED MONUMENT IN PVC COLLAR WITH METAL COVER. POINT #1030 IS A PIN & CAP, LS #8953, IN RANGE BOX AT THE SOUTHWEST CORNER OF SECTION 25, IN THE INTERSECTION OF DRY CREEK ROAD AND UNIVERSITY BLVD.

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO RIGHT-OF-WAY PLAN OF PROPOSED PROJECT NO. STU C100-003 STATE HIGHWAY 177 (UNIVERSITY) ARAPAHOE COUNTY RIGHT-OF-WAY

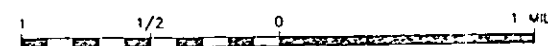
SCALES OF ORIGINAL DRAWINGS

SHEET 2 OF 6
SHEETS 4 - 7
R.O.W. LENGTH OF PROJECT = INTERSECTION

1 IN. = 200 FT.
1 IN. = 50 FT.



INTERSECTION OF UNIVERSITY BLVD.
AND DRY CREEK ROAD



SCALE: 1:24,000

FED. ROAD REGION	DIVISION	PROJECT NO.
8	COLORADO	STU C100-003
REVS		

RIGHT-OF-WAY
STATE HIGHWAY 177 (UNIVERSITY)
UNIVERSITY & DRY CREEK INTERSECTION

INDEX OF SHEETS

SHEET NO.	
1	TITLE SHEET
2	TABULATION OF PROPERTIES
3 - 3A	CONTROL AND MONUMENTATION
4 - 7	R.O.W. AND OWNERSHIP SHEETS

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
AUTHORIZED	DATE
DIVISION ADMINISTRATOR	

PREPARED BY:



BENCHMARK SURVEYING, LTD.
7430 EAST CALEY AVENUE
SUITE 120
ENGLEWOOD, COLORADO 80111
(303) 843-6072

DATE: JUNE 21, 1994
SUBACCOUNT: 10105
REGION: 6

RIGHT-OF-WAY
UNIVERSITY & DRY CREEK INTERSECTION

RIGHT-OF-WAY
UNIVERSITY & DRY CREEK INTERSECTION

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	TO BE ACQUIRED	REMAINDER						
						LEFT	RIGHT					
			T.5 S., R.68W. 6TH P.M.									
1	SCHOOL DIST. NO. 6 OF ARAPAHOE COUNTY		PART OF SE1/4, SEC. 26	4,564 S.F.	4,564 S.F.			1				
PE-1				5,396 S.F.				PE-1	PERMANENT EASEMENT - FOR UTILITIES AND HANDICAP RAMPS			
TE-1-1				391 S.F.				TE-1-1	TEMPORARY EASEMENT - FOR CONSTRUCTION OF DRIVEWAY			
TE-1-2				8,880 S.F.				TE-1-2	TEMPORARY EASEMENT - FOR CONSTRUCTION OF DRIVEWAY			
2	MUTUAL LIFE INSURANCE CO. OF NEW YORK	1740 BROADWAY, NEW YORK, NY 10019-4315	PART OF SW1/4, SEC. 25	14,243 S.F.	14,243 S.F.	521,421 S.F.		2				
PE-2				300 S.F.				PE-2	PERMANENT EASEMENT - FOR UTILITIES AND HANDICAP RAMPS			
TE-2				24,037 S.F.				TE-2	TEMPORARY EASEMENT - FOR CONSTRUCTION OF DRIVEWAY			
3	DAN KUBBY, ET AL	8933 E. UNION AVE. #216, ENGLEWOOD, CO 80111	PART OF NW1/4, SEC. 36	8,325 S.F.	8,325 S.F.		209,829 S.F.	3				
PE-3				7,228 S.F.				PE-3	PERMANENT EASEMENT - FOR UTILITIES AND HANDICAP RAMPS			
TE-3-1				784 S.F.				TE-3-1	TEMPORARY EASEMENT - FOR CONSTRUCTION OF DRIVEWAY			
TE-3-2				699 S.F.				TE-3-2	TEMPORARY EASEMENT - FOR CONSTRUCTION OF DRIVEWAY			
4	TEXACO REFINING & MARKETING INC.	P.O. BOX 7813, UNIVERSAL CITY, CA 91608	PART OF NW1/4, SEC. 36	300 S.F.	300 S.F.		22,200 S.F.	4				
PE-4				200 S.F.				PE-4	PERMANENT EASEMENT - FOR UTILITIES AND HANDICAP RAMPS			
TE-4				1,300 S.F.				TE-4	TEMPORARY EASEMENT - FOR CONSTRUCTION OF DRIVEWAY			
5	THE SOUTHLAND CORP., A TEXAS CORP.	2711 N. HASKELL AVE., DALLAS, TX 75204	PART OF NW1/4, SEC. 36	200 S.F.	200 S.F.		14,800 S.F.	5				
TE-5				1,000 S.F.				TE-5	TEMPORARY EASEMENT - FOR CONSTRUCTION OF DRIVEWAY			
6	DRY CREEK-CHERRYWOOD ASSOC., L.P.	4550 W. 109TH ST., OVERLAND PARK, KS 66211	PART OF SW1/4, SEC. 35	1,236 S.F.	1,236 S.F.		39,517 S.F.	6				
PE-6				4,257 S.F.				PE-6	PERMANENT EASEMENT - FOR UTILITIES AND HANDICAP RAMPS			
TE-6				975 S.F.				TE-6	TEMPORARY EASEMENT - FOR CONSTRUCTION OF DRIVEWAY			
PE-7	SOUTH SUBURBAN PARK AND RECREATION DISTRICT		PART OF SW1/4, SEC. 27	15,001 S.F.				PE-7	PERMANENT EASEMENT - FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE STRUCTURE			
PE-8	LITTLETON FIRE PROTECTION DISTRICT	C/O JO ROCK, P.O. BOX 44, LITTLETON, CO 80160	PART OF SW1/4, SEC. 36	3,101 S.F.				PE-8	PERMANENT EASEMENT - FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE STRUCTURE			
PE-9	POTTER, CHARLES H. & VIRGINIA L., JT.	7501 S. DETROIT ST, LITTLETON, CO 80122-3305	PART OF SW1/4, SEC. 36	506 S.F.				PE-9	PERMANENT EASEMENT - FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE STRUCTURE			

FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
8	COLORADO	STU C100-003	3	7

RIGHT-OF-WAY

REVISIONS	

SURVEY CONTROL DIAGRAM

PROJECT STU C100-003
STATE HIGHWAY 177 (UNIVERSITY)
UNIVERSITY & DRY CREEK INTERSECTION
ARAPAHOE COUNTY

IN SECTIONS 25, 26, 35 AND 36, TOWNSHIP 5 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN

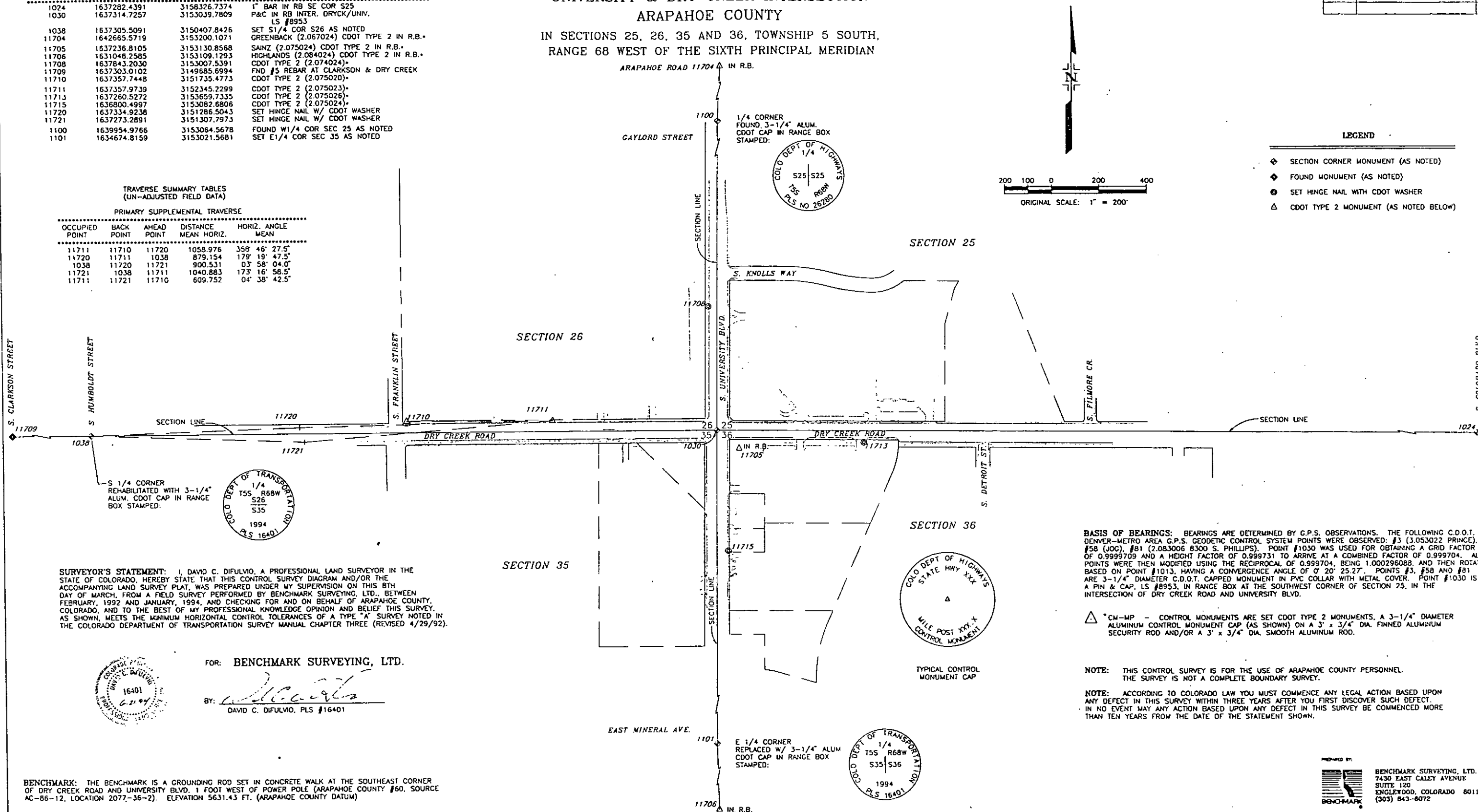
PROJECT COORDINATES

POINT NO.	NORTHING	EASTING	MONUMENT DESCRIPTION
1024	1637282.4391	3158326.7374	1" BAR IN RB SE COR S25
1030	1637314.7257	3153039.7809	P&C IN RB INTER. DRYCK/UNIV. LS #8953
1038	1637305.5091	3150407.8426	SET S1/4 COR S26 AS NOTED
11704	1642665.5719	3153200.1071	GREENBACK (2.067024) CDOT TYPE 2 IN R.B.
11705	1637236.8105	3153130.8568	SAINZ (2.075024) CDOT TYPE 2 IN R.B.
11706	1631048.2585	3153109.1293	HIGHLANDS (2.084024) CDOT TYPE 2 IN R.B.
11708	1637843.2030	3153007.5391	CDOT TYPE 2 (2.074024)
11709	1637303.0102	3149685.6994	FND #5 REBAR AT CLARKSON & DRY CREEK
11710	1637357.7448	3151735.4773	CDOT TYPE 2 (2.075020)
11711	1637357.9739	3152345.2299	CDOT TYPE 2 (2.075023)
11713	1637260.5272	3153659.7335	CDOT TYPE 2 (2.075026)
11715	1636800.4997	3153082.6806	CDOT TYPE 2 (2.075024)
11720	1637334.9238	3151286.5043	SET HINGE NAIL W/ CDOT WASHER
11721	1637273.2891	3151307.7973	SET HINGE NAIL W/ CDOT WASHER
1100	1639954.9766	3153064.5678	FOUND W1/4 COR SEC 25 AS NOTED
1101	1634674.8159	3153021.5681	SET E1/4 COR SEC 35 AS NOTED

TRAVERSE SUMMARY TABLES (UN-ADJUSTED FIELD DATA)

PRIMARY SUPPLEMENTAL TRAVERSE

OCCUPIED POINT	BACK POINT	AHEAD POINT	DISTANCE MEAN HORIZ.	HORIZ. ANGLE MEAN
11711	11710	11720	1058.976	358° 46' 27.5"
11720	11711	1038	879.154	179° 19' 47.5"
1038	11720	11721	900.531	03° 58' 04.0"
11721	1038	11711	1040.883	173° 16' 58.5"
11711	11721	11710	609.752	04° 38' 42.5"



FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
8	COLORADO	STU C100-003	3A	7

RIGHT-OF-WAY

REVISIONS	

PARCEL COORDINATES

R.O.W. MARKERS TO BE SET

POINT NO.	NORTHING	EASTING
1053	1637186.9706	3153090.9008
1054	1637186.4532	3153165.8990
1055	1637261.4518	3153166.3570
1056	1637258.5506	3153641.4281
1057	1637269.5504	3153641.4953
1058	1637268.5549	3153804.5132
1063	1637446.1461	3153093.5170
1064	1637445.4420	3153168.5137
1065	1637370.4434	3153168.0357
1066	1637369.2526	3153363.0521
1067	1637375.2159	3153369.0886
1068	1637359.9852	3153898.0800
1069	1637349.4854	3153898.0159
1073	1638150.7257	3152997.6271
1074	1638150.7492	3152995.1272
1075	1637445.0803	3152988.5024
1076	1637445.7844	3152913.5057
1077	1637370.7848	3152913.7683
1078	1637370.2761	3152768.4892
1079	1637363.7761	3152768.5120
1081	1637262.2749	3152911.1360
1082	1637187.2754	3152911.3986
1083	1637186.7580	3152988.3968
1085	1637374.9105	3153419.0877
1086	1637368.8740	3153425.0509
1087	1637367.7748	3153605.0475
1088	1637382.7216	3153613.7992
1089	1637382.4163	3153663.7983
1090	1637361.3427	3153675.7942
1091	1637044.4171	3153089.9173
1092	1636894.4207	3153088.8825
1093	1636794.4389	3153088.1927
2705	1637044.4309	3153087.9173
2706	1636894.4345	3153086.8825
2707	1636894.4503	3153086.8826
2708	1636794.4527	3153086.1927

PERMANENT EASEMENT COORDINATES

POINTS TO BE STAKED

POINT NO.	NORTHING	EASTING
1503	1637256.9177	3153499.4365
1504	1637136.0324	3153779.4575
1511	1637044.4345	3153089.9174
1606	1637240.0577	3153803.9701
1617	1637239.0090	3153975.6888
1618	1637189.3406	3153979.9405
1620	1637054.6551	3153921.7966
1622	1637055.7444	3153744.7971
1623	1637238.5139	3154056.7645
1624	1637208.5144	3154056.5813
1625	1637239.2227	3153940.6895
1626	1637149.2244	3153940.1399
1627	1637149.0875	3153962.5632
1628	1637163.6338	3153968.8428
1629	1637157.6886	3153982.6143
1630	1637193.9229	3153998.2567
21053	1637186.9321	3153095.9006
21054	1637186.4837	3153160.8991
21055	1637251.4825	3153161.2960
21060	1637234.2462	3153691.2006
21063	1637101.9342	3153095.3142
21066	1637097.5159	3153100.2838
21067	1637044.3655	3153099.9172
21068	1637248.4148	3153663.6280
21069	1637265.2456	3153691.3899
21070	1637269.2455	3153691.4144
22053	1637776.1316	3153096.6149
22054	1637776.0377	3153106.6145
22055	1637746.0390	3153106.3329
22077	1637746.1329	3153096.3333
23051	1638150.7961	3152990.1275
23052	1638025.0917	3152988.9473
23062	1637945.0952	3152988.1963
23066	1637445.1272	3152983.5026
23067	1637375.7848	3152913.7508
23068	1637375.4249	3152810.9714
23071	1638020.1388	3152983.9006
23072	1637950.1419	3152983.7435
23073	1637380.4073	3152805.9540
23074	1637380.2760	3152768.4542

TEMPORARY EASEMENT COORDINATES

POINTS TO BE STAKED

POINT NO.	NORTHING	EASTING
2101	1637348.8582	3154000.4039
21056	1637248.7955	3153601.2878
21057	1637221.7960	3153601.1229
21058	1637221.4296	3153661.1218
21059	1637234.4294	3153661.2012
21061	1637264.2456	3153691.3838
21062	1637263.5350	3153804.4827
21064	1637084.2610	3153115.1928
21065	1637044.2620	3153114.9168
21091	1637044.3481	3153099.9170
21092	1636894.3517	3153098.8822
21093	1636794.3699	3153098.1924
21094	1637024.3486	3153099.7791
21095	1637024.4176	3153089.7793
21101	1637447.9363	3154151.9856
21102	1637347.9441	3154150.4082
21104	1637448.8523	3154001.9814
22056	1637746.0860	3153101.3331
22057	1637446.0992	3153098.5168
22058	1637445.4420	3153168.5137
22059	1637375.4434	3153168.0866
22060	1637374.2652	3153161.0116
22061	1637390.1672	3153377.1090
22062	1637389.9587	3153411.2505
22063	1637373.8613	3153427.1525
22064	1637372.7926	3153602.1492
22065	1637467.7908	3153602.7293
22066	1637467.5771	3153637.7287
22067	1637527.5760	3153638.0951
22068	1637527.1213	3153712.5417
22069	1637450.9630	3153712.0513
22070	1637450.8664	3153727.0510
22071	1637435.8669	3153726.9322
22072	1637435.7478	3153741.9540
22073	1637390.9409	3153741.6803
22074	1637364.8851	3153898.1106
22075	1637390.5745	3153801.6792
22076	1637365.5749	3153801.5266
23053	1638010.2331	3152973.8072
23054	1638010.7823	3152915.3098
23055	1637948.8718	3152852.2258
23056	1637905.8737	3152851.8221
23057	1637905.1696	3152926.8188
23058	1637950.6676	3152927.2459
23059	1637950.5737	3152937.2455
23060	1637960.5733	3152937.3394
23061	1637960.2353	3152973.3378
23069	1637392.8635	3152913.4103
23070	1637392.7759	3152768.4104
24051	1637261.4197	3152666.9216
24052	1637251.4198	3152666.9566
24053	1637251.5073	3152691.9565
24054	1637256.5073	3152691.9389
24055	1637257.2750	3152911.1535
24056	1637186.7925	3152981.3969
24057	1637036.7960	3152980.3621
24058	1637032.3272	3152975.8312
24059	1636952.3291	3152975.2792
24060	1636947.7987	3152979.7481
24061	1636795.1943	3152978.6953
24062	1636795.1598	3152983.6952
24063	1637017.4310	3152960.7280
24064	1636967.4322	3152960.3831

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	36							
CONTROL								
ALLOUOT CORNER						1		
WITNESS POST								

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 _____

PREPARED BY



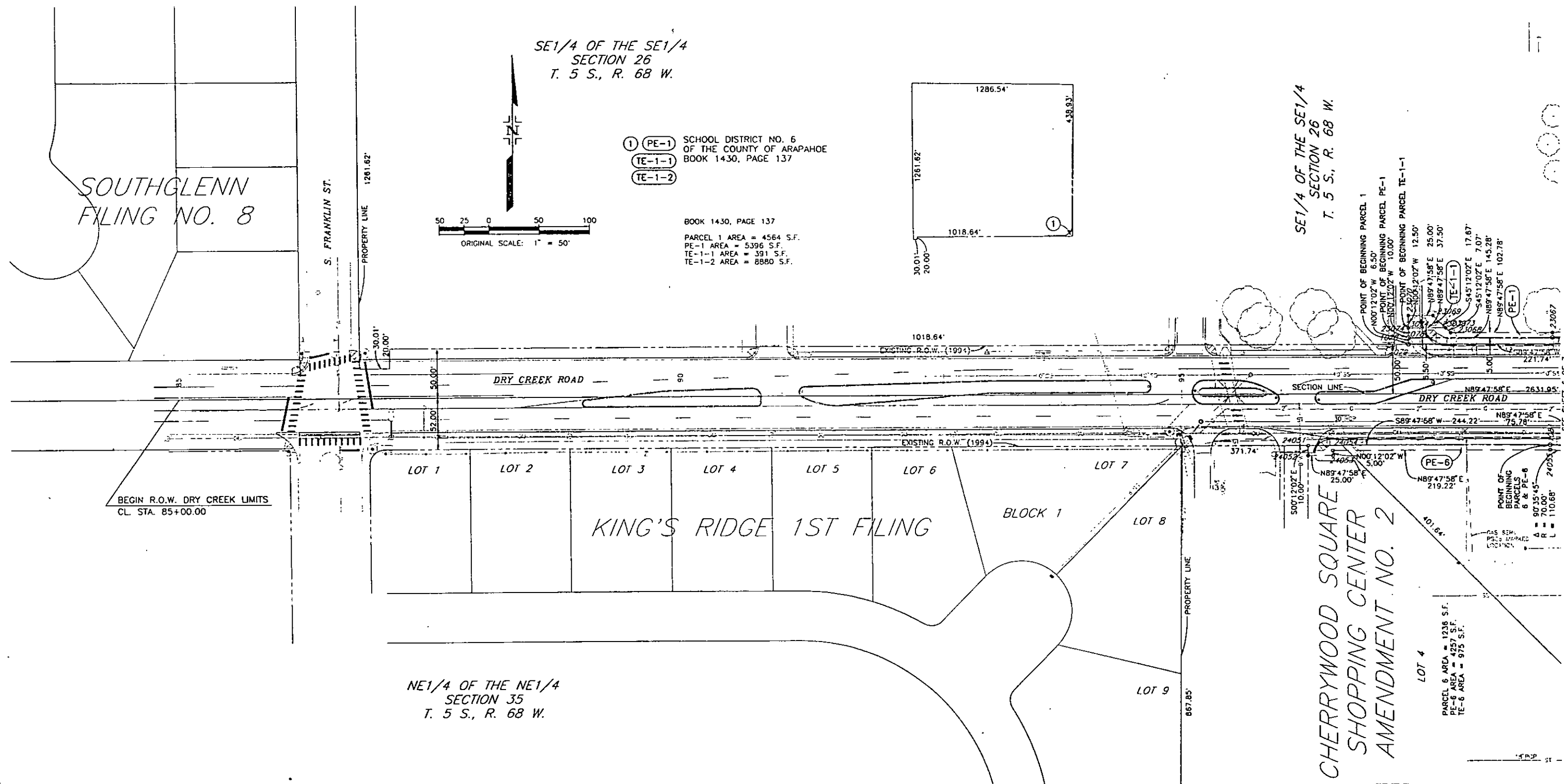
BENCHMARK SURVEYING, LTD.
7430 EAST CALEY AVENUE
SUITE 120
ENGLEWOOD, COLORADO 80111
(303) 843-8072

TYPE 1 MONUMENT - CDOT MONUMENT (3-1/4" CAP, 3/4" DIA. ROD)
TYPE 1A MONUMENT - CDOT MONUMENT (3-1/4" CAP, 3/4" DIA. ROD IN A MONUMENT BOX)
TYPE 3A MONUMENT - CDOT MONUMENT (3-1/4" CAP, 203/8" DIA. PIPE IN A MONUMENT BOX)

FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
8	COLORADO	STU C100-003	4	7

RIGHT-OF-WAY
& OWNERSHIP MAP
UNIVERSITY & DRY CREEK

REVISIONS	



BENCHMARK SURVEYING, LTD.
7430 EAST CALEY AVENUE
SUITE 120
ENGLEWOOD, COLORADO 80111
(303) 843-6072

FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
8	COLORADO	STU C100-003	5	7

RIGHT-OF-WAY
& OWNERSHIP MAP
UNIVERSITY & DRY CREEK

REVISIONS

② MUTUAL LIFE INSURANCE
COMPANY OF NEW YORK
1740 BROADWAY
NEW YORK, NY 10019-4315
BOOK 6290, PAGE 539

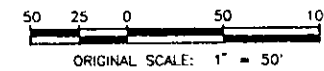
PARCEL 2 AREA = 14,243 S.F.
PE-2 AREA = 300 S.F.
TE-2 AREA = 24,037 S.F.

UNIVERSITY TOWNE CENTER

SW1/4 OF THE SW1/4
SECTION 25
T. 5 S., R. 68 W.

PE-7 SOUTH SUBURBAN PARK
AND RECREATION DISTRICT

PE-7 AREA = 15,001 S.F.



END R.O.W. DRY CREEK LIMITS
CL. STA. 117+00.00

DRY CREEK CENTER

③ DAN KUBSY, ROBERT L. HOWSAM, JR.,
EDWIN E. HOWSAM, RICHARD J. BEEBE
AS TRUSTEE OF THE TRUST AGREEMENT
CREATED ON JANUARY 4, 1982, EDWIN L. CANTER,
THE J.R. LEVY IRREVOCABLE TRUST DATED JULY 7, 1988
AND BURTON D. LEVY AS THEIR INTEREST MAY APPEAR
8933 EAST UNION AVENUE #216
ENGLEWOOD, COLORADO 80111-1354

PARCEL 3 AREA = 8325 S.F.
PE-3 AREA = 7,228 S.F.
TE-3-1 AREA = 784 S.F.
TE-3-2 AREA = 699 S.F.

PUBLIC OUTLOT "A"
BOOK 2731, PAGE 680
RECEPTION NO. 1711982

PE-8 LITTLETON FIRE
PROTECTION DISTRICT
C/O JO ROCK
P.O. BOX 444
LITTLETON, CO. 80160-0444
PE-8 AREA = 3101 SQ. FT. ±

PE-9 POTTER, CHARLES H. &
VIRGINIA L., J.T.
7501 S. DETROIT ST.
LITTLETON, CO. 80122-3305
BOOK 2807, PAGE 245
BOOK 4916, PAGE 721
PE-9 AREA = 506 SQ. FT. ±

FOREST PARK 3RD FILING

NW1/4 OF THE NW1/4
SECTION 36
T. 5 S., R. 68 W.

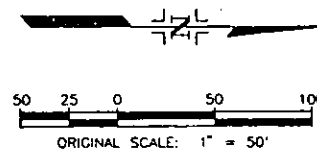
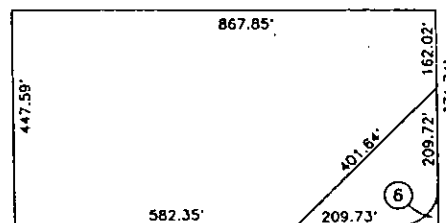
FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
.8	COLORADO	STU C100-003	6	7

RIGHT-OF-WAY
& OWNERSHIP MAP
UNIVERSITY & DRY CREEK

REVISIONS	

(6) DRY CREEK-CHERRYWOOD ASSOCIATES, L.P., A COLORADO LIMITED PARTNERSHIP
(TE-6) 4550 W. 109TH STREET, SUITE 220
(PE-6) OVERLAND PARK, KANSAS 66211

NE1/4 OF THE NE1/4
SECTION 35
T. 5 S., R. 68 W.



CHERRYWOOD SQUARE
SHOPPING CENTER
AMENDMENT NO. 2

LOT 4

PARCEL 6 AREA = 1236 S.F.
PE-6 AREA = 4257 S.F.
TE-6 AREA = 975 S.F.

SE1/4 OF THE SE1/4
SECTION 26
T. 5 S., R. 68 W.

END R.O.W. UNIVERSITY LIMITS
CL STA. 285+21.50

(5) THE SOUTHLAND CORPORATION, A TEXAS CORPORATION
(TE-5) 2711 N. HASKELL AVE.
DALLAS, TX 75204

PARCEL 5 AREA = 200 SQ. FT.
TE-5 AREA = 1000 SQ. FT.

NW1/4 OF THE NW1/4
SECTION 36
T. 5 S., R. 68 W.

CAROLYN'S PLAT

(3) DAN KUBBY, ROBERT L. HOWSAM, JR., EDWIN E. HOWSAM, RICHARD J. BEEBE AS TRUSTEE OF THE TRUST AGREEMENT CREATED ON JANUARY 4, 1982, EDWIN L. CANTER, THE J.R. LEVY IRREVOCABLE TRUST DATED JULY 7, 1988 AND BURTON D. LEVY AS THEIR INTEREST MAY APPEAR
(PE-3) 8933 EAST UNION AVENUE #216
(TE-3-1) ENGLEWOOD, COLORADO 80111-1354
(TE-3-2)

PARCEL 3 AREA = 8325 S.F.
PE-3 AREA = 7,225 S.F.
TE-3-1 AREA = 1,784 S.F.
TE-3-2 AREA = 599 S.F.

(4) TEXACO REFINING AND MARKETING, INC., A DELAWARE CORP.
(PE-4) P.O. BOX 7813
(TE-4) UNIVERSAL CITY, CALIFORNIA 91608

PARCEL 4 AREA = 300 SQ. FT.
PE-4 AREA = 200 SQ. FT.
TE-4 AREA = 1300 SQ. FT.

SEE SHEET 4 OF 7

SEE SHEET 5 OF 7

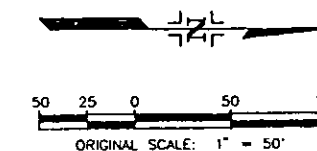
UNIVERSITY
SW1/4 OF THE SW1/4
SECTION 25
T. 5 S., R. 68 W.

BENCHMARK SURVEYING, LTD.
7430 EAST CALEY AVENUE
SUITE 120
ENGLEWOOD, COLORADO 80111
(303) 843-8072

FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
8	COLORADO	STU C100-003	7	7

RIGHT-OF-WAY
& OWNERSHIP MAP
UNIVERSITY & DRY CREEK

REVISIONS	



SE1/4 OF THE SE1/4
SECTION 26
T. 5 S., R. 68 W.

GLENN OAKS SUB.
THIRD FILING

① SCHOOL DISTRICT NO. 6
OF THE COUNTY OF ARAPAHOE
BOOK 1430, PAGE 137

BOOK 1430, PAGE 137

PARCEL 1 AREA = 4564 S.F.
PE-1 AREA = 5396 S.F.
TE-1-1 AREA = 391 S.F.
TE-1-2 AREA = 8880 S.F.

PE-1
⑪ N44°27'44"W
7.07'
⑫ N45°32'16"E
7.07'

BEGIN R.O.W. UNIVERSITY LIMITS
CL. STA. 270+82.00

EXISTING R.O.W. (1994)

THE KNOLLS WEST
FILING NO. 4, AMENDED

SW1/4 OF THE SW1/4
SECTION 25
T. 5 S., R. 68 W.

TE-1-2
① S45°32'16"W
14.14'
② N89°27'44"W
58.50'
③ S45°32'16"W
88.38'
④ S00°32'16"W
43.00'
⑤ S89°27'44"E
75.00'
⑥ N00°32'16"E
45.50'
⑦ Δ = 90°00'00"
R = 10.00'
L = 15.71'
⑧ S89°27'44"E
36.00'
⑨ S44°27'44"E
14.14'
⑩ N00°32'16"E
70.00'

POINT OF BEGINNING
PARCEL TE-1-2
N00°32'16"E 125.71'

S89°27'44"E 5.00'

S89°27'44"E 2.50'

POINT OF BEGINNING
PARCEL PE-2
N00°32'16"E 300.00'

EASTERLY R.O.W. LINE

N00°32'16"E 66.66'

POINT OF BEGINNING
PARCELS 2 & TE-2

TE-2 REV.

S00°32'16"W 300.00'

S89°27'44"E 3.00'

S89°27'44"E 18.00'

S00°32'16"W 30.00'

Δ = 90°11'17"

R = 75.00'

L = 110.19'

Δ = 90°11'17"

R = 75.00'

L = 118.06'

Δ = 90°11'17"

R = 75.00'

L = 118.06'

Δ = 90°11'17"

R = 75.00'

L = 118.06'

Δ = 90°11'17"

R = 75.00'

L = 118.06'

Δ = 90°11'17"

R = 75.00'

L = 118.06'

Δ = 90°11'17"

R = 75.00'

L = 118.06'

Δ = 90°11'17"

R = 75.00'

L = 118.06'

② MUTUAL LIFE INSURANCE
COMPANY OF NEW YORK
1740 BROADWAY
NEW YORK, NY 10019-4315
BOOK 6290, PAGE 539

PARCEL 2 AREA = 14,243 S.F.
PE-2 AREA = 300 S.F.
TE-2 AREA = 24,037 S.F.

SE1/4 OF THE SE1/4
SECTION 26
T. 5 S., R. 68 W.

POINT OF BEGINNING PARCEL 1
N00°12'02"W 6.50'
POINT OF BEGINNING PARCEL PE-1
N00°12'02"W 10.00'
POINT OF BEGINNING PARCEL TE-1-1
N00°12'02"W 12.50'
N89°47'58"E 25.00'
N89°47'58"E 37.50'
TE-1-1
S45°12'02"E 17.67'
S45°12'02"E 7.07'
N89°47'58"E 145.28'
N89°47'58"E 102.78'
PE-1
Δ = 89°15'41"
R = 75.00'
L = 116.84'
Δ = 89°15'41"
R = 70.00'
L = 109.05'

PE-1
N00°32'16"E 705.70'
N00°32'16"E 499.99'
S00°32'16"W 786.21'

PE-1
N00°32'16"E 705.70'
N00°32'16"E 499.99'
S00°32'16"W 786.21'

PE-1
N00°32'16"E 705.70'
N00°32'16"E 499.99'
S00°32'16"W 786.21'

PE-1
N00°32'16"E 705.70'
N00°32'16"E 499.99'
S00°32'16"W 786.21'

PE-1
N00°32'16"E 705.70'
N00°32'16"E 499.99'
S00°32'16"W 786.21'

PE-1
N00°32'16"E 705.70'
N00°32'16"E 499.99'
S00°32'16"W 786.21'

PE-1
N00°32'16"E 705.70'
N00°32'16"E 499.99'
S00°32'16"W 786.21'

PE-1
N00°32'16"E 705.70'
N00°32'16"E 499.99'
S00°32'16"W 786.21'

PE-1
N00°32'16"E 705.70'
N00°32'16"E 499.99'
S00°32'16"W 786.21'

PE-1
N00°32'16"E 705.70'
N00°32'16"E 499.99'
S00°32'16"W 786.21'

UNIVERSITY TOWNE CENTER

SW1/4 OF THE SW1/4
SECTION 25
T. 5 S., R. 68 W.

② MUTUAL LIFE INSURANCE
COMPANY OF NEW YORK
1740 BROADWAY
NEW YORK, NY 10019-4315
BOOK 6290, PAGE 539

PARCEL 2 AREA = 14,243 S.F.
PE-2 AREA = 300 S.F.
TE-2 AREA = 24,037 S.F.

SQUARE
ENTER
NO. 2

SEE SHEET 6 OF 7

SEE SHEET 4 OF 7

SEE SHEET 5 OF 7