

CITY OF WESTMINSTER

STATE OF COLORADO

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
Protection 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

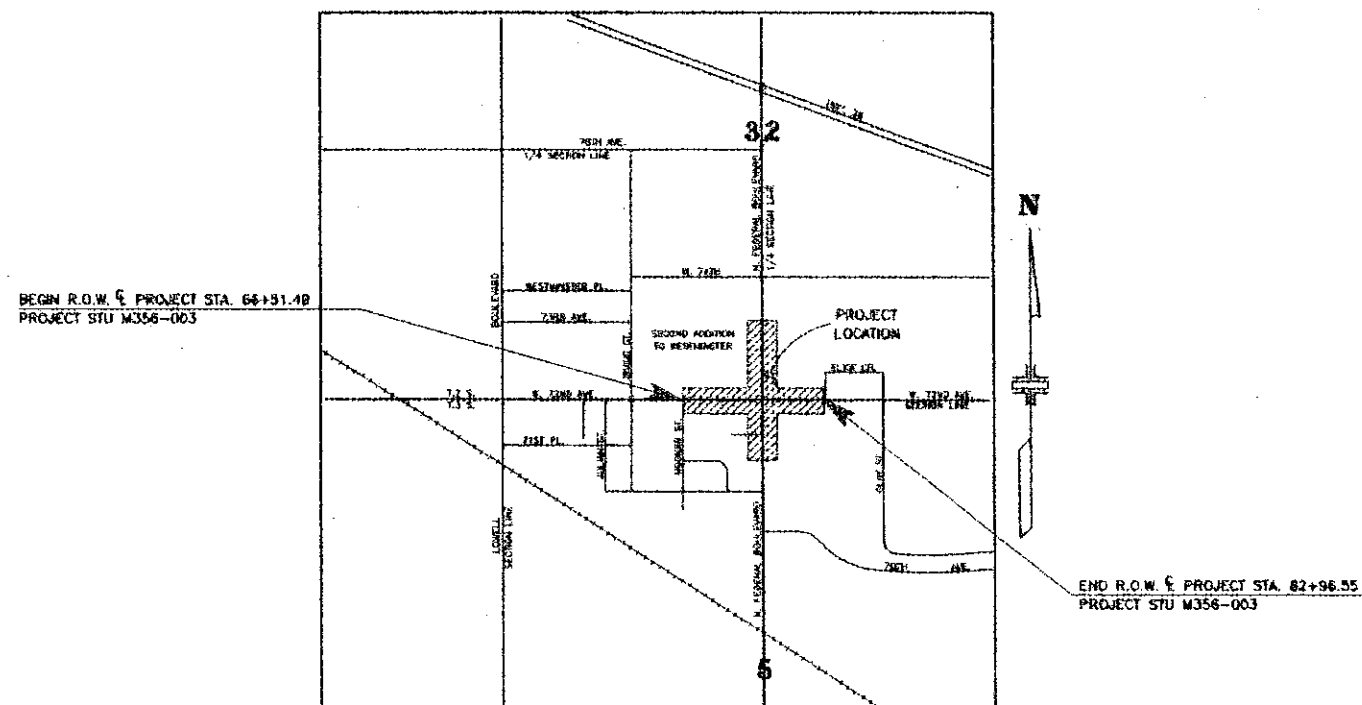
Section Corner
Center of Section

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

Bridges
Existing (To be dashed)

RIGHT OF WAY PLAN OF PROPOSED WEST 72ND AVENUE (PHASE 1) ADAMS COUNTY *RIGHT OF WAY*

SCALE OF ORIGINAL DRAWINGS
PLAN SHEETS 1" = 50'
OWNERSHIP MAPS 1" = 300'
SURVEY CONTROL SHEET 1" = 300'
R.O.W. PROJECT LENGTH = 0.31 MI.



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS - Bearings are based on the north line of the northwest quarter of Section 5 Township 3 South Range 68 West being N89°45'44"E. Per a Western States Surveying Inc. Map prepared for the City of Westminster. Titled (City of Westminster Section Breakdown for Analytical Surveys, Inc.) Dated June 13, 1991 Job Number 9005-002. Both monuments being a 3 1/4" Alum. Cap in a Range Box stamped LS 23053 1991.

SHEET NO.	INDEX OF SHEETS
1	TITLE SHEET
2-28	TABULATION OF OWNERSHIPS
3-3A	MONUMENTATION, CONTROL AND GENERAL NOTES
4-5	PLAN SHEETS
6	OWNERSHIP SHEET
38	EXISTING (UPDATED) CONTROL AND MONUMENTATION

CITY OF WESTMINSTER, COLORADO

R.O.W. TABULATION OF PROPERTIES IN THE CITY OF WESTMINSTER

PARCEL NO.	OWNER	ADDRESS	LOCATION T.2 S. & T.3 S., R.68 W., OF THE 6TH P.M.	AREA TO BE ACQUIRED (IN SQUARE FEET)	PARCEL NO.	REMARKS
TK-23 REV.1	Crow-Watson #30 Limited Partnership A Texas Limited Partnership	7305 N. Federal Blvd.	Lot 13-36, Block 5 Second Add. to Westminster	11,520	TK-23 REV.1	Right of Way. Remainder area = 1,200,252 sf
PE-23 REV.1	Crow-Watson #30 Limited Partnership A Texas Limited Partnership	7305 N. Federal Blvd.	Lot 13-36, Block 5 Second Add. to Westminster	2,504	PE-23 REV.1	Permanent Easement for utility purposes
TE-23 REV.1	Crow-Watson #30 Limited Partnership A Texas Limited Partnership	7305 N. Federal Blvd.	Lot 13-36, Block 5 Second Add. to Westminster	8,309	TE-23 REV.1	Temporary Easement for construction purposes
TK-24	D.G. & H.D. McLean	3101 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32, T. 2 S., R. 68 W., 6th P.M.	2,368	TK-24	Right of Way. Remainder area = 21,032 sf
PE-24	D.G. & H.D. McLean	3101 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32, T. 2 S., R. 68 W., 6th P.M.	400	PE-24	Permanent Easement for utility purposes
TE-24 REV.1	D.G. & H.D. McLean	3101 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32, T. 2 S., R. 68 W., 6th P.M.	390	TE-24 REV.1	Temporary Easement for construction purposes
TK-25	Jerry A. Enger	3075 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32, T. 2 S., R. 68 W., 6th P.M.	3,278	TK-25	Right of Way. Remainder area = 37,672 sf
PE-25	Jerry A. Enger	3075 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32, T. 2 S., R. 68 W., 6th P.M.	701	PE-25	Permanent Easement for utility purposes
TE-25	Jerry A. Enger	3075 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32, T. 2 S., R. 68 W., 6th P.M.	1,181	TE-25	Temporary Easement for construction purposes
TK-26 REV.1	George T & C. Smart	3190 W. 72nd Ave.	Plot 32 Federalview Subdivision	1,089	TK-26 REV.1	Right of Way. Remainder area = 11,869 sf
PE-26 REV.1	George T & C. Smart	3190 W. 72nd Ave.	Plot 32 Federalview Subdivision	793	PE-26 REV.1	Permanent Easement for utility purposes
TE-26 REV.1	George T & C. Smart	3190 W. 72nd Ave.	Plot 32 Federalview Subdivision	609	TE-26 REV.1	Temporary Easement for construction purposes
TK-27	James R. True	3086 W. 72nd Ave.	Plot 29 Federalview Subdivision	825	TK-27	Right of Way. Remainder area = 11,422 sf
PE-27 REV.1	James R. True	3086 W. 72nd Ave.	Plot 29 Federalview Subdivision	282	PE-27 REV.1	Permanent Easement for utility purposes
TE-27 REV.1	James R. True	3086 W. 72nd Ave.	Plot 29 Federalview Subdivision	1,470	TE-27 REV.1	Temporary Easement for construction purposes
TK-28	Norman S. and Ruth Gardenswartz	3030 W. 72nd Ave.	Lot 1 Block 1 Dunton Subdivision Filing No. 1	507	TK-28	Right of Way. Remainder area = 37,467 sf
PE-28 REV.1	Norman S. and Ruth Gardenswartz	3030 W. 72nd Ave.	Lot 1 Block 1 Dunton Subdivision Filing No. 1	826	PE-28 REV.1	Permanent Easement for utility purposes
TE-28 REV.1	Norman S. and Ruth Gardenswartz	3030 W. 72nd Ave.	Lot 1 Block 1 Dunton Subdivision Filing No. 1	2,056	TE-28 REV.1	Temporary Easement for construction purposes
TK-29	Sant' Antonio Di Padova Society A Colorado Non-Profit Corporation	3055 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32, T. 2 S., R. 68 W., 6th P.M.	1,870	TK-29	Right of Way. Remainder area = 29,719 sf
PE-29	Sant' Antonio Di Padova Society A Colorado Non-Profit Corporation	3055 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32, T. 2 S., R. 68 W., 6th P.M.	540	PE-29	Permanent Easement for utility purposes
TE-29 REV.1	Sant' Antonio Di Padova Society A Colorado Non-Profit Corporation	3055 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32, T. 2 S., R. 68 W., 6th P.M.	4,312	TE-29 REV.1	Temporary Easement for construction purposes
TK-30	Dimitrios and Gus Papadimitropoulos	3010 W. 72nd Ave.	Plots 29, 30, and 31 Federalview Subdivision	3,510	TK-30	Right of Way. Remainder area = 23,425 sf
PE-30 REV.1	Dimitrios and Gus Papadimitropoulos	3010 W. 72nd Ave.	Plots 29, 30, and 31 Federalview Subdivision	705	PE-30 REV.1	Permanent Easement for utility purposes
TE-30 REV.1	Dimitrios and Gus Papadimitropoulos	3010 W. 72nd Ave.	Plots 29, 30, and 31 Federalview Subdivision	3,632	TE-30 REV.1	Temporary Easement for construction purposes



CALCULATED: G.D.G.
CHECKED: R.E.I.
CADD: J.B.B.

CITY OF WESTMINSTER, COLORADO

NO.	DATE	REVISION	CEI PROJECT NUMBER: 1050.00
1	12/11/83	ADDED REMAINDER AREAS AND EASEMENT PURPOSES	SHEET: 2 OF: 6

R.O.W. TABULATION OF PROPERTIES IN THE CITY OF WESTMINSTER

PARCEL NO.	OWNER	ADDRESS	LOCATION T.2 S. & T.3 S., R.68 W., OF THE 6TH P.M.	AREA TO BE ACQUIRED (IN SQUARE FEET)	PARCEL NO.	REMARKS
TK-31	Cecil E. Hart and Delbert J. McKee	3006 W. 72nd Ave.	NW 1/4 Section 5 T. 3 S., R. 68 W., 6th P.M.	1,806	TK-31	Right of Way. Remainder area = 8,092 sf
PE-31	Cecil E. Hart and Delbert J. McKee	3006 W. 72nd Ave.	NW 1/4 Section 5 T. 3 S., R. 68 W., 6th P.M.	240	PE-31	Permanent Easement for utility purposes.
TE-31	Cecil E. Hart and Delbert J. McKee	3006 W. 72nd Ave.	NW 1/4 Section 5 T. 3 S., R. 68 W., 6th P.M.	958	TE-31	Temporary Easement for construction purposes.
TK-32 REV.1	Conoco Inc.	7199 N. Federal Blvd.	Lot 1, Block 1, Westminster Conoco Subdivision Filing No. 1	2,125	TK-32 REV.1	Right of Way. Remainder area = 25,167 sf
PE-32 REV.1	Conoco Inc.	7199 N. Federal Blvd.	Lot 1, Block 1, Westminster Conoco Subdivision Filing No. 1	604	PE-32 REV.1	Permanent Easement for utility purposes.
TE-32 REV.1	Conoco Inc.	7199 N. Federal Blvd.	Lot 1, Block 1, Westminster Conoco Subdivision Filing No. 1	2,882	TE-32 REV.1	Temporary Easement for construction purposes.
TK-33	C.G. & M.K. Bayer	3005-3055 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32 T. 2 S., R. 68 W., 6th P.M.	3,286	TK-33	Right of Way. Remainder area = 34,939 sf
PE-33	C.G. & M.K. Bayer	3005-3055 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32 T. 2 S., R. 68 W., 6th P.M.	700	PE-33	Permanent Easement for utility purposes.
TE-33	C.G. & M.K. Bayer	3005-3055 W. 72nd Ave.	SE 1/4, SW 1/4, Section 32 T. 2 S., R. 68 W., 6th P.M.	2,065	TE-33	Temporary Easement for construction purposes.
TK-34 REV.1	Alan F. Fox, Trustee	7201 N. Federal Blvd.	SE 1/4, SW 1/4, Section 32 T. 2 S., R. 68 W., 6th P.M.	7,083	TK-34 REV.1	Right of Way. Remainder area = 24,892 sf
PE-34 REV.1	Alan F. Fox, Trustee	7201 N. Federal Blvd.	SE 1/4, SW 1/4, Section 32 T. 2 S., R. 68 W., 6th P.M.	1,186	PE-34 REV.1	Permanent Easement for utility purposes.
TE-34 REV.1	Alan F. Fox, Trustee	7201 N. Federal Blvd.	SE 1/4, SW 1/4, Section 32 T. 2 S., R. 68 W., 6th P.M.	4,221	TE-34 REV.1	Temporary Easement for construction purposes.
TK-37 REV.1	Northgate Shopping Center, Inc.	6856 N. Federal Blvd.	NW 1/4, NE 1/4, Section 5 T. 3 S., R. 68 W., 6th P.M.	27,654	TK-37 REV.1	Right of Way. Remainder area = 709,530 sf
PE-37 REV.1	Northgate Shopping Center, Inc.	6856 N. Federal Blvd.	NW 1/4, NE 1/4, Section 5 T. 3 S., R. 68 W., 6th P.M.	11,074	PE-37 REV.1	Permanent Easement for utility purposes.
TE-37 REV.1	Northgate Shopping Center, Inc.	6856 N. Federal Blvd.	NW 1/4, NE 1/4, Section 5 T. 3 S., R. 68 W., 6th P.M.	14,669	TE-37 REV.1	Temporary Easement for construction purposes.
TK-38 REV.1	Joe & Rose La Conte	7220-7298 N. Federal Blvd.	SW 1/4, SE 1/4, Section 32 T. 2 S., R. 68 W., 6th P.M.	17,774	TK-38 REV.1	Right of Way. Remainder area = 316,671 sf
PE-38 REV.1	Joe & Rose La Conte	7220-7298 N. Federal Blvd.	SW 1/4, SE 1/4, Section 32 T. 2 S., R. 68 W., 6th P.M.	4,722	PE-38 REV.1	Permanent Easement for utility purposes.
TE-38 REV.1	Joe & Rose La Conte	7220-7298 N. Federal Blvd.	SW 1/4, SE 1/4, Section 32 T. 2 S., R. 68 W., 6th P.M.	5,987	TE-38 REV.1	Temporary Easement for construction purposes.
TK-39	Paul Q. Beacom	2959-2963 W. 72nd Ave.	Lot 1, Block 1, Skyline Plaza	2,388	TK-39	Right of Way. Remainder area = 14,732 sf
PE-39	Paul Q. Beacom	2959-2963 W. 72nd Ave.	Lot 1, Block 1, Skyline Plaza	530	PE-39	Permanent Easement for utility purposes.
TE-39	Paul Q. Beacom	2959-2963 W. 72nd Ave.	Lot 1, Block 1, Skyline Plaza	795	TE-39	Temporary Easement for construction purposes.
TK-40	Boerstler Farms, a Partnership	2955 W. 72nd Ave.	Lot 2, Block 1, Skyline Plaza	1,654	TK-40	Right of Way. Remainder area = 17,846 sf
PE-40	Boerstler Farms, a Partnership	2955 W. 72nd Ave.	Lot 2, Block 1, Skyline Plaza	600	PE-40	Permanent Easement for utility purposes.
TE-40	Boerstler Farms, a Partnership	2955 W. 72nd Ave.	Lot 2, Block 1, Skyline Plaza	900	TE-40	Temporary Easement for construction purposes.

R.O.W. TABULATION OF PROPERTIES IN THE CITY OF WESTMINSTER

[illegible]

MONUMENTATION AND GENERAL NOTES

General Notes:

1. The Contractor is responsible for the preservation or re-monumentation (by a Professional Land Surveyor) of all Aliquot and Control monuments.
2. The field surveyor in responsible charge shall be responsible for the placement of all Right of Way monuments shown hereon.
3. The field surveyor in responsible charge shall be responsible for the replacement of any substandard Aliquot corner shown hereon per Rule XIII of the Bylaws and Rules of Procedure of the State Board of Registration for Professional Engineers and Professional Land Surveyors and shall file a monument record per section 38-53-103, C.R.S.
4. Upon completion of the monumentation, the field surveyor in responsible charge shall certify to the monumentation as per the hereon shown certification, and file with the county per section 38-51-107, C.R.S.
5. Right of Way monuments set, must be equal to a CDOT type 1 monument.
6. Right of Way monuments set, must display the Professional Land Surveyors registration number and the coordinate point number per this set of plans.
7. Right of Way monuments to be set shall be provided by the field surveyor.
8. All Right of Way monuments shall be set from the survey control points shown hereon.
9. This Right of Way plan is not a complete boundary survey of all adjoining owners.
10. All calculations and coordinates are based upon an assumed coordinate system utilizing the basis of bearings as stated hereon.
11. Easements shown hereon are of record.
12. Field survey control precision computed to exceed $\frac{1}{100,000}$.

Parcel Notes:

1. The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted as reserved in United State patent recorded April 24, 1897 in Book A67, at Page 285; and any and all assignments thereof or interest therein. (Affects Parcels 30, 31, 36, 37, 42, 43 & 47)
2. Terms, conditions, provisions and obligations contained in Public Improvements Agreement recorded December 18, 1977 in Book 2199 at Page 421 (Affects Parcel 35)
3. Cross Parking Agreement recorded July 8, 1966 in Book 1305 at Page 389. (Affects Parcels 29, 33 & 44)
4. Terms, conditions, restrictions and obligations as contained in Cross Easement Agreement recorded January 14, 1974 in Book 1908 at Page 637. (Affects Parcel 23)
5. Terms and conditions of Cross Parking Agreement recorded July 2, 1974 in Book 1939 at Page 881. (Affects Parcel 23)
6. Terms, conditions, restrictions, conditions and easements contained in the Westminster Plaza Shopping Center P. U. D. recorded June 10, 1980 at Reception No. B268337. (Affects Parcel 23)
7. Terms, provisions, conditions and restrictions as may be imposed by Resolution No. 40 of the Westminster City Council, Creating Westminster Economic Development Authority, as evidenced by instrument recorded March 10, 1989 in Book 3543 at Page 219 and re-recorded May 3, 1989 in Book 3560 at Page 901. (Affects Parcels 23, 27, 30, 31, 32, 33, 34, 36, 37, 39, 40, 41, 42, 43, 44 & 47)

TYPE OF MONUMENT SET	TABULATION OF R.O.W. MONUMENTS TO BE SET		
	POINT NO.	COORDINATES	
		NORTH	EAST
5	6000	9858.1423	51856.7873
5	6001	9951.2083	52223.7082
1	6002	9937.3824	52373.2029
1	6003	9786.4083	52579.6852
5	6004	9760.3983	52580.2983
5	6021	9863.2128	53296.1583
1	6077	9870.0778	52578.9543
5	6078	9654.7265	52563.4374
5	6082	8385.0856	52573.7135
1	6132	10435.2434	52573.4383
5	6137	9624.6005	52531.8270
5	6138	9592.7412	52576.8035
5	6150	16039.9100	52163.9579
1	6179	10989.9790	52582.7764
5	6245	10291.0706	52713.9822
1	6246	10440.9795	52706.6197
1	6255	10060.9400	52911.2710
1	6256	10046.3218	53080.7263
5	6257	10042.0102	53239.3478
5	6290	10048.4203	52064.6071
5	6291	10052.0026	51885.3028
1	6296	10043.3173	51754.8926
1	6297	10042.8881	51651.4517
1	6327	9962.4093	53209.6614
5	6328	9973.4986	53286.1032
5	6360	9632.4988	52717.4105
5	6361	9498.6677	52704.3343
5	6379	9246.3985	52890.5919
IR/5R	6393	9958.0885	51844.0997
1	6411	10057.2542	51860.1282
1	6412	10056.8733	51768.3364
5	6415	10670.4513	52591.7069
1	6416	10670.4424	52582.7087
IR	6426	10653.8188	52549.8805
IR	6427	10077.7784	52573.7928
IR	6439	9938.1592	52559.4164
IR	6440	9915.2983	52581.6031
5	6447	10060.0072	52736.9836
1	6448	10083.1671	52713.7878
1	6457	10842.6691	52691.7344
1	6458	10642.6770	52689.7344
IR	6473	9944.3767	52746.0051
1	6474	9920.7845	52721.7001
5	6493	10588.0783	52699.7884

LEGEND

- 1 TYPE 1 R.O.W. MONUMENT
 IR TYPE 1 R.O.W. REFERENCE MONUMENT(S)
 5 TYPE 5 R.O.W. MONUMENT
 5R TYPE 5 R.O.W. REFERENCE MONUMENT(S)

NOTE: SEE SHEETS 38, 4 AND 5

BASIS OF BEARINGS - Bearings are based on the north line of the northwest quarter of Section 5 Township 3 South Range 68 West being N89°45'44"E. Per a Western States Surveying Inc. Map prepared for the City of Westminster. Titled (City of Westminster Section Breakdown for Analytical Surveys, Inc.) Dated June 13, 1991 Job Number 9005-002. Both monuments being a 3 1/4" Alum. Cap in a Range Box stamped LS 23053 1991.

These maps were prepared for the exclusive use of the City of Westminster named on the certification hereon, said certification does not extend to any person(s) without an expressed recertification by the Surveyor naming said person(s).

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.

CEI CENTENNIAL ENGINEERING INC.

CALCULATED: G.D.G.
 CHECKED: R.E.L.
 CADD: J.R.B.

CITY OF WESTMINSTER, COLORADO

TABULATION OF EXISTING ALIQUOT CORNERS			
POINT NO.	COORDINATES		REMARKS
	NORTH	EAST	
101	10000.0000	52642.3700	N 1/4 CORNER SECTION 5, T.3 S. R.68 W., 6TH PM
102	9989.0342	50000.0288	NW CORNER SECTION 5, T.3 S. R.68 W., 6TH PM
118	10814.1160	55278.8922	NE CORNER SECTION 5, T.3 S. R.68 W., 6TH PM
300	11322.5894	52841.0621	CS 1/16TH CORNER SECTION 32, T.2 S. R.68 W., 6TH PM
1080	7386.5493	52603.4818	C 1/4 CORNER SECTION 5, T.3 S. R.68 W., 6TH PM

NOTE:

This survey does not constitute a title search by Centennial Engineering, Inc. to determine ownership or easements of record. For all information regarding easements, right-of-way or title of record, Centennial Engineering, Inc. relied upon the following title commitments prepared by Security Title Guaranty Company.

PARCEL	OWNER	COMMITMENT NO.	DATE
23	CROW-WATSON #30	600604	March 31, 1992
24	McLEAN & McLEAN	5801053-1	October 27, 1992
25	ENGER	5801016-2	September 1, 1992
26	SMART & SMART, TRUSTEES	600587	March 31, 1992
27	TRUE	600588	March 31, 1992
28	GARDENSWARTZ & GARDENSWARTZ	600589	March 31, 1992
29	SAINT ANTONIO DI PADOVA SOCIETY	600679-S	November 14, 1991
30	PAPADIMITROPOULOS & PAPADIMITROPOULOS	600591	March 31, 1992
31	HART & McKEE	600592	March 31, 1992
32	CONOCO, INC.	600593	March 31, 1992
33	BAUER & BAUER	600606	March 31, 1992
34	FOX, TRUSTEE	600607	September 28, 1992
34	FOX, TRUSTEE	600608	March 31, 1992
37	POMONIO, POMONIO & POMONIO	600597	March 31, 1992
37	NORTHGATE SHOPPING CENTER, INC.	600598	March 31, 1992
37	NORTHGATE SHOPPING CENTER, INC.	5800958-1	August 5, 1992
38	LA CONTE & LA CONTE	600800-2	March 31, 1992
38	LA CONTE & LA CONTE (lease parcel)	600599-2	March 31, 1992
38	LA CONTE & LA CONTE (lease parcel)	600803-2	March 31, 1992
39	BEACON	600601	March 31, 1992
40	BOERSTLER FARMS, A PARTNERSHIP	600802	March 31, 1992
41	HERNANDEZ	600594	March 31, 1992
42	BOVA'S ITALIAN RESTAURANT, INC., et al	600596	March 31, 1992
43	BRITTON	600610	September 30, 1992

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE					
	1	2	3	4	5	6
REFERENCE						
RIGHT OF WAY	44					
CONTROL						
ALIQUOT COR.						

FILING CERTIFICATION

Deposited this _____ day of _____, 1992 at _____ M., in Book _____ of the county surveyor's land survey right-of-way surveys at page _____, reception number _____.

Deputy County Clerk

SURVEYOR CERTIFICATE (FIELD)

R.O.W. Monumentation was done under my supervision and checking.

Name _____ P.L.S. No. 23516

SURVEYOR CERTIFICATE (OFFICE)

I, Thomas W. Stoutenburg, a Professional Land Surveyor duly licensed under the laws of the State of Colorado, do hereby state to the City of Westminster, that the following Right of Way Acquisition Plans and Ownership Map were prepared under my direct supervision and checking, for and on behalf of Centennial Engineering, Inc.

Name _____ P.L.S. No. 22103

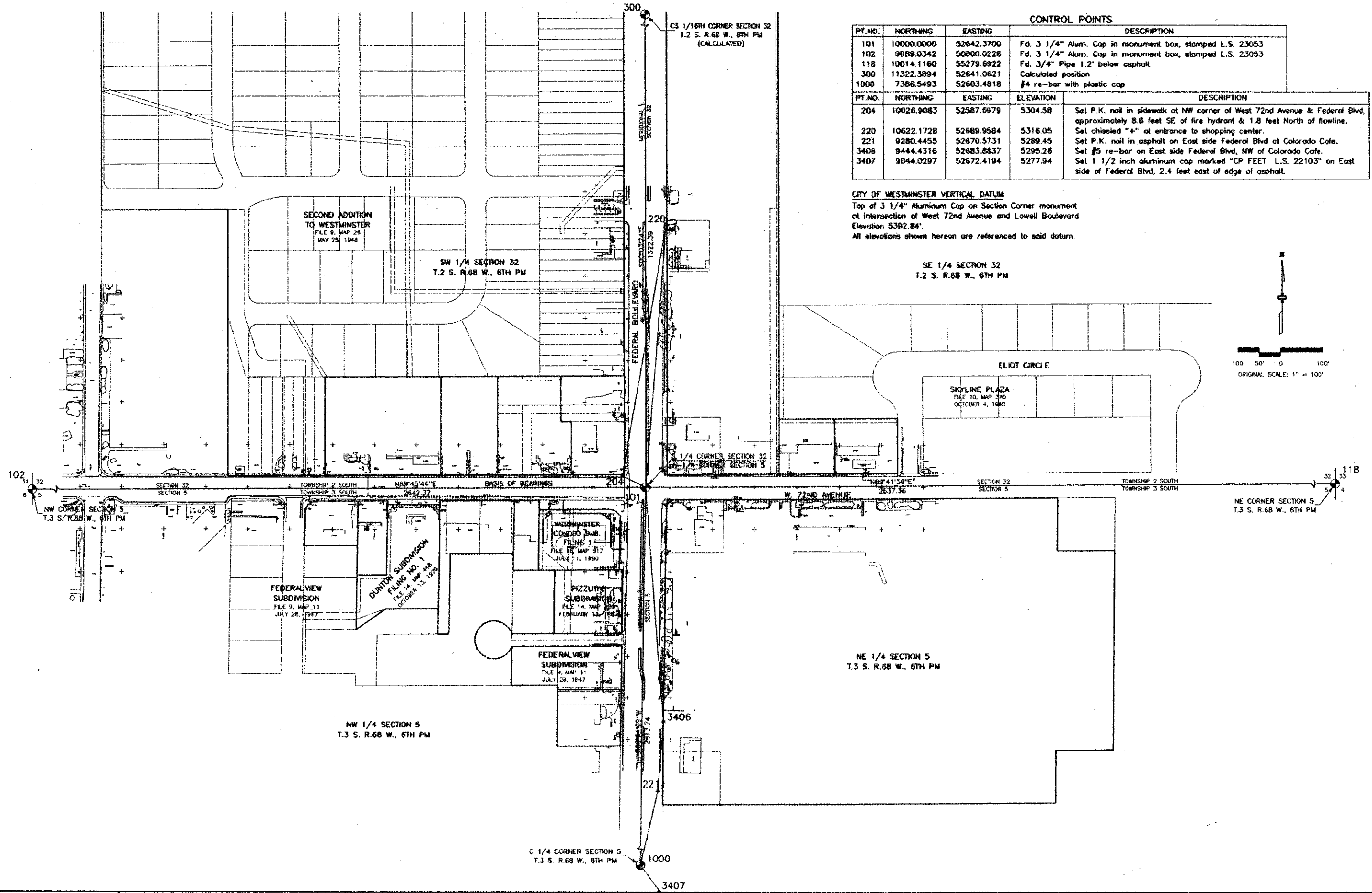
SURVEYOR CERTIFICATE (FIELD)

Control Survey and Monumentation was done under my supervision and checking.

Name _____ P.L.S. No. 22103

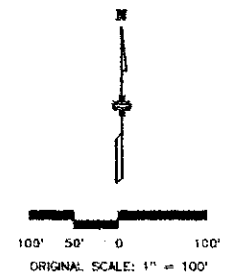
NO.	DATE	REVISION	PROJECT NUMBER
1	12/21/93	ADDED CONTROL PRECISION STATEMENT	STU M356-003
			SHEET: 3 OF: 6

PROJECT SURVEY CONTROL SEE SHEET 3B FOR EXISTING CONTROL



CONTROL POINTS				
PT. NO.	NORTHING	EASTING	DESCRIPTION	
101	10000.0000	52642.3700	Fd. 3 1/4" Alum. Cap in monument box, stamped L.S. 23053	
102	9989.0342	50000.0228	Fd. 3 1/4" Alum. Cap in monument box, stamped L.S. 23053	
118	10014.1160	55279.6922	Fd. 3/4" Pipe 1.2' below asphalt	
300	11322.3894	52641.0621	Calculated position	
1000	7386.5493	52603.4818	#4 re-bar with plastic cap	
PT. NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
204	10026.9083	52587.6979	5304.58	Set P.K. nail in sidewalk at NW corner of West 72nd Avenue & Federal Blvd, approximately 8.6 feet SE of fire hydrant & 1.8 feet North of flowline.
220	10622.1728	52689.9584	5316.05	Set chiseled "+" at entrance to shopping center.
221	9280.4455	52670.5731	5289.45	Set P.K. nail in asphalt on East side Federal Blvd at Colorado Cafe.
3406	9444.4316	52683.6837	5295.28	Set #5 re-bar on East side Federal Blvd, NW of Colorado Cafe.
3407	9044.0297	52672.4194	5277.94	Set 1 1/2 inch aluminum cap marked "CP FEET L.S. 22103" on East side of Federal Blvd, 2.4 feet east of edge of asphalt.

CITY OF WESTMINSTER VERTICAL DATUM
Top of 3 1/4" Aluminum Cap on Section Corner monument
at intersection of West 72nd Avenue and Lowell Boulevard
Elevation 5382.84'.
All elevations shown hereon are referenced to said datum.



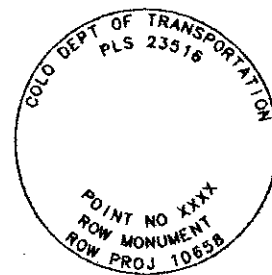
1/2" = 100' 03/20/94



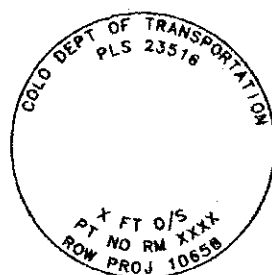
CALCULATED: G.D.G.
CHECKED: R.E.L.
CADD: J.R.B.

CITY OF WESTMINSTER, COLORADO

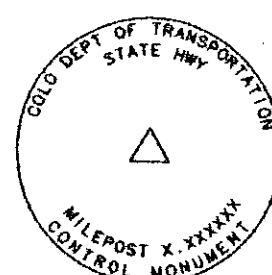
NO.	DATE	REVISION	PROJECT NUMBER
			STU M356--003
			SHEET: 3A OF: 6



TYPE 1 MONUMENT
3-1/4" ALUM. CAP
ON 3/4"x36" LONG
ALUMINUM ROD



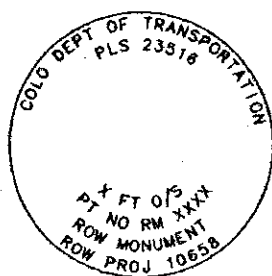
TYPE 1 REFERENCE MONUMENT
3-1/4" ALUM. CAP
ON 3/4"x36" LONG
ALUMINUM ROD



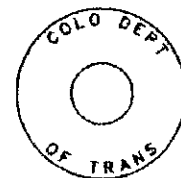
TYPE 2 CONTROL MONUMENT
3-1/4" ALUM. CAP
ON 36" LONG FINNED
ALUMINUM ROD



TYPE 5 MONUMENT
3-1/4" ALUM. CAP
WITH 3" STEM

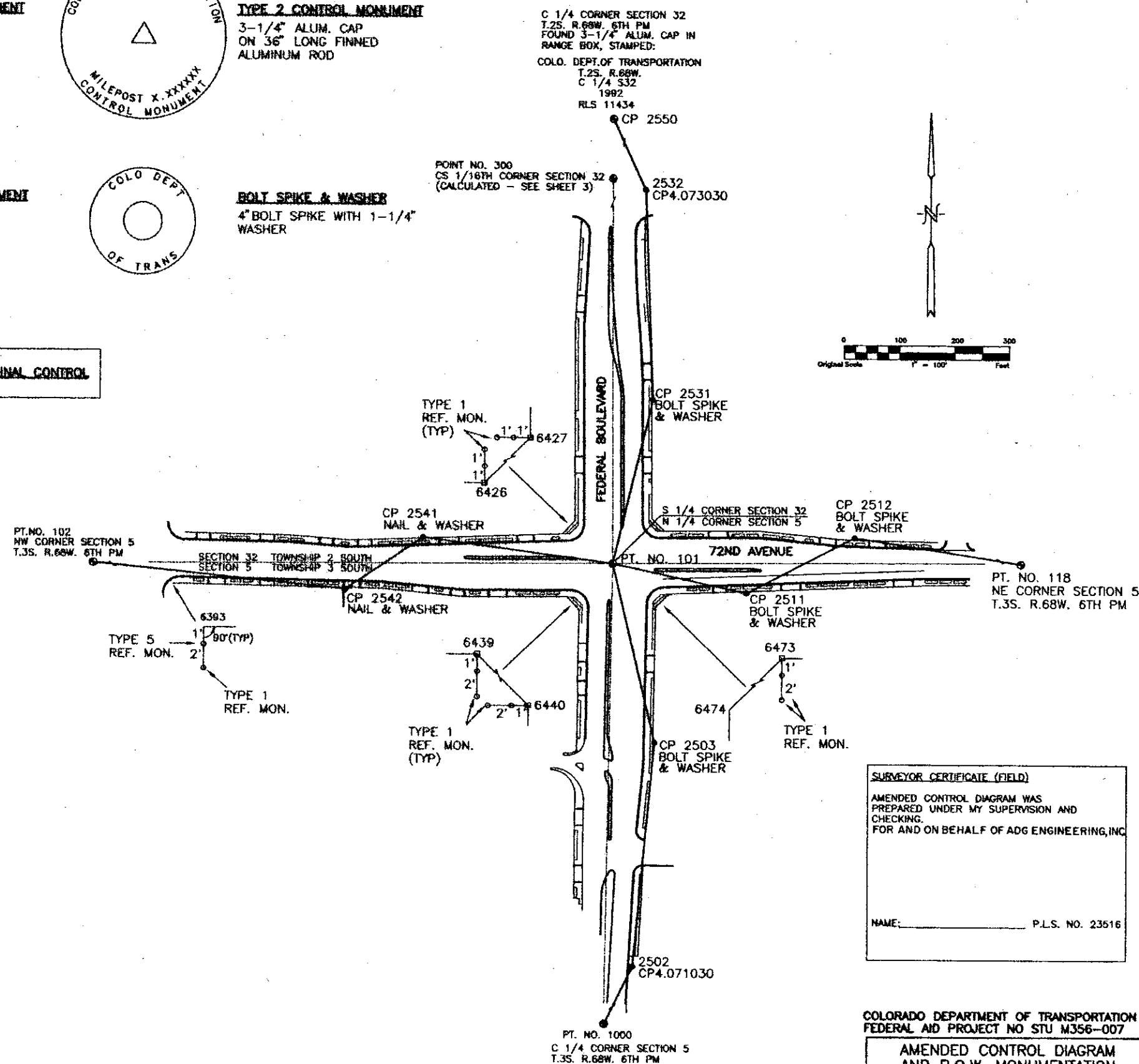


TYPE 5 REFERENCE MONUMENT
3-1/4" ALUM. CAP
WITH 3" STEM



BOLT SPIKE & WASHER
4" BOLT SPIKE WITH 1-1/4"
WASHER

NOTE: SEE SHEETS 3 AND 3A FOR ORIGINAL CONTROL



TABULATION OF CONTROL MONUMENTS

POINT NO.	COORDINATES		DESCRIPTION
	NORTH	EAST	
2502	9286.801	52682.658	TYPE 2 - 4.071030
2503	9674.502	52720.583	BOLT SPIKE & WASHER
2511	9946.589	52886.396	BOLT SPIKE & WASHER
2512	10049.560	53083.747	BOLT SPIKE & WASHER
2531	10298.602	52715.480	BOLT SPIKE & WASHER
2532	10679.253	52701.492	BOLT SPIKE & WASHER
2541	10046.750	52297.414	TYPE 2 - 4.073030
2542	9950.346	52158.606	NAIL & 1" WASHER PLS 23516
2550	12643.571	52640.448	NAIL & 1" WASHER PLS 23516 C 1/4 CORNER SECTION 32, T.2S. R.68W. 6TH PM

SURVEYOR CERTIFICATE (FIELD)
AMENDED CONTROL DIAGRAM WAS
PREPARED UNDER MY SUPERVISION AND
CHECKING.
FOR AND ON BEHALF OF ADG ENGINEERING, INC.

NAME: _____ P.L.S. NO. 23516

COLORADO DEPARTMENT OF TRANSPORTATION
FEDERAL AID PROJECT NO STU M356-007

AMENDED CONTROL DIAGRAM
AND R.O.W. MONUMENTATION
DETAIL SHEET



ADG ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS

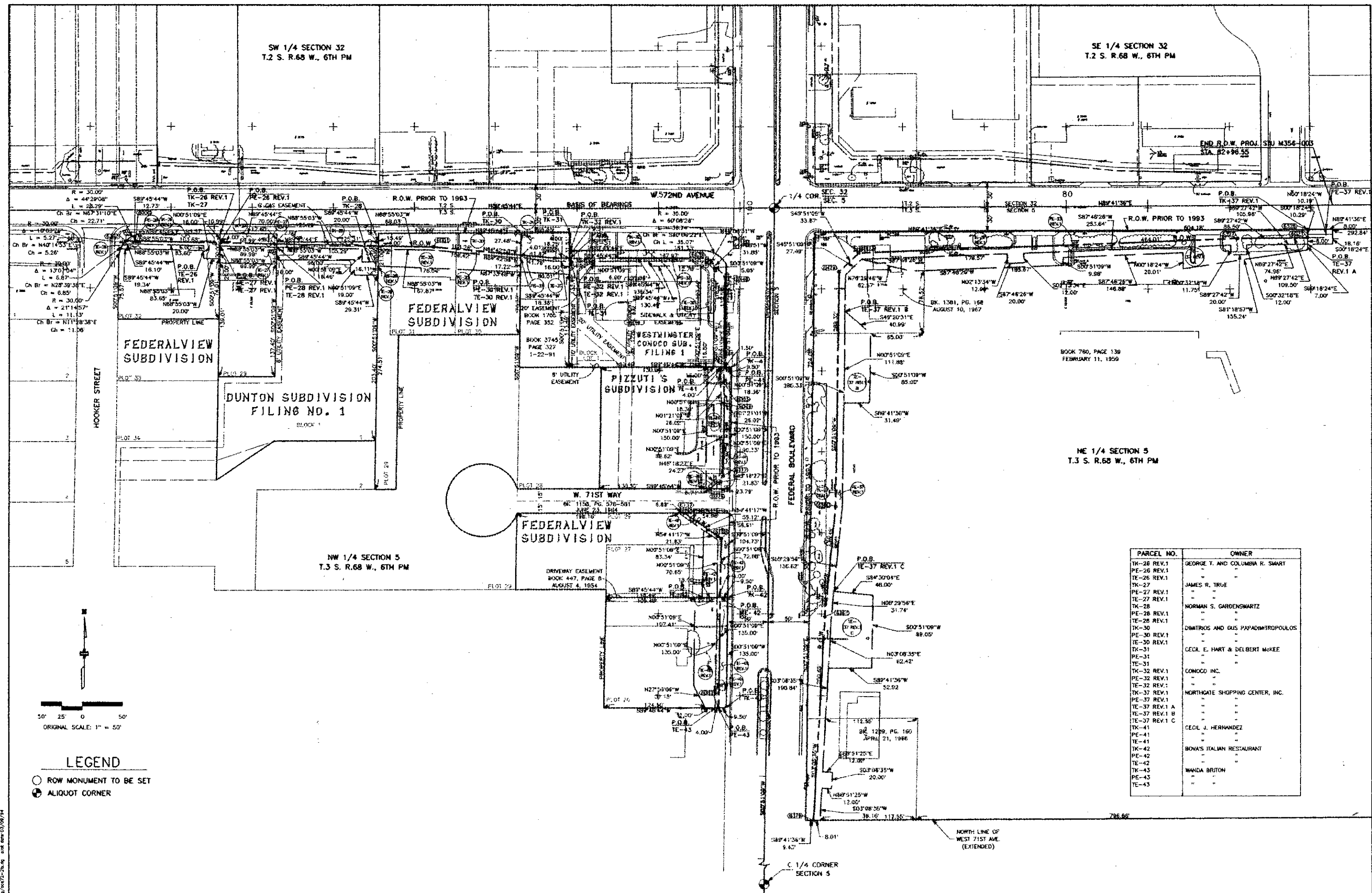
770 WEST HAMPSHIRE AVENUE, SUITE 200
ENGLEWOOD, COLORADO 80110
PHONE: (303) 761-5142 FAX: (303) 761-5143

DRAWN BY: RPF DATE: 9/18/96

CHECKED BY: TFP SCALE: 1" = 100'

JOB NO. ADG NO. 6184 SHEET 38 OF 38

CITY OF WESTMINSTER, COLORADO



PARCEL NO.	OWNER
TK-26 REV.1	GEORGE T. AND COLUMBIA R. SMART
PE-26 REV.1	"
TE-26 REV.1	"
TK-27	JAMES R. TRUE
PE-27 REV.1	"
TE-27 REV.1	"
TK-28	NORMAN S. GARDENSWARTZ
PE-28 REV.1	"
TE-28 REV.1	"
TK-30	DIMITRIOS AND GUS PAPADIMITROPOULOS
PE-30 REV.1	"
TE-30 REV.1	"
TK-31	CECIL E. HART & DELBERT MCKEE
PE-31	"
TE-31	"
TK-32 REV.1	CONOCO INC.
PE-32 REV.1	"
TE-32 REV.1	"
TK-37 REV.1	NORTHGATE SHOPPING CENTER, INC.
PE-37 REV.1	"
TE-37 REV.1 A	"
TE-37 REV.1 B	"
TE-37 REV.1 C	"
TK-41	CECIL J. HERNANDEZ
PE-41	"
TE-41	"
TK-42	BOVA'S ITALIAN RESTAURANT
PE-42	"
TE-42	"
TK-43	WANDA BRITON
PE-43	"
TE-43	"

CITY OF WESTMINSTER, COLORADO



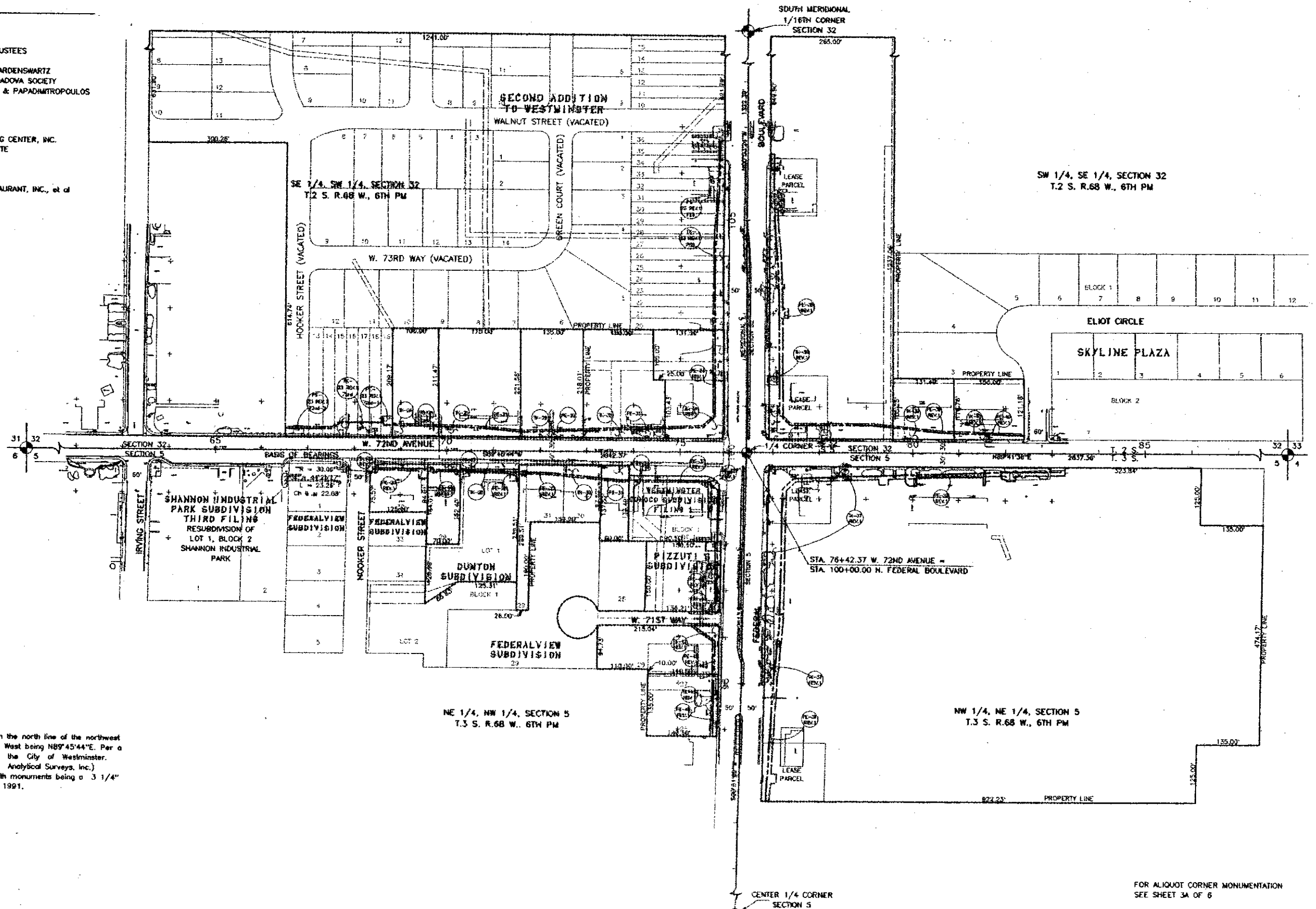
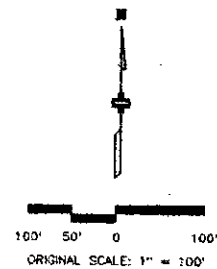
CALCULATED: G.D.G.
CHECKED: R.E.L.
CADD: J.R.B.

NO.	DATE	REVISION
1	12/21/99	ADDED REMAINING DISTANCES, LABELED PROPERTY LINES AND R.O.W. AND ADDED ENDING PROJECT STATIONING.

PROJECT NUMBER
STU M356-003
SHEET: 5 OF: 6

OWNERSHIP MAP

PARCEL NO.	OWNER
23	CROW-WATSON #30
24	MCLEAN & MCLEAN
25	ENDER
26	SMART & SMART, TRUSTEES
27	TRUE
28	GARDENSWARTZ & GARDENSWARTZ
29	SAINT ANTONIO DI PADOVA SOCIETY
30	PAPADIMITROPOULOS & PAPADIMITROPOULOS
31	HART & McKEE
32	CONOCO, INC.
33	BAUER & BAUER
34	FOX, TRUSTEE
37	NORTHGATE SHOPPING CENTER, INC.
38	LA CONTE & LA CONTE
39	BEACOM
40	BOERSTLER FARMS
41	HERNANDEZ
42	BOVA'S ITALIAN RESTAURANT, INC., et al
43	BRITTON



BASIS OF BEARINGS - Bearings are based on the north line of the northwest quarter of Section 5 Township 3 South Range 68 West being N89°45'44"E. Per a Western States Surveying Inc. Map prepared for the City of Westminster. Titled (City of Westminster Section Breakdown for Analytical Surveys, Inc.) Dated June 13, 1991 Job Number 9005-002. Both monuments being a 3 1/4" Aluminum Cap in a Range Box stamped LS 23053 1991.

CITY OF WESTMINSTER, COLORADO

FOR ALIQUOT CORNER MONUMENTATION
SEE SHEET 3A OF 6

CENTENNIAL
ENGINEERING
INC.

CALCULATED: G.O.G.
CHECKED: R.E.L.
CADD: J.R.B.

NO.	DATE	REVISION	PROJECT NUMBER
1	12/21/91	ADDED REMAINDER DISTANCES, PERMANENT EASEMENT LINES AND TAKE LINES	STU M356-003
			SHEET: 6 OF: 6