

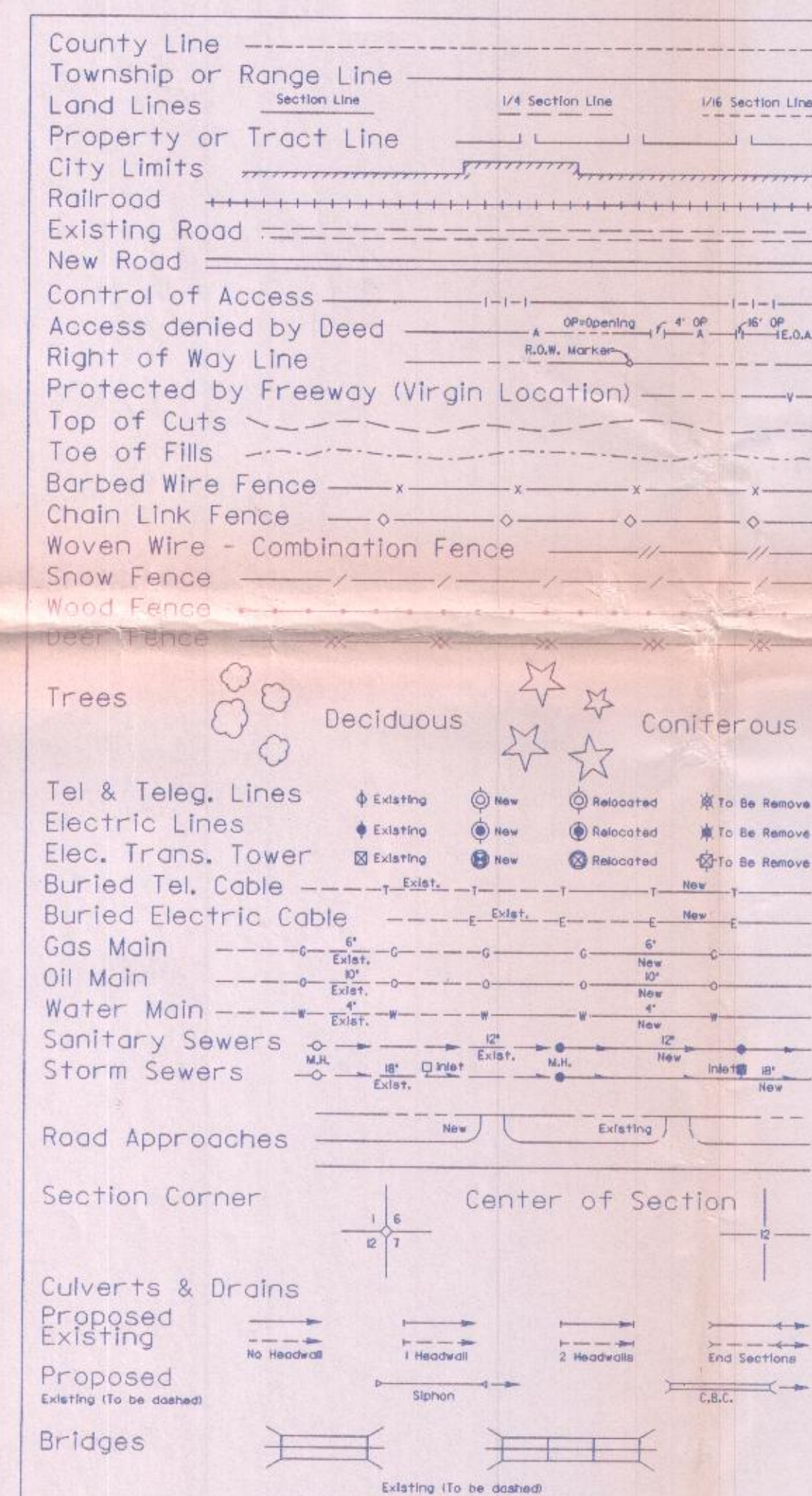
STATE OF COLORADO
CITY OF WESTMINSTER
RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. STU M356-00X³ Phase 2
WEST 72nd AVENUE
CITY OF WESTMINSTER
ADAMS COUNTY, COLORADO
RIGHT OF WAY

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	STU M356-00X ³ Phase 2	I
REVISIONS			
RIGHT OF WAY 72ND. AVE PHASE II			

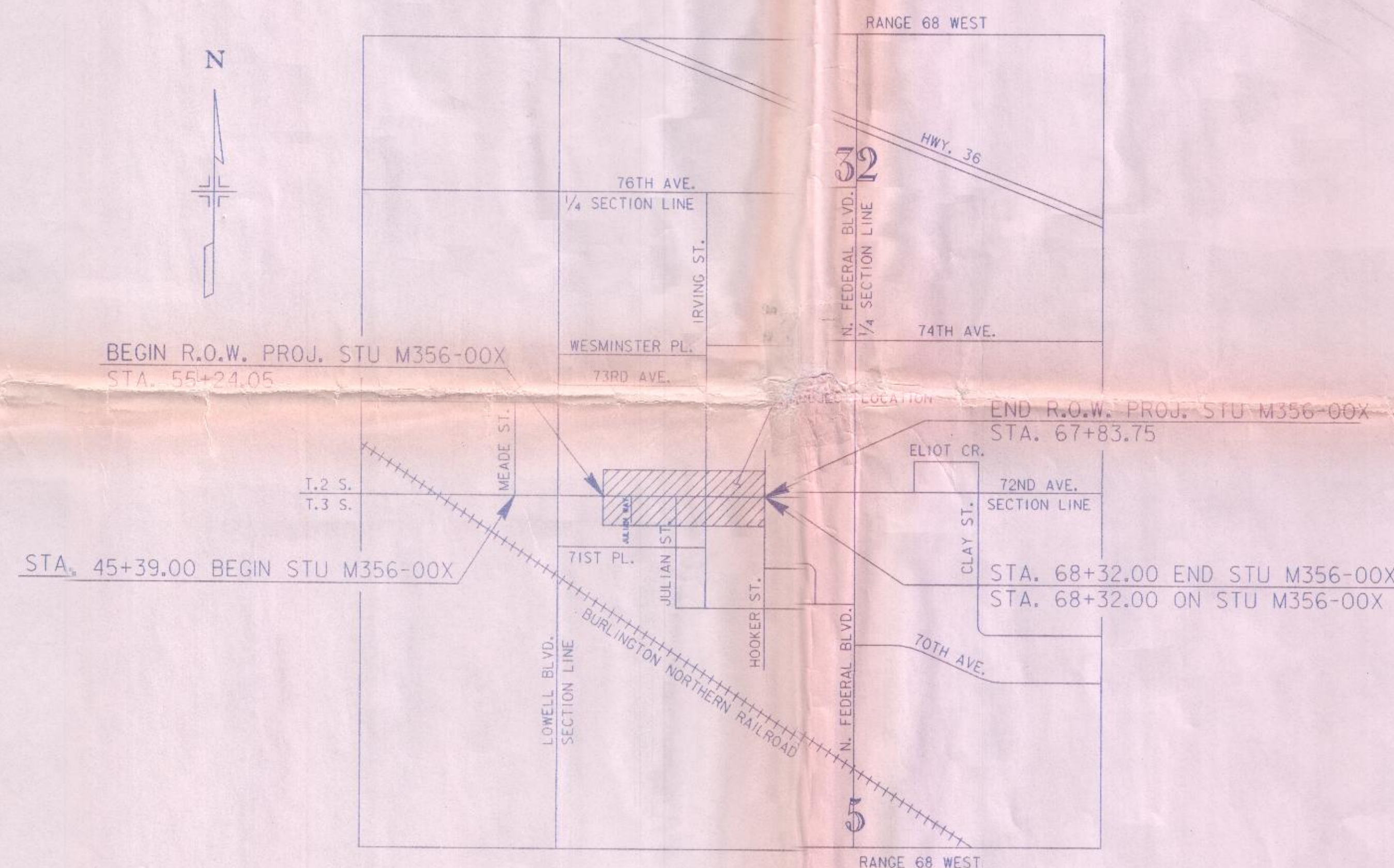
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2, 2A	TABULATION OF PROPERTIES SHEET
3, 3A, 3B	CONTROL, MONUMENTATION AND NOTES SHEET
4, 5	PLANSHEETS
6	OWNERSHIP MAP

CONVENTIONAL SIGNS



SCALES OF ORIGINAL DRAWINGS
PLANSHEETS 1" = 400'
OWNERSHIP MAP 1" = 1600'
R.O.W. LENGTH OF PROJECT 1/4 MILE



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

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 Found 3.25" Alum./Cap in Monument Box, Stamped "LS 23053".

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE 9/9/94

AUTHORIZED

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

9/12/94
DATE

Edward J. Tucker
for DIVISION ADMINISTRATOR

STATE OF COLORADO CITY OF WESTMINSTER

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. STU M356-00~~X~~ ³ *Phase 2* WEST 72nd AVENUE CITY OF WESTMINSTER ADAMS COUNTY, COLORADO RIGHT OF WAY

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	STU M356-00 X ³ <i>Phase 2</i>	I
REVISIONS			
RIGHT OF WAY 72ND. AVE PHASE I I			

INDEX OF SHEETS

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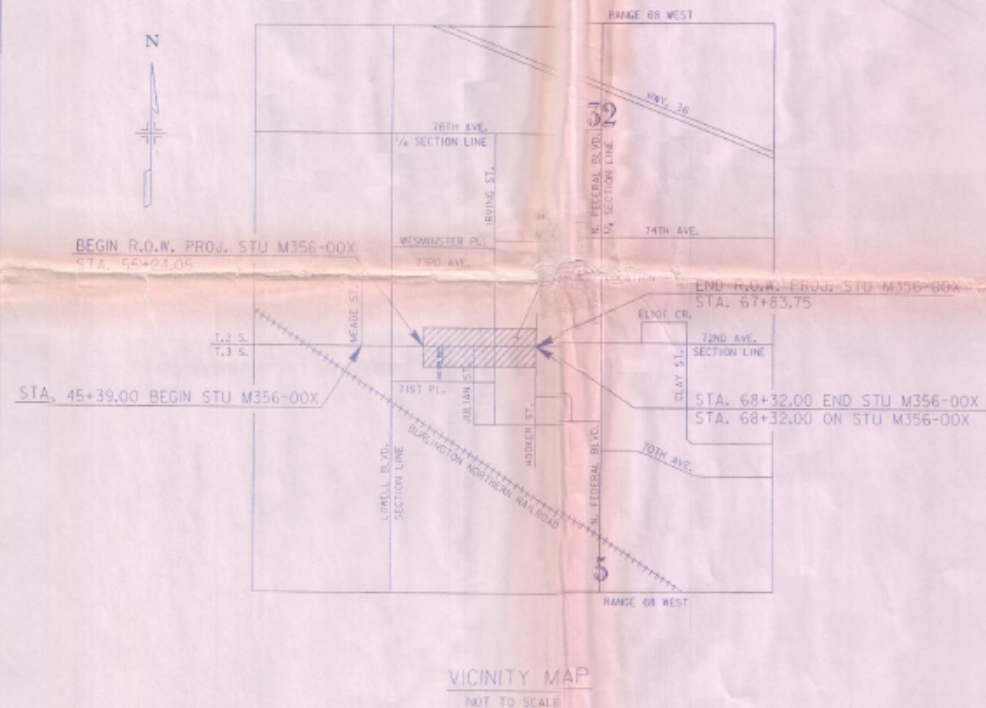
CONVENTIONAL SIGNS

County Line	Range Line
Township or Range Line	Section Line
Land Lines	1/4 Section Line
Property or Tract Line	1/8 Section 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	
Other Fences	
Trees	Deciduous
	Coniferous
Tel & Telop. Lines	Existing
Electric Lines	Existing
Elec. Trans. Tower	Existing
Buried Tel. Cable	Existing
Buried Electric Cable	Existing
Gas Main	Existing
Oil Main	Existing
Water Main	Existing
Sanitary Sewers	Existing
Storm Sewers	Existing
Road Approaches	Existing
Section Corner	Center of Section
Culverts & Drains	Existing
Proposed	Existing
Bridges	Existing

BASIS OF BEARINGS

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 12, 1991, Job Number: 9005-002. Both monuments being A Found 3.25" Aluminum Cap in Monument Box, Stamped "LS 23053".

SCALES OF ORIGINAL DRAWINGS:
PLANSHEETS: 1" = 40' HORIZ.
OWNERSHIP MAP: 1" = 40' HORIZ.
R.O.W. LENGTH OF PROJECT: 2.4 MILES



VICINITY MAP
NOT TO SCALE

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE 9/9/94

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED

DATE
9/9/94

Edward Truhler
for DIVISION ADMINISTRATOR

REGION 5
PRELIMINARY PLANS
SEP 10 1998
SUBJECT TO CHANGES

R.O.W. TABULATION OF PROPERTIES IN ADAMS COUNTY

10/07

FED. ROAD REGION	DIVISION	PROJECT	SHEET NUMBER
VIII	COLO.	STU 0056-003	2A
REVISIONS			
11-14-94	REVISE PARCELS	PE20, TE20, TE21	CEI
07-26-96	REVISE PARCELS	22, PE22, TE22	CEI

RIGHT OF WAY
T2ND AVE PHASE II



PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
			T.15., R.68E., of the 6th P.M.						
19	DAVENPORT, JAMES L.	9950 West 100th Ave. Broomfield, Co. 80021	PART OF LOT 1 SHANNON INDUSTRIAL PARK SUBDIVISION THIRD FILING	2,145	2,145		56,183	19	
TE-19	DAVENPORT, JAMES L.	9950 West 100th Ave. Broomfield, Co. 80021	PART OF LOT 1 SHANNON INDUSTRIAL PARK SUBDIVISION THIRD FILING	1,975				TE-19	EASEMENT FOR CONSTRUCTION PURPOSES
PE-19	DAVENPORT, JAMES L.	9950 West 100th Ave. Broomfield, Co. 80021	PART OF LOT 1 SHANNON INDUSTRIAL PARK SUBDIVISION THIRD FILING	898	898			PE-19	UTILITY EASEMENT
20	SELBY, LOLA L.	2800 South University Blvd.*149 Denver, Co. 80210	PART OF LOT 1, BLOCK 2 SHANNON INDUSTRIAL PARK	755	755		31,301	20	
TE-20 REV.	SELBY, LOLA L.	2800 South University Blvd.*149 Denver, Co. 80210	PART OF LOT 1, BLOCK 2 SHANNON INDUSTRIAL PARK	887				TE-20 REV.	EASEMENT FOR CONSTRUCTION PURPOSES
PE-20 REV.	SELBY, LOLA L.	2800 South University Blvd.*149 Denver, Co. 80210	PART OF LOT 1, BLOCK 2 SHANNON INDUSTRIAL PARK	1,125	1,125			PE-20 REV.	UTILITY EASEMENT
21	YAGER REALTY, INC., A COLORADO CORPORATION	3200 West T2nd Ave. Westminster, Co. 80030	LOT 1, FEDERALVIEW SUBDIVISION	701	701		12,214	21	
TE-21 REV.	YAGER REALTY, INC., A COLORADO CORPORATION	3200 West T2nd Ave. Westminster, Co. 80030	LOT 1, FEDERALVIEW SUBDIVISION	2,098				TE-21 REV.	EASEMENT FOR CONSTRUCTION PURPOSES
PE-21	YAGER REALTY, INC., A COLORADO CORPORATION	3200 West T2nd Ave. Westminster, Co. 80030	LOT 1, FEDERALVIEW SUBDIVISION	546	546			PE-21	UTILITY EASEMENT
			T.25., R.68E., of the 6th P.M.						
22 REV.	HYLAND HILLS PARK AND RECREATION DISTRICT AND THE CITY OF WESTMINSTER	7125 Moraposa St. Denver, Co. 80221	PART OF W/2, SW/4, SE/4, SW/4, SEC. 12	1,260	1,260	102,397		22 REV.	
TE-22 REV.	HYLAND HILLS PARK AND RECREATION DISTRICT AND THE CITY OF WESTMINSTER	7125 Moraposa St. Denver, Co. 80221	PART OF W/2, SW/4, SE/4, SW/4, SEC. 12	1,451				TE-22 REV.	EASEMENT FOR GRADING, PAVING & UTILITY INSTALLATION
PE-22 REV.	HYLAND HILLS PARK AND RECREATION DISTRICT AND THE CITY OF WESTMINSTER	7125 Moraposa St. Denver, Co. 80221	PART OF W/2, SW/4, SE/4, SW/4, SEC. 12	1,442	1,442			PE-22 REV.	EASEMENT FOR UTILITIES, INCLUDING TV, GAS, ELECTRIC, WATER, TELEPHONE, SANITARY SEWER, & DRAINAGE
59	LOCAL SERVICE CORP., A COLORADO CORPORATION	350 Lawrence St. Penthouse B Denver, Co. 80204	PART OF E/2, SE/4, SW/4, SW/4, SEC. 12	427	427	45,833		59	
TE-59	LOCAL SERVICE CORP., A COLORADO CORPORATION	350 Lawrence St. Penthouse B Denver, Co. 80204	PART OF E/2, SE/4, SW/4, SW/4, SEC. 12	1,680				TE-59	EASEMENT FOR CONSTRUCTION PURPOSES
PE-59	LOCAL SERVICE CORP., A COLORADO CORPORATION	350 Lawrence St. Penthouse B Denver, Co. 80204	PART OF E/2, SE/4, SW/4, SW/4, SEC. 12	429	429			PE-59	UTILITY EASEMENT

LEGEND

SYMBOL	DESCRIPTION
	SECTION CORNER
	SECTION QUARTER CORNER
	SECTION SIXTEENTH CORNER
	HORIZONTAL CONTROL POINT
	VERTICAL AND HORIZONTAL CONTROL POINT
	SECTION LINE
	G.P.S. VECTOR
	1/4 SECTION LINE

BOUNDARY EVIDENCE TABULATION

POINT NO.	NORTHING	EASTING	DESCRIPTION
181	9511.0378	51356.4529	CP STOR. FD YEL/CAP. L51488
182	9513.5318	51066.4549	CP JUL. SET OUT (+) TOP S/W, SE COR. 71ST & JULIAN ST.
183	9619.1492	49974.4521	CP 32, FD, "A" TOP S/W, BET. 71ST & 71 1/2 LORRELL AV.
184	10020.3710	50792.4728	CP WAY, SET OUT (+) TOP S/W, N SIDE 72ND, OF JULIAN WAY
1001	9964.0523	51302.6154	FD. PLAS. SW COR. 72ND & IRVING
1002	9964.4172	51362.4017	FD. "A" TOP S/W SE COR. 72ND & IRVING
1003	9946.1496	51557.2496	FD. "A" S. SIDE 72ND & WINDSHIELD AMERICA
1005	10403.2113	51350.6607	FD. "A" TOP S/W SW COR. 72ND & IRVING
1006	10056.4613	51350.7111	FD. "A" TOP S/W NW COR. 72ND & IRVING
1007	10056.6471	51350.2756	FD. "A" TOP S/W NW COR. 72ND & IRVING
1008	9962.5658	50643.5393	FD. "A" SE COR. 72ND & JULIAN WAY
1009	10342.8742	51300.9144	FD. "A" PLAS/CAP. L54001, SE COR. SCHOOL & IRVING
1010	10655.9919	51300.5134	FD. 15' AL/CAP. L557662, NE COR. SCHOOL & IRVING
1011	9568.8047	50924.5676	FD. "A" SE COR. OF HUB SUB
1012	9516.7662	50747.5678	FD. PLAS/CAP. L54009, NE COR. SOUTHEAST ADDITION TRACT F
1013	9319.5427	51023.5832	FD. "A" TOP S/W, N SIDE JULIAN ST.
1014	9219.5213	51022.3179	FD. "A" TOP S/W, N SIDE JULIAN ST.
1015	9170.5893	51020.9940	FD. "A" TOP S/W, W SIDE JULIAN ST.
1016	9145.9618	51066.3042	FD. "A" PLAS/CAP. L52568, E SIDE JULIAN ST.
1017	9586.8065	50510.4525	FD. "A" PLAS/CAP. SW COR. SOUTHEAST ADDITION TRACT F
1018	9584.4750	50253.9081	FD. "A" PLAS/CAP. "PADON ENG.", L52065
1019	8716.0309	51052.3900	FD. 1.5" AL/CAP. L51410B
1020	8682.8483	51044.5852	FD. 1.5" AL/CAP. L51410B
1021	9007.0060	51349.6201	FD. 1.5" AL/CAP. L51410B
1022	9537.1116	50619.9893	FD. PLAS/CAP. L516099, ANG/PT. 3 ROW 71ST.
1023	9536.4517	50447.8567	FD. PLAS/CAP. L516099
1024	9387.7545	50745.9281	FD. PLAS/CAP. L516099
1025	9316.7685	50744.5795	FD. "A" E SIDE PARCEL 72
1026	8682.8697	51048.6501	FD. 1.5" AL/CAP. L51410B
1027	8495.2102	51343.8432	FD. 1.5" AL/CAP. L51410B
1028	9389.5469	50203.8772	FD. "A" E SIDE LORRELL & N SIDE BN R/R KING
1029	9432.5672	50020.9903	FD. "A" N/PK. SW COR. PARCEL 53
1030	9386.5084	50446.0030	FD. PLAS/CAP. L516099
1031	9116.2181	50742.0519	FD. PLAS/CAP. L52068
1033	9534.6750	50024.3148	FD. "A" SE COR. 71ST & LORRELL
1034	9673.6690	50026.3825	FD. FLAGGED SPIKE, NW COR. MOTEL
1035	9959.9907	50154.3773	FD. 1.5" AL/CAP. BET. COLORADO NAT. BANK & ASPEN MOTOR
1036	10021.8647	50860.5351	FD. "A" TOP S/W, N SIDE 72ND
1037	10021.7957	50860.6409	FD. "A" TOP S/W, N SIDE 72ND
1038	10023.3811	51023.4618	FD. "A" TOP S/W, N SIDE 72ND
1039	10173.0667	51023.3015	FD. "A" NW COR. OF FLOREST
1040	9832.4633	50806.9009	FD. "A" BET. 71ST & 71 1/2 JULIAN WAY
1041	10653.8115	50717.8346	FD. 1.5" AL/CAP. L51415, "STECK"
1042	10026.0007	51851.4414	FD. 1.5" AL/CAP. L519611, SE COR. PARCEL 72
1043	10024.9377	51355.3274	FD. "A" IN FILLET, NE COR. 72ND & IRVING
1044	10260.1566	51693.4563	FD. PLAS/CAP. "PADON ENG." L52065
1045	10783.5335	50717.8110	FD. 1.5" AL/CAP. L51415, "STECK"

G.P.S. SURVEY, CONTROL POINT TABULATION

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
108	9954.4930	48925.8970		CP HOOK, SET 3.25" AL/CAP. 0.8" S OF S. ROW 72ND AV. - 30' N OF BN R/R KING. 2 BLOCKS W OF LORRELL BLVD. STAMPED CENTENNIAL ENGINEERING INC., "CP HOOK", LS = 28257
109	9286.1540	50045.4940	5278.05	CP LOW, SET 3.25" AL/CAP. +/- 20' N OF BN R/R KING. 2 BLOCKS W OF LORRELL BLVD. STAMPED CENTENNIAL ENGINEERING INC., "CP LOW", LS = 28257
110	10022.8010	49967.2770	5285.07	CP WELL, SET (+) CUT CROSS IN A BOX TOP S/W SIDEWALK, NW COR. 72ND AVE. & LORRELL BLVD.
111	10830.7550	50021.4490	5309.64	CP SUE, SET (+) TOP S/W, NE COR. 73RD AVE. & LORRELL BLVD.
112	9964.5350	50576.9620	5294.12	CP TYRE, SET (+) TOP S/W, +/- 1/8TH MI. E OF LORRELL BLVD., S SIDE 72ND AVE. & OF THE WESTERLY ENTRY OF "PEERLESS TYRE CO." SITE.
113	10021.2090	51296.1660	5294.00	CP BRAD, SET (+) TOP S/W, NW COR. RIVINS ST. & 72ND AVE.
114	10811.8590	51353.9060	5307.78	CP VADA, SET 1.5" AL/CAP. BETWEEN THE ROW BACK OF WALSH & ASPHALT PAVING & C/L MALL. ENTRY E SIDE IRVING ST. & C/L 71ST ST. EXTENDED EAST. STAMPED "CP VADA" LS = 28257
115	10024.0900	51810.8590		CP YAG, SET (+) TOP C/L CONCRETE DRIVE PAV. N SIDE 72ND AVE. & C/L HOOKER ST. EXTENDED
116	8702.2860	51064.2160		CP KIM, SET 1.5" AL/CAP. +/- 15' S OF ASP/PAVING & SW COR. "HOLLERS" W PARKING LOT. 100' N C/L BN R/R TRACK, S OF JULIAN ST. EXTENDED. STAMPED "CP KIM" LS = 28257

SE 1/4 SEC. 31 T2S R68W

NE 1/4 SEC. 6 T3S R68W

CITY OF WESTMINSTER SURVEY CONTROL DIAGRAM

IN SECTIONS 31 AND 32, TOWNSHIP 2 SOUTH,
AND SECTIONS 5 AND 6, TOWNSHIP 3 SOUTH,
ALL IN RANGE 68 WEST, 6TH. P.M.
ADAMS COUNTY, COLORADO
FEDERAL AID PROJECT NO.
STU M356-00X
PREPARED BY - CENTENNIAL ENGINEERING, INC.

FED. ROAD REGION	DIVISION	PROJECT	NUMBER	SHEET NUMBER
VIII	0000	STU M356-00X	156-00X	3
		REV:		

RIGHT OF WAY
72ND AVE. PHASE II

G.P.S. SURVEY, FOUND ALIQUOT CORNER TABULATION

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
101	9979.5790	47363.8190		N 1/4 6-3-68, FD. 3.25" ALUM. CAP. IN MON./BOX, LS = 23053, SUBSTANTIALLY THE SAME AS MON. RECORD DATED 02-15-92
102	1348.4910	47324.2850		C 1/4 6-3-68, FD. 3.25" ALUM. CAP. IN MON./BOX, LS = 23053, SUBSTANTIALLY THE SAME AS MON. RECORD DATED 02-15-92
103	1367.6030	49961.4370		N 1/4 5-3-68, FD. 1" AXLE IN MON./BOX, +/- 1" BELOW ASPHALT, SUBSTANTIALLY THE SAME AS MON. RECORD DATED 02-15-92
104	9969.0350	49999.0700	5290.84	NW COR. 5-3-68, FD. 3.25" ALUM. CAP. IN MON./BOX, LS = 23053, SUBSTANTIALLY THE SAME AS MON. RECORD DATED 02-15-92
105	12837.6410	49996.4640		E 1/4 5-3-68, FD. 3.25" ALUM. CAP. IN MON./BOX, LS = 16412, SUBSTANTIALLY THE SAME AS MON. RECORD DATED 02-15-92
106	10000.9000	52642.3700		N 1/4 5-3-68, FD. 3.25" ALUM. CAP. IN MON./BOX, LS = 23053, SUBSTANTIALLY THE SAME AS MON. RECORD DATED 02-15-92
107	1386.5530	53603.5320		C 1/4 5-3-68, FD. "A" BEAR +/- 0.1" BELOW ASPHALT MEDIAN, SUBSTANTIALLY THE SAME AS MON. RECORD DATED 07-24-91

NOTICES 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, any action based upon any defect in this survey, be commenced more than ten years from the date of the certification shown hereon.

GENERAL NOTES

- This Survey Control Diagram is not a Boundary Survey of adjoining parcels, and is prepared for City of Westminster, Colorado only.
- This Survey Control Diagram was prepared for the exclusive use of the City of Westminster, Colorado named on the certification hereon. Said certification does not extend to any person or entity without an expressed recertification by the Surveyor naming the said Person or Entity.
- All coordinates listed are "UNITED STATES SURVEY FEET", "PROJECT PLANE COORDINATES".
- GPS Survey Control meets C001 "CLASS A" requirements.
- BASIS OF BEARINGS: Bearings are based on the north line of the northwest quarter of Section 5, Township 3 South, Range 68 West, being 88°02'44"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, 1994, "000 Number 1006-003, born monuments being a Found 3.25" Alum/Cap in Monument Box, Stamped "LS 23053".
- VERTICAL CONTROL BASIS: CITY OF WESTMINSTER VERTICAL DATUM. Based on the top of a found 3.25" alum/cap in monument box at the intersection of Lowell Blvd. and 72nd Ave. NW COR. 5-3-68, this point set point No. 104, being Elevation 5292.84.

SURVEYOR CERTIFICATE OFFICIAL

Alliquot Corner Ties and GPS Control Survey planning, observations, and reductions were done under my direct supervision and checking.

Name Kevin C. Hoffman P.L.S. No. 22568
Date 6-29-94

SURVEYOR CERTIFICATE OFFICIAL

I, J. R. AYERS SR., a Professional Land Surveyor duly licensed under the laws of the State of Colorado, do hereby state to the City of Westminster, Colorado, that boundary evidence files and this Survey Control Diagram were done under my direct supervision and checking, for and on behalf of Centennial Engineering, Inc.

Name J. R. Ayers SR. P.L.S. No. 28877
Date 9-30-94

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE 9/9/94

MONUMENTATION AND GENERAL NOTES

FEDERAL AID PROJECT NO. STU M356-003

CITY OF WESTMINSTER

ADAMS COUNTY, COLORADO

SECTION 32 TOWNSHIP 2 SOUTH

SECTION 5 TOWNSHIP 3 SOUTH

RANGE 68 WEST OF THE 6th P.M.

REGION 6
PRELIMINARY PLANS
SEP 10 1995
SUBJECT TO CHANGES

RIGHT OF WAY
72ND. AVE PHASE II

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	STU M356-003	3A
REVISIONS			
11-14-94	REVISE POINTS T11, T36		CEI
11-14-94	DELETE POINT T41		CEI
07-26-96	DELETE POINTS T27, T39, T100-T103		CEI
07-26-96	ADD POINTS 1822, 1823, 1826, 1827		CEI

TABULATION OF B.E.W. MONUMENTS TO BE SET

POINT	NORTHING	EASTING	DESCRIPTION OF MONUMENT SET
REV. T01	10,176.75	51,500.79	
T01	9,646.03	50,803.11	
T15	9,915.15	51,642.96	
T16	9,917.17	51,031.67	
T19	9,932.46	51,066.66	
T20	9,934.99	51,101.34	
T25	9,938.02	51,363.39	
T26	9,944.66	51,763.83	
DELETED T27	10,094.55	54,840.72	
T29	9,952.28	51,344.72	
T30	9,960.14	51,700.85	
T31	9,951.09	51,097.94	
T32	9,951.85	51,250.11	
T33	9,954.20	51,829.87	
T34	9,951.15	51,006.29	
REV. T36	9,954.81	50,744.71	
T37	10,015.70	51,289.33	
T38	10,015.35	51,296.07	
DELETED T39	10,055.34	51,546.64	
T40	10,046.20	51,354.63	
T41	9,954.63	51,710.10	
T42	9,946.46	51,311.32	
T43	9,945.53	51,294.11	
T44	9,944.66	51,084.00	
T45	9,944.92	51,201.75	
T46	9,942.50	50,954.80	
DELETED T47	9,946.49	50,740.30	
ADD 1822	10,182.65	51,365.94	
ADD 1823	10,062.19	51,366.06	
ADD 1826	10,184.05	51,354.45	
ADD 1827	10,405.19	51,350.84	
DELETED T400	10,094.55	51,561.66	
T401	10,101.60	51,356.11	
DELETED T400	10,101.60	51,562.04	
DELETED T400	10,094.74	51,563.89	
T104	10,046.33	51,195.81	
T105	10,046.99	51,521.13	
T106	10,042.69	51,851.31	
T111	9,952.15	51,196.49	
T112	9,959.91	51,056.96	
T120	10,037.96	50,634.57	
T121	10,037.70	51,005.58	
T122	10,034.32	51,154.70	
T123	10,029.55	51,204.72	
T124	10,029.45	51,216.56	
T125	10,100.11	51,297.82	
T126	10,100.00	51,199.21	
T133	9,935.32	50,844.19	
T137	9,932.49	50,073.52	

GENERAL NOTES

- This Right-of-Way plan is not a Boundary Survey of adjoining parcels, and is prepared for City of Westminster, Colorado purposes only.
- This Right-of-Way plan was prepared for the exclusive use of the City of Westminster, Colorado, named on the certification hereon. Said certification does not extend to any person or entity without an expressed recertification by the Surveyor naming the said Person(s) or Entity(ies).
- Easements from one of record, unrecorded easements, such as for, but not limited to, utilities, Right-of-Ways, ingress and egress have not been shown.
- All Right-of-Way monumentation will be set from survey control points.
- All Right-of-Way monumentation will be set by the Professional Land Surveyor's Registration Number and the coordinate point number per this plan set.
- The Monumentation Land Surveyor will upon completion, certify to the monumentation as per the certification shown at the lower right, and file with the County per C.R.S. 18-61-07.
- The owner(s) is responsible for the preservation or re-monumentation by a Professional Land Surveyor of all disturbed Aliquot and Control Monuments.
- All documents referenced in this Right Of Way plan are recorded in the Adams County Clerk and Recorder's Office, unless otherwise noted.
- All coordinates listed are "UNITED STATES SURVEY FEET" - PROJECT PLANE COORDINATES.
- Facts, Rights, Interests, or Claims of personal or entitital in possession of water rights, are not shown.
- Any facts, Rights, Interests, or claims of personal or entitital in possession of water rights, not of public record, are not shown.
- Unpatented mining claims, reservations or exceptions in patents, or in Acts authorizing the issuance thereof, are not shown.
- BASIS OF BEARINGS: Bearings are based on the north line of the northeast quarter of section 5, Township 3, South, Range 68, West, being N89°54'44"E. Per a Western States Surveying and Map prepared for the City of Westminster, titled "City of Westminster Section Breakdown for Analytical Surveys, Inc." dated June 13, 1991, Job Number: 9805-002. Both monuments being: A Found 3.25" aluminum in Monument Box, stamped "LS 23053".
- VERTICAL CONTROL: BASIS: CITY OF WESTMINSTER VERTICAL DATUM, Based on the top of a found 3.75" aluminum in monument box at the intersection of Lowell Blvd. and 72nd Ave. NE COR 5-3-68, this plan set point No. 104. Elevation being 5090.84.
- Controlling Aliquot Corners to be Monumented and substandard Aliquot Corners controlling this project and shown hereon, must be set or reset and monument records filed per Rule XIII of bylaws and rules of procedure of the state board of registration for Professional Engineers and Professional Land Surveyors and per 18-63-04 JULY 01, 1996, C.R.S. by the Monumenting Land Surveyor. See TABULATION OF SUBSTANDARD ALIQUOT CORNERS TO BE REMONUMENTED and TABULATION OF CONTROLLING ALIQUOT CORNERS TO BE MONUMENTED.

TABULATION OF CONTROLLING ALIQUOT CORNERS TO BE MONUMENTED

SIXTEENTH CORNER NO.	NORTHING	EASTING	DESCRIPTION OF MONUMENT SET
W/4 SEC. 32/5 * 121	9,994.52	51,324.12	
S/4 SEC. 32 * 124	11,312.57	51,314.81	

TABULATION OF SUBSTANDARD ALIQUOT CORNERS TO BE REMONUMENTED

ALIQUOT CORNER NO.	NORTHING	EASTING	DESCRIPTION OF MONUMENT SET
C/4 SEC. 5 * 101	7,386.55	52,603.53	

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.

SURVEYOR CERTIFICATE (FIELD)

Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

SURVEYOR CERTIFICATE (OFFICE)

I, J. R. BYERS SR., a Professional Land Surveyor duly licensed under the Laws of the State of Colorado, do hereby state, for the City of Westminster, Colorado, that this Right-of-Way Plan was prepared under my direct supervision and checking, for and on behalf of Central Engineering, Inc.

NAME J. R. BYERS SR. P.L.S. NO. 29357

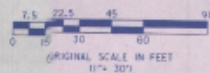
RANGE 68 WEST OF THE 6th P.M.

REFERENCE: BK. 1939, PG. 881, JULY 02, 1974
TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, AND OBLIGATIONS SPECIFIED
UNDER THE AGREEMENT BY AND BETWEEN WESTMINSTER PLAZA COMPANY, A
COLORADO CORPORATION AND SAFEWAY STORES, INCORPORATED, A MARYLAND
CORPORATION, MODIFICATION AGREEMENT RECORDED BK. 1979, PG. 480,
FEBRUARY 26, 1975.
AFFECTS PARCEL * 22

DISTRICT NO. 8
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE 9/9/94

pT48-2, CCM/07-27-94/NDH

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COL.	STU M356-003	4
REVISIONS			
11-14-94	REV. POINTS 711, 736, DEL. POINT 747		CEI
11-14-94	REVISE PARCELS 14, PE14, TE14		CEI
11-14-94	REVISE CURVE TABLE		CEI



SW 1/4, SW 1/4, SEC. 32, T2S, R68W

RIGHT OF WAY
72ND AVE. PHASE II

CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18.50'	49°02'03" LT	15.83'	S 05°14'42" W	15.35'
C2	18.50'	43°09'11" RT	14.51'	N 08°11'19" E	13.60'
C3	18.50'	57°13'53" RT	14.52'	N 43°40'39" E	13.90'
C4	18.50'	47°16'50" RT	16.26'	S 09°10'06" E	16.88'
C5	18.50'	41°08'11" RT	13.93'	N 09°17'14" E	13.60'
C6	18.50'	50°48'56" LT	16.40'	S 05°46'16" W	15.87'
C7	18.50'	41°18'45" RT	2.47'	N 44°12'03" E	2.47'
C26	18.50'	41°08'11" RT	13.93'	S 07°14'15" E	13.60'
C27	18.50'	04°06'20" RT	1.34'	S 43°36'00" E	1.34'

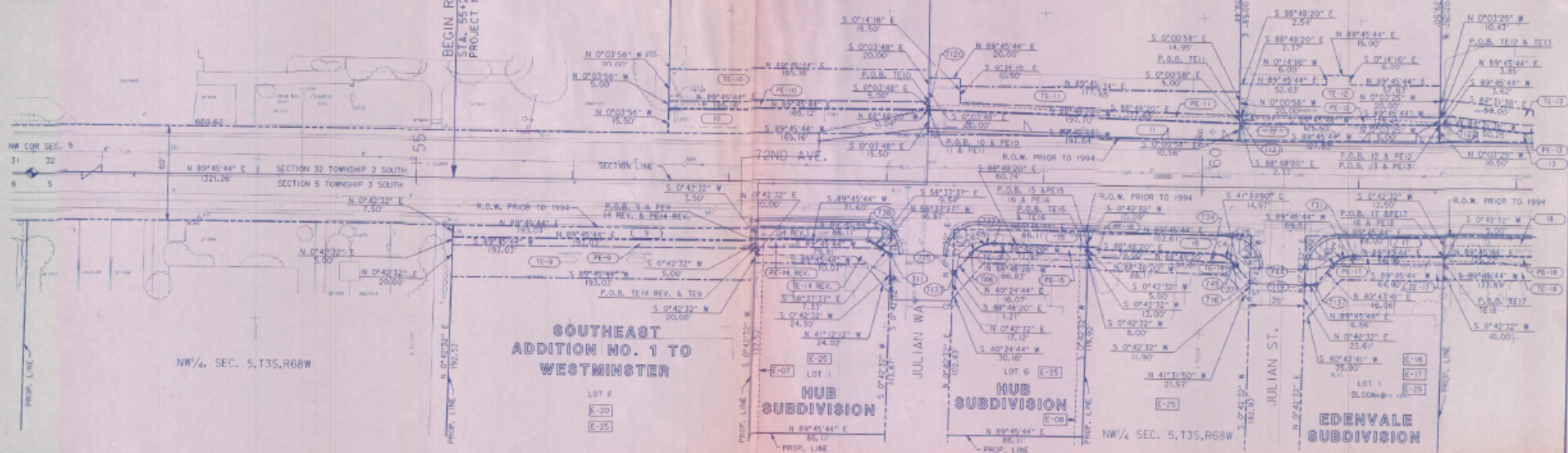
LEGEND

SYMBOL	DESCRIPTION
+	SECTION CORNER
•	SECTION QUARTER CORNER
△	SECTION SIXTEENTH CORNER
△	HORIZONTAL CONTROL POINT
XXX	VERTICAL AND HORIZONTAL CONTROL POINT
XX	MONUMENTS TO BE SET
E-XX	EASEMENT NUMBER (SEE SHEET 38)
XX	PARCEL NUMBER
---	SECTION LINE
---	OTHER ALIQUOT LINE
---	1/4 SECTION LINE

- 9 PE-9 TE-9
 SCHAFFNER, MYER J. AND CHARLOTTE
 10 PE-10 TE-10
 ROTH-VACANT JOINT VENTURE
 11 PE-11 TE-11
 CALKINS, BRADLEY R.
 12 PE-12 TE-12
 SEWALD, JOHN L. AND SOHN, CLETA F.
 14 REV. PE-14 REV. TE-14 REV.
 GOODWIN, JAMES EARL, GLORIA R., AND SANDRA LIN
 15 PE-15 TE-15
 A RUSSO, DAVID C. AND PERCOLA, DAN W.
 16 PE-16 TE-16
 REBS, JOHN JOSEPH, AND ROBERT WILLIAM
 17 PE-17 TE-17
 PEHR, ALICE E. ET AL, c/o BARNET PLOTNIK

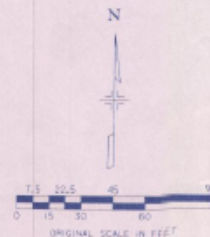
BEGIN R.O.W. PROJECT
STA. 55+24.05
PROJECT NO. STU M356-003

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE DEC 13, 1994



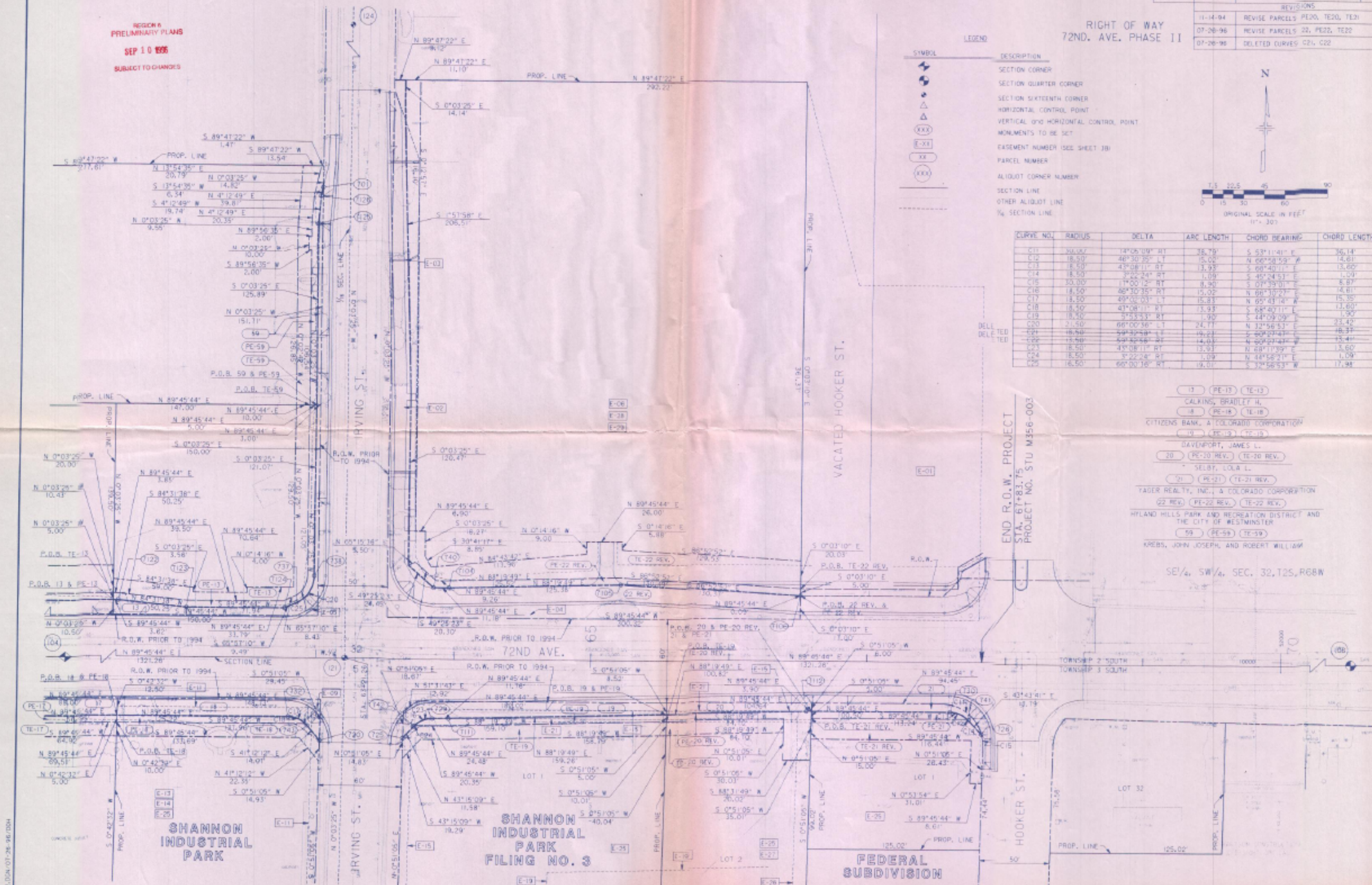
RIGHT OF WAY
72ND. AVE. PHASE II

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
III	COLO.	STU 6050-003	5
REVISIONS			
11-14-94	REVISE PARCELS	P220, T220, T231	DE1
07-26-96	REVISE PARCELS	22, P222, T222	DE1
07-26-98	DELETED CURVES	G21, G22	DE1



CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C10	20.00	174°05'09" RT	38.79	S 53°11'41" E	36.14
C11	18.50	46°30'35" LT	15.02	N 66°08'59" E	14.61
C12	18.50	43°08'11" RT	13.93	S 66°40'11" E	13.60
C13	18.50	36°05'37" RT	12.90	S 69°11'37" E	12.59
C14	30.00	11°00'12" RT	8.90	S 09°39'30" E	8.87
C15	18.50	62°30'35" RT	15.02	N 66°10'37" E	14.61
C16	18.50	49°02'03" LT	15.83	N 65°43'41" E	15.35
C17	18.50	41°08'11" RT	13.93	S 66°40'11" E	13.60
C18	18.50	37°43'37" RT	12.90	S 64°09'39" E	12.59
C19	31.50	06°00'30" LT	24.16	N 89°29'30" E	23.42
C20	18.50	59°32'30" LT	16.21	N 29°29'30" E	15.35
C21	18.50	52°42'56" LT	14.63	N 26°29'42" E	13.94
C22	18.50	43°08'11" RT	13.93	N 66°10'37" E	13.60
C23	18.50	37°43'37" RT	12.90	N 64°56'21" E	12.59
C24	18.50	56°00'16" RT	15.83	N 66°10'37" E	15.35

- 13 PE-13 TE-13
 CALKINS, BRADLEY H.
 14 PE-18 TE-18
 CITIZENS BANK & COLORADO CORPORATION
 15 PE-13 TE-13
 DAVENPORT, JAMES L.
 20 PE-20 REV. TE-20 REV.
 21 SELBY, LOLA L.
 21 PE-21 TE-21 REV.
 FAGER REALTY, INC., & COLORADO CORPORATION
 22 REV. PT-22 REV. TE-22 REV.
 HIGHLAND HILLS PARK AND RECREATION DISTRICT AND
 THE CITY OF WESTMINSTER
 59 PE-59 TE-59
 KREBS, JOHN JOSEPH, AND ROBERT WILLIAM

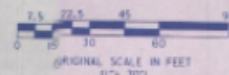
SE $\frac{1}{4}$, SW $\frac{1}{4}$, SEC. 32, T2S, R6BW

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	C.O.D.	STU M756-003	4

REVISIONS		
10-14-94	REV. POINTS 771, 736, DEL. POINT 747	CEI
11-14-94	REVISE PARCELS 14, PE14, TE14	CEI
11-14-94	REVISE CURVE TABLE	CEI

SW 1/4, SW 1/4, SEC. 32, T2S, R68W

RIGHT OF WAY
72ND. AVE. PHASE II



CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	18.50	49°02'03" E	15.87	S 01°14'42" W	15.35
C2	18.50	43°08'11" RT	13.93	N 01°11'39" E	13.60
C3	18.50	5°53'57" RT	1.80	N 43°40'31" E	1.90
C4	18.50	41°40'50" RT	15.26	S 00°10'00" E	14.84
C5	18.50	41°08'11" RT	13.93	N 00°37'54" E	13.60
C6	18.50	50°46'56" LY	18.40	S 00°48'26" W	15.87
C7	18.50	41°08'11" RT	13.93	N 00°14'01" E	13.60
C26	18.50	41°08'11" RT	13.93	S 01°14'05" E	13.60
C27	18.50	04°08'20" RT	1.34	S 43°36'00" E	1.34

SYMBOL	DESCRIPTION
+	SECTION CORNER
+	SECTION QUARTER CORNER
+	SECTION SIXTEENTH CORNER
+	HORIZONTAL CONTROL POINT
+	VERTICAL AND HORIZONTAL CONTROL POINT
XXX	MONUMENTS TO BE SET
E-XX	EASEMENT NUMBER (SEE SHEET 38)
XX	PARCEL NUMBER
---	SECTION LINE
---	OTHER ALLOTMENT LINE
---	1/4 SECTION LINE

- 9 (PE-9) (TE-9)
- SCHAFFNER, MYER J. AND CHARLOTTE
- 10 (PE-10) (TE-10)
- ROTH-VACANTI JOINT VENTURE
- 11 (PE-11) (TE-11)
- CAULKINS, BRADLEY H.
- 12 (PE-12) (TE-12)
- SEWALD, JOHN L. AND SOHN, CLETA F.
- 14 REV. (PE-14 REV.) (TE-14 REV.)
- GOODWIN, JAMES EARL, GLORIA R., AND SANDRA LIN
- 15 (PE-15) (TE-15)
- J. A. RUSSO, DAVID C. AND PERCOLA, DAN W.
- 16 (PE-16) (TE-16)
- KREBS, JOHN JOSEPH, AND ROBERT WILLIAM
- 17 (PE-17) (TE-17)
- PEHR, ALICE E. ET AL. D/D BARNET PLOTING

DISTRICT NO. 6
PRELIMINARY PLANS
SUBJECT TO CHANGES
DATE DEC 1, 1994

