

CITY OF WESTMINSTER STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. STU M356-004 STATE HIGHWAY NO. 128 ADAMS COUNTY

IN SECTIONS 33 & 34, T. 1 S., R. 68 W. AND
SECTIONS 3 & 4 T. 2 S., R. 68 W. OF THE 6TH P.M.
RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS
PLAN SHEETS 1"=20'
OWNERSHIP MAP 1"=200'
R.O.W. LENGTH OF PROJECT = INTERSECTION

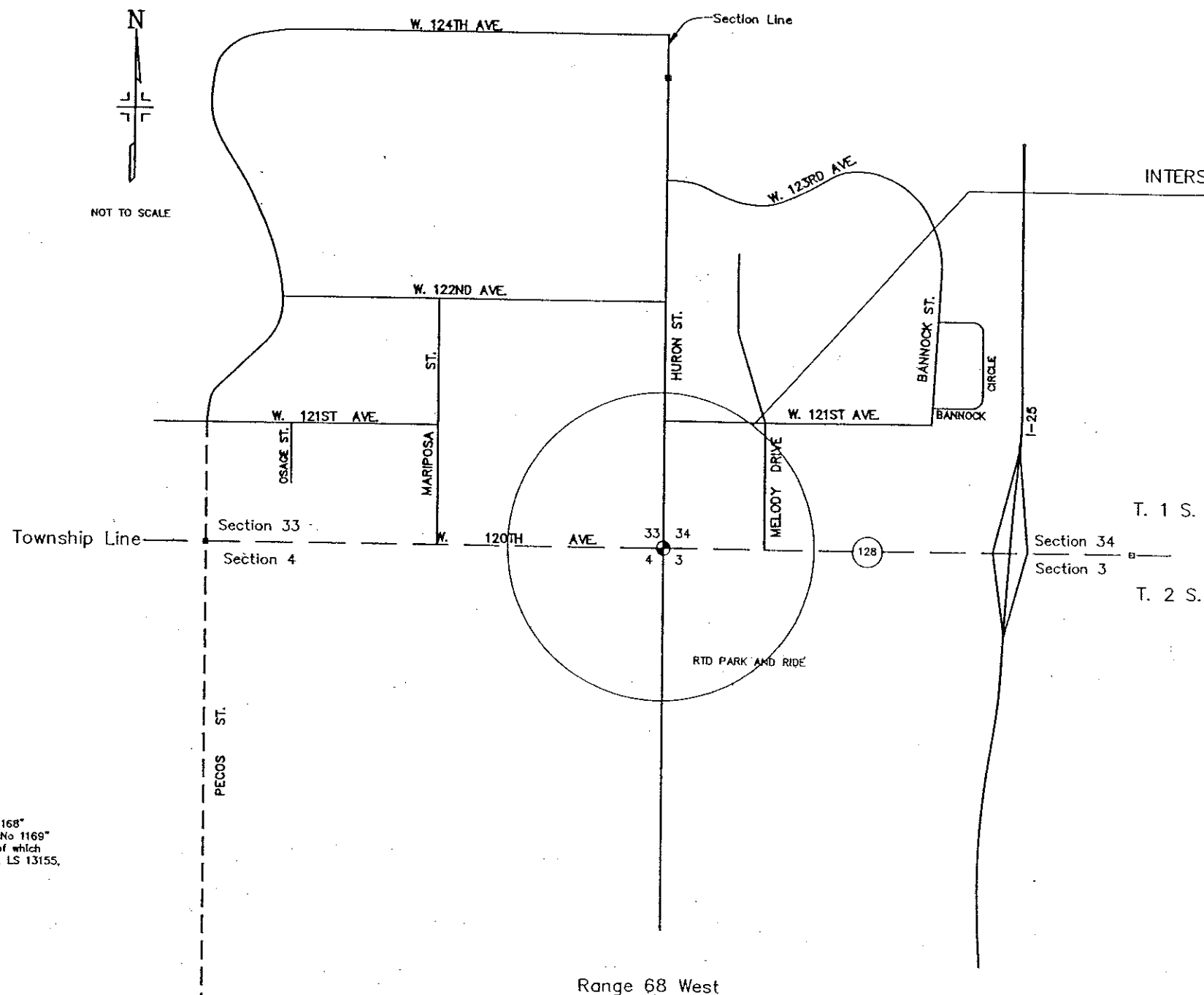
FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VII	COLO.	STU M356-004	1
REVISIONS			

RIGHT OF WAY
INTERSECTION
120TH AVE. AT
HURON STREET

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 TABULATION OF PROPERTIES SHEET
- 3-3B CONTROL AND MONUMENTATION SHEET
- 4-11 PLAN SHEETS
- 12 OWNERSHIP MAP

CONVENTIONAL SIGNS



BASIS OF BEARINGS

BASIS OF BEARING: The Bearings are based on "Westminster PL No 1168" Northing 1,214,504.97 and Easting 3,141,222.17 and "Westminster PL No 1169" Northing 1,217,218.04 and Easting 3,143,453.14 Control Points, each of which are described as 3 1/4" Diameter Aluminum Cap and Magnet... 1992, LS 13155, flush with the ground. Grid Bearing North 39°25'50" East.

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED _____ DATE _____

DIVISION ADMINISTRATOR

R.O.W. TABULATION OF PROPERTIES IN ADAMS COUNTY S.H. NO 128

AS CONSTRUCTED		
NO REVISIONS	REVISED	VOID

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	STU M356-004	2
REVISIONS			
R-1	10-18-84	REVISED PARCELS 3,4,TE-3,TE-3A,TE-4	FEM
R-2	6-30-85	REVISED PARCELS TE-1A,TE-14A	
		REVISED OWNER FOR PARCEL 2	
R-5	9-01-86	REVISED PARCELS 1, TE-1A, 14, TE-14	
		REVISED OWNER FOR PARCEL 2	

RIGHT OF WAY INTERSECTION
120TH AVE. AT
HURON STREET

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
R-2 1REV	PARK CENTRE INVESTMENT, LTD, A COLORADO LIMITED PARTNERSHIP	1333 W. 120TH AVE. #1113 DENVER CO. 80234-2708	TOWNSHIP 1 SOUTH, R. 68 W. LOT 1 & 2, BLOCK 5 THE PARK CENTRE 1ST REPLAT	33,075	33,075	773,426		1	
TE-1 REV TE-1A				29,056				TE-1 REV TE-1A	FOR SLOPE GRADING
R-2 2REV	PARK CENTRE II, LTD	1333 W. 120TH AVE., # 1113 DENVER, CO. 80234-2708	LOT 1, BLOCK 6 THE PARK CENTRE 1ST REPLAT	1,141	1,141	399,777		2	
R-1 3REV	AT&T INFORMATION SYSTEMS, INC., A DELAWARE CORPORATION	PO BOX 809113, DALLAS, TX 75380	TOWNSHIP 2 SOUTH, R. 68 W. THE WESTERN ELECTRIC TRACT	29,356	29,356		6,196,374	3 REV	
R-1 TE-3 REV TE-3A REV 2				8,435				TE-3 REV TE-3A REV 2	FOR SLOPE GRADING
R-1 4REV	CARLO SAURINI & GARRETT GIANN	2271 COUNTRY CLUB LOOP WESTMINSTER, CO 80234-2637	MANLEY MARKS SUBDIVISION	5,094	5,094		34,882	4 REV	FOR SLOPE GRADING AND DITCH RECONSTRUCTION
R-1 TE-4 REV				3,250				TE-4 REV	
5	STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO	4201 E. ARKANSAS AVE. DENVER, CO 80222	LOT 9, BLK 1 HURON HEIGHTS FIRST FILING	2,508	2,508		846,881	5	FOR SLOPE GRADING AND PARKING LOT RECONSTRUCTION
5A	STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO	4201 E. ARKANSAS AVE. DENVER, CO 80222	LOT 9, BLK 1 HURON HEIGHTS FIRST FILING	628	628			5A	
TE-5				1,134				TE-5	FOR SLOPE GRADING AND PARKING LOT RECONSTRUCTION
12	P & B PROPERTIES, A COLORADO GENERAL PARTNERSHIP	323 S. COLLEGE AVE. NO. 5 FORT COLLINS, CO 80524-2845	TOWNSHIP 1 SOUTH, R. 68 W. LOT 2, BLK 1, MELODY PLAZA SUBDIVISION FILING NO. 1	433	433	36,457		12	
TE-12				1,413				TE-12	FOR CONSTRUCTION OF WALK AND SLOPE GRADING
13	PERKINS RESTAURANTS OPERATING COMPANY, L.P.	C/O RASH NO 721-6-1124 6075 POPLAR AVE., NO. 800 MEMPHIS, TENNESSEE 38119-4709	LOT B, BRUTGER WOODS SUBD.	3,061	3,061	44,672		13	
TE-13				7,411				TE-13	
R-2 14REV	WESLEY METHODIST CHAPEL AND CEMETERY ASSOCIATION, A NONPROFIT CORPORATION	C/O WALTER W. WEINGARTEN, PRES. 401 E. 80TH AVE., DENVER, CO 80229	A PORTION OF THE WEST 228 FEET OF THE SO. 670 FEET OF THE SW 1/4 OF SW 1/4 OF SEC. 34	4,751	4,751		116,614	14	
R-2 TE-14 REV	WESLEY METHODIST CHAPEL AND CEMETERY ASSOCIATION, A NONPROFIT CORPORATION	C/O WALTER W. WEINGARTEN, PRES. 401 E. 80TH AVE. DENVER, CO 80229	A PORTION OF THE WEST 228 FEET OF THE SO. 670 FEET OF THE SW 1/4 OF SW 1/4 OF SEC. 34	231	231			14-A REV	FOR SLOPE GRADING
R-2 TE-14A				12,732				TE-14 REV	
R-2 TE-14A				5,288				TE-14A	FOR SLOPE GRADING

CITY OF WESTMINSTER
 IN SECTIONS 33 & 34, T. 1 S., R. 68 W. AND SECTIONS 3 & 4, T. 2 S., R. 68 W.
 COUNTY OF ADAMS

PROJECT #STU M356-004

120TH AT HURON

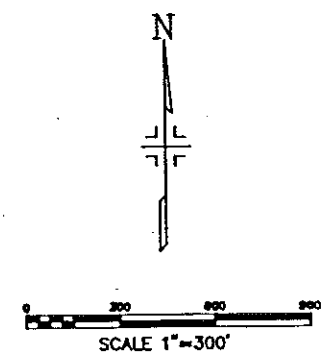
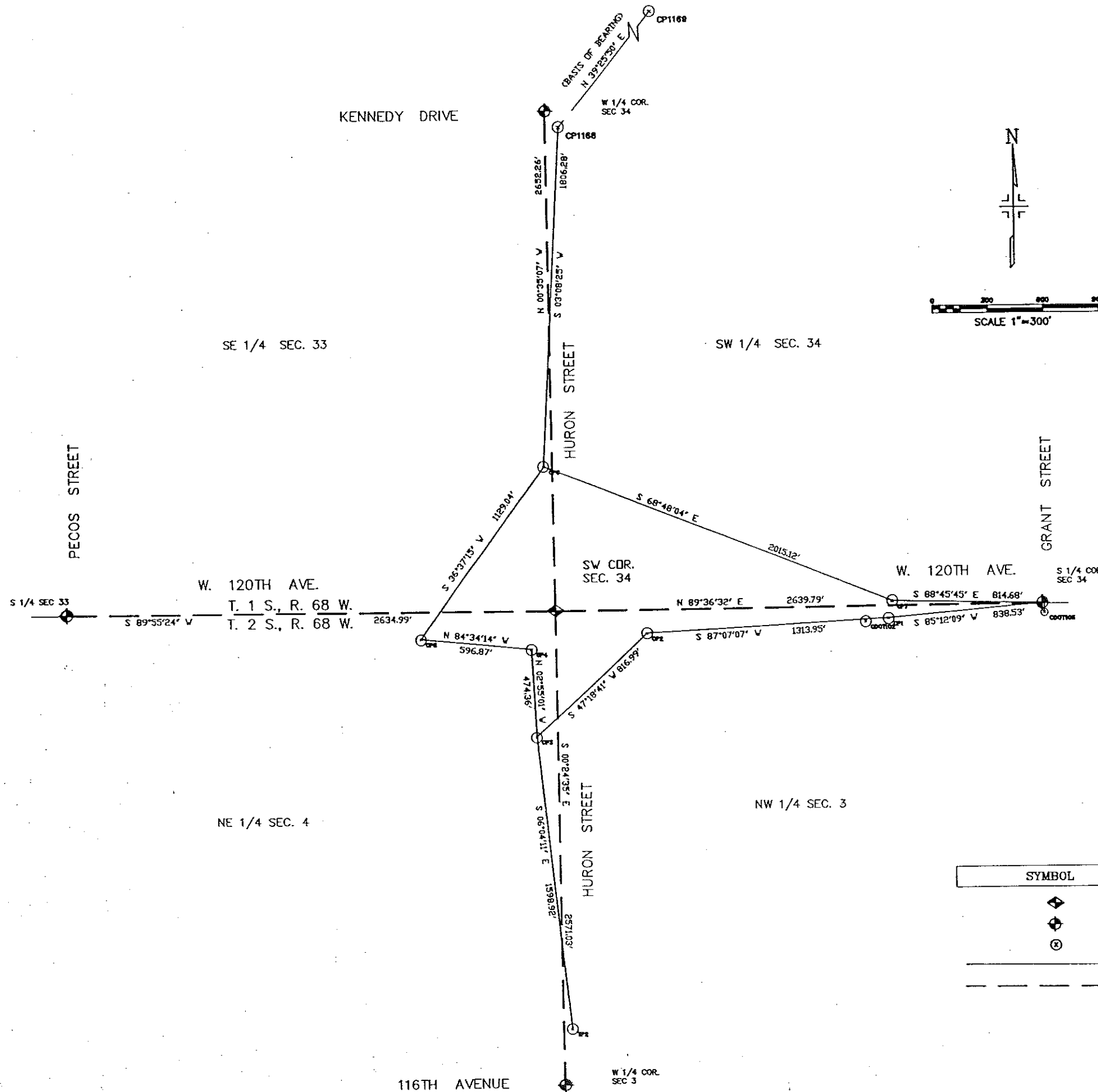
PREPARED BY: MONTGOMERY-PHILLIPS, INC. LAND SURVEYING

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	CUL.D.	STU M356-004	3
REVISIONS			

RIGHT OF WAY
 INTERSECTION
 120TH AT HURON

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for City of Westminster purposes only.
2. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
3. No warranty is implied or expressed unless this sheet bears the original signature and seal of the preparer.
4. All Coordinates listed are based on NAD83 State Plane Coordinates, Zone 0501 Colorado North. Modified to ground surface elevation at project site.
5. Field survey control precision computed to exceed 1 : 100,000.
6. BASIS OF BEARING: The bearings are based on "Westminster Pt # 1168" Northing 1,214,504.97 and Easting 3,141,222.17 and "Westminster Pt. # 1169" Northing 1,217,218.04 and Easting 3,143,453.14 Control Points, each of which are described as 3 1/4" Diam. Aluminum Cap and Magnet... 1992, LS 13155, flush with the ground. Grid Bearing North 39°25'50" East.
7. Vertical Control Basis: Project datum is National Geodetic Vertical Datum of 1929 "Westminster Pt. # 1168 CP, 1992, 3 1/4" Diameter Aluminum Cap and Magnet. Elevation 5,296.35 located at Intersection 1/2 mile North of 120th and Huron near the W 1/4 Corner of Section 34.
8. All distances shown hereon are actual field measurements unless otherwise noted.



LEGEND

SYMBOL	DESCRIPTION
◆	SECTION CORNER
⊕	SECTION QUARTER CORNER
⊙	CONTROL POINT
—	TRAVERSE LINE
- - -	SECTION LINE

SURVEYOR CERTIFICATE

This Control Diagram, Control Survey, Monumentation, Property Monument Location and Aliquot corner Ties were done under my supervision and checking.

NAME *Steph E. Montgomery* P.L.S. NO. *12093*

DATE *01/16/04*

TABULATION OF R.O.W. MONUMENTS
TO BE SET (R-1) (R-2)

POINT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
777	1211986.08	3140412.73	TYPE 1
778	1211995.19	3140499.13	TYPE 1
R-2 843	1211995.20	3140505.35	TYPE 1
779	1211995.88	3141013.38	TYPE 1
780	1212070.73	3141087.37	TYPE 1
R-2 781	1212155.02	3141086.61	TYPE 1
R-2 783	1212305.31	3141096.10	TYPE 1
R-2 785	1212636.91	3141081.58	TYPE 1
R-2 787	1212604.46	3141065.33	TYPE 1
848	1212636.93	3141085.20	TYPE 1
788	1212650.48	3141085.14	TYPE 1
789	1212679.76	3141115.53	TYPE 1
790	1212747.16	3141118.46	TYPE 1
R-1 900	1211826.47	3140707.89	TYPE 1
R-1 901	1211816.18	3140865.40	TYPE 1
R-1 902	1211816.36	3140997.72	TYPE 1
R-1 904	1211718.50	3141098.38	TYPE 1
R-1 906	1211646.64	3141100.84	TYPE 1
R-1 908	1211409.06	3141110.46	TYPE 1
821	1211408.07	3141085.98	TYPE 1
850	1211382.86	3141058.57	TYPE 1
860	1211309.13	3141058.57	TYPE 1
861	1211273.37	3141120.46	TYPE 1
862	1210942.81	3141133.85	TYPE 1
893	1211398.24	3141230.59	TYPE 1
894	1211368.63	3141260.50	TYPE 1
895	1211362.13	3141260.30	TYPE 1
896	1211362.34	3141230.85	TYPE 1
R-1 770	1211758.36	3141228.02	TYPE 1
R-1 771	1211809.02	3141273.20	TYPE 1
R-1 857	1211790.93	3141260.58	TYPE 1
R-1 897	1211791.00	3141270.82	TYPE 1
R-1 920	1211793.52	3141273.30	TYPE 1
R-1 923	1211810.07	3141427.65	TYPE 1
856	1211807.81	3141427.67	TYPE 1
772	1211808.62	3141547.09	TYPE 1
773	1211829.62	3141546.94	TYPE 1
834	1211981.45	3141800.32	TYPE 1
833	1212011.97	3141772.00	TYPE 1
761	1212009.41	3141712.02	TYPE 1
760	1211989.55	3141882.75	TYPE 1
R-2 841	1211987.65	3141404.23	TYPE 1
759	1211986.84	3141284.82	TYPE 1
R-2 758	1212062.08	3141205.46	TYPE 1
753	1212578.13	3141200.21	TYPE 1
752	1212597.42	3141221.82	TYPE 1
R-2 850	1212062.08	3141207.46	TYPE 1
R-2 851	1212047.08	3141207.81	TYPE 1
R-2 852	1212047.19	3141223.77	TYPE 1

CONTROL AND MONUMENTATION SHEET

SEC's 33 & 34, T. 1 S., AND SEC's 3 & 4, T. 2 S., R. 68 W.
COUNTY OF ADAMS
PROJECT # STU M356-004

RIGHT OF WAY
120TH AVE. AT
HURON STREET

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	STU M356-004	38
REVISIONS			
(R-1)	10.26.94	REVISED POINTS 770 - 771	FEM
	10.26.94	ADDED POINTS 800,801,802,804,806,808,857, 867,820, & 923	FEM
	10.26.94	DELETED POINTS 810,811,813,814,816,818,820, & 829	FEM
(R-2)	06.30.95	ADDED POINTS 850,851, & 852	FEM
		REVISED POINTS 785, 756	
		DELETED POINTS 781,783, & 787, 841, 843	

TABULATION OF ALIQUOT CORNERS
TO BE UPGRADED

POINT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
2	1214589.22	3141149.64	TYPE 3A
4	1209366.13	3141195.12	TYPE 3A

GENERAL NOTES

- This Survey is not a complete boundary survey or right-of-way survey and is prepared for Colorado Department of Transportation purposes only.
- NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- No warranty is implied or expressed unless this sheet bears the original signature and seal of the preparer.
- All Coordinates listed are NAD83 State Plane Coordinates, Zone 0501 Colorado North. Modified to ground surface elevation at project site.
- Field survey control precision computed to exceed 1 : 100,000.
- BASIS OF BEARING: The bearings are based on "Westminster Pt # 1168" Northing 1,214,504.97 and Easting 3,141,222.17 and "Westminster Pt # 1169" Northing 1,217,218.04 and Easting 3,143,453.14 Control Points, each of which are described as 3 1/4" Diameter Aluminum Cap and Magnet.... 1992, LS 13155 flush with ground. Grid Bearing North 39°25'50" East.
- Memorandum of Ownerships supplied by First American Heritage Title Company.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
RIGHT OF WAY	44							
ALIQUOT COR.						2		

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

NAME: Ernest E. Montgomery P.L.S. NO. 12083
DATE: 4/1/95

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

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

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

AS CONSTRUCTED
 NO REVISIONS REVISED VOID

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLORADO	STU M356-004	4

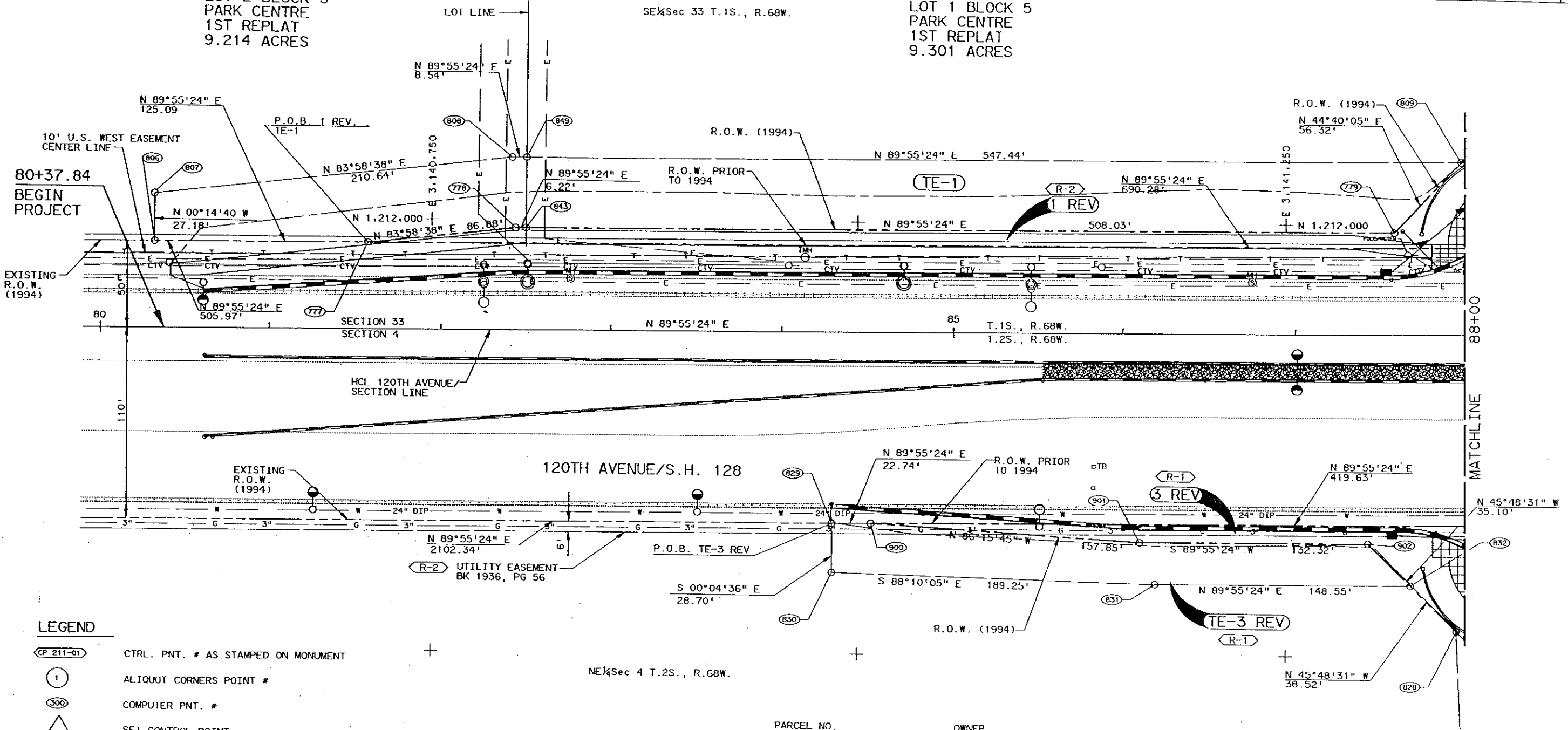
REVISIONS		
R-1	10-19-94	REVISED PARCELS 3, TE-3
R-2	06-30-95	REVISED PARCEL 1
	-	ADDED UTILITY EASEMENT
		BOOK 1936 PG 56

RIGHT OF WAY INTERSECTION
 120TH AVENUE & HURON STREET

LOT 2 BLOCK 5
 PARK CENTRE
 1ST REPLAT
 9.214 ACRES

LOT 1 BLOCK 5
 PARK CENTRE
 1ST REPLAT
 9.301 ACRES

INITIAL	DATE	Checked By
DESIGNED BY		Checked By
DRAWN BY		Checked By
DETAILS BY		Checked By



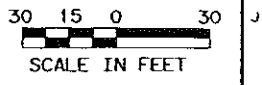
LEGEND

- (CP 211-01) CTRL. PNT. # AS STAMPED ON MONUMENT
- (1) ALIQUOT CORNERS POINT #
- (300) COMPUTER PNT. #
- (△) SET CONTROL POINT
- PROPOSED RIGHT OF WAY LINE (199...)
- - - RIGHT OF WAY PRIOR TO 199...
- - - EXISTING RIGHT OF WAY LINE (199...)
- PERMANENT EASEMENT
- TEMPORARY EASEMENT

UTILITY AGENCIES

P.S.C.	LIGHTING
P.S.C.	ELECTRIC
P.S.C.	GAS
U.S. WEST	TELEPHONE
CITY OF WESTMINSTER	WATER & SAN. SEWER
CITY OF NORTHGLENN	WATER & SAN. SEWER
TCI OF COLORADO	TV CABLE

(R-2)	(TE-1)	(1 REV)	PARK CENTRE INVESTMENT, LTD A COLORADO LIMITED PARTNERSHIP
(R-1)	(TE-3 REV)	(3 REV)	AT&T INFORMATION SYSTEMS, INC., A DELAWARE CORPORATION



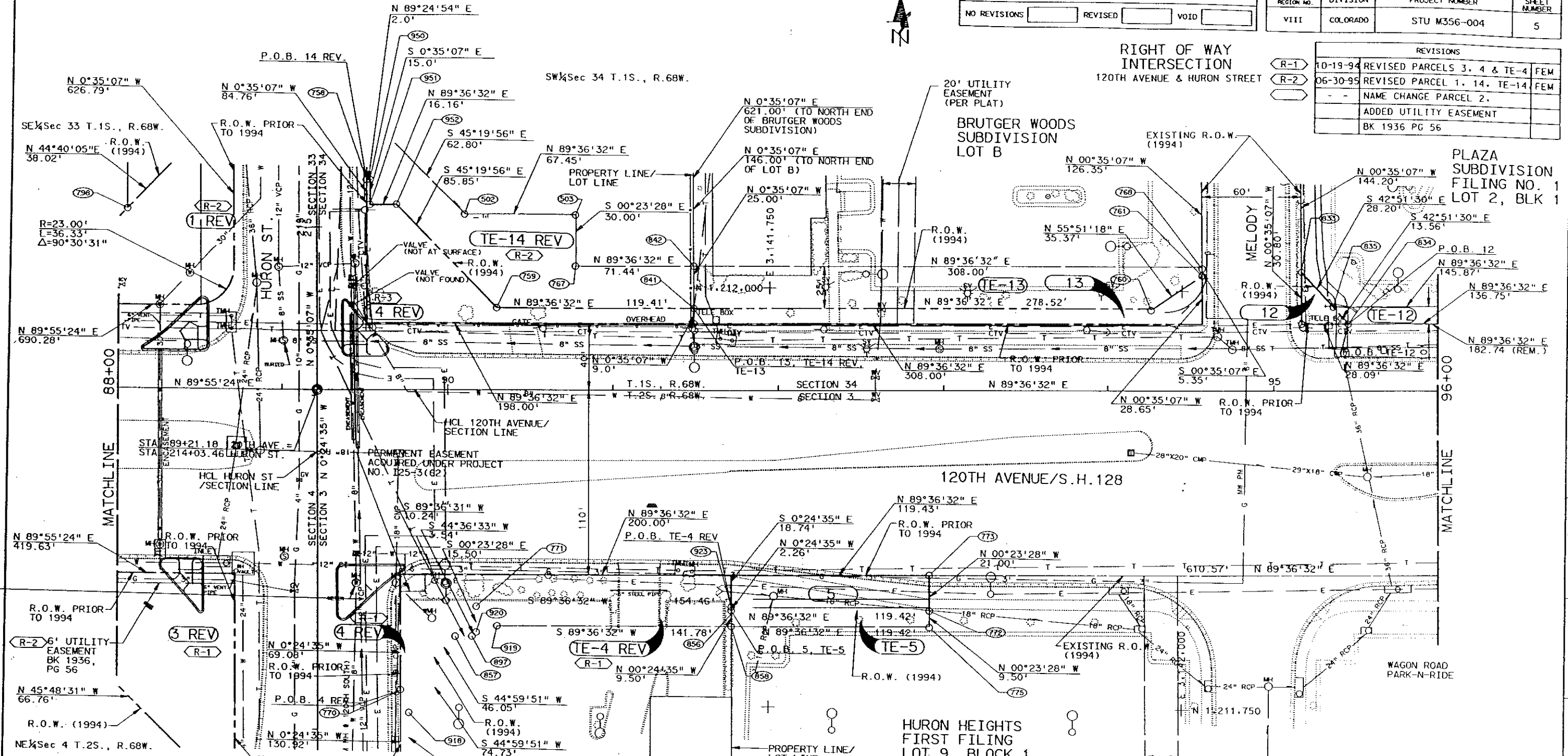
AS CONSTRUCTED		
NO REVISIONS	REVISED	VOID

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLORADO	STU M356-004	5

RIGHT OF WAY INTERSECTION
120TH AVENUE & HURON STREET

REVISIONS			
R-1	10-19-94	REVISED PARCELS 3, 4 & TE-4	FEM
R-2	06-30-95	REVISED PARCEL 1, 14, TE-14	FEM
	-	NAME CHANGE PARCEL 2.	
		ADDED UTILITY EASEMENT	
		BK 1936 PG 56	

INITIAL	DATE	CHECKED BY	QUANTITIES BY



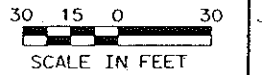
LEGEND

CP 211-01	CTRL. PNT. # AS STAMPED ON MONUMENT
①	ALIQUOT CORNERS POINT #
③	COMPUTER PNT. #
△	SET CONTROL POINT
---	PROPOSED RIGHT OF WAY LINE (199_)
---	RIGHT OF WAY PRIOR TO 199_
---	EXISTING RIGHT OF WAY LINE (199_)
---	PERMANENT EASEMENT
---	TEMPORARY EASEMENT

UTILITY AGENCIES

P.S.C.	LIGHTING
P.S.C.	ELECTRIC
P.S.C.	GAS
U.S. WEST	TELEPHONE
CITY OF WESTMINSTER	WATER & SAN. SEWER
CITY OF NORTHGLENN	WATER & SAN. SEWER
TCI OF COLORADO	TV CABLE

R-2	1 REV	PARK CENTRE INVESTMENT, LTD A COLORADO LIMITED PARTNERSHIP	
R-1	3 REV	AT&T INFORMATION SYSTEMS, INC., A DELAWARE CORPORATION	
R-1	TE-4 REV	4 REV	CARLO SAURINI & GARRETT GIAN
	TE-5	5	STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO
	TE-12	12	P & B PROPERTIES, A COLORADO GENERAL PARTNERSHIP
	TE-13	13	PERKINS RESTAURANTS OPERATING COMPANY, L.P.
R-2	TE-14 REV	14 REV	WESLEY METHODIST CHAPEL AND CEMETERY ASSOCIATION, A NONPROFIT CORPORATION



AS CONSTRUCTED
 NO REVISIONS REVISED VOID

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLORADO	STU M356-004	6

RIGHT OF WAY INTERSECTION
 120TH AVENUE & HURON STREET

REVISIONS	

SW 1/4 SEC 34 T.15., R.68W.

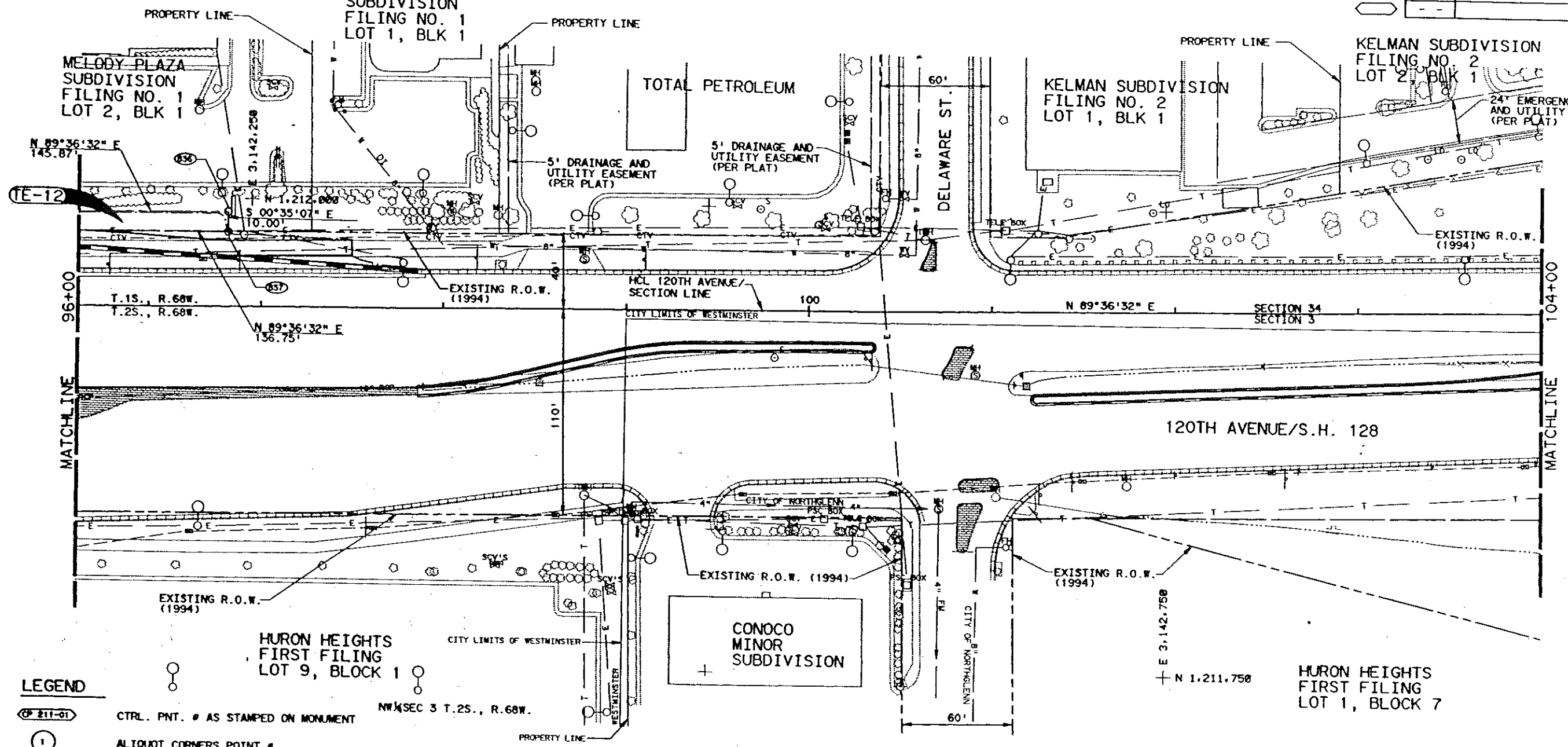
MELODY PLAZA SUBDIVISION
 FILING NO. 1
 LOT 1, BLK 1

TOTAL PETROLEUM

KELMAN SUBDIVISION
 FILING NO. 2
 LOT 1, BLK 1

KELMAN SUBDIVISION
 FILING NO. 2
 LOT 2, BLK 1

24" EMERGENCY VEHICLE ACCESS AND UTILITY EASEMENT (PER PLAT)



- LEGEND**
- CTRL. PNT. # AS STAMPED ON MONUMENT
 - ALIQUOT CORNERS POINT #
 - COMPUTER PNT. #
 - SET CONTROL POINT
 - PROPOSED RIGHT OF WAY LINE (199)
 - RIGHT OF WAY PRIOR TO 199
 - EXISTING RIGHT OF WAY LINE (199)
 - PERMANENT EASEMENT
 - TEMPORARY EASEMENT

UTILITY AGENCIES

P.S.C.	LIGHTING
P.S.C.	ELECTRIC
P.S.C.	GAS
U.S. WEST	TELEPHONE
CITY OF WESTMINSTER	WATER & SAN. SEWER
CITY OF NORTHGLENN	WATER & SAN. SEWER
TCI OF COLORADO	TV CABLE

PARCEL NO. OWNER

(E-12)	P & B PROPERTIES, A COLORADO GENERAL PARTNERSHIP
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120TH AVENUE ROW PLAN 96+00 TO 104+00

SW¼SEC 34, T.1S., R.68W.

KELMAN SUBDIVISION
FILING NO. 21
LOT 2, BLOCK 1

24' EMERGENCY VEHICLE ACCESS
AND UTILITY EASEMENT
(PER PLAT)

106+25.55
END PROJECT

EXISTING R.O.W.
(1994)

N 1,212.000

HCL 120TH AVENUE/
SECTION LINE

N 89°36'32" E 105

120TH AVENUE/S.H. 128

T.1S., R.68W.
T.2S., R.68W.

MATCHLINE
104+00

EXISTING R.O.W.
(1994)

HURON HEIGHTS
FIRST FILING
LOT 1, BLOCK 7

NW¼SEC 3, T.2S., R.68W.



AS CONSTRUCTED		
NO REVISIONS	REVISED	VOID
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FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLORADO	STU M356-004	7

RIGHT OF WAY
INTERSECTION
120TH AVENUE & HURON STREET

REVISIONS			

LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
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UTILITY AGENCIES

- P.S.C. LIGHTING
- P.S.C. ELECTRIC
- P.S.C. GAS
- U.S. WEST TELEPHONE
- CITY OF WESTMINSTER WATER & SAN. SEWER
- CITY OF NORTHGLENN WATER & SAN. SEWER
- TCI OF COLORADO TV CABLE



AS CONSTRUCTED		
NO REVISIONS	REVISED	VOID

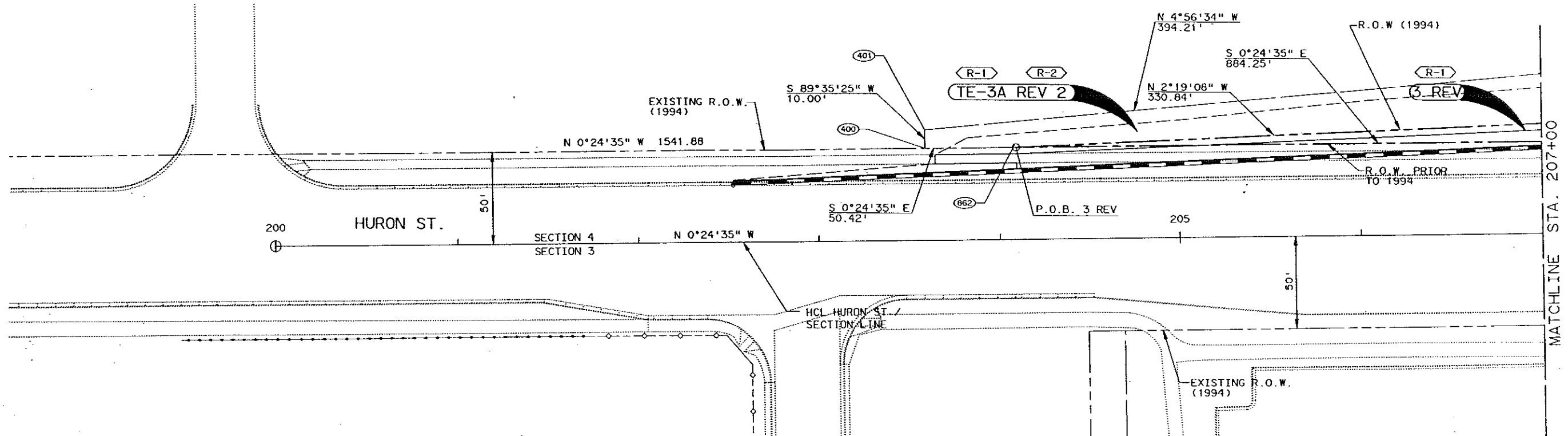
FEDERAL ROAD REGION NO.	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLORADO	STU M356-004	8

RIGHT OF WAY INTERSECTION
120TH AVENUE & HURON STREET

REVISIONS			
R-1	10-19-94	REVISED PARCEL 3 & TE-3A	FEM
R-2	6-30-95	REVISED PARCEL TE-3A REV.	
	-	-	

NE 1/4 SEC 4, T.2S., R.68W.

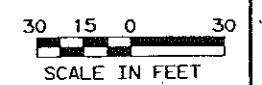
INITIAL	DATE	Checked By
		Quantities By
		Checked By



- LEGEND**
- CP 211-01 CTRL. PNT. # AS STAMPED ON MONUMENT
 - ① ALIQUOT CORNERS POINT #
 - ③③③ COMPUTER PNT. #
 - △ SET CONTROL POINT
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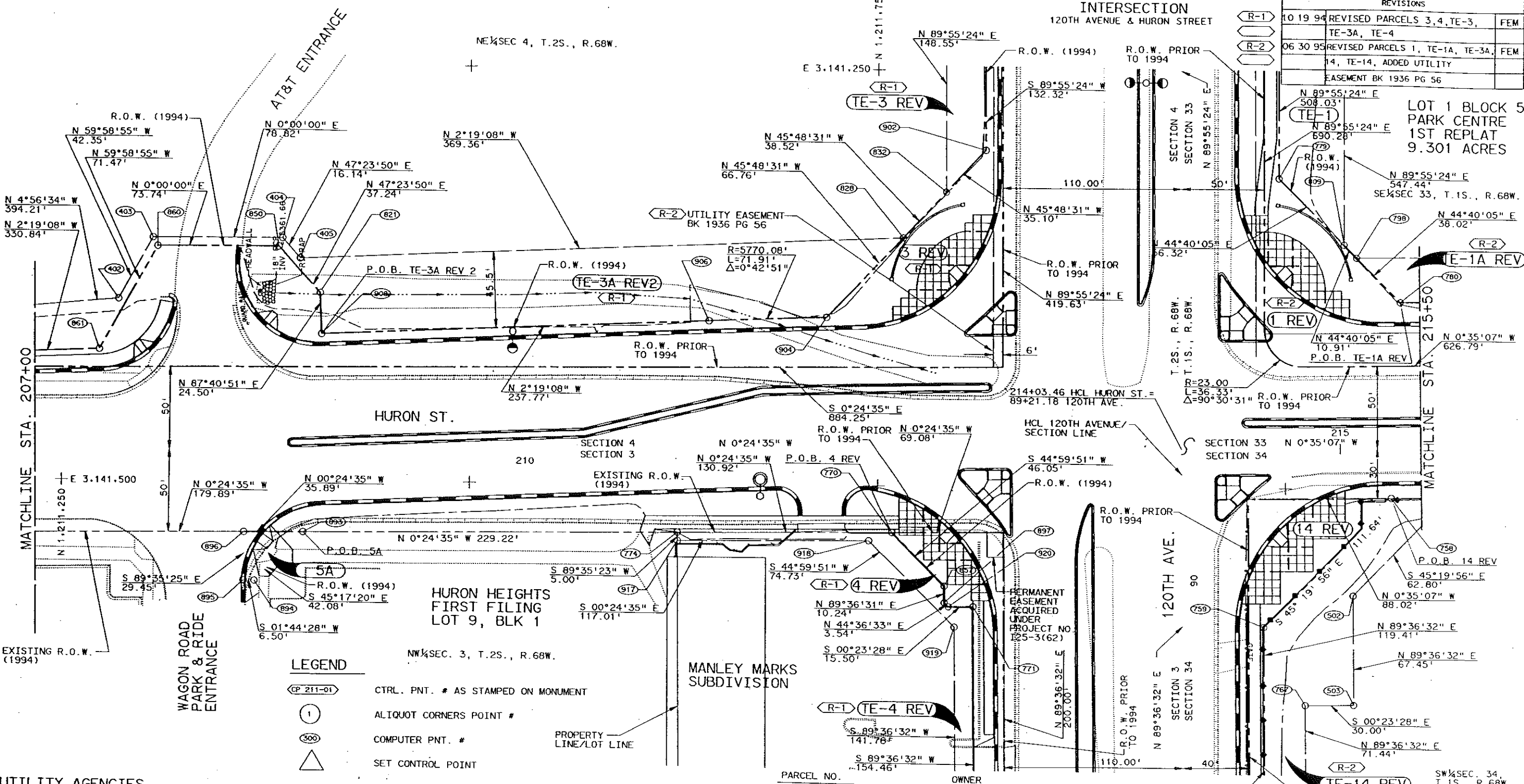
- UTILITY AGENCIES**
- P.S.C. LIGHTING
 - P.S.C. ELECTRIC
 - P.S.C. GAS
 - U.S. WEST TELEPHONE
 - CITY OF WESTMINSTER WATER & SAN. SEWER
 - CITY OF NORTHGLENN WATER & SAN. SEWER
 - TCI OF COLORADO TV CABLE

PARCEL NO.	OWNER
R-2 R-1 TE-3A REV 2 3 REV	AT&T INFORMATION SYSTEMS, INC., A DELAWARE CORPORATION



RIGHT OF WAY INTERSECTION
 120TH AVENUE & HURON STREET

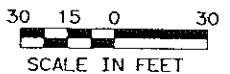
REVISIONS	
R-1	10 19 94 REVISED PARCELS 3,4,TE-3, TE-3A, TE-4 FEM
R-2	06 30 95 REVISED PARCELS 1, TE-1A, TE-3A, FEM 14, TE-14, ADDED UTILITY EASEMENT BK 1936 PG 56



- LEGEND**
- CP 211-01 CTRL. PNT. # AS STAMPED ON MONUMENT
 - 1 ALIQUOT CORNERS POINT #
 - 300 COMPUTER PNT. #
 - △ SET CONTROL POINT
 - PROPOSED RIGHT OF WAY LINE (1994)
 - - - RIGHT OF WAY PRIOR TO 1994
 - EXISTING RIGHT OF WAY LINE (1994)
 - PERMANENT EASEMENT
 - TEMPORARY EASEMENT

- UTILITY AGENCIES**
- | | |
|---------------------|--------------------|
| P.S.C. | LIGHTING |
| P.S.C. | ELECTRIC |
| P.S.C. | GAS |
| U.S. WEST | TELEPHONE |
| CITY OF WESTMINSTER | WATER & SAN. SEWER |
| CITY OF NORTHGLENN | WATER & SAN. SEWER |
| TCI OF COLORADO | TV CABLE |

- TE-1 (TE-1A REV) 1 PARK CENTRE INVESTMENT, LTD., A COLORADO LIMITED PARTNERSHIP
- R-2 R-1 TE-3 REV TE-3A REV 2 3 REV A T & T INFORMATION SYSTEMS, INC., A DELAWARE CORPORATION
- R-1 TE-4 REV 4 REV CARLO SAURINI AND GARRETT GIAN
- 5A STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO
- R-2 TE-14 REV 14 REV WESLEY METHODIST CHAPEL & CEMETERY ASSOCIATION, A NONPROFIT CORPORATION





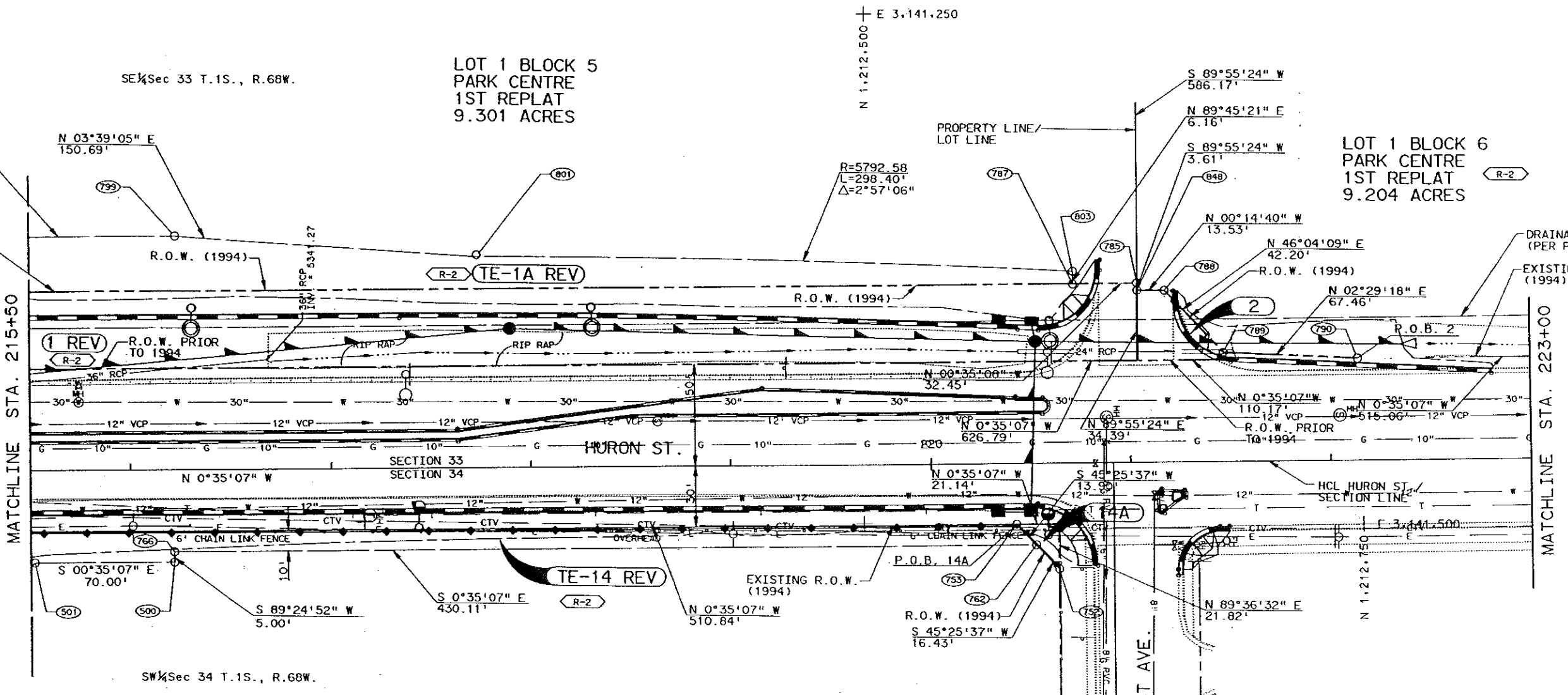
AS CONSTRUCTED		
NO REVISIONS	REVISED	VOID

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLORADO	STU M356-004	10

RIGHT OF WAY INTERSECTION
120TH AVENUE & HURON STREET

REVISIONS			
R-2	06-30-95	REVISED PARCELS 1, 2, TE-1A, TE-14	FEM
	06-30-95	NAME CHANGE PARCEL 2	

INITIAL	DATE	Checked By	Quantities By	Checked By



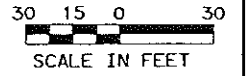
LEGEND

- CP 211-01 CTRL. PNT. # AS STAMPED ON MONUMENT
- ① ALIQUOT CORNERS POINT #
- ③③③ COMPUTER PNT. #
- △ SET CONTROL POINT

- PROPOSED RIGHT OF WAY LINE (199...)
- RIGHT OF WAY PRIOR TO 199...
- EXISTING RIGHT OF WAY LINE (199...)
- PERMANENT EASEMENT
- TEMPORARY EASEMENT

- UTILITY AGENCIES**
- | | |
|---------------------|--------------------|
| P.S.C. | LIGHTING |
| P.S.C. | ELECTRIC |
| P.S.C. | GAS |
| U.S. WEST | TELEPHONE |
| CITY OF WESTMINSTER | WATER & SAN. SEWER |
| CITY OF NORTHGLENN | WATER & SAN. SEWER |
| TCI OF COLORADO | TV CABLE |

- | | |
|---------------------|-------------------------------------------------------------------------|
| PARCEL NO. | OWNER |
| R-2 TE-1A REV ① REV | PARK CENTRE INVESTMENT, LTD, A COLORADO LIMITED PARTNERSHIP |
| R-2 ② | PARK CENTRE II, LTD |
| R-2 TE-14 REV ① 14A | WESLEY METHODIST CHAPEL & CEMETERY ASSOCIATION, A NONPROFIT CORPORATION |





AS CONSTRUCTED		
NO REVISIONS	REVISED	VOID

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLORADO	STU M356-004	11

RIGHT OF WAY INTERSECTION
128TH AVENUE & HURON STREET

REVISIONS		

E 3,141,250 +
N 1,212,750 +

E 3,141,500 +
N 1,212,750 +

MATCHLINE STA. 223+00

SE 1/4 Sec 33 T.1S., R.68W.
LOT 1 BLOCK 6
PARK CENTRE
1ST REPLAT
9.204 ACRES

EXISTING R.O.W. (1994)










EXISTING DRAINAGE EASEMENT (PER PLAT)

HURON ST.

N 0°35'07" W
SECTION 33
SECTION 34

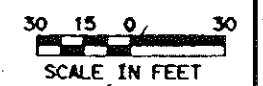
SW 1/4 Sec 34 T.1S., R.68W.

LEGEND

-  CTRL. PNT. # AS STAMPED ON MONUMENT
-  ALIQUOT CORNERS POINT #
-  COMPUTER PNT. #
-  SET CONTROL POINT
-  PROPOSED RIGHT OF WAY LINE (199...)
-  RIGHT OF WAY PRIOR TO 199...
-  EXISTING RIGHT OF WAY LINE (199...)
-  PERMANENT EASEMENT
-  TEMPORARY EASEMENT

UTILITY AGENCIES

- P.S.C. LIGHTING
- P.S.C. ELECTRIC
- P.S.C. GAS
- U.S. WEST TELEPHONE
- CITY OF WESTMINSTER WATER & SAN. SEWER
- CITY OF NORTHGLENN WATER & SAN. SEWER
- TCI OF COLORADO TV CABLE



HURON STREET ROW PLAN 223+00 TO 228+00

PRELIMINARY OWNERSHIP MAP FOR THAT
PART OF SEC. 33 & 34, T. 1 S., R. 68 W.
PART OF SEC. 3 & 4, T. 2 S., R. 68 W.

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VII	COLO.	STU M356-004	12
REVISIONS			
R-1	10.19.94	REVISED PARCELS 3, 4	FEM
R-2	6.30.95	REVISED PARCEL 1, & 14	FEM
		NAME CHANGE PARCEL 2	
		ADD UTILITY EASEMENT	
		BK 1936 PG 56	

ADAMS COUNTY
FOR PROJECT NO. STU M356-004

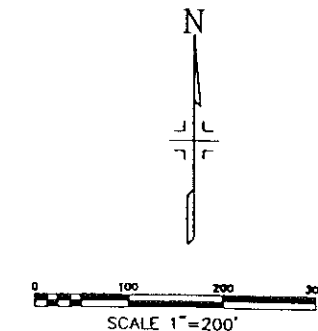
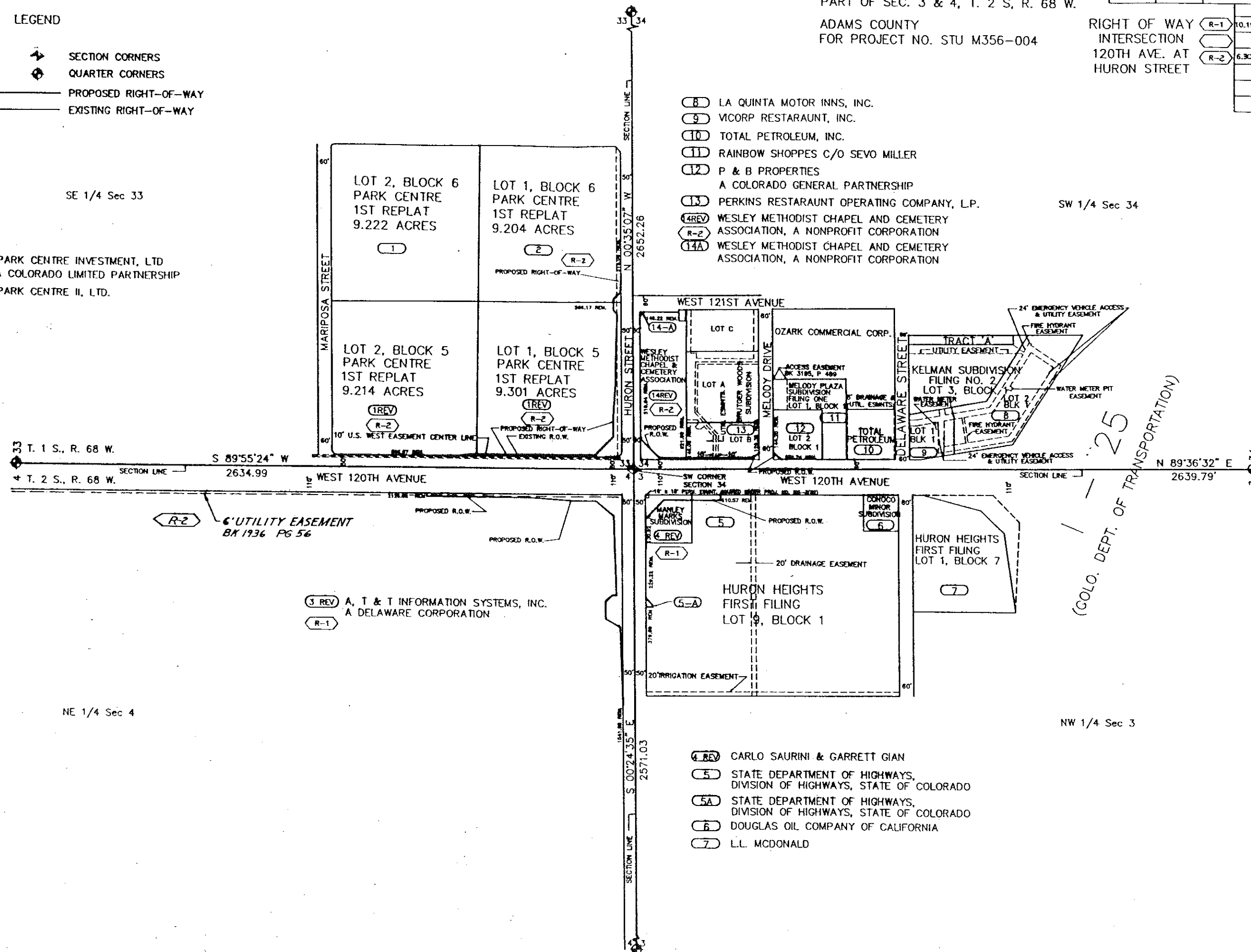
RIGHT OF WAY
INTERSECTION
120TH AVE. AT
HURON STREET

LEGEND

- SECTION CORNERS
- ⊙ QUARTER CORNERS
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY

- 8 LA QUINTA MOTOR INNS, INC.
- 9 VICORP RESTAURANT, INC.
- 10 TOTAL PETROLEUM, INC.
- 11 RAINBOW SHOPPES C/O SEVO MILLER
- 12 P & B PROPERTIES
A COLORADO GENERAL PARTNERSHIP
- 13 PERKINS RESTAURANT OPERATING COMPANY, L.P.
- 14REV WESLEY METHODIST CHAPEL AND CEMETERY
ASSOCIATION, A NONPROFIT CORPORATION
- 14A WESLEY METHODIST CHAPEL AND CEMETERY
ASSOCIATION, A NONPROFIT CORPORATION

- R-2 1REV PARK CENTRE INVESTMENT, LTD
A COLORADO LIMITED PARTNERSHIP
- R-2 2 PARK CENTRE II, LTD.



25
(COLO. DEPT. OF TRANSPORTATION)

- 4REV CARLO SAURINI & GARRETT GIAN
- 5 STATE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO
- 5A STATE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO
- 6 DOUGLAS OIL COMPANY OF CALIFORNIA
- 7 L.L. McDONALD

SE 1/4 Sec 33

SW 1/4 Sec 34

NE 1/4 Sec 4

NW 1/4 Sec 3