

Sheet Revisions		
NO.	DESCRIPTION	DATE

COLFAX AVENUE (SH-40) AT SIMMS STREET
SITUATE IN
SECTION 32 & 33, TOWNSHIP 3 SOUTH, RANGE 69 WEST
SECTION 4 & 5, TOWNSHIP 4 SOUTH, RANGE 69 WEST
BEING IN THE 6TH PRINCIPAL MERIDIAN,
CITY OF LAKEWOOD, JEFFERSON COUNTY, COLORADO

RIGHT OF WAY TABULATION OF PROPERTIES			
Project Number:		STU M760-013	
Project Locations:		COLFAX AVE @ SIMMS ST	
Project Locations:		LAKEWOOD, CO	
Project Code:	Last Mod. Date	Sheet No.	Total No of Sheets
14961	10/18/06	2	10

TABULATION OF PROPERTIES
WEST COLFAX AVENUE (US 40) AND SIMMS STREET
CITY OF LAKEWOOD, JEFFERSON COUNTY, COLORADO

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.				PARCEL NO.	REMARKS
				TO BE ACQUIRED	NET AREA	REMAINDER			
						LEFT	RIGHT		
1	CIMARRON HOLDINGS LLC	924 W COLFAX AVE DENVER, CO 80204	LOT 1, BLOCK 2 B & L SUBDIVISION	72	27500		27428	1	RIGHT OF WAY
		SITE 11701 W COLFAX AVE LAKEWOOD, CO 80215	SE 1/4 SEC. 32, T3 S, R 69 W RN:F0436025 PARCEL ID: 39-324-16-013						
TE-1	SAME	SAME	SAME	270				TE-1	TEMPORARY EASEMENT FOR CONSTRUCTION
2-A	GEORGE AUGUSTO TRUSTEE	1935 NEWCOMBE DR LAKEWOOD, CO 80215-2729	LOT 18 & 19, BLOCK 1 B & L SUBDIVISION	55	19063		19008	2-A	RIGHT OF WAY
	MABLE B AUGUSTO TRUSTEE	SITE 11695 W COLFAX AVE LAKEWOOD, CO 80215	SE 1/4 SEC. 32, T3 S, R 69 W						
	MICHAEL A AUGUSTO TRUSTEE		RN:88095087 PARCEL ID: 39-324-17-001						
2-B	SAME	SAME	SAME	131	19008		18877	2-B	RIGHT OF WAY
3	THE FULENWIDER COMPANY	7475 W 5TH AVE 321 LAKEWOOD, CO 80215	LOT 1 & 20, BLOCK 1 B & L SUBDIVISION	740	40863		40124	3	RIGHT OF WAY
		SITE 11611 W COLFAX AVE LAKEWOOD, CO 80215	SE 1/4 SEC. 32, T3 S, R 69 W RN:F0436025 PARCEL ID: 39-324-16-013						
TE-3	SAME	SAME	SAME	807				TE-3	TEMPORARY EASEMENT FOR CONSTRUCTION
4	SEGURA INVESTORS V111 LLC, UNDIVIDED 50%	2116 WILSHIRE BLVD 209 SANTA MONICA CA 90403	LOTS 1-11 BLOCK 1 DANIELS GARDEN SUBDIVISION	4209	62707		58498	4	RIGHT OF WAY
	SEGURA INVESTORS IX LLC, UNDIVIDED 50%	SITE 1495 SIMMS ST LAKEWOOD CO 80215	NE 1/4 SEC. 5, T4S, R69W RN:2005121630 PARCEL ID: 49-051-01-001						
TE-4	SAME	SAME	SAME	6033				TE-4	TEMPORARY EASEMENT FOR CONSTRUCTION
PE-5	7 ELEVEN INC	PO BOX 711 DALLAS TX 75221- 0711	LOTS 1-6 BLK 1 - NEW ROCHELLE SUBDIVISION	750				PE-5	PERMANENT EASEMENT FOR PEDESTRIAN AND UTILITY FACILITIES AND TRAFFIC CONTROL DEVICES
		SITE 11599 W COLFAX AVE LAKEWOOD, CO 80215	SW 1/4 SEC. 33, T3 S, R 69 W RN:F1460046 PARCEL ID: 39-333-06-009						
TE-5	SAME	SAME	SAME	1975				TE-5	TEMPORARY EASEMENT FOR CONSTRUCTION
TE-6	FLOYD E WASINGER &	2123 BELL CT DENVER, CO 80215-1713	NW 1/4 SEC. 4, T4S, R69W	176				TE-6	TEMPORARY EASEMENT FOR CONSTRUCTION
	HAZEL A WASINGER TRUST	SITE 11598 W COLFAX AVE LAKEWOOD, CO 80215	RN:H5068681 PARCEL ID: 49-042-00-007						

[illegible]

Survey Unit: Region 6

DEPARTMENT OF PUBLIC WORKS

SITUATE IN

SECTION 32 & 33, TOWNSHIP 3 SOUTH, RANGE 69 WEST
SECTION 4 & 5, TOWNSHIP 4 SOUTH, RANGE 69 WEST
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CITY OF LAKEWOOD, JEFFERSON COUNTY, COLORADO

Project Number: STU M760-013

Project Locations: COLFAX AVE @ SIMMS ST

Project Locations: LAKEWOOD, CO

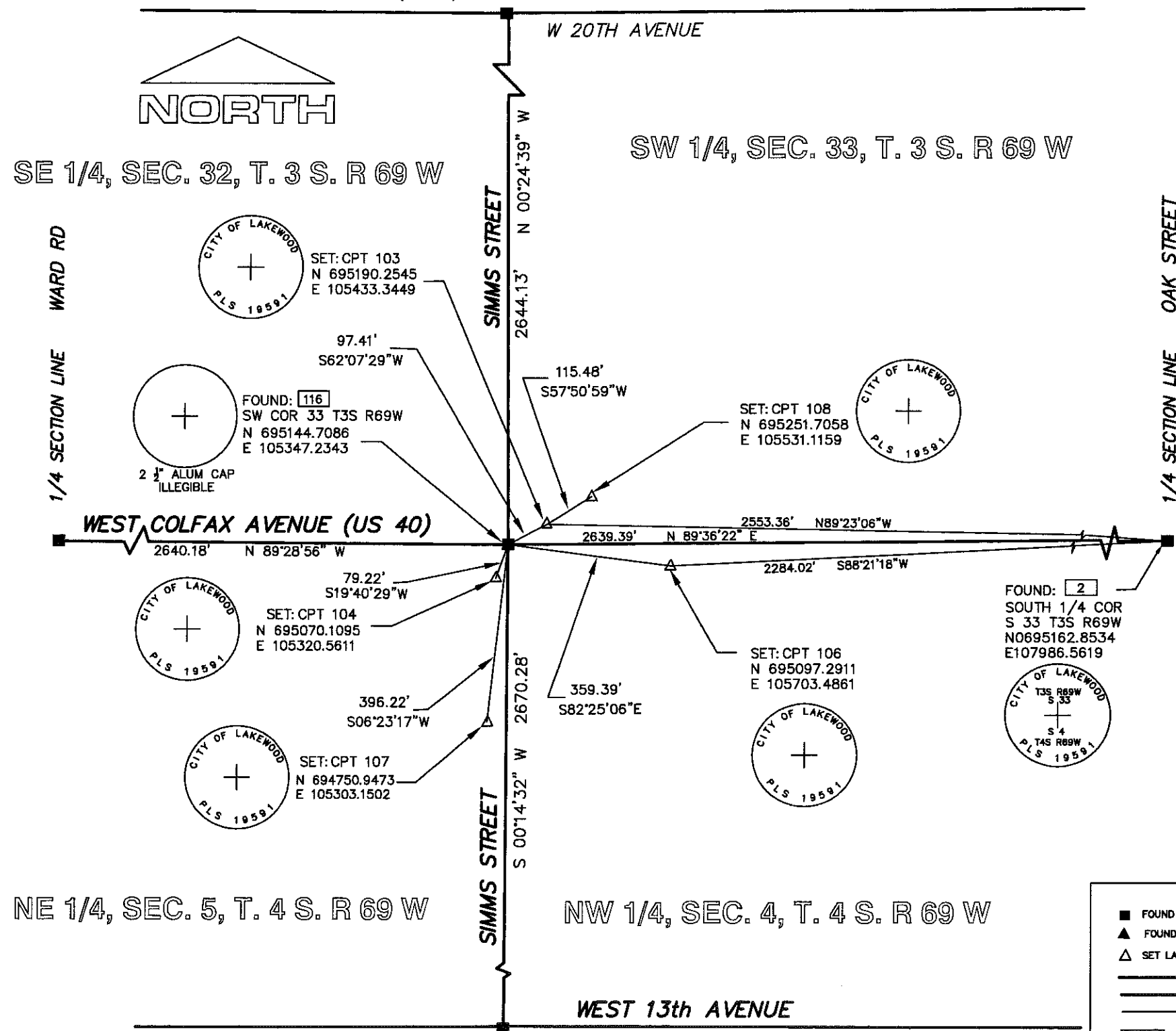
Project Code: 14961	Last Mod. Date 10/18/06	Sheet No. 3	Total No of Sheets 10
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DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO

Topography and boundary Evidence Location For Sections 32, 33, T3S, R69W., AND 4, 5, T4S, R69W.

FEDERAL AID PROJECT NO. STU M760-013

(US 40) COLFAX AVENUE AND SIMMS STREET



IN SECTIONS 32 & 33, T. 3 S. , R. 69 W. and 4 & 5, T. 4 S. , R69 W.

PNT	NORTHING	EASTING	ELEVATION	DESCRIPTION OF MONUMENT
CPT 103	N 895180.2545	E 105433.3449	5818.34	2 1/4" ALUM CAP, CITY OF LAKEWOOD, PLS 19591
CPT 104	N 895070.1095	E 105320.5611	5817.51	2 1/4" ALUM CAP, CITY OF LAKEWOOD, PLS 19591
CPT 106	N 895097.2911	E 105703.4861	5812.44	2 1/4" ALUM CAP, CITY OF LAKEWOOD, PLS 19591
CPT 107	N 894750.9473	E 105303.1502	5818.31	2 1/4" ALUM CAP, CITY OF LAKEWOOD, PLS 19591
CPT 108	N 895251.7058	E 105531.1159	5816.46	2 1/4" ALUM CAP, CITY OF LAKEWOOD, PLS 19591

PNT	NORTHING	EASTING	ELEVATION	DESCRIPTION OF MONUMENT
2	N695162.8534	E107986.5619		FND 3 1/4" ALUM CAP IN CAST IRON BOX-S 1/4 COR S33 T3S R69W
116	N695144.7086	E105347.2343		FND 2 1/2" ALUM CAP IN CAST IRON BOX-SW COR S33 T3S R69W

1. This survey is not a boundary survey and is prepared for C.D.O.T. 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 statement shown hereon.
3. Field survey control precision meets or exceeds C.D.O.T. TYPE "A" Survey requirements.
4. BASIS OF COORDINATES/BEARINGS:
Project coordinate/bearings are based on SURVEY CONTROL DIAGRAM for PROJECT C 0404-24 S.H.40 COLFAX (SHERIDAN TO KIPLING) a modified state plane coordinate base from GPS observations. The line between the SW Corner of 33, T3S, R69W, A found 2 $\frac{1}{2}$ " Alumcap, Illegible Stamping, and The S $\frac{1}{4}$ Corner S33, T3S, R69W. A 3 $\frac{1}{4}$ " Alumcap LS 19591, Bears N 89°36'22"E.
5. BASIS OF ELEVATIONS:
Elevations are based on point 6, NGS Designation "D412", NGVD 29 Datum = 1692.006 meters = 5551.19 U.S. Survey feet. Vertical control meets C.D.O.T. minimum standard specification ($\pm 0.035' \times \sqrt{\text{no. of miles traversed}}$)
6. SURVEYORS STATEMENT: I, George R. Buckey, a Professional Land Surveyor in the State of Colorado, hereby state that this control Survey Diagram was prepared under my supervision this 18th day of November, 2005, from a field survey performed under my supervision from July 7, 2005 to August 1, 2005, and checking for and on behalf of the Department of Transportation, State of Colorado, and is not a Land Survey Plat or Right-of-Way Survey Plat and to the best of my knowledge and belief this control survey, as shown, meets or exceeds the minimum horizontal control tolerances of a CDOT Class A-Primary Survey.

George R. Buckey L.S. 19591

SURVEYOR CERTIFICATE (FIELD)

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

NAME	P.L.S. No.
------	------------

DATE _____

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6 Design
2000 South Holly St.
Denver, CO 80222
Phone: (303) 757-9866 FAX: (303) 757-9053

Survey Unit: Region 6

CITY OF LAKEWOOD



445 SO. ALLISON PKWY.
LAKEWOOD, CO. 80226
Phone: 303-987-7900 FAX: 303-987-7979

DEPARTMENT OF PUBLIC WORKS

AUTOCAD-2006 DRAWING: MONUMENT.DWG

Sheet Revisions

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RIGHT OF WAY MONUMENTATION

Project Number: STU M760-013

Project Locations: COLFAX AVE @ SIMMS ST

Project Locations: LAKEWOOD, CO

Project Code: 14961 Last Mod. Date: 10/18/06 Sheet No. 4 Total No of Sheets 10

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

COLORADO AUTOMOTIVE INC
11795 W COLFAX AVE
LAKEWOOD CO 80215
2135 S KALAMATH ST
DENVER CO 80223
RN: F0438025
PARCEL ID: 38-324-16-001

CIMARRON HOLDINGS LLC
11701 W COLFAX AVE
LAKEWOOD CO 80215
924 W COLFAX AVE 302
DENVER CO 80204
RN: F0438025
PARCEL ID: 38-324-16-013

GEORGE AUGUSTO TRUSTEE
MABLE B AUGUSTO TRUSTEE
MICHAEL A AUGUSTO TRUSTEE
11695 W COLFAX AVE LAKEWOOD CO 80215
1935 NEWCOMBE DR
LAKEWOOD CO 80215 2729
RN: 88085087
PARCEL ID: 38-324-17-001

THE FULENWIEMER COMPANY
11611 W COLFAX AVE
LAKEWOOD CO 80215
7475 W 5TH AVE 321
LAKEWOOD CO 80226
RN: 78024464
PARCEL ID: 38-324-17-014 bldg

SWADLEY STREET

BLOCK 1

SIMMS ST 2633.46'

2640.18' 21+00 22+00 23+00 24+00 25+00 26+00
S89°28'56"W SOUTH LINE SE 1/4 SECTION 32 T3S R69W
NORTH LINE NE 1/4 SECTION 5 T4S R69W

COLFAX AVE

SEC 32 T3S R69W SEC 33 T3S R69W
SEC 5 T4S R69W SEC 4 T4S R69W

SIMMS ST

VEDANTHAN ENTERPRISES LLC
11730 W COLFAX AVE
LAKEWOOD CO 80215
2020 WADSWORTH BLVD
LAKEWOOD CO 80214
RN: F0478939
PARCEL ID: 48-051-01-007

CELEBRITY ENTERPRISES INC
11730 W COLFAX AVE
LAKEWOOD CO 80215
RN: F1180380
PARCEL ID: 48-051-01-006

RICHARD C CANNON TRUST
11712 W COLFAX AVE
LAKEWOOD CO 80215
8811 RALSTON RD
ARVADA CO 80002 2239
RN: F2018277 RN: F2018278
PARCEL ID: 49-051-01-

LEGEND

- XXX ROW MONUMENT TO BE SET
- XXX NEW EASEMENT CORNER
- XXX FOUND PROPERTY CORNER

DANIELS GARDEN SUBDIVISION

BOOK 5 PAGE 92

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6 Design
2000 South Holly St.
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DEPARTMENT OF PUBLIC WORKS

AUTOCAD-2006 DRAWING: MONUMENT.DWG

Sheet Revisions

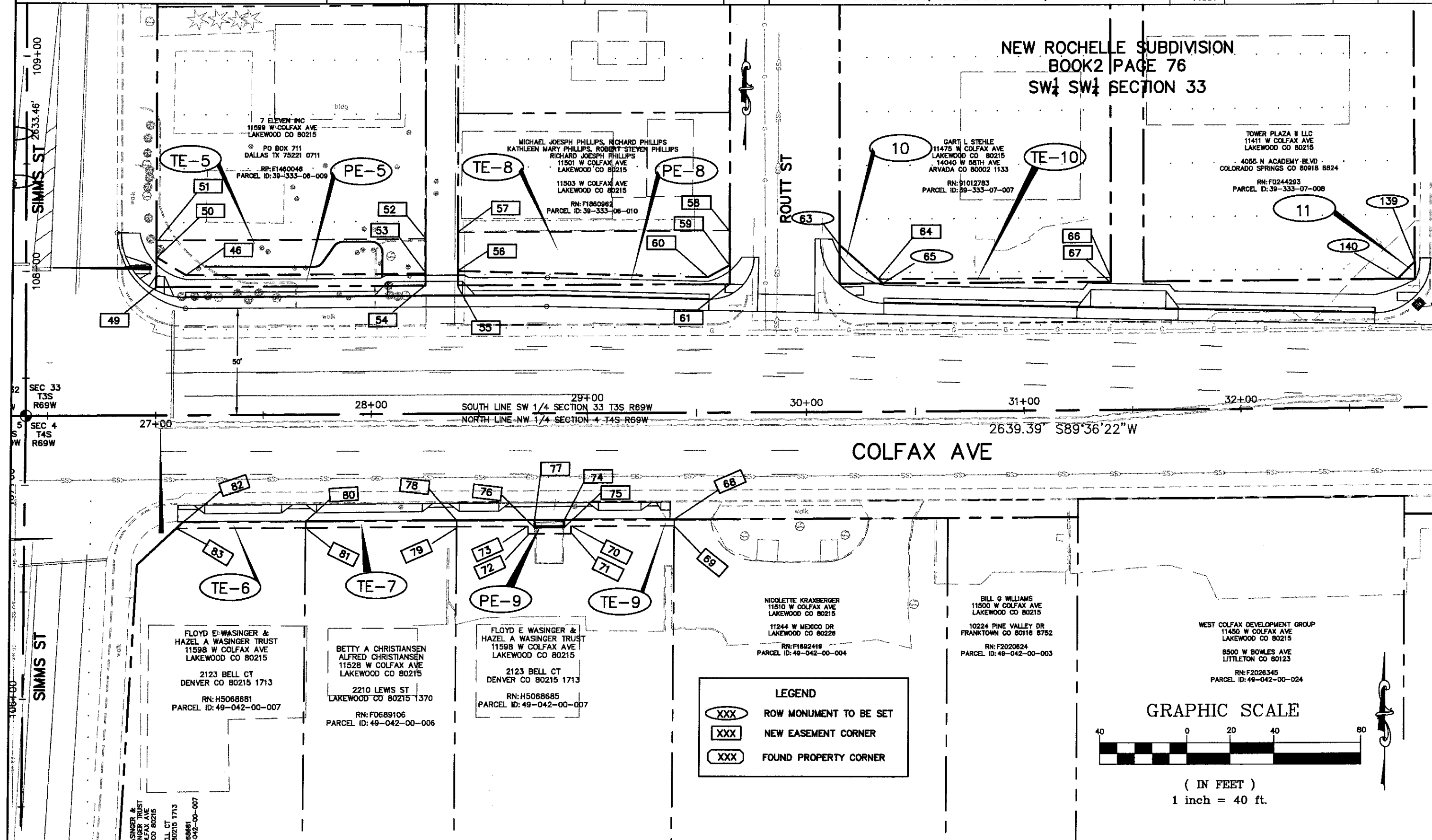
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RIGHT OF WAY MONUMENTATION

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Project Locations:	LAKEWOOD, CO
Project Code:	14961
Last Mod. Date	12/01/06
Sheet No.	4A
Total No of Sheets	10



COLORADO DEPARTMENT OF TRANSPORTATION



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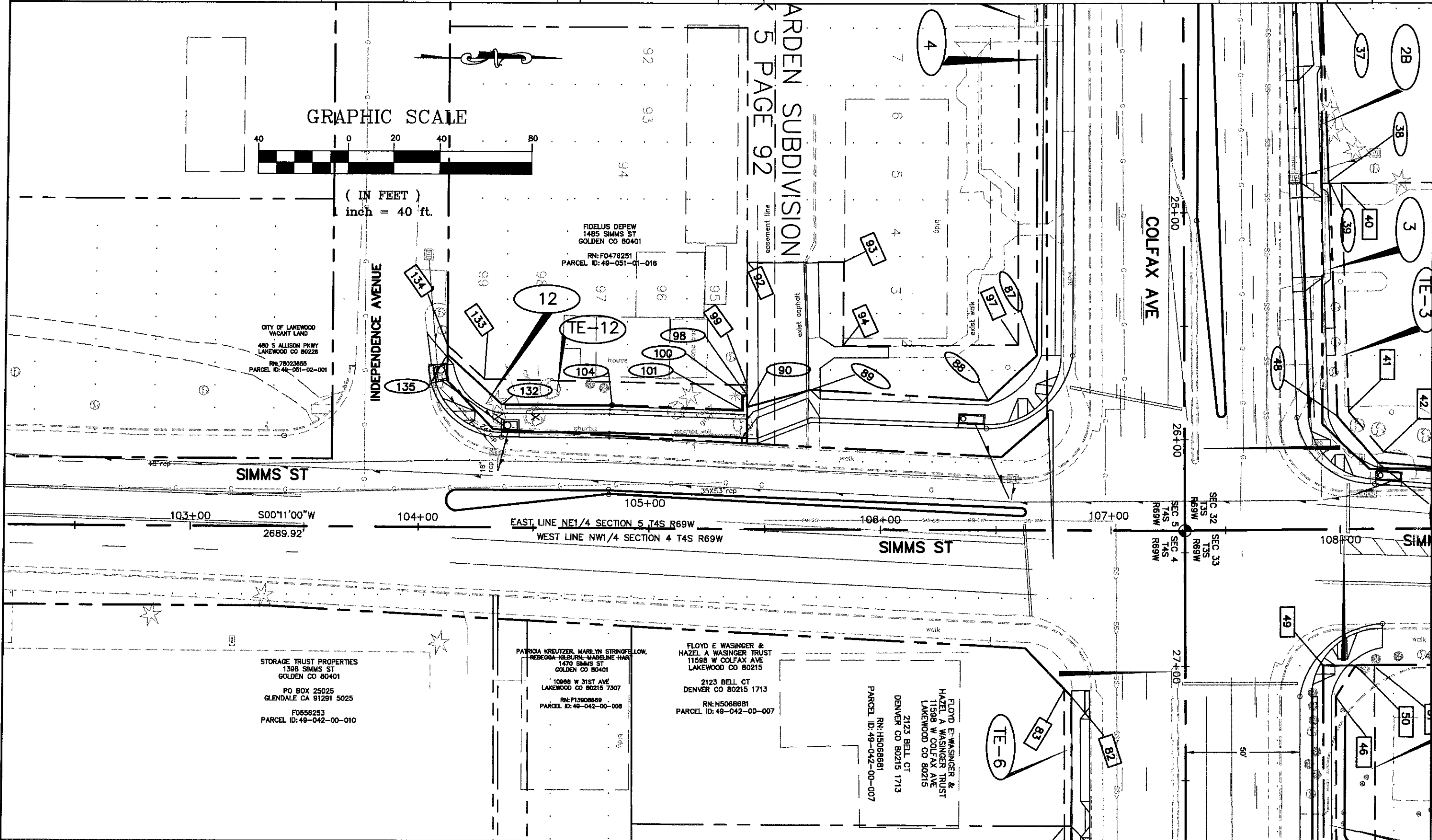
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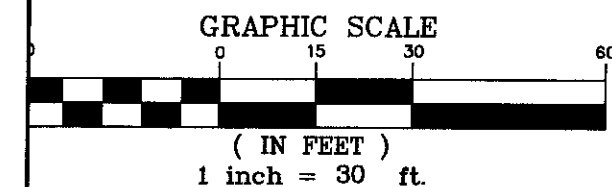
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RIGHT OF WAY
MONUMENTATION

Project Number: STU M760-013
Project Locations: COLFAX AVE @ SIMMS ST
Project Locations: LAKEWOOD, CO
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MONUMENTS APPLICATION



THE B & L SUBDIVISION
BOOK 6 PAGE 45

BLOCK 2 LOT 1

CIMARRON HOLDINGS LLC
11701 W COLFAX AVE
LAKEWOOD CO 80215

924 W COLFAX AVE 302
DENVER CO 80204

RN: F0436025
PARCEL ID: 39-324-16-013

GEORGE AUGUSTO TRUSTEE
MABLE B AUGUSTO TRUSTEE
MICHAEL A AUGUSTO TRUSTEE
11695 W COLFAX AVE LAKEWOOD CO 80215

1935 NEWCOMBE DR
LAKEWOOD CO 80215 2729

LOT 18 RN: 88095087 LOT 19
PARCEL ID: 39-324-17-001

THE FULENWIDER COMPANY
11611 W COLFAX AVE
LAKEWOOD CO 80215

7475 W 5TH AVE 321
LAKEWOOD CO 80226
RN: 78024464
PARCEL ID: 39-324-17-014

LOT 2

LOT 1
23.68' —
S00°26'21"E

— 26' 21" W

109+00

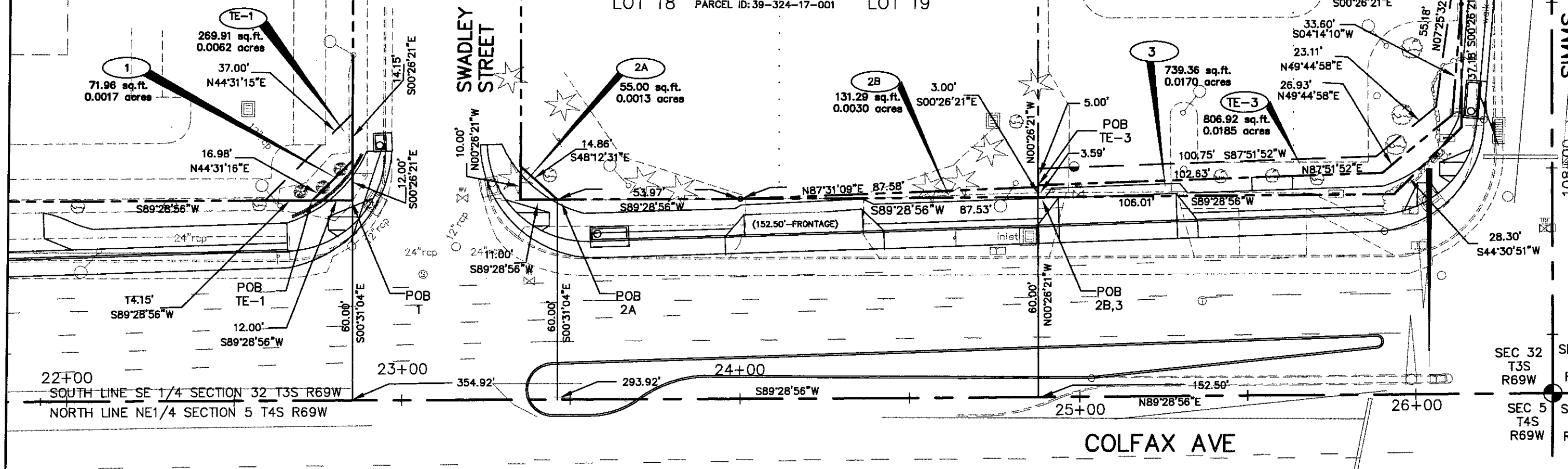
_____ + _____
CIVIC CT 2633 48

1001

—

S
F

5 S
1 F



COLORADO DEPARTMENT OF TRANSPORTATION



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CITY OF LAKEWOOD



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DEPARTMENT OF PUBLIC WORKS

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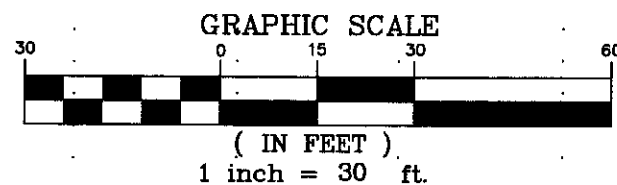
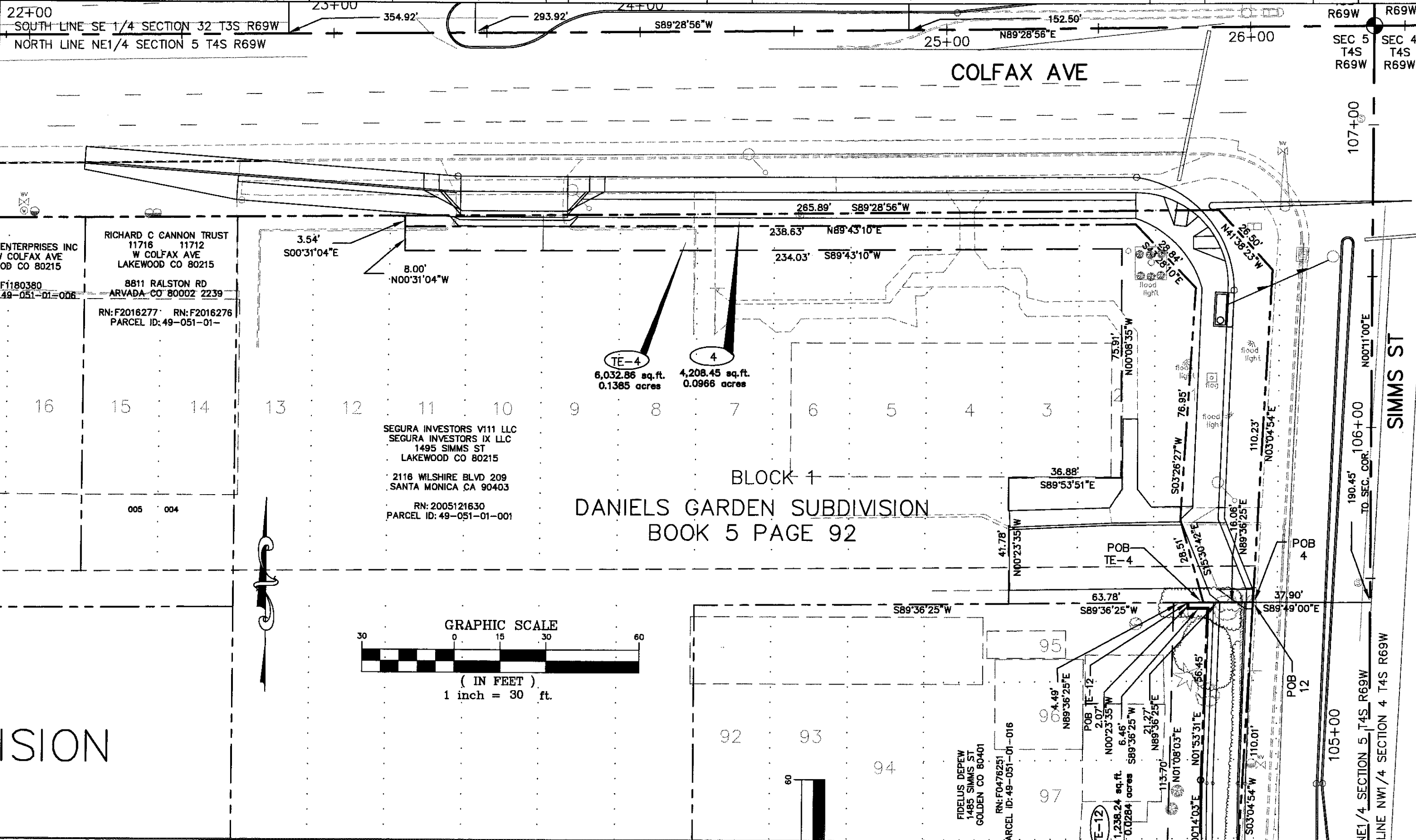
PLAN SHEET & OWNERSHIP

Project Number: STU M760-013

Project Locations: COLFAX AVE @ SIMMS ST

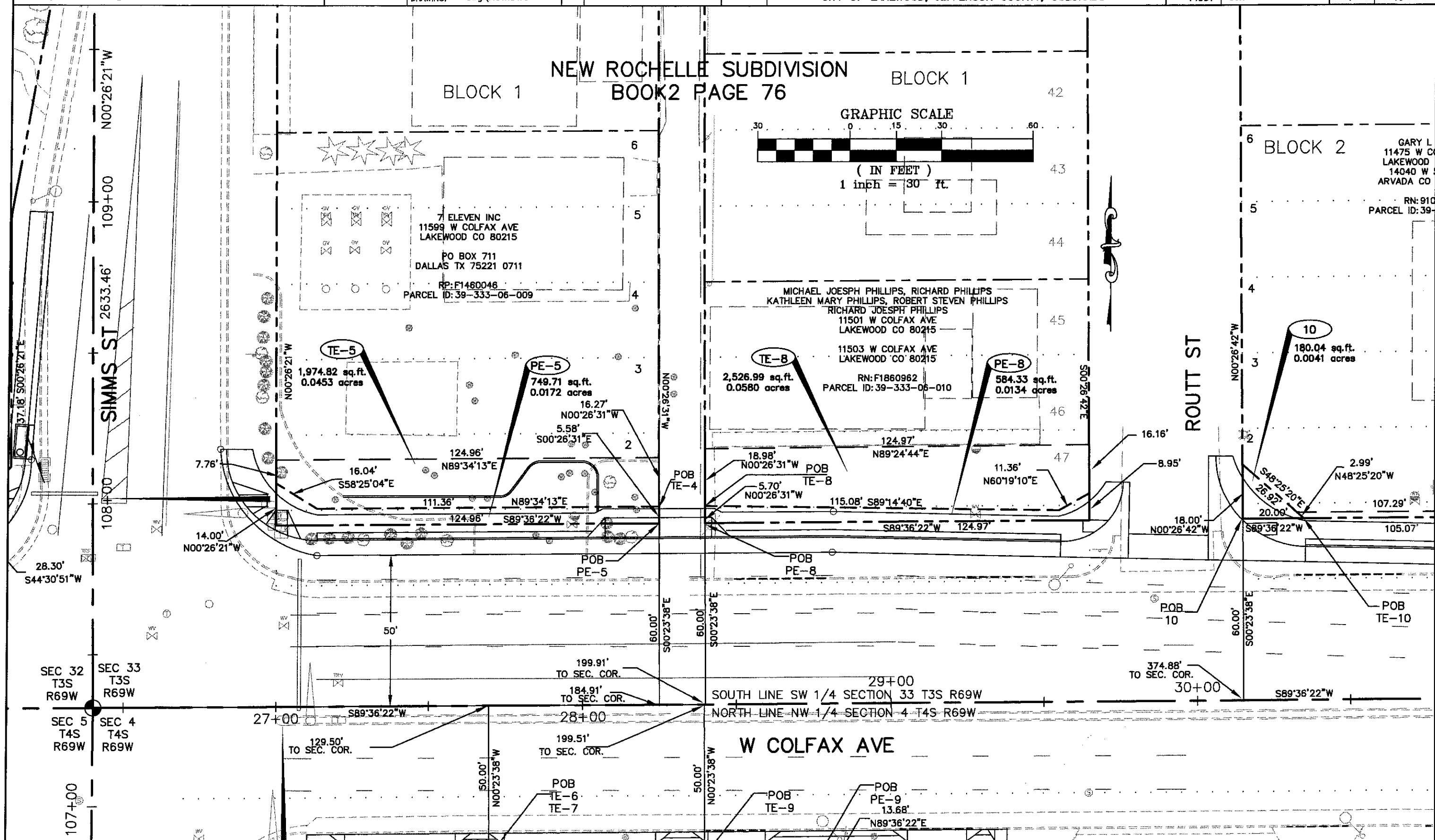
Project Locations: LAKEWOOD, CO

Project Code: 14961 Last Mod. Date: 12/01/06 Sheet No. 6 Total No of Sheets 10



BLOCK 1
DANIELS GARDEN SUBDIVISION
BOOK 5 PAGE 92

VISION



Survey Unit: Region 6

AUTOCAD-2006

SITUATE IN

RIGHT OF WAY

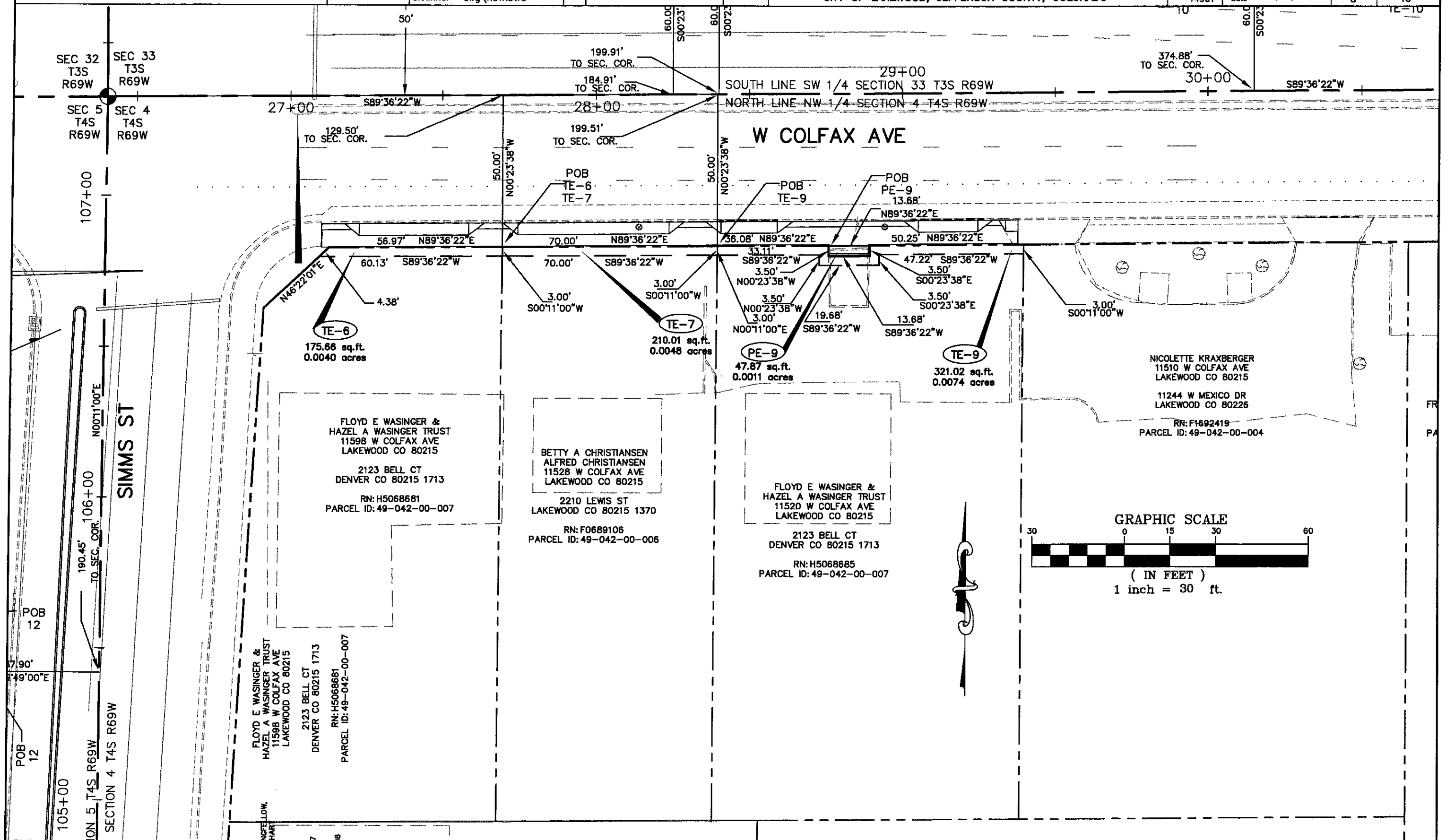
PLAN SHEET & OWNERSHIP

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Project Locations: LAKEWOOD, CO

Project Code: 14961	Last Mod. Date 10/18/06	Sheet No. 8	Total No of Sheets 10
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COLORADO DEPARTMENT OF TRANSPORTATION



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CITY OF LAKEWOOD



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RIGHT OF WAY

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Project Locations: LAKEWOOD, CO

Project Code:
14961

Last Mod.
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9

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10

NEW ROCHELLE SUBDIVISION
BOOK 2 PAGE 76

BLOCK 2

GARY L STEHLE
11475 W COLFAX AVE
LAKEWOOD CO 80215
14040 W 58TH AVE
ARVADA CO 80002 1133

RN: 91012783
PARCEL ID: 39-333-07-007

42

43

TOWER PLAZA II LLC
11411 W COLFAX AVE
LAKEWOOD CO 80215

4055 N ACADEMY BLVD
COLORADO SPRINGS CO 80918 6624

RN: F0244293
PARCEL ID: 39-333-07-008

44

45

46

47

10

180.04 sq.ft.
0.0041 acres

TE-10

212.37 sq.ft.
0.0049 acres

11

32.00 sq.ft.
0.0007 acres

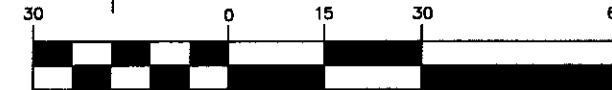
ROBB ST

ROBB STREET PROPERTY PARTNERSHIP LTD
11353 W COLFAX AVE
LAKEWOOD CO 80215

200 SPRUCE ST
DENVER CO 80230 7099

RN: 82010973
PARCEL ID: 39-333-08-001

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

ROUTT ST

16.16'

8.95'

18.00'

POB 10

374.88'

TO SEC. COR.

30+00

N00°26'42"W

12

20.06'

S89°36'22"W

POB TE-10

60.00'

S00°23'38"E

2.99'

N48°25'20"W

107.29'

S89°36'22"W

S89°36'22"W

2.00'

S00°26'21"E

105.07'

S89°36'22"W

31+00

SOUTH LINE SW 1/4 SECTION 33 T3S R69W

NORTH LINE NW 1/4 SECTION 4 T4S R69W

2639.39' S89°36'22"W

32+00

639.95'

S89°36'22"W

TO SEC. COR.

33+00

33+00

34+00

COLFAX AVE

COLORADO DEPARTMENT OF TRANSPORTATION



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Survey Unit: Region 6

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RIGHT OF WAY

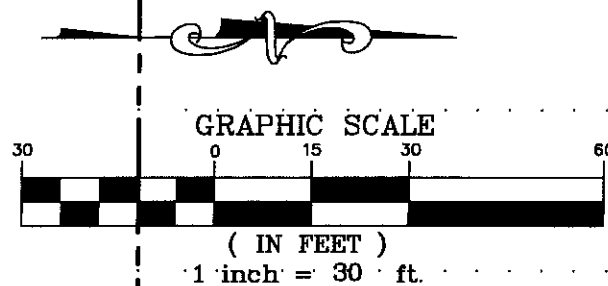
PLAN SHEET & OWNERSHIP

Project Number: STU M760-013

Project Locations: COLFAX AVE @ SIMMS ST

Project Locations: LAKEWOOD, CO

Project Code: 14961 Last Mod. Date: 12/01/06 Sheet No. 10 Total No of Sheets 10



LS GARDEN SUBDIVISION
BOOK 5 PAGE 92

FIDELUS DEPEW
1485 SIMMS ST
GOLDEN CO 80401

RN: F0476251
PARCEL ID: 49-051-01-016

CITY OF LAKEWOOD
VACANT LAND

480 S ALLISON PKWY
LAKEWOOD CO 80226

RN: 78023655
PARCEL ID: 49-051-02-001

SIMMS ST

COLFAX AVE

107+00

SIMMS ST

EAST LINE NE1/4 SECTION 5, T4S R69W
WEST LINE NW1/4 SECTION 4, T4S R69W

SEC 32
T3S
R69W
SEC 5
T4S
R69W
SEC 33
T3S
R69W
SEC 4
T4S
R69W