

# TITLE SHEET

RIGHT OF WAY      WARD ROAD  
W 64th Ave. - W 52nd Ave.

CENTER LINE

COUNTY LINE

TOWNSHIP OR LAND LINES

CITY LIMITS

RAILROAD

BARBED WIRE FENCE

WOVEN WIRE - COMBINATION FENCE

TELE & TELEG. LINE

POWER LINE

PRESENT ROAD (PLAN SHEETS)

RIGHT OF WAY LINE

ACCESS POINTS (FREEWAYS)

C OF A LINE (CONTROL OF ACCESS)

ACCESS DENIED BY DEED

TOP OF CUTS

TOE OF FILLS

DETOUR

PROPERTY OWNERSHIP LINE

WATER VALVES

WATER METERS

STREET - LIGHT POLES

PLAN SHEET

TITLE SHEET

BEGIN PROCL.

END PROCL.

RANGE LINE

SECTION LINE

SECTION LINE

SECTION LINE

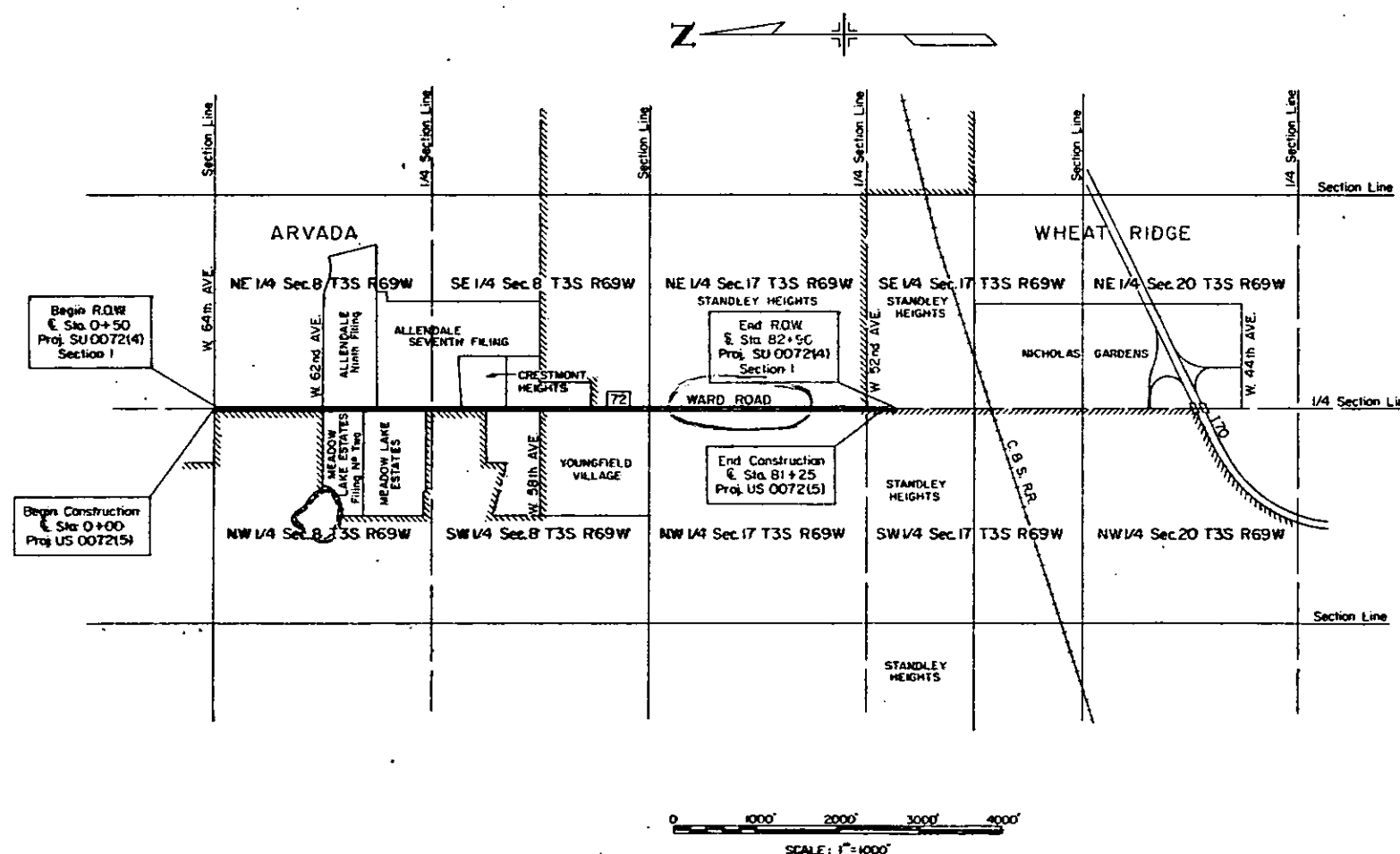
PLAN SHEET

SECTION SHEET

SECTION SHEET

| REVISIONS |  |  |
|-----------|--|--|
|           |  |  |
|           |  |  |
|           |  |  |
|           |  |  |
|           |  |  |

NOTE: THIS PROJECT CALCULATED AND  
CHECKED BY THE DISTRICT.  
ALL BEARINGS ARE CALCULATED.



**ABT**

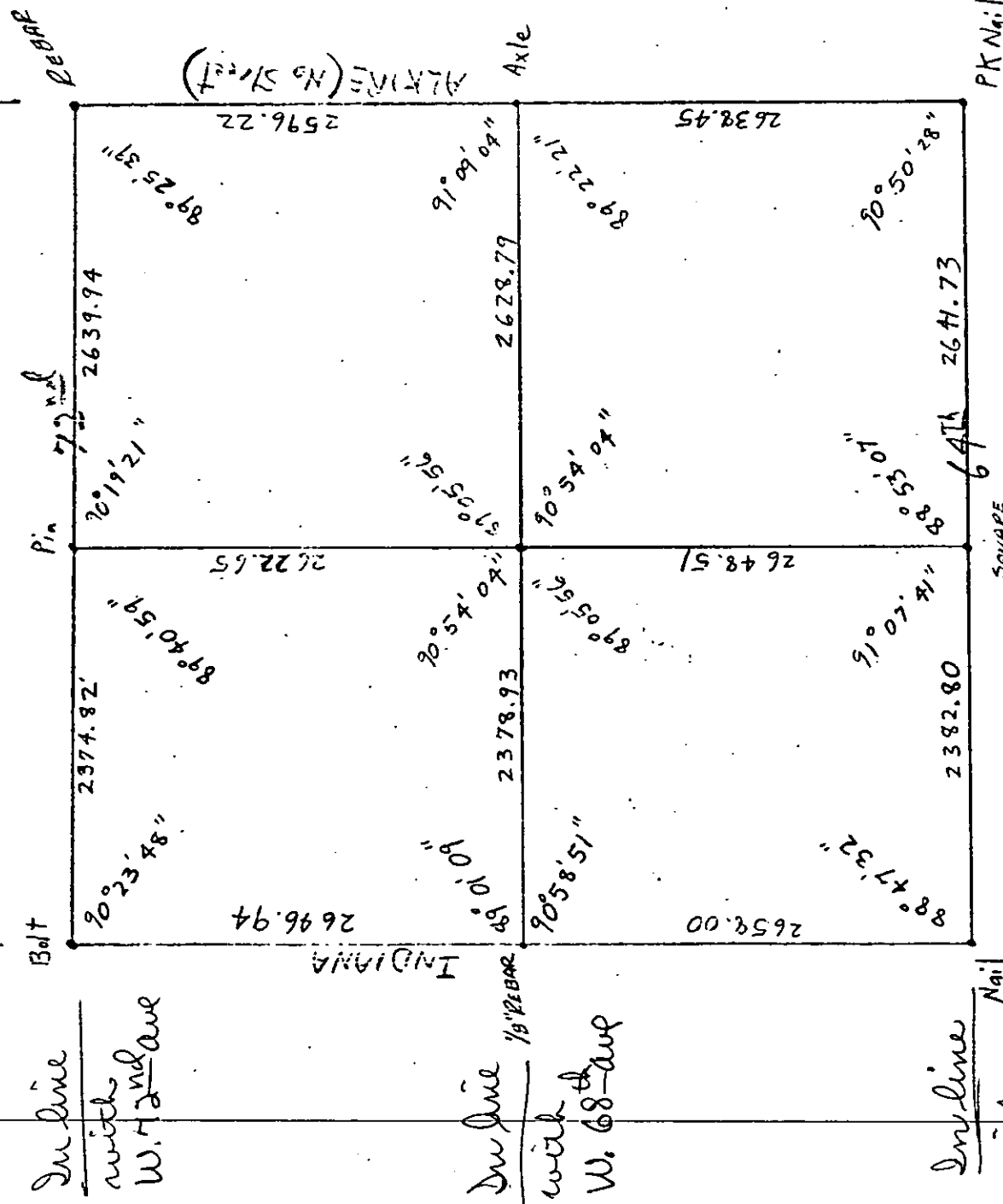
|               |  |
|---------------|--|
| SU0072(4) ROW |  |
|---------------|--|

In line with Indiana St.

SECTION 6 T.3S. R.69W.

Approx 1" = 100'

In line with Oakline St.



ART  
We feel the dimensions on this (angles) to be very accurate. Our phone # is 399-1631 if you need anything else.

ART MILLER

MILLER-ERNSTSEN  
AND ASSOCIATES  
THE SANDERS BLDG., SUITE 201-A  
470 SOUTH COLORADO BLVD.  
DENVER, COLORADO 80222

Rec'd - Oct. 2, 1972

# R. O. W. TABULATION OF PROPERTIES IN

JEFFERSON COUNTY S.H. No. 72 PROJ. SU 0072(4) Section I

| FEDERAL ROAD DISTRICT NO. | DISTRICT | PROJECT NO.          | SHEET NO. |
|---------------------------|----------|----------------------|-----------|
| 8                         | COLORADO | SU 0072(4) Section I | 2         |

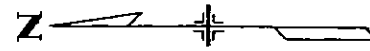
RIGHT OF WAY WARD ROAD  
W. 64th Ave. - W. 52nd Ave.

| PARCEL NO. | OWNER                                                       | HOME ADDRESS                                          | LOCATION<br>T3S, R69W, 6th PM.                             | AREA IN SQ. FT. |                | SQ. FT. ±      | PURCHASE DATA |             |        |       |      | REMARKS            | NO. |
|------------|-------------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------|-----------------|----------------|----------------|---------------|-------------|--------|-------|------|--------------------|-----|
|            |                                                             |                                                       |                                                            | PARCEL          | TO BE ACQUIRED |                | LAND          | IMPROV'M'TS | DAMAGE | TOTAL | DATE |                    |     |
|            |                                                             |                                                       |                                                            |                 |                |                |               |             |        |       |      |                    |     |
| 1          | Peter N. Maniatis                                           | 4000 E. 6th Ave.; Denver, Colorado                    | NE 1/4 Sec. 8                                              | 13,238          | 13,238         | Lt. 9.27 Ac.   |               |             |        |       |      |                    |     |
|            | Parcel Address:                                             | 6220 Ward Road; Arvada, Colorado                      |                                                            |                 |                |                |               |             |        |       |      |                    |     |
| 2          | Kenneth A. Jeronimus & K. Stanton Lewis                     | 12500 Ralston Road; Arvada, Colorado                  | NW 1/4 Sec. 8                                              | 12,238          | 12,238         | Rt. 7.70 Ac.   |               |             |        |       |      |                    |     |
|            |                                                             |                                                       |                                                            |                 |                |                |               |             |        |       |      |                    |     |
|            |                                                             |                                                       |                                                            |                 |                |                |               |             |        |       |      |                    |     |
| 3          | Carl C. Beach & Dorothy E. Beach                            | 6225 Ward Road; Arvada, Colorado                      | NW 1/4 Sec. 8                                              | 13,238          | 13,238         | Rt. 9.32 Ac.   |               |             |        |       |      |                    |     |
| 4          | Arnold A. Cillessen & Dorothy M. Cillessen                  | 5900 Ward Road; Arvada, Colorado                      | Lot 1, Crestmont Heights                                   | 1,980           | 1,980          | Lt. 13,480     |               |             |        |       |      |                    |     |
| 5          | Richard A. Hudson & Marilyn L.J. Hudson                     | 5995 Ward Road; Arvada, Colorado                      | NW 1/4 & SW 1/4 Sec. 8                                     | 8,257           | 2,063          | Rt. 5.51 Ac.   |               |             |        |       |      |                    |     |
| 6          | Mildred M. Oliver                                           | 5955 Ward Road; Arvada, Colorado                      | SW 1/4 Sec. 8                                              | 1,185           | 1,185          | Rt. 20,098     |               |             |        |       |      |                    |     |
| 7          | Gordon B. Olinger and Joyce A. Olinger                      | 5945 Ward Road; Arvada, Colorado                      | SW 1/4 Sec. 8                                              | 1,178           | 1,178          | Rt. 19,682     |               |             |        |       |      |                    |     |
| 8          | Mario Del Piccolo and Juliana M. Del Piccolo                | 5925 Ward Road; Arvada, Colorado                      | SW 1/4 Sec. 8                                              | 6,157           | 6,157          | Rt. 4.50 Ac.   |               |             |        |       |      |                    |     |
| 9          | Iva F. Roberts                                              | 2808 Zenobia St.; Denver, Colorado                    | Lots 14-17, Crestmont Heights                              | 13,436          | 13,436         | Lt. 37,531     |               |             |        |       |      |                    |     |
| 10         | Sally Franz                                                 | 506 Wurtland Ave.; Wurtland, Kentucky                 | SE 1/4 Sec. 8                                              | 2,640           | 2,640          | Lt. 80,520     |               |             |        |       |      |                    |     |
|            | Parcel Address:                                             | 5810 Ward Road; Arvada, Colorado                      |                                                            |                 |                |                |               |             |        |       |      |                    |     |
| 11         | Elvin Roy Lindberg & Margaret Laie Lindberg                 | 5808 Ward Road; Arvada, Colorado                      | SE 1/4 Sec. 8                                              | 2,000           | 2,000          | Lt. 15,600     |               |             |        |       |      |                    |     |
| 12         | Ward Partnership                                            | % Herbert Taylor<br>5750 Ward Road; Arvada, Colorado  | SE 1/4 Sec. 8                                              | 5,812           | 5,812          | Lt. 3.48 Ac.   |               |             |        |       |      |                    |     |
| 13         | delete                                                      |                                                       |                                                            |                 |                |                |               |             |        |       |      |                    |     |
| E14        | Charles M. Heath and Aurelia S. Heath                       | 5650 Ward Road; Arvada, Colorado                      | SE 1/4 Sec. 8                                              | 6,052           | 6,052          | Lt. 9.47 Ac.   |               |             |        |       |      | Permanent Easement | E14 |
| 14         | Charles M. Heath and Aurelia S. Heath                       | 5650 Ward Road; Arvada, Colorado                      | SE 1/4 Sec. 8                                              | 5,588           | 5,588          | Lt. 9.47 Ac.   |               |             |        |       |      |                    |     |
| 15         | Standley Heights Co.                                        | 909-17th Street, Rm. 346<br>Denver, Colorado          | Lots 18-5, Standley Heights                                | 7,715           | 7,715          | Lt. 104.81 Ac. |               |             |        |       |      |                    |     |
| 16         | Fifty-Eight, Inc.                                           | % Fuller & Co.<br>718-17th Street; Denver, Colorado   | Blk. 1; Lots 15, 16, Blk. 5, Blk. 6,<br>Youngfield Village | 6,821           | 6,821          | Rt. 31.11 Ac.  |               |             |        |       |      |                    |     |
| 17         | Public Service Co. of Colorado                              | % Neil O'Connell<br>550-15th Street; Denver, Colorado | NW 1/4 Sec. 17                                             | 5,250           | 5,250          | Rt. 18.27 Ac.  |               |             |        |       |      |                    |     |
| 18         | Go Puan Seng and Teh-Hu Sunfluh, Inc.,<br>a Hong Kong corp. | P.O. Box 2655; Las Vegas, Nevada 89104                | NW 1/4 Sec. 17                                             | 53,330          | 53,330         | Rt. 193.35 Ac. |               |             |        |       |      |                    |     |
| 19         | John J. Evans and Lucille B. Evans                          | 5400 Ward Road; Arvada, Colorado                      | Lots 5 & 7, Standley Heights                               | 2,435           | 2,435          | Lt. 10.15 Ac.  |               |             |        |       |      |                    |     |
| 20         | Alfred D. Currier, Sr. and Carolyn J. Currier               | 5353 Ward Road; Arvada, Colorado                      | NW 1/4 Sec. 17                                             | 3,240           | 3,240          | Rt. 24,260     |               |             |        |       |      |                    |     |
| 20A        | DELETED                                                     |                                                       |                                                            |                 |                |                |               |             |        |       |      |                    |     |
| 21         | Fifty-Second Partnership, a partnership                     | 718-17th Street; Denver, Colorado                     | NW 1/4 Sec. 17                                             | 29,120          | 29,120         | Rt. 7.82 Ac.   |               |             |        |       |      |                    |     |
| 22         | Paul E. Thomas and Florence M. Thomas                       | 5151 Ward Road; Arvada, Colorado                      | Lot 20, Standley Heights                                   | 10,368          | 10,368         | Rt. 5.15 Ac.   |               |             |        |       |      |                    |     |
| E22        | Paul E. Thomas and Florence M. Thomas                       | 5151 Ward Road; Arvada, Colorado                      | Lot 20, Standley Heights                                   | 3,456           | 3,456          | Rt. 5.15 Ac.   |               |             |        |       |      | Permanent Easement | E22 |

| REVISIONS |                           |       |
|-----------|---------------------------|-------|
| 10-7-71   | Changed Parcel E-12 To 12 | Y.R.  |
| 11-19-71  | Rev. Parcel 5             | S. F. |
| 8-17-75   | Add 20A                   | W.S.  |
| 9-10-75   | DELETED 20A               | T.P.  |

\* NOTE: 12.94 Ac. is the Remainder of Lots or Blocks involved with Parcel 16.  
Total Ownership Remainder is 31.11 Ac.

NOTE: Dedicated by the developer



NE 1/4 Sec. 8 T3S R69W

| REVISIONS |                |        |
|-----------|----------------|--------|
| 9-27-71   | Added R.C.R.A. | D.J.F. |
|           |                |        |
|           |                |        |
|           |                |        |
|           |                |        |
|           |                |        |

| FEDERAL ROAD DISTRICT NO. | DISTRICT | PROJ. NO.            | SHEET NO. | TOTAL SHEETS |
|---------------------------|----------|----------------------|-----------|--------------|
| 9                         | COLORADO | SU 0072(4) Section 1 | 3         | 6            |

RIGHT OF WAY

WARD ROAD  
W. 64th Ave. - W. 52nd Ave.

| Parcel No. | Owner                                   |
|------------|-----------------------------------------|
| 1          | Peter N. Maniatis                       |
| 2          | Kenneth A. Jeronimus & K. Stanton Lewis |
| 3          | Carl C. Beach & Dorothy E. Beach        |

CITY OF ARVADA

|         |         |         |
|---------|---------|---------|
| 60.75'  | 75'     | 75'     |
| LOT 965 | LOT 964 | LOT 963 |
| 60.75'  | 75'     | 75'     |
| LOT 954 | LOT 955 | LOT 956 |
| 60.62'  | 75'     | 75'     |

5' Utility Easement

|         |         |         |     |
|---------|---------|---------|-----|
| 15' R   | 65'     | 75'     | 75' |
| LOT 953 | LOT 952 | LOT 951 |     |
| 15' R   | 65'     | 75'     | 75' |

5' Utility Easement

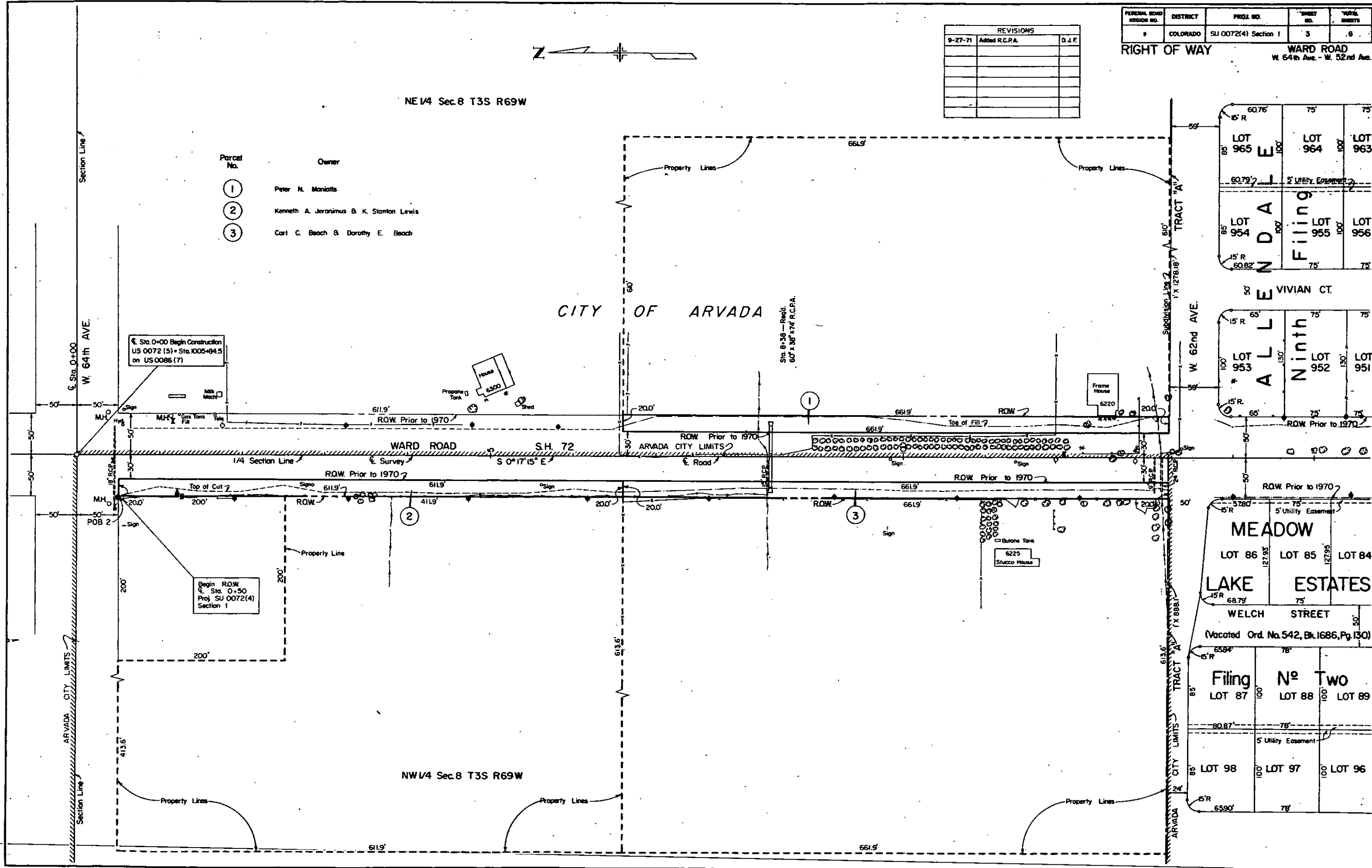
|        |        |        |     |
|--------|--------|--------|-----|
| 5' R   | 5' R   | 75'    | 75' |
| LOT 86 | LOT 85 | LOT 84 |     |
| 5' R   | 5' R   | 75'    | 75' |
| LOT 98 | LOT 97 | LOT 96 |     |
| 5' R   | 5' R   | 75'    | 75' |

5' Utility Easement

Sta. 0+00 Begin Construction  
US 0072 (5) - Sta. 1005+84.5  
on US 0086 (7)

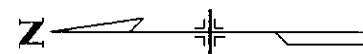
Begin R.O.W.  
Sta. 0+50  
Proj. SU 0072(4)  
Section 1

Sta. 8+38 - Recd.  
60' x 38' x 74' R.C.R.A.



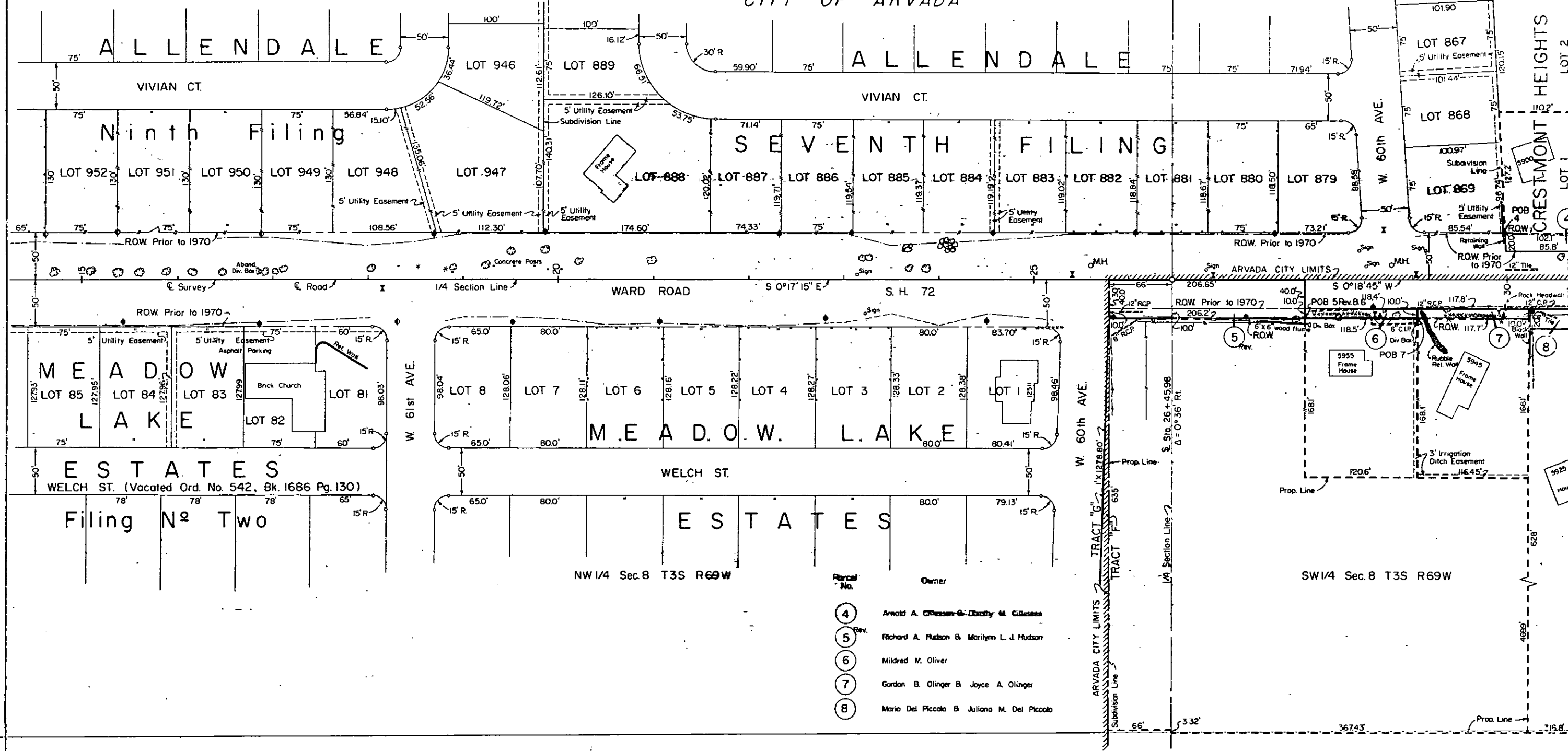
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WARD ROAD  
W. 64th Ave. - W 52nd Ave.



SE 1/4 Sec. 8 T3S R69W

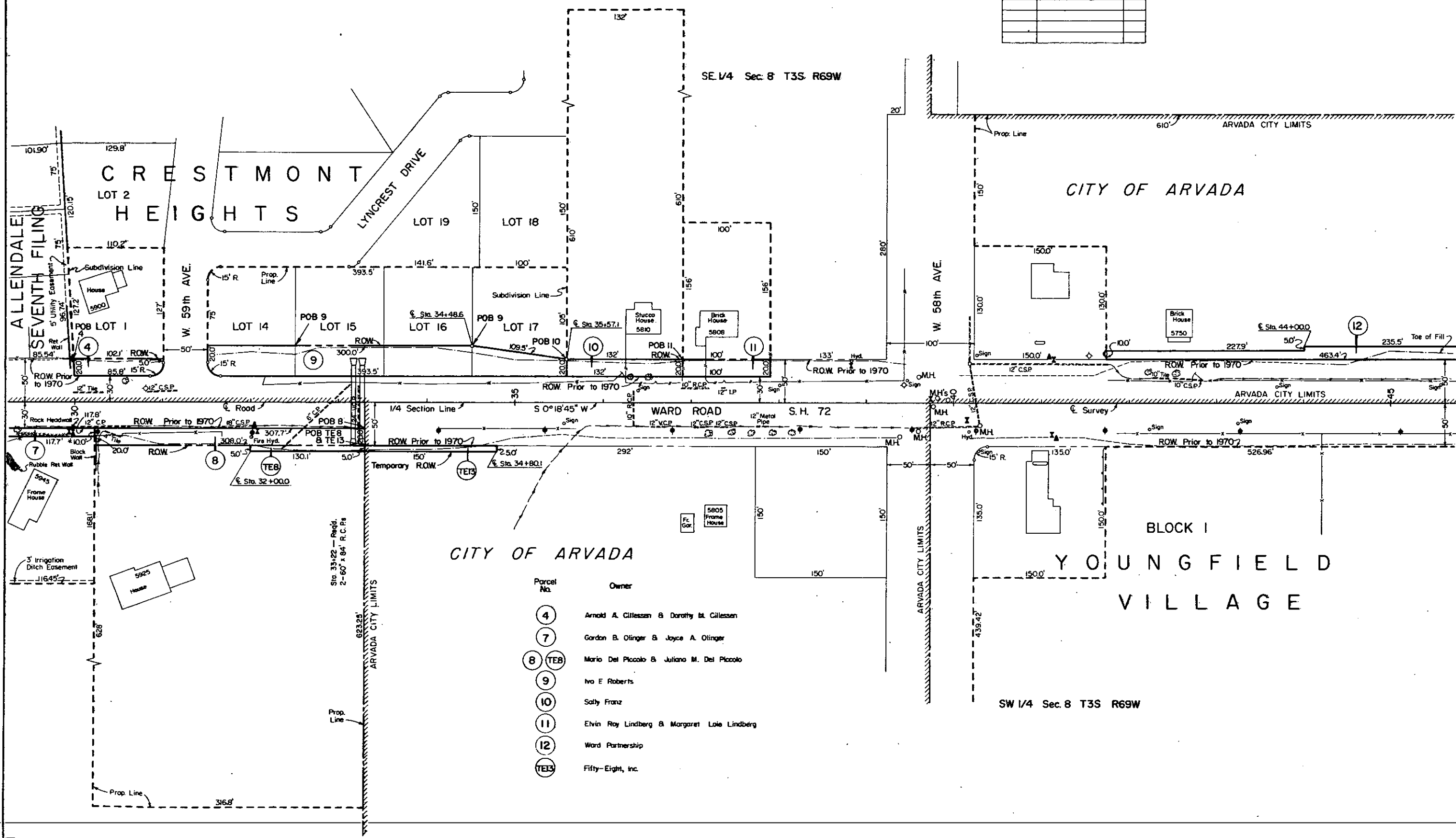
CITY OF ARVADA



| FEDERAL ROAD DISTRICT NO. | DISTRICT | PROJ. NO.            | SHEET NO. | TOTAL SHEETS |
|---------------------------|----------|----------------------|-----------|--------------|
| 9                         | COLORADO | SU 0072(4) Section I | 5         | 8            |

RIGHT OF WAY  
WARD ROAD  
W 54th Ave. - W 52nd Ave.

| REVISIONS |                           |        |
|-----------|---------------------------|--------|
| 9-27-71   | Added 2 R.C.P.s           | D.J.F. |
| 10-7-71   | Changed Parcel E-12 To 12 | V.R.   |
|           |                           |        |
|           |                           |        |
|           |                           |        |
|           |                           |        |
|           |                           |        |
|           |                           |        |

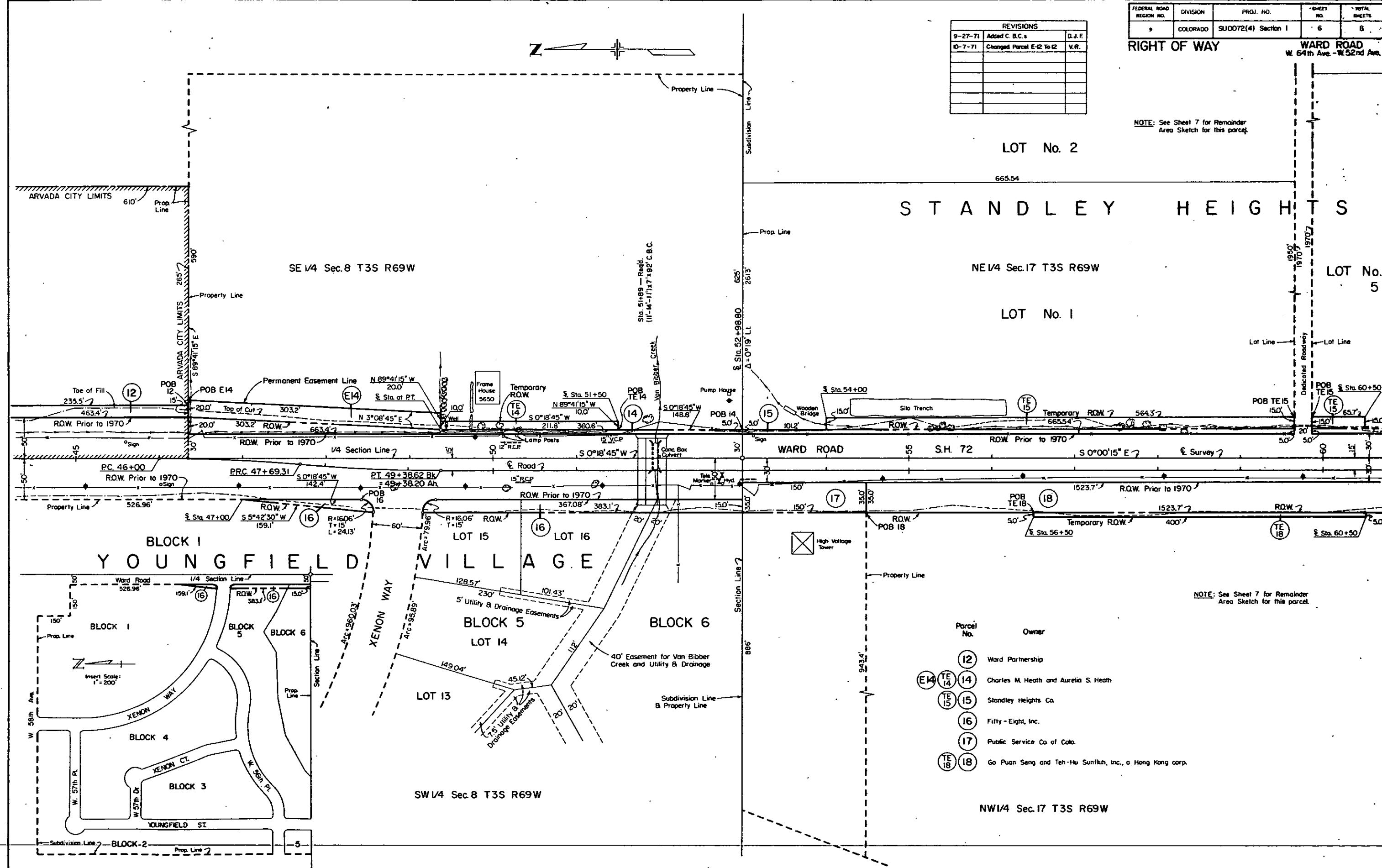


| FEDERAL ROAD REGION NO. | DIVISION | PROJ. NO.           | SHEET NO. | TOTAL SHEETS |
|-------------------------|----------|---------------------|-----------|--------------|
| 9                       | COLORADO | SU0072(4) Section 1 | 6         | 8            |

| REVISIONS |                             |        |
|-----------|-----------------------------|--------|
| 9-27-71   | Added C.B.C.s               | D.J.F. |
| 10-7-71   | Changed Parcel E-12 To E-15 | V.R.   |
|           |                             |        |
|           |                             |        |
|           |                             |        |
|           |                             |        |
|           |                             |        |

RIGHT OF WAY  
WARD ROAD  
W. 64th Ave. - W. 52nd Ave.

NOTE: See Sheet 7 for Remainder Area Sketch for this parcel.



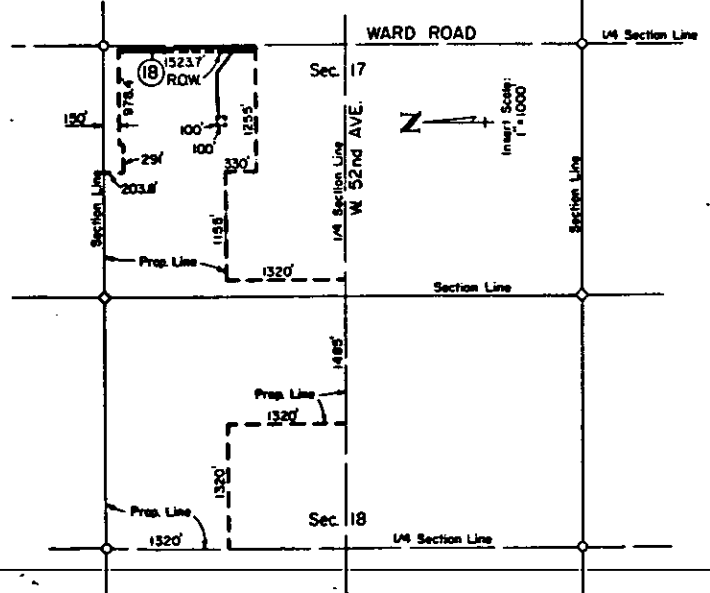
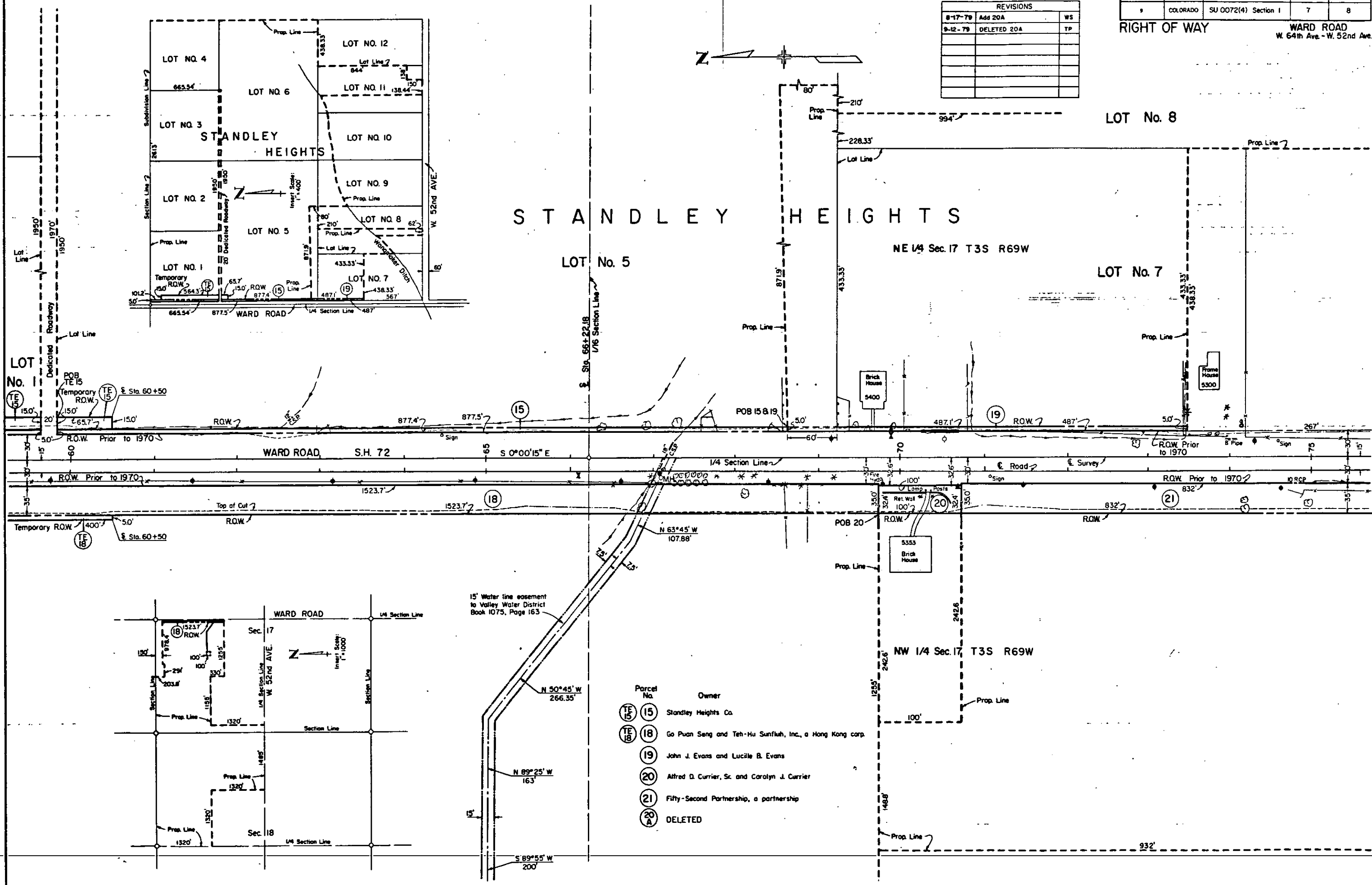
| Parcel No. | Owner                                                   |
|------------|---------------------------------------------------------|
| 12         | Ward Partnership                                        |
| 14         | Charles M. Heath and Aurelia S. Heath                   |
| 15         | Standley Heights Co.                                    |
| 16         | Fifty-Eight, Inc.                                       |
| 17         | Public Service Co. of Colo.                             |
| 18         | Go Puan Seng and Teh-Hu Sunfuh, Inc., a Hong Kong corp. |

NOTE: See Sheet 7 for Remainder Area Sketch for this parcel.

| FEDERAL ROAD REGION NO. | DIVISION | PROJ. NO.            | SHEET NO. | TOTAL SHEETS |
|-------------------------|----------|----------------------|-----------|--------------|
| 9                       | COLORADO | SU 0072(4) Section I | 7         | 8            |

| REVISIONS |             |    |
|-----------|-------------|----|
| 8-17-79   | Add 20A     | WS |
| 9-12-79   | DELETED 20A | TP |
|           |             |    |
|           |             |    |
|           |             |    |
|           |             |    |

RIGHT OF WAY WARD ROAD W 64th Ave - W 52nd Ave



| Parcel No. | Owner                                                   |
|------------|---------------------------------------------------------|
| (15)       | Standley Heights Co.                                    |
| (18)       | Go Puan Seng and Teh-Hu Sunfuh, Inc., a Hong Kong corp. |
| (19)       | John J. Evans and Lucille B. Evans                      |
| (20)       | Alfred D. Currier, Sr. and Carolyn J. Currier           |
| (21)       | Fifty-Second Partnership, a partnership                 |
| (20A)      | DELETED                                                 |

15' Water line easement to Valley Water District Book 1075, Page 163

N 50°45' W 266.35'

N 89°25' W 163'

S 89°55' W 200'

