

STATE DEPARTMENT OF HIGHWAYS

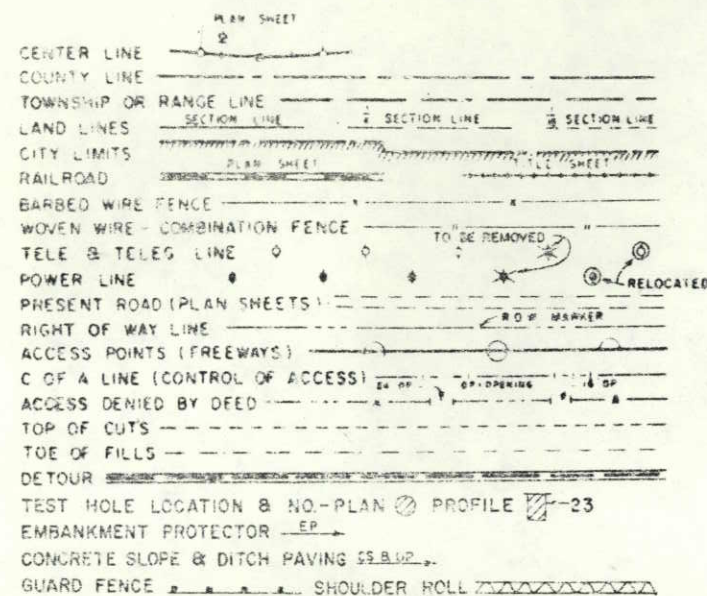
DIVISION OF HIGHWAYS—STATE OF COLORADO

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
III	COLORADO	TQFCU 157-1(1) SEC.2 QFCU 157-1(4) SEC.1	1

RIGHT OF WAY
47th STREET PARKWAY

REVISIONS	
9-25-84	Added Const. Stations
9-9-85	Added Sheet 30
1-15-88	Combine Projects into one

CONVENTIONAL SIGNS

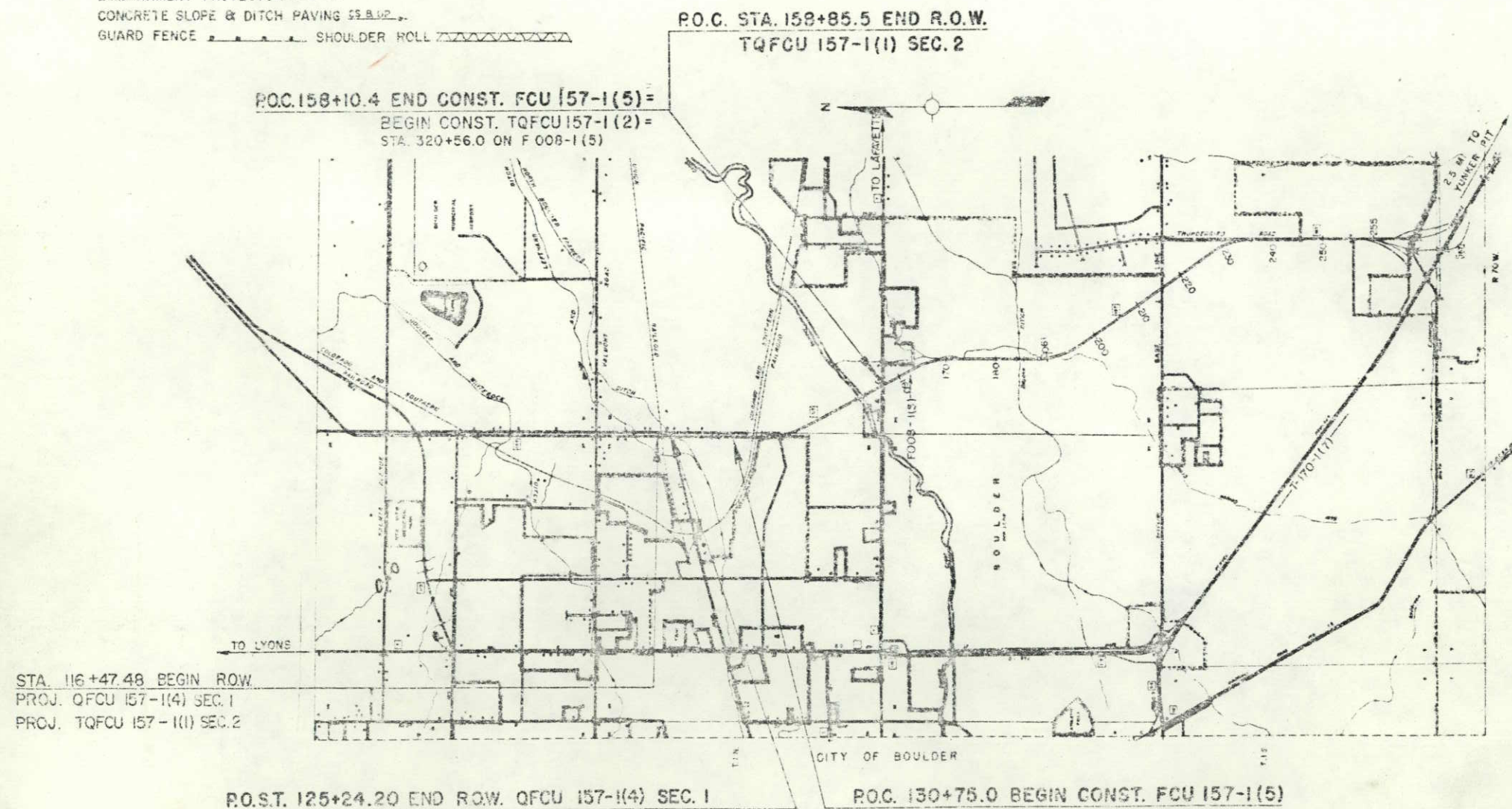


PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. TQFCU 157-1(1) SEC.2 & QFCU 157-1(4) SEC.1 STATE HIGHWAY NO. 157 BOULDER COUNTY RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS
PLAN SHEETS 1" = 50'
OWNERSHIP MAPS 1" = 200'

LENGTH OF R.O.W. IN PROJECT = 0.637 MI. (TQFCU 157-1(1) SEC.2)
LENGTH OF R.O.W. IN PROJECT = 0.166 MI. (QFCU 157-1(4) SEC.1)

INDEX OF SHEETS	
page 2	Tabulation of Properties Project QFCU 157-1(4) SEC.1
2A,2B	Tabulation of Properties Project TQFCU 157-1(1) SEC.2
3-7	Detail Sheets
8	Ownership Map



DIVISION OF HIGHWAYS	
APPROVED:	DATE
<i>[Signature]</i>	2/1/78
CHIEF ENGINEER	

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
APPROVED:	DATE
DIVISION ENGINEER	

R. O. W. TABULATION OF PROPERTIES IN BOULDER COUNTY S.H. NO.157 PROJ. QFCU 157-1(4) SEC.1

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
III	COLORADO	TQFCU 157-1(1) & QFCU 157-1(4) SEC. 2 SEC. 1	2

RIGHT OF WAY 47th STREET PARKWAY

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
				(SQ. FT.)	(SQ. FT.)	LEFT	RIGHT		
			T.1 N., R.70 W., 6th P.M.						
ER-1Rev.	UNION PACIFIC RAILROAD	121 W. 15TH ST., CHEYENNE, WYO. 82001	SW1/4 NW1/4 SEC.28	0.070	0.070	—	—	ER-1Rev.	
			SE 1/4 NE1/4 SEC.29	0.788	0.788	—	—		
				0.858	0.858	—	—		
ER-3	DELETED								
101	EDWARD M. LADLEY JR. 1/2	P.O. BOX 3225, BOULDER, COLO. 80302	LOT 1, DABNEY'S SUB.	0.369	0.369	1.34±	—	101	
	MERLIN L. KING 1/2		SW 1/4 NW1/4 SEC.28	(16,050)	(16,050)	—	—		
102	DAVID WILSON KNIGHT &	4650 TALBOT DR., BOULDER, COLORADO 80302	LOTS 1 & 2, DABNEY'S SUB.	1.639	1.639	2.92±	—	102	
	MELETA WILSON		SW 1/4 NW 1/4 SEC.28	(71,376)	(71,376)	—	—		
103	R.A. BLUMENHEIN	1445 PEARL ST., BOULDER, COLORADO 80302	SW1/4 NW1/4 SEC.28	0.437	0.437	15±	—	103	
				(19,016)	(19,016)	—	—		
105	DENNIS E. NETTESHEIM &	87 BUCKNELL CT, BOULDER, COLORADO 80302	SE1/4 NE1/4 SEC.29	0.695	0.695	—	—	105	
	RUTH C. NETTESHEIM			(30,256)	(30,256)	—	—		
106	BENJAMIN F. CHANEY &	2050 GRAPE AVE., BOULDER, COLORADO 80302	SE1/4 NE1/4 SEC.29	0.241	0.241	—	0.53±	106	
	TERRENCE P. GALLAGHER								
107	G & G ASSOCIATES	2750 7th ST, BOULDER, COLORADO 80302	SE 1/4 NE1/4 SEC.29	1.995	1.995	—	—	107	
	% RICHARD L. GRAY			(86,892)	(86,892)	—	—		
108	WILLIAM W. REYNOLDS 89.78 %	1860 VIEWPOINT RD., BOULDER, COLO. 80302	E1/2 E1/2 SEC.29	4.062	4.062	—	—	108	
	MAURICE L. GAGNON 10.22 %			(176,925)	(176,925)	—	—		
AC-110	WILLIAM W. REYNOLDS 89.78 %	1860 VIEWPOINT RD., BOULDER, COLO. 80302	SE 1/4 NE1/4 SEC.29	—	—	—	—	AC-110	ACCESS PURCHASE ONLY
	MAURICE L. GAGNON 10.22 %		LOT 2, BLOCK 2, NEW PEARL						
			INDUSTRIAL PARK						
AC-III	WILLIAM W. REYNOLDS 89.78 %	1860 VIEWPOINT RD., BOULDER, COLO. 80302	SE 1/4 NE1/4 SEC.29	—	—	—	—	AC-III	ACCESS PURCHASE ONLY
	MAURICE L. GAGNON 10.22 %		LOT 3, BLOCK 2, NEW PEARL						
			INDUSTRIAL PARK						

R. O. W. TABULATION OF PROPERTIES IN

BOULDER

COUNTY

S.H. NO. 157

PROJ.

TQFCU 157-1(1) SEC.2

FEDERAL ROAD SECTION NO.	DIVISION	PROJECT NO.	SHEET NO.
VI	COLORADO	TQFCU 157-1(1) SEC.2 QFCU 157-1(4) SEC.1	2A

RIGHT OF WAY 47th STREET PARKWAY

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
				(SQ. FT.)	(SQ. FT.)	LEFT	RIGHT		
104	CITY OF BOULDER	MUNICIPAL BUILDING.,	T.1N., R.70W., 6th P.M.	4.945	4.547	-----	-----	104	
Rev.	A MUNICIPAL CORPORATION	BOULDER, COLORADO 80302	SW1/4 NW1/4 SEC. 28	(215,414)	(198,089)	-----	-----	Rev.	
109	CITY OF BOULDER	MUNICIPAL BUILDING.,	E1/2 E1/2 SEC. 29	2.204	2.204	-----	-----	109	
	A MUNICIPAL CORPORATION	BOULDER, COLORADO		(95,988)	(95,988)	-----	-----		
AC-112	WILLIAM W. REYNOLDS 89.78%	1860 VIEWPOINT RD.,	LOT 1, BLOCK 3	-----	-----	-----	-----	AC-112	ACCESS PURCHASE ONLY
	MAURICE L. GAGNON 10.22%	BOULDER, COLORADO 80302	NEW PEARL INDUSTRIAL PARK						
			SE1/4 NE1/4 SEC.29						
113 Rev.2	WILLIAM W. REYNOLDS 89.78%	1860 VIEWPOINT RD.,	LOT 2, BLOCK 3	0.045	0.045	-----	-----	113 Rev.2	
	MAURICE L. GAGNON 10.22%	BOULDER, COLORADO 80302	NEW PEARL INDUSTRIAL PARK	(1,965)	(1,965)	-----	-----		
			E1/2 E1/2 SEC. 29						
114	DELETED								
115 Rev.	PEARL EAST COMPANY	3216 ARAPAHOE AVE. BOX 1666	NW1/4 SW 1/4 SEC.28	1.450	1.450	36.36	-----	115 Rev.	
	A COLORADO CORPORATION	BOULDER, COLORADO 80306		(63,163)	(63,163)	-----	-----		
116 Rev.	COMMANDER LEASING CO.,	305 W. 56TH AVE.	NE 1/4 SE 1/4 SEC.29	1.914	1.914	-----	2.19 ±	116 Rev.	
	A PARTNERSHIP	DENVER, COLORADO 80216							
117	VERGYL H. RENYOLDS & RUTH E. RENYOLDS	1966 13TH ST.	NE1/4 SE1/4 SEC. 29	0.988	0.988	-----	1.021	117	
		BOULDER, COLORADO 80302		(43,051)	(43,051)	-----	(44,479)		
118	DELETED							118	
119	EASTPARK,	4994 CLUBHOUSE DR.	LOT 9 & OUTLOT "A"	3.428	3.428	27 ±	-----	119	
	A GENERAL PARTNERSHIP	BOULDER, COLORADO 80302	EASTPARK III	(149,330)	(149,330)	-----	-----		
119A	EASTPARK,	4994 CLUBHOUSE DR.	LOT 10 EASTPARK III	0.337	0.337	-----	0.543	119A	
	A GENERAL PARTNERSHIP	BOULDER, COLORADO 80302	NW1/4 SW1/4 SEC.28	(14,663)	(14,663)	-----	(23,650)		
120	EASTPARK,	4994 CLUBHOUSE DR.	OUTLOT "B"	2.203	2.203	-----	-----	120	
	A GENERAL PARTNERSHIP	BOULDER, COLORADO 80302	EASTPARK						
			W1/2 SW1/4 SEC.28						
120A	EASTPARK,	4994 CLUBHOUSE DR.	OUTLOT "C" EASTPARK	0.190	0.190	-----	-----	120 A	
	A GENERAL PARTNERSHIP	BOULDER, COLORADO 80302	SW1/4 SW1/4 SEC.28	(8267)	(8267)	-----	-----		
AC-121	VINTON A. BAYNE &	2710 15TH ST.	LOTS 7 & 8 BLOCK 2	-----	-----	-----	-----	AC-121	ACCESS PURCHASE ONLY
	ALICE V. BAYNE	BOULDER, COLORADO	EASTPARK II, SW1/4 SW1/4 SEC.28						
122	CITY OF BOULDER	MUNICIPAL BUILDING	SW1/4 SW1/4 SEC.28	0.104	0.104	-----	-----	122	
	A MUNICIPAL CORPORATION	BOULDER, COLORADO 80302		(4,530)	(4,530)	-----	-----		

REVISIONS

3-24-80

Deleted 118, 114

W

7-14-80

Name Change Par. 115

W

10-6-80

Rev. 15

T

1/21/85

Combine parcels

E

REVISIONS		
3-24-80	Deleted 118, 114	WS
7-14-80	Name Change Par. 115	WS
10-6-80	Rev. 15	TP
1/21/85	Combine projects	E.M.

TQFCU 157-1(I) SEC.2

RIGHT OF WAY 47th STREET PARKWAY

FR-1
Δc = 46°00'00" Lt.
Dc = 8°00'
Tc = 304.01'
Lc = 575.00'
Rc = 716.20

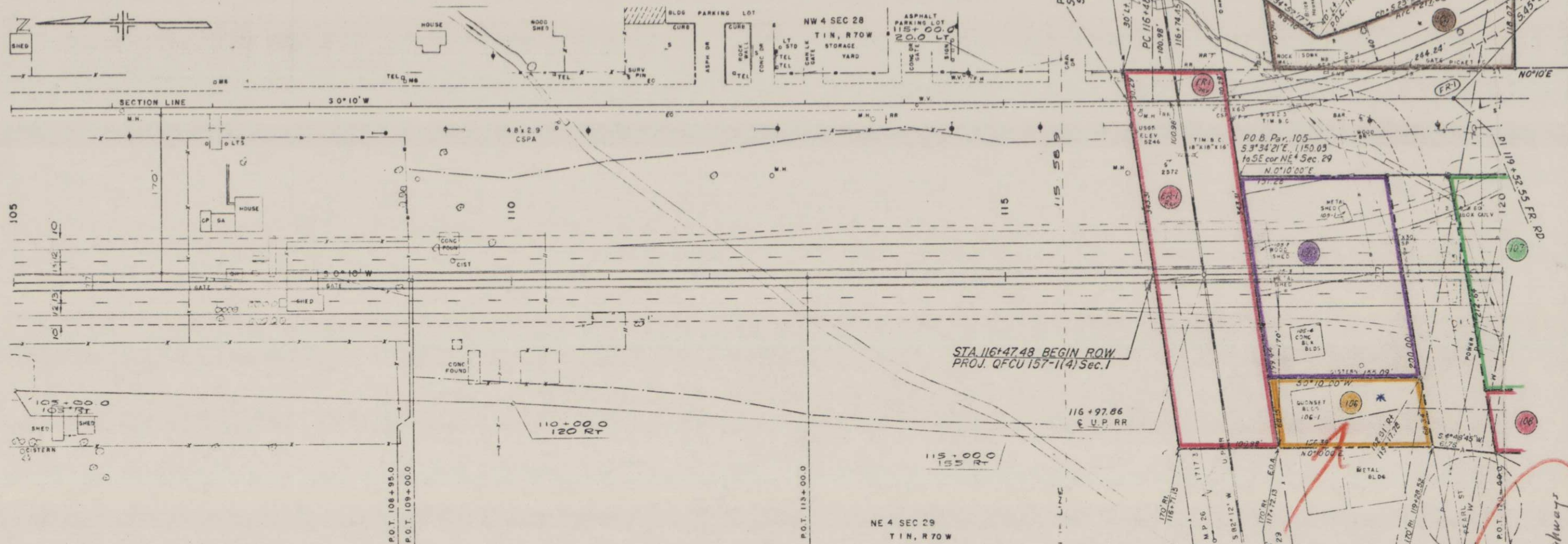
FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
3	COLORADO	TOFCU 157-11(4) SEC. 2 QFCU 157-11(4) SEC. 1	3	8

REVISIONS		
DATE	BY	NOTE
2/9/83	ADD E-124 & E-125 & NOTE	DM
1-21-85	Combine projects	EM

(DEED IN FILE)

UNION PACIFIC RAILROAD

EDWARD M. LADLEY JR. 1/4
MERLIN L. KING 1/4



DENNIS E. NETTESHEIM &
RUTH C. NETTESHEIM

BENJAMIN F. CHANEY &
TERRENCE P. GALLAGHER
(NOT PURCHASED)

G & G ASSOCIATES

WILLIAM W. REYNOLDS

NOTE: SEE SHEET 3A FOR DETAIL
ON PARCELS E-124 & E-125

COLORADO DEPARTMENT OF HIGHWAYS TO
NORTH BOULDER FARMERS DITCH COMPANY

NORTH BOULDER FARMERS DITCH COMPANY

Public Gas Line
Abandon
Service Gas Line
Quit Claimed to Highways

T. 1 N., R. 70 W., 6th P.M.

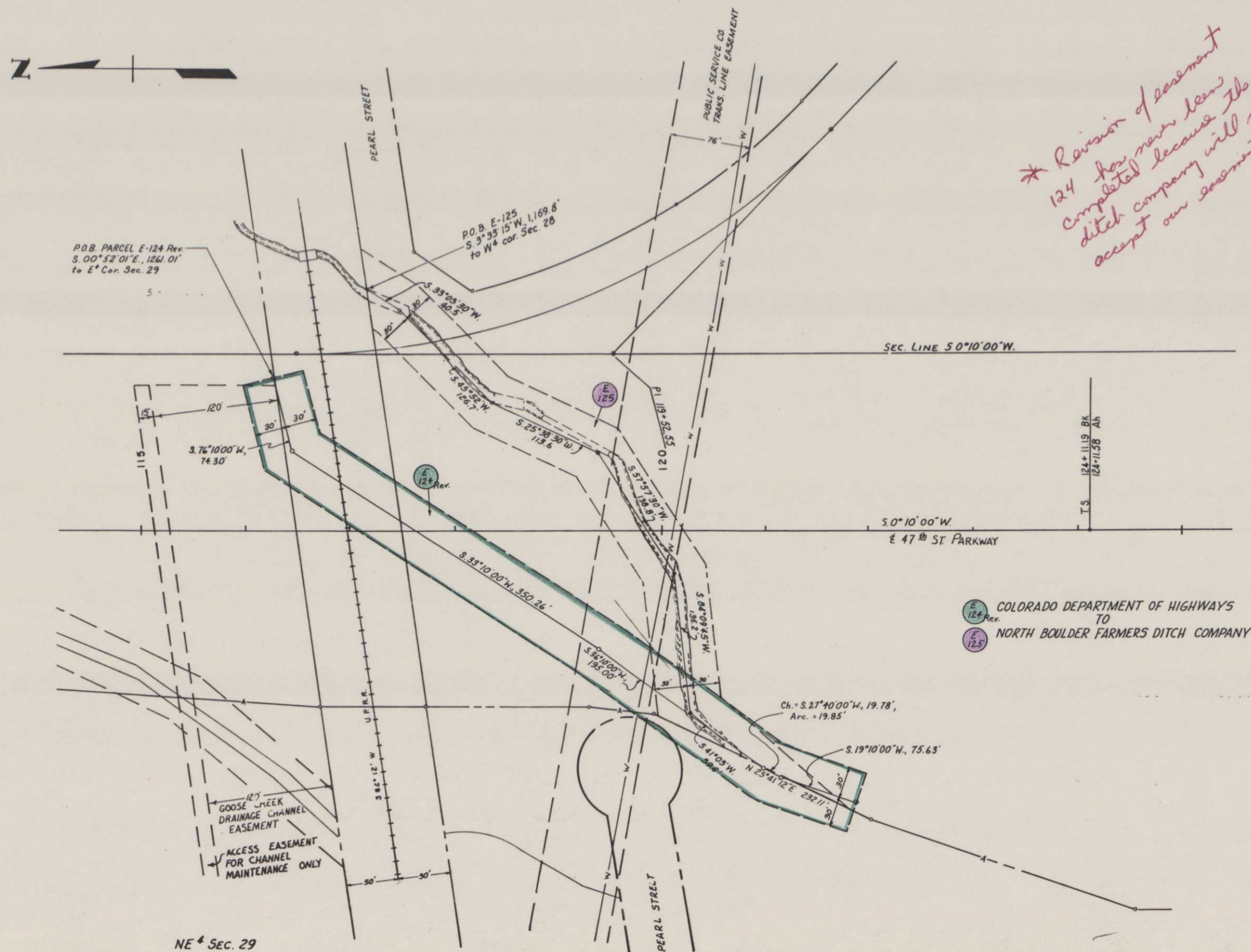
NW ⁴ SEC. 28

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
<u>VII</u>	COLORADO	TQFCU 157-1(1) SEC2 QFCU 157-1(4) SEC.1	3 A	8

RIGHT OF WAY		REVISIONS	
47th ST. PARKWAY		8-83	Add E-124 & E-125
		9/9/83	Add NOTE
		1-23-85	Combine projects
		11-12-86	Rev Parcel E-124

RIGHT OF WAY
47th ST. PARKWAY

* Revision of assessment
124 has never been
completed because the
ditch company will not
accept our assessment form

NE⁴ SEC. 29

E 124 Rev. COLORADO DEPARTMENT OF HIGHWAYS
 TO
 E 125 NORTH BOULDER FARMERS DITCH COMPANY

	P-1	FR-1	FR-2	FR-3	FR-4
Δc	29°26'33" Rt.	46°00'00" Lt.	64°20'00" Rt.	41°30'00" Lt.	31°00'25" Rt.
Dc	4°46'28.7"	8°00'	38°11'49.9"	9°30'00"	9°30'00"
Tc	315.29'	304.01'	94.34'	228.50'	167.30'
Lc	616.64'	575.00'	168.42'	436.84'	326.39'
Rc	1,200.00'	716.20'	150.00'	603.11'	603.11'

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	TOFCU 157-1(1) SEC. 2 QFCU 157-1(4) SEC. 1	4	8

REVISIONS		
3-24-60	Deleted ER-3, 114	WS
7-14-60	Name Change Par. 115	WS
10-5-60	Rev 105	J.P.
10-6-60	Rev 104 B Add TE-104	J.S.
2-25-61	Rev TE-104, Add detail "A"	J.S.
9-23-61	Added Bridges, Bikepath, Const. Sta.	D.J.F.
4-10-60	Rev Frontage Rd.	E.M.
1-21-65	Combine Projects	E.M.



NOTE: See detail "A" of TE-104 Rev.

SW 1/4 Sec. 28
T.1 N., R. 70 W.

NW 1/4 Sec. 28
T.1 N., R. 70 W.

Detail "A"

Ls=400'
Gs=4°00'
Lt=266.74'
St=133.4'

$\Delta = 27°46'00"$ Lt.
 $Ts = 908.62'$
 $Dc = 19°46'00"$
 $Dc = 2°00'$
 $Tc = 499.13'$
 $Lc = 988.33'$
 $Rc = 2,864.79'$

DELETED 114 115
PEARL EAST COMPANY
A COLORADO CORPORATION
3216 ARAPAHO AVENUE
PO BOX 1666
BOULDER CO. 80306

NOTE: PARCELS 102 & 103 REFER TO PROJ. QFCU 157-1(4)

EQUA.

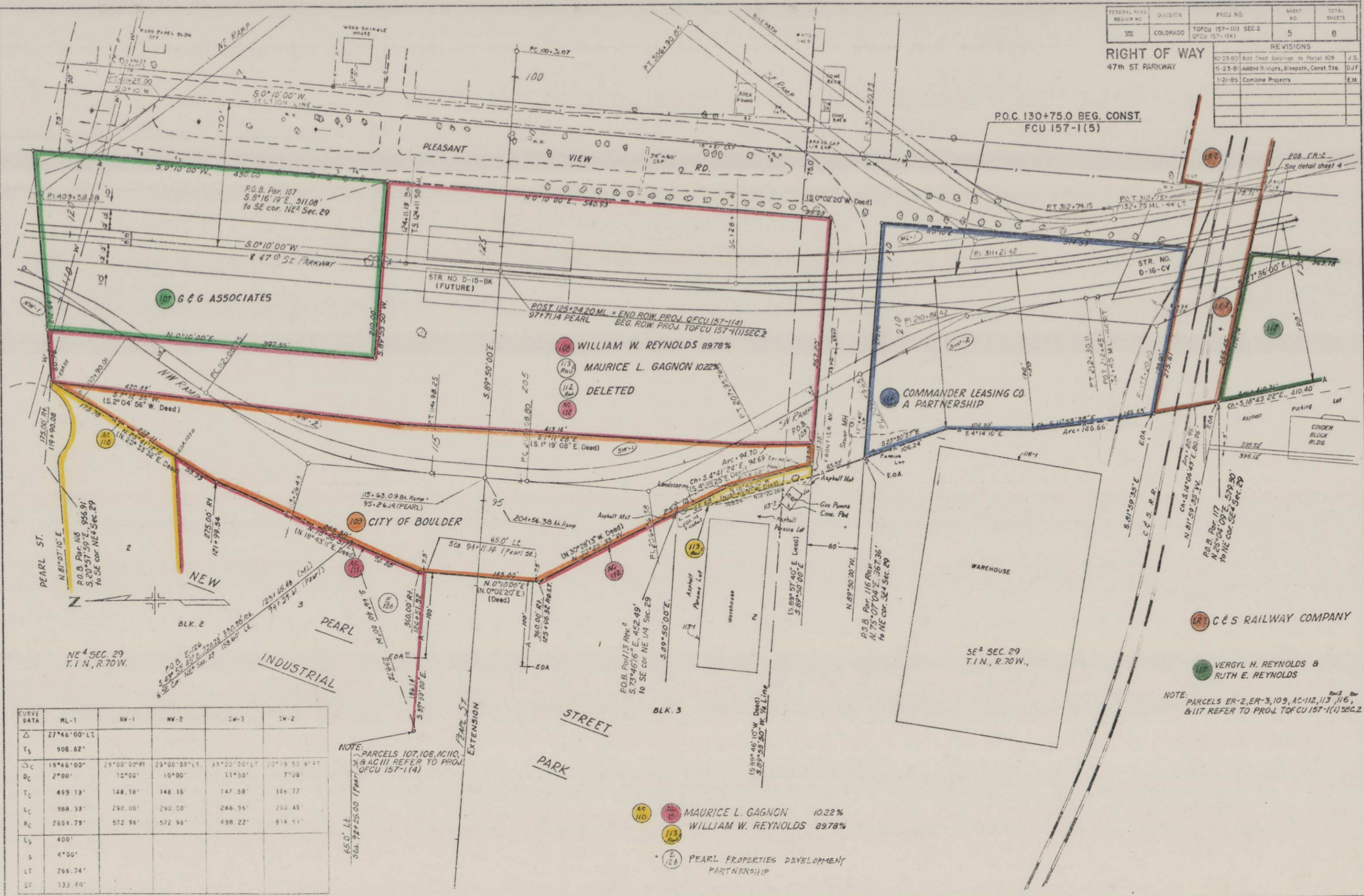
125+24.20 POST MI = END ROW PROJ. QFCU 157-1(4)
57+71.14 POST PEARL BEG. ROW PROJ. TOFCU 157-1(1) SEC. 2

P.O.C. 130+75.0 BEGIN CONST.
FCU 157-1(5)

C&S RAILWAY COMPANY
DELETED

P.O.B. FR-2
N. 0°10'00" E. 555.95' to NW cor. SW 1/4 Sec. 28
S. 83°23'25" E. 2,039.83' to M.P. 27

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	TOFCU 157-1(1) SEC. 2 GFCU 157-1(4)	5	8
REVISIONS				
NO. 29-80	ADD DEED BEARINGS TO PARCEL 109	J.S.		
9-23-81	ADDED BRIDGES, BIKEPATH, CONST. STA.	D.J.F.		
1-21-85	COMBINE PROJECTS	E.M.		



CURVE DATA	ML-1	NW-1	NW-2	SW-1	SW-2
Δ	27°46'00" LT				
T_s	908.62'				
Δ_c	19°46'00"	29°00'00" RT	29°00'00" LT	33°00'00" LT	20°19'53.6" RT
D_c	2°00'	10°00'	10°00'	11°30'	7°00'
T_c	499.13'	148.16'	148.16'	147.58'	146.77'
L_c	988.33'	290.00'	290.00'	286.96'	290.45'
R_c	2854.79'	572.96'	572.96'	498.22'	516.51'
L_s	400'				
S	4°00'				
L_T	266.74'				
S_T	133.40'				

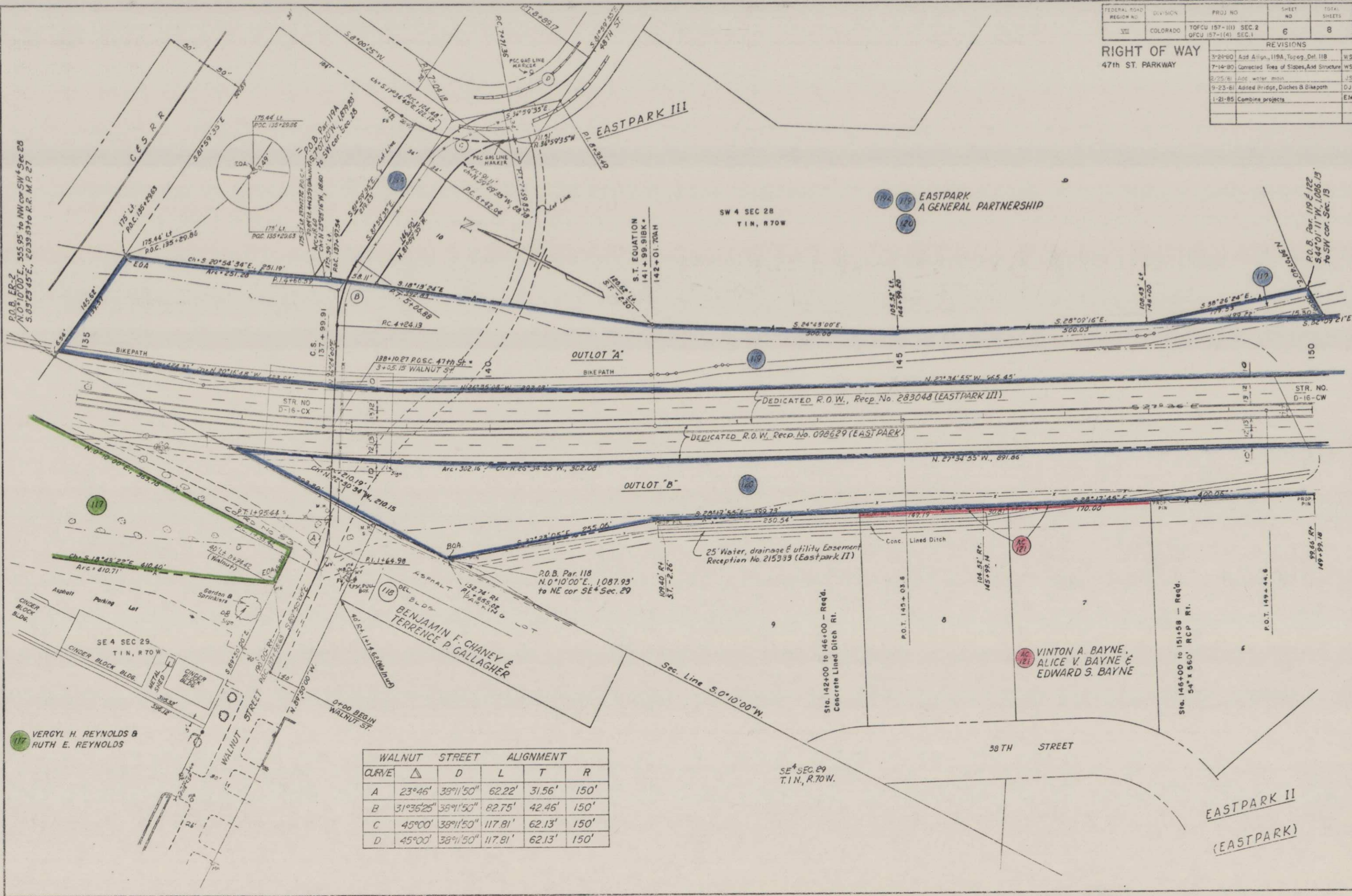
NOTE: PARCELS 107, 108, AC10, AC11, AC12, AC13, AC14, AND AC15 REFER TO PROJ. TOFCU 157-1(4)

- AC 110 MAURICE L. GAGNON 10.22%
- AC 111 WILLIAM W. REYNOLDS 89.78%
- AC 112 DELETED
- AC 113 DELETED
- AC 114 DELETED
- AC 115 DELETED
- AC 116 DELETED
- AC 117 DELETED
- AC 118 DELETED
- AC 119 DELETED
- AC 120 DELETED
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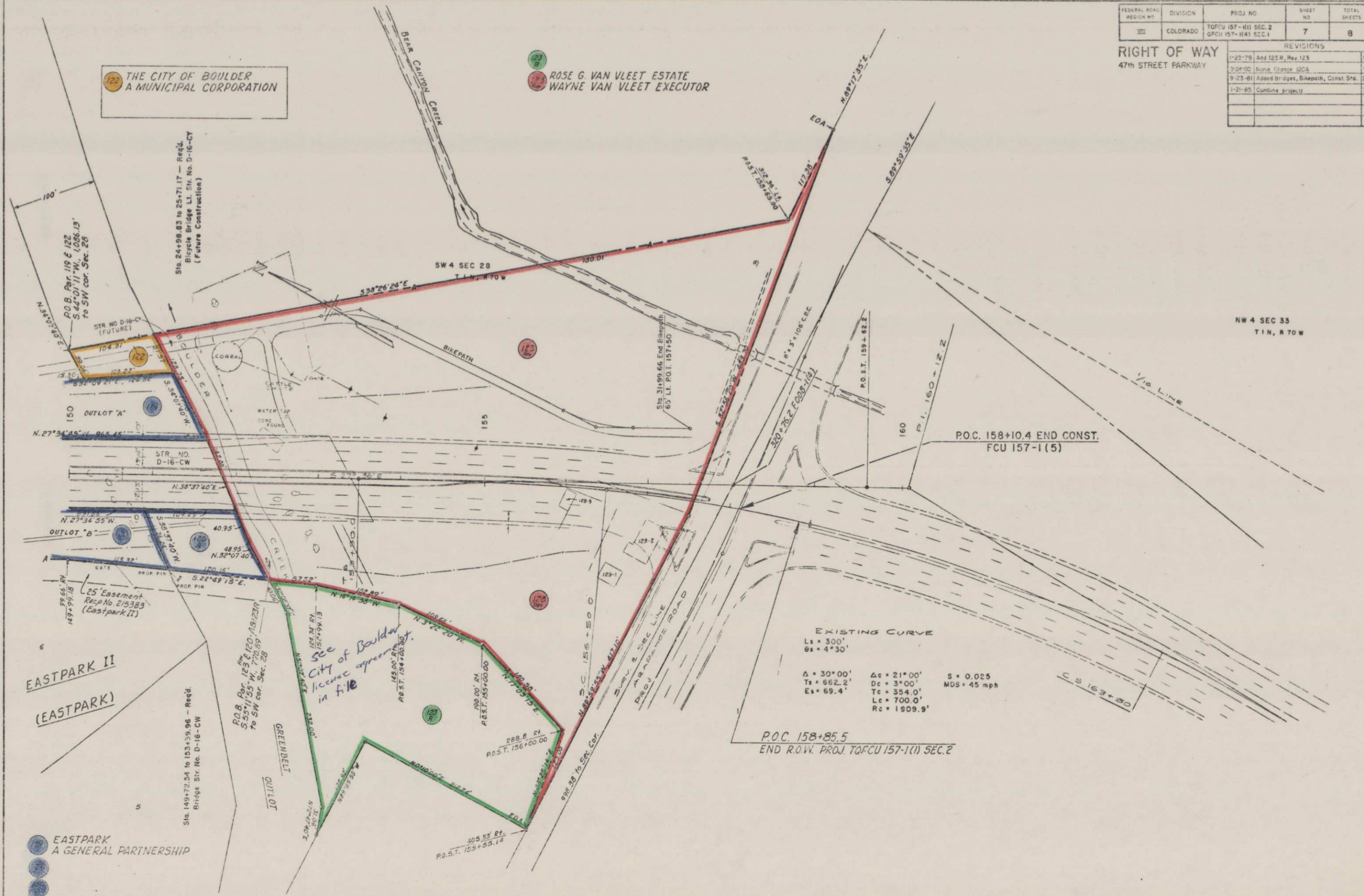
FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
31	COLORADO	TOPCU 157-1(1) SEC. 2 QFCU 157-1(4) SEC. 1	6	8

RIGHT OF WAY
47th ST. PARKWAY

REVISIONS		
3-24-80	Add Align., 119A, Topog. Del. 118	WS
7-14-80	Corrected Ties of Slopes, Add Structure	WS
8-25-81	Add water main	JS
9-23-81	Added Bridge, Ditches & Bikeway	DJF
1-21-85	Combine projects	EM



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	TQFCU 157-1(1) SEC. 2 QFCU 157-1(4) SEC. 1	7	8
RIGHT OF WAY 47th STREET PARKWAY				
REVISIONS				
1-23-79	Add 123 R, Rev. 123			WS
3-28-80	Name Change 120A			WS
9-23-81	Add Bridges, Bikepath, Const. Sta.			DJF
1-21-85	Combine projects			EM



T. 1 N., R. 70 W.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	TOPCU 157-1(1) SEC. 2 QFCU 157-1(4) SEC. 1	8	8

RIGHT-OF-WAY
47th STREET PARKWAY
OWNERSHIP MAP
ORIGINAL SCALE: 1" = 200'

REVISIONS	
1-2275 Add 123 R, Rev. 123	WS
4-10-80 Add Walnut St. frontage road Align	WS
3-9-83 Add E-124, E-125, & NOTE	D.M.
1-2275 Add 123 R, Rev. 123	—
3-24-80 Add 119 A, Align, Del. ER-3, 84, 18	—
— Name Change 120 A	—
7-14-80 Name Change 115	—
10-1-80 Rev. 115	—
10-15-80 Rev. 104, Add TE 104	—
2-25-81 Rev. TE 104	—
9-9-83 Added E-124 & E-125	—
1-15-85 Combine projects into one	E.M.
11-12-85 Rev. Parcel, E-124	D-4

NOTE:
PARCELS ER-1, 101, 102, 103, 105, 106, 107,
108, AC 110 & AC 111 & E-124, E-125, REFER
TO PROJECT QFCU 157-1(4) SEC. 1

* Revision of easement
124 has never been
completed because the
ditch company will
not accept our
easement form.

NOTE:
PARCELS ER-2, ER-3, 117, 118, 119, 120, 119A,
120A, AC 121, 122, 123, 123 R, 104, 109,
AC 112, 113, 114, 115, 116* REFER TO
PROJ. TOPCU 157-1(1) SEC. 2

NOTE:
PARCELS E-124 & E-125 REFER TO
PROJ. TOPCU 157-1(1) SEC. 2

122 THE CITY OF BOULDER
A MUNICIPAL CORPORATION
BOULDER, COLO. 80302
100' strip SW 1/4 Sec. 28
Exc: drainage & util. ease,
110' R.O.W. ease.
Greenbelt Outlot Eastpark II

119 EASTPARK
A GENERAL PARTNERSHIP
4994 CLUBHOUSE DR.
BOULDER, COLO. 80301
Pt. SW 1/4 Sec. 28

AC 121 VINTON A. BAYNE,
ALICE V. BAYNE &
EDWARD S. BAYNE
2710 15 ST.
BOULDER, COLO. 80302
Lots 7 & 8 Bk. 2 Eastpark II

118 BENJAMIN F. CHANEY &
TERRENCE P. GALLAGHER
2050 GRAPE AVE.
BOULDER, COLO. 80302
Tr. in NE 1/4 Sec. 29

116 COMMANDER LEASING CO.
A PARTNERSHIP
305 W 56TH AVE.
DENVER, COLO. 80216
Tr. in NE 1/4 Sec. 29
Subj. to:
Lease to Nyrtes Corp. 04516
Utility Ease. 706197
Sidewalk Ease. 07654, 07655

117 VERGYL H. REYNOLDS &
RUTH E. REYNOLDS
1966 13 ST.
BOULDER, COLO. 80302
Pr. of NE 1/4 Sec. 29
Exc: Ease. for 15' Irrig &
Drainage Ditch

POST 125+24.20 END ROW PROJ.
QFCU 157-1(4) SEC. 1 BEGIN ROW PROJ.
TOPCU 157-1(1) SEC. 2

STA. 116+47.48 BEGIN ROW.
PROJ. QFCU 157-1(4) SEC. 1

ER 1 UNION PACIFIC RAILROAD
121 W. 15TH ST.
CHEYENNE, WYO. 82001

ER 2 C&S RAILWAY COMPANY
1900 EXECUTIVE TOWER
1405 CURTIS ST.
DENVER, COLO. 80202

101 EDWARD M. LADLEY JR. 1/2
MERLIN L. KING 1/2
P.O. BOX 3225
BOULDER, COLO. 80302
Pt. of Lot 1 Dabney's Sub.

102 DAVID WILSON KNIGHT &
MELETA WILSON
4650 TALBOT DR.
BOULDER, COLO. 80302
S. 290' Lot 1 & S. 290' of
W. 315' Lot 2 Dabney's Sub.

103 MAURICE L. GAGNON 1022 1/2
WILLIAM W. REYNOLDS 8978 1/2
Lot 2 Bk. 3, Lots 1 & 2 Bk. 2
New Pearl Indust. Park
Exc. Ease. & R.O.W. 186087,
186088, 198006, 198789, 204326,
& Ease. & R.O.W. shown on Plat.

106 BENJAMIN F. CHANEY &
TERRENCE P. GALLAGHER
2050 GRAPE AVE.
BOULDER, COLO. 80302
Tr. in NE 1/4 Sec. 29

103 R.A. BLUMENHEIN
1445 PEARL ST.
BOULDER, COLO. 80302
Pt. S. 372.5' N 1/4 Sec. 28
Exc: R.O.W. 913857, 8.511 R540

105 DENNIS E. NETTESHEIM &
RUTH C. NETTESHEIM
87 BUCKNELL CT.
BOULDER, COLO. 80302
Par. in SE 1/4 NE 1/4 Sec. 29

107 G.E.G. ASSOCIATES
% RICHARD L. GRAY
2750 7TH ST.
BOULDER, COLO. 80302
Pt. SE 1/4 NE 1/4 Sec. 29
Subj. to:
R.O.W. for Trans. Line
R.O.W. for Water Line

104 CITY OF BOULDER
A MUNICIPAL CORPORATION
MUNICIPAL BLDG.
BOULDER, COLO. 80302
Par. in SE 1/4 NE 1/4 NE 1/4 Sec. 29,
Tr. in NW 1/4 Sec. 28

108 WILLIAM W. REYNOLDS 58978 1/2
1860 VIEWPOINT RD.
BOULDER, COLO. 80302
Tracts in E 1/4 Sec. 29
Exc: Ease. & R.O.W. 216677 &
Ease. & R.O.W. shown on Plat.

109 MAURICE L. GAGNON 1022 1/2
WILLIAM W. REYNOLDS 8978 1/2
Lot 2 Bk. 3, Lots 1 & 2 Bk. 2
New Pearl Indust. Park
Exc. Ease. & R.O.W. 186087,
186088, 198006, 198789, 204326,
& Ease. & R.O.W. shown on Plat.

114 PEARL EAST COMPANY
A COLORADO CORPORATION
3216 ARAPAHOE AVE.
BOX 1666 BOULDER,
COLORADO, 80306
N 1/4 SW 1/4 SEC. 28

123 ROSE G. VAN VLEET EST.
WAYNE VAN VLEET EXC.
66 S. CHERRYVALE RD.
BOULDER, COLO. 80302
Pt. of SW 1/4 Sec. 28

P.O.C. 158+85.5 END R.O.W.
PROJ. TOPCU 157-1(1) SEC. 2

P.L. 160+12.2
S. 80' 00"

P.L. 160+12.2
S. 80' 00"

P.L. 160+12.2
S. 80' 00"

P.L. 160+12.2
S. 80' 00"

P.L. 160+12.2
S. 80' 00"

P.L. 160+12.2
S. 80' 00"

P.L. 160+12.2
S. 80' 00"