

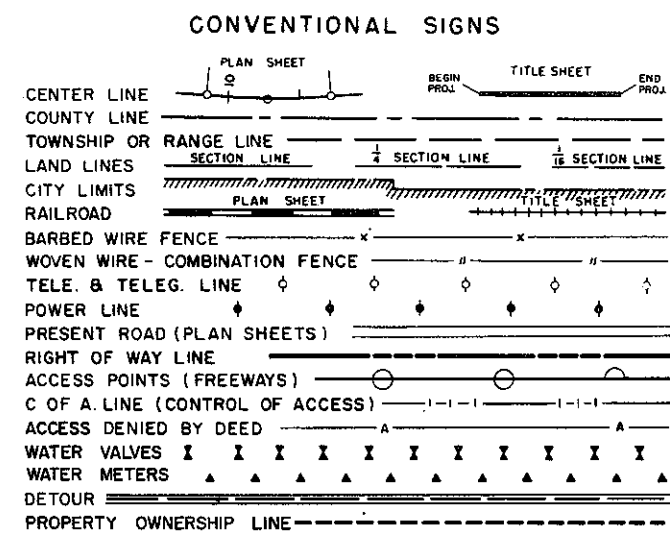
TITLE SHEET

DEPARTMENT OF HIGHWAYS
STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
9	COLORADO	U038-1(1) Section 1	1

RIGHT OF WAY

SHERIDAN BLVD
52nd. Ave - 80th. Av
Section 1 52nd Ave. - 64th



RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. U038 - 1(1), SECTION 1
STATE HIGHWAY NO. 95
ADAMS & JEFFERSON COUNTIES
RIGHT OF WAY

SHEET NO.

1
2- 3
4- 9
10-15

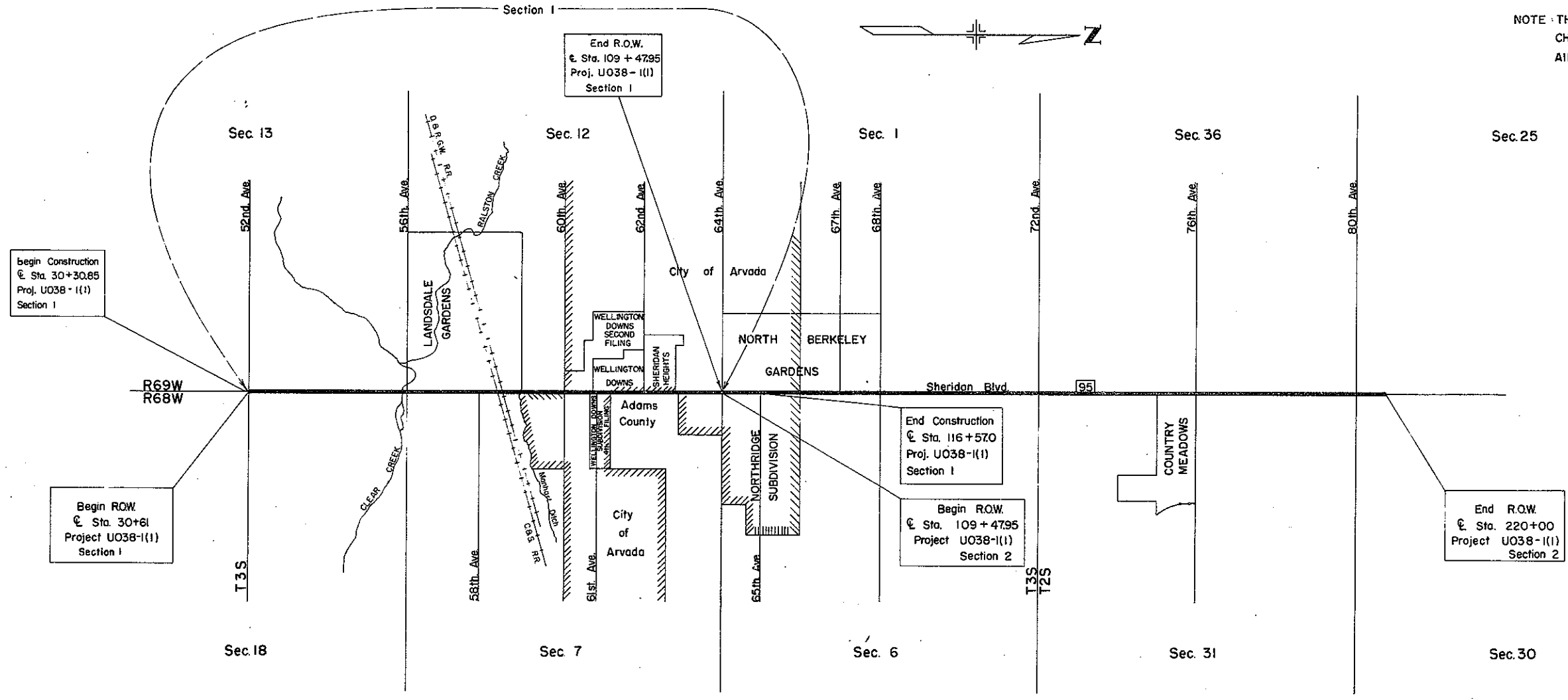
INDEX OF SHEETS

TITLE SHEET
TABULATION OF PROPERTIES
PLAN & PROFILE SHEETS SHOWING
RIGHT OF WAY REQUIRED
PRELIMINARY OWNERSHIP MAPS

INFORMATION OBTAINED FROM AVAILABLE COUNTY RECORDS

SCALES OF ORIGINAL DRAWINGS
ON PLAN, 1" = 50'
ON PROFILE 1" = 50' HORIZONTAL
1" = 5' VERTICAL
GRADE LINE ON PROFILE IS SHOWN AS GRADE OF FINISHED ROAD
LENGTH OF PROJECT = 3.587 MILES (R.O.W.)

NOTE: THIS PROJECT CALCULATED AND
CHECKED BY FIELD FORCES
ALL BEARINGS ARE CALCULATED



REVISIONS

NO.	DATE	DESCRIPTION

Revision 7/30/2025 by DMC
disposal of a portion of parcel 4-
4-EX

MAG

R. O. W. TABULATION OF PROPERTIES IN JEFFERSON & ADAMS COUNTIES S.H. NO. 95 PROJ. U038-1(1) SECTION 1

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	U038-1(1) Section 1	2	15

RIGHT OF WAY Sheridan Blvd. 52nd Ave. - 80th Ave.
Section 1 62nd Ave. - 64th Ave.

PARCEL NO.	OWNER	HOME ADDRESS	LOCATION ALL IN 6th PM.	AREA IN SQ. FT.		SQ. FT. ±	PURCHASE DATA					REVISIONS
				PARCEL	TO BE ACQUIRED		LAND.	IMPROV'M'TS	DAMAGE	TOTAL	DATE	
1	H.W. Trolander	3205 Fenton St., Denver, Colo.	NE 1/4 Sec. 13 T3S R69W	1,693	1,693	LT 221,801						
	Parcel Address	5255 Sheridan Blvd.										
2	Towerland Leasing Corporation	2243 W. 32nd. Ave., Denver, Colo.	NW 1/4 Sec. 18 T3S R68W	2,416	2,416	RT 122.8A						
	Parcel Address	5200 Sheridan Blvd.										
E2	" " "	" " "		40,554	40,554	RT 109.3A						
3	Tennessee Production Co.	E. 16th Ave. & Grant St., Denver, Colo.	Lot 15, Landsdale Gardens	14,410	14,410	LT 17,330						
	Parcel Address	5605 Sheridan Blvd., Arvada, Colo.										
4	Glenn A. & Isabel M. Solomon	5685 Sheridan Blvd., Arvada, Colo.	Lots 14 & 15 Landsdale Gardens	19,212	19,212	LT 155,788						
parcel 4-EX	CDOT to MY PHUONG THI NGUYEN											disposal per Quitclaim Deed 2025046800;
5	George & Ruth Goralnik & Gloria Rudden	4409 W. 52nd. Ave., Denver, Colo.	SW 1/4 Sec. 7 T3S R68W	136,279	136,279	RT 872,125						
E5	" " " " " " "	" " " " " " "	NW 1/4 Sec. 18	3168	3168							Permanent Easement
6	Mary Kubot	5108 W. 58th. Ave., Arvada, Colo.	SW 1/4 Sec. 7 T3S R68W	37,159	37,159	RT 171,869						
7	Clarence O. & Maxine E. Cherry	5800 Sheridan Blvd., Arvada, Colo.	SW 1/4 Sec. 7 T3S R68W	75,136	75,136	RT 307,022						
ER8 Rev	Colo. & Southern Railway Co.	509 17th St., Denver, Colo.	SW 1/4 Sec. 7 T3S R68W	13,662	13,662							Permanent Easement
ER9 Rev	Denver & Rio Grande Western RR Co.	1531 Stout St., Denver, Colo.	SW 1/4 Sec. 7 T3S R68W	20,700	20,700							Permanent Easement
10	The 5910 Corporation	5910 Sheridan Blvd., Arvada, Colo.	SW 1/4 Sec. 7 T3S R68W	43,683	43,683	RT 166,436						
11	Sheldon I. Perotin	C/o First Finance Co. Symes Bldg., Denver, Colo.	SW 1/4 Sec. 7 T3S R68W	68,371	68,371	RT 465,918						
11A	Sheldon I. Perotin	C/o First Finance Co. Symes Bldg., Denver, Colo.	SW 1/4 Sec. 7 T3S R68W	9,903	9,903	RT 465,918						
12	John & Guy A. Minshall	3910 Ammons St., Wheatridge, Colo.	SW 1/4 Sec. 7 T3S R68W	56,742	56,742	RT 47,258						
13	John Stuart Stephens	5998 Sheridan Blvd., Arvada, Colo.	SW 1/4 Sec. 7 T3S R68W	23,436	23,436	RT 10,449						
14	Roy & Violet Nishimura	7580 Kline Dr., Arvada, Colo.	NW 1/4 Sec. 7 T3S R68W	3,766	3,766	RT 399,610						
15	City of Arvada		NW 1/4 Sec. 7 T3S R68W	12,400	4,960	0						
16	Phoebe M. Sasano	6050 Sheridan Blvd., Arvada, Colo.	NW 1/4 Sec. 7 T3S R68W	2,506	2,506	RT 75,014						
17	Nels T. & Opal Anderson	6100 Sheridan Blvd., Arvada, Colo.	Tract B Wellington Downs Subdivision 4th Filing	3,000	3,000	RT 43,000						
18	K. R. & Roxie T. Gillespie	5999 Sheridan Blvd., Arvada, Colo.	SE 1/4 Sec. 12 T3S R69W	34,348	34,348	LT 502,403						
19	Security Abstract Co.	1597 Wadsworth Blvd., Lakewood, Colo.	Lot 81, 82, & 83 Wellington Downs Second Filing	4,253	4,253	LT 21,885						
20	City of Arvada		Lot 85 Wellington Downs Second Filing	1,104	1,104	LT 2,544						
20A	City of Arvada		Lot 86, 87, 88, & 89 Wellington Downs	3,600	3,600	LT 7,950						
20B	City of Arvada		Lot 91, 92, 93, 94, 95, & 96 Wellington Downs	5,241	5,241	LT 11,891						

Dist 6

Aug 2 1955

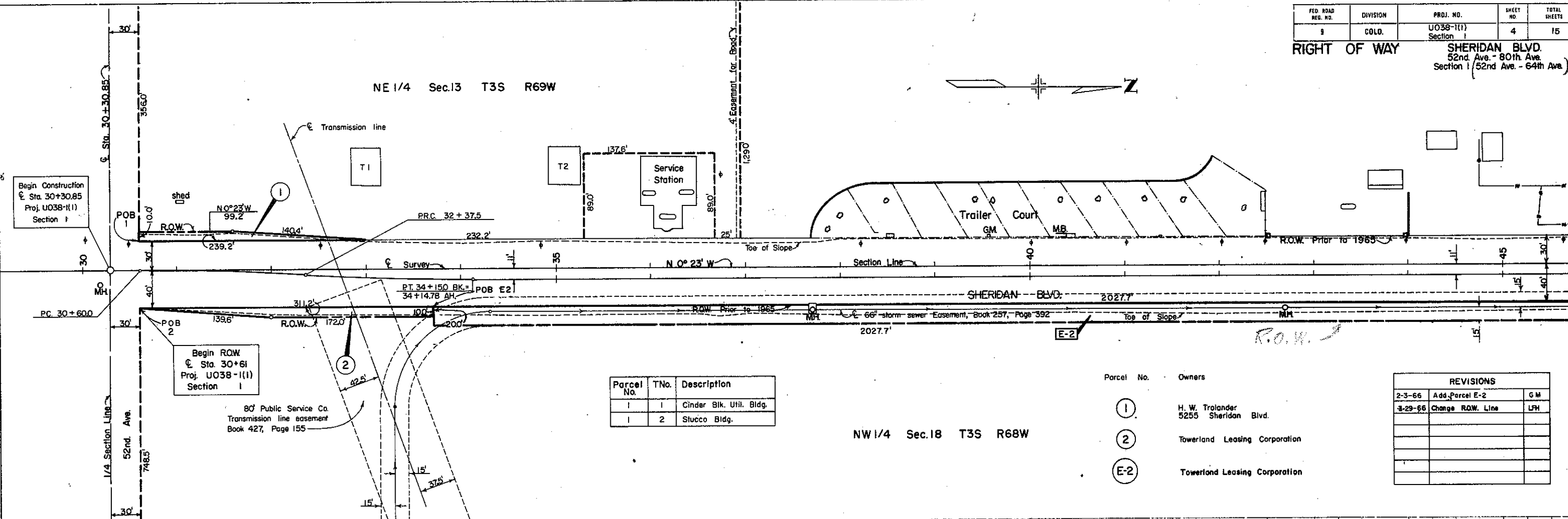
RIGHT OF WAY SHERIDAN BLVD. 52nd Ave. - 80th Ave.
Section 1 (52nd Ave. - 64th Ave.)

RIGHT OF WAY													SHERIDAN BLVD. 52nd Ave. - 80th Ave. Section 1 / 52nd Ave. - 64th Ave.		
PARCEL NO.	OWNER	HOME ADDRESS	LOCATION ALL IN 6th PM	AREA IN SQ FT		SQ FT ±	PURCHASE DATA				DATE		REVISIONS		
				PARCEL	TO BE ACQUIRED		REMAINDER	LAND	IMPROV'M'TS	DAMAGE			TOTAL	2-3-66	Add Parcel E-2
21	George D. & Shirley F. Lewis	6095 Sheridan Blvd, Arvada, Colo.	Lot 90, Wellington Downs	900	900	LT 12,446									
22	Tom & Alice Terada	6315 Sheridan Blvd, Arvada, Colo.	NE 1/4 Sec.12 T3S R69W	2,333	2,333	LT 95,632									
23	Woodco	3020 W. Mississippi Ave, Denver, Colo.	NE 1/4 Sec.12 T3S R69W	7,148	7,148	LT 366,322									
24	Dora Schultz	6150 Sheridan Blvd, Arvada, Colo.	NW 1/4 Sec.7 T3S R68W	2,490	2,490	RT 204,437									
25	Louis & Victoria Markoff	6166 Sheridan Blvd, Arvada, Colo.	NW 1/4 Sec.7 T3S R68W	3,335	3,335	RT 271,588									
26	Sam G. & Alma R. Markoff	6180 Sheridan Blvd, Arvada, Colo.	NW 1/4 Sec.7 T3S R68W	2,600	2,600	RT 209,996									
27	E. W. & Lois M. Clymer	6230 Sheridan Blvd, Arvada, Colo.	NW 1/4 Sec.7 T3S R68W	3,150	3,150	RT 129,150									
28	Charles A. & Elizabeth H. Slusher	6240 Sheridan Blvd, Arvada, Colo.	NW 1/4 Sec.7 T3S R68W	2,040	2,040	RT 83,640									
29	Henry Funkner	6270 Sheridan Blvd, Arvada, Colo.	NW 1/4 Sec.7 T3S R68W	2,040	2,040	RT 83,640									
30	Claude H. & Thelma M. Wiley	6280 Sheridan Blvd, Arvada, Colo.	NW 1/4 Sec.7 T3S R68W	1,500	1,500	RT 61,500									
31	City of Arvada		NW 1/4 Sec.7 T3S R68W	11,360	11,360	0									
<u>PERMANENT EASEMENTS</u>															
E-2	Towerland Leasing Corporation		NW 1/4 Sec.18 T3S R68W	40,554	40,554										
E-5	George & Ruth Goratnik & Gloria Rudden	4409 W 52nd Ave., Denver, Colo.	NW 1/4 Sec.18 T3S R68W	3,168	3,168										



2 1965

PLAN
CHECKED BY
NOTED BY
NO.

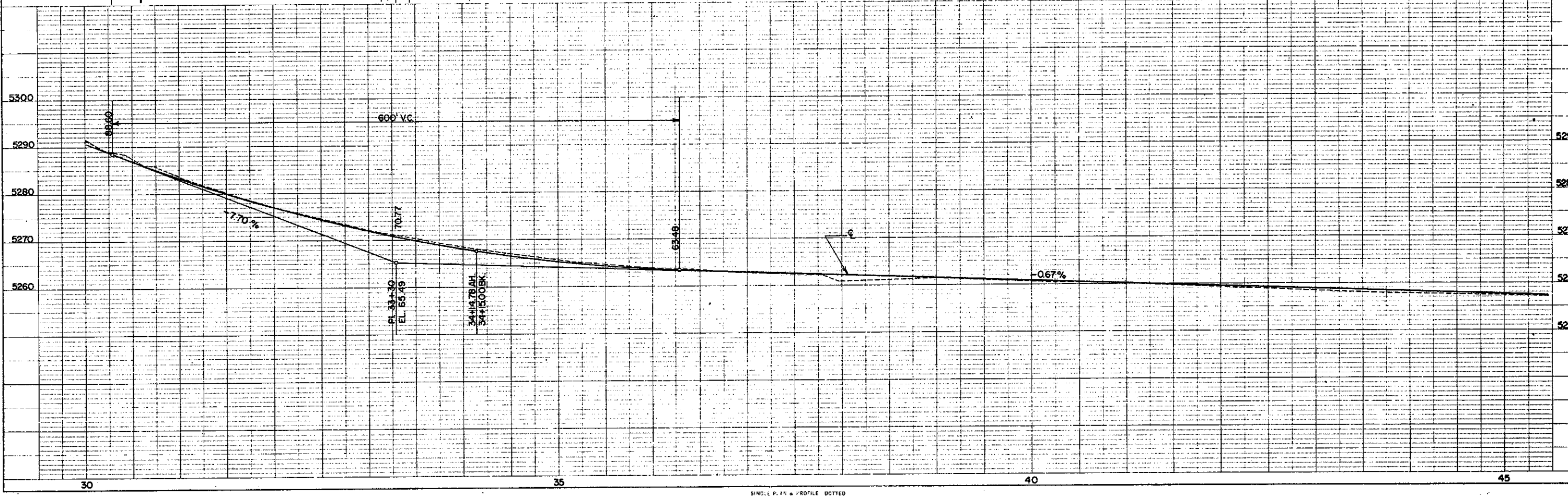


Parcel No.	TNo.	Description
1	1	Cinder Blk. Util. Bldg.
1	2	Stucco Bldg.

Parcel No.	Owners
1	H. W. Tralander 5255 Sheridan Blvd.
2	Towerland Leasing Corporation
E-2	Towerland Leasing Corporation

REVISIONS		
2-3-66	Add Parcel E-2	GM
3-29-66	Change R.O.W. Line	LPH

PROFILE
CHECKED BY
NOTED BY
NO.



RIGHT OF WAY SHERIDAN BLVD.
52nd Ave. - 80th Ave.
Section 1 ~~52nd Ave. - 64th Ave.~~

RIGHT OF WAY SHERIDAN BLVD.
52nd Ave. - 80th Ave.
Section 1 ~~52nd Ave. - 64th Ave.~~

— Lot 18 — Ave.

R.O.W. Prior to 1965 300

Figure 1 shows a rectangular domain with a dashed horizontal line at the bottom. The left boundary is labeled 'MB' and the right boundary is labeled '60''. A diamond symbol is located in the upper center of the domain.

N. 0° 22' 30" W.

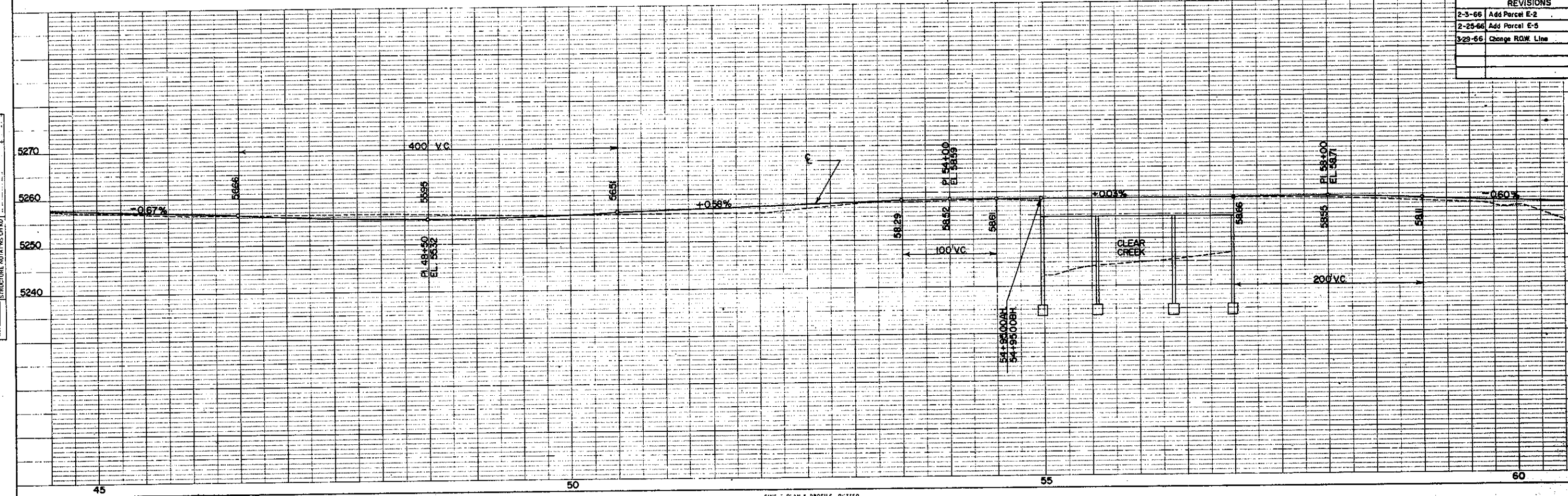
PC 58+23.18
Toe of Slope ↗

Gravel Pit

ent for
Lines
1133 Page 50

SW1/4 Sec.7 T3S R68W

REVISIONS	
2-3-66	Add Parcel E-2
2-25-66	Add Parcel E-5
3-29-66	Change ROW Line



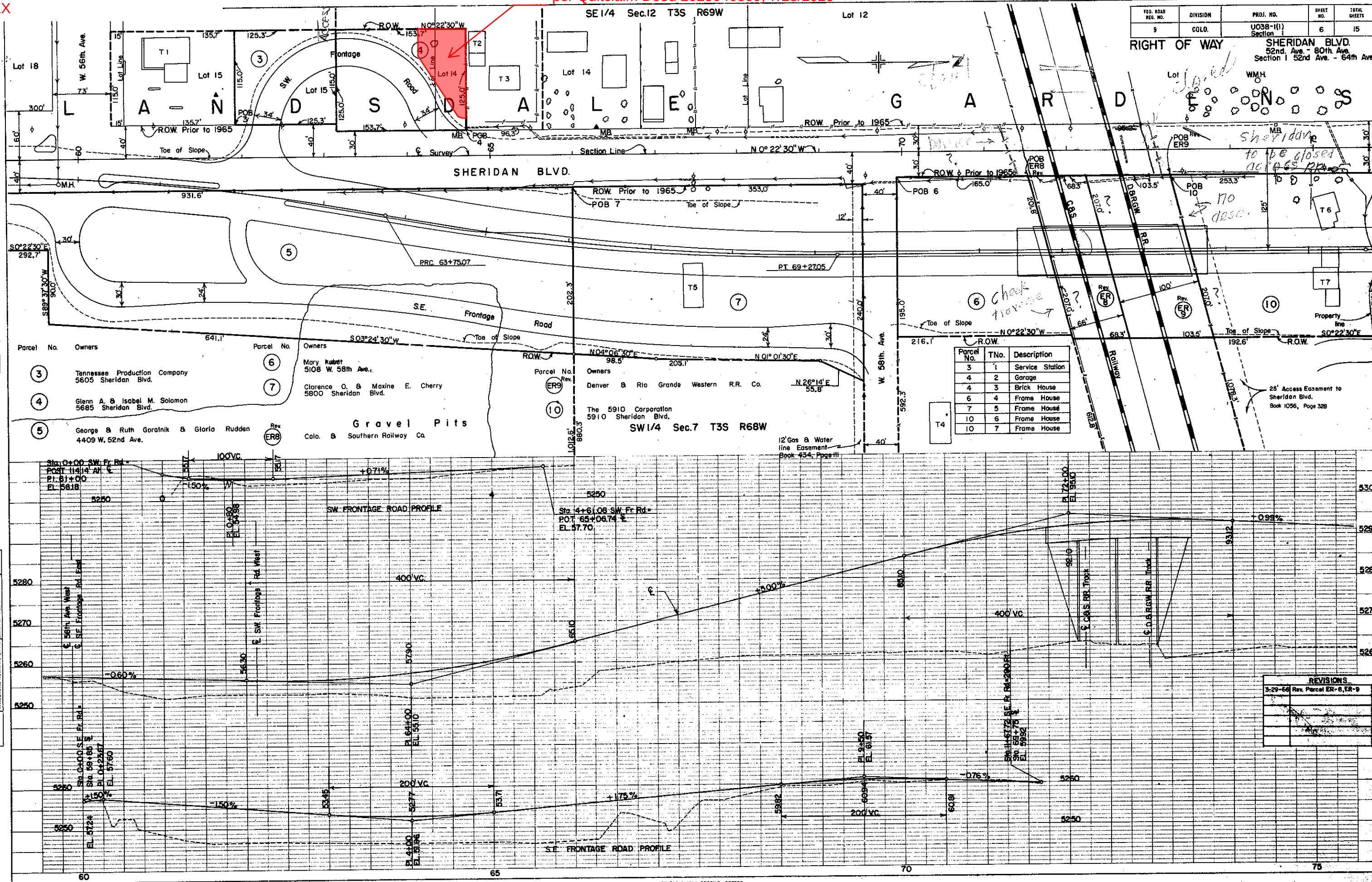
PROFILE	SURVIVED	BY	DATE
NOTE BOOK	PLOTTED		
NO.	GRADES CHECKED		
	ELMS NOTED		

Revision 7/30/2025 by DMC
disposal of a portion of parcel 4-
4-EX

parcel 4-EX
per Quitclaim Deed 2025046809; 7/28/2025

PLAN
NOTE BOOK
NO. OF WAY CHECKED

PROFILE
NOTE BOOK
NO. OF WAY CHECKED



LANDSDALE
GARDENS

Parcel No.	TNo.	Description
10	1	Frame House
10	2	Frame Shed
12	3	Vacant House
13	4	Stucco & Frame Garage
13	5	Frame House
13	6	Septic Tank
13	7	Shed
16	8	House
17	9	Stucco House
18	10	Block Barn
18	11	Frame Shed
18	12	Block Garage
18	13	Frame House
18	14	Well

SE 1/4 Sec. 12 T3S R69W

WELLINGTON

NE 1/4 Sec. 12
T3S R69W

WELLINGTON
DOWNS

FED. ROAD
REG. NO. 9
DIVISION COLO.
PROJ. NO. U038-1(1)
SHEET NO. 7
TO SHEET NO. 8

RIGHT OF WAY
SHERIDAN BLVD.
52nd Ave.
60th Ave.
64th Ave.

SECOND FILING

WELLINGTON
DOWNS

SHERIDAN BLVD.

NW 1/4 Sec. 7 T3S R68W

WELLINGTON
DOWNS

SUBDIVISION
FILING

Tract A

Tract B

City Limits of Arvada

Sta. 0+00 NW Fr. Rd. =
POT. 79+90.58 &
EL. 81.07

POT. 3+88.35 NW Fr. Rd. = 165.5 Lt.
POT. 83+08.47 (1/4 Cor.)
EL. 88.50

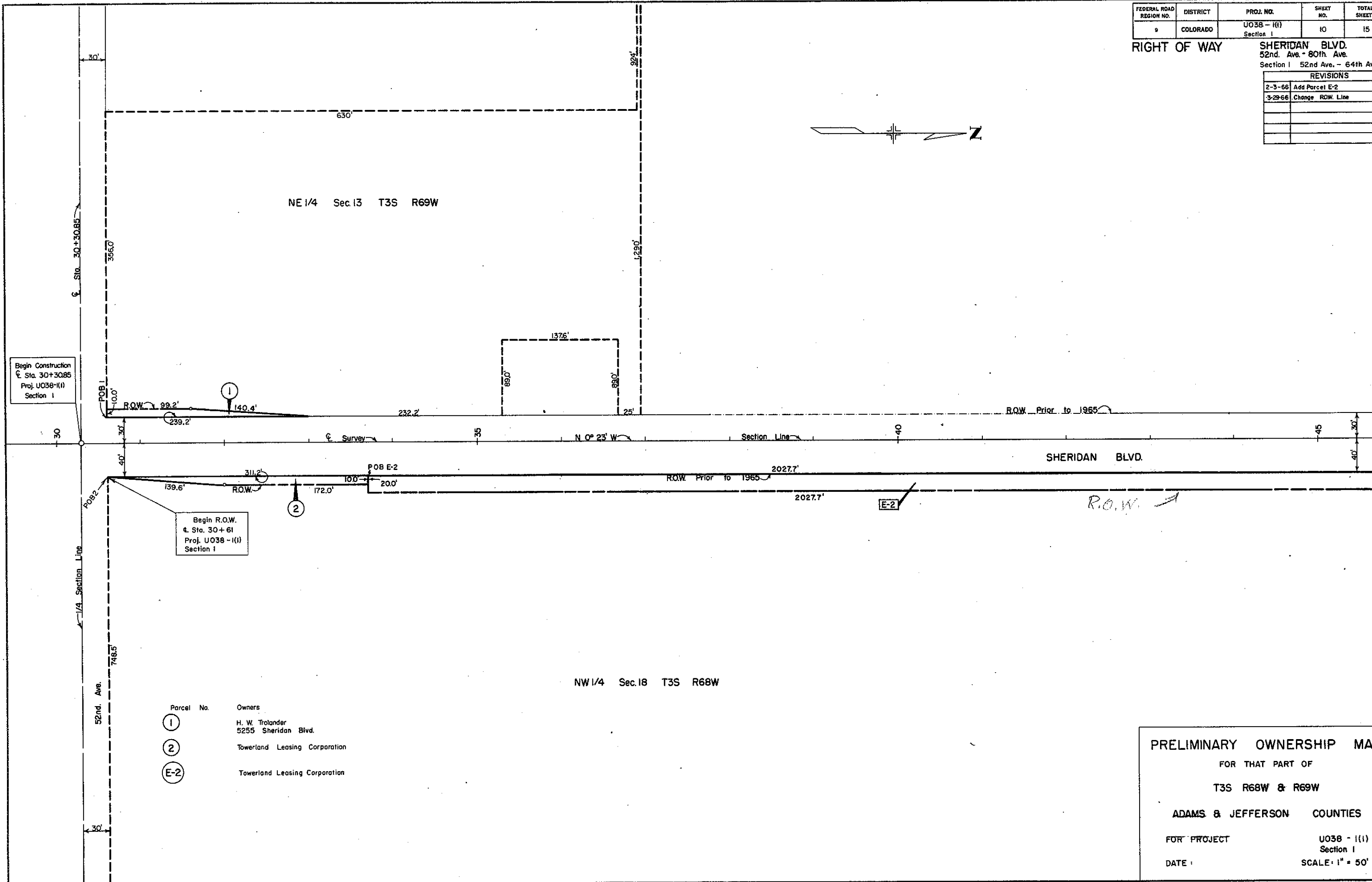
POT. 8+99.08 NW Fr. Rd. = 165.5 Rt.
Sta. 83+08.47 & (1/4 Cor.)
EL. 88.50

REVISIONS

FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	U038 - (1) Section 1	10	15

RIGHT OF WAY
SHERIDAN BLVD.
52nd. Ave. - 80th. Ave.
Section 1 52nd Ave. - 64th Ave.

REVISIONS	
2-3-66	Add Parcel E-2
3-29-66	Change ROW Line



PRELIMINARY OWNERSHIP MAP

FOR THAT PART OF

T3S R68W & R69W

ADAMS & JEFFERSON COUNTIES

FOR PROJECT

U038 - (1)

Section 1

DATE :

SCALE: 1" = 50'

FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	U038-1(1) Section 1	11	15

RIGHT OF WAY	SHERIDAN BLVD. 52nd Ave. - 80th Ave. Section I 52nd Ave. - 64th Ave.
--------------	--

REVISIONS	
2-3-66	Add Parcel E-2
2-25-66	Add Parcel E-5
3-29-66	Change R.O.W. Line

LANDSDALE GARDENS

NE 1/4 Sec. 13 T3S R69W

SE 1/4 Sec. 12 T3S R69W

Lot 18

3

R.O.W. Prior to 1965-

N 0° 22' 30" W

S 0°22'30"E

SW 1/4 Sec. 7 T3S R68W

PRELIMINARY OWNERSHIP MA

FOR THAT PART OF

T3S R68W 8 R69W

ADAMS & JEFFERSON COUNTIES

FOR PROJECT

DATE :

U038-1(1)

Section I

SCALE: 1" = 50'

Parcel No. Owner

 (5) (E-5) George & Ruth Gorainik &
 Gloria Rudden
 4409 W. 52nd Ave.

E-2 Towerland Leasing Corporation

NW 1/4 Sec. 18 T3S R68W

Easement To Department of
Highways, State of Colorado
Book 495
Page 344

643

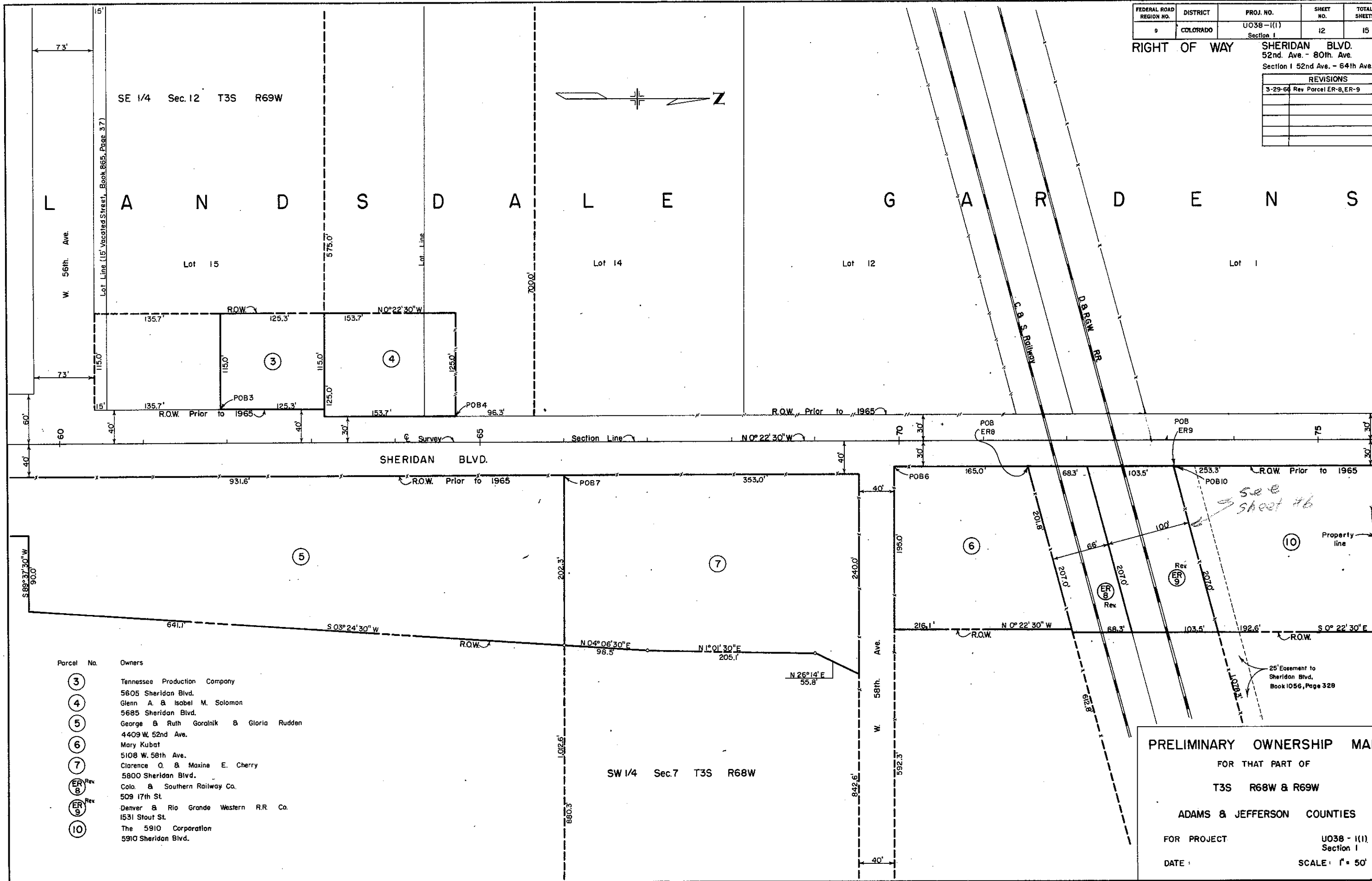
643

FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	U038-1(1) Section 1	12	15

RIGHT OF WAY

SHERIDAN BLVD.
52nd. Ave. - 80th. Ave.
Section 1 52nd Ave. - 64th Ave.

REVISIONS		
3-29-64	Rev Parcel ER-8, ER-9	G

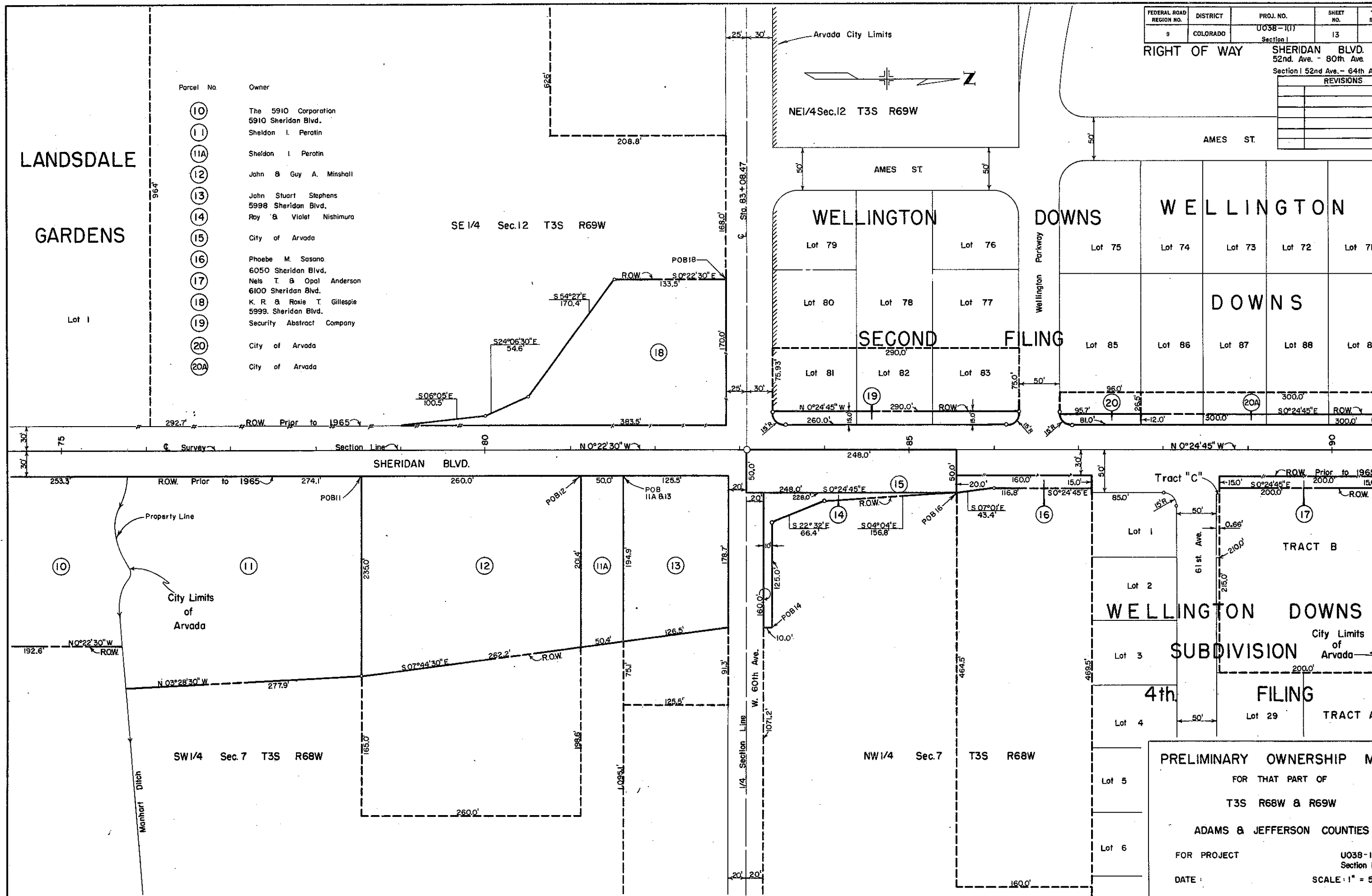


FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TO SHEET
9	COLORADO	U038-1(1)	13	14

RIGHT OF WAY

SHERIDAN BLVD.
52nd Ave. - 80th Ave.
Section I 52nd Ave. - 64th Ave.

REVISIONS



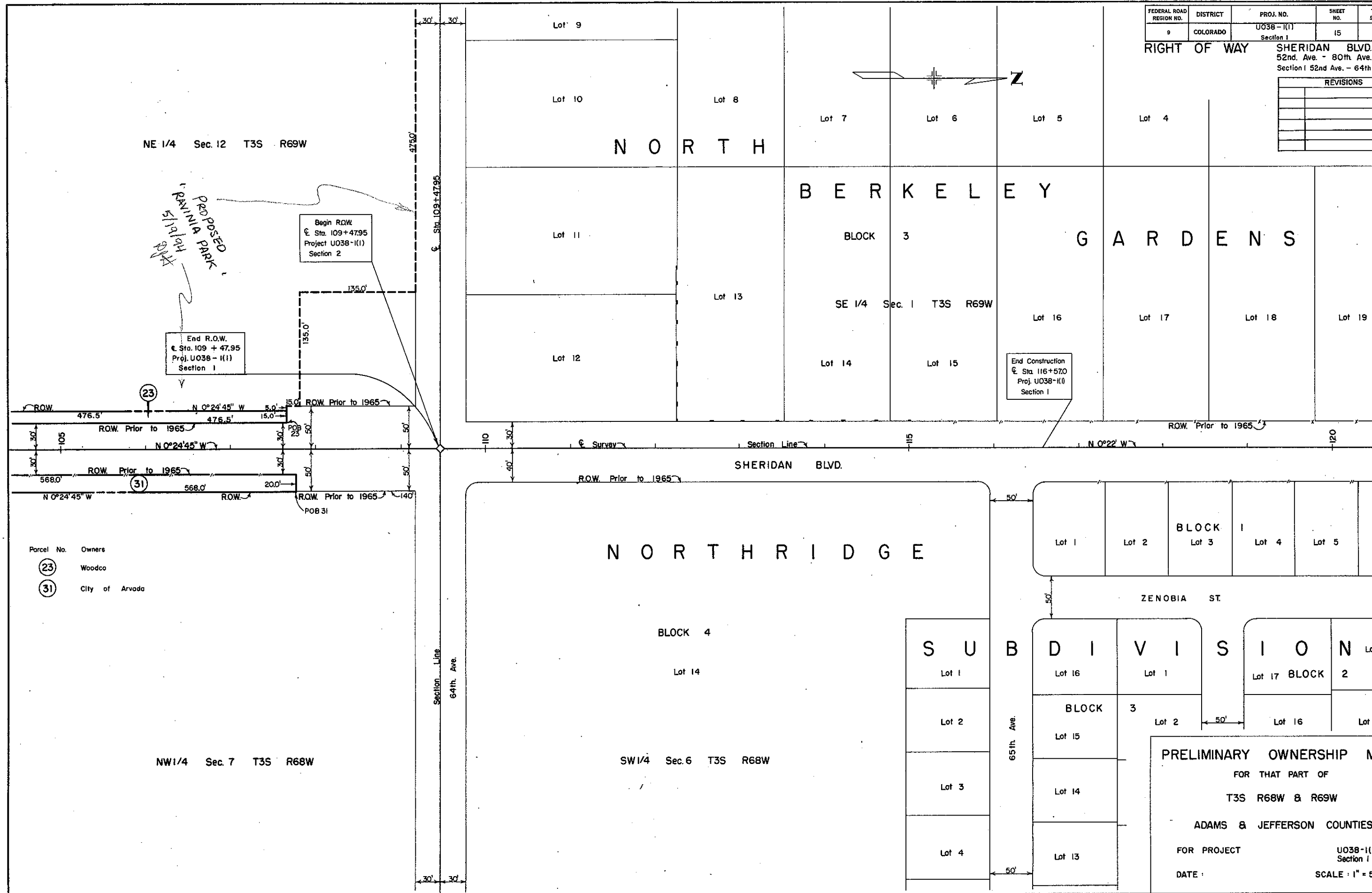
FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.
9	COLORADO	U038 - (11) Section I	15

RIGHT OF WAY

SHERIDAN BLVD.
52nd. Ave. - 80th Ave.
Section I 52nd Ave. - 64th

REVISIONS	

Lot 4



Once recorded, return to:

CDOT Property Management

GIS Manager: Cameron Petitt

2829 W Howard Place

Denver, CO 80204

QUITCLAIM DEED

THIS DEED is dated July 24th, 2025, and is made between the DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, "Grantor", of the City and County of Denver and State of Colorado, and MY PHUONG THI NGUYEN, "Grantee," whose legal address is 9505 Yukon St., Westminster, CO 80021, of the County of Jefferson and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of **TWENTY THOUSAND FIVE HUNDRED DOLLARS and 00/100th, (\$20,500.00)**, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of **Jefferson** and State of Colorado, as shown on:

PROJECT NUMBER: U038-1(1) Sec1

PARCEL NUMBER: 4-EX

DATE: March 19, 2024

DESCRIPTION: An area of 4,570 sq. ft. (0.105 acres), more or less, attached hereto and incorporated herein and more particularly described and illustrated in Exhibit "A".

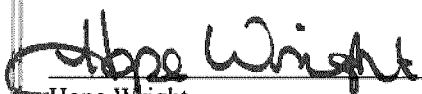
Subject to any and all easements of record and to any and all utilities as constructed and for their maintenance as necessary.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever, except for the following:

- (a) Release. GRANTEE, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, HEREBY RELEASES, REMISES, ACQUITS AND FOREVER DISCHARGES GRANTOR, ITS AFFILIATES, THEIR EMPLOYEES, AGENTS, OFFICERS, SUCCESSORS AND ASSIGNS, OF AND FROM ANY AND ALL CLAIMS, SUITS, ACTIONS, CAUSES OF ACTION, DEMANDS, RIGHTS, DAMAGES, COSTS, EXPENSES, PENALTIES, FINES OR COMPENSATION WHATSOEVER, DIRECT OR INDIRECT, WHICH GRANTEE NOW HAS OR WHICH GRANTEE MAY HAVE IN THE FUTURE ON ACCOUNT OF OR IN ANY WAY ARISING OUT OF OR IN CONNECTION WITH THE KNOWN OR UNKNOWN PHYSICAL OR ENVIRONMENTAL CONDITION OF THE PROPERTY (INCLUDING, WITHOUT LIMITATION, ANY CONTAMINATION IN, ON, UNDER OR ADJACENT TO THE REAL PROPERTY BY ANY HAZARDOUS OR TOXIC SUBSTANCE OR MATERIAL), OR ANY FEDERAL, STATE OR LOCAL LAW, ORDINANCE, RULE OR REGULATION APPLICABLE THERETO, INCLUDING, WITHOUT LIMITATION, THE TOXIC SUBSTANCES CONTROL ACT, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, AND THE RESOURCE CONSERVATION AND RECOVERY ACT (COLLECTIVELY, "CLAIMS"). THE FOREGOING SHALL APPLY REGARDLESS OF ANY NEGLIGENCE OR STRICT LIABILITY OF GRANTOR, ITS AFFILIATES, THEIR EMPLOYEES, AGENTS, OFFICERS, SUCCESSORS OR ASSIGNS. The foregoing is not intended to and does not release Grantor from liability for any Claims arising as a result of acts or omissions by Grantor, its affiliates or agents related to the use by Grantor, its affiliates or agents after the date of this instrument.
- (b) General Allocation of Environmental Responsibility. With respect to any existing or future environmental contamination of the soil and/or groundwater in, on or under the Real Property, from and after the date of this instrument, Grantee, at no cost to Grantor, agrees to be solely responsible for conducting any investigation, monitoring, remediation, removal, response or other action required by any governmental agency, court order, law or regulation or otherwise necessary to make the Real Property suitable for Grantee's use of the Property, except to the extent arising out of the acts or omissions of Grantor, its affiliates or agents after the date of this instrument.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

ATTEST:


Hope Wright
Chief Clerk for Property Management

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO


Keith Stefanik P.E.
Chief Engineer

STATE OF COLORADO)
) ss.
City and County of Denver)

The foregoing instrument was acknowledged before me this 24th day of July, 2025, by Hope Wright, Chief Clerk for Property Management and Keith Stefanik, P.E. as Chief Engineer of the Department of Transportation, State of Colorado.

Witness my hand and official seal.
My commission expires: April 27, 2026



Jacquelyn F. MacDougall
Notary Public

EXHIBIT "A"

PROJECT NUMBER: U_038-1(1)_Sec1
PARCEL NUMBER: 4-EX
DATE: MARCH, 2024

DESCRIPTION

A tract or parcel of land No. 4-EX of the Department of Transportation, State of Colorado Project No U_038-1(1)_Sec1 containing 4,570 square feet (0.105 acres) more or less, lying in the Southeast Quarter of Section 12, Township 3 South, Range 69 West, of the 6th Principal Meridian, in Jefferson County, Colorado, said Parcel 4-EX being a portion of Parcel No. 4 conveyed to the Colorado Department of Transportation per Deed Reception No. 166210 (book 1851/Page 539); dated 2/7/1966 at the Jefferson County Clerk and Recorder's Office and being depicted in the Department of Transportation, State of Colorado, Project Number U_038-1(1)_Sec1. being more particularly described as follows:

BEGINNING at a found rebar with cap stamped "LS 10717", said point lying on the south line of Lot 14 as described in Reception No. 2022013079 and being a common corner with Lot 1+, 5405 West 56th Avenue Subdivision described in Reception No. F1290627 and the northwest corner of said Parcel No. 4;

THENCE N. 89°47'07" E. on the south line of said Lot 14, a distance of 111.17 feet;

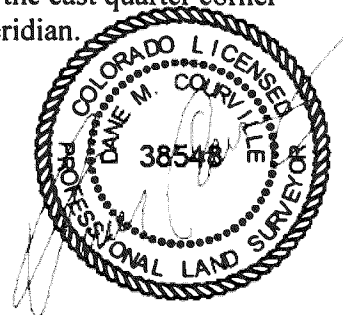
THENCE running through said Parcel No. 4 the following three (3) courses and distances:

1. **THENCE** on the arc of a curve to the right, a radius of 27.67 feet, a central angle of 26°55'09", a distance of 13.00 feet, (a chord bearing S. 39°32'56" W., a distance of 12.88 feet);
2. **THENCE** S. 53°00'30" W., a distance of 85.01 feet;
3. **THENCE** S. 89°39'52" W., a distance of 34.71 feet to a point on the east line of said Lot 1;

THENCE N. 00°20'08"W. on the east line of said Lot 1, a distance of 60.87 feet to the **POINT OF BEGINNING**;

The above-described parcel contains 4,570 square feet (0.105 acres) more or less;

Basis of Bearing: All bearings based on a grid bearing from a 3.25" aluminum cap in a range box being the southeast corner of Section 12, Township 3 South, Range 69 West of the 6th Principal Meridian, N. 00°20'08"W to a 3.25" aluminum cap in a range box being the east quarter corner of Section 12, Township 3 South, Range 69 West of the 6th Principal Meridian.



Sheet Revisions				Sheet Revisions				Sheet Revisions			
Date	Description	Initials		Date	Description	Initials		Date	Description	Initials	
mm/dd/yy	XXXXXX	XX		mm/dd/yy	XXXXXX	XX		mm/dd/yy	XXXXXX	XX	

Right of Way Plans			
Exhibit 4-EX			
Project Number: U-038-1(1) - Sect			
Project Location: Frontage Road (023A)			
Mile Post No. 214			
Project Code/Last Mod Date	Sheet	Sheet No.	
EX/19/2024			

0' 7' 5' 15' 30'

