City of Wheat Ridge
COMMUNITY DEVELOPMENT

City of Wheat Ridge
Land Survey Maps

Table of Contents

Map Type	Page Number
GIS Survey and Control List	2
Horizontal & Vertical Control Base Map	4
Right of Way Section Maps	
13 South	5
14 South	6
15 South	7
16 North	8
16 South	9
17 North	10
17 South	11
19 North	12
19 South	13
20 North	14
20 South	15
21 North	16
21 South	17
22 North	18
22 South	19
23 North	20
23 South	21
24 North	22
24 South	23
25 North	24
25 South	25
26 North	26
26 South	27
27 North	28
27 South	29
28 North	30
28 South	31
29 North	32
29 South	33
30 North	34

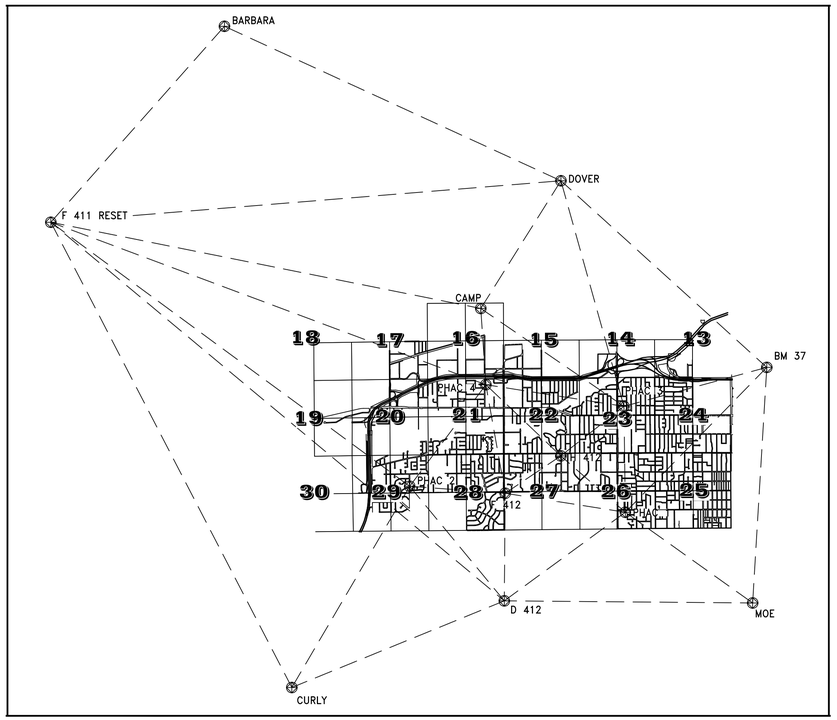
SECTION AND QUARTER SECTION MAP – GEOGRAPHIC INFORMATION SYSTEM

SECTIONS 13–30, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

SECTION & QUARTER SECTION POINTS

Point #	Colorado Central Zone NAD83/92 State Plane Northing US Survey Feet	Colorado Central Zone NAD83/92 State Plane Easting US Survey Feet	NAVD88 Elevation US Survey Feet	Description
11209	1715855.47	3104375.93	5410.68	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
11308	1715869.59	3107037.25	N/A	Calculated position for North 1/4 Corner Section 19. No monument found or set
11309	1715849.60	3107037.33	5424.66	Found 3–1/4" Aluminum Cap in Range Box "LS 19003" – 20.00 Witness Corner
11409	1715886.01	3109697.19	5426.35	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
12001	1713098.81	3096449.70	5546.39	Found 3–1/4" Aluminum cap on 2" Aluminum monument in Range Box "LS 27612"
12009	1713139.25	3099084.41	5529.48	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
12109	1713176.76	3101742.88	5504.93	Found 2–1/2" Aluminum cap on # 6 rebar in Range Box "LS 27609"
12209	1713214.30	3104388.89	5465.28	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
12309	1713235.26	3107047.19	5438.00	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
12409	1713256.48	3109706.48	5393.92	Found 3–1/4" Aluminum Cap in concrete sidewalk "LS 23524"
12509	1713280.45	3112346.15	5359.90	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
12609	1713304.68	3114986.04	5324.37	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
12709	1713311.91	3117623.78	5309.32	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
12809	1713319.09	3120259.70	5289.16	Found 3–1/4" Aluminum cap in Range Box "LS 23047"
12909	1713326.76	3122903.44	5277.11	Found 3" Brass cap in concrete "LS 13212"
13001	1710465.83	3096463.79	5525.14	Found 3–1/4" Aluminum cap on "Copperweld" monument in Range Box "LS 25379"
13009	1710501.32	3099111.81	5497.53	Found 2–1/2" Steel pipe
13109	1710537.53	3101757.20	5468.69	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
13209	1710573.33	3104403.61	5400.31	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
13309	1710599.25	3107057.28	5383.92	Found 3–1/4" Brass Disk in concrete, flush to ground "LS 13212"
13409	1710624.43	3109716.00	5366.21	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
13509	1710640.94	3112357.20	5345.35	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
13609	1710657.26	3114999.46	5326.26	Set 2–1/2 by 30" long Aluminum monument with 3–1/4" Brass cap in Range Box "LS 24949"
13709	1710680.90	3117641.11	5329.05	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
13809	1710693.62	3120265.72	5351.24	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
13909	1710693.67	3122912.22	5332.31	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
14001	1707815.68	3096481.49	5519.05	Found 3" Brass cap on Monument in Range Box, "LS 15846"
14009	1707857.07	3099130.39	5452.18	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
14109	1707895.91	3101768.80	5431.35	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
14209	1707935.13	3104427.76	5409.09	Found 3" Brass cap on 3" Aluminum monument in Range Box "LS 13212"
14309	1707954.06	3107071.56	5386.00	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
14409	1707973.17	3109723.24	5368.01	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
14509	1707998.46	3112367.48	5345.17	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
14609	1708023.67	3115012.42	5380.02	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
14709	1708037.64	3117648.92	5403.20	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
14809	1708051.74	3120276.06	5391.18	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
14901	1708054.08	3125572.15	5372.10	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
14909	1708052.89	3122925.10	5373.62	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
15001	1705174.60	3096498.96	5483.49	Found red sandstone boulder with chiseled "X"
15009	1705213.49	3099123.90	N/A	Calculated position for Southeast Corner Section 19. No monument found or set
10038	1705013.57	3099127.50	5457.81	Found 3–1/4" Brass cap on Aluminum monument, Flush with ground "LS 13212" – 200.00 Witness Corner
15109	1705242.35	3101780.41	5489.84	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
15209	1705271.37	3104447.04	5456.90	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
15309	1705307.29	3107085.85	5402.08	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
15409	1705343.54	3109727.00	5396.45	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
15509	1705359.29	3112377.91	5448.21	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
15609	1705376.39	3115027.71	5492.37	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 28279"
15709	1705393.28	3117656.79	5447.48	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
15809	1705409.82	3120289.73	5428.16	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
15901	1705414.89	3125585.47	5421.39	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
15909	1705414.93	3122938.00	5419.00	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
16002	1699896.95	3096574.97	5608.15	Found 3–1/2" Aluminum cap and 2" Aluminum monument in Range Box "LS 16401"
16009	1702572.97	3099171.35	5530.74	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
16081	1699928.94	3099212.01	5575.75	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
16109	1702596.44	3101815.54	5466.30	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
16181	1699948.81	3101850.43	5538.43	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
16209	1702620.05	3104477.58	5454.70	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
16281	1699968.55	3104487.96	5563.42	Found 2" Aluminum cap and monument in Range Box "LS 29420"
16309	1702650.66	3107100.38	5461.94	Found 3–1/4" Brass cap and monument in Range Box "LS 24692"
16381	1699994.23	3107115.16	5580.26	Found 2–1/2" Aluminum cap on #12 Rebar in range Box "LS 13212"
16409	1702681.06	3109736.78	5562.96	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
16481	1700019.88	3109762.44	5574.77	Found 3–1/4" Aluminum cap on Aluminum monument in Range Box "LS 23050"
16509	1702704.37	3112385.57	5536.33	Set 2–1/2 by 30" long Aluminum monument with 3–1/4" Brass cap in Range Box "LS 24949"
16581	1700042.79	3112393.35	5582.71	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
16609	1702727.54	3115030.78	5534.28	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
16681	1700075.20	3115044.13	5531.07	Found 2" Aluminum Cap on #8 rebar in Range Box "LS 13212
16709	1702739.03	3117671.78	5491.46	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 13212"
16781	1700095.59	3117686.80	5478.01	Found 2" Aluminum cap on #12 rebar in Range Box "LS 13212"
16809	1702750.66	3120308.83	5451.55	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 32429"
16881	1700111.64	3120324.30	5411.07	Found 3–1/4" Brass cap on 2–1/8" Aluminum monument in Range Box "LS 23047"
16901	1702778.61	3125597.69	5467.12	Found 3–1/4" Aluminum cap on monument in Range Box "LS 29421"
16909	1702764.52	3122952.68	5455.11	Found 3–1/4" Brass cap on Aluminum monument in Range Box "LS 28279"
16973	1700142.89	3125612.80	5357.25	Set 2–1/2 by 30" long Aluminum monument with 3–1/4" Brass cap in Range Box "LS 24949"
16981	1700127.54	3122967.35	5364.00	Found 2–1/2" Aluminum cap on #11 rebar in Range Box "LS 14158"



PRIMARY CONTROL DIAGRAM
SCALE: 1"=5000'

SIXTEENTH CORNER POINTS

Point #	Colorado Central Zone NAD83/92 State Plane Northing US Survey Feet	Colorado Central Zone NAD83/92 State Plane Easting US Survey Feet	NAVD88 Elevation US Survey Feet	Description
160001	1702554.42	3097854.11	5526.02	Found 3–1/4" Aluminum cap and 2" Aluminum monument in Range Box "LS 16401"
160002	1702584.60	3100493.41	5528.30	Found 3–1/4" Aluminum cap and #6 rebar monument in Range Box "LS 13155"
160003	1703906.26	3100472.63	5510.08	Found 3–1/4" Aluminum cap and #6 rebar monument in Range Box "LS 13155"
160004	1702608.24	3103146.57	5474.20	Found 2–1/2" Aluminum cap and #6 rebar monument in Range Box "LS 19591"
160005	1704012.33	3109731.89	5461.77	Found 3–1/4" Aluminum cap and monument in Range Box, Illegible
160006	1706658.32	3109725.14	5365.26	Found 2–1/2" Brass cap and monument in Range Box "LS 27278"
160007	1704066.15	3117664.30	5459.52	Found 3–1/4" Aluminum cap and 2–3/8" Aluminum monument in Range Box "LS 11434"
160008	1706715.41	3117652.79	5428.81	Found 3–1/4" Aluminum cap and 2–3/8" Aluminum monument in Range Box "LS 11434"
160009	1709359.29	3117645.02	5382.76	Found 3–1/4" Aluminum cap and 2–3/8" Aluminum monument in Range Box "LS 11434"
160010	1701431.16	3120316.51	5446.25	Found 3–1/4" Brass cap and Aluminum monumnet in Range Box "LS 32429"
160011	1701438.55	3121638.25	5428.37	Found 3–1/4" Aluminum cap on #6 rebar monument in Range Box "LS 16837"
160012	1701446.10	3122960.52	5417.23	Found 3–1/2" Aluminum cap on #6 rebar monument in Range Box, LS 9655"
160013	1706733.49	3122931.82	5411.57	Found 3–1/4" Brass cap and monument in Range Box "LS 26603"

GENERAL NOTES

1. VERTICAL AND HORIZONTAL POSITIONS FOR NEW STATIONS RESULTING FROM THE GPS SURVEY WERE SURVEYED TO SECOND ORDER, CLASS 1 STANDARDS PER FGCC PUBLICATION "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" VERSION 5.0, MAY 11, 1988, REPRINTED WITH CORRECTIONS AUGUST 1, 1989

   A) NGS HORIZONTAL STATIONS; D 412, BARBARA, CURLY AND MOE WERE HELD FIXED IN THE FINAL ADJUSTMENT OF THE GPS STATIC SURVEY.

   B) NGS VERTICAL STATIONS; D 412, F 412 AND H 412 WERE HELD FIXED IN THE FINAL ADJUSTMENT OF THE GPS STATIC SURVEY.

   C) NGS VERTICAL STATION K 412 WAS LEVELED FROM, TO PHAC 3 AS A CHECK IN THE FINAL ADJUSTMENT OF THE GPS STATIC SURVEY.

   D) NGS STATIONS; F 411 RESET, DOVER, CAMP, AND BM 37 WERE ALLOWED TO FLOAT WITH NEW COORDINATES GENERATED IN THE FINAL ADJUSTMENT OF THE GPS STATIC SURVEY.

2. THE GEOGRAPHIC (LAT, LONG) COORDINATE BASIS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83/92) BASED LOCALLY ON NATIONAL GEODETIC SURVEY (NGS) COLORADO HIGH ACCURACY REFERENCE NETWORK (HARN).
3. THE GRID (NORTHING, EASTING) COORDINATE BASIS FOR THIS SURVEY IS BASED ON COLORADO STATE PLANE CENTRAL ZONE COORDINATE SYSTEM.
4. THE BASIS OF ELEVATION FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. THIS SURVEY WAS PREPARED FOR THE CITY OF WHEAT RIDGE, COLORADO AS PHASE II OF THEIR EFFORT TO ESTABLISH A MUNICIPAL GEOGRAPHIC INFORMATION SYSTEM.
6. THIS SURVEY INCLUDED THE LOCATION AND REHABILITATION OF SECTION AND QUARTER SECTION CORNERS IN THE AREA DEPICTED ON THIS MAP. THIS SURVEY DID NOT ADDRESS THE SEARCH OR LOCATION OF LESSER ALIQUOT CORNERS, OR POINTS ON ALIQUOT LINES IN THESE SECTIONS, ALTHOUGH SOME OF THESE MONUMENTS MAY EXIST AND FURTHER CONTROL THE LOCATION OF ALIQUOT SECTION LINES.
7. THE FIELD SURVEYS ASSOCIATED WITH THIS PROJECT WERE PERFORMED BETWEEN JULY 13, 2005 AND MAY 3, 2006.
8. NO EFFORT HAS BEEN MADE TO RECONCILE THE FOUND MONUMENTS WITH THE PLSS LAND MANAGEMENT SYSTEM.
9. FARNSWORTH GROUP USED GPS REAL TIME KINEMATIC (RTK) TECHNIQUES TO LOCATE THE MONUMENTS SHOWN HEREON. TO ACHIEVE AN ESTIMATED HORIZONTAL AND VERTICAL POSITIONAL ACCURACY OF 0.07 FEET, EACH MONUMENT WAS OBSERVED FROM TWO PRIMARY CONTROL POINTS OR PERMANENT HIGH ACCURACY CONTROL POINTS AS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, STEVEN A DYNES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS MAP WAS PERFORMED UPON THE GROUND UNDER MY SUPERVISION. THAT THIS SURVEY COMPLIES WITH APPLICABLE LAWS RELATING TO THE PRACTICE OF LAND SURVEYING IN THE STATE OF COLORADO, AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SECTION AND QUARTER SECTION CORNER VALUES ARE TRUE AND CORRECT AS REPRESENTED HEREON.

FOR AND ON BEHALF OF THE CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON,STATE OF COLORADO.

BY: STEVEN A. DYNES, PLS 24949

COLORADO LICENSED
STEVEN A. DYNES
24949
PROFESSIONAL LAND SURVEYOR

PRIMARY CONTROL POINTS

Station Name	Pt #	FARNSWORTH GROUP ADJUSTED VALUES NAD83/92 Latitude	NAD83/92 Longitude	NAD83/92 Ellipsoid Height Meters	Colorado Central Zone NAD83/92 State Plane Northing US Survey Feet	Colorado Central Zone NAD83/92 State Plane Easting US Survey Feet	NAVD88 Elevation US Survey Feet	Colorado Central Zone NAD83/92 State Plane Northing Meters	Colorado Central Zone NAD83/92 State Plane Easting Meters	NAVD88 Elevation Meters	Marker	Stamping	Agency	Published Horizontal Order	NGS Adjust Date	Published Vertical Order	NGS Adjust Date	NGS PUBLISHED VALUES NAD83/92 Latitude	NAD83/92 Longitude	NAD83/92 Ellipsoid Height Meters	Colorado Central Zone NAD83/92 State Plane Northing US Survey Feet	Colorado Central Zone NAD83/92 State Plane Easting US Survey Feet	NAVD88 Elevation US Survey Feet	Colorado Central Zone NAD83/92 State Plane Northing Meters	Colorado Central Zone NAD83/92 State Plane Easting Meters	NAVD88 Elevation Meters
BARBARA	10	39°51'05.58503"N	105°10'43.39354"W	1756.97	1735219.85	3090207.03	5817.25	528896.069	941896.987	1773.101	Found 3–1/4" Brass Cap	BARBARA 1977	NGS	First	Feb–00	Third	NGVD 29	39°51'05.58504"N	105°10'43.39354"W	1756.97	1735219.85	3090207.03	5817.00	528896.069	941896.987	1773.100
BM 37	11	39°47'08.43203"N	105°02'39.10569"W	1627.58	1711384.45	3128098.15	5395.20	521631.025	953446.224	1644.461	Found 3–1/4" Brass Cap	BM 37 5392.97 1936 DENVER 1936	NGS	First	Jan–98	N/A	N/A	39°47'08.43245"N	105°02'39.10579"W	# 1627.55	1711384.50	3128098.14	5395.00	521631.038	953446.221	# 1644.4
CAMP	12	39°47'50.03664"N	105°06'54.84529"W	1668.06	1715501.93	3108115.87	5526.71	522886.035	947355.612	1684.543	Found 3–1/4" Brass cap	CAMP 1977	NGS	First	Jan–93	N/A	N/A	39°47'50.03607"N	105°06'54.84856"W	# 1667.52	1715501.87	3108115.61	5525.00	522886.017	947355.534	# 1684
CURLY	13	39°43'28.76490"N	105°09'45.24086"W	1778.15	1689012.04	3094914.20	5886.24	514811.900	943331.734	1794.130	Found 3–1/4" Brass cap	CURLY 1994	NGS	First	Aug–95	N/A	N/A	39°43'28.76492"N	105°09'45.24087"W	# 1778.13	1689012.04	3094914.20	5886.00	514811.900	943331.734	# 1794.1
D 412	14	39°44'28.02956"N	105°06'34.91025"W	1676.52	1695068.28	3109759.67	5554.25	516657.845	947856.644	1692.940	Found Stainless Steel Rod with Access Cover	D 412 1984 – On Access Cover	NGS	First	Aug–95	First	Jun–91	39°44'28.02956"N	105°06'34.91024"W	1676.52	1695068.28	3109759.67	5554.25	516657.845	947856.644	1692.940
DOVER	15	39°49'17.98236"N	105°05'42.59357"W	1702.73	1724425.45	3113715.66	5640.99	525605.928	949062.431	1719.377	Found 3–1/4" Brass Cap	DOVER 1977	NGS	First	Jan–93	First	Jun–91	39°49'17.98157"N	105°05'42.59638"W	1702.73	1724425.37	3113715.44	5641.01	525605.903	949062.364	1719.383
F 411 RESET	16	39°48'50.64653"N	105°13'19.46194"W	1798.04	1721525.23	3078076.63	5950.47	524721.940	938199.632	1813.706	Found Stainless Steel Rod with Access Cover	F 411 RESET 1985 – On Access Cover	NGS	First	May–95	Third	Unknown	39°48'50.64653"N	105°13'19.46448"W	1798.01	1721525.42	3078076.43	5950.40	524721.998	938199.572	1813.680
F 412	17	39°45'42.33486"N	105°06'33.72428"W	1679.07	1702587.29	3109819.99	5562.74	518949.642	947875.027	1695.527	Found Stainless Steel Rod with Access Cover	F 412 1984 – On Access Cover	NGS	N/A	N/A	First	Jun–91	39°45'42"N *	105°06'33"W *	1679.07	Not Published	Not Published	5562.74	518940 *	947890 *	1695.527
H 412	18	39°46'07.97633"N	105°05'43.80851"W	1654.28	1705198.90	3113706.47	5481.73	519745.663	949059.630	1670.838	Found Stainless Steel Rod with Access Cover	H 412 1984 – On Access Cover	NGS	N/A	N/A	First	Jun–91	39°46'08"N *	105°05'44"W *	1654.28	Not Published	Not Published	5481.73	519750 *	949060 *	1670.835
MOE	19	39°44'25.77651"N	105°02'52.81291"W	1610.98	1694920.73	3127109.98	5340.47	516612.873	953145.028	1627.778	Found 3–1/4" Brass Cap	MOE 1994	NGS	First	Aug–95	N/A	N/A	39°44'25.77651"N	105°02'52.81292"W	# 1610.97	1694920.73	3127109.98	5341.00	516612.873	953145.028	# 1627.8
K 412	20										Found Stainless Steel Rod with Access Cover	K 412 1984	NGS	N/A	N/A	First	Jun–91	39°46'38"N *	105°04'47"W *	# 1628.37	Not Published	Not Published	5397.11	520680 *	950410 *	1645.040

PERMANENT HIGH ACCURACY CONTROL POINTS

Station Name	Pt #	WGS 84 NAD83/92 Latitude	WGS 84 NAD83/92 Longitude	Ellipsoid Height	Colorado Central Zone NAD83/92 State Plane Northing US Survey Feet	Colorado Central Zone NAD83/92 State Plane Easting US Survey Feet	NAVD88 Elevation Survey Feet	Colorado Central Zone NAD83/92 State Plane Northing Meters	Colorado Central Zone NAD83/92 State Plane Easting Meters	NAVD88 Elevation Meters	Marker	Stamping
PHAC 1	1	39°45'28.83495"N	105°04'46.27094"W	1651.11	1701258.75	3118217.58	5471.62	518544.70	950434.62	1667.75	Set 9/16 Stainless Steel Rod 12 ft. long with sleeve and Datum Access Cover	CITY OF WHEAT RIDGE SURVEY MONUMENT PHAC 1
PHAC 2	2	39°45'47.42626"N	105°07'59.12542"W	1645.34	1703074.66	3103148.73	5451.56	519098.19	945841.62	1661.64	Set 9/16 Stainless Steel Rod 12 ft. long with sleeve and Datum Access Cover	CITY OF WHEAT RIDGE SURVEY MONUMENT PHAC 2
PHAC 3	3	39°46'41.99172"N	105°04'47.12949"W	1625.62	1708660.87	3118116.29	5388.09	520800.87	950403.75	1642.29	Set 9/16 Stainless Steel Rod 12 ft. long with sleeve and Datum Access Cover	CITY OF WHEAT RIDGE SURVEY MONUMENT PHAC 3
PHAC 4	4	39°46'57.36407"N	105°06'50.59074"W	1621.96	1710173.57	3108470.59	5375.38	521261.95	947463.73	1638.42	Set 9/16 Stainless Steel Rod 8 ft. long with sleeve and Datum Access Cover	CITY OF WHEAT RIDGE SURVEY MONUMENT PHAC 4

* NGS ESTIMATED VALUE. THESE MONUMENTS ARE VERTICAL CONTROL ONLY.
# NGS ESTIMATED VALUE. THESE MONUMENTS ARE HORIZONTAL CONTROL ONLY.
NGS = NATIONAL GEODETIC SURVEY
USGS = UNITED STATES GEOLOGIC SURVEY

SHEET 1 OF 2

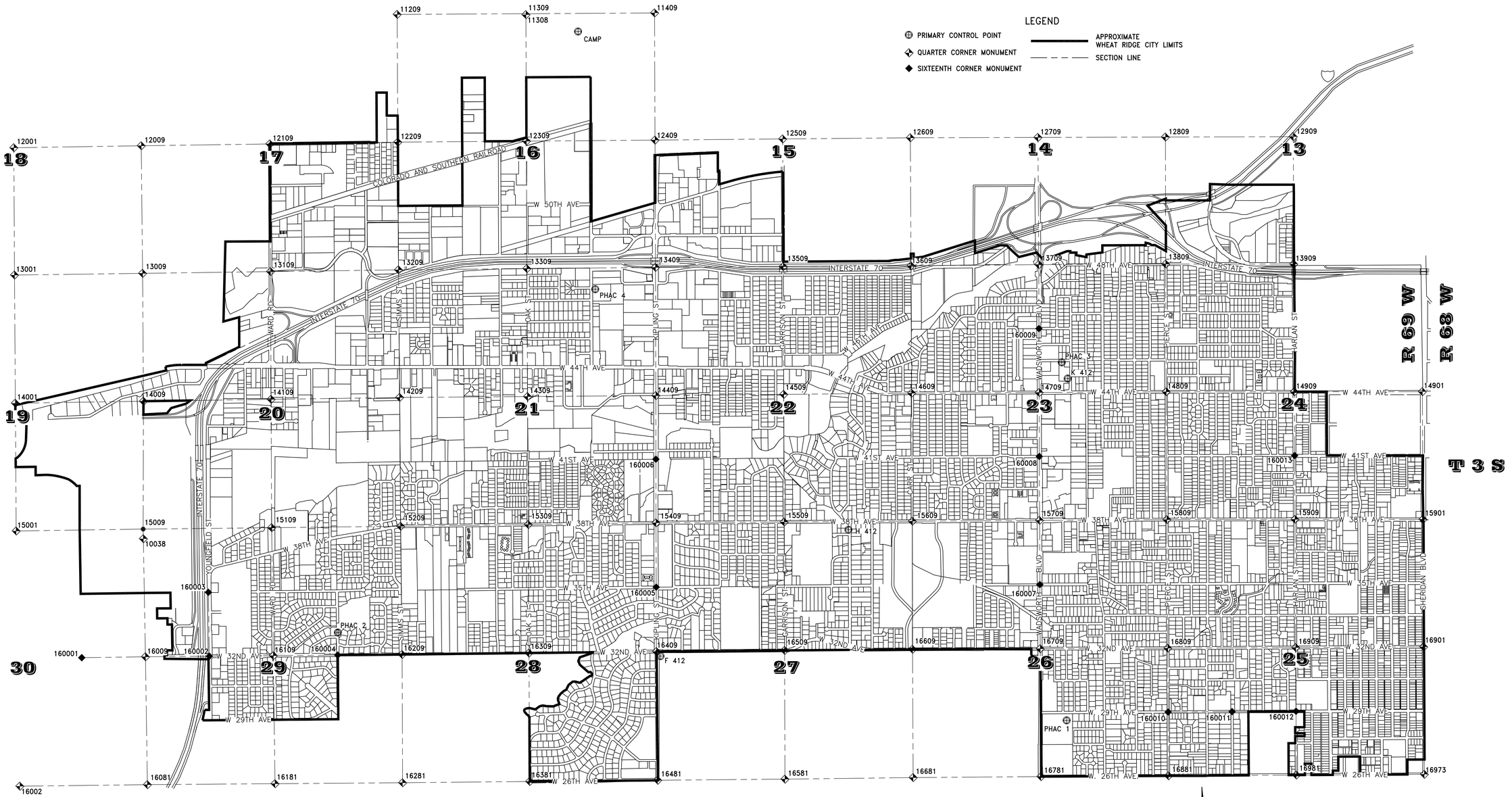
City of Wheat Ridge
PUBLIC WORKS
7500 W. 29TH AVE. WHEAT RIDGE, CO. 80033
PHONE: 303 235–2861 FAX: 303 235–2857

REV. DATE: Feb–2008

SECTION AND QUARTER SECTION MAP – GEOGRAPHIC INFORMATION SYSTEM

SECTIONS 13–30, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



SCALE: 1"=1000'

COLORADO LICENSED
STEVEN A. DYNES
24949
PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 2

City of Wheat Ridge
PUBLIC WORKS
7500 W. 29TH AVE. WHEAT RIDGE, CO. 80033
PHONE: 303 235–2861 FAX: 303 235–2857

REV. DATE: Feb–2008

HORIZONTAL & VERTICAL CONTROL BASE MAP

SECTIONS 13–30, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

City of Wheat Ridge
PUBLIC WORKS
7500 W. 29TH AVE. WHEAT RIDGE, CO. 80033
PHONE: 303 235-2861 FAX: 303 235-2857

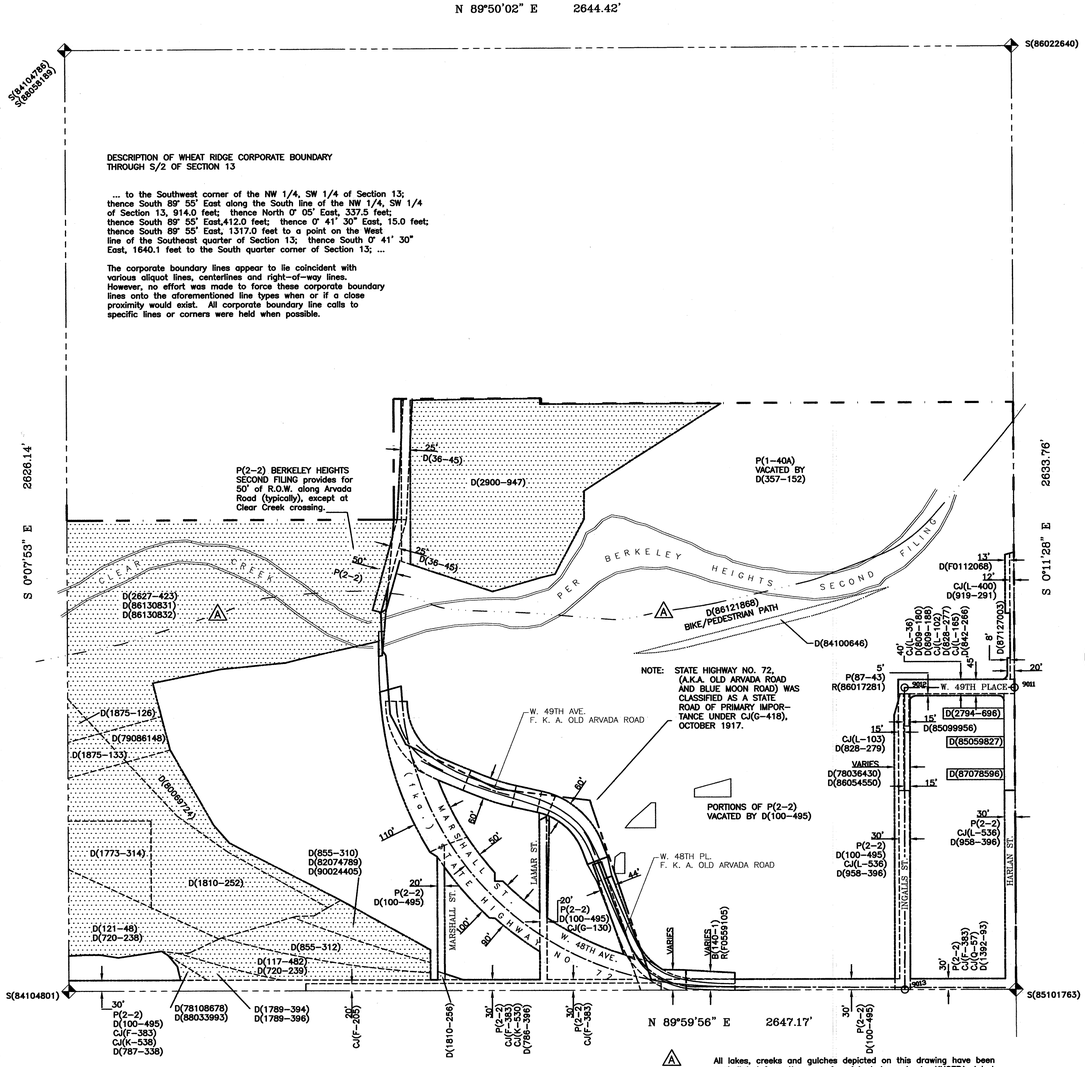
LEGEND

- PRIMARY CONTROL POINT
- QUARTER CORNER MONUMENT
- APPROXIMATE CITY LIMITS
- SECTION LINE
- CITY BOUNDARY

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

THIS ONE-HALF SECTION RIGHT OF WAY MAP AS ORIGINALLY OBTAINED FROM THE CITY OF WHEAT RIDGE WAS REVISED FOR RIGHT OF WAY MANAGEMENT PURPOSES ONLY AND THAT SAID REVISIONS ARE BASED ON:

FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;

RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;

SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED FROM THE CITY OF WHEAT RIDGE; AND

SELECTED FIELD LOCATIONS OF AS-CONSTRUCTED STREET IMPROVEMENTS WHERE SUBDIVISION PLATS WERE NOT INDEPENDENTLY RECONCILABLE.

I FURTHER STATE THAT PER CONTRACT AGREEMENT WITH THE CITY OF WHEAT RIDGE, NO ADDITIONAL EFFORT WAS MADE TO RECOVER AND/OR FIELD LOCATE OTHER PROPERTY MONUMENTATION, AND THAT SUCH RECOVERY AND/OR FIELD LOCATION MAY RESULT IN PROPERTY CORNER, STREET INTERSECTION, AND RIGHT OF WAY LOCATIONS DIFFERING FROM THOSE SHOWN HEREON. NO EFFORT WAS MADE TO RECONCILE INDIVIDUAL LOT LINES WITHIN SUBDIVISIONS. SOME RIGHT OF WAY GAPS AND/OR OVERLAPS WERE REFLECTED BY THE LINEWORK IN THE HALF-SECTION MAPS RECEIVED FROM THE CITY. THOSE GAPS AND/OR OVERLAPS WERE RECONCILED WITH FIELD LOCATIONS OF ALIQUOT LINES, BUT MAY NOT HAVE BEEN RESOLVED DUE TO INADEQUATE DEFINING DOCUMENTATION AND/OR MONUMENTATION.

I FURTHER STATE THAT ANY NOTES REFLECTED ON THE FACE OF THIS MAP WERE WRITTEN BY OTHERS AND WERE UNMODIFIED BY ME, UNLESS THE NOTE SPECIFICALLY REFERS TO "ED BRISTOW".

EXCEPT AS SET FORTH ABOVE, THIS REVISED HALF-SECTION RIGHT OF WAY MAP WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

COLORADO LICENSED THOMAS EDGAR BRISTOW 19588 PLS 05/08/08 REGISTERED LAND SURVEYOR

EDGAR T. BRISTOW
COLORADO P.L.S. #19588 DATE
PRESIDENT, FLATIRONS, INC. PLS CERT. NO. 06-50,874 (13S)
3825 IRIS AVENUE, STE. 385
BOULDER, CO 80301

NOTE: ED BRISTOW, MARCH 10, 2008. THE RIGHT OF WAY CONFIGURATION FOR THE I-70 / I-76 INTERCHANGE IS COMPRISED OF SEVERAL DEEDS TO CDOT BY PRIVATE PARTIES, REDUCED IN PART BY DEEDS OF PARTIAL, SMALLER PARCELS FROM CDOT TO PRIVATE PARTIES. THE CONFIGURATION SHOWN HEREON WAS TAKEN FROM THE HALF SECTION MAP PROVIDED BY THE CITY OF WHEAT RIDGE TO THE SURVEYOR, AND DIFFERS SLIGHTLY FROM THAT SHOWN ON THE JEFFERSON COUNTY ASSESSOR PARCEL MAP FOR THE AREA. THE ACTUAL CONFIGURATION MAY DIFFER SLIGHTLY FROM THAT SHOWN HEREON, AND A COMPLETE TITLE SEARCH AND BOUNDARY SURVEY IS RECOMMENDED FOR FINAL RESOLUTION. IN ADDITION, THE RIGHT OF WAY FOR "MARSHALL ST. (fka) STATE HIGHWAY NO. 72" IN THE AREA OF THE INTERCHANGE IS NO LONGER STATE HIGHWAY RIGHT OF WAY. HOWEVER, THE PREVIOUS CDOT RIGHT OF WAY MAP WAS USED FOR GENERAL VERIFICATION OF THE CONFIGURATION AS SHOWN. DEEDS IN THE AREA ARE UNCLEAR, AND A COMPLETE TITLE SEARCH AND BOUNDARY SURVEY ARE RECOMMENDED FOR FINAL VERIFICATION.

All "STREET MONUMENTS" are for the sole purpose of defining right-of-way intersection points by the City of Wheat Ridge. Any other uses will not be recognized by the City of Wheat Ridge or Jefferson County, Colorado.

CITY AND COUNTY OF DENVER

LEGEND/NOTES

- = City of Wheat Ridge corporate limits
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- = Right-of-way line.
- = Prior right-of-way line.
- = Right-of-way line is questionable.
- = Centerline of stream, gulch, or irrigation channel.

● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.

○ = Calculated ROW CL intersection, nothing set.

7000 = ROW CL Intersection number

S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.

40' = Indicates right-of-way width.

0(10-33) P(2-60) R(81060674) R(F0049884) = Indicates Jefferson County Official Development Plan (O), Plat (P) book & page or Reception number (R) where right-of-way description maybe found.

D(2226-219) D(85101335) D(F0049884) = Indicates Jefferson County deed (D) book & page or Deed reception number (D) where right-of-way was determined.

CJ(G-21) = Indicates book and page of the "Journal of the Commisioners of Jefferson County, Colo." where right-of-way was determined.

CDOH (IXM 1115(3) #16) = Indicates Colorado Department of Highways Project No. and Parcel No. (No Jefferson County record of this instrument is available or locatable at this time).

ORD(179-75) = Indicates an ordinance affecting right-of-way. Contact City of Wheat Ridge for documents.

RES(V16-5-63) = Indicates a resolution affecting right-of-way. Contact the Jefferson County Commissioners office.

(W.C. 10' W., 7102 SET) = Witness corner set in lieu of street intersection monument. Distance and direction as given is from the calculated centerline intersection.

AD(2494-324) = Ambiguous instrument, i.e. deed (AD), plat (AP), and others.

Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

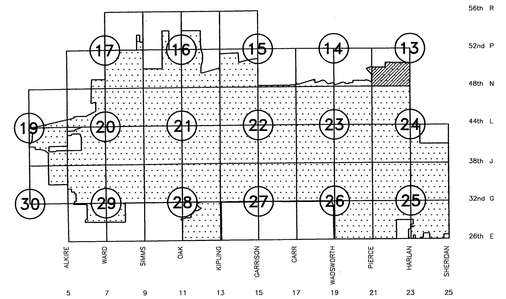
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ___.m. on the ____ day of _____, 200_, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: Deputy

VICINITY MAP
NOT TO SCALE



DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER F0493192

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	ADDED ROW FOR W. 48TH AVENUE	02/20/98	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 2

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

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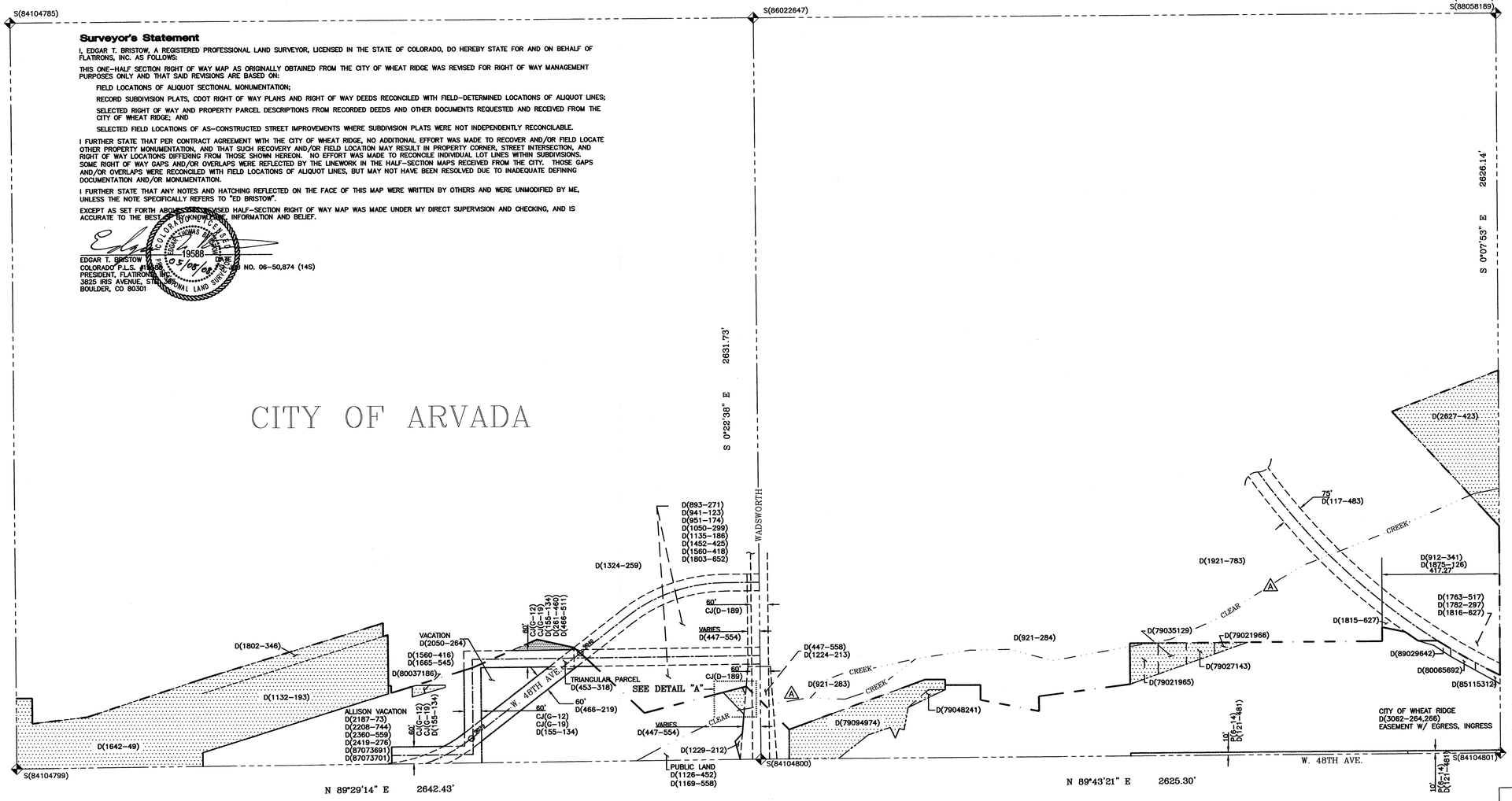
COLORADO REGISTERED EDGAR THOMAS BRISTOW PLS 19588 LAND SURVEYOR

EDGAR T. BRISTOW — DATE
COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 180
BOULDER, CO 80301

CERTIFICATE NO. 06-50,874 (14S)



LEGEND/NOTES

RB(1A-27) = Indicates book and page (Road Petition Book) where right-of-way was located.

P(21-34) / D(2984-444) / D(86161899) = Indicates Jefferson County Plat (P) book & page or deed (D) book & page or reception number where the apparent limits of private Vs. public ownership may occur.

A = All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985.

= REPRESENTS INTERSTATE HIGHWAY

U.T. or = REPRESENTS UNCLEAR TITLE – PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHER.

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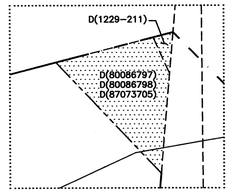
200 0 200 400
GRAPHIC SCALE
1 inch = 200 ft.



DETAIL "A" 1"=50'

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Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

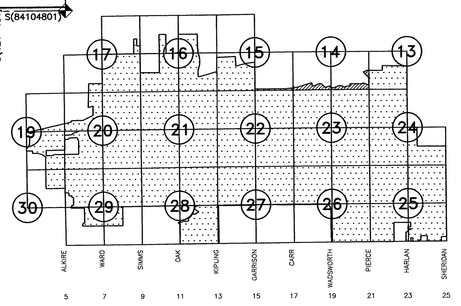
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the ____ day of _____, 200_, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER 91050973

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	NO REVISIONS	10/06/03	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

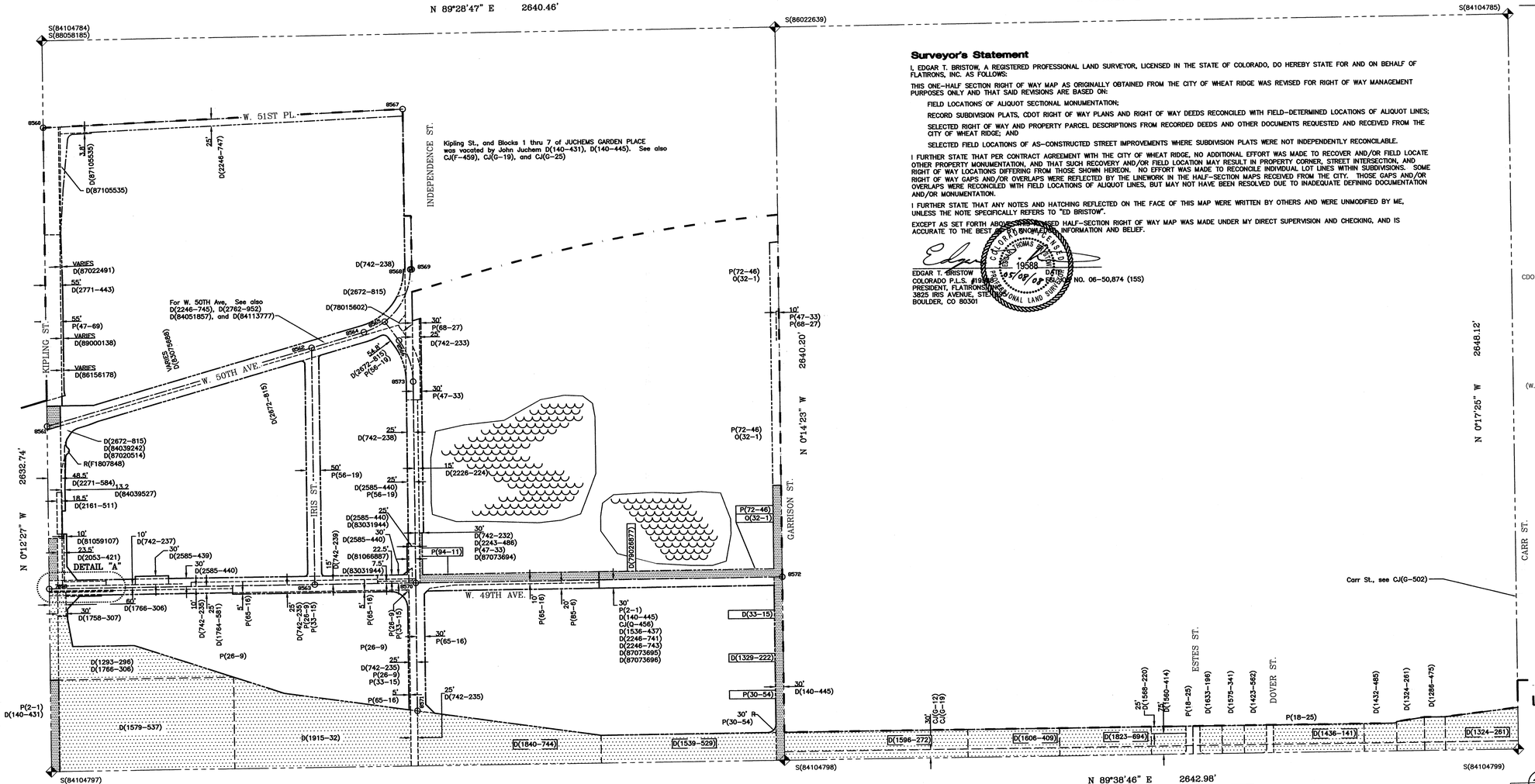
SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 3

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



Surveyor's Statement

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EDGAR T. BRISTOW
COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 180
BOULDER, CO 80301

COLORADO — EDGAR THOMAS BRISTOW — 19588 — REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 05/08/08
COLORADO P.L.S. NO. 06-50,874 (15S)

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Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

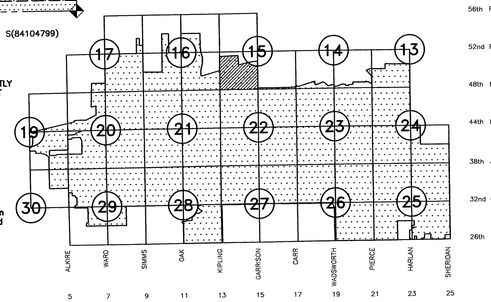
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ___.m. on the ____ day of _____, 200_, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



REPLACES RECEPTION NUMBER 89065732

DATE OF PREPARATION: 05/09/2008

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	ADDED ROW @ W. 50TH AVE. & KIPLING ST.	09/16/03	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

SCALE: 1" = 200'

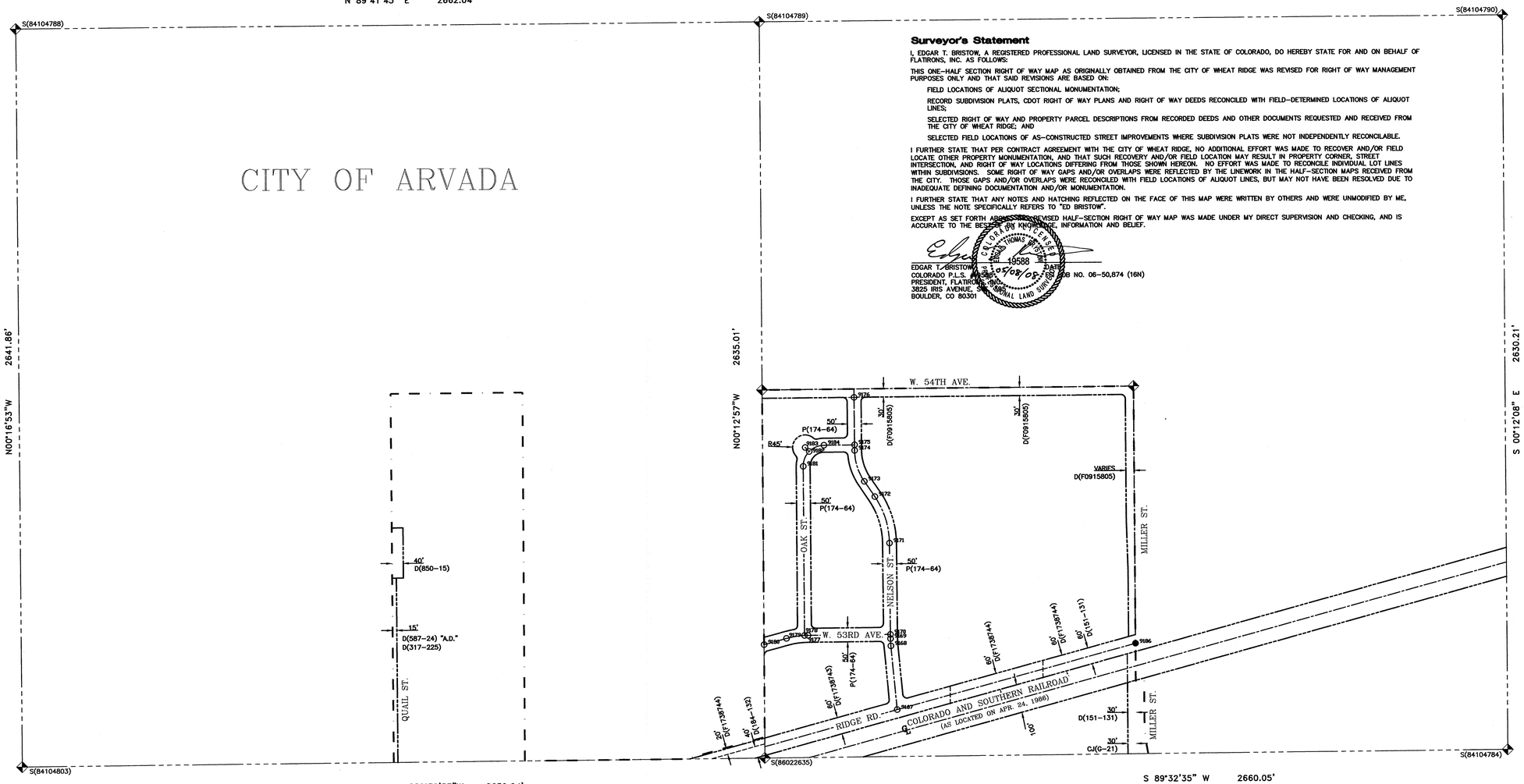
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 15, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 4

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



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I FURTHER STATE THAT ANY NOTES AND HATCHING REFLECTED ON THE FACE OF THIS MAP WERE WRITTEN BY OTHERS AND WERE UNMODIFIED BY ME, UNLESS THE NOTE SPECIFICALLY REFERS TO "ED BRISTOW".

EXCEPT AS SET FORTH ABOVE, THIS REVISED HALF-SECTION RIGHT OF WAY MAP WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

EDGAR T. BRISTOW, P.L.S. 19588 DATE
COLORADO P.L.S. NO. 19588
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, SUITE 100
BOULDER, CO 80301

STATE OF COLORADO EDGAR THOMAS BRISTOW 19588 PROFESSIONAL LAND SURVEYOR

105/08/05 ISS 208 NO. 06-50,874 (16N)

LEGEND/NOTES

- = City of Wheat Ridge corporate limits
- = Section line
- = Street centerline (assumed equal distant from right-of-way lines unless noted).
- = Right-of-way line.
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- ○ = Calculated ROW CL intersection, nothing set.
- 7000 = ROW CL Intersection number
- S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.
- 40' = Indicates right-of-way width.
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Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

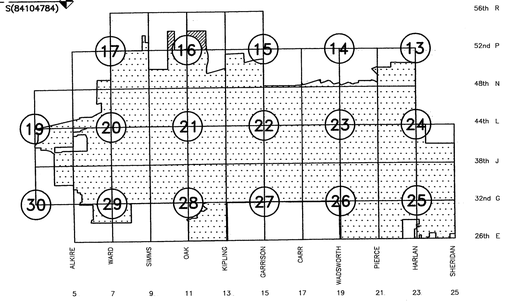
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the ____ day of _____, 200__, and is duly recorded in Plan File _____. Fees paid _____.

_____
Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



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A = All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985.

= REPRESENTS INTERSTATE HIGHWAY

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DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER 86151021

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	ADDED RIGHT OF WAY 54TH AND MILLER	08/30/99	JPM				
2	ADDED ROW FOR RIDGE ROAD	10/06/03	CHB				
3	ADDED SKYLINE ESTATES FILING NO. 3 & ROW	01/16/04	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

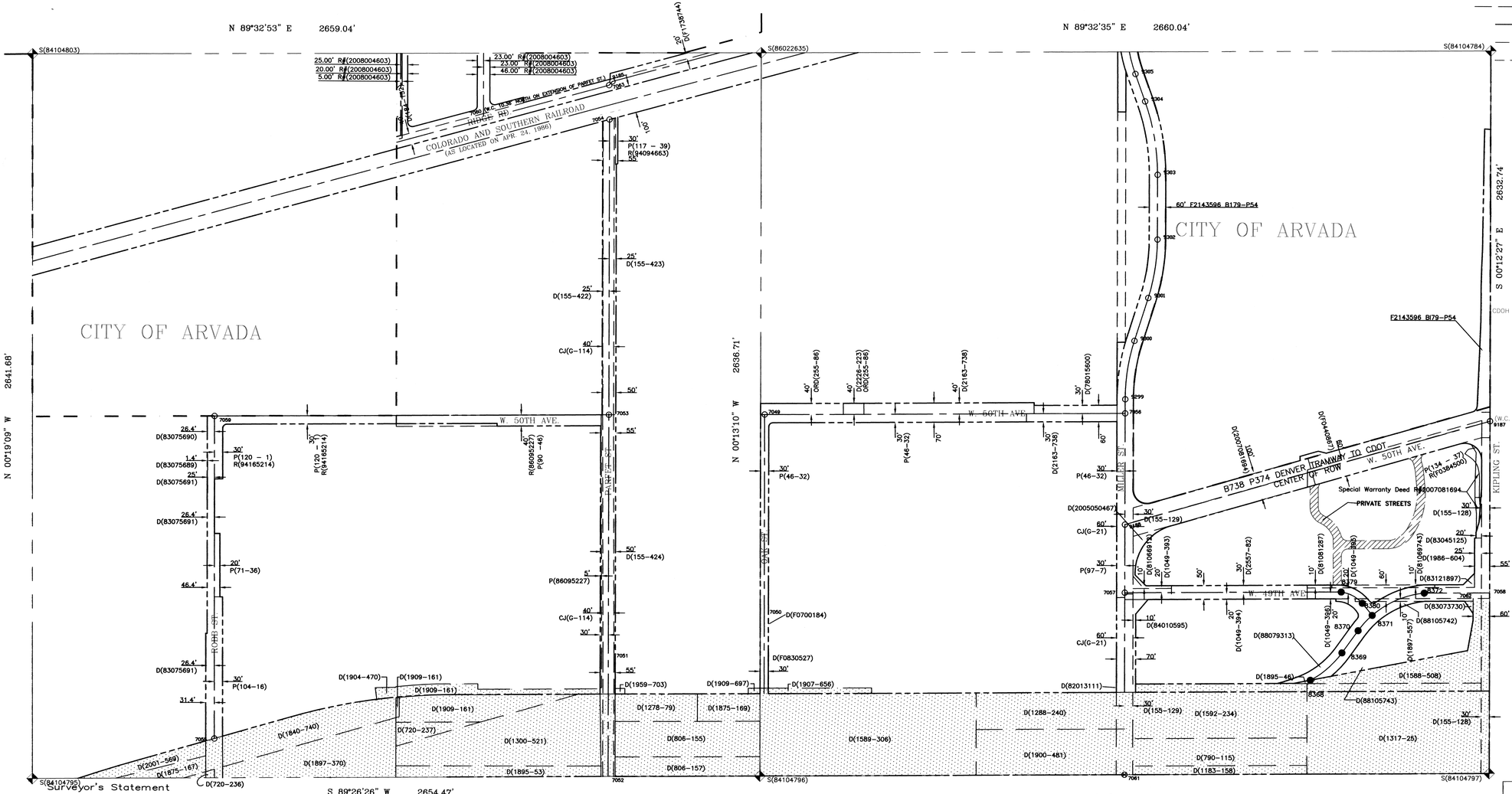
SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
NORTH ONE-HALF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 5

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO


N 89°32'53" E 2659.04'
N 89°32'35" E 2660.04'
S 89°26'26" W 2654.47'
S 89°27'26" W 2659.51'
S(84104803)
S(86022635)
S(84104784)
S(84104795)
S(84104796)
S(84104797)
N 00°19'09" W 2641.68'
N 00°13'10" W 2636.71'
S 00°12'27" E 2632.74'
CITY OF ARVADA
CITY OF ARVADA
COLORADO AND SOUTHERN RAILROAD (AS LOCATED ON APR. 24, 1986)
W. 50TH AVE.
W. 49TH AVE.
W. 48TH AVE.
W. 47TH AVE.
RALEIGH ST.
MILLER ST.
OAK ST.
KIPLING ST.
B73B P374 DENVER TRAMWAY TO CDOT
CENTER OF ROW
Special Warranty Deed R#4007081694
PRIVATE STREETS
60' F2143596 B179-P54
F2143596 B179-P54
25.00' R#(2008004603)
20.00' R#(2008004603)
5.00' R#(2008004603)
23.00' R#(2008004603)
23.00' R#(2008004603)
46.00' R#(2008004603)
R(1361-49)
P(1361-49)
P(117 - 39) R(94094663)
25' D(155-423)
25' D(155-422)
40' CJ(G-114)
50' D(155-424)
P(86095227)
40' CJ(G-114)
D(F0700184)
D(F0830527)
D(155-703)
D(1907-656)
D(1909-697)
D(1904-470)
D(1909-161)
D(1840-740)
D(720-237)
D(1300-521)
D(1897-370)
D(2001-569)
D(1875-167)
D(720-236)
D(1278-79)
D(1875-169)
D(806-155)
D(806-157)
D(1895-53)
D(1589-306)
D(1288-240)
D(1900-481)
D(790-115)
D(1183-158)
D(1592-234)
D(82013111)
D(1317-25)
D(1588-508)
D(1895-46)
D(88079313)
D(88105743)
D(88105742)
D(83073730)
D(83121897)
D(83045125)
D(1986-604)
D(1887-557)
D(1049-398)
D(1049-393)
D(1049-394)
D(2657-82)
D(81081287)
D(81069743)
D(81066822)
D(84010595)
D(2005050467)
D(155-129)
D(155-128)
D(134 - 37) R(F03864500)
D(2163-738)
D(78015600)
D(2226-223) ORD(255-86)
ORD(255-86)
P(46-32)
D(46-32)
P(90 -46)
P(120 - 1) R(94165214)
D(83075690)
D(83075689)
D(83075691)
P(71-36)
R(981 - 49')
P(104-16)
P(97-7)
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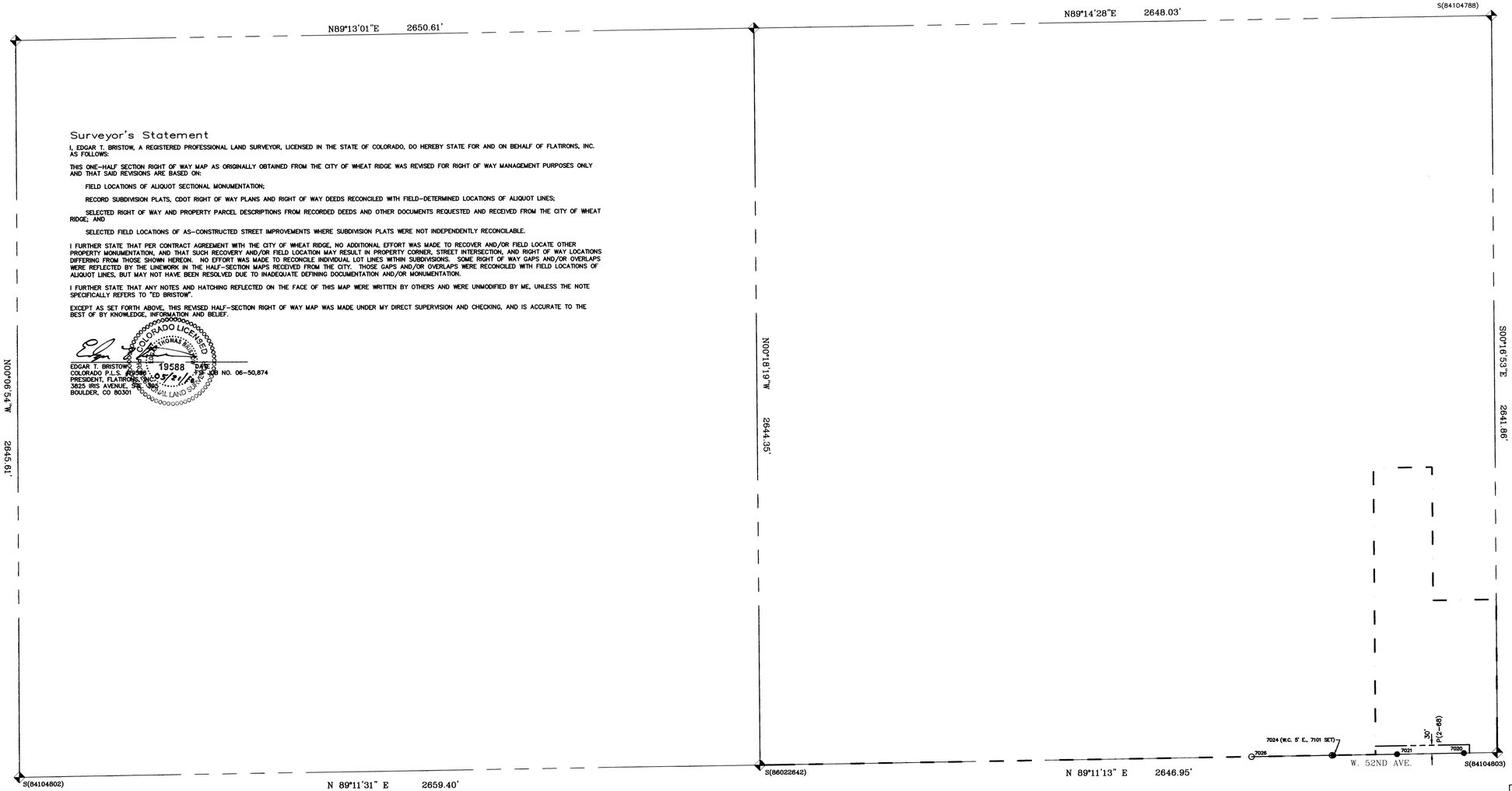
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

THIS ONE-HALF SECTION RIGHT OF WAY MAP AS ORIGINALLY OBTAINED FROM THE CITY OF WHEAT RIDGE WAS REVISED FOR RIGHT OF WAY MANAGEMENT PURPOSES ONLY AND THAT SAID REVISIONS ARE BASED ON:

FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;

RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;

SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED FROM THE CITY OF WHEAT RIDGE; AND

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COLORADO LICENSED EDGAR THOMAS BRISTOW 19588 PROFESSIONAL LAND SURVEYOR

EDGAR T. BRISTOW, COLORADO P.L.S. #19588 DATE 05/21/08
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 365
BOULDER, CO 80301

FLATIRONS JOB NO. 06-50.874

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DATE OF PREPARATION: 12/16/2008

LEGEND/NOTES

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- = Right-of-way line is questionable.
- = Centerline of stream, gulch, or irrigation channel.
- = Sidewalk and/or streetscape easement
- ● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.
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- 7000 = ROW CL Intersection number
- S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.
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Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

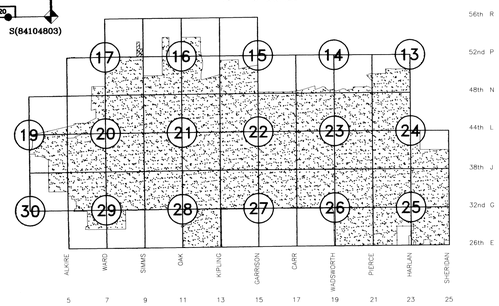
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ___.m. on the _____ day of _____, 20___, and is duly recorded in Plan File _____. Fees paid _____.

_____
Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

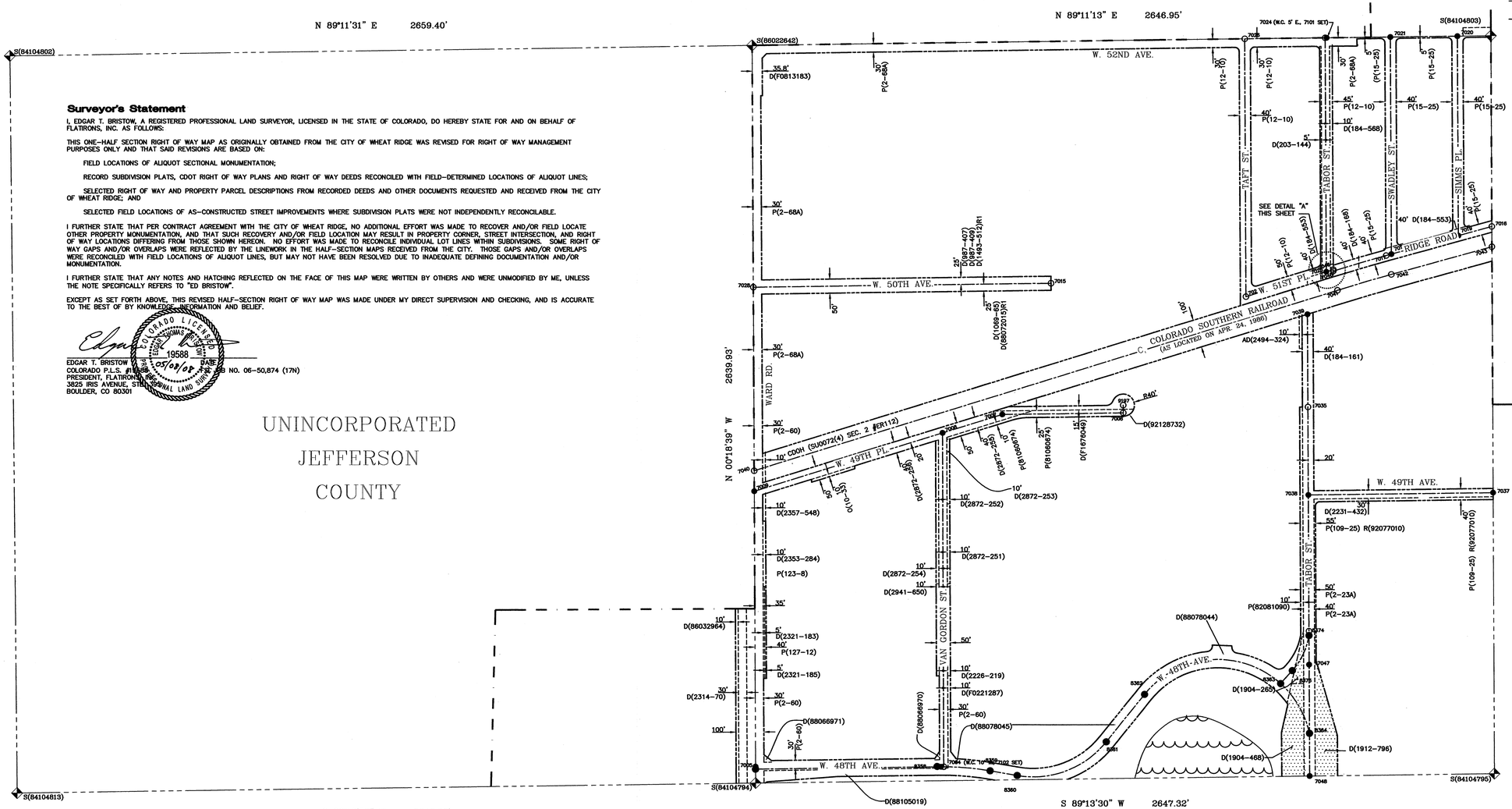
SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
NORTH ONE-HALF SECTION 17, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 5

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



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COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 300
BOULDER, CO 80301

COLORADO LICENSED EDGAR THOMAS BRISTOW 19588 PROFESSIONAL LAND SURVEYOR 05/08/08

JOB NO. 06-50,874 (17N)

UNINCORPORATED
JEFFERSON
COUNTY

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CLERK AND RECORDER'S CERTIFICATE

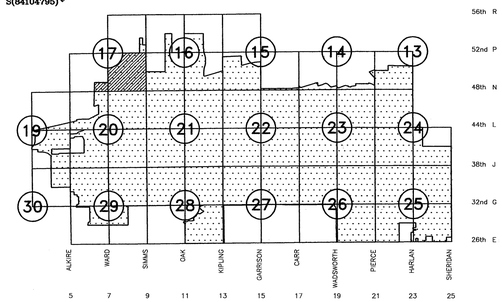
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

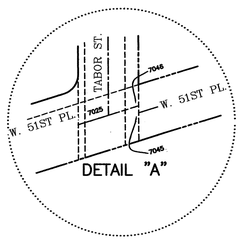
I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the _____ day of _____, 200_, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE





DATE OF PREPARATION: 05/09/2008

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= REPRESENTS INTERSTATE HIGHWAY

U.T. or = REPRESENTS UNCLEAR TITLE - PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHER.

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REPLACES RECEPTION NUMBER 86151020

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	VACATED BY B1493 P512	7/23/93	CHB				
2	NEW C/L AND ROW FOR W. 48TH/FRONTAGE RD.	7/23/93	CHB				
3	NEW ROW FOR TABOR AND W. 49TH	7/23/93	CHB				
4	NEW ROW FOR WARD RD.	12/8/95	CHB				
5	NEW ROW FOR VAN GORDON ST.	5/13/96	CHB				
6	KAISER ANNEXATION (ANNEXATION 98-6)	9/10/98	CHB				
7	UPDATE CITY BOUNDARY	8/30/99	JPM				
8	NEW ROW FOR W. 49TH PL.	12/03/03	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
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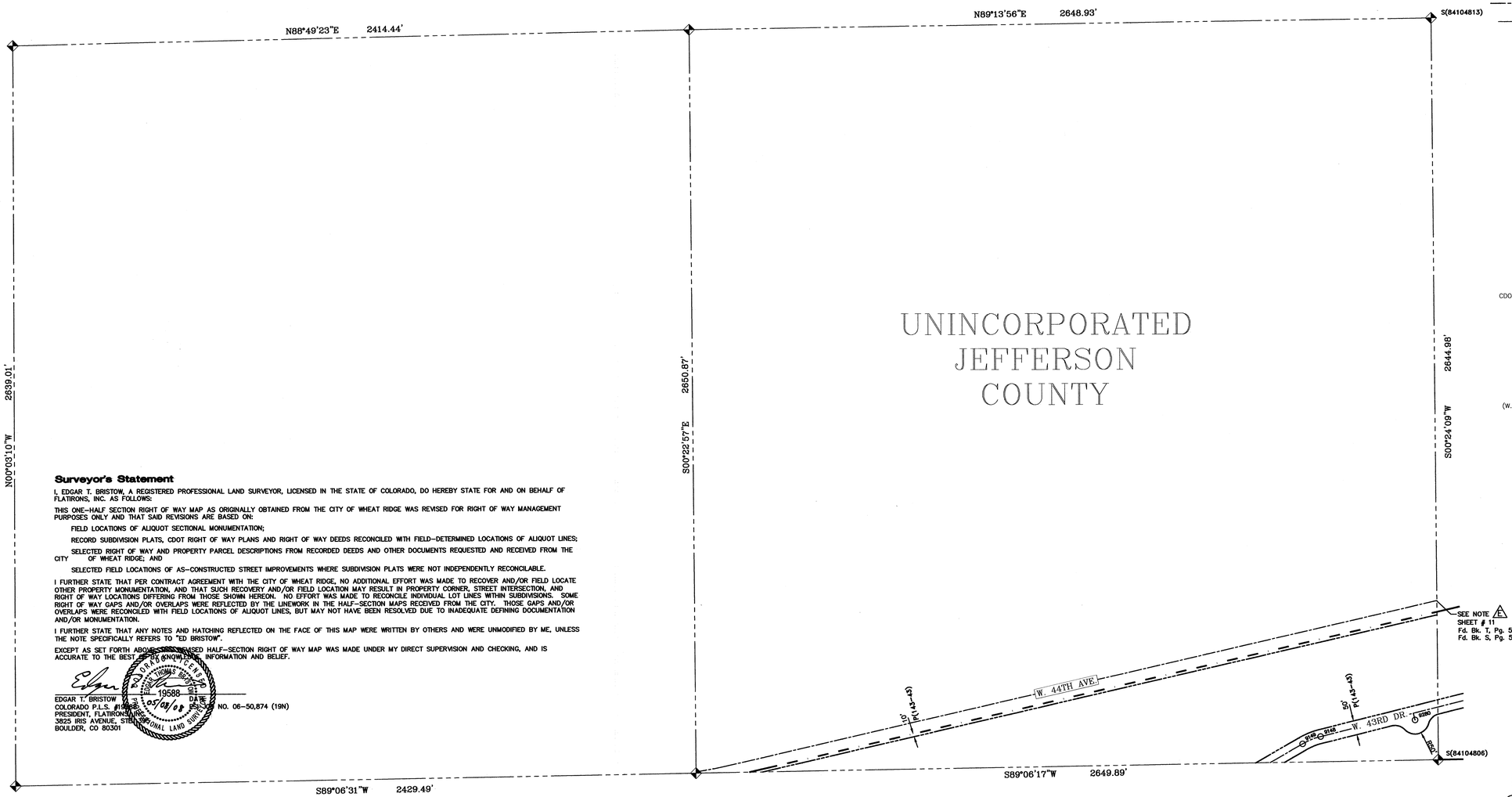
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 17, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 8

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

THIS ONE-HALF SECTION RIGHT OF WAY MAP AS ORIGINALLY OBTAINED FROM THE CITY OF WHEAT RIDGE WAS REVISED FOR RIGHT OF WAY MANAGEMENT PURPOSES ONLY AND THAT SAID REVISIONS ARE BASED ON:

FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;

RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;

SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED FROM THE CITY OF WHEAT RIDGE; AND

SELECTED FIELD LOCATIONS OF AS-CONSTRUCTED STREET IMPROVEMENTS WHERE SUBDIVISION PLATS WERE NOT INDEPENDENTLY RECONCILABLE.

I FURTHER STATE THAT PER CONTRACT AGREEMENT WITH THE CITY OF WHEAT RIDGE, NO ADDITIONAL EFFORT WAS MADE TO RECOVER AND/OR FIELD LOCATE OTHER PROPERTY MONUMENTATION, AND THAT SUCH RECOVERY AND/OR FIELD LOCATION MAY RESULT IN PROPERTY CORNER, STREET INTERSECTION, AND RIGHT OF WAY LOCATIONS DIFFERING FROM THOSE SHOWN HEREON. NO EFFORT WAS MADE TO RECONCILE INDIVIDUAL LOT LINES WITHIN SUBDIVISIONS. SOME RIGHT OF WAY GAPS AND/OR OVERLAPS WERE REFLECTED BY THE LINEWORK IN THE HALF-SECTION MAPS RECEIVED FROM THE CITY. THOSE GAPS AND/OR OVERLAPS WERE RECONCILED WITH FIELD LOCATIONS OF ALIQUOT LINES, BUT MAY NOT HAVE BEEN RESOLVED DUE TO INADEQUATE DEFINING DOCUMENTATION AND/OR MONUMENTATION.

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EXCEPT AS SET FORTH ABOVE, THIS REVISED HALF-SECTION RIGHT OF WAY MAP WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

EDGAR T. BRISTOW — DATE
COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 180
BOULDER, CO 80301

EDGAR THOMAS BRISTOW — COLORADO — 19588 — REGISTERED PROFESSIONAL LAND SURVEYOR — 05/08/08 — REGISTRATION NO. 06-50,874 (19N)

LEGEND/NOTES

RB(1A-27) = Indicates book and page (Road Petition Book) where right-of-way was located.

P(21-34) = Indicates Jefferson County Plat (P) book & page
D(2984-444) or deed (D) book & page or reception number
D(86161899) where the apparent limits of private Vs. public ownership may occur.

A = All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985.

= REPRESENTS INTERSTATE HIGHWAY

U.T. or = REPRESENTS UNCLEAR TITLE - PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHER.

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LEGEND/NOTES

= City of Wheat Ridge corporate limits
= Section line
= Street centerline (assumed equal distant from right-of-way lines unless noted).
= Right-of-way line.
= Prior right-of-way line.
= Right-of-way line is questionable.
= Centerline of stream, gulch, or irrigation channel.

● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.

O = Calculated ROW CL intersection, nothing set.

7000 = ROW CL Intersection number

S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.

40' = Indicates right-of-way width.

O(10-33) P(2-60) R(81060674) R(F0049884) = Indicates Jefferson County Official Development Plan (O), Plat (P) book & page or Reception number (R) where right-of-way description maybe found.

D(2226-219) D(85101335) D(F0049884) = Indicates Jefferson County deed (D) book & page or Deed reception number (D) where right-of-way was determined.

CJ(G-21) = Indicates book and page of the "Journal of the Commisioners of Jefferson County, Colo." where right-of-way was determined.

CDOH (IXM 1115(3) #16) = Indicates Colorado Department of Highways Project No. and Parcel No. (No Jefferson County record of this instrument is available or locatable at this time).

ORD(179-75) = Indicates an ordinance affecting right-of-way. Contact City of Wheat Ridge for documents.

RES(V16-5-63) = Indicates a resolution affecting right-of-way. Contact the Jefferson County Commissioners office.

(W.C. 10' W., 7102 SET) = Witness corner set in lieu of street intersection monument. Distance and direction as given is from the calculated centerline intersection.

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Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

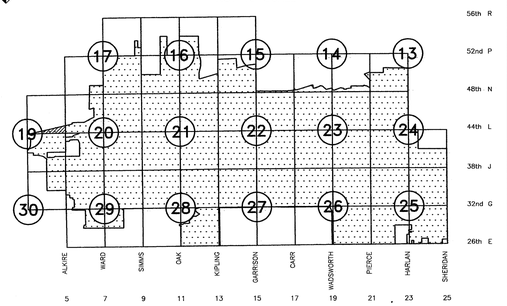
I hereby certify that this plat was filed in my office at _____ o'clock ___.m. on the _____ day of _____, 200__, and is duly recorded in Plan File _____. Fees paid _____.

_____ Recorder

By: _____ Deputy

VICINITY MAP

NOT TO SCALE



DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	NEW MAP	08/30/99	JPM				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

SCALE: 1" = 200'

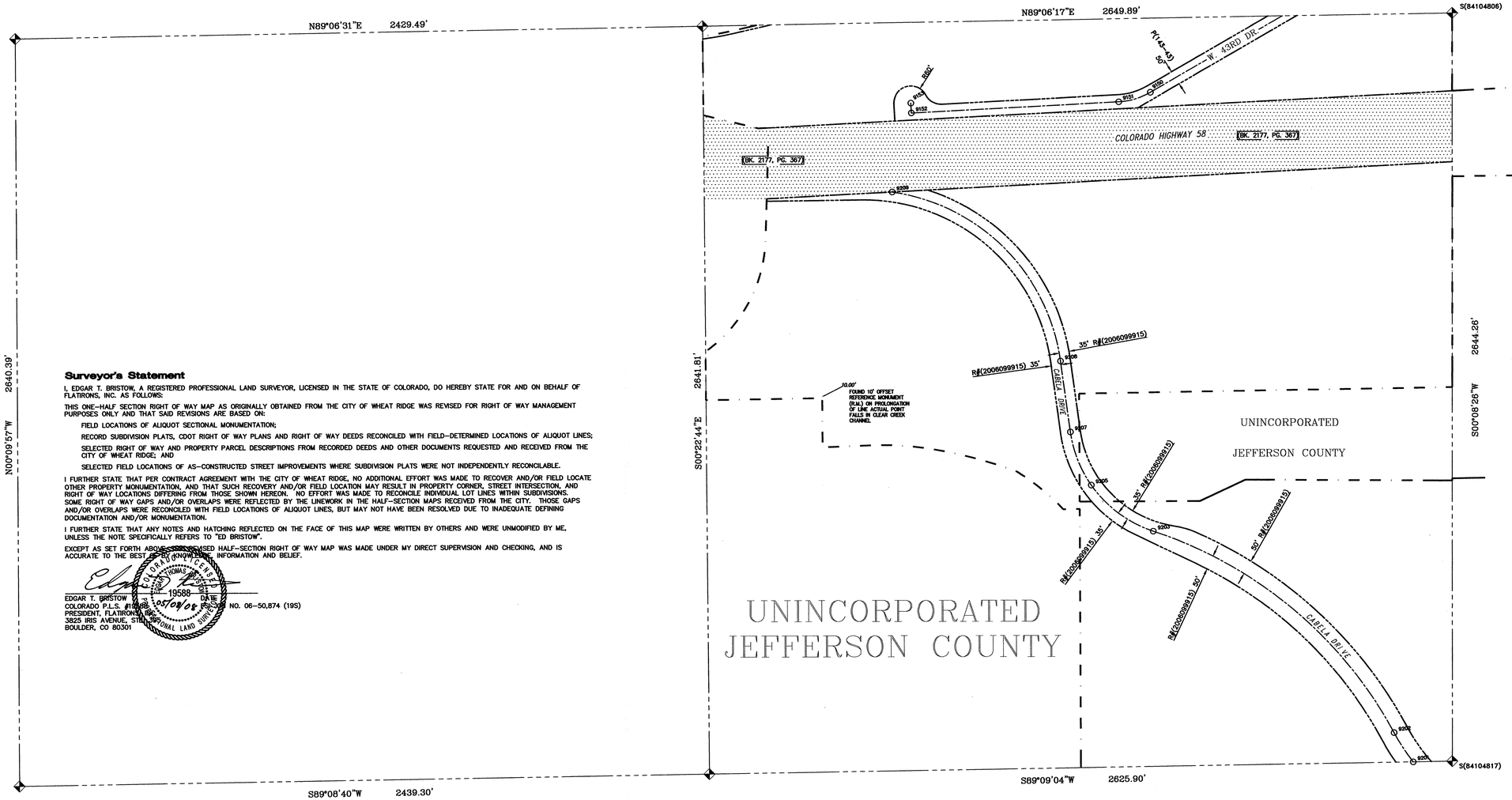
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
NORTH ONE-HALF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 9

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



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PRESIDENT, FLATIRONS, INC. — COLORADO L.S. NO. 06-50,874 (19S)
3825 IRIS AVENUE, STE. 385
BOULDER, CO 80301

COLORADO — EDGAR THOMAS BRISTOW — 19588 — PROFESSIONAL LAND SURVEYOR

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CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the ____ day of _____, 200__, and is duly recorded in Plan File _____. Fees paid _____.

_____ Recorder

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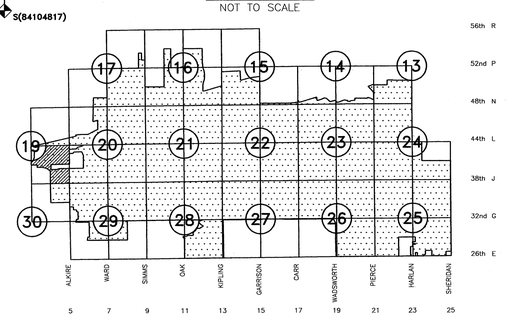
VICINITY MAP
NOT TO SCALE



DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
	NEW MAP 1999	08/30/99	JPM				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE • WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 • FAX: 303-235-2857

N

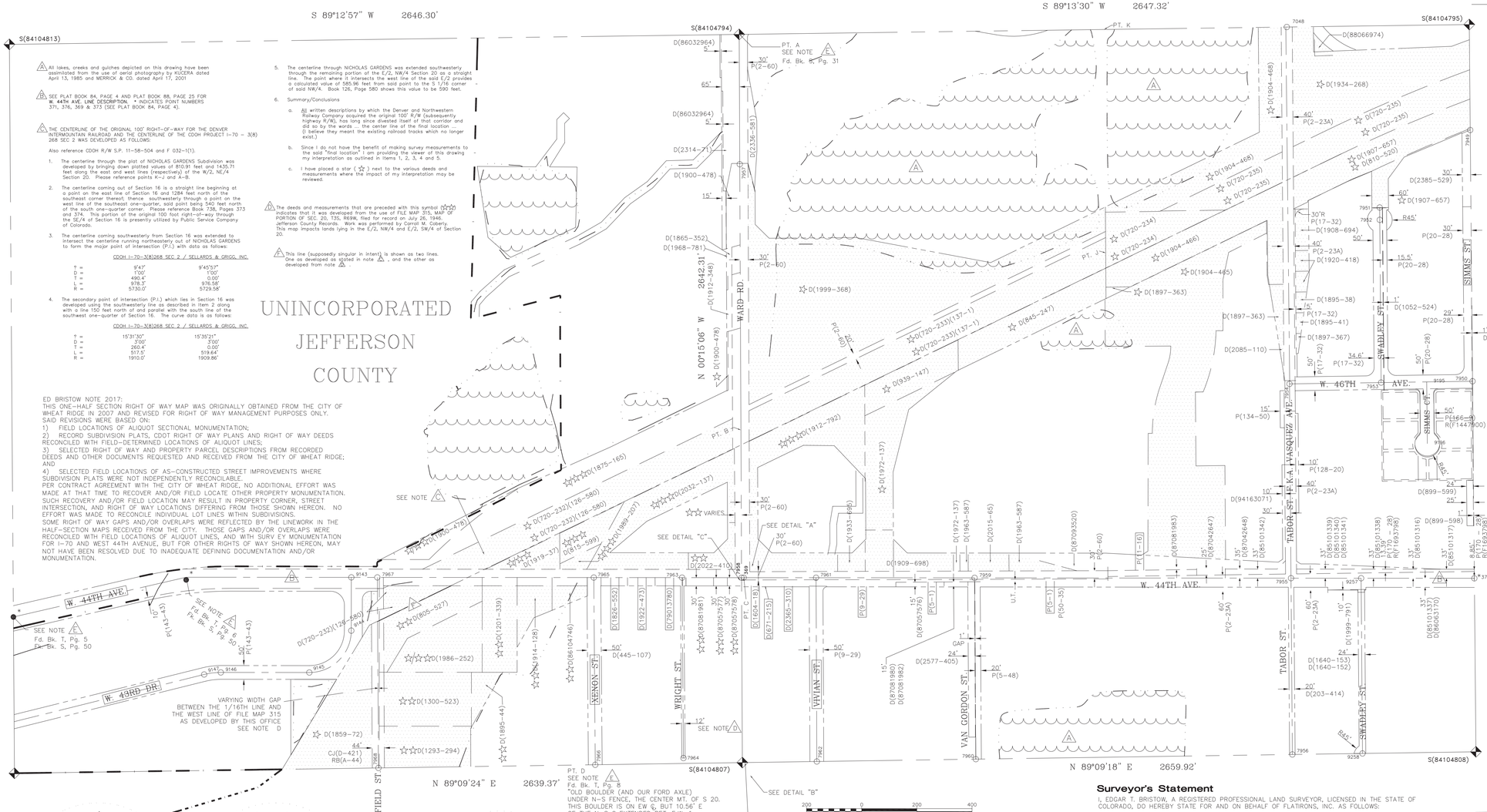
SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 19, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 10

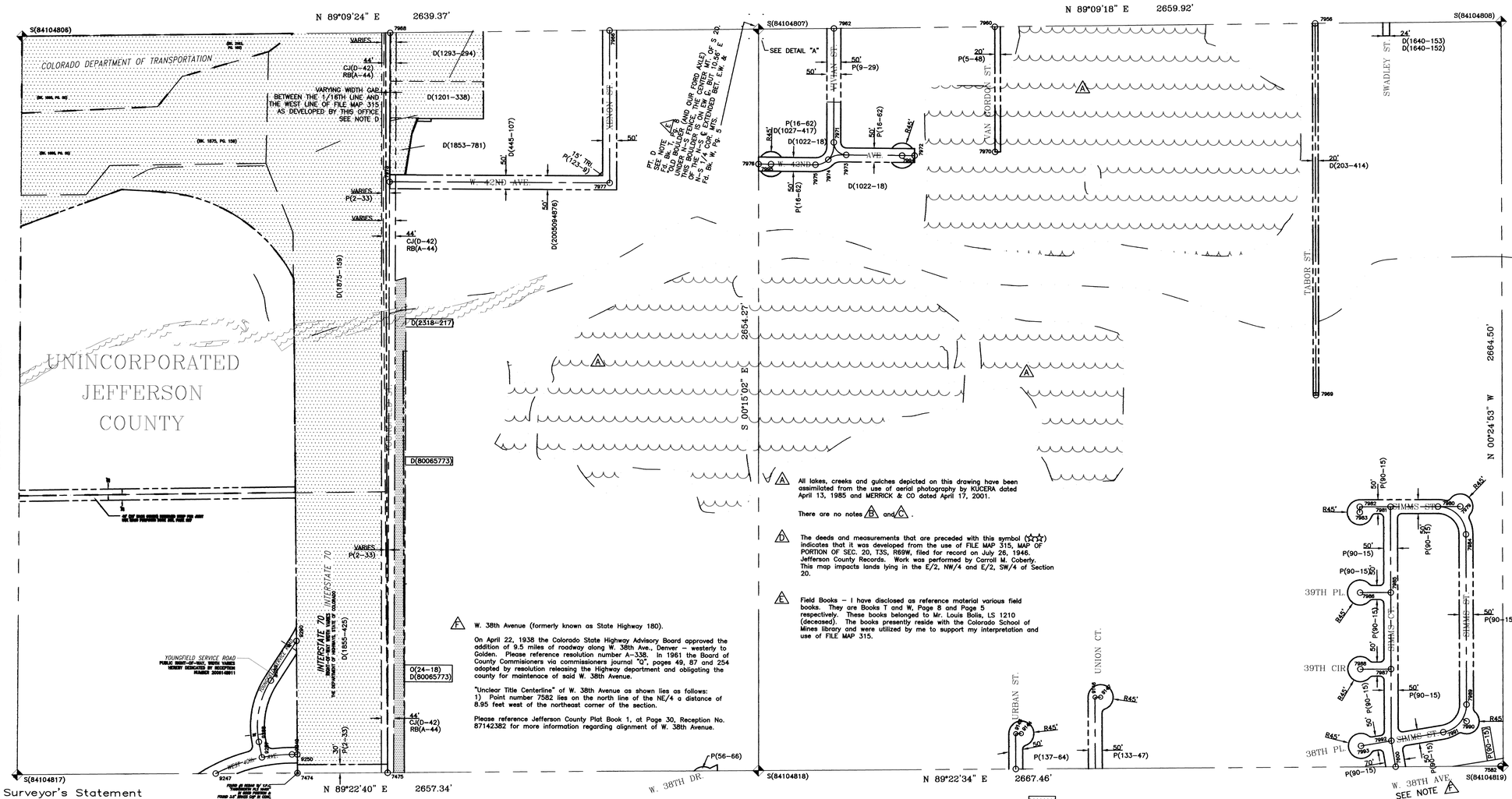
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO


S 89°12'57" W 2646.30'
S 89°13'30" W 2647.32'
S(84104813)
S(84104794)
S(84104795)
S(84104807)
S(84104808)
N 0°24'09" W 2644.98'
N 0°31'28" W 2638.97'
N 00°15'06" W 2642.31'
N 89°09'24" E 2639.37'
N 89°09'18" E 2659.92'
W. 44TH AVE.
W. 43RD DR.
W. 46TH AVE.
WARD RD.
YOUNGFIELD ST.
XENON ST.
WRIGHT ST.
VIVIAN ST.
VAN GORDON ST.
TABOR ST.
SWADLEY ST.
SIMMS ST.
K-A-HASKELL AVE.
UNINCORPORATED
JEFFERSON
COUNTY
PT. A SEE NOTE E Fd. Bk. S, Pg. 31
PT. B
PT. C
PT. D SEE NOTE E Fd. Bk. T, Pg. 8 "OLD BOULDER (AND OUR FORD AXLE) UNDER N-S FENCE, THE CENTER MT. OF S 20. THIS BOULDER IS ON EW ℄, BUT 10.56' E OF THE N-S ℄ EXTENDED BET. E.W. & N-S 1/4 COR. MTS. Fd. Bk. W, Pg. 5
PT. J
PT. K
SEE NOTE A
SEE NOTE B
SEE NOTE C
SEE NOTE D
SEE DETAIL "A"
SEE DETAIL "B"
SEE DETAIL "C"
VARIES
VARYING WIDTH GAP BETWEEN THE 1/16TH LINE AND THE WEST LINE OF FILE MAP 315 AS DEVELOPED BY THIS OFFICE SEE NOTE D
GAP
D(1904-468)
D(1934-268)
D(720-235)
D(1907-657)
D(810-520)
D(2385-529)
D(1907-657)
D(1908-694)
D(1920-418)
D(720-234)
D(1904-466)
D(1897-363)
D(1895-38)
D(1895-41)
D(1897-367)
D(1052-524)
D(1244-577)
D(2085-110)
D(134-50)
D(128-20)
D(899-599)
D(899-598)
D(94163071)
D(94163072)
D(85101342)
D(85101339)
D(85101340)
D(85101341)
D(85101338)
D(85101316)
D(85101317)
D(85101335)
D(86051170)
D(87081983)
D(87042647)
D(87042646)
D(87081980)
D(87081982)
D(87075576)
D(87075577)
D(87075578)
D(87093520)
D(2577-405)
D(1640-153)
D(1640-152)
D(203-414)
D(1999-791)
D(1999-368)
D(1912-348)
D(1912-792)
D(1939-147)
D(1845-247)
D(720-233)(137-1)
D(720-232)(126-580)
D(1875-165)
D(2032-137)
D(1919-371)
D(1890-297)
D(1900-478)
D(1865-352)
D(1968-781)
D(1972-137)
D(1963-587)
D(2015-65)
D(1933-696)
D(2022-410)
D(1909-698)
D(1604-18)
D(671-215)
D(2365-310)
D(1826-552)
D(1922-473)
D(79013780)
D(1201-339)
D(1914-128)
D(1895-44)
D(1986-252)
D(1300-523)
D(1293-294)
D(1859-72)
D(805-527)
D(720-232)(128-580)
D(1900-478)
D(2314-71)
D(2536-581)
D(86032964)
D(86032964)
D(445-107)
D(9-29)
D(5-1)
D(5-35)
D(2-60)
D(11-16)
D(2-23A)
D(2-60)
D(1-32)
D(20-28)
D(17-32)
D(2-60)
D(2-23A)
D(1-32)
D(20-28)
D(128-20)
D(2-23A)
D(2-23A)
D(2-23A)
D(2-23A)
D(5-48)
D(421)
RB(A-44)
D(1845-44)
D(86104746)
D(87081981)
D(87081980)
D(87081982)
D(87075577)
D(87075578)
D(87075576)
D(5-1)
D(50-35)
D(9-29)
D(2-60)
D(2-60)
D(2-60

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985 and MERRICK & CO dated April 17, 2001.

There are no notes B and C.

D The deeds and measurements that are preceded with this symbol ☆☆☆ indicates that it was developed from the use of FILE MAP 315, MAP OF PORTION OF SEC. 20, T3S, R69W, filed for record on July 26, 1946. Jefferson County Records. Work was performed by Carroll M. Coberly. This map impacts lands lying in the E/2, NW/4 and E/2, SW/4 of Section 20.

E Field Books – I have disclosed as reference material various field books. They are Books T and W, Page 8 and Page 5 respectively. These books belonged to Mr. Louis Bolis, LS 1210 (deceased). The books presently reside with the Colorado School of Mines library and were utilized by me to support my interpretation and use of FILE MAP 315.

F W. 38th Avenue (formerly known as State Highway 180).

On April 22, 1938 the Colorado State Highway Advisory Board approved the addition of 9.5 miles of roadway along W. 38th Ave., Denver – westerly to Golden. Please reference resolution number A-338. In 1961 the Board of County Commissioners via commissioners journal "Q", pages 49, 87 and 254 adopted by resolution releasing the Highway department and obligating the county for maintenance of said W. 38th Avenue.

"Unclear Title Centerline" of W. 38th Avenue as shown lies as follows:
1) Point number 7582 lies on the north line of the NE/4 a distance of 8.95 feet west of the northeast corner of the section.

Please reference Jefferson County Plat Book 1, at Page 30, Reception No. 87142382 for more information regarding alignment of W. 38th Avenue.

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C/4 SEC 20 S(84104807)

10.77' TO FND. AXLE
11.11' TO FND. STONE

DETAIL "A" N.T.S.

GRAPHIC SCALE
200 0 200 400
1 inch = 200 ft.

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COLORADO P.L.S. #19588 FSI JOB NO. 06-50,874
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 280
BOULDER, CO 80301

DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER 88013279

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- D(10-33) P(2-60) R(81060674) R(F0049884) = Indicates Jefferson County Official Development Plan (O), Plat (P) book & page or Reception number (R) where right-of-way description maybe found.
- D(2226-219) D(85101335) D(F0049884) = Indicates Jefferson County deed (D) book & page or Deed reception number (D) where right-of-way was determined.
- CJ(C-21) = Indicates book and page of the "Journal of the Commisioners of Jefferson County, Colo." where right-of-way was determined.
- CDOH (IXM 1115(3) #16) = Indicates Colorado Department of Highways Project No. and Parcel No. (No Jefferson County record of this instrument is available or locatable at this time).
- ORD(179-75) = Indicates an ordinance affecting right-of-way. Contact City of Wheat Ridge for documents.
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- (W.C. 10' W., 7102 SET) = Witness corner set in lieu of street intersection monument. Distance and direction as given is from the calculated centerline intersection.
- AD(2494-324) = Ambiguous instrument, i.e. deed (AD), plat (AP), and others.

Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

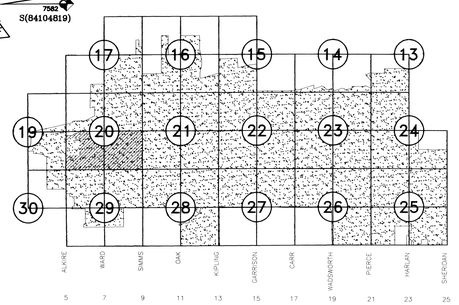
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ___m. on the ____ day of _____, 20__, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: Deputy

VICINITY MAP
NOT TO SCALE



NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	ADDED ROW @ 42nd & XENON	03/13/95	CHB				
2	ADDED UNION COURT ROW	04/17/97	CHB				
3	ADDED URBAN STREET ROW	03/11/98	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

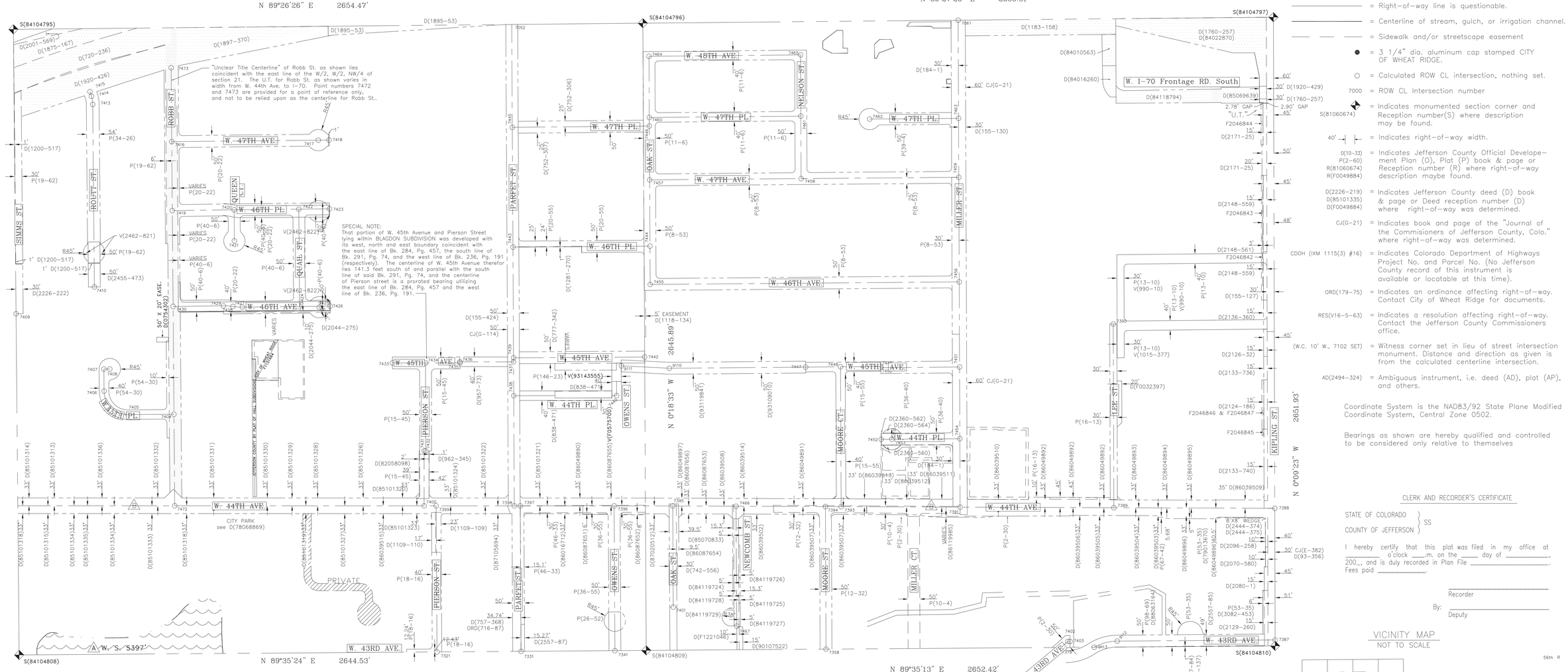
SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 20, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 12

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO


N 89°26'26" E 2654.47'
N 89°27'26" E 2659.51'
N 89°35'24" E 2644.53'
N 89°35'13" E 2652.42'
N 0°31'28" W 2638.97'
N 0°18'33" W 2645.89'
N 0°26'23" W 2651.93'
S(84104795)
S(84104796)
S(84104797)
S(84104808)
S(84104809)
S(84104810)
W. 47TH AVE.
W. 46TH PL.
W. 46TH AVE.
W. 45TH AVE.
W. 44TH PL.
W. 44TH AVE.
W. 43RD AVE.
W. 48TH AVE.
W. 47TH PL.
W. I-70 Frontage RD. South
ROBB ST.
SIMMS ST.
ROUTT ST.
QUEEN CT.
QUAIL ST.
PARFET ST.
NELSON ST.
OAK ST.
MILLER ST.
NEWCOMBE ST.
OWENS ST.
PIERSON ST.
PERSON ST.
MOORE CT.
MILLER CT.
LEE ST.
KIPLING ST.
WALSH PL.
CITY PARK see D(78068869)
PRIVATE
A.W.S. 5397'
50' X 20' EASE. D(0754392)
5' EASEMENT D(1118-134)
"Unclear Title Centerline" of Robb St. as shown lies coincident with the east line of the W/2, W/2, NW/4 of section 21. The U.T. for Robb St. as shown varies in width from W. 44th Ave. to I-70. Point numbers 7472 and 7473 are provided for a point of reference only, and not to be relied upon as the centerline for Robb St..
SPECIAL NOTE: That portion of W. 45th Avenue and Pierson Street lying within BLAGDON SUBDIVISION was developed with its west, north and east boundary coincident with the east line of Bk. 284, Pg. 457, the south line of Bk. 291, Pg. 74, and the west line of Bk. 236, Pg. 191 (respectively). The centerline of W. 45th Avenue therefor lies 141.3 feet south of and parallel with the south line of said Bk. 291, Pg. 74, and the centerline of Pierson street is a prorated bearing utilizing the east line of Bk. 284, Pg. 457 and the west line of Bk. 236, Pg. 191.
W. I-70 Frontage RD. South
D(84010563)
D(84016260)
D(84118794)
D(850696391)
2.78' GAP "U.T."
2.90' GAP
F2046844
F2046845
F2046846 & F2046847
D(84022870)
D(1760-257)
D(1920-429)
D(1760-257)
D(1183-158)
D(184-1)
D(155-130)
D(155-424)
D(155-127)
D(2136-360)
D(2126-32)
D(2133-736)
D(2124-186)
D(2133-740)
D(2096-258)
D(2070-580)
D(2080-1)
D(2129-260)
D(2171-25)
D(2148-559)
D(2148-561)
D(990-10)
D(1015-377)
D(F0032397)
D(16-13)
D(53-35)
D(3082-453)
D(2657-85)
D(2657-84)
D(2657-87)
D(2510-137)
D(1200-517)
D(2001-569)
D(1875-167)
D(1897-370)
D(1895-53)
D(1920-426)
D(720-236)
D(34-26)
D(19-62)
D(20-22)
D(40-6)
D(2455-473)
D(2226-222)
D(2044-275)
D(54-30)
D(15-45)
D(957-73)
D(962-345)
D(82058098)
D(85101325)
D(1109-109)
D(1109-110)
D(757-368)
ORD(716-87)
D(2557-87)
D(752-306)
D(752-307)
D(281-270)
D(777-342)
D(838-471)
D(838-474)
D(146-23)
V(93143555)
V(70575700)
D(93119841)
D(93109010)
D(8-53)
D(20-55)
D(36-55)
D(36-85)
D(36-35)
D(46-33)
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D(742-556)
D(84119724)
D(84119726)
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D(84119725)
D(84119727)
D(F1221046)
D(90107522)
D(2360-562)
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D(184-1)
D(16-40)
D(26-40)
D(15-55)
D(26-52)
D(12-32)
D(10-4)
D(2-30)
D(85070833)
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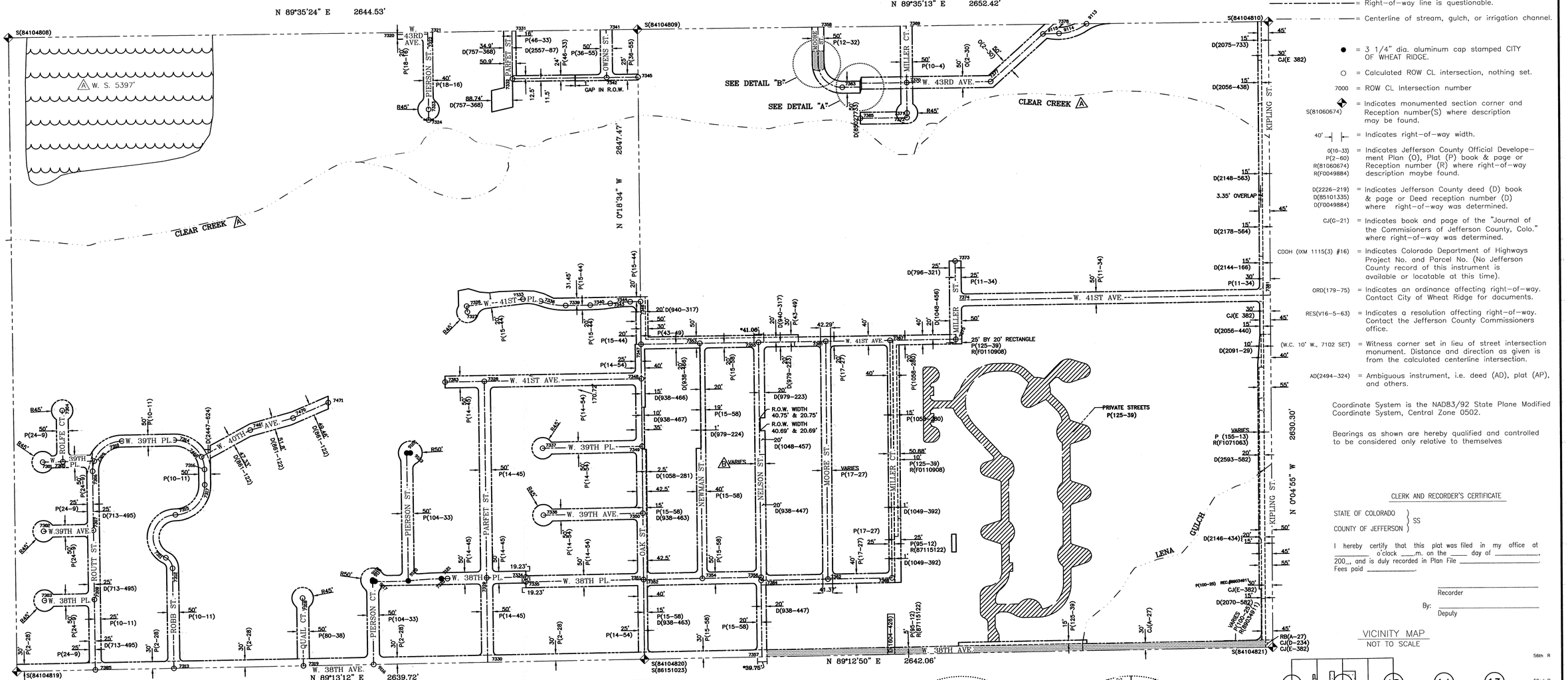
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND/NOTES

- = City of Wheat Ridge corporate limits
- = Section line
- = Street centerline (assumed equal distant from right-of-way lines unless noted).
- = Right-of-way line.
- = Prior right-of-way line.
- = Right-of-way line is questionable.
- = Centerline of stream, gulch, or irrigation channel.
- ● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.
- ○ = Calculated ROW CL intersection, nothing set.
- 7000 = ROW CL Intersection number
- S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.
- 40' = Indicates right-of-way width.
- O(10-33) P(2-60) R(81060674) R(F0049884) = Indicates Jefferson County Official Developement Plan (O), Plat (P) book & page or Reception number (R) where right-of-way description maybe found.
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CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

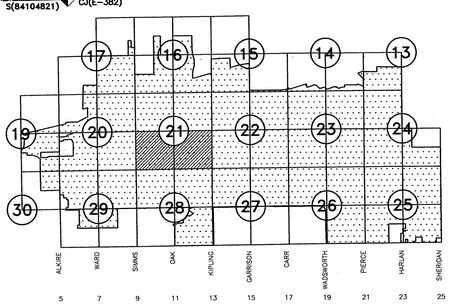
I hereby certify that this plat was filed in my office at _____ o'clock ___m. on the ____ day of _____, 200__, and is duly recorded in Plan File _____. Fees paid _____

_____ Recorder

By: _____ Deputy

VICINITY MAP

NOT TO SCALE



Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

THIS ONE-HALF SECTION RIGHT OF WAY MAP AS ORIGINALLY OBTAINED FROM THE CITY OF WHEAT RIDGE WAS REVISED FOR RIGHT OF WAY MANAGEMENT PURPOSES ONLY AND THAT SAID REVISIONS ARE BASED ON:

FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;

RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;

SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED FROM THE CITY OF WHEAT RIDGE; AND

SELECTED FIELD LOCATIONS OF AS-CONSTRUCTED STREET IMPROVEMENTS WHERE SUBDIVISION PLATS WERE NOT INDEPENDENTLY RECONCILABLE.

I FURTHER STATE THAT PER CONTRACT AGREEMENT WITH THE CITY OF WHEAT RIDGE, NO ADDITIONAL EFFORT WAS MADE TO RECOVER AND/OR FIELD LOCATE OTHER PROPERTY MONUMENTATION, AND THAT SUCH RECOVERY AND/OR FIELD LOCATION MAY RESULT IN PROPERTY CORNER, STREET INTERSECTION, AND RIGHT OF WAY LOCATIONS DIFFERING FROM THOSE SHOWN HEREON. NO EFFORT WAS MADE TO RECONCILE INDIVIDUAL LOT LINES WITHIN SUBDIVISIONS. SOME RIGHT OF WAY GAPS AND/OR OVERLAPS WERE REFLECTED BY THE LINEWORK IN THE HALF-SECTION MAPS RECEIVED FROM THE CITY. THOSE GAPS AND/OR OVERLAPS WERE RECONCILED WITH FIELD LOCATIONS OF ALIQUOT LINES, BUT MAY NOT HAVE BEEN RESOLVED DUE TO INADEQUATE DEFINING DOCUMENTATION AND/OR MONUMENTATION.

I FURTHER STATE THAT ANY NOTES AND HATCHING REFLECTED ON THE FACE OF THIS MAP WERE WRITTEN BY OTHERS AND WERE UNMODIFIED BY ME, UNLESS THE NOTE SPECIFICALLY REFERS TO "ED BRISTOW".

EXCEPT AS SET FORTH ABOVE, THIS REVISED HALF-SECTION RIGHT OF WAY MAP WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS ACCURATE TO THE BEST OF BY KNOWLEDGE, INFORMATION AND BELIEF.

COLORADO P.L.S. 19588 EDGAR T. BRISTOW
COLORADO P.L.S. #19588 DATE
PRESIDENT, FLATIRONS, INC. LICENSE NO. 06-50,874 (21S)
3825 IRIS AVENUE, STE. 100
BOULDER, CO 80301

DATE OF PREPARATION: 05/09/2008

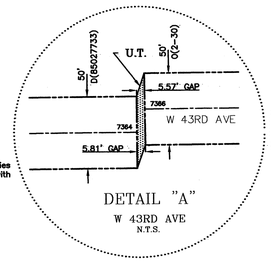
"U.T." = REPRESENTS UNCLEAR TITLE - PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHER.

A All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985.

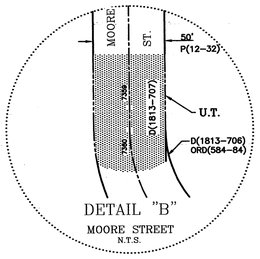
All "STREET MONUMENTS" are for the sole purpose of defining right-of-way intersection points by the City of Wheat Ridge. Any other uses will not be recognized by the City of Wheat Ridge or Jefferson County, Colorado.

B Nelson street right-of-way between W. 38th Ave. and W. 41st Ave. varies in width due to the east line of ESTES-HAHN subdivision lying askew with the west line of WHEAT RIDGE MANOR THIRD FILING subdivision.

RB(A-27) = Indicates book and page (Road Petition Book) where right-of-way was located.



DETAIL "A"
W 43RD AVE
N.T.S.



DETAIL "B"
MOORE STREET
N.T.S.

REPLACES RECEPTION NUMBER 87114669

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	ADDED PIERSON ST. NORTH OF W. 38th AVE.	11/23/93	CHB				
2	VACATED MILLER STREET	12/04/95	CHB				
3	ADDED R.O.W. ON W. 38th AVE. & MILLER ST.	9/14/95	CHB				
4	VACATED W. 40TH AVE.	9/7/99	JPM				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

SCALE: 1" = 200'

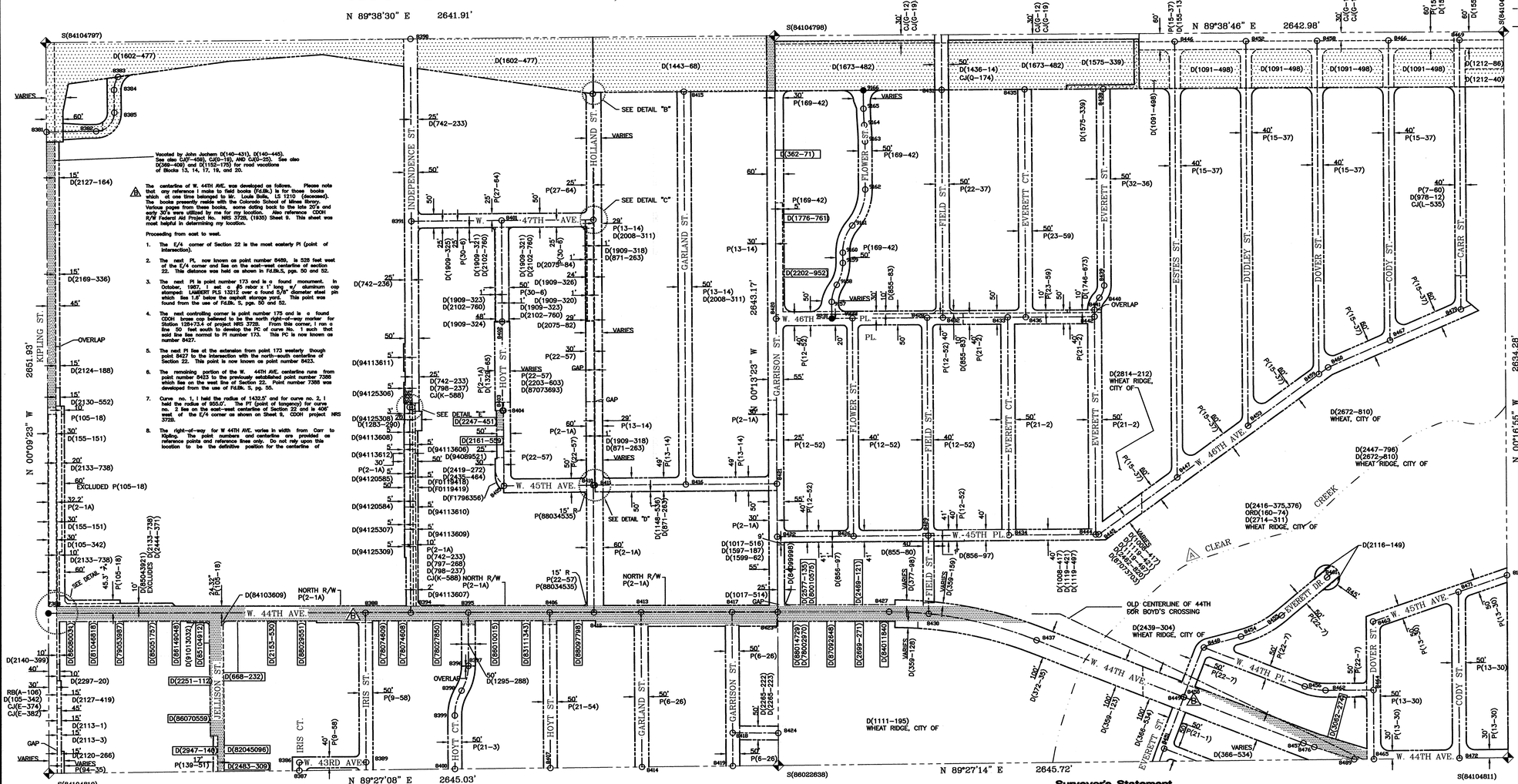
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 21, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 14

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



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7000 = ROW CL Intersection number
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CLERK AND RECORDER'S CERTIFICATE

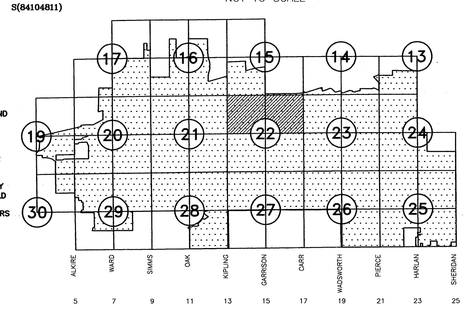
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the ____ day of _____, 200__, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



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EDGAR T. BRISTOW, PLS 19588 DATE
COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 385
BOULDER, CO 80301

COLORADO REGISTERED LAND SURVEYOR 19588 05/05/08 PROFESSIONAL LAND SURVEYOR

DSD NO. 06-50,874 (22N)

DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER 89041880

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	NEW ROW ON 44th AT JELLISON	11/24/93	CHB				
2	FLORA AVE. VACATED BY B1283 P338	11/24/93	CHB				
3	ADDED ROW ON HOYT AT 45th	07/12/94	CHB				
4	ADDED ROW ON INDEPENDENCE ST. AND 44th	08/29/94	CHB				
5	ADDED ROW ON JELLISON ST.	02/12/98	CHB				
6	ADDED ROW 44TH AND KIPLING	06/23/99	JPM				
7	ADDED ROW HOYT ST. @ 45TH AVE.	07/07/03	CHB				
8	ADDED ROW FIELD ST. GARRISON VILLAGE	07/23/03	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

SCALE: 1" = 200'

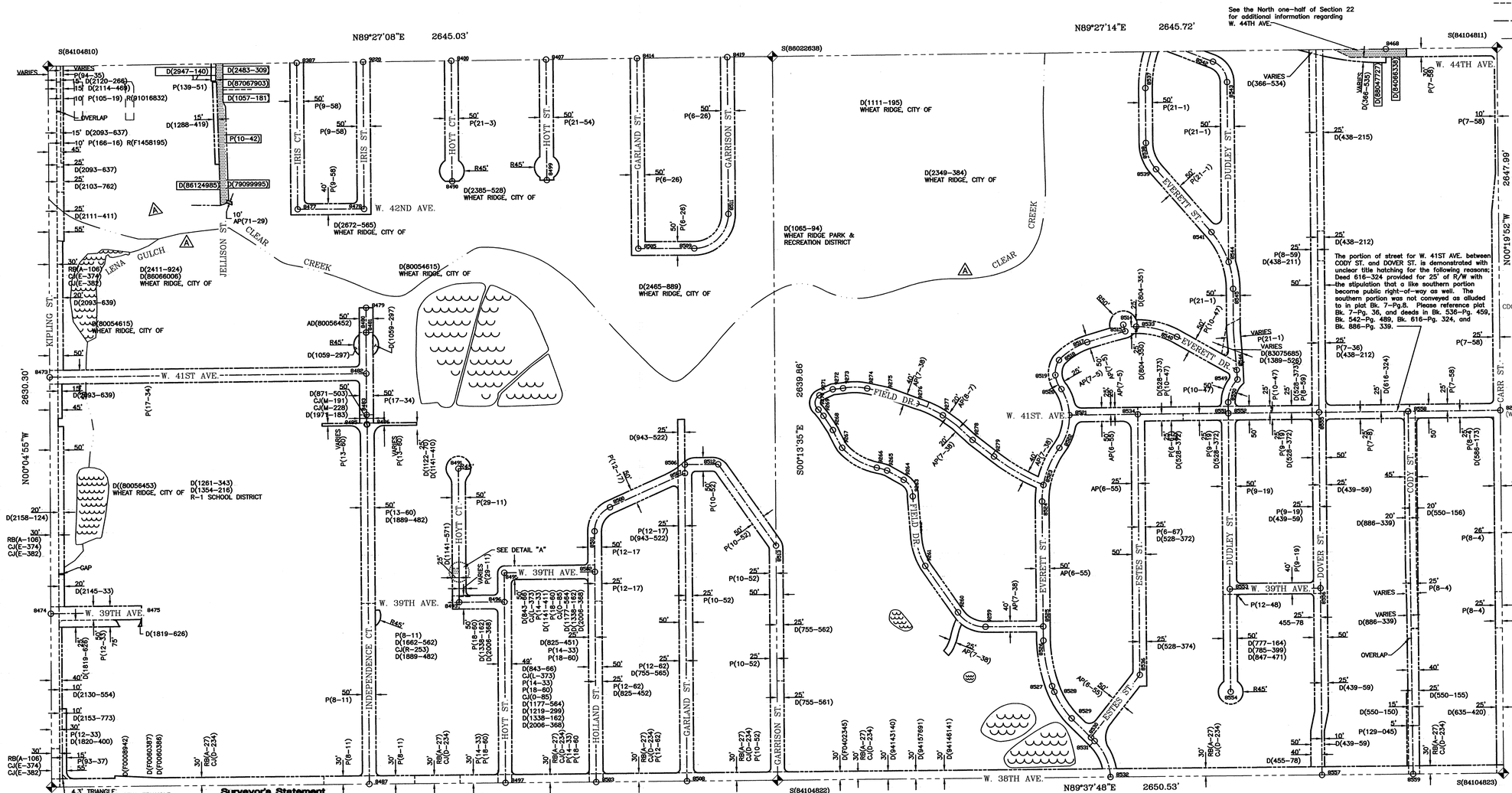
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
NORTH ONE-HALF SECTION 22, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 15

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND/NOTES

- = City of Wheat Ridge corporate limits
- = Section line
- = Street centerline (assumed equal distant from right-of-way lines unless noted).
- = Right-of-way line.
- = Prior right-of-way line.
- = Right-of-way line is questionable.
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- ● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.
- ○ = Calculated ROW CL intersection, nothing set.
- 7000 = ROW CL Intersection number
- S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.
- 40' = Indicates right-of-way width.
- O(10-33) P(2-60) R(81060674) R(F0049884) = Indicates Jefferson County Official Development Plan (O), Plat (P) book & page or Reception number (R) where right-of-way description maybe found.
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- CJ(G-21) = Indicates book and page of the "Journal of the Commisioners of Jefferson County, Colo." where right-of-way was determined.
- CDOH (IXM 1115(3) #16) = Indicates Colorado Department of Highways Project No. and Parcel No. (No Jefferson County record of this instrument is available or locatable at this time).
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- RES(V16-5-63) = Indicates a resolution affecting right-of-way. Contact the Jefferson County Commissioners office.
- (W.C. 10' W., 7102 SET) = Witness corner set in lieu of street intersection monument. Distance and direction as given is from the calculated centerline intersection.
- AD(2494-324) = Ambiguous instrument, i.e. deed (AD), plat (AP), and others.

Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

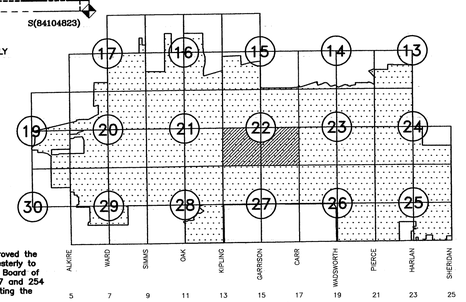
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the _____ day of _____, 200_, and is duly recorded in Plan File _____. Fees paid _____.

_____ Recorder

By: _____ Deputy

VICINITY MAP
NOT TO SCALE



Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

THIS ONE-HALF SECTION RIGHT OF WAY MAP AS ORIGINALLY OBTAINED FROM THE CITY OF WHEAT RIDGE WAS REVISED FOR RIGHT OF WAY MANAGEMENT PURPOSES ONLY AND THAT SAID REVISIONS ARE BASED ON:

FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;

RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;

SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED FROM THE CITY OF WHEAT RIDGE; AND

SELECTED FIELD LOCATIONS OF AS-CONSTRUCTED STREET IMPROVEMENTS WHERE SUBDIVISION PLATS WERE NOT INDEPENDENTLY RECONCILABLE.

I FURTHER STATE THAT PER CONTRACT AGREEMENT WITH THE CITY OF WHEAT RIDGE, NO ADDITIONAL EFFORT WAS MADE TO RECOVER AND/OR FIELD LOCATE OTHER PROPERTY MONUMENTATION, AND THAT SUCH RECOVERY AND/OR FIELD LOCATION MAY RESULT IN PROPERTY CORNER, STREET INTERSECTION, AND RIGHT OF WAY LOCATIONS DIFFERING FROM THOSE SHOWN HEREON. NO EFFORT WAS MADE TO RECONCILE INDIVIDUAL LOT LINES WITHIN SUBDIVISIONS. SOME RIGHT OF WAY GAPS AND/OR OVERLAPS WERE REFLECTED BY THE LINEWORK IN THE HALF-SECTION MAPS RECEIVED FROM THE CITY. THOSE GAPS AND/OR OVERLAPS WERE RECONCILED WITH FIELD LOCATIONS OF ALIQUOT LINES, BUT MAY NOT HAVE BEEN RESOLVED DUE TO INADEQUATE DEFINING DOCUMENTATION AND/OR MONUMENTATION.

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EXCEPT AS SET FORTH ABOVE, THIS ONE-HALF SECTION RIGHT OF WAY MAP WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS ACCURATE TO THE BEST OF BY KNOWLEDGE, INFORMATION AND BELIEF.

EDGAR T. BRISTOW — 19588 — DATE
COLORADO P.L.S. #19588 FOR AND ON BEHALF OF NO. 06-50,874 (22S)
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, SUITE 120
BOULDER, CO 80301
DATE OF PREPARATION: 05/09/2008

All "STREET MONUMENTS" are for the sole purpose of defining right-of-way intersection points by the City of Wheat Ridge. Any other uses will not be recognized by the City of Wheat Ridge or Jefferson County, Colorado.

200 0 200 400
GRAPHIC SCALE
1 inch = 200 ft.

U.T. or ▨ = REPRESENTS UNCLEAR TITLE - PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHER.

RB(A-27) = Indicates book and page (Road Petition Book) where right-of-way was located.
P(21-34) D(2984-444) D(86161899) = Indicates Jefferson County Plat (P) book & page or deed (D) book & page or reception number where the apparent limits of private Vs. public ownership may occur.

A All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985.

NOTE: W. 38th Avenue (formerly known as State Highway 180).

On April 22, 1938 the Colorado State Highway Advisory Board approved the addition of 9.5 miles of roadway along W. 38th Ave., Denver - westerly to Golden. Please reference resolution number A-338. In 1961 the Board of County Commissioners via commissioners journal "O", pages 49, 67 and 254 adopted by resolution releasing the Highway department and obligating the county for maintenance of said W. 38th Avenue.

REPLACES RECEPTION NUMBER 89041881

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	VACATED 39th AT HOYT CT.	11/24/93	CHB				
2	ADDED ROW ALONG W. 38TH AVE.	11/14/95	CHB				
3	ADDED ROW ALONG CODY ST.	6/25/96	CHB				
4	ADDED ROW ALONG W. 38TH AVE.	6/11/97	CHB				
5	ADDED ROW ON JELLISON ST.	2/12/98	CHB				
6	ADDED ROW ON KIPLING ST.	07/23/03	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N
SCALE: 1" = 200'

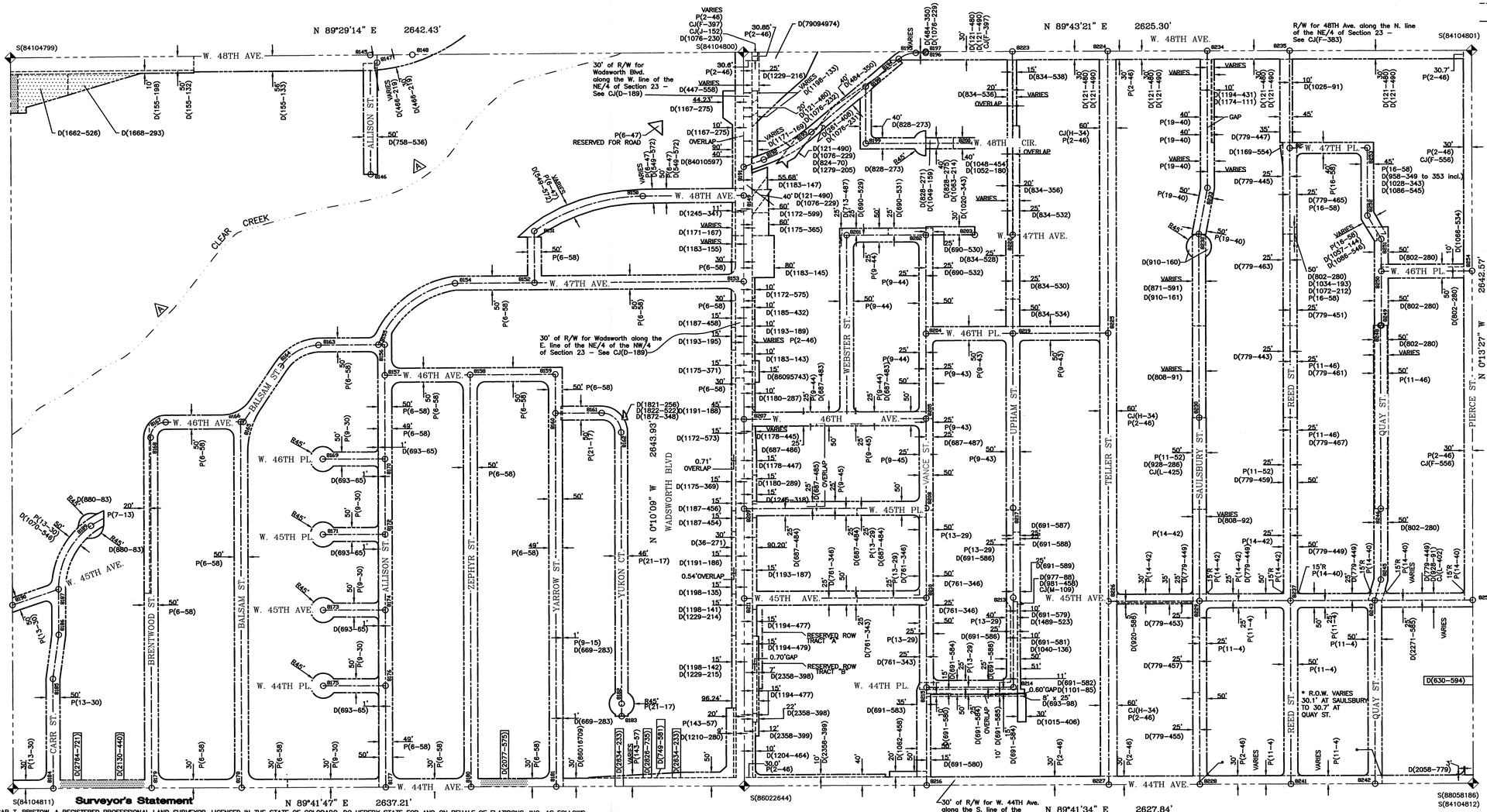
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 16

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



Surveyor's Statement

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EDGAR T. BRISTOW — DATE
COLORADO P.L.S. #19588 — LICENSE NO. 06-50,874(23N)
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 100
BOULDER, CO 80301

DATE OF PREPARATION: 05/09/2008

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GRAPHIC SCALE
1 inch = 200 ft.

LEGEND/NOTES

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● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.
○ = Calculated ROW CL intersection, nothing set.
7000 = ROW CL Intersection number
◆ S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.
40' = Indicates right-of-way width.
D(10-33) P(2-60) R(81060674) R(F0049884) = Indicates Jefferson County Official Development Plan (D), Plat (P) book & page or Reception number (R) where right-of-way description maybe found.
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CLERK AND RECORDER'S CERTIFICATE

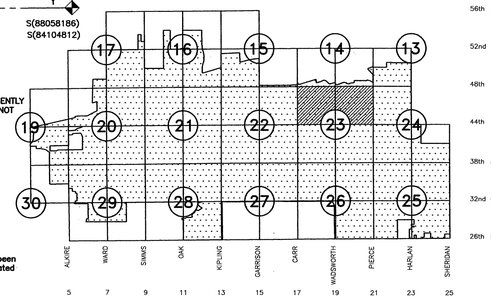
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the _____ day of _____, 200_, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



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REPLACES RECEPTION NUMBER 88110486

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	ADDED ROW ON WADSWORTH & W. 44TH AVE.	11/04/98	CHB				

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DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
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RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
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SHEETS 31
SHEET 17

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

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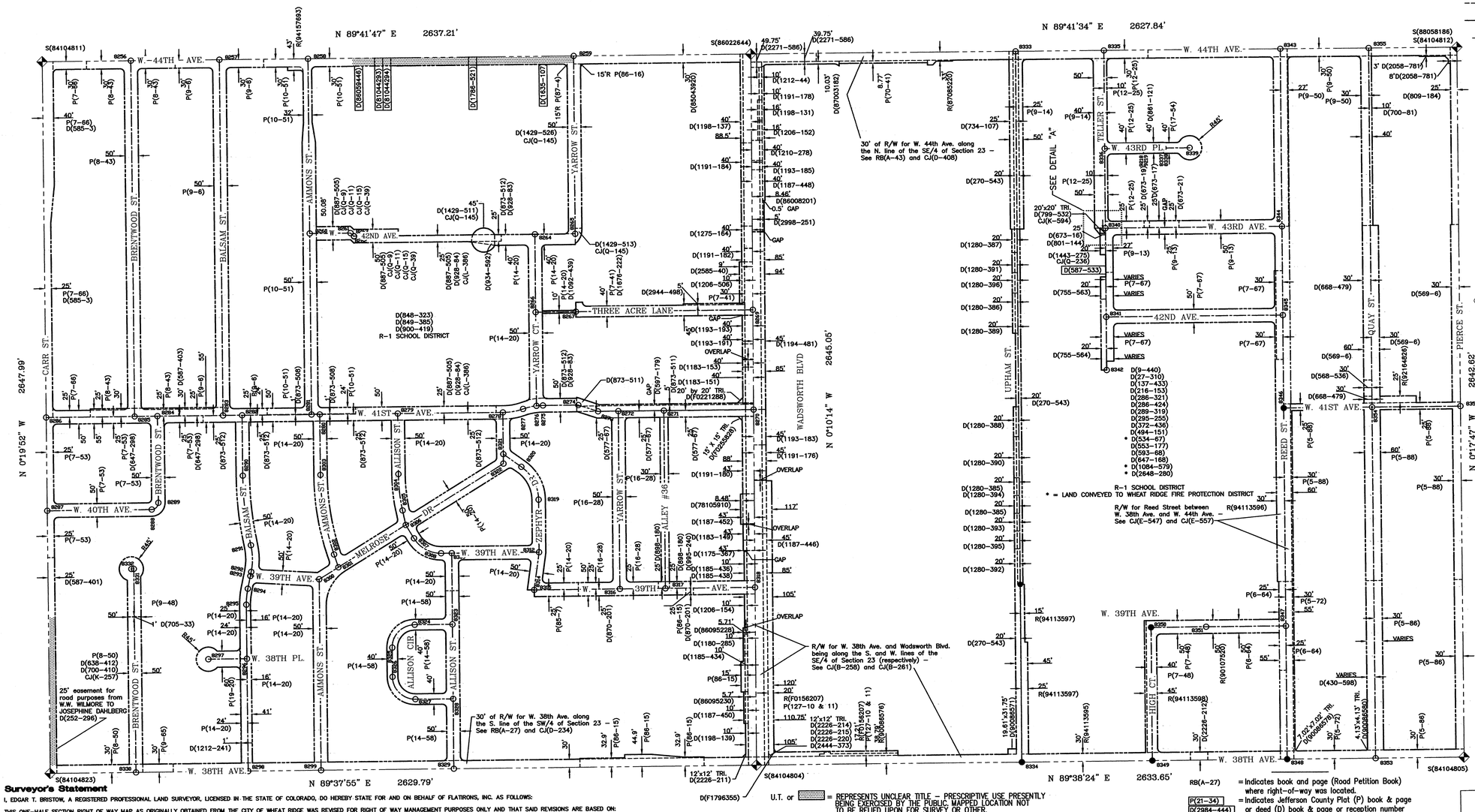
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



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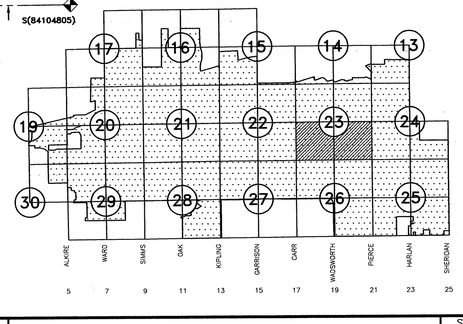

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EDGAR T. BRISTOW
COLORADO P.L.S. #19588 DATE: 05/08/08
PRESIDENT, FLATIRONS, INC. REG. NO. 06-50,874 (23S)
3825 IRIS AVENUE, SUITE 395
BOULDER, CO 80301

DATE OF PREPARATION: 05/09/2008

GRAPHIC SCALE
200 0 200 400
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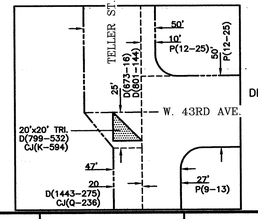


DETAIL "A"
N.T.S.

REPLACES RECEPTION NUMBER 88110485

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	ADDED ROW AT 41st & QUAY	2/8/94	CHB				
2	VACATED EYEBROWS ON REED ST.	2/8/94	CHB				
3	ADDED ROW ON 38th	2/8/94	CHB				
4	CORRECTED AMMONS ROW AT 38th	4/15/94	CHB				
5	ADDED ROW ON 38th, UPHAM, & REED	7/8/94	CHB				
6	ADDED ROW ON 44th AT AMMONS ST.	10/17/94	CHB				
7	ADDED ROW AT 7340 W. 44TH AVE.	12/13/94	CHB	9	ADDED ROW ON WADSWORTH AND 41st AVE.	7/9/96	CHB
8	ADDED ROW ON WADSWORTH AND 38th AVE.	12/8/95	CHB	10	ADDED ROW ON WADSWORTH AND 44TH AVE.	7/9/96	CHB

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

SCALE: 1" = 200'

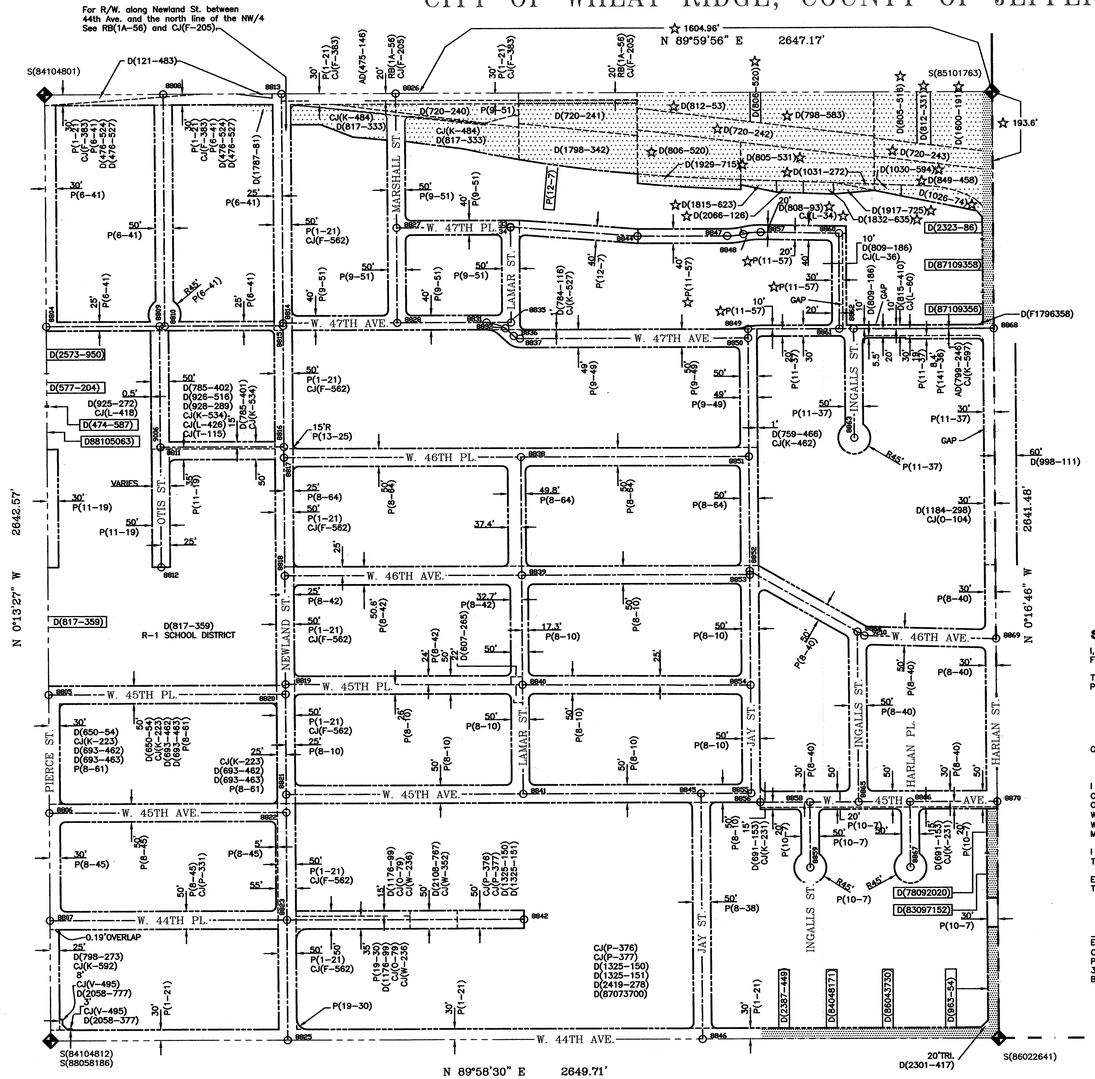
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 23, TOWNSHIP 3 SOUTH,
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 18

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



☆ Development of right-of-way for various instruments lying in the N/2, NE/4, NW/4 Section 24. The location of these particular instruments is predicated on the location of the "... centerline of the railway ..." as defined from the use of Denver and Northwestern Railway – Golden Extension (S/2, SW/4 13 and N/2, NW/4 24. Map 4 is recorded in Jefferson County Records under survey Book 5, page 33. Since the said railway, i.e. tracks, no longer exist the centerline of the railway was developed to intersect the section lines as shown on this drawing. The two distances of 1604.96 feet and 193.6 feet correspond with said map 4.

Book 720, pages 242 and 243 were developed first by maintaining the 60 foot and 50 foot width, respectively, to be parallel with and equal distance on each side of the said centerline. The remaining instruments were developed from the above framework.

There are some special exceptions. They are:

1.) To develop instruments 805-531, 808-93, 1031-272, 1815-623, 1832-635, 1917-725, and 2066-126 I utilized 574-379 (Center to Tuttle – recorded August 16, 1947) as the bounding area.

2.) To develop 806-520, 1929-715 and Plat Book 11, page 57 I utilized 801-381 (Hill to Robertson – recorded April 7, 1953), and the aforementioned 574-379 and 720-242 as the bounding area.

CITY OF LAKESIDE

Surveyor's Statement

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SELECTED FIELD LOCATIONS OF AS-CONSTRUCTED STREET IMPROVEMENTS WHERE SUBDIVISION PLATS WERE NOT INDEPENDENTLY RECONCILABLE.

I FURTHER STATE THAT PER CONTRACT AGREEMENT WITH THE CITY OF WHEAT RIDGE, NO ADDITIONAL EFFORT WAS MADE TO RECOVER AND/OR FIELD LOCATE OTHER PROPERTY MONUMENTATION, AND THAT SUCH RECOVERY AND/OR FIELD LOCATION MAY RESULT IN PROPERTY CORNER, STREET INTERSECTION, AND RIGHT OF WAY LOCATIONS DIFFERING FROM THOSE SHOWN HEREON. NO EFFORT WAS MADE TO RECONCILE INDIVIDUAL LOT LINES WITHIN SUBDIVISIONS. SOME RIGHT OF WAY GAPS AND/OR OVERLAPS WERE REFLECTED BY THE LINEWORK IN THE HALF-SECTION MAPS RECEIVED FROM THE CITY. THOSE GAPS AND/OR OVERLAPS WERE RECONCILED WITH FIELD LOCATIONS OF ALIQUOT LINES, BUT MAY NOT HAVE BEEN RESOLVED DUE TO INADEQUATE DEFINING DOCUMENTATION AND/OR MONUMENTATION.

I FURTHER STATE THAT ANY NOTES AND HATCHING REFLECTED ON THE FACE OF THIS MAP WERE WRITTEN BY OTHERS AND WERE UNMODIFIED BY ME, UNLESS THE NOTE SPECIFICALLY REFERS TO "ED BRISTOW".

EXCEPT AS SET FORTH ABOVE, THIS REVISED HALF-SECTION RIGHT OF WAY MAP WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS ACCURATE TO THE BEST OF BY KNOWLEDGE, INFORMATION AND BELIEF.

EDGAR T. BRISTOW
COLORADO P.L.S. #19588 - 05/08/08
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 385
BOULDER, CO 80301

COLORADO LICENSED 19588 PROFESSIONAL LAND SURVEYOR

STATE OF COLORADO
DISCIPLINE NO. 06-50,874 (24N)

All "STREET MONUMENTS" are for the sole purpose of defining right-of-way intersection points by the City of Wheat Ridge. Any other uses will not be recognized by the City of Wheat Ridge or Jefferson County, Colorado.

200 0 200 400
GRAPHIC SCALE
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RB(1A-27) = Indicates book and page (Road Petition Book) where right-of-way was located.

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D(2984-444) or deed (D) book & page or reception number
D(86161899) where the apparent limits of private Vs. public ownership may occur.

= REPRESENTS INTERSTATE HIGHWAY

U.T. or = REPRESENTS UNCLEAR TITLE – PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHERS.

LEGEND/NOTES

= City of Wheat Ridge corporate limits
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= Street centerline (assumed equal distant from right-of-way lines unless noted).
= Right-of-way line.
= Prior right-of-way line.
= Right-of-way line is questionable.
= Centerline of stream, gulch, or irrigation channel.

● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.
○ = Calculated ROW CL intersection, nothing set.
7000 = ROW CL Intersection number
S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.
40' = Indicates right-of-way width.
0(10-33) = Indicates Jefferson County Official Development Plan (O), Plat (P) book & page or
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R(81060674) description maybe found.
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CDOH (IXM 1115(3) #16) = Indicates Colorado Department of Highways Project No. and Parcel No. (No Jefferson County record of this instrument is available or locatable at this time).
ORD(179-75) = Indicates an ordinance affecting right-of-way. Contact City of Wheat Ridge for documents.
RES(V16-5-63) = Indicates a resolution affecting right-of-way. Contact the Jefferson County Commissioners office.
(W.C. 10" W., 7102 SET) = Witness corner set in lieu of street intersection monument. Distance and direction as given is from the calculated centerline intersection.
AD(2494-324) = Ambiguous instrument, i.e. deed (AD), plat (AP), and others.

Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

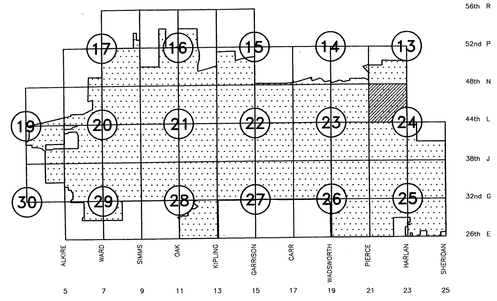
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the ____ day of _____, 200__, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER 90044084

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	ADDED ROW 47TH HARLAN	9/17/99	JPM				
2	ADDED ROW @ 47TH AVE. & HARLAN ST.	07/07/03	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

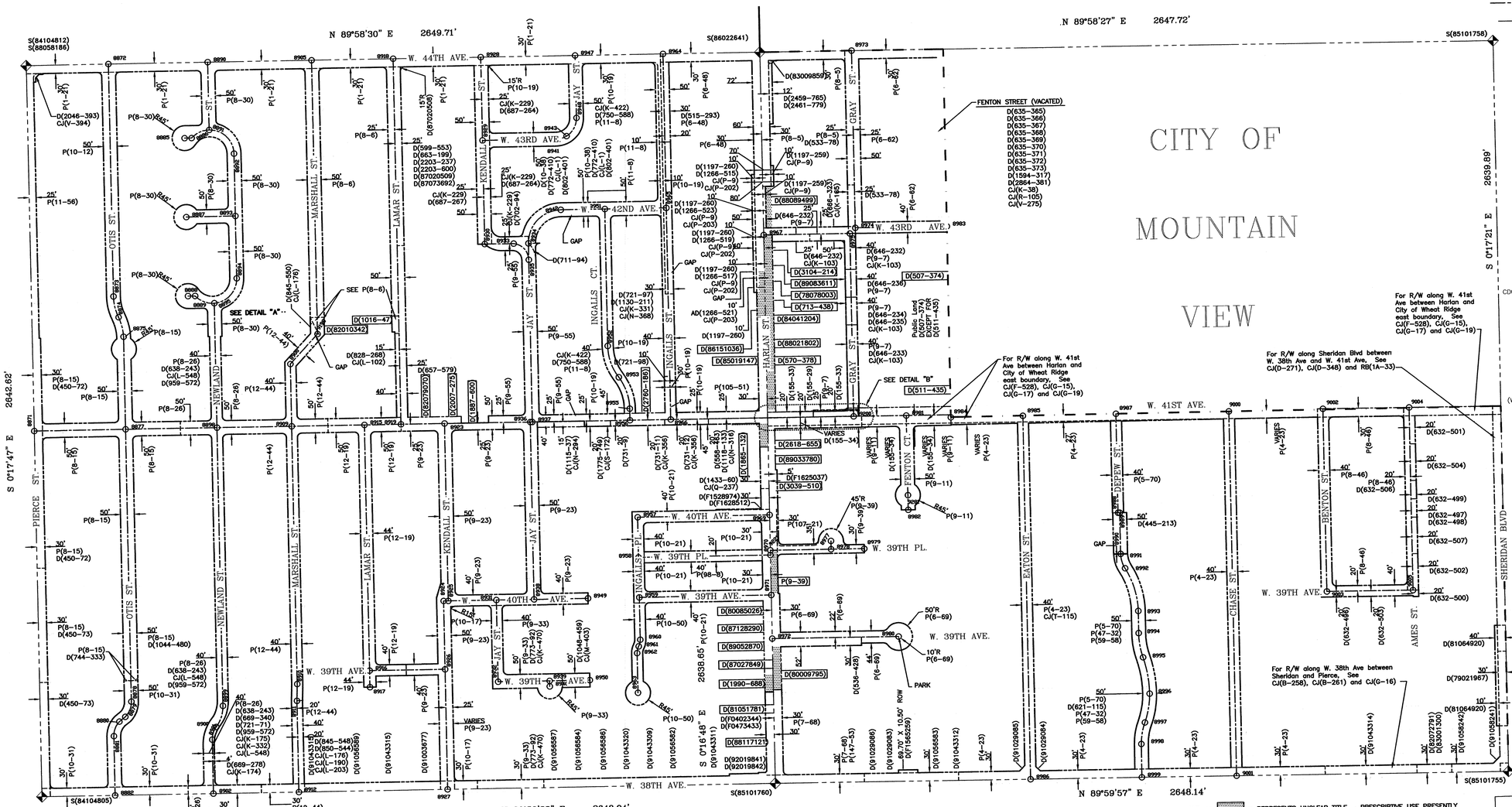
SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
NORTH ONE-HALF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 19

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 24, TOWNSHIP 3 SOUTH OF THE 6TH P.M.
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



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P(2-60)
R(81060674)
R(F0049884)

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Recorder

By: _____
Deputy

VICINITY MAP
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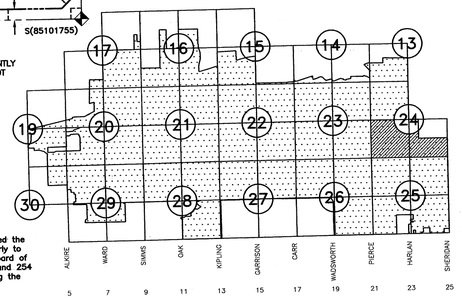

Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

THIS ONE-HALF SECTION RIGHT OF WAY MAP AS ORIGINALLY OBTAINED FROM THE CITY OF WHEAT RIDGE WAS REVISED FOR RIGHT OF WAY MANAGEMENT PURPOSES ONLY AND THAT SAID REVISIONS ARE BASED ON:

FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;

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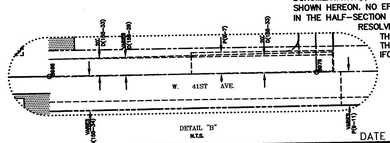

EDGAR T. BRISTOW
COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 80
BOULDER, CO 80301

STATE OF COLORADO EDGAR THOMAS BRISTOW 19588 REGISTERED PROFESSIONAL LAND SURVEYOR

19588 DATE 05/09/08

PROJECT NO. 06-50,874 (24S)

DATE OF PREPARATION: 05/09/2008

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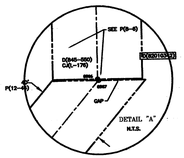

200 0 200 400
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Note: W. 38th Avenue (formerly known as State Highway 180)

On April 22, 1938 the Colorado State Highway Advisory Board approved the addition of 9.5 miles of roadway along W. 38th Ave. Denver – westerly to Golden. Please reference resolution number A-338. In 1961 the Board of County Commissioners via commissioners journal "O", pages 49, 87 and 254 adopted by resolution relecasing the Highway department and obligating the county for maintenance of said W. 38th Avenue.

REPLACES RECEPTION NUMBER 90044085

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	CLARIFY ROW ON 38th AVE. (30')	8/5/94	CHB				
2	NEW R.O.W. ON 39th PL. & HARLAN ST.	8/5/94	CHB				
3	ROW VACATION – KENDALL, 42nd, & 43rd	6/26/95	CHB				
4	ROW ADDED ON HARLAN STREET	6/11/97	CHB				
5	ADD EASEMENT NEAR 38TH AVE. & HARLAN ST.	7/7/03	CHB				
6	ADD ROW AT 5823 W. 38TH AVE.	7/8/03	CHB				
7	ADD ROW AT W. 40TH AVE. & HARLAN ST.	07/24/03	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

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RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 24, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 20

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 25, TOWNSHIP 3 SOUTH, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

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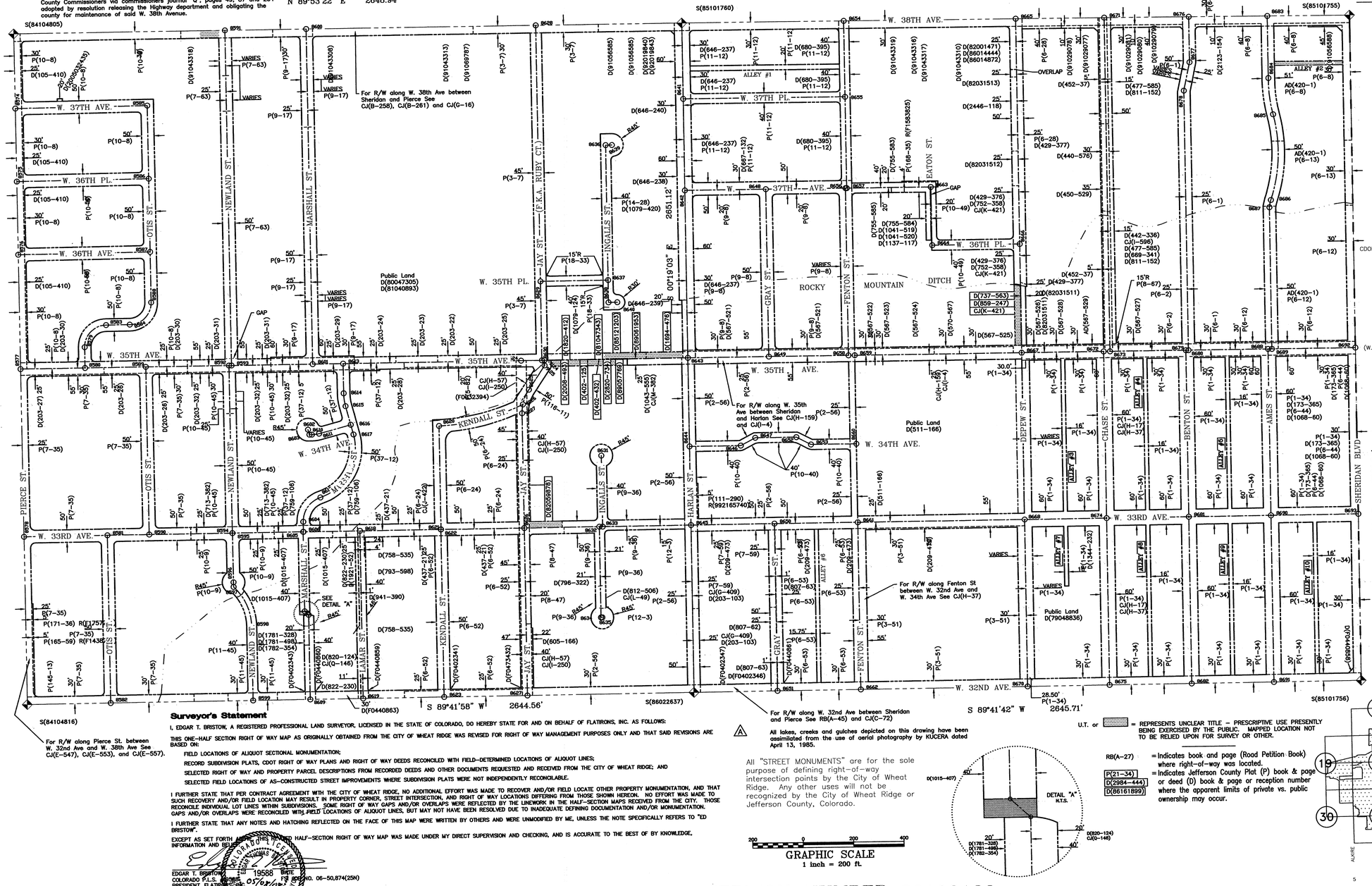

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COLORADO P.L.S. 19588 — STATE OF COLORADO — EDGAR T. BRISTOW — 19588 — DATE — PROJECT NO. 06-50,874(25N)

PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, SUITE 286
BOULDER, CO 80301

DATE OF PREPARATION: 05/09/2008

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GRAPHIC SCALE
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For R/W along W. 32nd Ave between Sheridan and Pierce See RB(A-45) and CJ(C-72)

All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985.

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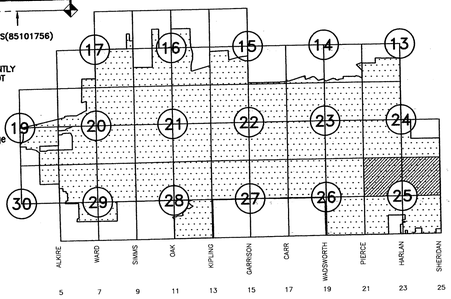
VICINITY MAP
NOT TO SCALE



REPLACES RECEPTION NUMBER 89108189

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	CLARIFY 44th AVE. R.O.W. (30')	10/17/94	CHB				
2	NEW ROW FOR JAY ST.	10/17/94	CHB				
3	ADDED ALLEY	10/17/94	CHB				
4	ADDED ROW ALONG W. 32ND AVE.	08/06/97	CHB				
5	ADDED ROW ALONG PIERCE ST. @ 32ND AVE.	07/24/03	CHB				
6	ADDED ROW ALONG EATON ST. & 37TH AVE.	07/24/03	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

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RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
NORTH ONE-HALF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 21

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

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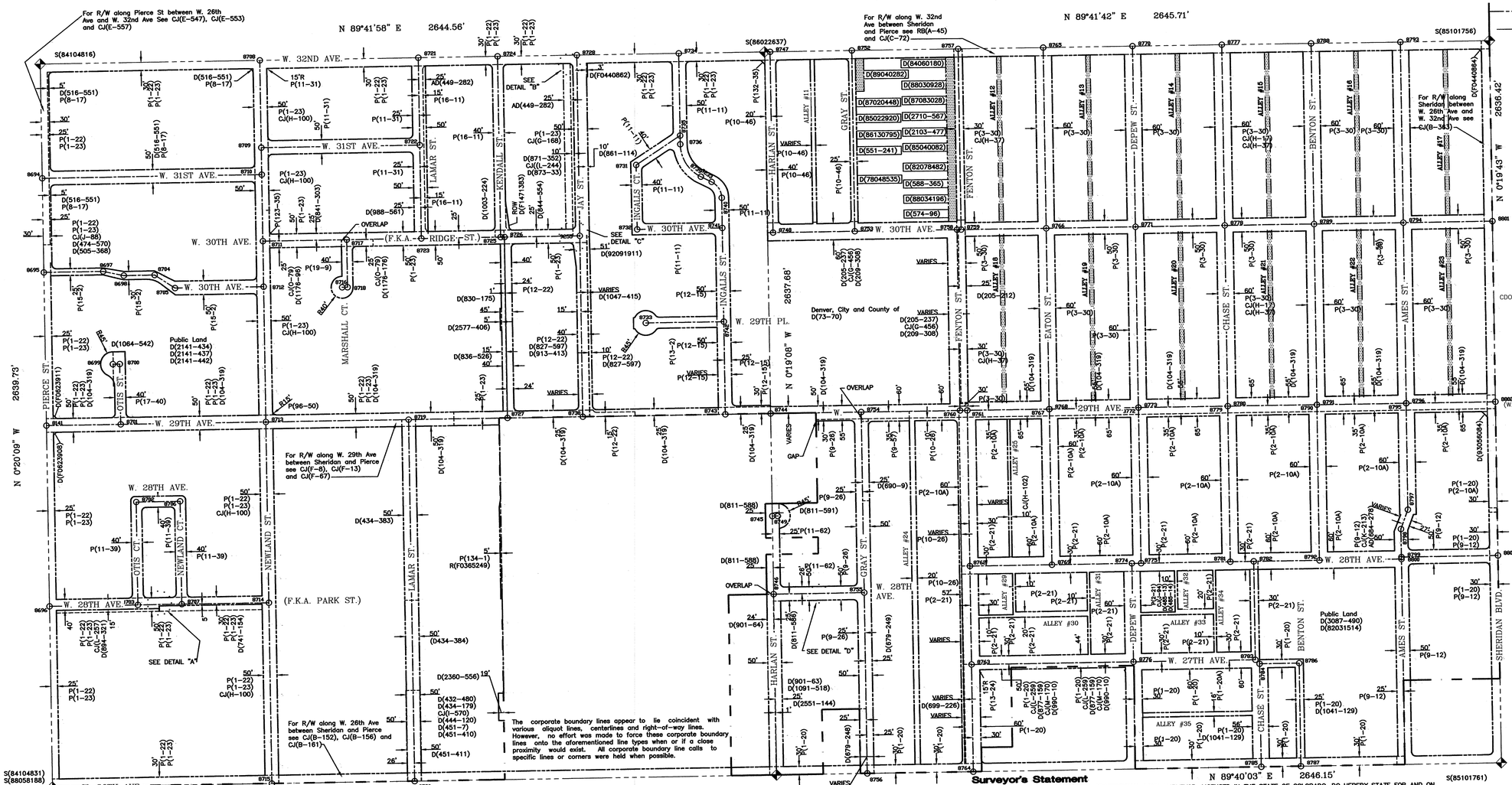
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



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CLERK AND RECORDER'S CERTIFICATE

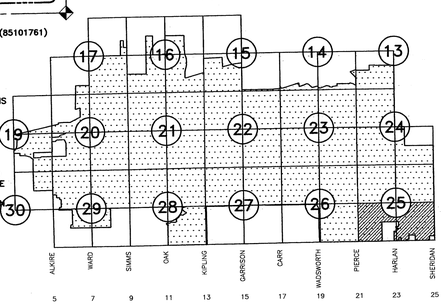
STATE OF COLORADO }
COUNTY OF JEFFERSON } SS

I hereby certify that this plat was filed in my office at _____ o'clock ____.m. on the ____ day of _____, 200_, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

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FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;

RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;

SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED FROM THE CITY OF WHEAT RIDGE; AND SELECTED FIELD LOCATIONS OF AS-CONSTRUCTED STREET IMPROVEMENTS WHERE SUBDIVISION PLATS WERE NOT INDEPENDENTLY RECONCILABLE.

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EDGAR T. BRISTOW
COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, SUITE 100
BOULDER, CO 80301

STATE OF COLORADO EDGAR THOMAS BRISTOW 19588 LICENSED LAND SURVEYOR

FIELD SURVEY NO. 06-50,874 (25S)

DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER 89108188

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	ADDED ROW ON JAY STREET	7/20/94	CHB				
2	ADDED ALLEYS AND ALLEY NAMES	7/20/94	CHB				
3	ADDED ROW AT 30TH & NEWLAND	7/12/95	CHB				
4	ADDED ROW AT 29TH & SHERIDAN	7/12/95	CHB				
5	ADDED ROW AT 32ND & HARLAN	11/25/96	CHB				
6	ADDED ROW ON KENDALL NORTH OF 26TH AVE.	2/7/97	CHB				
7	ADDED ROW ON W. 32ND AT JAY & SHERIDAN	08/06/97	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

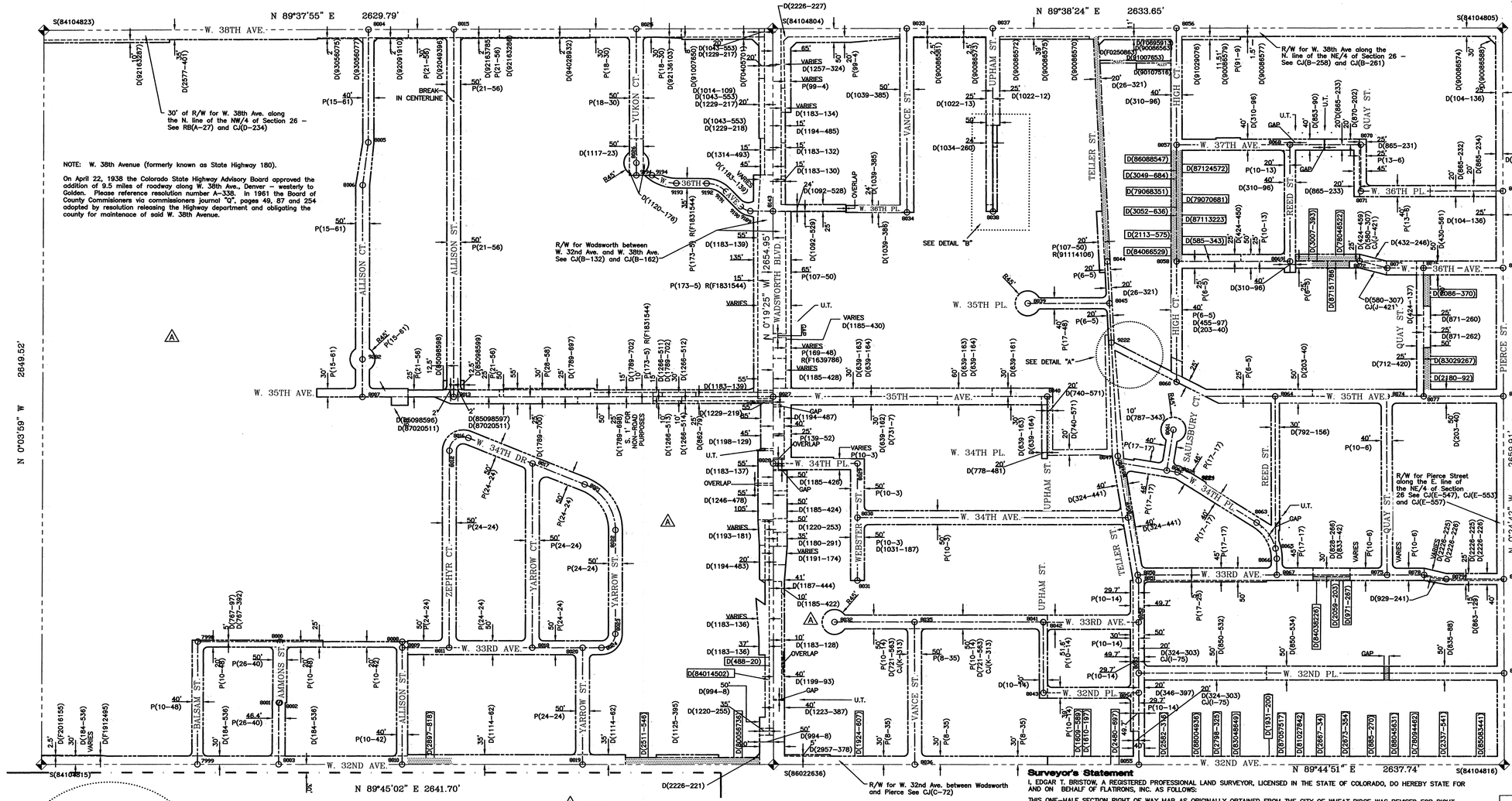
SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 25, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 22

RIGHT–OF–WAY MAP & REFERENCE MONUMENTS

NORTH ONE–HALF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985 and MERRICK & CO. dated April 17, 2001.

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GRAPHIC SCALE
200 0 200 400
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LEGEND/NOTES

= City of Wheat Ridge corporate limits
= Section line
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= Right–of–way line.
= Prior right–of–way line.
= Right–of–way line is questionable.
= Centerline of stream, gulch, or irrigation channel.

● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.
O = Calculated ROW CL intersection, nothing set.
7000 = ROW CL Intersection number
S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.
40' = Indicates right–of–way width.
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COUNTY OF JEFFERSON }

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Recorder

By: _____
Deputy

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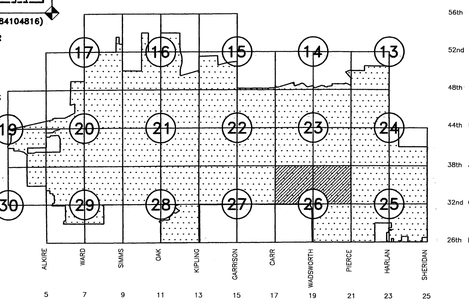
NOT TO SCALE



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EDGAR T. BRISTOW
COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 205
BOULDER, CO 80301

COLORADO LICENSED 19588 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE

FIELD BOOK NO. 06–50,874(26N)

DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER 88110487

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	VACATED A PORTION OF W. 33rd AVENUE	8/5/93	CHB	9	ADDED ROW ON 34TH PL. & WADSWORTH BLVD.	02/11/98	CHB
2	VACATED A PORTION OF W. 35TH AVENUE	8/5/93	CHB	10	ADDED ROW ON W. 38TH AVE. @ 7174	11/03/98	CHB
3	ADDED RIGHT OF WAY TO WADSWORTH BLVD.	8/5/93	CHB	11	ADDED ROW ON WADSWORTH @ 35TH AVE.	07/24/03	CHB
4	ADDED RIGHT OF WAY TO TELLER STREET	8/5/93	CHB	12	ADDED ROW W 36TH AVE WEST OF WADSWORTH	03/19/04	CHB
5	VACATED A PORTION OF W. 36TH AVENUE	8/5/93	CHB	13	ADDED EASEMENTS ON W. 34TH PL.	05/25/04	CHB
6	ADDED ALLEY TELLER TO HIGH	2/8/94	CHB				
7	ADDED RIGHT OF WAY ALONG W. 38TH AVENUE	6/27/96	CHB				
8	ADDED ROW ON 44TH AVE. @ WADSWORTH BLVD.	6/11/97	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303–235–2861 * FAX: 303–235–2857

N

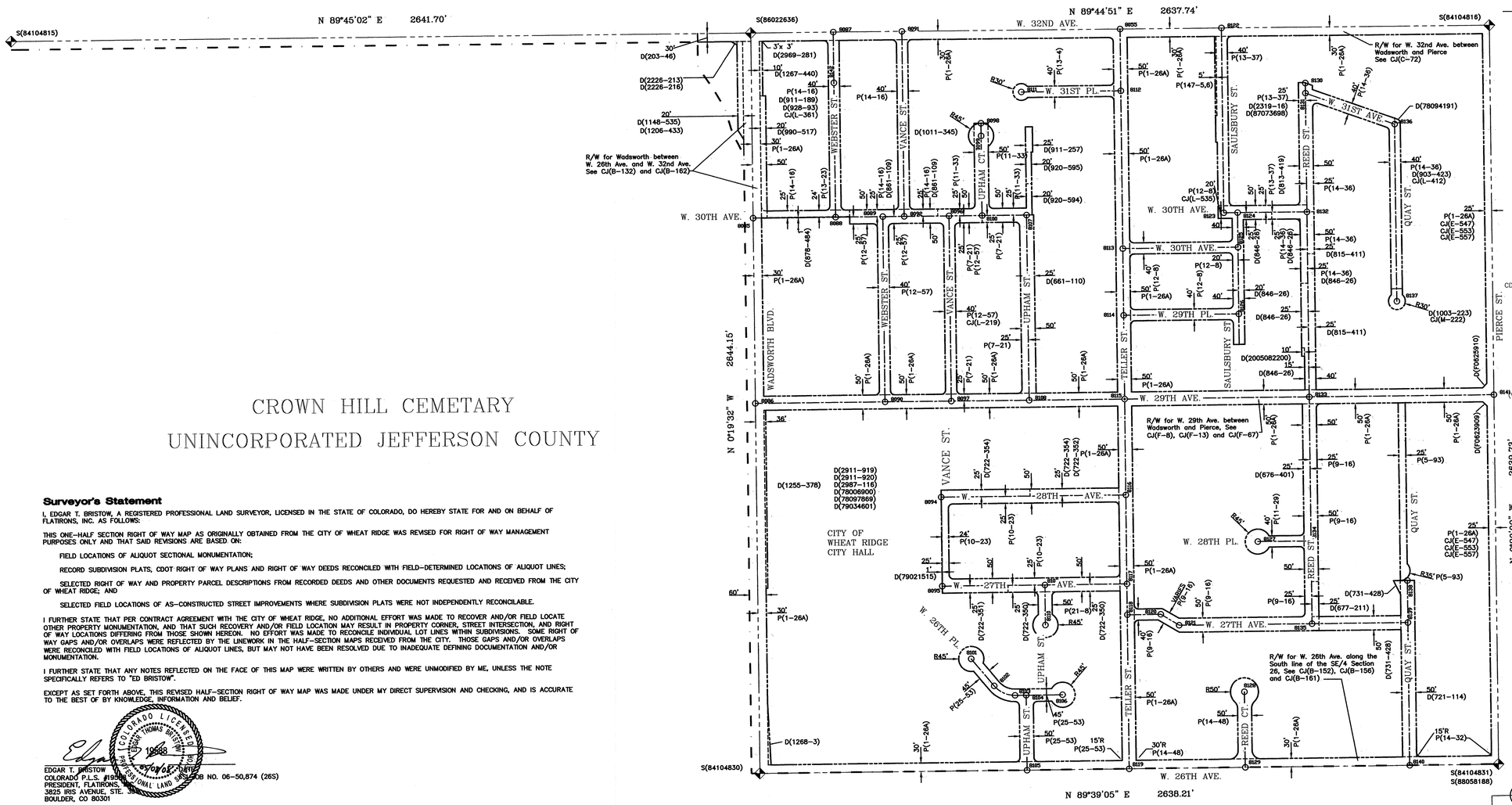
SCALE: 1" = 200'

RIGHT–OF–WAY MAP & REFERENCE MONUMENTS
NORTH ONE–HALF SECTION 26, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 23

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



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COLORADO LICENSED EDGAR THOMAS BRISTOW 19568 PROFESSIONAL LAND SURVEYOR

EDGAR T. BRISTOW — DATE OF PREP.
COLORADO P.L.S. #19568 — JOB NO. 06-50,874 (26S)
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 3
BOULDER, CO 80301

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200 0 200 400
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- ● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.
- ○ = Calculated ROW CL intersection, nothing set.
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- ◆ S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.
- 40' = Indicates right-of-way width.
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CLERK AND RECORDER'S CERTIFICATE

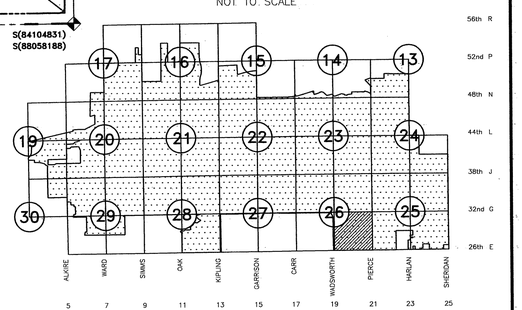
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the _____ day of _____, 200_, and is duly recorded in Plan File _____, Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



DATE OF PREPARATION: 05/09/2008

REPLACES RECEPTION NUMBER 88092932

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	VACATED A PORTION OF VANCE ST.	10/17/94	CHB				
2	VACATED A PORTION OF REED ST.	10/17/94	CHB				
3	ADDED ROW FOR SALSBURY ST.	5/24/99	JPM				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 26, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 24

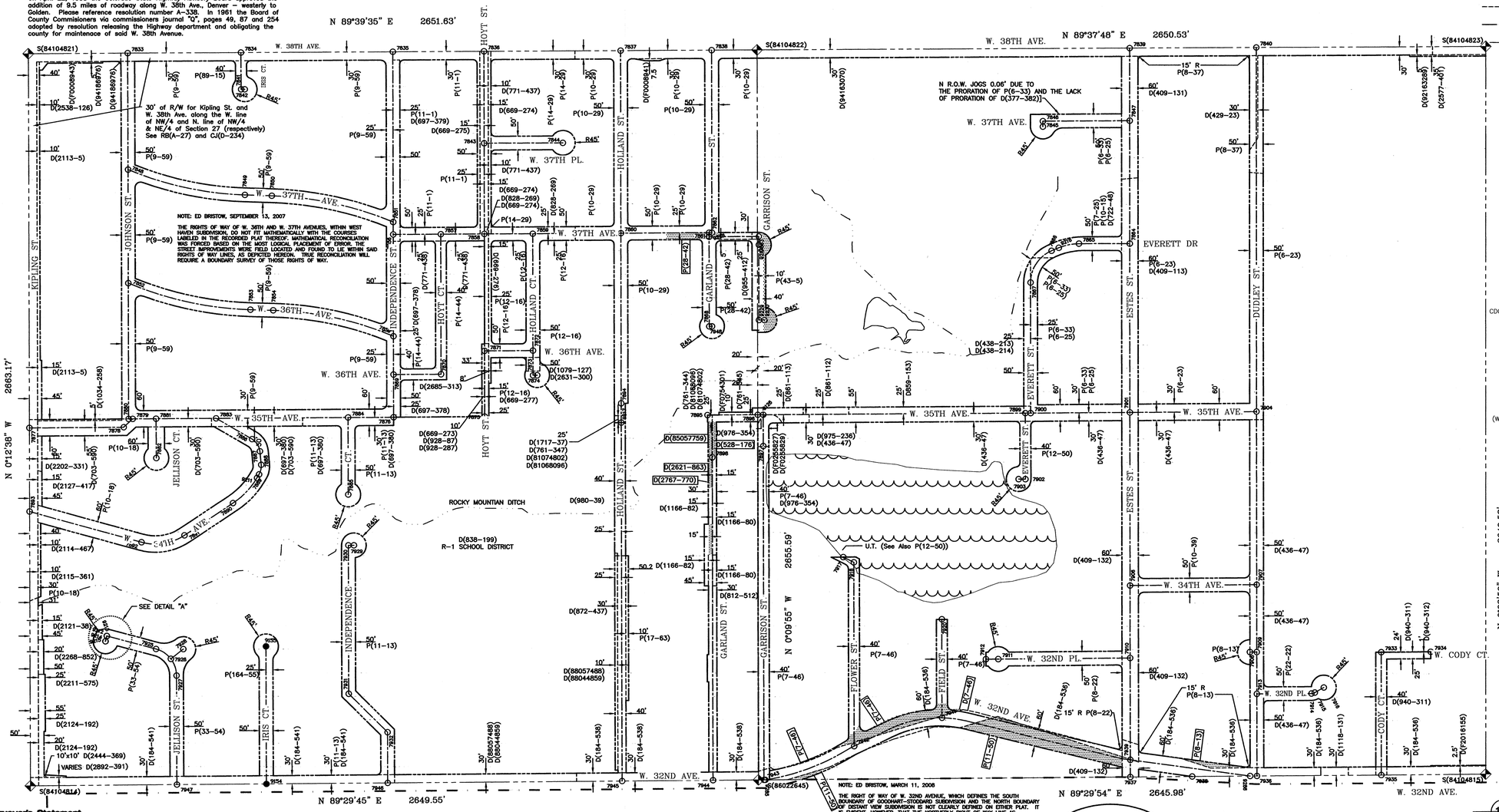
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

NOTE: W. 38th Avenue (formerly known as State Highway 180).

On April 22, 1938 the Colorado State Highway Advisory Board approved the addition of 9.5 miles of roadway along W. 38th Ave., Denver – westerly to Golden. Please reference resolution number A-338. In 1961 the Board of County Commissioners via commissioners journal "O", pages 49, 87 and 254 adopted by resolution releasing the Highway department and obligating the county for maintenance of said W. 38th Avenue.



NOTE: ED BRISTOW, MARCH 11, 2008
THE RIGHT OF WAY OF W. 32ND AVENUE, WHICH DEFINES THE SOUTH BOUNDARY OF GOODHART-STODDARD SUBDIVISION AND THE NORTH BOUNDARY OF DISTANT VIEW SUBDIVISION IS NOT CLEARLY DEFINED ON EITHER PLAT. IT IS EVIDENT, HOWEVER, THAT THE NORTHERLY RIGHT OF WAY LINE AS GRAPHICALLY DEPICTED ON THE PLAT OF GOODHART-STODDARD AND THE SOUTH LINE AS GRAPHICALLY DEPICTED ON THE PLAT OF DISTANT VIEW ARE NOT PARALLEL. THE LINES AS SHOWN HEREON WERE DERIVED FROM THE FEW DIMENSIONS SHOWN ON SAID PLATS, AND SCALED DIMENSIONS WHERE NONE WERE LABELED. THE CONSTRUCTED ROADWAY IMPROVEMENTS LIE ENTIRELY WITHIN THE LINES AS SHOWN HEREON.

Surveyor's Statement

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EXCEPT AS SET FORTH ABOVE, THE ENTIRE HALF-SECTION RIGHT OF WAY MAP WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

EDGAR T. BRISTOW — COLORADO P.L.S. 19588 — DATE
COLORADO P.L.S. #19588 — FLATIRONS, INC. — REG. NO. 06-50,874 (27N)
PRESIDENT, FLATIRONS, INC. — 05/08/08
3825 IRIS AVENUE, SUITE 395
BOULDER, CO 80301

DATE OF PREPARATION: 05/09/2008

CROWN HILL CEMETARY
UNINCORPORATED JEFFERSON COUNTY

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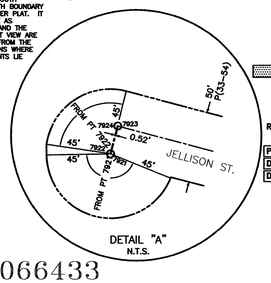

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Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

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CLERK AND RECORDER'S CERTIFICATE

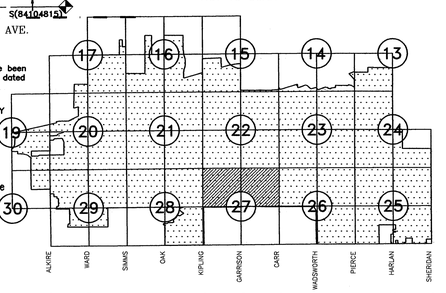
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at ____ o'clock ____m. on the ____ day of _____, 200__, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



REPLACES RECEPTION NUMBER 88066433

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	VACATED A PORTION OF W. 35TH AVENUE	11/12/93	CHB	9	ADDED ROW ON W.32ND AVE. AT LUTHERAN PK.	11/25/03	CHB
2	VACATED A PORTION OF GARRISON STREET	11/12/93	CHB				
3	ADDED ROW ON W. 38th AVE.	2/8/94	CHB				
4	VACATED A PORTION OF THE UNNAMED STREET	5/17/94	CHB				
5	ADDED ROW ON W. 38TH AVE.	10/07/94	CHB				
6	ADDED ROW ON W. 35TH AVE. & GARRISON ST.	7/9/96	CHB				
7	ADDED ROW ON W. 35TH AVE. AT GARRISON ST.	5/26/99	JPM				
8	UPDATE SUBDIVISIONS	5/2/03	DAP				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

SCALE: 1" = 200'

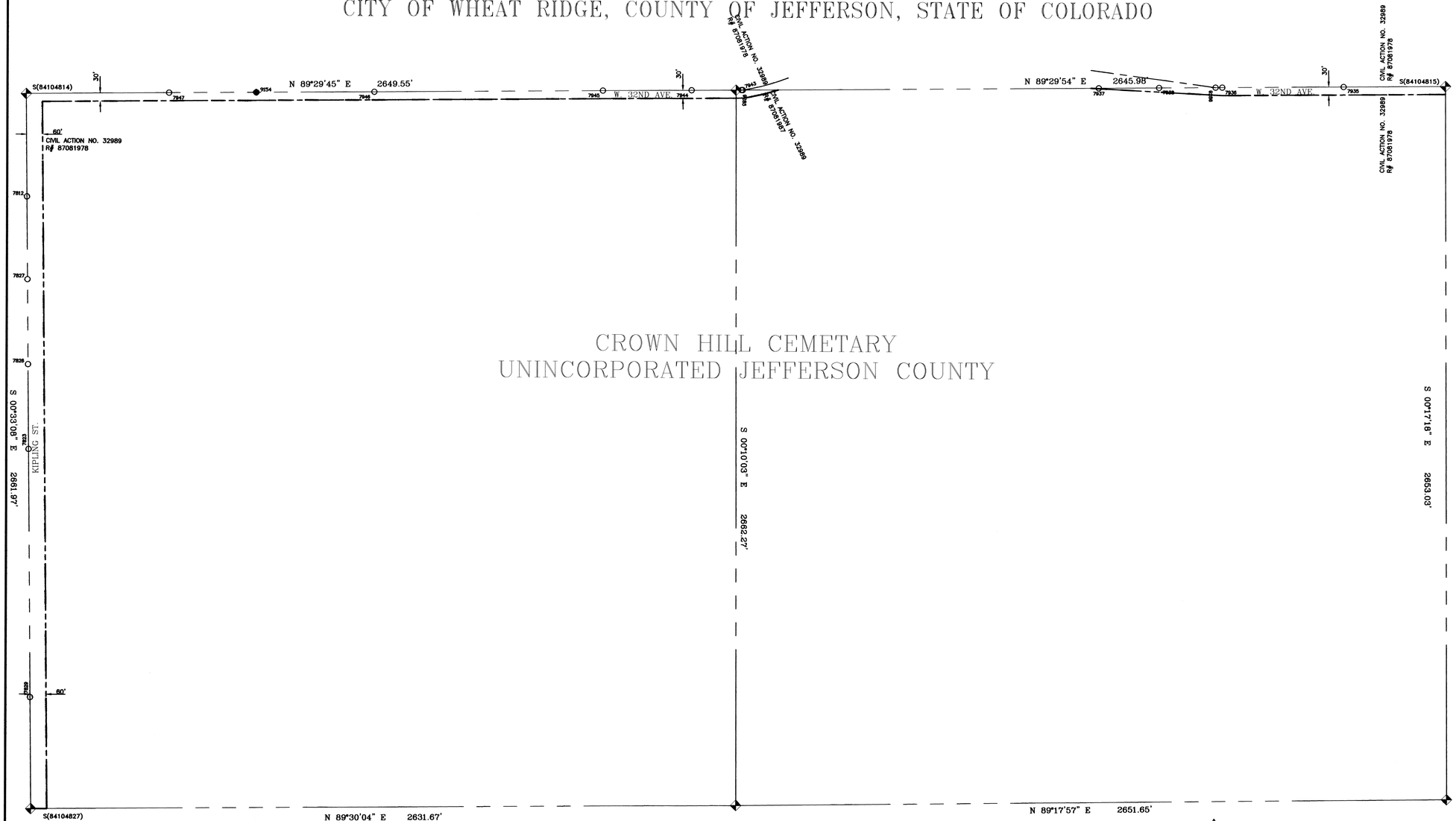
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
NORTH ONE-HALF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 25

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



LEGEND/NOTES

- = City of Wheat Ridge corporate limits
- = Section line
- = Street centerline (assumed equal distant from right-of-way lines unless noted).
- = Right-of-way line.
- = Prior right-of-way line.
- = Right-of-way line is questionable.
- = Centerline of stream, gulch, or irrigation channel.
- = Sidewalk and/or streetscape easement
- ● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.
- ○ = Calculated ROW CL intersection, nothing set.
- 7000 = ROW CL Intersection number
- ◆ S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.
- 40' = Indicates right-of-way width.
- O(10-33) P(2-60) R(81060674) R(F0049884) = Indicates Jefferson County Official Development Plan (O), Plat (P) book & page or Reception number (R) where right-of-way description maybe found.
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- RES(V16-5-63) = Indicates a resolution affecting right-of-way. Contact the Jefferson County Commissioners office.
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Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

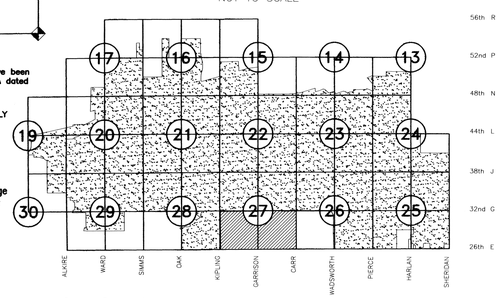
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ___m. on the _____ day of _____, 20__, and is duly recorded in Plan File _____. Fees paid _____.

_____
Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

THIS ONE-HALF SECTION RIGHT OF WAY MAP SHEET AND TITLE BLOCK WERE ORIGINALLY OBTAINED FROM THE CITY OF WHEAT RIDGE. THE GRAPHIC PORTION OF THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING TO DEPICT ALIQUOT CONFIGURATION AND MEASURMENTS, AND STREET RIGHTS-OF-WAY THEREIN BASED ON:

- FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;
- RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;
- SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED FROM THE CITY OF WHEAT RIDGE; AND
- SELECTED FIELD LOCATIONS OF AS-CONSTRUCTED STREET IMPROVEMENTS WHERE SUBDIVISION PLATS WERE NOT INDEPENDENTLY RECONCILABLE.

COLORADO LICENSED EDGAR T. BRISTOW 19588 LAND SURVEYOR PROFESSIONAL LAND SURVEYOR

EDGAR T. BRISTOW — DATE
COLORADO P.L.S. #19588 — JOB NO. 08-55,393
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 385
BOULDER, CO 80301 — 07/21/09

All "STREET MONUMENTS" are for the sole purpose of defining right-of-way intersection points by the City of Wheat Ridge. Any other uses will not be recognized by the City of Wheat Ridge or Jefferson County, Colorado.

⚠ All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985 and MERRICK & CO. dated April 17, 2001.

▨ = REPRESENTS UNCLEAR TITLE - PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. TO BE RELIED UPON FOR SURVEY OR OTHER.

RB(A-27) = Indicates book and page (Road Petition Book) where right-of-way was located.

P(21-34) D(2984-444) D(86161899) = Indicates Jefferson County Plat (P) book & page or deed (D) book & page or reception number where the apparent limits of private Vs. public ownership may occur.

DATE OF PREPARATION: 12/16/2008

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

SCALE: 1" = 200'

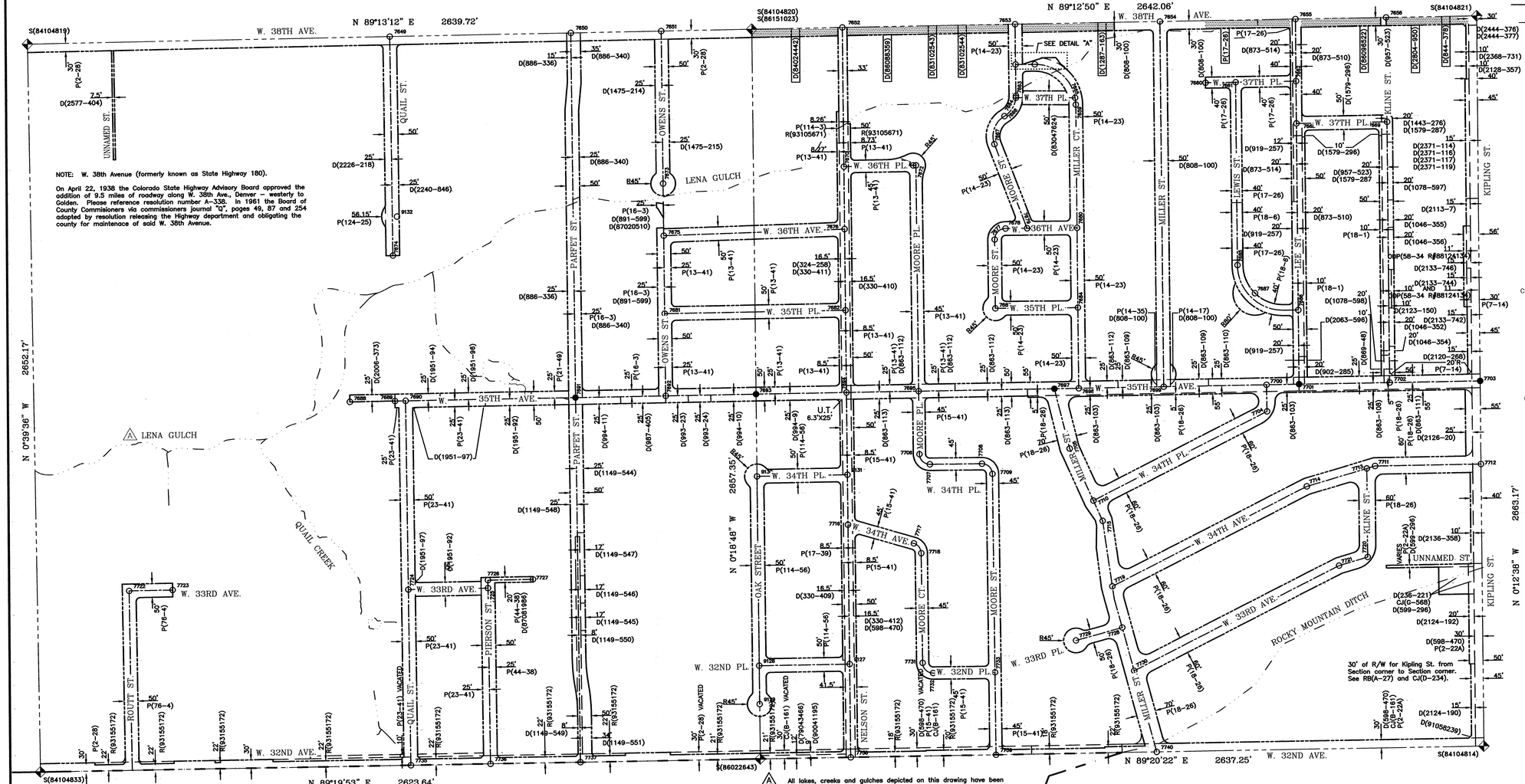
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 26

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

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FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;

RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;

SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED FROM THE CITY OF WHEAT RIDGE; AND

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I FURTHER STATE THAT PER CONTRACT AGREEMENT WITH THE CITY OF WHEAT RIDGE, NO ADDITIONAL EFFORT WAS MADE TO RECOVER AND/OR FIELD LOCATE OTHER PROPERTY MONUMENTATION, AND THAT SUCH RECOVERY AND/OR FIELD LOCATION MAY RESULT IN PROPERTY CORNER, STREET INTERSECTION, AND RIGHT OF WAY LOCATIONS DIFFERING FROM THOSE SHOWN HEREON. NO EFFORT WAS MADE TO RECONCILE INDIVIDUAL LOT LINES WITHIN SUBDIVISIONS. SOME RIGHT OF WAY GAPS AND/OR OVERLAPS WERE REFLECTED BY THE LINEWORK IN THE HALF-SECTION MAPS RECEIVED FROM THE CITY. THOSE GAPS AND/OR OVERLAPS WERE RECONCILED WITH FIELD LOCATIONS OF ALIQUOT LINES, BUT MAY NOT HAVE BEEN RESOLVED DUE TO INADEQUATE DEFINING DOCUMENTATION AND/OR MONUMENTATION.

I FURTHER STATE THAT ANY NOTES AND HATCHING REFLECTED ON THE FACE OF THIS MAP WERE WRITTEN BY OTHERS AND WERE UNMODIFIED BY ME, UNLESS THE NOTE SPECIFICALLY REFERS TO "ED BRISTOW". EXCEPT AS SET FORTH ABOVE, THIS REVISED HALF-SECTION RIGHT OF WAY MAP WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS ACCURATE TO THE BEST OF BY KNOWLEDGE, INFORMATION AND BELIEF.

COLORADO LICENSED EDGAR THOMAS BRISTOW 19588 PROFESSIONAL LAND SURVEYOR

EDGAR T. BRISTOW DATE
PRESIDENT, FLATIRONS, INC. JOB NO. 06-50,874 (28N)
3825 IRIS AVENUE, SUITE 385
BOULDER, CO 80301

DATE OF PREPARATION: 05/09/2008

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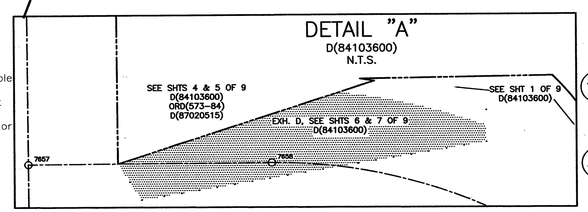
P(21-34) = Indicates Jefferson County Plat (P) book & page or deed (D) book & page or reception number where the apparent limits of private Vs. public ownership may occur.
D(2984-444)
D(86161899)

CITY OF LAKEWOOD
REPLACES RECEPTION NUMBER 87125933

DETAIL "A"
D(84103600)
N.T.S.



200 0 200 400
GRAPHIC SCALE
1 inch = 200 ft.

LEGEND/NOTES

= City of Wheat Ridge corporate limits
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= Street centerline (assumed equal distant from right-of-way lines unless noted).
= Right-of-way line.
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= Right-of-way line is questionable.
= Centerline of stream, gulch, or irrigation channel.
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○ = Calculated ROW CL intersection, nothing set.
7000 = ROW CL Intersection number
S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.
40' = Indicates right-of-way width.
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Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

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CLERK AND RECORDER'S CERTIFICATE

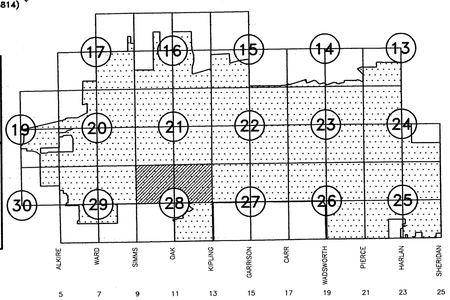
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ___m. on the ____ day of _____, 200_, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	NEW ROW ON KIPLING & KLINE R# 88124134	12/22/88	CHB				
2	ADDED TO ROW OF NELSON ST.	8/5/93	CHB				
3	ADDED STREETS (93161210)	11/4/93	CHB				
4	NEW NORTH ROW LINE 32nd AVE. (93155172)	11/4/93	CHB				
5	ADDED ROW ON QUAIL ST. (F0077166)	7/12/95	CHB				
6	ADDED LENA GULCH FLOW LINES	03/05/04	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

SCALE: 1" = 200'

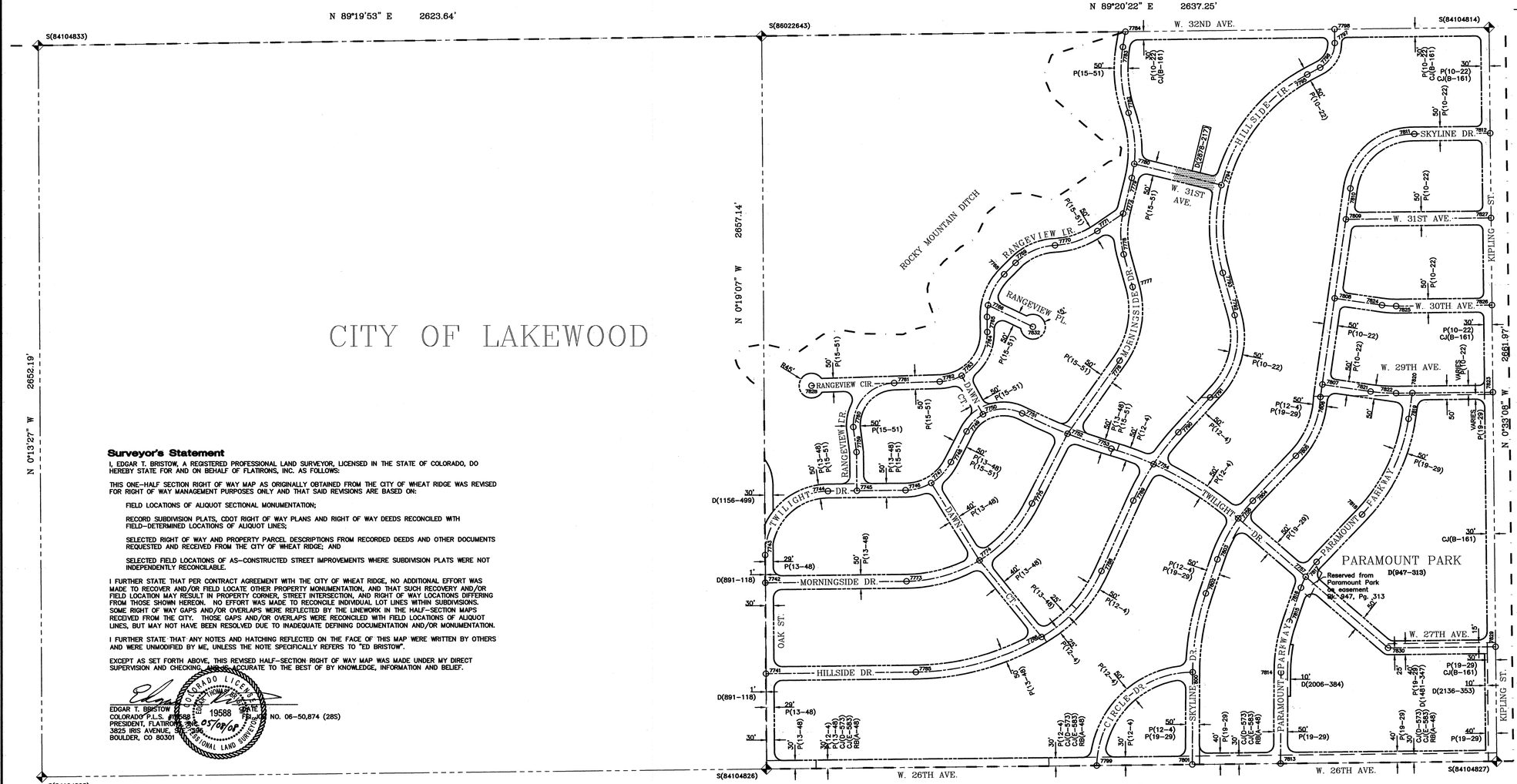
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
NORTH ONE-HALF SECTION 28, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 27

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



Surveyor's Statement

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EDGAR T. BRISTOW
COLORADO P.L.S. #19588
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE 286
BOULDER, CO 80301

COLORADO LICENSED 19588 PROFESSIONAL LAND SURVEYOR
STATE OF COLORADO
05/09/08

FLATIRONS JOB NO. 06-50,874 (28S)

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CLERK AND RECORDER'S CERTIFICATE

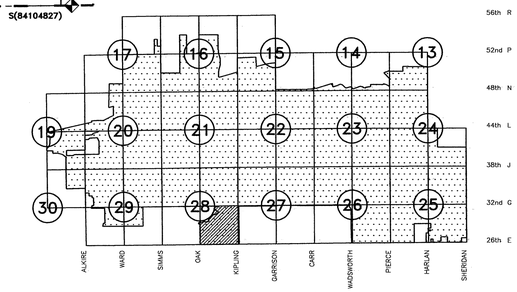
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the _____ day of _____, 200__, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



REPLACES RECEPTION NUMBER 87125932

DATE OF PREPARATION: 05/09/2008

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	NO CHANGES AT THIS TIME	03/09/04	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

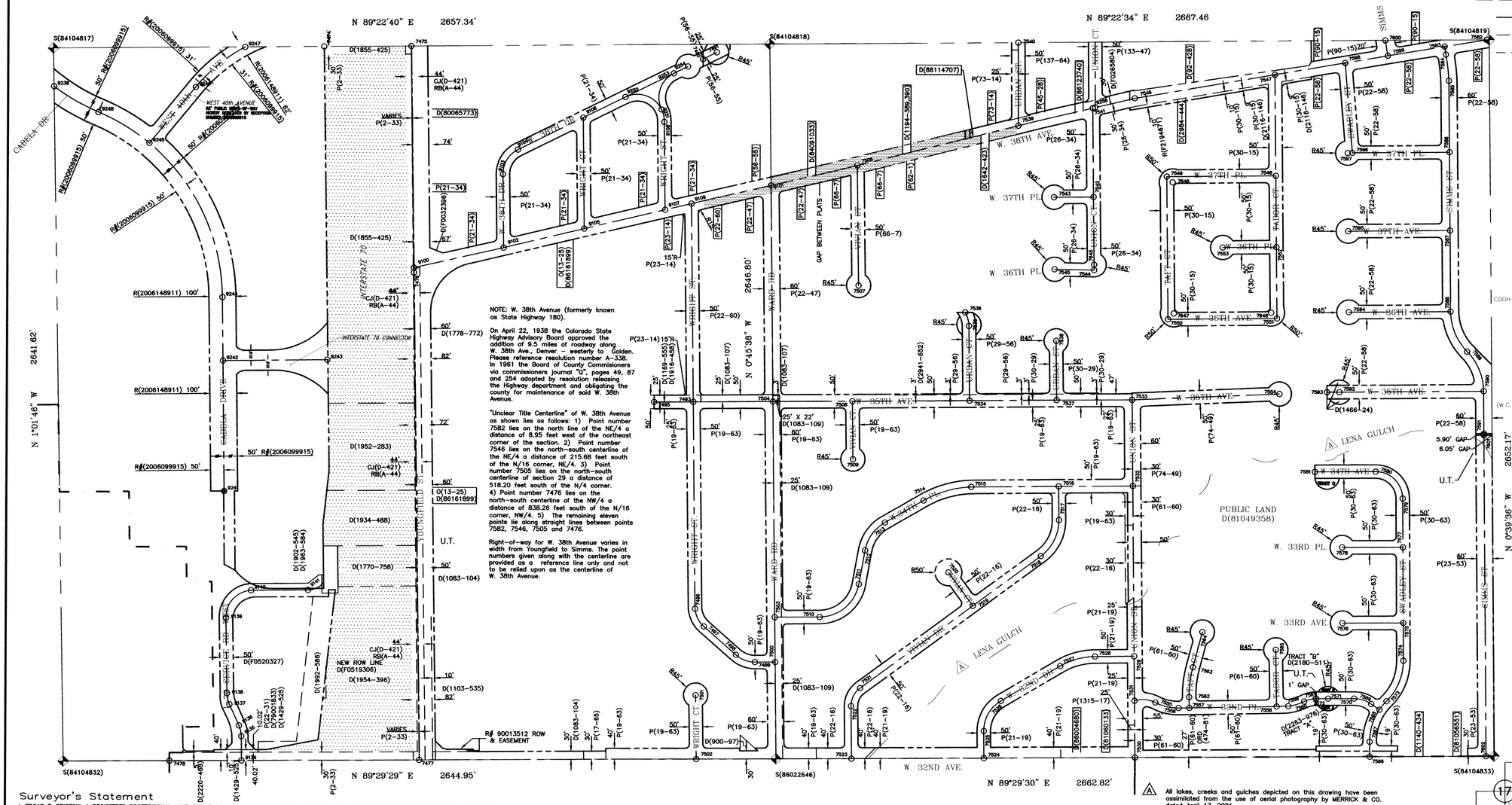
SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 28, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 28

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

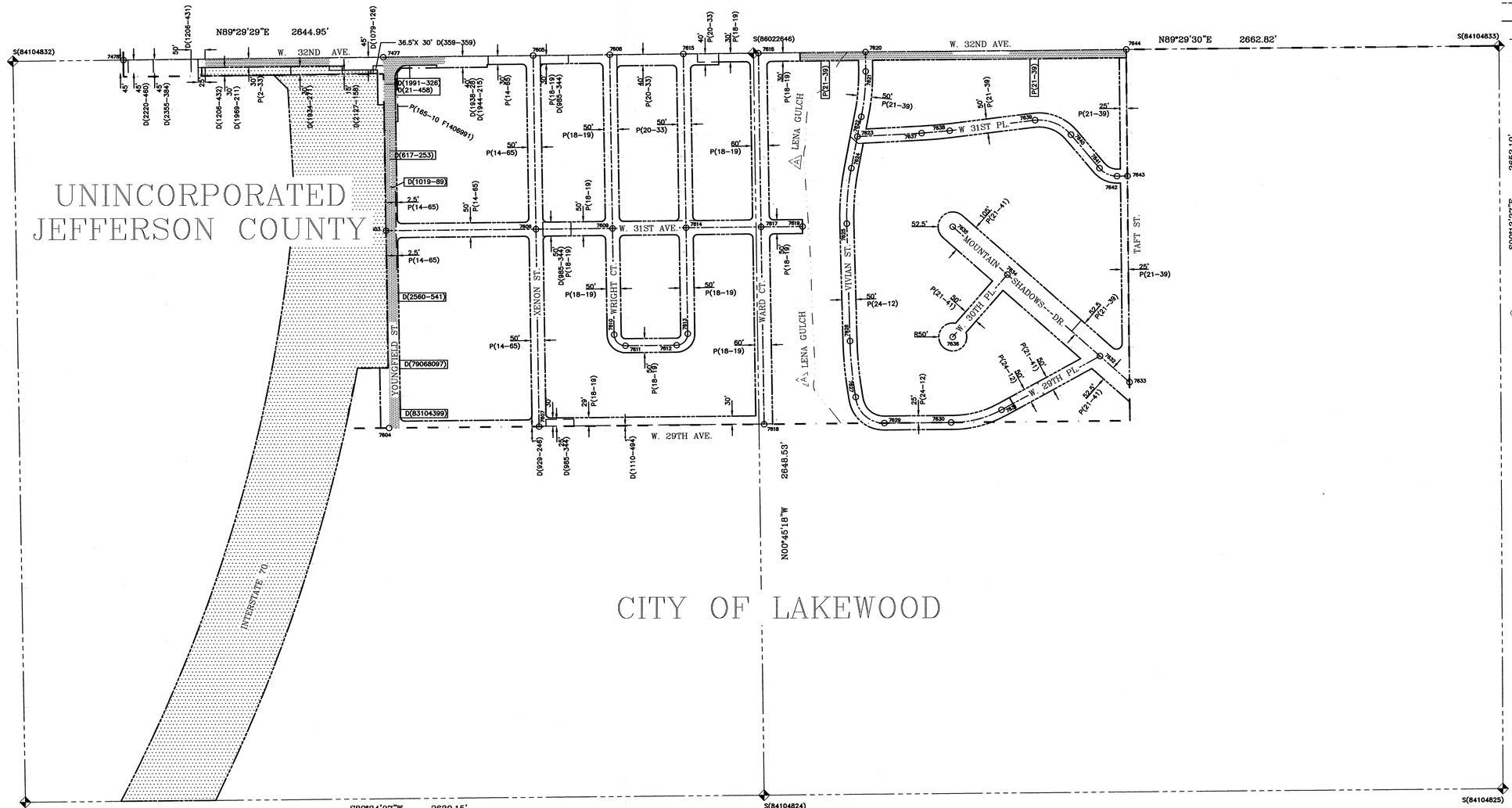
NORTH ONE-HALF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO


N 89°22'40" E 2657.34'
N 89°22'34" E 2667.46
N 89°29'29" E 2644.95'
N 89°29'30" E 2662.82'
N 1°01'46" W 2641.62'
N 0°39'36" W 2652.17'
S(84104817)
S(84104818)
S(84104819)
S(84104832)
S(86022646)
CABELA DR.
WEST 40th AVENUE
SERVICE RD.
INTERSTATE 70
INTERSTATE 70 CONNECTOR
CABELA DRIVE
YOUNGFIELD ST.
WRIGHT ST.
WARD RD.
WRIGHT CT.
W. 38TH DR.
W. 38TH AVE.
W. 37TH PL.
W. 36TH PL.
W. 35TH AVE.
W. 34TH AVE.
W. 33RD PL.
W. 33RD AVE.
W. 32ND AVE.
W. 32ND PL.
URBAN CT.
URBAN CIR.
UNION CT.
UNION CIR.
UNION DR.
HAAL CT.
HAAL DR.
HAAL PL.
HAAL CIR.
TAFT CT.
TAFT CIR.
TAFT PL.
TAFT DR.
HARLAN CT.
HARLAN CIR.
HARLAN PL.
HARLAN DR.
SIMMS CT.
SIMMS ST.
SIMMS PL.
SIMMS DR.
VALLEY CT.
VALLEY ST.
VALLEY PL.
VALLEY DR.
LENA GULCH
NEW ROW LINE D(F0519306)
R# 90013512 ROW & EASEMENT
PUBLIC LAND D(81049358)
TRACT "A" D(2180-514)
TRACT "B" D(2180-514)
R(2006148911) 100'
R#(2006099915) 50'
R#(2006099915) 31'
R#(2006099915) 50'
R#(2006099915) 60'
R#(2006099915) 50'
R#(2006099915) 31'
R#(2006099915) 60'
R#(2006099915)
D(1855-425)
D(1778-772)
D(1952-283)
D(1934-488)
D(1770-758)
D(1083-104)
D(1855-425)
D(1954-396)
D(1103-535)
D(902-545) D(963-584)
D(992-566)
D(F0520327)
D(F0032396)
D(13-25) D(86161899)
D(1083-107)
D(1184-369,390)
D(86114707)
D(84091033)
D(1642-425)
D(1083-109)
D(1083-107)
D(1189-555) D(1916-456)
D(1083-107)
D(1083-109)
D(1083-104)
D(77-65)
D(900-97)
D(2941-652)
D(1466-24)
D(1140-434)
D(2220-485)
D(1429-325)
D(1429-525)
D(F0201533)
D(1429-525)
D(2226-219)
D(85101335)
D(F0049884)
D(2226-876) TRACT "A"
D(2180-514) TRACT "B"
D(81060674)
D(F0049884)
D(81060674)
D(F0049884)
D(81060674)
D(F0049884)

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC. AS FOLLOWS:

THIS ONE-HALF SECTION RIGHT OF WAY MAP AS ORIGINALLY OBTAINED FROM THE CITY OF WHEAT RIDGE WAS REVISED FOR RIGHT OF WAY MANAGEMENT PURPOSES ONLY AND THAT SAID REVISIONS ARE BASED ON:

FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;

RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;

SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED FROM THE CITY OF WHEAT RIDGE; AND

SELECTED FIELD LOCATIONS OF AS-CONSTRUCTED STREET IMPROVEMENTS WHERE SUBDIVISION PLATS WERE NOT INDEPENDENTLY RECONCILABLE.

I FURTHER STATE THAT PER CONTRACT AGREEMENT WITH THE CITY OF WHEAT RIDGE, NO ADDITIONAL EFFORT WAS MADE TO RECOVER AND/OR FIELD LOCATE OTHER PROPERTY MONUMENTATION, AND THAT SUCH RECOVERY AND/OR FIELD LOCATION MAY RESULT IN PROPERTY CORNER, STREET INTERSECTION, AND RIGHT OF WAY LOCATIONS DIFFERING FROM THOSE SHOWN HEREON. NO EFFORT WAS MADE TO RECONCILE INDIVIDUAL LOT LINES WITHIN SUBDIVISIONS. SOME RIGHT OF WAY GAPS AND/OR OVERLAPS WERE REFLECTED BY THE LINEWORK IN THE HALF-SECTION MAPS RECEIVED FROM THE CITY. THOSE GAPS AND/OR OVERLAPS WERE RECONCILED WITH FIELD LOCATIONS OF ALIQUOT LINES, BUT MAY NOT HAVE BEEN RESOLVED DUE TO INADEQUATE DEFINING DOCUMENTATION AND/OR MONUMENTATION.

I FURTHER STATE THAT ANY NOTES OR HATCHING REFLECTED ON THE FACE OF THIS MAP WERE WRITTEN BY OTHERS AND WERE UNMODIFIED BY ME, UNLESS THE NOTE SPECIFICALLY REFERS TO "ED BRISTOW". EXCEPT AS SET FORTH ABOVE, THIS REVISED HALF SECTION RIGHT OF WAY MAP WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS ACCURATE TO THE BEST OF BY KNOWLEDGE, INFORMATION AND BELIEF.

EDGAR T. BRISTOW — 19588 — DATE

COLORADO P.L.S. #19588 — COLORADO NO. 06-50,874 (29S)

PRESIDENT, FLATIRONS, INC.

3825 IRIS AVENUE, STE. 1

BOULDER, CO 80301

DATE OF PREPARATION: 05/09/2008

All "STREET MONUMENTS" are for the sole purpose of defining right-of-way intersection points by the City of Wheat Ridge. Any other uses will not be recognized by the City of Wheat Ridge or Jefferson County, Colorado.

200 0 200 400

GRAPHIC SCALE

1 inch = 200 ft.

A All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by MERRICK & CO. dated April 17, 2001.

RB(A-27) = Indicates book and page (Road Petition Book) where right-of-way was located.

P(21-34) D(2984-444) D(86161899) = Indicates Jefferson County Plat (P) book & page or deed (D) book & page or reception number where the apparent limits of private Vs. public ownership may occur.

UT. or = REPRESENTS UNCLEAR TITLE - PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHER.

= REPRESENTS INTERSTATE HIGHWAY

LEGEND/NOTES

= City of Wheat Ridge corporate limits

= Section line

= Street centerline (assumed equal distant from right-of-way lines unless noted).

= Right-of-way line.

= Prior right-of-way line.

= Right-of-way line is questionable.

= Centerline of stream, gulch, or irrigation channel.

● = 3 1/4" dia. aluminum cap stamped CITY OF WHEAT RIDGE.

O = Calculated ROW CL intersection, nothing set.

7000 = ROW CL Intersection number

S(81060674) = Indicates monumented section corner and Reception number(S) where description may be found.

40' = Indicates right-of-way width.

D(10-33) P(2-60) R(81060674) R(F0049884) = Indicates Jefferson County Official Development Plan (O), Plat (P) book & page or Reception number (R) where right-of-way description maybe found.

D(2226-219) D(85101335) D(F0049884) = Indicates Jefferson County deed (D) book & page or Deed reception number (D) where right-of-way was determined.

CJ(G-21) = Indicates book and page of the "Journal of the Commisioners of Jefferson County, Colo." where right-of-way was determined.

CDOH (IXM 1115(3) #16) = Indicates Colorado Department of Highways Project No. and Parcel No. (No Jefferson County record of this instrument is available or locatable at this time).

ORD(179-75) = Indicates an ordinance affecting right-of-way. Contact City of Wheat Ridge for documents.

RES(V16-5-63) = Indicates a resolution affecting right-of-way. Contact the Jefferson County Commissioners office.

(W.C. 10' W., 7102 SET) = Witness corner set in lieu of street intersection monument. Distance and direction as given is from the calculated centerline intersection.

AD(2494-324) = Ambiguous instrument, i.e. deed (AD), plat (AP), and others.

Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.

Bearings as shown are hereby qualified and controlled to be considered only relative to themselves.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

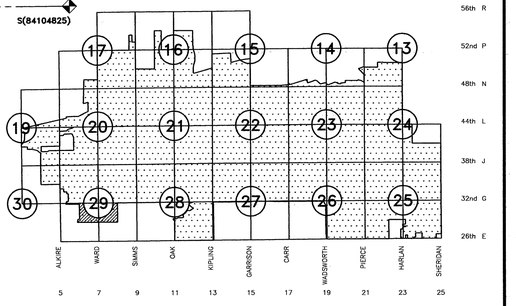
I hereby certify that this plat was filed in my office at _____ o'clock ___.m. on the _____ day of _____, 200_, and is duly recorded in Plan File _____. Fees paid _____.

Recorder

By: _____
Deputy

VICINITY MAP

NOT TO SCALE



REPLACES RECEPTION NUMBER 87142381

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	ADDED JENNINGS ANNEXATION	11/18/98	CHB				
2	ADD ROW ALONG YOUNGFIELD AND 32ND AVE.	07/24/03	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

SCALE: 1" = 200'

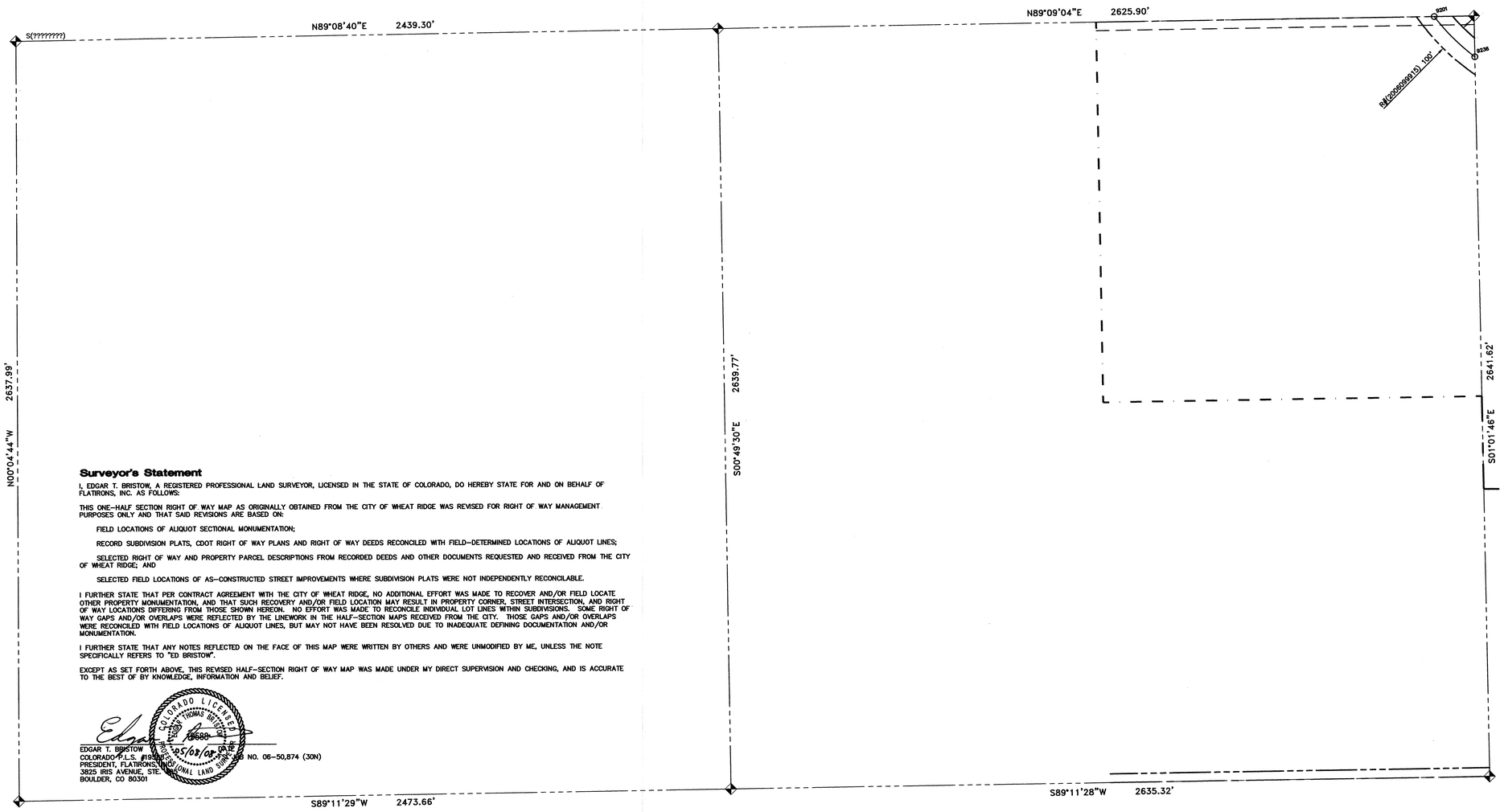
RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
SOUTH ONE-HALF SECTION 29, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31

SHEET 30

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



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COLORADO LICENSED EDGAR THOMAS BRISTOW 38688 PROFESSIONAL LAND SURVEYOR 05/02/08 DATE

EDGAR T. BRISTOW
COLORADO P.L.S. #[illegible]
PRESIDENT, FLATIRONS, INC.
3825 IRIS AVENUE, STE. 1
BOULDER, CO 80301

SURVEY NO. 06-50,874 (30N)

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CLERK AND RECORDER'S CERTIFICATE

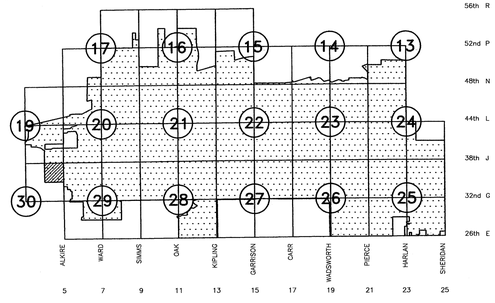
STATE OF COLORADO } SS
COUNTY OF JEFFERSON }

I hereby certify that this plat was filed in my office at _____ o'clock ____m. on the ____ day of _____, 200_, and is duly recorded in Plan File _____. Fees paid _____.

_____
Recorder

By: _____
Deputy

VICINITY MAP
NOT TO SCALE



DATE OF PREPARATION: 05/09/08

REPLACES RECEPTION NUMBER

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	NEW MAP	01/01/08	CHB				

CITY OF WHEAT RIDGE COLORADO

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION

7500 WEST 29TH AVENUE * WHEAT RIDGE, COLORADO 80033
TELEPHONE: 303-235-2861 * FAX: 303-235-2857

N

SCALE: 1" = 200'

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS
NORTH ONE-HALF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M.

SHEETS 31
SHEET 31