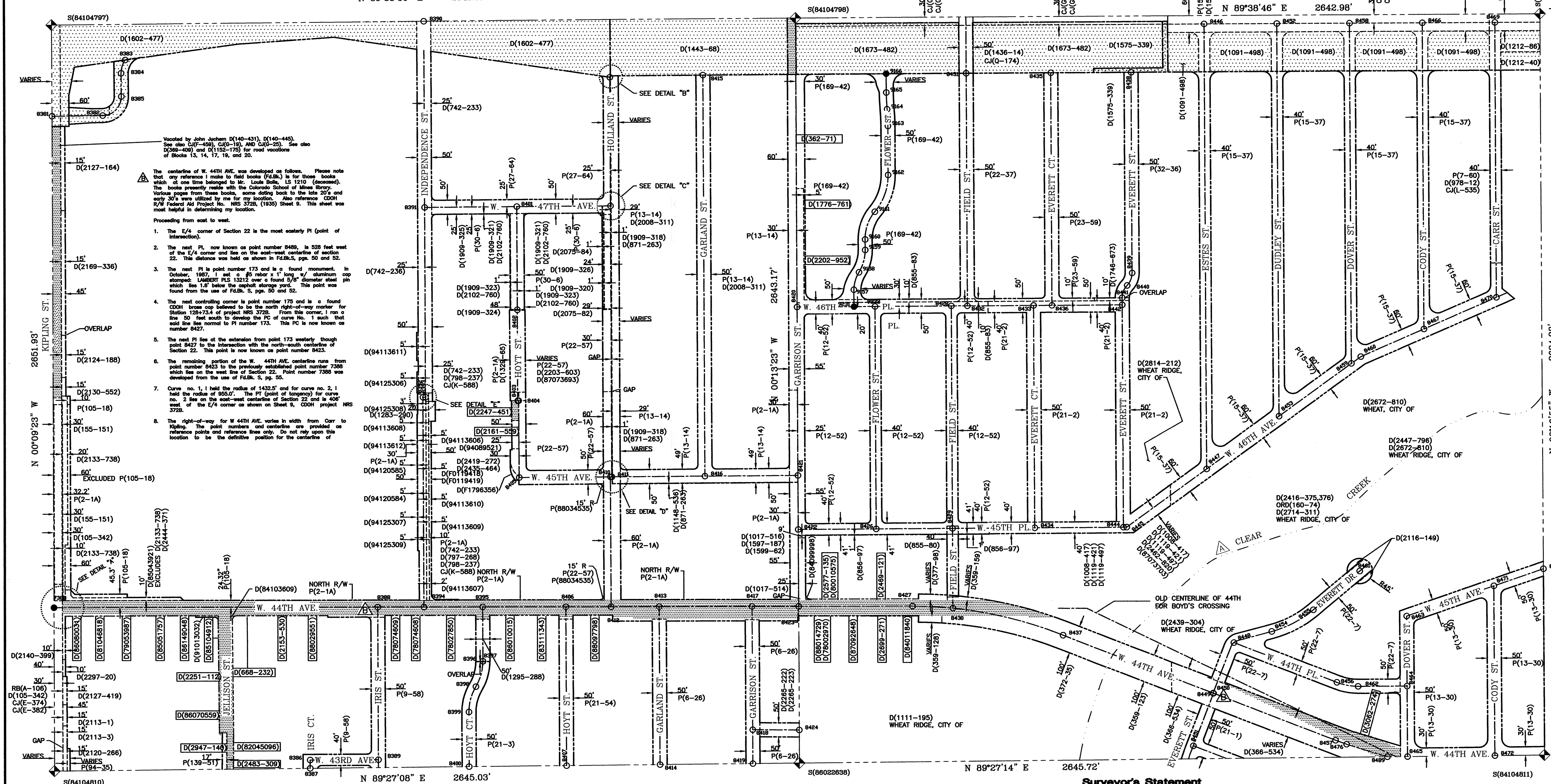


# RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

## 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

N 89°38'30" E 2641.91'



- 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
  - ◆ = Indicates monumented section corner and Reception number (R) where description may be found.
  - 40' — | — = Indicates right-of-way width.
  - (10-33) = Indicates Jefferson County Official Development Plan (O), Plat (P) book & page or Reception number (R) where right-of-way description maybe found.
  - D(226-219) = 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 Commissioners of Jefferson County, Colo." where right-of-way was determined.
  - COOH (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

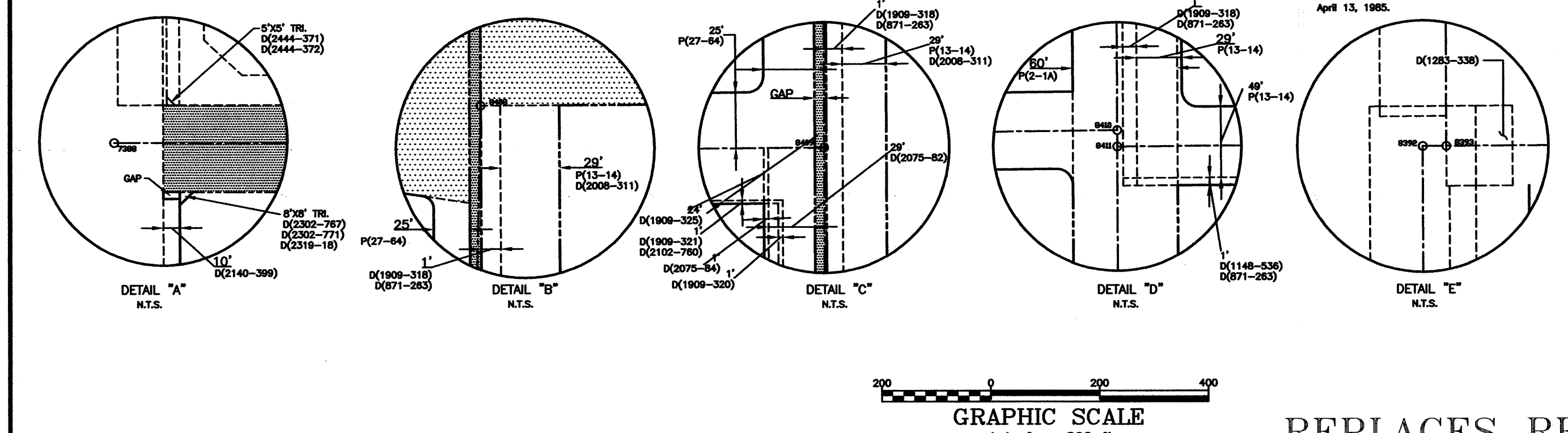
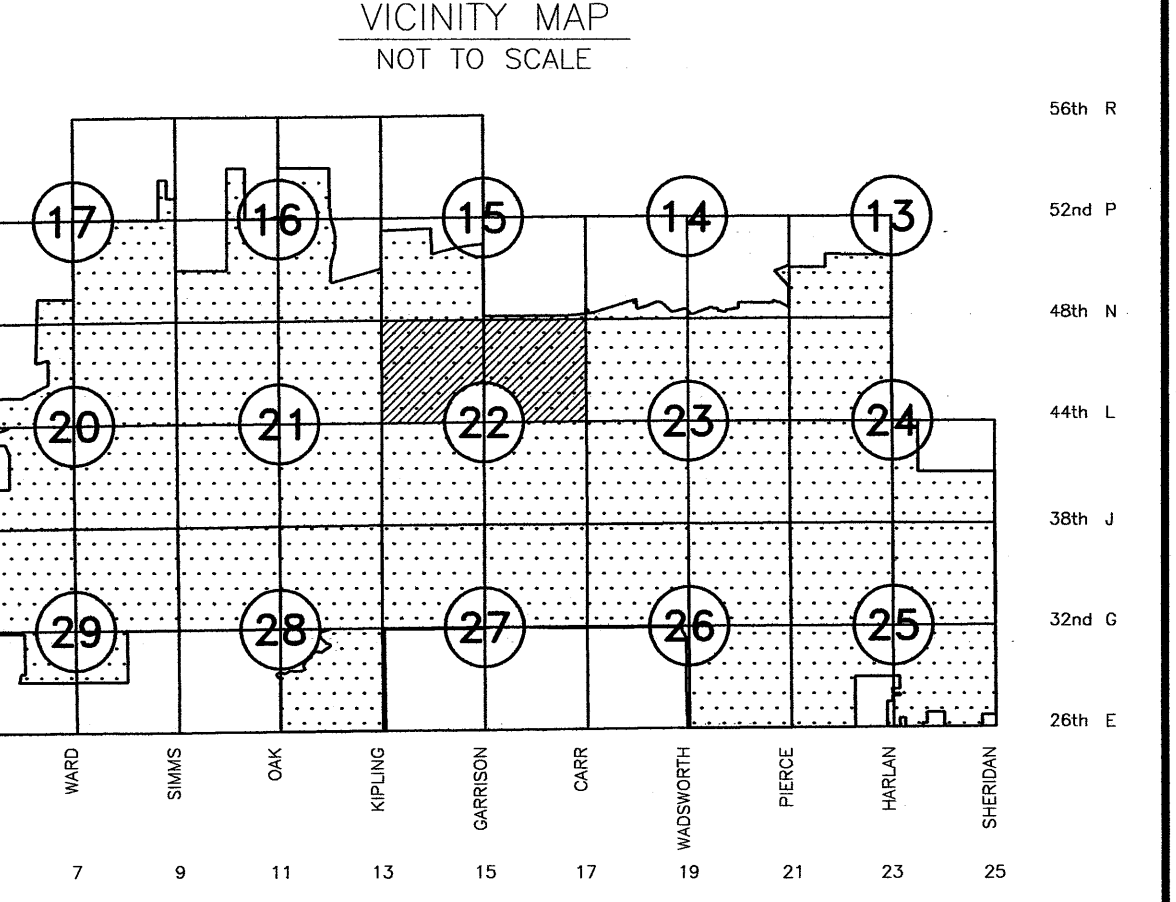
CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO } SS  
 COUNTY OF JEFFERSON } 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 \_\_\_\_\_  
 Deputy \_\_\_\_\_



**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 FLATIRON, INC. AS FOLLOWS:

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

FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;

RECORD SUBDIVISION PLATS, COOT 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 LINGWORK 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 ME.

EXCEPT AS SET FORTH ABOVE, THIS REVISED HALF-SECTION RIGHT OF WAY MAP WAS FIELD LOCATED, RECONCILED, 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  
 PRESIDENT, FLATIRON, INC.  
 3825 IRIS AVENUE, STE. 100  
 BOULDER, CO 80301

DATE OF PREPARATION: 05/09/2008

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	NEW ROW ON 44th AT JELLISSON	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 JELLISSON 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				



REPLACES RECEPTION NUMBER 89041880

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

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

SHEETS  
31  
SHEET  
15