LEGEND/NOTES RIGHT-OF-WAY MAP & REFERENCE MONUMENTS — — = City of Wheat Ridge corporate limits \_\_\_\_\_ = Section line SOUTH ONE-HALF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH P.M. -----= Street centerline (assumed equal distant from right-of-way lines unless noted). CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO = Right-of-way line. ----- Prior right-of-way line. ----= Right-of-way line is questionable. N 89°50'02" E 2644.42' \_**4** S(86022640) 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  $\bullet$  = 3 1/4" dia. aluminum cap stamped CITY FLATIRONS, INC. AS FOLLOWS: OF WHEAT RIDGE. 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: O = Calculated ROW CL intersection, nothing set. FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION; 7000 = ROW CL Intersection number 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 = Indicates monumented section corner and CITY OF WHEAT RIDGE; AND DESCRIPTION OF WHEAT RIDGE CORPORATE BOUNDARY Reception number(S) where description SELECTED FIELD LOCATIONS OF AS-CONSTRUCTED STREET IMPROVEMENTS WHERE SUBDIVISION PLATS WERE NOT INDEPENDENTLY RECONCILABLE. THROUGH S/2 OF SECTION 13 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 40' = Indicates right-of-way width. ... to the Southwest corner of the NW 1/4, SW 1/4 of Section 13; thence South 89° 55' East along the South line of the NW 1/4, SW 1/4 of Section 13, 914.0 feet; thence North 0° 05' East, 337.5 feet; thence South 89° 55' East,412.0 feet; thence 0° 41' 30" East, 15.0 feet; 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 0(10-33) = Indicates Jefferson County Official Developement Plan (0), Plat (P) book & page or thence South 89° 55' East, 1317.0 feet to a point on the West line of the Southeast quarter of Section 13; thence South 0° 41' 30" East, 1640.1 feet to the South quarter corner of Section 13; ... 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 Reception number (R) where right-of-way description maybe found. R(F0049884) EXCEPT AS SET FORTH ABOVE, THIS REVISED HALF-SECTION RIGHT OF WAY MAP WAS MADE UNDER MY DIRECT SUPERVISION AND CHECKING, AND IS The corporate boundary lines appear to lie coincident with ACCURATE TO THE BEST OF PASSION EDGE, INFORMATION AND BELIEF. D(2226-219) = Indicates Jefferson County deed (D) book various aliquot lines, centerlines and right-of-way lines. However, no effort was made to force these corporate boundary & page or Deed reception number (D) lines onto the aforementioned line types when or if a close where right-of-way was determined. proximity would exist. All corporate boundary line calls to specific lines or corners were held when possible. CJ(G-21) = Indicates book and page of the "Journal of the Commisioners of Jefferson County, Colo." COLORADO P.L.S. #1968
PRESIDENT, FLATIRONS INC. NO. 06-50,874 (13S) where right-of-way was determined. 3825 IRIS AVENUE, ST BOULDER, CO 80301 CDOH (IXM 1115(3) #16) = Indicates Colorado Department of Highways Project No. and Parcel No. (No Jefferson County record of this instrument is 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 available or locatable at this time). ORD(179-75) = Indicates an ordinance affecting right-of-way. 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. (fkg) Contact City of Wheat Ridge for documents. 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. ∵D(36-45)∴ RES(V16-5-63) = Indicates a resolution affecting right-of-way. VACATED BY D(357-152) P(2-2) BERKELEY HEIGHTS Contact the Jefferson County Commissioners SECOND FILING provides for D(2900-947) 50' of R.O.W. along Arvada Road (typically), except at (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. RERKELEY AD(2494-324) = Ambiguous instrument, i.e. deed (AD), plat (AP),and others. CJ(L-400) D(919-291) D(2627-423) Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502. D(86130832) Bearings as shown are hereby qualified and controlled to be considered only relative to themselves (A.K.A. OLD ARVADA ROAD O 9012 W. 49TH PLACE € R(86017281) AND BLUE MOON ROAD) WAS CLASSIFIED AS A STATE ROAD OF PRIMARY IMPOR-TANCE UNDER CJ(G-418), . K. A. OLD ARVADA ROAD CLERK AND RECORDER'S CERTIFICATE STATE OF COLORADO D(78036430) D(86054550) COUNTY OF JEFFERSON PORTIONS OF P(2-2) I hereby certify that this plat was filed in my office at VACATED BY D(100-495) \_\_\_\_ o'clock \_\_\_\_.m. on the \_\_\_\_ day of \_\_\_ 200\_, and is duly recorded in Plan File. \_ Fees paid \_\_\_\_\_ : D(1773-314) D(100-495) CJ(L-536) D(958-396) K. A. OLD ARVADA ROAD D(1810-252) ∴D(121-48) ∴D(720-238) VICINITY MAP NOT TO SCALE D(117-482) D(720-239) 56th R S(84104801) V P(2-2) D(100-495 CJ(F-383) CJ(K-538) D(787-338 52nd P 2647.17 All "STREET MONUMENTS" are for the sole purpose of defining right-of-way = REPRESENTS INTERSTATE HIGHWAY intersection points by the City of Wheat Ridge. Any other uses will not be = REPRESENTS UNCLEAR TITLE - PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHER. recognized by the City of Wheat Ridge or Jefferson County, Colorado. REPLACES RECEPTION NUMBER F0493192 DATE OF PREPARATION: 05/09/2008 **REVISIONS** DATE REVISIONS INIT. NO. DATE ADDED ROW FOR W. 48TH AVENUE CHB 02/20/98 RIGHT-OF-WAY MAP & REFERENCE MONUMENTS DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION SOUTH ONE-HALF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M. 7500 WEST 29TH AVENUE \* WHEAT RIDGE, COLORADO 80033 SCALE: 1" = 200'TELEPHONE: 303-235-2861 \* FAX: 303-235-2857