

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

N 89°11'31" E 2659.40'

N 89°11'13" E 2646.95'

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(S) where description may be found.
- 40' | | = Indicates right-of-way width.
- 0(10-33) P(2-60) = Indicates Jefferson County Official Development Plan (O), Plot (P) book & page or Reception number (R) where right-of-way description maybe found.
- R(81060674) = Indicates Jefferson County deed (D) book & page or Deed reception number (D) where right-of-way was determined.
- D(2226-219) = Indicates Jefferson County deed (D) book & page or Deed reception number (D) where right-of-way was determined.
- D(85101335) = Indicates Jefferson County deed (D) book & page or Deed reception number (D) where right-of-way was determined.
- D(F0049884) = Indicates Jefferson County deed (D) book & page or Deed reception number (D) where right-of-way was determined.
- C(6-21) = Indicates book and page of the "Journal of the Commissioners of Jefferson County, Colo." where right-of-way was determined.
- DOH (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(16-5-63) = 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

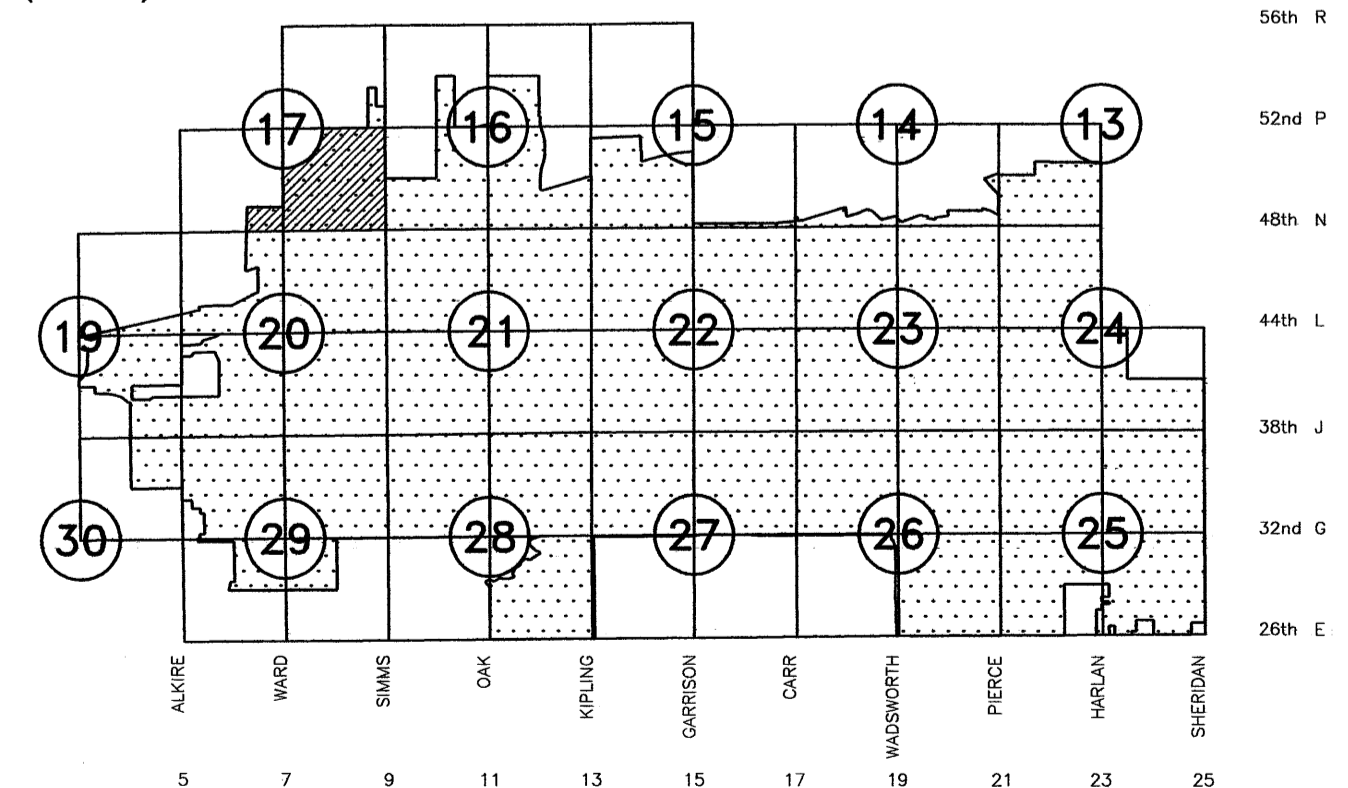
CLERK AND RECORDER'S CERTIFICATE

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

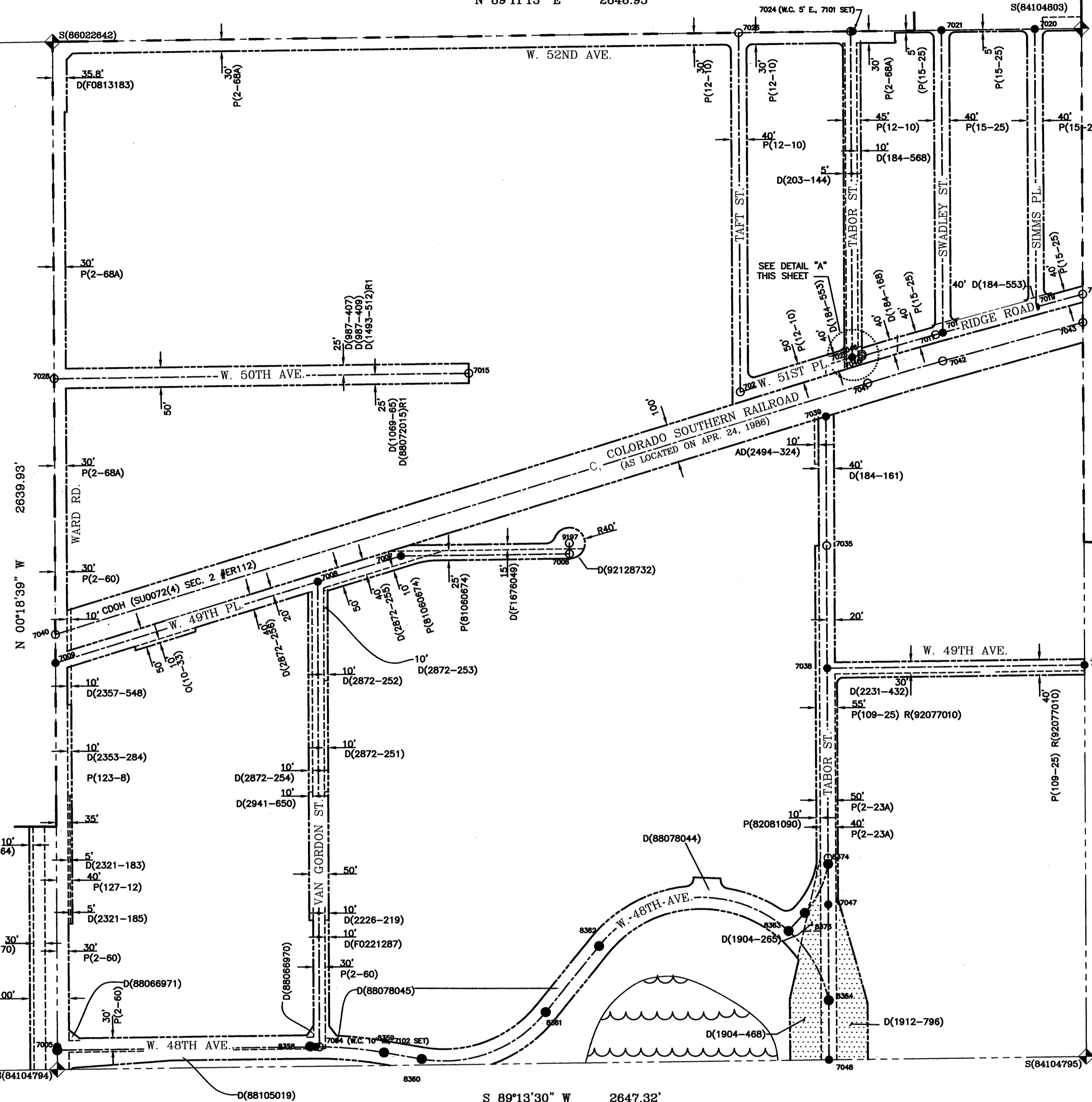


Surveyor's Statement

I, EDGAR T. BRISTOW, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRON, 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 LINENWORK 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 MY KNOWLEDGE, INFORMATION AND BELIEF.

Edgar T. Bristow
 COLORADO LICENSED SURVEYOR
 19588
 05/08/08
 EDGAR T. BRISTOW, LICENSED SURVEYOR, STATE OF COLORADO, LICENSE NO. 06-50,874 (17N)
 PRESIDENT, FLATIRON ENGINEERING, INC., 3825 IRIS AVENUE, STE. 100, BOULDER, CO 80301

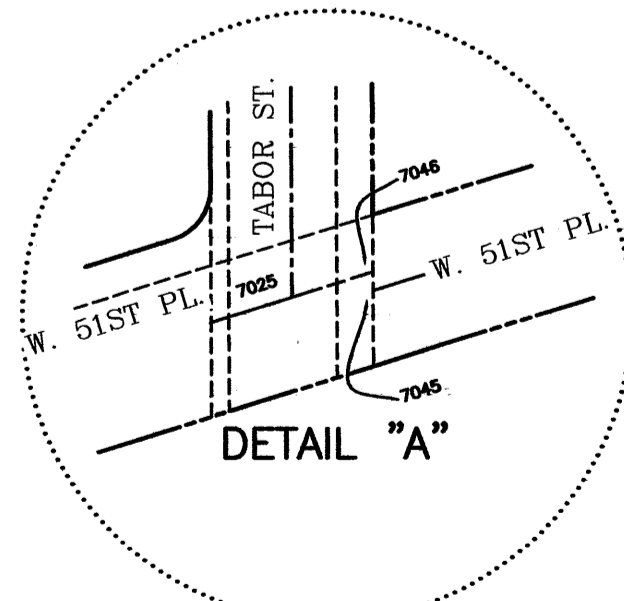
UNINCORPORATED
 JEFFERSON
 COUNTY



LEGEND/NOTES

- RS(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 or deed (D) book & page or reception number where the apparent limits of private Vs. public ownership may occur.
- D(2984-444) = Indicates Jefferson County deed (D) book & page or reception number where the apparent limits of private Vs. public ownership may occur.
- D(96161899) = Indicates Jefferson County deed (D) book & page or reception number where the apparent limits of private Vs. public ownership may occur.
- ▲ = All lakes, creeks and gulches depicted on this drawing have been estimated 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.

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.



DATE OF PREPARATION: 05/09/2008

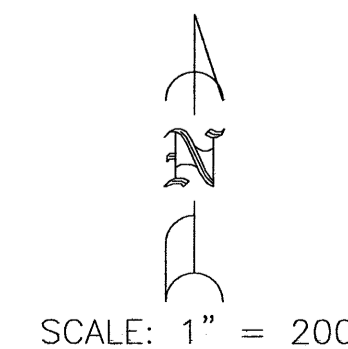
REPLACES RECEPTION NUMBER 86151020

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				



DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION

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



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 RANGE 69 WEST, OF THE 6TH P.M.

SHEETS
 31
 SHEET
 8