

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

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

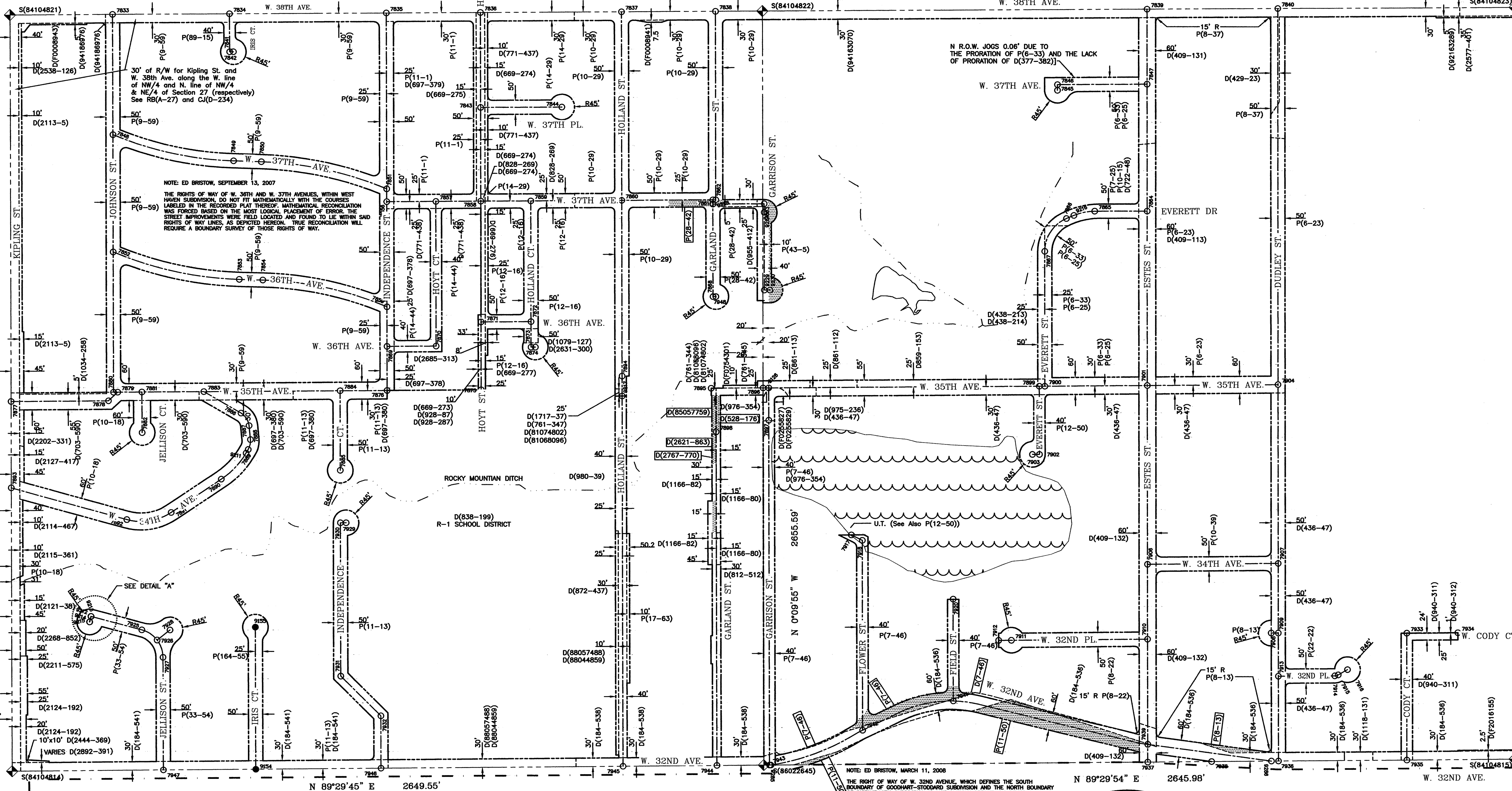
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

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.

N 89°39'35" E 2651.63'

N 89°37'48" E 2650.53'



- 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.
- P(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(2226-219) = 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.
- 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 SE1) = 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

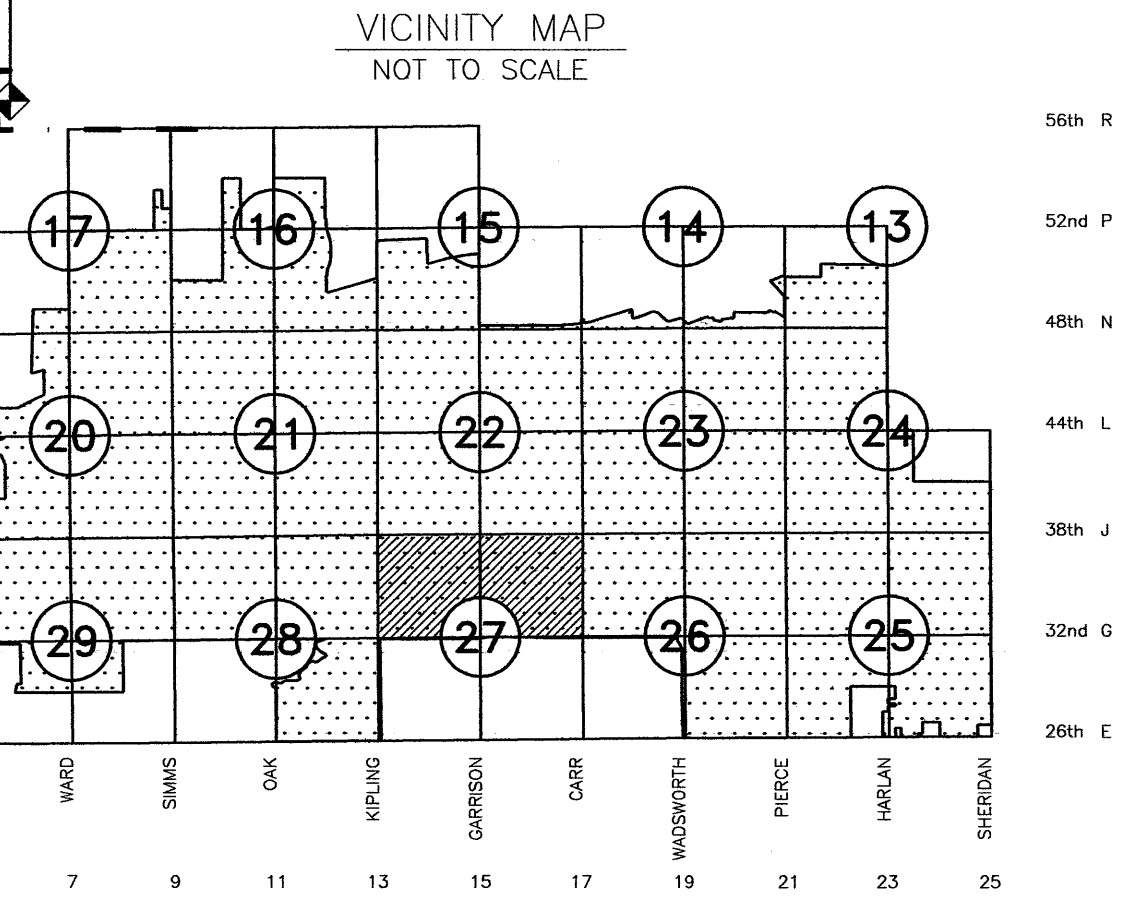
CLERK AND RECORDER'S CERTIFICATE

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 RIGHT OF WAY MANAGEMENT PURPOSES ONLY AND THAT SAID REVISIONS ARE BASED ON:

FIELD LOCATIONS OF ALIQUOT SECTION MONUMENTATIONS

RECORD SUBDIVISION PLATS, GROUND 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 RECOVERABLE.

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 MONUMENTATIONS, 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 WITH 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 DOCUMENTATION AND/OR MONUMENTATION.

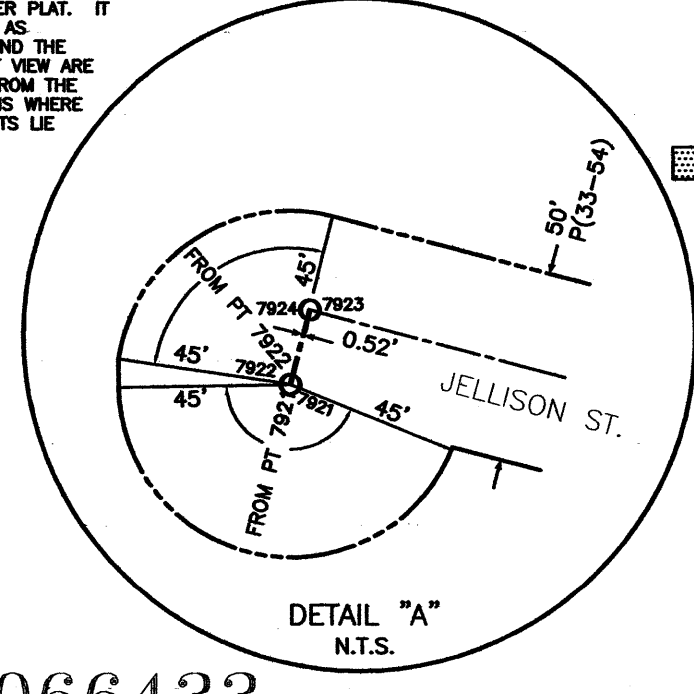
I FURTHER STATE THAT ALL SPACING HATCHING REFLECTED ON THE FACE OF THIS MAP WERE WRITTEN BY OTHERS AND WERE UNMODIFIED BY ME, UNLESS THE NOTE SPECIFICALLY STATES OTHERWISE.

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 MY KNOWLEDGE AND BELIEF.

EDGAR T. BRISTOW, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 06-50,874 (27th)
 3225 1/2 AVENUE, BOULDER, CO 80501
 DATE OF PREPARATION: 05/09/2008

CROWN HILL CEMETARY
 UNINCORPORATED JEFFERSON
 COUNTY

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.



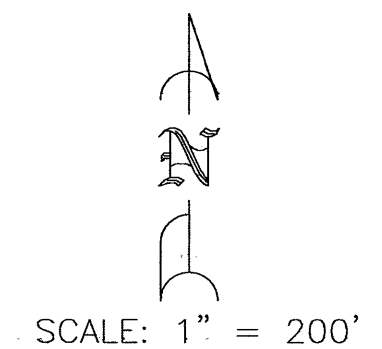
- △ All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985 and MERRICK & CO. dated April 17, 2001.
- REPRESENTS UNCLAR TITLE - PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHER.
- RB(A-27) = Indicates book and page (Road Petition Book) where right-of-way was located.
- P(21-34) = 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.

REPLACES RECEPTION NUMBER 88066433

DEPARTMENT OF PUBLIC WORKS
 ENGINEERING DIVISION



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



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

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				

SHEETS
 31
 SHEET
 25