

# 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 2647.92'

### LEGEND/NOTES

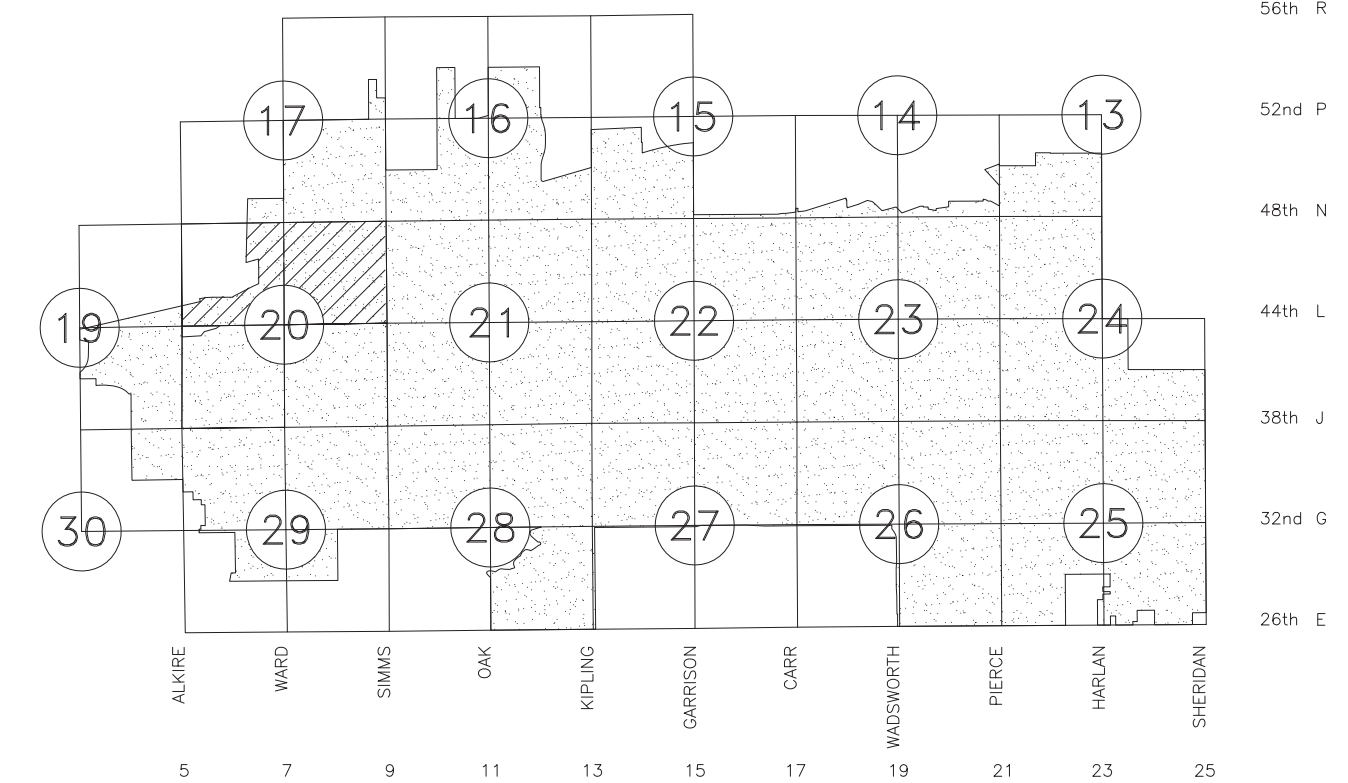
- = City of Wheat Ridge corporate limits
  - = Section line
  - = Street centerline (assumed equal distant from right-of-way lines unless noted).
  - = Right-of-way line.
  - = Prior right-of-way line.
  - = Right-of-way line is questionable.
  - = Centerline of stream, gulch, or irrigation channel.
  - = 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
  - ◆ = Indicates monumented section corner and Reception number(S) where description may be found.
  - 40' ± = Indicates right-of-way width.
  - (10-33) = Indicates Jefferson County Official Development Plan (O), Plot (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(0-21) = Indicates book and page of the "Journal of the Commissioners of Jefferson County, Colo." where right-of-way was determined.
  - CDH(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



### 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 IS FOR CITY OF WHEAT RIDGE RIGHT OF WAY MANAGEMENT PURPOSES ONLY. IT IS NOT A LAND SURVEY, LAND SURVEY PLAT, OR MONUMENTED LAND SURVEY AS DEFINED IN C.R.S. § 38-51-102.  
 THIS ONE-HALF SECTION RIGHT OF WAY MAP WAS ORIGINALLY OBTAINED FROM THE CITY OF WHEAT RIDGE IN 2007 AND REVISED AT THAT TIME FOR RIGHT OF WAY MANAGEMENT PURPOSES.  
 PER CONTRACT AGREEMENT WITH THE CITY OF WHEAT RIDGE, SOME RIGHT OF WAY GAPS AND/OR OVERLAPS REFLECTED BY THE LINENWORK IN THE HALF-SECTION MAPS WERE RECONCILED WITH REASONABLE CERTAINTY BASED ON FIELD LOCATIONS OF ALIQUOT LINES, AND WITH SURVEY MONUMENTATION FOR 1-70 AND WEST 44TH AVENUE ONLY.  
 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 ONE-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  
 PRESIDENT, FLATIRONS, INC.  
 3825 IRIS AVENUE, STE. 395  
 BOULDER, CO 80301

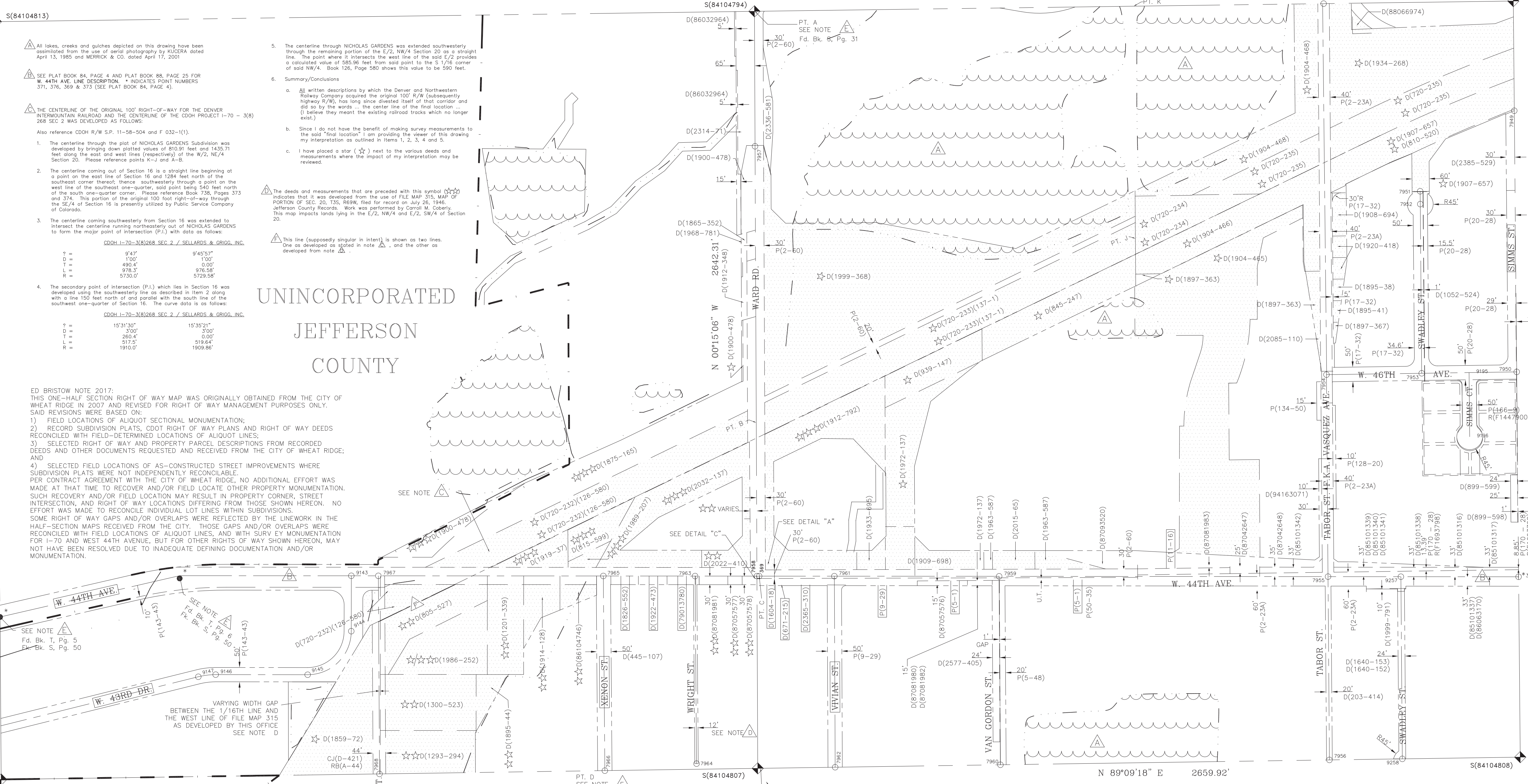
19588  
 12/22/2017  
 PROFESSIONAL LAND SURVEYOR

DATE: \_\_\_\_\_  
 P.S. JOB NO. 17-68,430

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.

- 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.

GRAPHIC SCALE  
 1 inch = 200 ft.



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

SEE PLAT BOOK 84, PAGE 4 AND PLAT BOOK 88, PAGE 25 FOR W. 44TH AVE. DESCRIPTION. \* INDICATES POINT NUMBERS 371, 376, 369 & 373 (SEE PLAT BOOK 84, PAGE 4)

THE CENTERLINE OF THE ORIGINAL 100' RIGHT-OF-WAY FOR THE DENVER INTERMOUNTAIN RAILROAD AND THE CENTERLINE OF THE CDH PROJECT 1-70 - 3(8) 268 SEC. 2 WAS DEVELOPED AS FOLLOWS:

Also reference CDH R/W S.P. 11-58-504 and F. 032-1(1).

1. The centerline through the plot of NICHOLAS GARDENS Subdivision was developed by bringing down plotted values of 810.91 feet and 1439.71 feet along the east and west lines (respectively) of the N/2, NE/4 Section 20. Please reference points K-J and A-B.

2. The centerline coming out of Section 16 is a straight line beginning at a point on the east line of Section 16 and 1294 feet north of the southeast corner thereof; thence southwesterly through a point on the west line of the southeast one-quarter; said point being 540 feet north of the south one-quarter corner. Please reference Book 738, Pages 373 and 374. This portion of the original 100 foot right-of-way through the SE/4 of Section 16 is presently utilized by Public Service Company of Colorado.

3. The centerline coming southerly from Section 16 was extended to intersect the centerline running northeasterly out of NICHOLAS GARDENS to form the major point of intersection (P1) with data as follows:

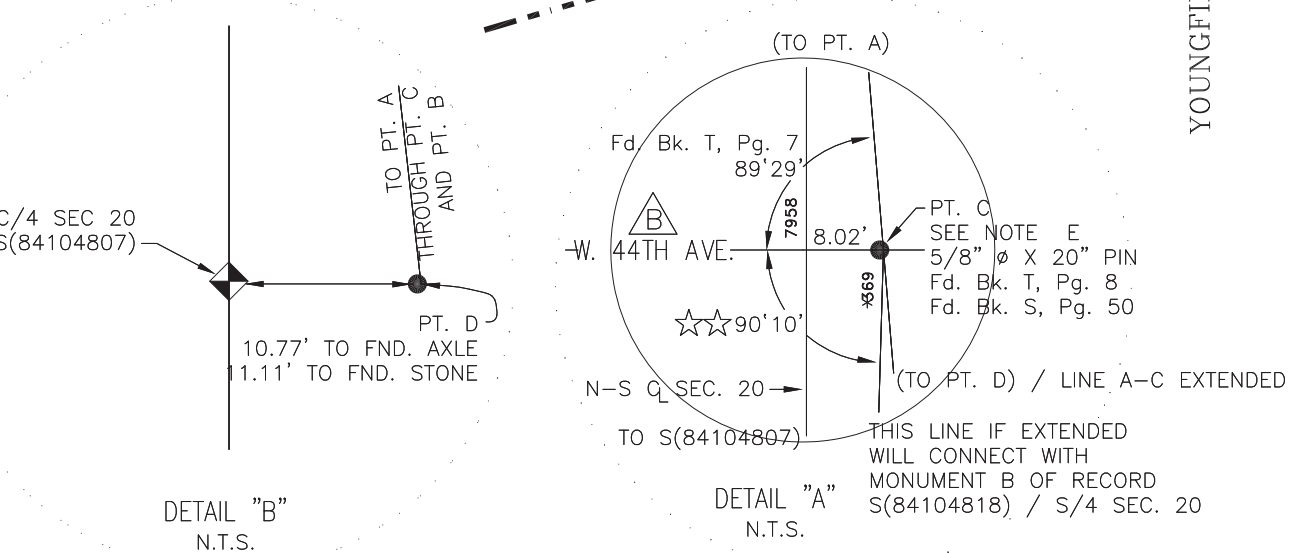
CDH 1-70-381268 SEC. 2 - SELLARDS & ORIG. INC.

94.97'	94.97'
1.00'	1.00'
490.4'	490.4'
978.5'	978.5'
5729.58'	5729.58'

CDH 1-70-381268 SEC. 2 - SELLARDS & ORIG. INC.

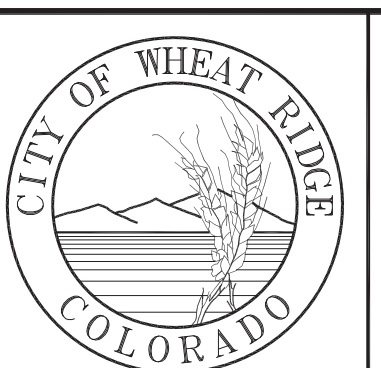
15'31.30"	15'35.21"
3.00'	3.00'
290.4'	290.4'
517.5'	519.64'
1910.0'	1909.96'

ED BRISTOW NOTE 2017:  
 THIS ONE-HALF SECTION RIGHT OF WAY MAP WAS ORIGINALLY OBTAINED FROM THE CITY OF WHEAT RIDGE IN 2007 AND REVISED FOR RIGHT OF WAY MANAGEMENT PURPOSES ONLY. SAID REVISIONS WERE BASED ON:  
 1) FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;  
 2) RECORD SUBDIVISION PLATS, COOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;  
 3) SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED FROM THE CITY OF WHEAT RIDGE; AND  
 4) SELECTED FIELD LOCATIONS OF AS-CONSTRUCTED STREET IMPROVEMENTS WHERE SUBDIVISION PLATS WERE NOT INDEPENDENTLY RECONCILABLE.  
 PER CONTRACT AGREEMENT WITH THE CITY OF WHEAT RIDGE, NO ADDITIONAL EFFORT WAS MADE AT THAT TIME TO RECOVER AND/OR FIELD LOCATE OTHER PROPERTY MONUMENTATION. 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, AND WITH SURVEY MONUMENTATION FOR 1-70 AND WEST 44TH AVENUE, BUT FOR OTHER RIGHTS OF WAY SHOWN HEREON, MAY NOT HAVE BEEN RESOLVED DUE TO INADEQUATE DEFINING DOCUMENTATION AND/OR MONUMENTATION.



DATE OF PREPARATION: 03/11/2008

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	CHANGES TO TABOR ST. & FRONTAGE RD. ROW	10/12/93	CHB	10	SIMMS ST. ROW (TURGEON SUB)	07/23/03	CHB
2	EASEMENT VACATED BY 89004207 AT B099 P55	09/12/94	CHB	11	W. 44TH AVE. ROW (FIGHTMASTER SUB.)	07/23/03	CHB
3	ROW DEDICATION FOR TABOR ST. AT W. 44TH	09/12/94	CHB				
4	ROW DEDICATION FOR TABOR ST. NEAR W. 45TH	02/28/96	CHB				
5	ROW DEDICATION FOR TABOR ST. NEAR W. 46TH	04/03/97	CHB				
6	RTD ANNEXATION (ANNEXATION 98-7)	01/03/99	CHB				
7	KAISER ANNEXATION (ANNEXATION 98-6)	01/01/99	CHB				
8	44th Industrial Park(ANNEXATION 98-4 & 98-5)	08/27/99	JPM				
9	RIGHT OF WAY FOR 43RD DRIVE	08/27/99	JPM				



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 20, TOWNSHIP 3 SOUTH  
 RANGE 69 WEST, OF THE 6TH P.M.

SHEETS  
 30  
 SHEET  
 11