

RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 69 WEST, OF THE 6TH P.M., CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

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.
- 0(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(2226-219) = 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 (XX 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.

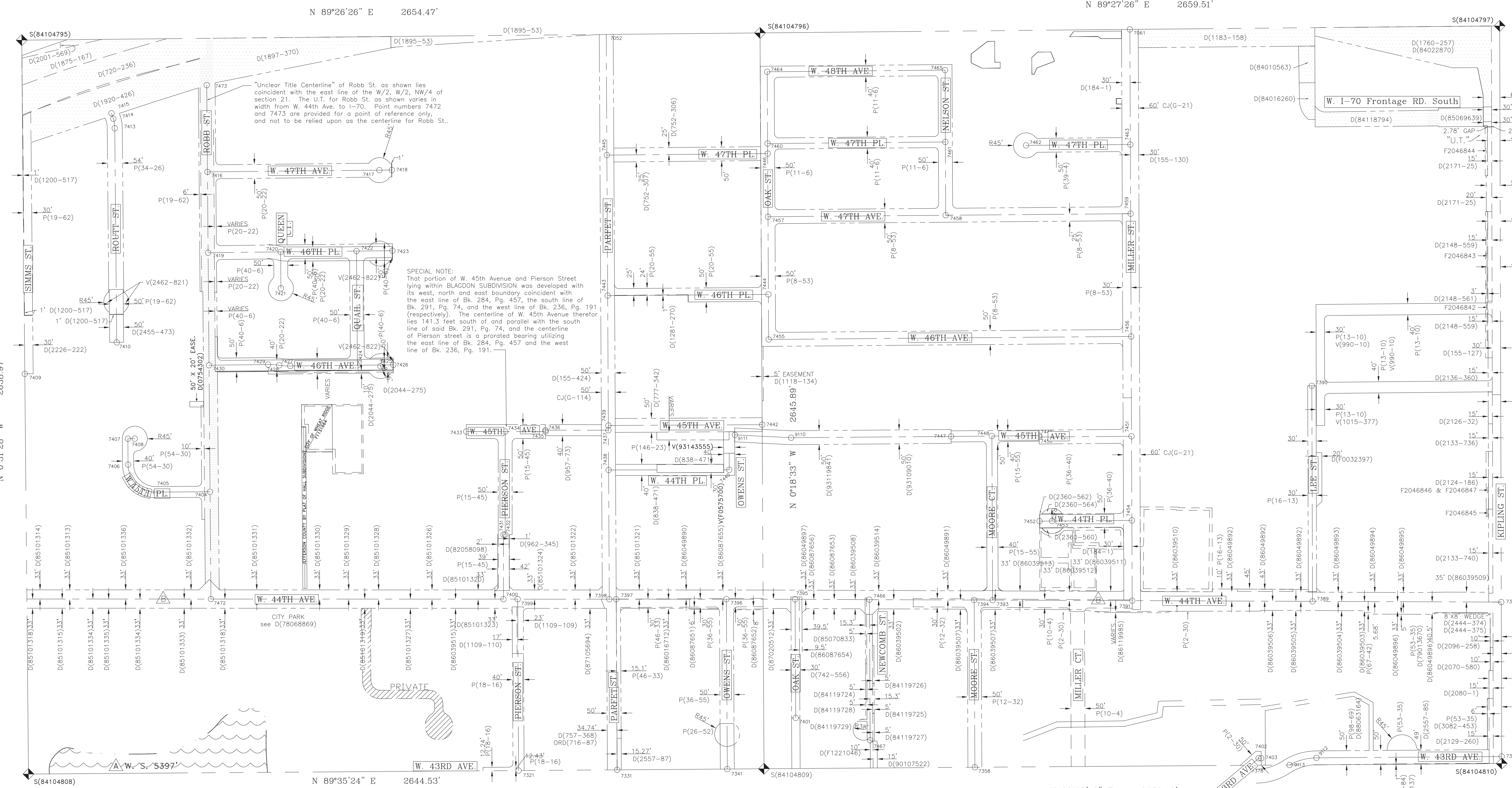
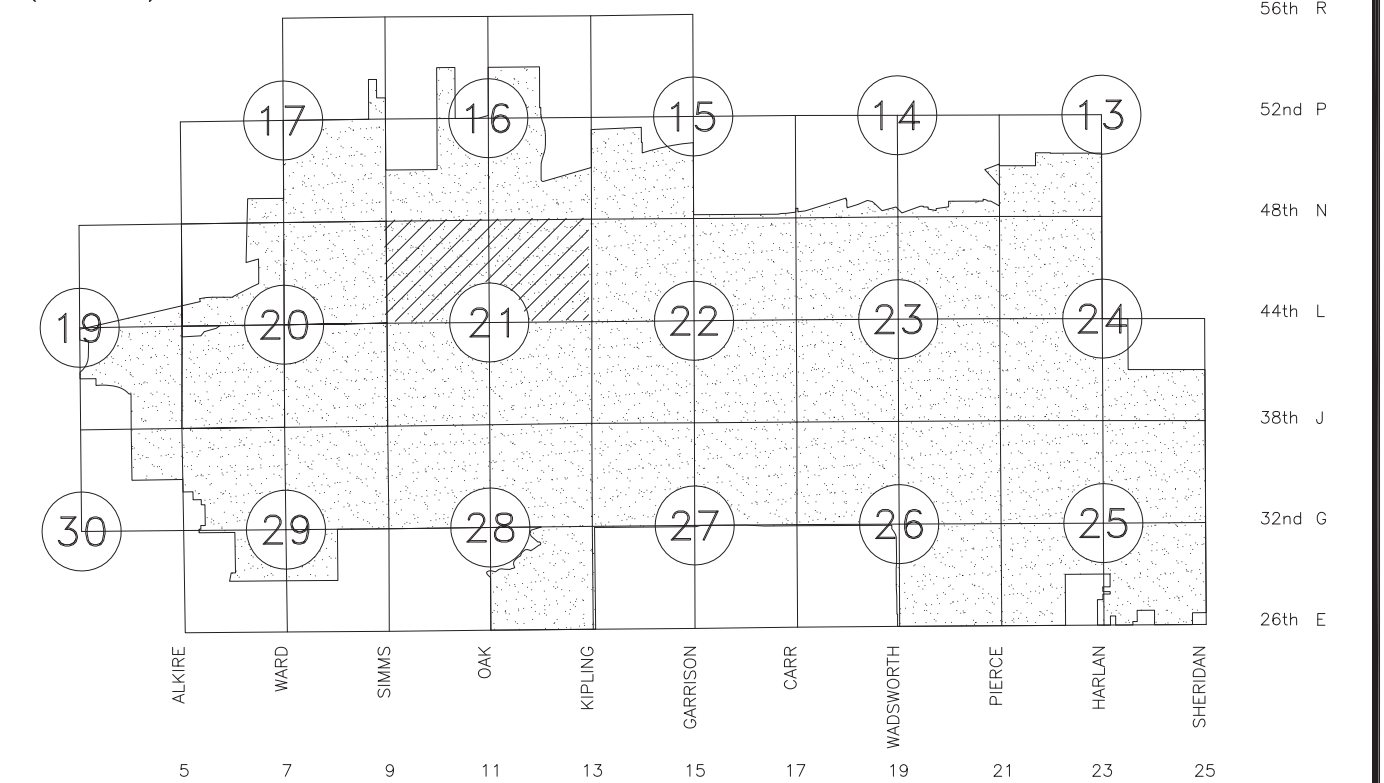
Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
COUNTY OF JEFFERSON } SS
I hereby certify that this plat was filed in my office at _____ o'clock _____ m. on the _____ day of _____, 2008, and is duly recorded in Plat File _____.
Fees paid _____

Recorder
By: _____
Deputy

VICINITY MAP NOT TO SCALE



N 89°26'26" E 2654.47'

N 89°27'26" E 2659.51'

N 89°35'24" E 2644.53'

N 89°35'13" E 2652.42'

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, CDOT 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 LINEWORK IN THE HALF-SECTION MAPS RECEIVED FROM THE CITY. THOSE GAPS AND/OR OVERLAPS WERE RECONCILED WITH FIELD LOCATIONS OF ALIQUOT LINES, AND WITH SURVY MONUMENTATION FOR I-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.

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 FLATRONS, 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 LINEWORK IN THE HALF-SECTION MAPS WERE RECONCILED WITH REASONABLE CERTAINTY BASED ON FIELD LOCATIONS OF ALIQUOT LINES, AND WITH SURVEY MONUMENTATION FOR I-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 UNDER MY PERSONAL SUPERVISION AND CHECKING, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

EDGAR T. BRISTOW
COLORADO P.L.S. #19588
PRESIDENT, FLATRONS, INC.
3825 IRIS AVENUE, STE. 395
BOULDER, CO 80301



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.

LEGEND/NOTES

- RBKA-27) = Indicates book and page (Road Petition Book) where right-of-way was located.
- △ All lakes, creeks and gulches depicted on this drawing have been assimilated from the use of aerial photography by KUCERA dated April 13, 1985.
- △ SEE PLAT BOOK 84, PAGE 4 AND PLAT BOOK 88, PAGE 25 FOR W. 44TH AVE. LINE DESCRIPTION. W. 44TH AVE. CORRIDOR IS 66' WIDE UNLESS OTHERWISE SHOWN.
- = REPRESENTS INTERSTATE HIGHWAY
- = REPRESENTS UNCLEAR TITLE - PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHER.



DATE OF PREPARATION: 03/11/2008 - DATE OF REVISION 04/27/2017

REPLACES RECEPTION NUMBER 87114668



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

SHEETS
30
SHEET
13

N 0°31'28" W 2638.97'

N 0°09'23" W 2651.93'