

# RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

NORTH ONE-HALF SECTION 24, 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.

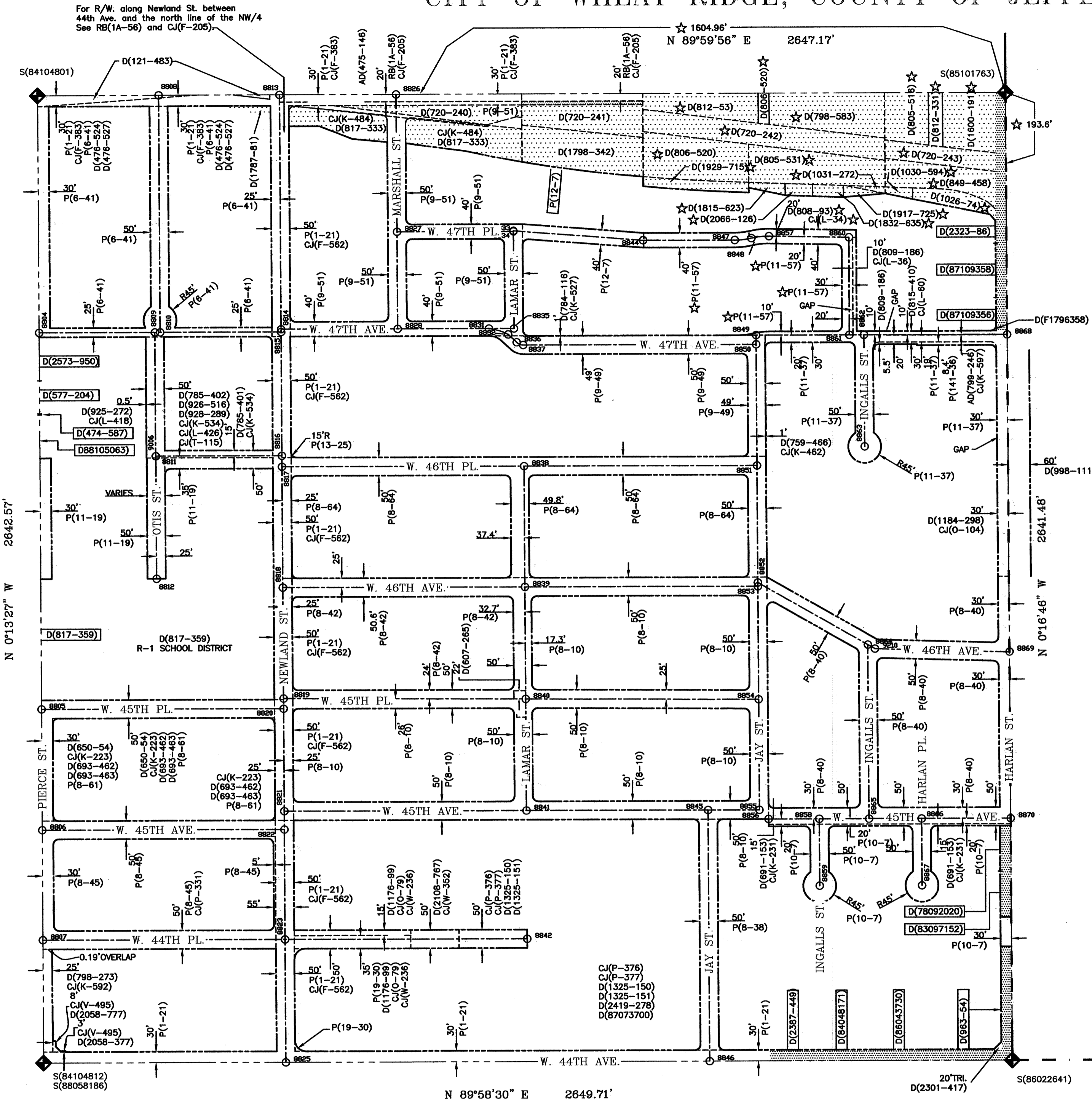
★ Development of right-of-way for various instruments lying in the N/2, NE/4, NW/4 Section 24. The location of these particular instruments is predicated on the location of the "... centerline of the railway ..." as defined from the use of Denver and Northwestern Railway - Golden Extension (S/2, SW/4 13 and N/2, NW/4 24. Map 4 is recorded in Jefferson County Records under survey Book 5, page 33. Since the said railway, i.e. tracks, no longer exist the centerline of the railway was developed to intersect the section lines as shown on this drawing. The two distances of 1604.96 feet and 193.6 feet correspond with said map 4.

Book 720, pages 242 and 243 were developed first by maintaining the 60 foot and 50 foot width, respectively, to be parallel with and equal distance on each side of the said centerline. The remaining instruments were developed from the above framework.

There are some special exceptions. They are:

- To develop instruments 805-531, 808-93, 1031-272, 1815-623, 1832-635, 1917-725, and 2066-126 I utilized 574-379 (Center to Tuttle - recorded August 16, 1947) as the bounding area.
- To develop 806-520, 1929-715 and Plat Book 11, page 57 I utilized 801-381 (Hill to Robertson - recorded April 7, 1953), and the aforementioned 574-379 and 720-242 as the bounding area.

- = 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), Plat (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.
- R(F0049884) = Indicates book and page of the "Journal of the Commissioners of Jefferson County, Colo." where right-of-way was determined.
- D(2226-219) = Indicates Colorado Department of Highways Project No. and Parcel No. (No Jefferson County record of this instrument is available or locatable at this time).
- D(85101335) = Indicates an ordinance affecting right-of-way. Contact City of Wheat Ridge for documents.
- D(F0049884) = Indicates a resolution affecting right-of-way. Contact the Jefferson County Commissioners office.
- CDH (XX 1115(3) #16) = Witness corner set in lieu of street intersection monument. Distance and direction as given is from the calculated centerline intersection.
- ORD(179-75) = Ambiguous instrument, i.e. deed (AD), plat (AP), and others.
- RES(16-5-63) = Coordinate System is the NAD83/92 State Plane Modified Coordinate System, Central Zone 0502.
- W.C. 10' W. 7102 SET) = Bearings as shown are hereby qualified and controlled to be considered only relative to themselves.
- AD(2494-324) = CLERK AND RECORDER'S CERTIFICATE



CITY OF  
LAKESIDE

### 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 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:

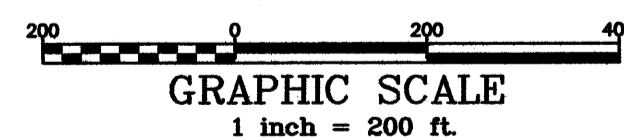
- FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTS;
- RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECONCILED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;
- SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED AND RECEIVED 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 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 AND/OR MONUMENTATION.

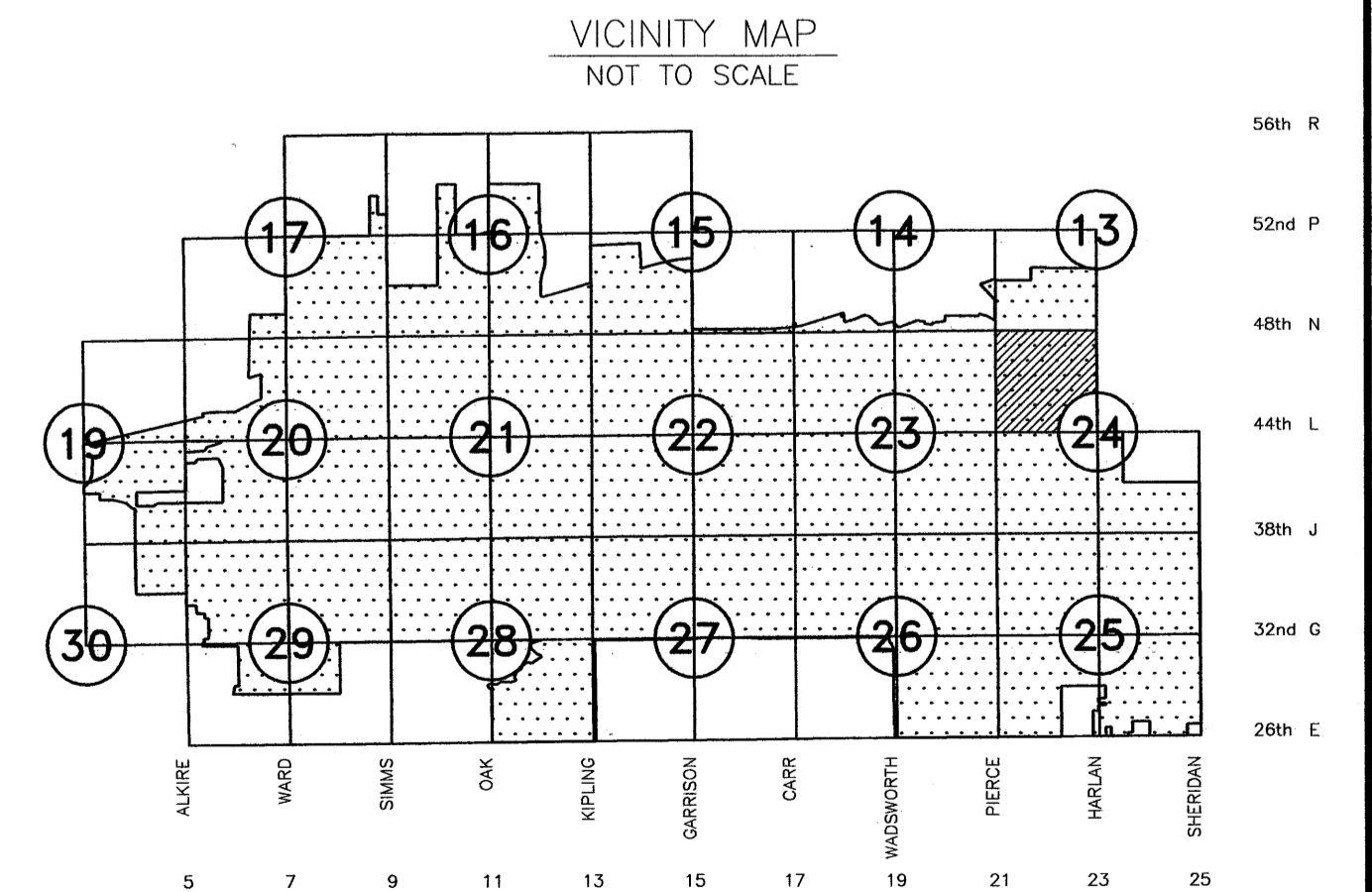
I FURTHER STATE THAT ANY NOTES AND HATCHING REFLECTED ON THE FACE OF THIS MAP WERE WRITTEN BY OTHERS AND WERE UNMODIFIED BY ME, UNLESS THE NOTE SPECIFICALLY REFERS TO "ED BRISTOW".

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 AND BELIEF.

EDGAR T. BRISTOW  
COLORADO P.L.S. #19588  
PRESIDENT, FLATIRONS, INC.  
3825 IRIS AVENUE, SUITE 100  
BOULDER, CO 80301



- RB(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.
- U.T. or [hatched] = REPRESENTS INTERSTATE HIGHWAY
- [dotted] = 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: 05/09/2008

REPLACES RECEPTION NUMBER 90044084

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	ADDED ROW 47TH HARLAN	9/17/99	JPM				
2	ADDED ROW @ 47TH AVE. & HARLAN ST.	07/07/03	CHB				



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

SCALE: 1" = 200'

SHEETS  
31  
SHEET  
19