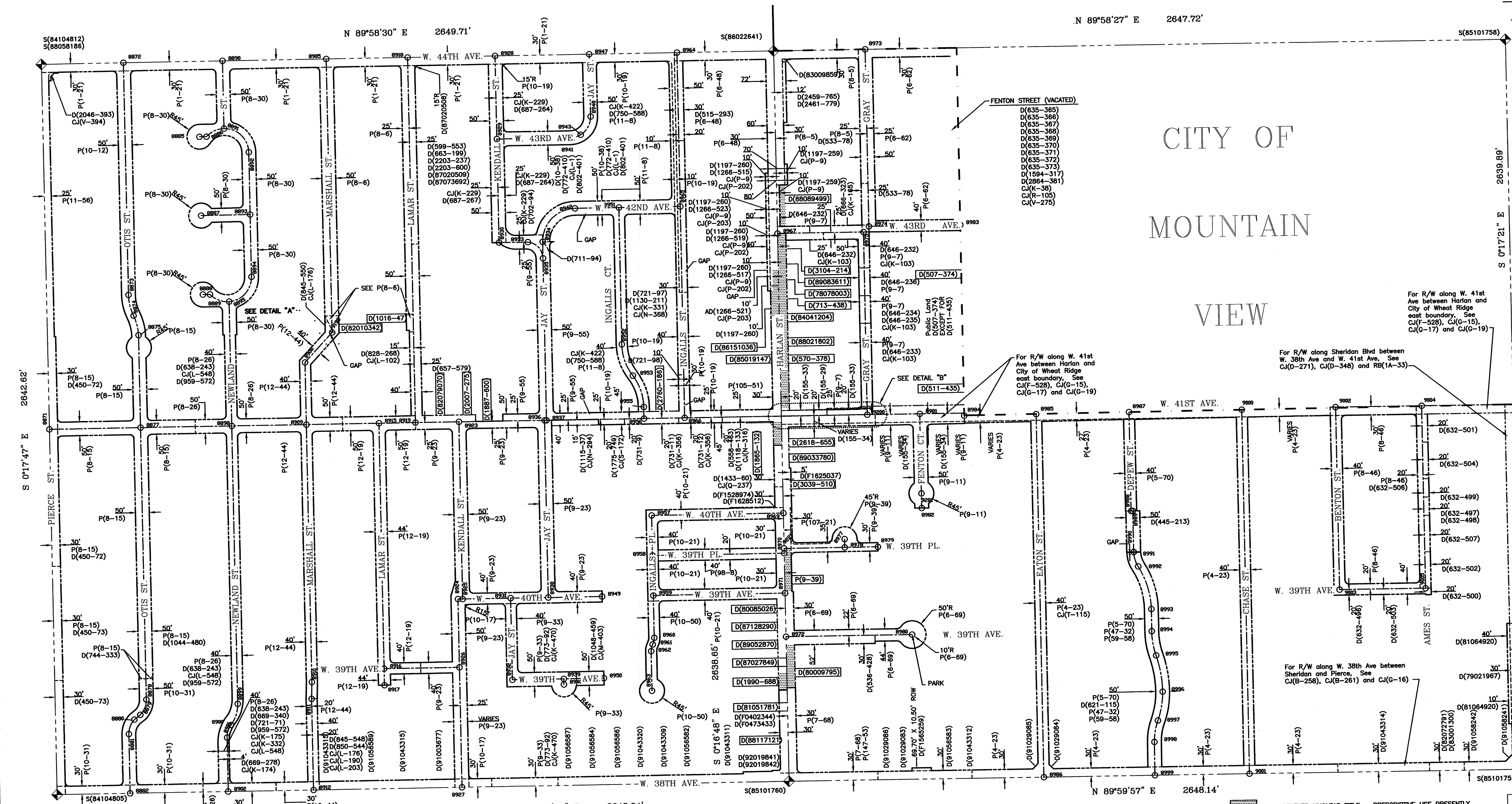


RIGHT-OF-WAY MAP & REFERENCE MONUMENTS

SOUTH ONE-HALF SECTION 24, TOWNSHIP 3 SOUTH 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.



CITY OF
MOUNTAIN
VIEW

- = 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.
- Q(10-33) = Indicates Jefferson County Official Development Plan (O), Plat (P) book & page or Reception number (R) where right-of-way description may be found.
- R(81060674) = 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 (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).
- OR(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.

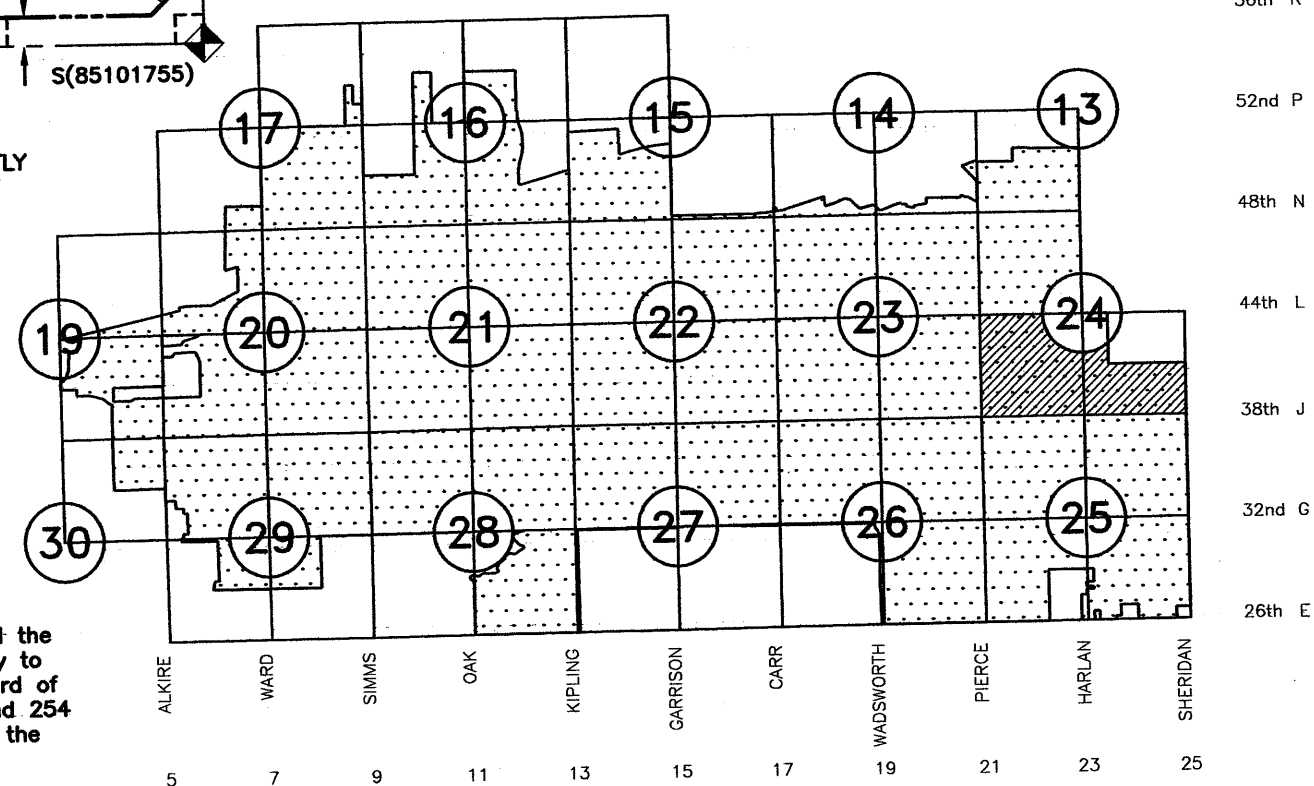
Bearings as shown are hereby qualified and controlled to be considered only relative to themselves

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO }
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
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 FLATRONS, 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:

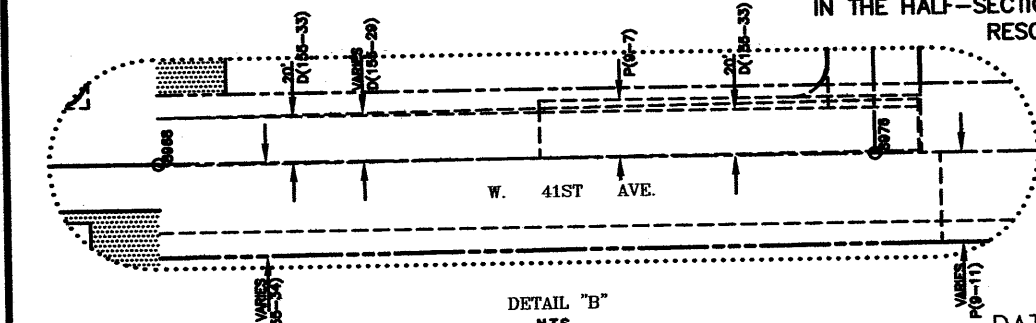
- 1. FIELD LOCATIONS OF ALIQUOT SECTIONAL MONUMENTATION;
 - 2. RECORD SUBDIVISION PLATS, CDOT RIGHT OF WAY PLANS AND RIGHT OF WAY DEEDS RECORDED WITH FIELD-DETERMINED LOCATIONS OF ALIQUOT LINES;
 - 3. SELECTED RIGHT OF WAY AND PROPERTY PARCEL DESCRIPTIONS FROM RECORDED DEEDS AND OTHER DOCUMENTS REQUESTED 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.
- 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 DOCUMENTATION, 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 RECONCILED WITH FIELD LOCATIONS OF ALIQUOT LINES, BUT MAY NOT HAVE BEEN 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 DEFENDING 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 EXCEPT WHERE 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.

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.

U.T. or [Symbol] = REPRESENTS UNCLEAR TITLE - PRESCRIPTIVE USE PRESENTLY BEING EXERCISED BY THE PUBLIC. MAPPED LOCATION NOT TO BE RELIED UPON FOR SURVEY OR OTHER.

- 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.
- D(2984-444) =
- D(86161899) =

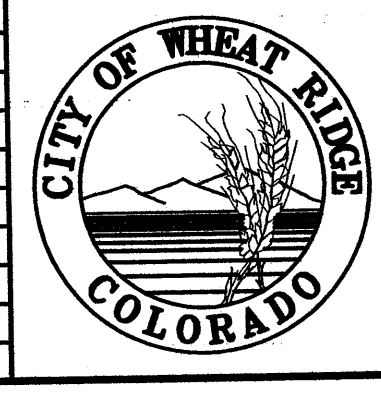
Note: W. 38th Avenue (formerly known as State Highway 180)
On April 22, 1938 the Colorado State Highway Advisory Board approved the addition of 9.5 miles of roadway along W. 38th Ave. Denver - westerly to Golden. Please reference resolution number A-338. In 1961 the Board of County Commissioners via commissioners journal "Q", pages 49, 87 and 254 adopted by resolution releasing the Highway department and obligating the county for maintenance of said W. 38th Avenue.



EDGAR T. BRISTOW
REGISTERED PROFESSIONAL LAND SURVEYOR
19588 STATE
COLORADO P.L.S. #1498
PRESIDENT, FLATRONS, INC.
3025 IRIS AVENUE, SUITE 100
BOULDER, CO 80301
NO. 06-50,874 (245)

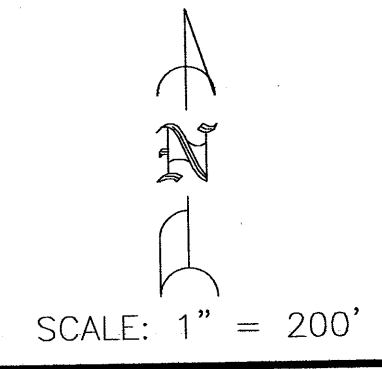
REPLACES RECEPTION NUMBER 90044085

NO.	REVISIONS	DATE	INIT.	NO.	REVISIONS	DATE	INIT.
1	CLARIFY ROW ON 38th AVE. (30')	8/5/94	CHB				
2	NEW R.O.W. ON 39th PL. & HARLAN ST.	8/5/94	CHB				
3	ROW VACATION - KENDALL, 42nd, & 43rd	6/26/95	CHB				
4	ROW ADDED ON HARLAN STREET	6/11/97	CHB				
5	ADD EASEMENT NEAR 38TH AVE. & HARLAN ST.	7/7/03	CHB				
6	ADD ROW AT 5823 W. 38TH AVE.	7/8/03	CHB				
7	ADD ROW AT W. 40TH AVE. & HARLAN ST.	07/24/03	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
SOUTH ONE-HALF SECTION 24, TOWNSHIP 3 SOUTH
RANGE 69 WEST, OF THE 6TH P.M.

SHEETS
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SHEET
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