

CITY OF ARVADA

SHOENBERG SHOPPING CENTER
REDEVELOPMENT FILING 1

T3S
N 1/16
R69W R68W
S 1 | S 6
1991
S26600

FOUND RED PLASTIC CAP
LS 26296 (ACCEPTED)
FOUND BLUE PLASTIC CAP
"PLS 38035" W:3.91' AND
S:0.52' FROM ACCEPTED PIN

BLOCK RETAINING WALLS

NORTH LINE S1/2 NE1/4 SEC 1, T3S, R69W, 6TH PM

S 89°57'44" E 260.82'

S 89°54'38" W 923.18'

FOUND 1.5" ALUMINUM CAP
"LS 9655" PER
WILLOW GREEN MINOR
SUBDMISION FILING NO. 1
(ACCEPTED)
FOUND BLUE PLASTIC CAP
"PLS 38035" W:0.72' AND
N:0.09' FROM ACCEPTED PIN
FOUND YELLOW PLASTIC CAP
"LS 24966" N:0.04', AND
W:0.08' OF ACCEPTED PIN

1/16 CORNER
SEC 1, T3S,
R69W, 6TH PM
FOUND 3-1/4"
ALUMINUM CAP
IN RANGE BOX
LS 26600

OTHER AREAS
ZONE X

APPROXIMATE
LOCATION OF FLOODPLAIN
ZONE A

CITY OF ARVADA

WILLOW GREEN
SUBDMISION
FILING NO. 1

BARBED WIRE
FENCE

CONCRETE
RETAINING WALL

LOT 1

3.913 ACRES

FLOODPLAIN
ZONE A

BOUNDARY LINE
N 00°42'33" W 635.29'

360.72'

S 00°14'34" E 660.10'

20' SEWER EASEMENT
BOOK 184B, PAGE 483

FOUND 1.5" ALUMINUM CAP "LS
9655" PER WILLOW GREEN MINOR
SUBDMISION FILING NO. 1 (ACCEPTED)
FOUND YELLOW PLASTIC
CAP "LS 24966"
N:0.08', AND E:0.05' OF
ACCEPTED PIN

APPROXIMATE LOCATION
OF FLOODPLAIN
ZONE A

CHAIN LINK
FENCE

STORAGE
BUILDING
1336 SQ. FT.

DILAPIDATED
SHED
429 SQ. FT.

30.2'
14.2'

60.2'
22.2'

STORAGE
SHED
GARAGE
682 SQ. FT.

31.0'
22.0'

OTHER AREAS
ZONE X
GARAGE/
WORKSHOP
1589 SQ. FT.

LEAN TO
SHED
1121 SQ. FT.

2 STORY
SINGLE FAMILY
FRAME HOUSE
838 SQ. FT.

CITY OF ARVADA
UNPLATTED

GRAVEL DRIVE

SEPTIC PIT

SHED
48 SQ. FT.

WELL
IN
SHED

7.0'

WOOD FENCE

LANDSCAPE
WALL

112.1'

GRAVEL DRIVE

POINT OF BEGINNING
S 89°54'18" W

924.45'

S 89°54'18" W 255.44'

SOUTH LINE N1/2 S1/2 NE1/4 SEC 1

FOUND NAIL AND TAG
"PLS 38035" N:0.16' AND
W:8.05' FROM ACCEPTED
CORNER

FOUND NAIL AND TAG
"PLS 38035" N:0.53' AND
E:0.23' FROM ACCEPTED
CORNER

T3S
R69W R68W
S 1 | S 6
1/4

EAST LINE S1/2 NE1/4 SEC 1
BASIS OF BEARING
1319.96'
1320.08' (R)
659.98'
N00°21'08"W
N00°20'57"W