

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

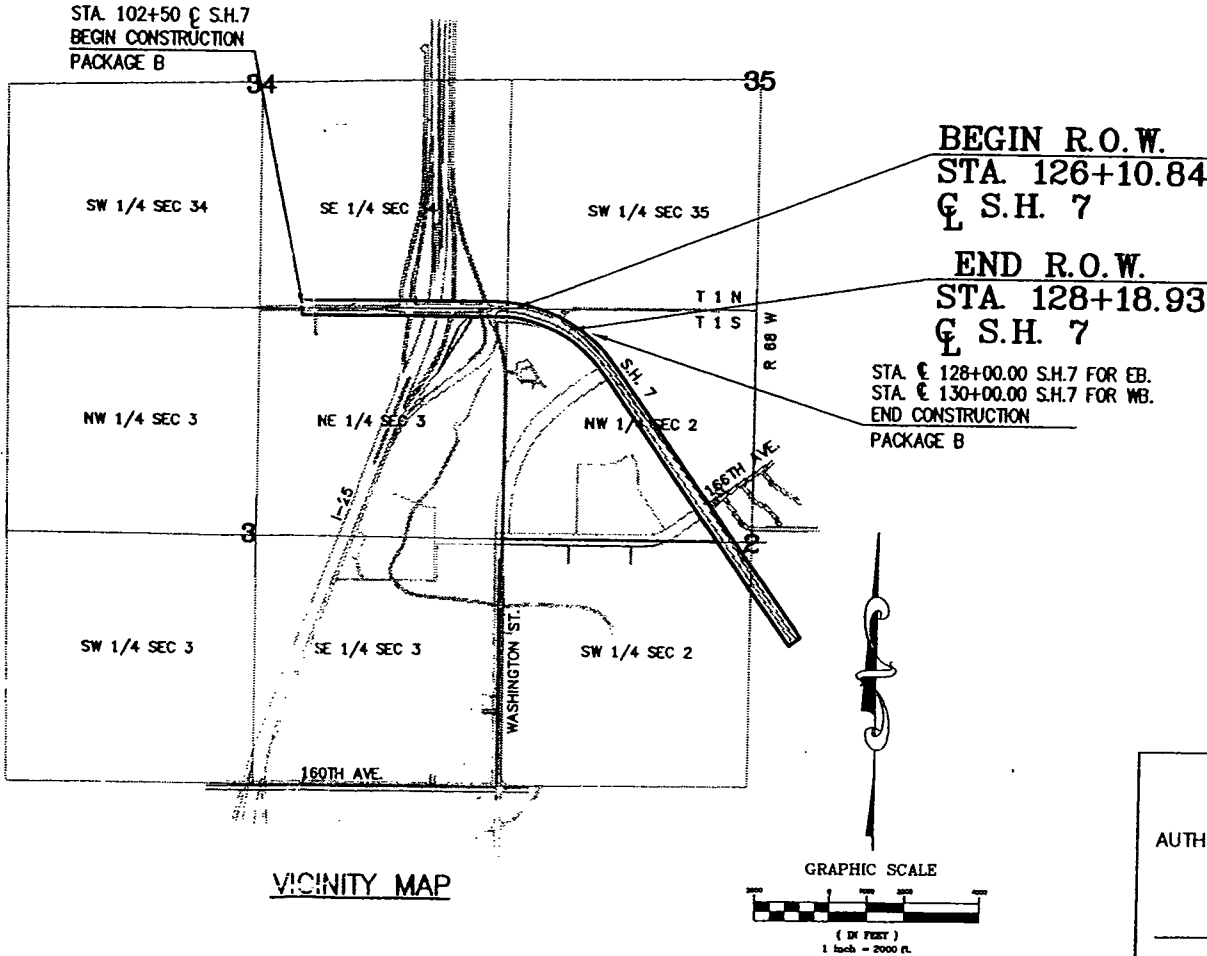
RIGHT OF WAY PLANS OF PROPOSED
STATE HIGHWAY NO. 7 (PACKAGE B)
ADAMS AND BROOMFIELD COUNTIES
RIGHT OF WAY

SHEET NO.	INDEX OF SHEETS
1	TITLE SHEET
2	PROJECT CONTROL DIAGRAM
3	TABULATION OF PROPERTIES
4	PLAN SHEET
5	DETAIL SHEET
6	DETAIL SHEET
7	DETAIL SHEET - OWNERSHIP

SCALE OF ORIGINAL DRAWINGS:
PLAN SHEETS 1" = 500' & 1" = 1000'
DETAIL SHEETS 1" = 100', 1" = 200', 1" = 300'

R.O.W. LENGTH OF PROJECT: 2,750' / 0.52 MI.

BASIS OF BEARINGS:
Bearings are based on the west line of the Northwest One-Quarter of Section 2, Township 1 South, Range 68 West of the Sixth Principal Meridian, bearing N00°21'00"E. Said west line is monumented by a found 3-1/4" aluminum cap, LS 26606, in range box at the Northwest corner of said Section 2, and by a found found 3-1/4" aluminum cap, illegible, at the West Quarter corner of said Section 2.



APPROVED DEC 13 2004

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____

DIVISION ADMINISTRATOR

Matrix Design Group, Inc.
Integrated Design Solutions 1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

R:\03125.002 (Clarkridge Mall)\dwg\Survey\dot-row-hwy 7\B-Title Sheet.dwg 11/1/2004 7:34:07 AM MST

Sheet Revisions			Right of Way Plans			
			Title Sheet			
			Project Number: 0253-189			
			Project Location: Int. of S.H. 7 & I-25			
			Project Code:	Date Last Mod.	Sheet No.	Total No. of Sheets
			14928		1	7

TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.
W1/2 SECTION 2, E1/2 SECTION 3

EXISTING C.D.O.T. MONUMENTS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
12501	1790096.655	3145562.043	5167.08	3-1/2" ALUM. CAP STAMPED: COLO DEPT OF TRANSPORTATION, PLS NO 34173, POINT NO. 400
12502	1791348.622	3145846.367	5154.32	3-1/2" ALUM. CAP STAMPED: COLO DEPT OF TRANSPORTATION, PLS NO 34173, POINT NO 401
12505	1791515.543	3146245.463	5148.07	3-1/2" ALUM. CAP STAMPED: COLO DEPT OF TRANSPORTATION, PLS NO 34173, POINT NO 686
12506	1791415.639	3146295.451	5148.84	3-1/2" ALUM. CAP STAMPED: COLO DEPT OF TRANSPORTATION, PLS NO 34173, POINT NO 685
12507	1791059.679	3146284.577	5151.19	3-1/2" ALUM. CAP STAMPED: COLO DEPT OF TRANSPORTATION, PLS NO 34173, POINT NO 683
12508	1790132.093	3146618.188	5157.55	3-1/2" ALUM. CAP STAMPED: COLO DEPT OF TRANSPORTATION, PLS NO 34173, POINT NO 682
12509	1790035.833	3146720.986	5164.96	3-1/2" ALUM. CAP STAMPED: COLO DEPT OF TRANSPORTATION, PLS NO 34173, POINT NO 681
12511	1790091.971	3144587.261	5167.53	3" BRASS CAP STAMPED: STATE HIGHWAY DEPT, FAS NO 4A
12522	1789319.310	3145630.720	5182.89	ORANGE PLASTIC CAP STAMPED: DENVER ENG 12083

EXISTING LAND CORNERS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
103	1790006.281	3146794.992	5165.13	FND. 3-1/4" ALUM. CAP STAMPED: LS 26606
109	1787578.883	3146780.165	5159.620	FND. 3-1/4" ALUM. CAP, ILLEGIBLE
117	1790023.885	3149434.106	5126.40	FND. 3-1/4" ALUM. CAP STAMPED: LS 13258
1010	1787575.222	3149429.311	5146.57	FND. 3-1/4" ALUM. CAP STAMPED: LS 20699
15520	1790019.810	3148833.972	5132.05	FND. 3-1/4" ALUM. CAP STAMPED: LS 6973

BENCHMARK

POINT	NORTHING	EASTING	DESCRIPTION
10001	1789859.869	3146739.466	9/16" STEEL ROD W/ PUNCH MARK, IN CONC. W/PVC PIPE & CAP, STAMPED: BASELINE 1992 ELEV.=5161.88

R.O.W. EVIDENCE TIED

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1001	1789359.100	3146090.937		FND. #5 REBAR WITH CAP STAMPED: LS 12083
1002	1789782.997	3146276.415		FND. #5 REBAR WITH CAP STAMPED: LS 23027
1003	1789880.876	3146687.874		FND. #5 REBAR WITH CAP STAMPED: LS 28283
1004	1789916.646	3146794.371		FND. #5 REBAR WITH CAP STAMPED: LS 28283
1005	1789919.934	3146824.391		FND. #5 REBAR WITH CAP STAMPED: LS 23027
1006	1789511.912	3147661.772		FND. #5 REBAR WITH CAP STAMPED: LS 4846
1007	1789153.499	3147938.451		FND. #5 REBAR WITH CAP STAMPED: LS 4846
7528	1789569.531	3147812.867	5139.29	FND. 2" ALUM. CAP, VIGIL LAND CONS. PLS 26606
7530	1789325.400	3148000.184	5139.39	FND. 2" ALUM. CAP, VIGIL LAND CONS., PLS 26606
7531	1789900.874	3147393.054	5145.26	FND. 3" ALUM. CAP, ILLEGIBLE
7532	1787944.350	3149033.788	5150.48	FND. 1-1/2" ALUM. CAP, ALPHA & OMEGA CONS., PLS 10734
7533	1787887.415	3149074.458	5151.09	FND. 1-1/2" ALUM. CAP, ALPHA & OMEGA CONS., PLS 10734
7534	1787838.511	3149109.350	5151.22	FND. 1-1/2" ALUM. CAP, ALPHA & OMEGA CONS., PLS 10734
7535	1787789.640	3149144.184	5150.48	FND. 1-1/2" ALUM. CAP, ALPHA & OMEGA CONS., PLS 10734
7536	1787740.813	3149179.037	5150.38	FND. 1-1/2" ALUM. CAP, ALPHA & OMEGA CONS., PLS 10734
7537	1787674.318	3149226.370	5150.25	FND. #5 REBAR
7538	1787593.550	3149238.943	5150.97	FND. 1-1/2" ALUM. CAP, ALPHA & OMEGA CONS., PLS 10734

CONTROL SET BY MATRIX DESIGN GROUP

POINT	NORTHING	EASTING	DESCRIPTION
1008	1789268.676	3147854.640	SET 3-1/4" ALUM. CAP STAMPED: LS 34977
1009	1789400.513	3147753.622	SET 3-1/4" ALUM. CAP STAMPED: LS 34977

R.O.W. MONUMENTS SET BY MATRIX DESIGN GROUP

MON.	NORTHING	EASTING	DESCRIPTION
A	1790060.183	3146729.671	SET 3-1/4" ALUM. CAP STAMPED: LS 34977
B	1790053.872	3146819.404	SET 3-1/4" ALUM. CAP STAMPED: LS 34977
C	1790037.295	3146943.621	SET 3-1/4" ALUM. CAP STAMPED: LS 34977

ROBERT L. MEADOWS, P.L.S. 34977
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

DATE

LEGEND

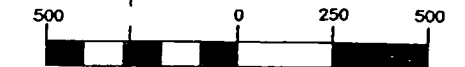
- SECTION CORNERS
- FOUND C.D.O.T. R.O.W. MONUMENTS
- FOUND R.O.W. EVIDENCE TIED BY MATRIX DESIGN GROUP
- SET MONUMENTS BY MATRIX DESIGN GROUP

NOTES

- THIS SURVEY WAS CONDUCTED TO VERIFY EXISTING CONTROL AND PROVIDE ADDITIONAL CONTROL FOR FUTURE HIGHWAY DESIGN AND CONSTRUCTION PURPOSES, AND IS INTENDED ONLY FOR THE USE OF THE COLORADO DEPARTMENT OF TRANSPORTATION.
- COORDINATES SHOWN ARE PROJECT COORDINATES IN U.S. FEET. ELEVATIONS SHOWN ARE BASED ON BENCHMARK "BASELINE" DESCRIBED AS POINT NO. 10001 AT LEFT. ELEV.=5161.88 FT.
- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, T1S, R68W, BEING N00°21'00"E, SAID LINE BEING MONUMENTED AT THE NORTH END BY A FOUND 3-1/4" ALUM. CAP STAMPED: LS 26606 AND AT THE SOUTH END BY A FOUND 3-1/4" ALUM. CAP, ILLEGIBLE.
- THIS CONTROL DIAGRAM DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO PROVIDE INFORMATION OF THE FOUND EXISTING CONTROL MONUMENTS AND THE ADDITIONAL SET MONUMENTS.
- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREIN.

SECTION 35

GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.

SW 1/4

BROOMFIELD COUNTY

168TH AVENUE

ADAMS COUNTY

STA 128+00.00 EB
STA 130+00.00 WB
PACKAGE B

NW 1/4

FLOODWAY DEDICATED TO
CITY OF THORNTON
BOOK 6097, PAGE 440

SECTION 2

Sheet Revisions

Right of Way Plans

Project Control Diagram

Project Number: 0253-189

Project Location: Int. of S.H. 7 & I-25

Project Code: Date Last Mod. Sheet No. Total No. of Sheets

14928

2

7



Matrix Design Group, Inc.

Integrated Design Solutions
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

R:\03.125.002 (Larkridge Mall)\dwg\Survey\cdot-row-hwy 7\B-control-base.dwg 11/1/2004 7:42:10 AM MST

TABULATION OF PROPERTIES IN BROOMFIELD COUNTY

PARCEL NO.	OWNER	ADDRESS	AREA IN SQUARE FEET				PARCEL NO.	REMARKS
			AREA OF PARCEL	AREA TO BE ACQUIRED	REMAINDER			
					LEFT	RIGHT		
TE1	DENVER I-25 LLC			9,214			TE1	TEMPORARY CONSTRUCTION EASEMENT FOR ROAD – TO CDOT
1	DENVER I-25 LLC			1,919			1	ADDITIONAL R.O.W. – TO CDOT
PE1	DENVER I-25 LLC			15,399			PE1	PERMANENT SLOPE EASEMENT – TO CDOT

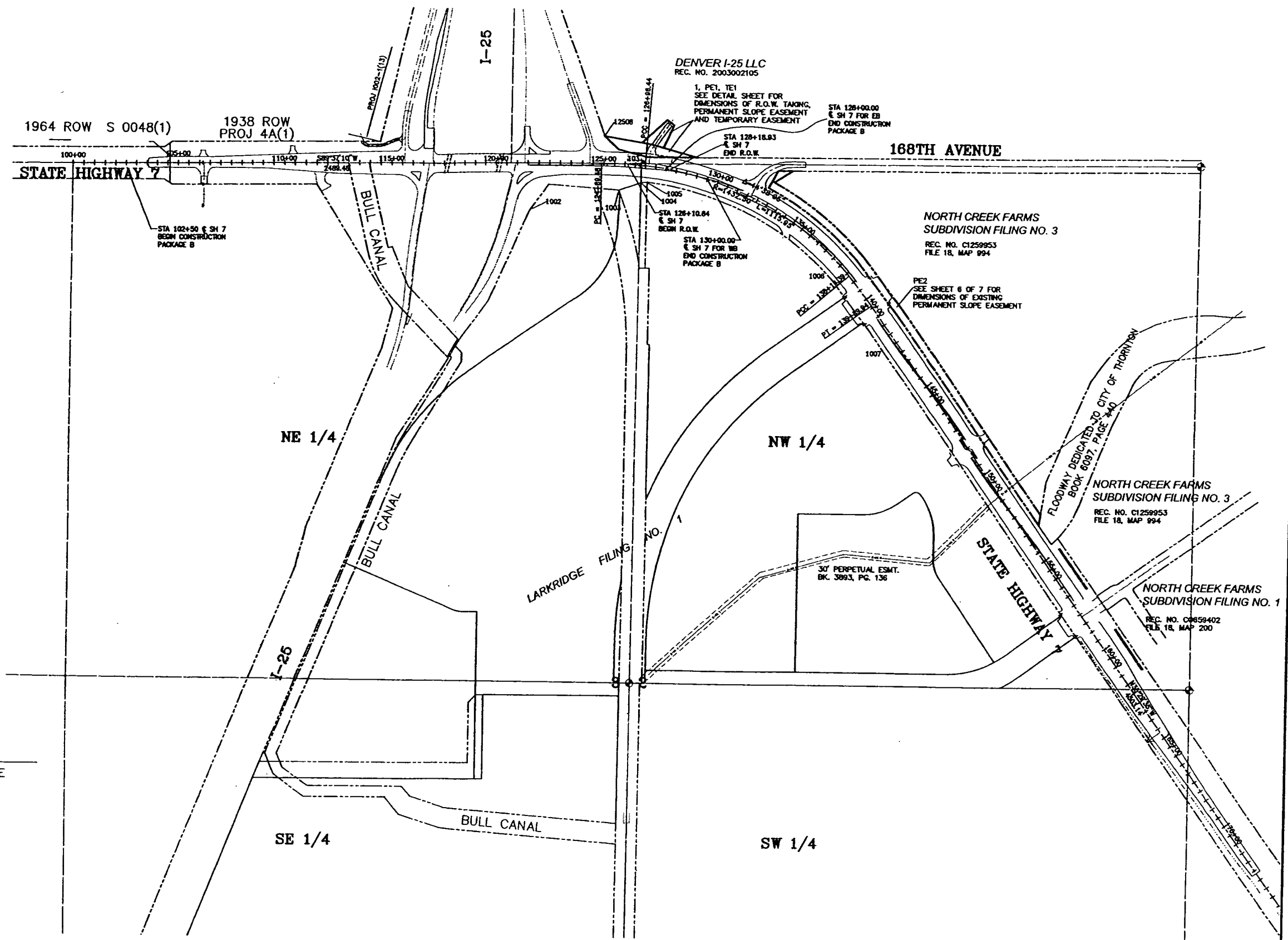
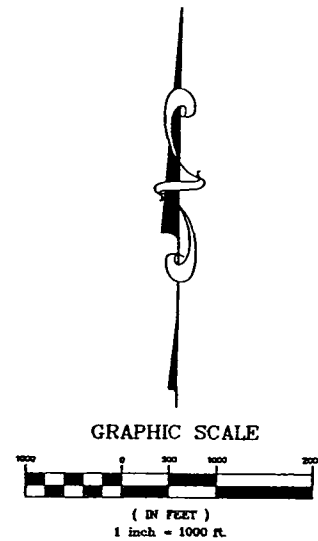


Matrix Design Group, Inc.
Integrated Design Solutions
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

R:\03.125.002 (Larkridge Mall)\dwg\Survey\cdot-row-hwy 7\B-Survey Tabulation Sheet.dwg 11/1/2004 7:44:43 AM MST

Sheet Revisions

Right of Way Plans		
Tabulation of Properties		
Project Number: 0253-189		
Project Location: Int. of S.H. 7 & I-25		
Project Code:	Date Last Mod.	Sheet No. Total No. of Sheets
14928		3 7



ROBERT L. MEADOWS, JR., P.L.S. 34977
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.

DATE

Matrix Design Group, Inc.
Integrated Design Solutions
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

R:\03.125.002 (Larkridge Mall)\dwg\Survey\cdot-row-hwy 7\B-PLAN.dwg 11/1/2004 7:59:55 AM MST

Sheet Revisions

Right of Way Plans

Plan Sheet

Project Number: 0253-189

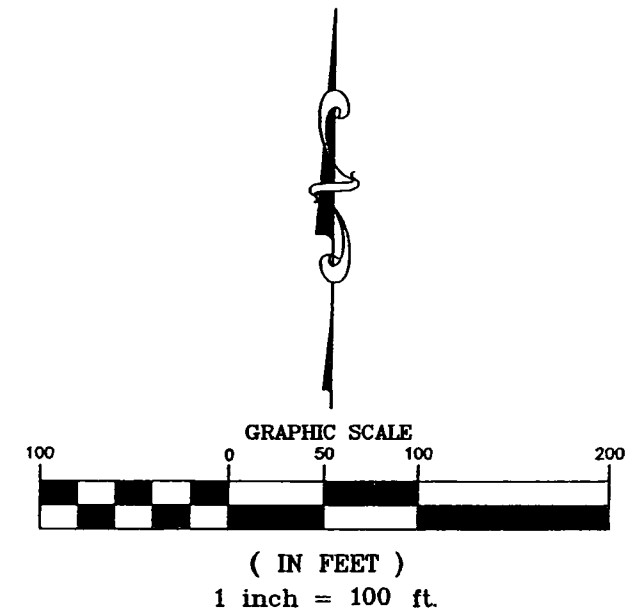
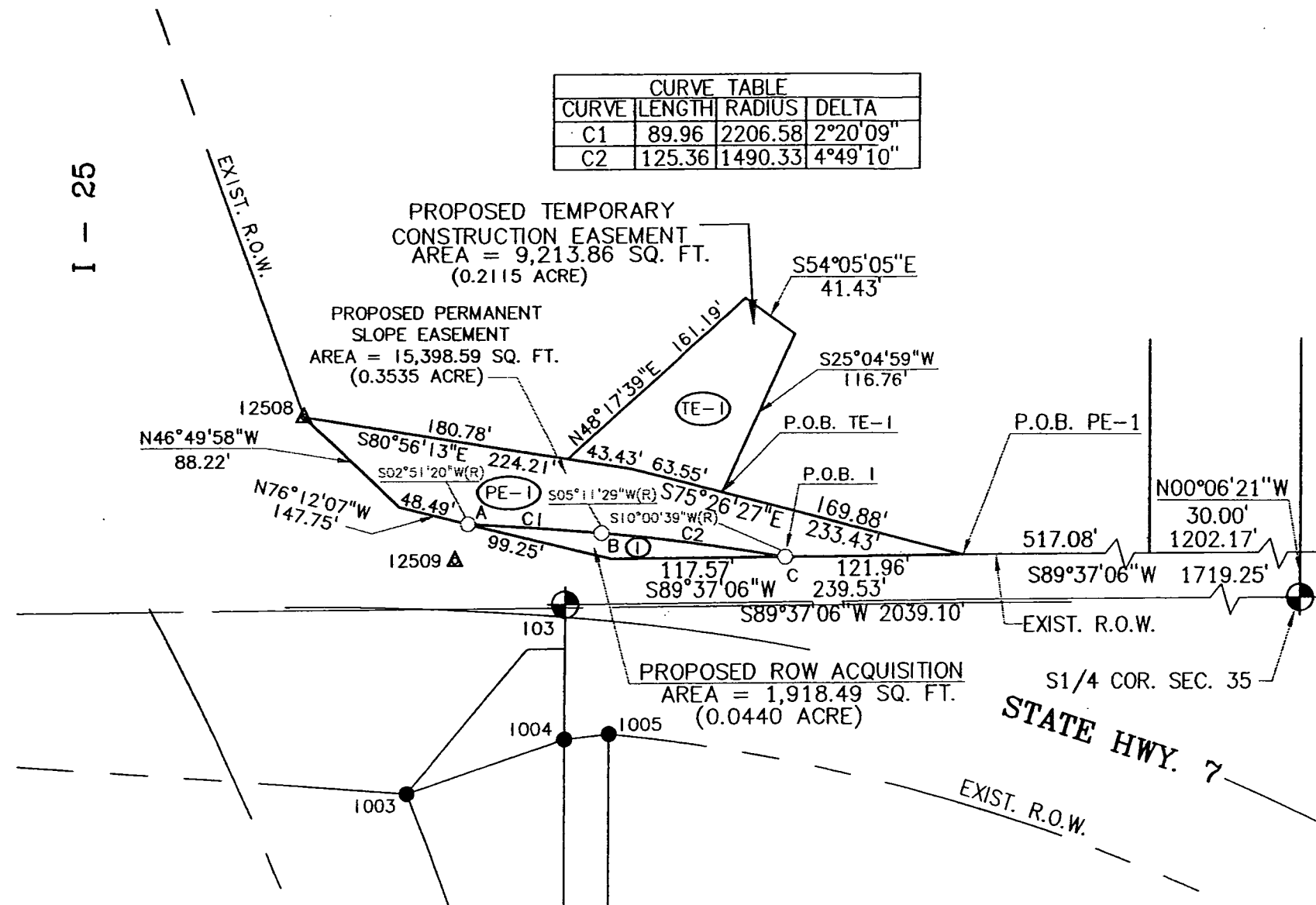
Project Location: Int. of S.H. 7 & I-25

Project Code: Date Last Mod. Sheet No. Total No. of Sheets

14928 4 7

I - 25

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	89.96	2206.58	2°20'09"
C2	125.36	1490.33	4°49'10"



LEGEND

- SECTION CORNER
- FOUND MONUMENT - SEE SHEET 2 OF 7
- SET MONUMENT BY MATRIX DESIGN GROUP, INC. - SEE SHT. 2 OF 7
- ▲ FOUND CDOT MONUMENT - SEE SHT. 2 OF 7

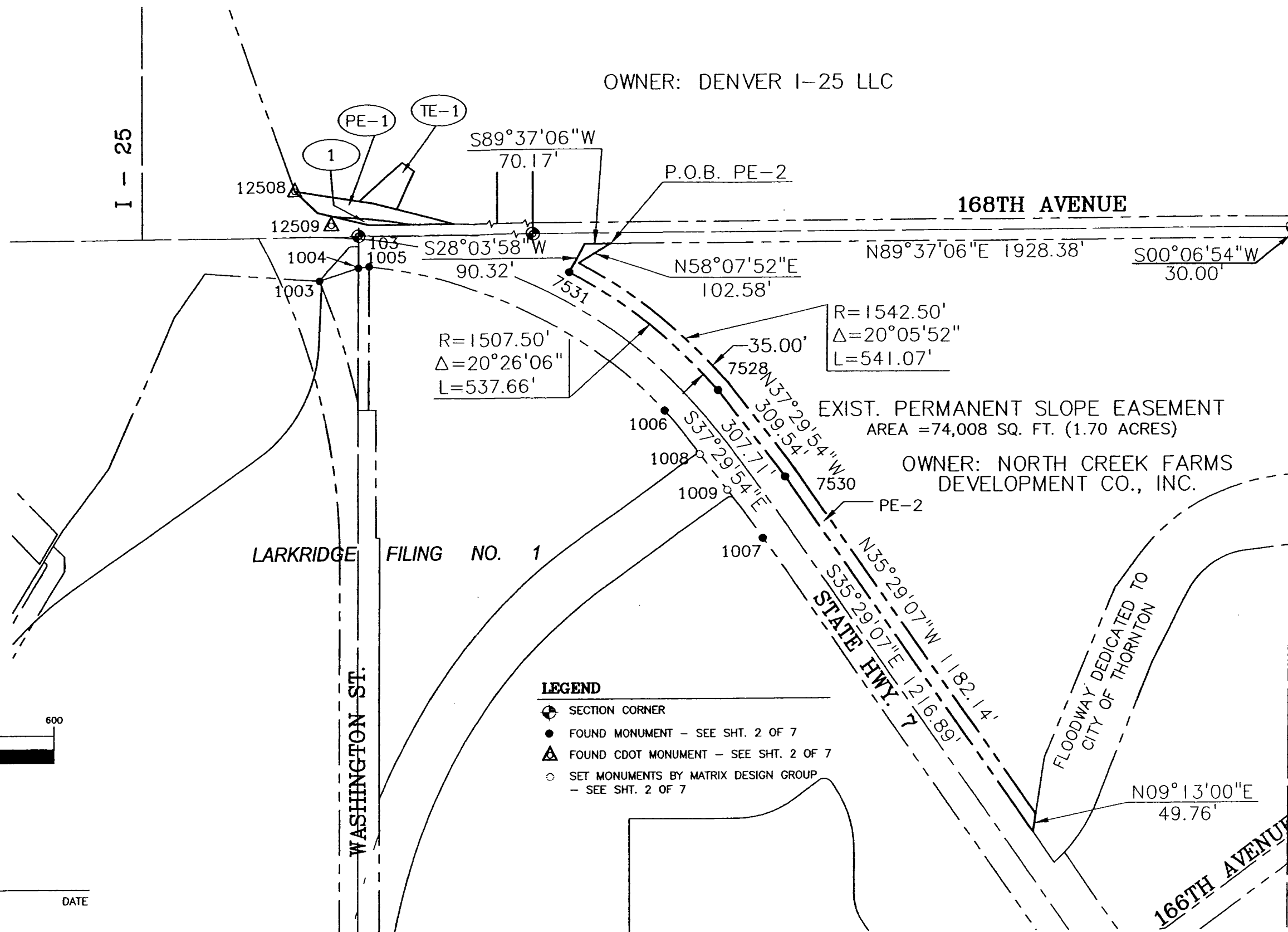
ROBERT L. MEADOWS, JR., P.L.S. 34977 DATE
FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.



Matrix Design Group, Inc.
Integrated Design Solutions 1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

R:\03.125.002 (Larkridge Mall)\dwg\Survey\cdot-row-hwy 7\B-plan-detail.dwg 11/1/2004 8:07:49 AM MST

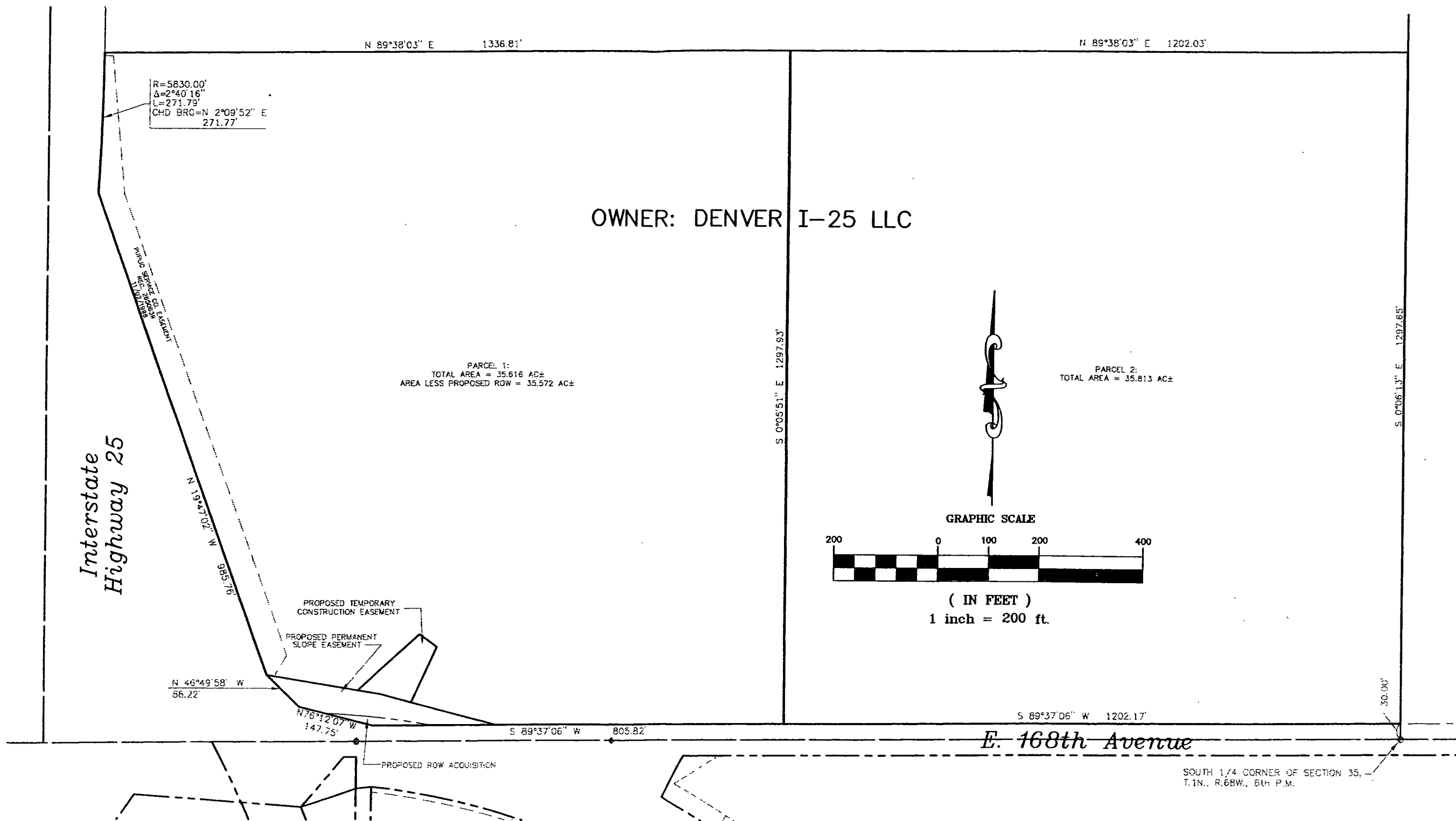
Sheet Revisions			Right of Way Plans			
			Detail Sheet			
			Project Number: 0253-189			
			Project Location: Int. of S.H. 7 & I-25			
			Project Code:	Date Last Mod.	Sheet No.	Total No. of Sheets
			14928		5	7



Matrix Design Group, Inc.
Integrated Design Solutions
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

R:\03.125.002 (Larkridge Mall)\dwg\Survey\cdot-row-hwy 7\B-plan-detail.dwg 11/1/2004 8:07:49 AM MST

Sheet Revisions			Right of Way Plans			
			Detail Sheet			
			Project Number: 0253-189			
			Project Location: Int. of S.H. 7 & I-25			
			Project Code:	Date Last Mod.	Sheet No.	Total No. of Sheets
			14928		6	7



NOTE: THIS SHEET IS PROVIDED ONLY TO SHOW THE EXTENTS OF OWNERSHIP OF THE LAND AFFECTED BY THE PROPOSED R.O.W. AND EASEMENTS.



Matrix Design Group, Inc.
Integrated Design Solutions
1601 Blake Street, Suite 200
Denver, CO 80202
Phone 303-572-0200
Fax 303-572-0202

R:\03.125.002 (Larkridge Mall)\dwg\Survey\cdot-row-hwy 7\FOCUS-BSP-SHT8.dwg 11/1/2004 8:13:24 AM MST

Sheet Revisions			Right of Way Plans			
			Detail Sheet - Ownership			
			Project Number: 0253-189			
			Project Location: Int. of S.H. 7 & I-25			
			Project Code:	Date Last Mod.	Sheet No.	Total No. of Sheets
			14928		7	7