



SURVEY CONTROL DIAGRAM

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

COLORADO PROJECT NO. 075A-002
STATE HIGHWAY NO. 75

S. PLATTE CANYON ROAD ACCESS CONSOLIDATION
SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST,
6TH P.M., ARAPAHOE COUNTY, COLORADO

FOUND MONUMENTS

PT#	NORTHING	EASTING	DESCRIPTION
489	4915.68	5179.91	#4 REBAR
676	4552.26	4744.54	PIN/CAP PLS 18475
1091	4386.69	4695.43	DMWW BRASS CAP IN POST
1326	4650.23	4778.73	DMWW ROW POST
1327	4559.09	4595.39	#4 REBAR
1328	4716.92	4301.00	PIN/CAP (ILLEGIBLE)
1330	4943.49	5066.51	PIN/CAP PLS 1802
1331	5899.22	5444.99	PIN/CAP PLS 1802
1332	5827.75	5244.15	DMWW ROW POST
1333	5521.41	5123.16	DMWW ROW POST
1335	5105.86	4958.77	#5 REBAR
1647	4926.44	4887.90	DMWW BRASS CAP IN POST

SURVEY CONTROL SET THIS SURVEY

PT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
9	5587.58	5142.28	5382.05	CDOT CONTROL MONUMENT TYPE 1
10	4965.34	4906.78	5399.51	CDOT CONTROL MONUMENT TYPE 1
11	4171.19	4651.42	5375.94	CDOT CONTROL MONUMENT TYPE 1

This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for CDOT purposes only.

Survey Control Points set with a higher degree of accuracy than ROW Markers.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

All coordinates listed are project coordinates only.

Field survey control precision computed to exceed ± 0.10 ft. with a 95% certainty.

BASIS OF BEARINGS:

All bearings are based on the west line of lot 1, block 1, Columbine Valley, monumented at the northwest corner by a no. 4 rebar with a plastic cap pls 1802, and at the southwest corner by a no. 4 rebar with a plastic cap pls 1802, with said line assumed to bear N 21°36'17" E.

BASIS OF ELEVATIONS:

BENCHMARK = Top of westerly guardrail post at the SW corner of fairway lane and club lane.
ELEVATION = 5366.08 Based on information from Love & Associates.

PRIMARY CONTROL POINTS SET DURING THIS SURVEY

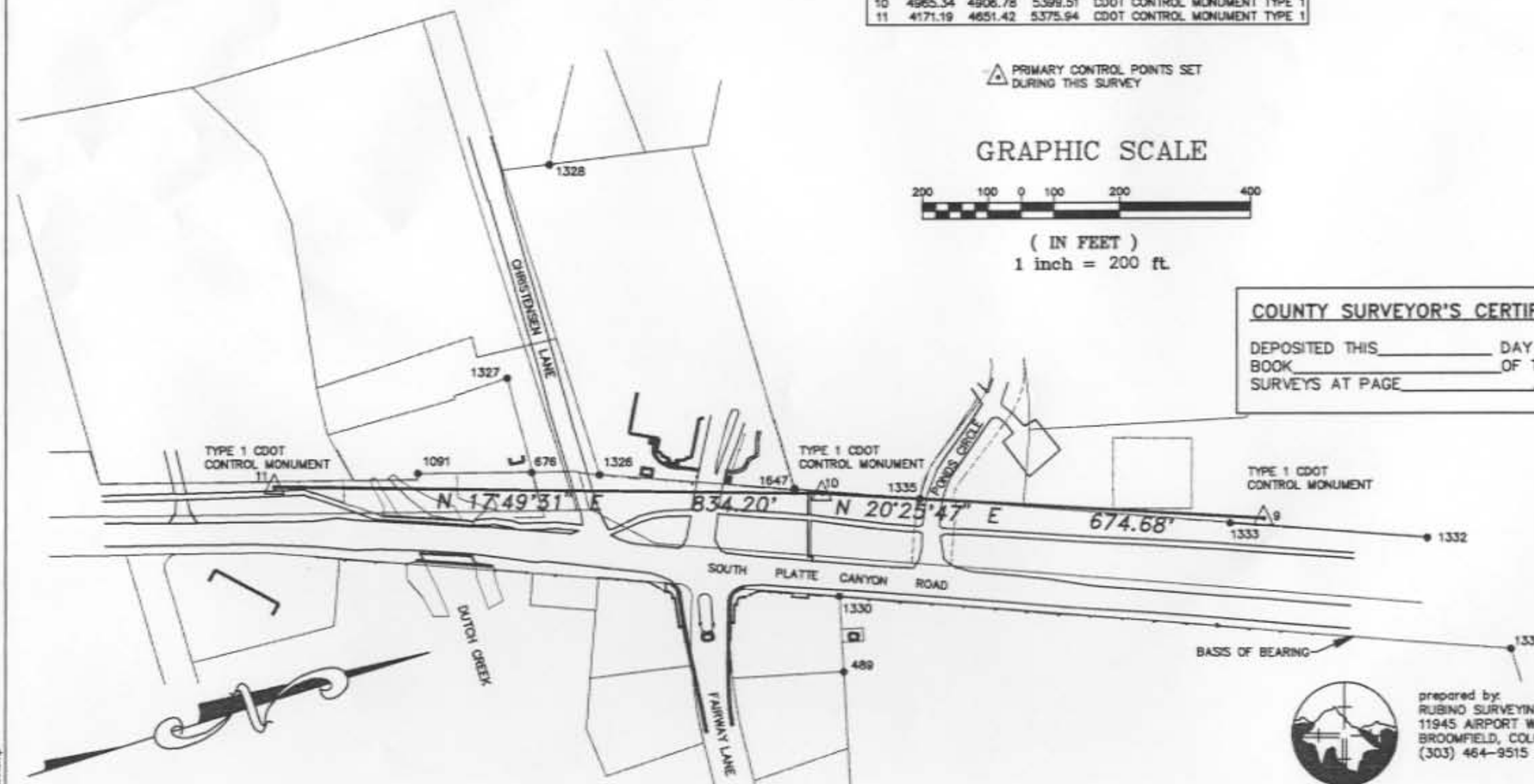
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

COUNTY SURVEYOR'S CERTIFICATE

DEPOSITED THIS _____ DAY OF _____, 2000, AT _____ M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHT-OF-WAY SURVEYS AT PAGE _____, RECEPTION NUMBER _____.



prepared by:
RUBINO SURVEYING
11945 AIRPORT WAY
BROOMFIELD, COLORADO 80021
(303) 464-9515

SURVEYOR CERTIFICATE (FIELD)

Control Survey and monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____



MONUMENTATION SHEET

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

COLORADO PROJECT NO. 075A-002 STATE HIGHWAY NO. 75

S. PLATTE CANYON ROAD ACCESS CONSOLIDATION
SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST,
6TH P.M., ARAPAHOE COUNTY, COLORADO

EASEMENT POINTS

PT#	NORTHING	EASTING	DESCRIPTION	PT#	NORTHING	EASTING	DESCRIPTION
101	4831.27	4424.60	EASE	143	5279.67	4897.86	EASE
102	4830.42	4324.60	EASE	144	5267.92	4881.67	EASE
103	4741.28	4425.37	EASE	145	5172.92	4950.63	EASE
104	4741.02	4395.37	EASE	146	5152.35	4977.20	EASE
105	4646.36	4326.18	EASE	147	5105.85	4958.82	EASE
107	4656.96	4396.09	EASE	148	5143.55	4910.17	EASE
108	4657.25	4430.89	EASE	149	5232.03	4845.94	EASE
109	4647.86	4501.78	EASE	150	5220.28	4829.76	EASE
110	4721.62	4711.57	EASE	151	5131.80	4893.99	EASE
111	4711.17	4731.37	EASE	152	5087.25	4951.47	EASE
112	4720.05	4736.05	EASE	153	5101.20	4956.98	EASE
113	4737.77	4813.33	EASE	154	5064.46	5049.99	EASE
114	4717.47	4805.31	EASE	155	4699.53	4905.75	EASE
115	4650.23	4778.73	EASE	156	4622.31	4827.59	EASE
116	4458.33	4874.37	EASE	157	4619.18	4826.67	EASE
117	4449.12	4897.62	EASE	158	4620.66	4766.49	EASE
118	4498.87	4917.32	EASE	159	4728.51	5001.95	EASE
119	4508.07	4894.07	EASE	160	4926.36	4887.87	EASE
120	4601.05	4930.89	EASE	161	4646.19	4306.18	EASE
121	4591.84	4954.14	EASE	162	4596.19	4306.60	EASE
123	4717.23	4976.90	EASE	163	4598.32	4555.89	EASE
124	4772.12	5057.30	EASE	164	4648.35	4559.16	EASE
125	4783.52	5026.01	EASE	165	4600.05	4758.34	EASE
126	4810.21	5013.72	EASE	166	4620.73	4764.45	EASE
127	4781.92	5060.53	EASE	168	4703.05	4971.29	EASE
128	4789.34	5038.02	EASE	169	4704.33	4998.68	EASE
129	4936.31	5095.93	EASE	170	4697.24	5101.77	EASE
130	4943.49	5066.51	EASE	171	4661.54	4828.06	EASE
131	5684.01	5392.03	EASE	172	4649.42	4855.03	EASE
132	5695.05	5364.14	EASE	173	4705.62	4800.63	EASE
133	5763.76	5326.39	EASE	174	4723.30	4877.72	EASE
134	5800.52	5233.39	EASE	175	4744.22	4902.08	EASE
135	5577.82	5252.89	EASE	176	5059.71	5027.02	EASE
136	5306.11	5124.60	EASE	177	5073.43	5027.26	EASE
137	5155.55	5064.98	EASE				
138	5134.02	5037.20	EASE				
139	5157.00	4979.03	EASE				
140	5120.25	5072.04	EASE				
141	5170.95	4984.55	EASE				
142	5184.67	4966.82	EASE				

ROW MONUMENTS TO BE SET

PT#	NORTHING	EASTING	DESCRIPTION
109	4647.86	4501.78	CDOT TYPE 1
114	4717.47	4805.31	CDOT TYPE 1
168	4703.05	4971.29	CDOT TYPE 1
169	4704.33	4998.68	CDOT TYPE 1
170	4697.24	5101.77	CDOT TYPE 1

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for CDOT purposes only.
2. Survey Control Points set with a higher degree of accuracy than ROW Markers.
3. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
4. All R.O.W. Markers to be set from survey control points.
5. All coordinates listed are project coordinates only.
7. Field survey control precision computed to exceed ± 0.10 ft. with a 95% certainty.
8. BASIS OF BEARINGS:
All bearings are based on the west line of lot 1, block 1, Columbine Valley, monumented at the northwest corner by a no. 4 rebar with a plastic cap pls 1802, and at the southwest corner by a no. 4 rebar with a plastic cap pls 1802, with said line assumed to bear N 21°36'17" E.
9. BASIS OF ELEVATIONS:
BENCHMARK = Top of westerly guardrail post at the SW corner of fairway lane and club lane.
ELEVATION = 5366.08 Based on information from Love & associates.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE						
	1	1A	2	2A	3	3A	4 5
REFERENCE							
RIGHT OF WAY	5						
CONTROL							
ALIQUOT							
WITNESS POST							

SURVEYOR CERTIFICATE (FIELD)

Right of Way Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

SURVEYOR CERTIFICATE (OFFICE)

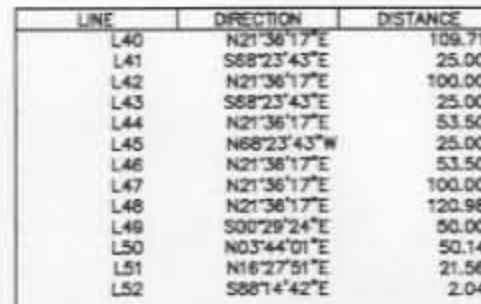
R.O.W. Plans and Legal Descriptions were prepared under my supervision and checking.

NAME _____ P.L.S. NO. 14142

DATE _____



prepared by:
RUBINO SURVEYING
11945 AIRPORT WAY
BROOMFIELD, COLORADO 80021
(303) 464-9515

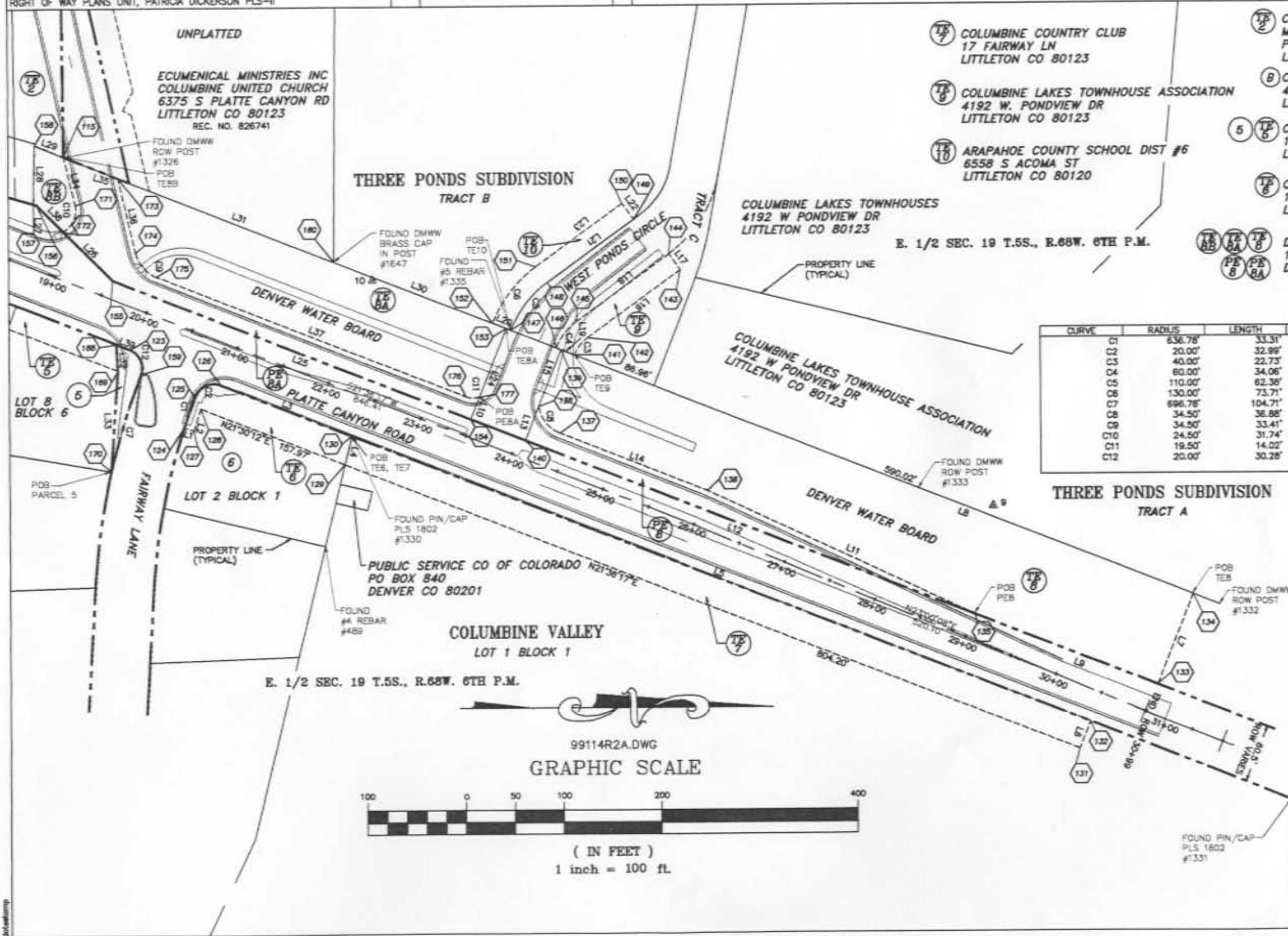


Not available



Region 6
2000 S. HOLLY
DENVER, CO. 80222
Phone: (303) 757-9922 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT, PATRICIA DICKERSON PLS-II



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	636.78'	33.31'	33.31'	S89°58'48"E	02°58'50"
C2	20.00'	32.99'	29.38'	S24°43'14"E	94°30'34"
C3	40.00'	22.73'	22.42'	S52°15'12"E	32°33'09"
C4	60.00'	34.06'	33.60'	S52°14'14"E	32°31'14"
C5	110.00'	62.38'	61.55'	S52°13'22"E	32°29'29"
C6	130.00'	73.71'	72.73'	S52°13'12"E	32°29'10"
C7	696.78'	104.71'	104.61'	S72°36'17"E	08°36'36"
C8	34.50'	36.88'	35.15'	S52°13'36"W	61°14'39"
C9	34.50'	33.41'	32.12'	N49°20'40"E	55°28'47"
C10	24.50'	31.74'	29.57'	N85°47'59"W	74°13'55"
C11	19.50'	14.02'	13.72'	N01°00'11"E	41°12'11"
C12	20.00'	30.28'	27.47'	N65°44'42"E	86°44'45"

THREE PONDS SUBDIVISION
TRACT A

LINE	DIRECTION	DISTANCE
L1	S18°14'12"W	10.31'
L2	S71°45'48"E	23.70'
L3	S21°36'17"W	143.36'
L4	S76°16'13"E	30.29'
L5	S21°36'17"W	808.35'
L6	N68°23'43"W	30.00'
L7	N68°25'42"W	100.00'
L8	S21°33'58"W	891.98'
L9	N21°33'56"E	199.94'
L10	N68°26'37"W	24.43'
L11	S25°16'30"W	300.47'
L12	N21°33'56"E	492.01'
L13	N68°26'37"W	37.46'
L14	S21°36'17"W	161.94'
L15	S68°26'37"E	62.54'
L16	S35°58'37"E	117.39'
L17	N54°01'23"E	20.00'
L18	N35°58'37"W	117.39'
L19	S21°33'29"W	20.00'
L20	N21°33'59"E	20.00'
L21	S35°58'37"E	109.34'
L22	N54°01'23"E	20.00'
L23	S35°58'37"E	109.34'
L24	S68°26'37"E	75.57'
L25	S21°33'59"W	392.39'
L26	S45°20'43"W	71.31'
L27	S16°20'28"W	3.26'
L28	N88°35'28"W	60.20'
L29	N22°29'35"E	32.00'
L30	N21°33'59"E	188.00'
L31	N21°33'59"E	237.36'
L32	N87°19'59"E	27.42'
L33	S86°04'00"E	103.34'
L34	S77°05'03"W	50.60'
L35	N21°33'59"E	59.56'
L36	S77°05'03"W	79.09'
L37	S21°36'17"W	339.33'
L38	N45°20'43"E	38.56'
L39	N21°36'17"E	15.25'

