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PROJECT ENGINEER/ARCHITECT
R. PERKINS
PROJECT MANAGER
M. LANG

DRAWN BY
M. MASSEY

SCALE
 AS NOTED

FIRST ISSUE DATE

SEAR-BROWN

209 South Meldrum
 Ft. Collins, CO 80521-2603
 (970) 482-5922
 Fax: (970) 482-6368
 www.searbrown.com

PROJECT
 SHEEP'S DRAW RIGHT-OF-WAY
 WELD COUNTY
 GREELEY, COLORADO

TITLE OF DRAWING
 TITLE SHEET

PROJECT NO.
 114-005

DRAWING NO.
 RW-101

WELD COUNTY, COLORADO

SHEEP'S DRAW RIGHT-OF-WAY

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. BRO-C030-021 COLORADO DEPARTMENT OF TRANSPORTATION PROJECT CODE #13363 SECTIONS 7 AND 8, T. 5 N., R. 66 W.

INDEX OF SHEETS

RW-101	TITLE SHEET
RW-102	TABULATION OF PROPERTIES SHEET
RW-103	CONTROL SHEET
RW-103A	CONTROL SHEET
RW-103B	CONTROL SHEET
RW-104	MONUMENTATION SHEET
RW-105	PLAN/OWNER SHEET

COLORADO DEPARTMENT OF TRANSPORTATION
 PROJECT BRO-C030-021
 PROJECT CODE #13363

DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____

 DIVISION ADMINISTRATOR

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

SURVEYOR CERTIFICATE
 ROW PLANS AND MONUMENTATION WERE DONE UNDER MY SUPERVISION AND CHECKING

NAME: Michael David Long

PLS NUMBER: 37053

DATE: May 29, 2003

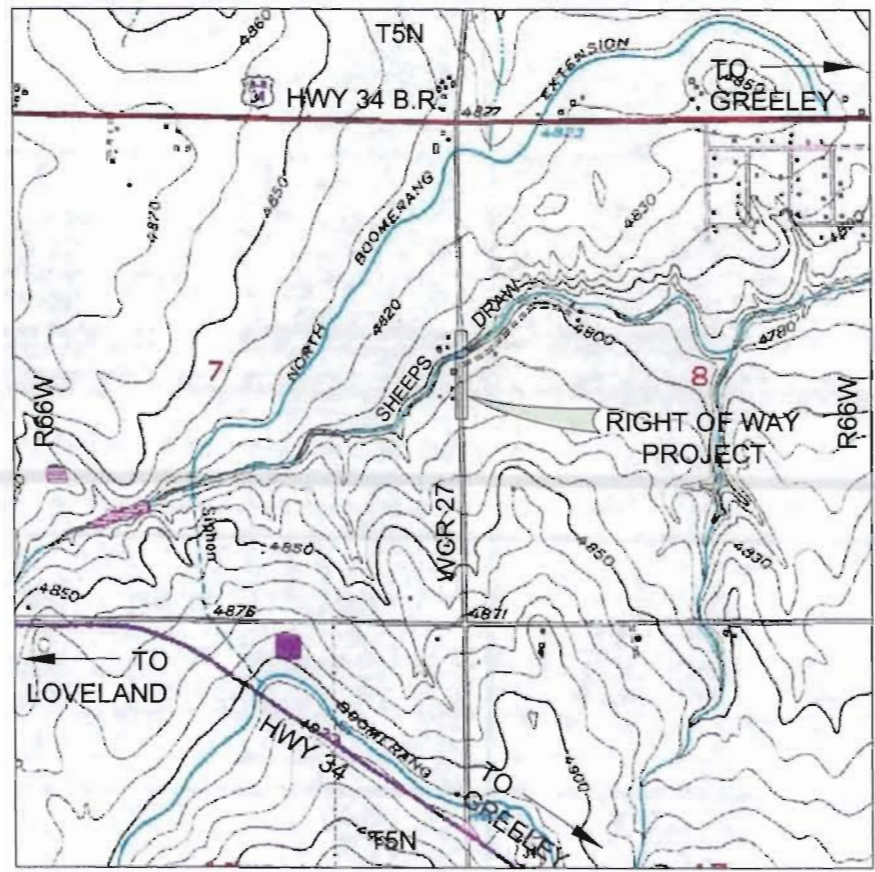
CERTIFICATION: The undersigned surveyor hereby certifies that this right-of-way plan delineates the property acquired by Weld County under Project BRO-C030-021 and that the property has been monumented as shown on the plan. This right-of-way plan is null and void unless it bears the original signature and seal of the Professional Land Surveyor in responsible charge of the work.

CONVENTIONAL SIGNS

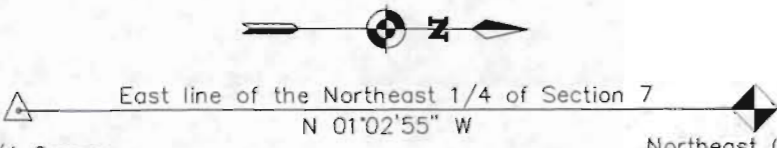
PROPERTY LINE	— — — — —
SECTION LINE	— — — — —
EXISTING R.O.W.	— — — — —
PROPOSED R.O.W.	— — — — —
EASEMENT LINE	- - - - -
TEMP. EASEMENT LINE	- - - - -
FENCE LINE	— — — — —
TOP OF CUT	— — — — —
TOE OF FILL	— — — — —
FLOODPLAIN	— — — — —
EXISTING ROAD	— — — — —
ROAD APPROACHES	— — — — —
EXISTING BUILDING	▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨
SECTION CORNER	⊠
1/4 CORNER	△
CONTROL POINT	▲
DECIDUOUS TREE	○
CONIFEROUS TREE	⊙
POWER POLE	⊕

BASIS OF BEARINGS

All bearings are based on the Easterly line of the Northeast Quarter of Section 7, Township 5 North, Range 66 West of the 6th Principal Meridian based on a bearing of N 01°02'55" W



SCALE 1"=2000'



E 1/4 Corner
 3 1/2" ALUM. CAP IN
 RANGE BOX PLS 10740

Northeast Corner
 Found #4 rebar
 Upgraded to #6 rebar with 2 1/2"
 aluminum cap in range box PLS 34176

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PROJECT ENGINEER/ARCHITECT
R. PERKINS
PROJECT MANAGER
M. LANG
DRAWN BY
M. MASSEY
SCALE
AS NOTED
FIRST ISSUE DATE



PROJECT
SHEEP'S DRAW RIGHT-OF-WAY
WELD COUNTY
GREELEY, COLORADO
TITLE OF DRAWING
TABULATION OF PROPERTIES

PROJECT NO.
114-005
DRAWING NO.
RW-102

R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES			BOOK/PAGE REC. NO.	REMARKS
				AREA OF PARCEL	TO BE ACQUIRED	REMAINDER LEFT RIGHT		
			T. 5 N., R. 66 W. 6TH P.M.					
1	MOUNTAIN SHADOWS OF GREELEY, LLC	1750 25TH AVE., STE. 305 GREELEY, CO 80634	E 1/2 SEC. 7	0.362	0.362	104 ±		
TE-1	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	0.022				CONSTRUCTION WORK AREA
2	BRIAN D. JOHNSON & LAINEY J. JOHNSON	5631 25TH STREET GREELEY, CO 80634	E 1/2 SEC. 7	0.270	0.270	0.6 ±		
TE-2	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	0.145				CONSTRUCTION WORK AREA
3	PATRICIA C. ERICKSON	1415 83RD AVENUE GREELEY, CO 80634	NE 1/4 SEC. 7	0.321	0.321	1.8 ±		
TE-3	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	0.080				CONSTRUCTION WORK AREA
4	STEPHENS FAMILY PARTNERSHIP, L.P.	4050 W. 20TH ST. GREELEY, CO 80634	E 1/2 SEC. 7	0.261	0.261	112 ±		
TE-4	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	0.040				CONSTRUCTION WORK AREA
5	PUBLIC SERVICE COMPANY	UNKNOWN	W 1/2 SEC. 8 & NW 1/4 SEC. 7	0.533	0.533	20.7 ±		
PE-5	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	0.532				SLOPE EASEMENT

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M. LANG
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M. MASSEY
SCALE
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FIRST ISSUE DATE



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PROJECT
SHEEP'S DRAW RIGHT-OF-WAY
WELD COUNTY
GREELEY, COLORADO
TITLE OF DRAWING
CONTROL SURVEY DIAGRAM

PROJECT NO.
114-005
DRAWING NO.
RW-103

CONTROL SURVEY DIAGRAM

PROJECT BRO-CO30-021
WELD COUNTY ROAD 27
SECTIONS 7 AND 8 OF T.5 N., R. 66 W.
WELD COUNTY, COLORADO
PREPARED BY: SEAR-BROWN

Project Coordinate Parameters
All calculation were based on the stated basis of bearing with the following values:

E 1/4 corner, Sec. 7, T. 5 N., R. 66 W.
Northing-394411.98
Easting -191184.13

Northeast corner, Sec. 7, T. 5 N., R. 66 W.
Northing-397067.05
Easting -191135.53

BASIS OF BEARINGS: Bearings used in the calculation of coordinates are based on the Easterly line of the Northeast Quarter of Section 7, Township 5 North, Range 66 West of the 6th Principal Meridian based on a grid bearing of N 01°02'55" W

BASIS OF ELEVATIONS: Project is based on a NGS benchmark NN169 1960 a standard USCGS benchmark, 3 1/2" brass disk set in a round concrete monument, with a NAVD 88 elevation of 4884.32 ft.

COORDINATE DATUM: Project coordinates are assumed coordinates based on local control.

NOTE: This control survey is for the use of Weld County. The survey is not a complete boundary survey and does not subdivide land. Title policy, title commitment, and title research were not part of this control survey, therefore, easements, rights, and restrictions of record are not shown. The verification of the physical evidence with relation to easements, rights of way, property boundaries, and restrictions, as described in the instruments of record, was not included in this control survey.

NOTE: 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 statements shown.

SURVEYORS STATEMENT: I, Alex Rondall Perkins, a Professional Land Surveyor in the State of Colorado, hereby state that this Control Survey Diagram, Control Monumentation and C.P.S. Data Collection and Processing was done under my direction and supervision for and on behalf of the Sear Brown Group and is not a Land Survey Plat or Right-of-Way Survey Plat and to the best of my knowledge and belief this control survey, as shown meets the minimum horizontal control tolerances of a Third Order, Class 1 Survey (FGCS Accuracy Standards for Horizontal Control Surveys) for the conventional part of the survey and Order of Accuracy C-1 (FGCS Accuracy Standards for GPS Surveys) for the GPS component.

Date

Alex Rondall Perkins, PLS 34176

SURVEYORS STATEMENT: I, Alex Rondall Perkins, a Professional Land Surveyor in the State of Colorado, do hereby state that the Aliquot Monument Evidence ties, Property Corner Monument ties and ROW Monument ties were done under my direction and supervision.

Date

Alex Rondall Perkins, RLS 34176



TYPICAL:
Control Monuments were set by the Sear-Brown Group. They consist of an 18 inch long No. 4 rebar with a 2 1/2" aluminum control monument cap marked as shown above.

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R. PERKINS
PROJECT MANAGER
M. LANG
DRAWN BY
M. MASSEY
SCALE
AS NOTED
FIRST ISSUE DATE



PROJECT
SHEEP'S DRAW RIGHT-OF-WAY
WELD COUNTY
GREELEY, COLORADO
TITLE OF DRAWING
CONTROL SURVEY DIAGRAM

PROJECT NO.
114-005
DRAWING NO.
RW-103A

CONTROL SURVEY DIAGRAM

PROJECT BRO-CO30-021
WELD COUNTY ROAD 27
SECTIONS 7 AND 8 OF T.5 N., R. 66 W.
WELD COUNTY, COLORADO
PREPARED BY: SEAR-BROWN

GEODETIC COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	GEODETIC COORDINATES NAD-83(92) (CHARN)		ELEV. (NAVD 88)ft	MAPPING ANGLE	SCALE FACTOR	NAT 83/92	ZONE 0501	DESCRIPTION
	LATITUDE(N)	LONGITUDE(W)				NORTHING (ft)	EASTING (ft)	
CREEK	40°24'51.41973"	104°48'48.01721"	4808.54	00°26'37.23078"	0.999960908	1394504.037	3191202.358	2 1/2" alum. cap, #4 rebar
SHEEP	40°24'45.95503"	104°48'48.04523"	4823.76	00°26'37.21268"	0.999960833	1393951.043	3191200.243	2 1/2" alum. cap, #4 rebar
DRAW	40°24'56.54361"	104°48'48.57620"	4812.82	00°26'36.86961"	0.999960979	1395022.192	3191152.994	2 1/2" alum. cap, #4 rebar

PROJECT COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	PROJECT COORDINATES US FT		ELEV. (NAVD 88)ft	DESCRIPTION
	NORTHING (ft)	EASTING (ft)		
CREEK	394504.77	191200.23	4808.54	2 1/2" alum. cap, #4 rebar
SHEEP	393951.63	191202.35	4823.76	2 1/2" alum. cap, #4 rebar
DRAW	395023.06	191152.97	4812.82	2 1/2" alum. cap, #4 rebar

SECTION CORNER SUMMARY TABLE
(PROJECT COORDINATES)

POINT NAME	PROJECT COORDINATES US FT		DESCRIPTION
	NORTHING (ft)	EASTING (ft)	
NE COR. SEC. 7	397067.05	191135.53	FND. #4 REBAR, UPGRADE TO #6 REBAR WITH 2 1/2" ALUM. CAP IN RANGE BOX, PLS 34176
E 1/4 SEC. 7	394411.98	191184.13	3 1/4" ALUM. CAP IN RANGE BOX, PLS 10740
NE COR. OF SE 1/4 OF SE 1/4 SEC. 7	393085.39	191208.57	2" ALUM. CAP IN RANGE BOX, PLS 28650
SE COR. SEC. 7	393085.39	191208.57	2 1/2" ALUM. CAP IN RANGE BOX, PLS 28656

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PROJECT ENGINEER/ARCHITECT
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PROJECT MANAGER
M. LANG

DRAWN BY
M. MASSEY

SCALE
1" = 400'

FIRST ISSUE DATE



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WELD COUNTY
GREELEY, COLORADO

TITLE OF DRAWING
CONTROL SURVEY DIAGRAM

PROJECT NO.
114-005

DRAWING NO.
RW-103B

CONTROL SURVEY DIAGRAM

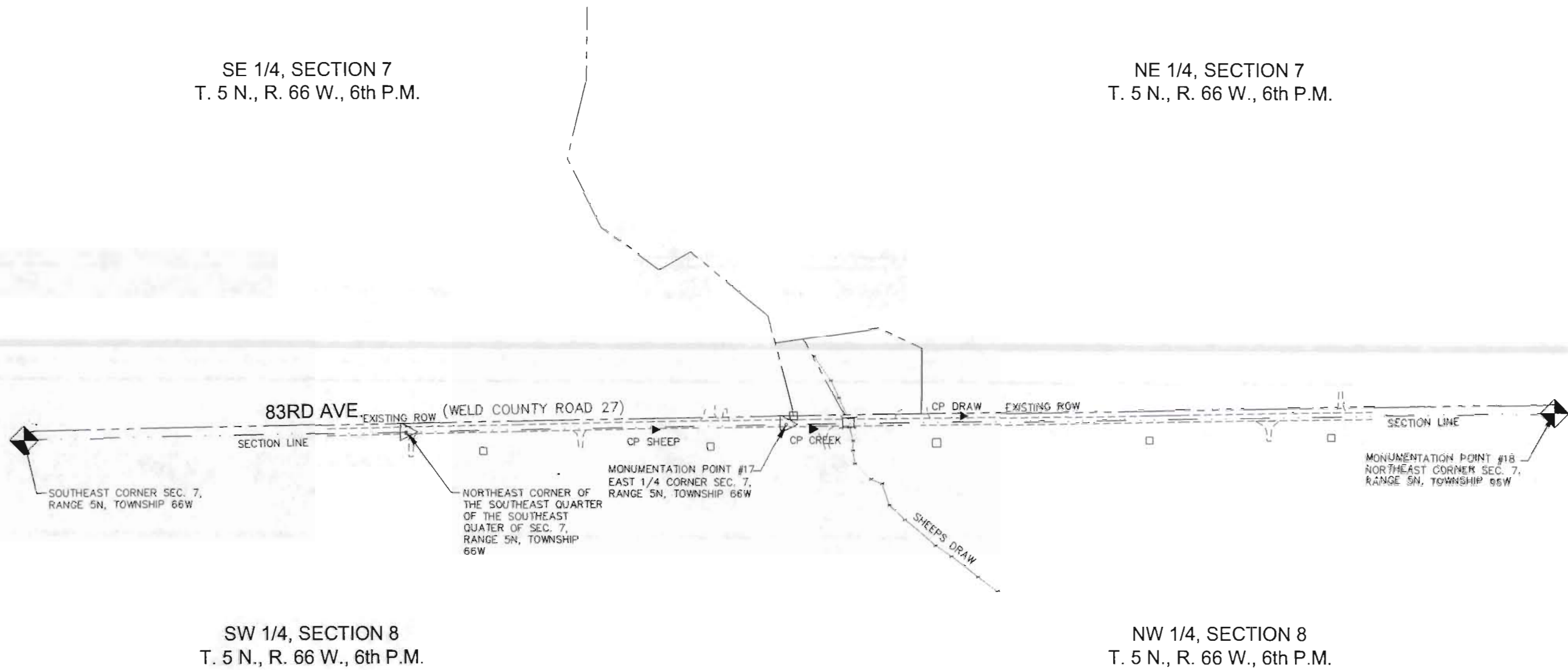
PROJECT BRO-CO30-021
WELD COUNTY ROAD 27
SECTIONS 7 AND 8 OF T.5 N., R. 66 W.
WELD COUNTY, COLORADO
PREPARED BY: SEAR-BROWN



SCALE 1"=400'

SE 1/4, SECTION 7
T. 5 N., R. 66 W., 6th P.M.

NE 1/4, SECTION 7
T. 5 N., R. 66 W., 6th P.M.



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PROJECT
**SHEEPS DRAW RIGHT-OF-WAY
WELD COUNTY
GREELEY, COLORADO**

TITLE OF DRAWING
MONUMENTATION SHEET

PROJECT NO.
114-005
DRAWING NO.
RW-104

**TABULATION OF R.O.W. MARKERS
TO BE SET (see sheet RW-105)**

POINT NO.	NORTHING	EASTING
1	395454.20	191135.04
2	395453.87	191116.36
3	394950.88	191124.93
4	394765.69	191097.96
5	394672.06	191099.03
6	394626.34	191079.28
7	394495.24	191080.08
8	394423.29	191095.45
9	394332.65	191125.57
10	393954.46	191132.52
11	393954.83	191162.52
12	395455.23	191195.04
13	395455.50	191211.34
14	394527.43	191227.18
15	393956.04	191237.51
16	393955.77	191222.51

**TABULATION OF EASEMENT POINTS
TO BE STAKED (see sheet RW-105)**

POINT NO.	NORTHING	EASTING
101	394329.67	191125.63
102	394329.50	191116.08
103	394420.85	191085.72
104	394404.07	191019.01
105	394480.73	191017.61
106	394505.96	191070.01
107	394560.73	191069.68
108	394560.79	191079.68
109	394649.50	191089.29
110	394749.41	191088.15
111	394749.21	191070.09
112	394811.92	191070.13
113	394811.90	191094.59
114	394951.52	191114.92
115	395055.05	191113.15
116	395055.22	191123.15
117	394857.65	191221.54
118	394700.68	191282.16
119	394546.15	191282.16
120	394424.02	191238.92
121	393906.17	191248.41
122	393905.72	191223.40

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for
2. 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.
3. All R.O.W. Markers are to be set from survey control points.
4. All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
5. All coordinates listed are project coordinates only.
6. Commitments for title insurance supplied by Transnation Title Insurance Company Greeley, CO

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	5	6
REFERENCE								
RIGHT OF WAY	16							
CONTROL								
ALIQUOT CORNER						1		
WITNESS POST								

**TABULATION OF ALIQUOT CORNERS
TO BE RESET (see sheet RW-103B)**

POINT NO.	NORTHING	EASTING	DESCRIPTION
17	394411.98	191184.13	E 1/4 CORNER SEC. 7, T66W, R5N
18	397067.05	191135.53	NE CORNER SEC. 7, T66W, R5N (UPGRADED PRIOR TO CONSTRUCTION)

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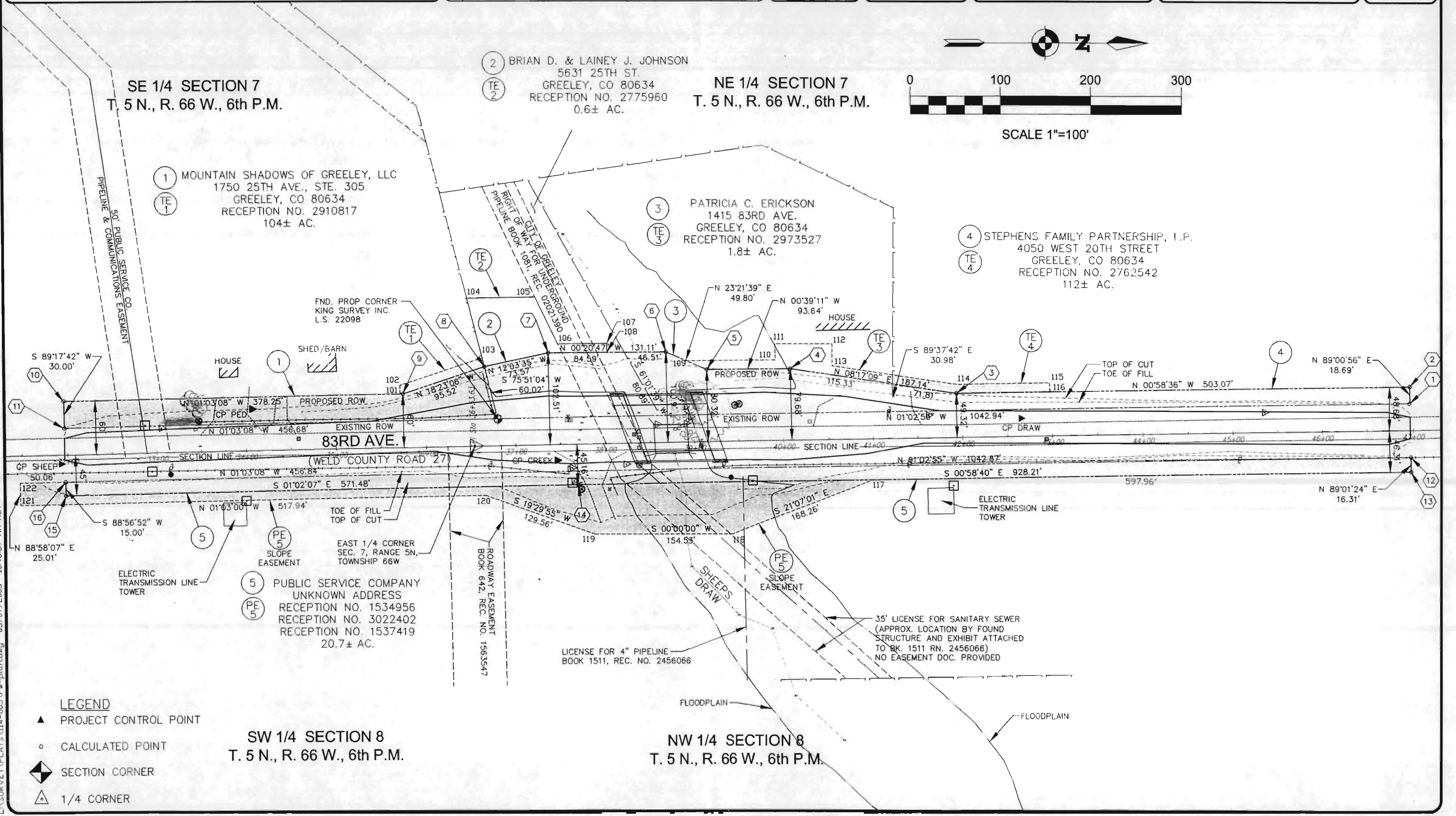
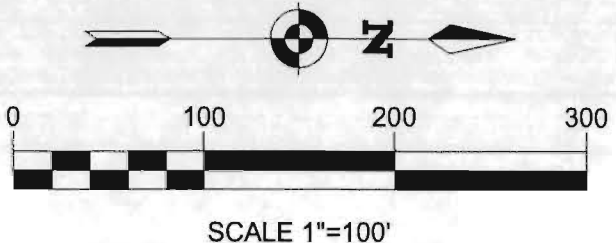
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DRAWING NO.
RW-105



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- LEGEND**
- ▲ PROJECT CONTROL POINT
 - CALCULATED POINT
 - ◆ SECTION CORNER
 - △ 1/4 CORNER

SW 1/4 SECTION 8
T. 5 N., R. 66 W., 6th P.M.

NW 1/4 SECTION 8
T. 5 N., R. 66 W., 6th P.M.