



Region 4  
 Address: 1420 2nd Street  
 Greeley, CO 80631  
 Phone: (970) 350-2153 FAX: (970) 350-2178  
**Right of Way Plans Unit: Dave Mantych, PLS**

**CONVENTIONAL SIGNS**

County Line	_____	Section Line	_____	1/4 Section Line	_____	1/8 Section Line	_____
Township or Range Line	_____	Property or Tract Line	_____	_____	_____	_____	_____
City Limits	_____	_____	_____	_____	_____	_____	_____
Retained Road	_____	_____	_____	_____	_____	_____	_____
Existing Road	_____	_____	_____	_____	_____	_____	_____
New Road	_____	_____	_____	_____	_____	_____	_____
Control of Access	_____	_____	_____	_____	_____	_____	_____
Access denied by Dead End	_____	_____	_____	_____	_____	_____	_____
Right of Way Line	_____	_____	_____	_____	_____	_____	_____
Protected by Freeway (Type Location)	_____	_____	_____	_____	_____	_____	_____
Top of Cuts	_____	_____	_____	_____	_____	_____	_____
Top of Fill	_____	_____	_____	_____	_____	_____	_____
Barbed Wire Fence	_____	_____	_____	_____	_____	_____	_____
Chain Link Fence	_____	_____	_____	_____	_____	_____	_____
Wooden Wire - combination Fence	_____	_____	_____	_____	_____	_____	_____
Snow Fence	_____	_____	_____	_____	_____	_____	_____
Wood Fence	_____	_____	_____	_____	_____	_____	_____
Deer Fence	_____	_____	_____	_____	_____	_____	_____
Trees	_____	_____	_____	_____	_____	_____	_____
1st & Telegraph Lines	_____	_____	_____	_____	_____	_____	_____
Electric Lines	_____	_____	_____	_____	_____	_____	_____
Gas, Trench, Tower	_____	_____	_____	_____	_____	_____	_____
Buried Tel. Cable	_____	_____	_____	_____	_____	_____	_____
Buried Electric Cable	_____	_____	_____	_____	_____	_____	_____
Oil Well	_____	_____	_____	_____	_____	_____	_____
Water Main	_____	_____	_____	_____	_____	_____	_____
Sanitary Sewers	_____	_____	_____	_____	_____	_____	_____
Storm Sewers	_____	_____	_____	_____	_____	_____	_____
Road Approaches	_____	_____	_____	_____	_____	_____	_____
Section Corner	_____	_____	_____	_____	_____	_____	_____
Corner & Ditches	_____	_____	_____	_____	_____	_____	_____
Obstructions	_____	_____	_____	_____	_____	_____	_____
Obstructions (To be removed)	_____	_____	_____	_____	_____	_____	_____
Bridges	_____	_____	_____	_____	_____	_____	_____
Bridges (To be removed)	_____	_____	_____	_____	_____	_____	_____

**DEPARTMENT OF TRANSPORTATION**

**STATE OF COLORADO**

**RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. BRO C030-032**

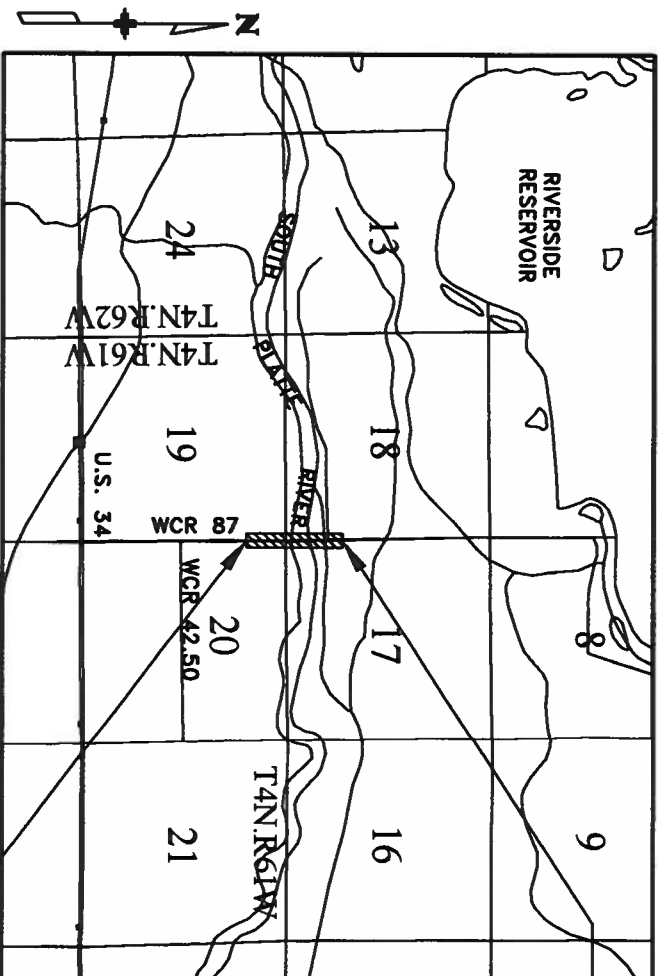
**WELD COUNTY BRIDGE 87/42.5**

**(OVER THE SOUTH PLATTE RIVER, NEAR MASTERS) COUNTY OF WELD**

**SECTIONS 17, 18, 19 & 20, T. 4 N., R 61 W., OF THE 6TH P.M.**

**SCALES OF ORIGINAL DRAWINGS**

PLAN SHEETS : 1"=100'  
 OWNERSHIP MAP : 1"=400'  
 SURVEY CONTROL DIAGRAM : 1"=600'  
 LENGTH OF R.O.W. PROJECT : 0.47 MILES



**END R.O.W. PROJECT**  
 STA. 127+50

**BEGIN R.O.W. PROJECT**  
 STA. 102+50

All bearings are based on the line connecting the N.E. Corner of Section 19 and the East 1/4 Corner (E 1/4) of Section 19, Township 4 North, Range 61 West of the 6th Principal Meridian being a grid bearing of S 01°02'05" E (2665.53') as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (1992) Colorado State Plane (North Zone). Said line being monumented as shown hereon.

**BASIS OF BEARINGS**

WCR 87  
 BASIS OF BEARINGS  
 2665.53'  
 S01°02'05"E

NE Corner  
 Section 19,  
 Found 3 1/4" Dia. BLM  
 Brass Cap 0.6' below  
 gravel road surface (see  
 sheet 3).

WCR 42.5

E 1/4 Corner  
 Section 19,  
 Found 3 1/4" Dia.  
 Aluminum Cap 0.4' below  
 gravel road surface (see  
 sheet 3).

**Right of Way Plans**

Title Sheet	
Project Number: BRO C030-032	1 of 1
Project Location: Weld County Bridge 87/42.5 over the South Platte River, near Masters, CO.	1 of 1
Project Code: 14980	1 of 1
Issue Date: June 14, 2007	1 of 1
Total No. of Sheets: 9	

**INDEX OF SHEETS**

1	TITLE SHEET
2-2A	TABULATION OF PROPERTIES SHEET
3-3A	SURVEY CONTROL SHEETS
4	MONUMENTATION SHEET
5-6	ROW PLAN SHEETS
7	OWNERSHIP SHEET



12205 W. Bayaud Avenue, Suite 130  
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**WELD COUNTY**  
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 1111 H. STREET  
 P.O. BOX 738  
 GREELEY, CO 80632-0738  
 PHONE: (970) 356-4000  
 FAX: (970) 304-6497

**DEPARTMENT OF TRANSPORTATION**  
**FEDERAL HIGHWAY ADMINISTRATION**

AUTHORIZED: \_\_\_\_\_ DATE \_\_\_\_\_  
 DIVISION ADMINISTRATOR \_\_\_\_\_

**COLORADO DEPARTMENT OF TRANSPORTATION**

Region 4  
 Address: 1420 2nd Street  
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 Phone: (970) 350-2153 FAX: (970) 350-2178  
**Right of Way Plans Unit: Dave Mantych, PLS**

Sheet Revisions  
 Deleted TE-1: Revised 1:  
 Added PE-1 & TE-1A

06/07/07	Deleted TE-1: Revised 1:	ABS
	Added PE-1 & TE-1A	



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**Right of Way Plans**  
**Tabulation of Properties**  
 Project Number: BRO C030-032  
 Project Location: Weld County Bridge 87/42.5 over the South  
 Project Location: Platte River, near Masters, CO.  
 Project Code: Last Mod. Date 1 Subset Sheets 1 Sheet No. 2 Total No. of Sheets 9  
 14990 June 14, 2007 1 of 2 2

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

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET / ACRES			BOOK-PAGE	REMARKS
				AREA OF PARCEL	TO BE ACQUIRED	REMAINDER RIGHT		
1 REV.	EQUUS FARMS, INC A COLORADO CORPORATION	555 17TH STREET SUITE 2400 DENVER, CO 80202	SECTIONS 18 & 19  T. 4 N., R. 61 W., 6TH P.M. WELD COUNTY	137,693 SQ. FT± 3.161 AC±	137,693 SQ. FT± 3.161 AC±	640 AC±		
PE-1	EQUUS FARMS, INC A COLORADO CORPORATION	555 17TH STREET SUITE 2400 DENVER, CO 80202	SECTION 18	11,896 SQ. FT± 0.273 AC±				FOR PURPOSES OF CONSTRUCTING AND MAINTAINING WETLAND MITIGATION AREA
TE-1	EQUUS FARMS, INC A COLORADO CORPORATION	555 17TH STREET SUITE 2400 DENVER, CO 80202	SECTION 18	4,812 SQ. FT± 0.110 AC±				FOR PURPOSES OF CONSTRUCTION AND GRADING OF SPUR DIKE
DELETED								DELETED-REPLACED WITH PE-1
TE-1A	EQUUS FARMS, INC A COLORADO CORPORATION	555 17TH STREET SUITE 2400 DENVER, CO 80202	NE 1/4 SECTION 19	405 SQ. FT± 0.009 AC±				FOR PURPOSES OF ACCESS TO CONSTRUCT TIE-IN TO FIELD ACCESS ROAD.
PE-2	DAVID YOCAM	43829 WCR 42.5 ORCHARD, CO 80649	N 1/2 OF THE NW 1/4 SECTION 20	3,111 SQ. FT± 0.071 AC±				FOR PURPOSES OF UTILITY RELOCATION AND MAINTENANCE
3	EQUUS FARMS, INC A COLORADO CORPORATION	555 17TH STREET SUITE 2400 DENVER, CO 80202	S 1/2 OF THE SW 1/4 SECTION 17	29,262 SQ. FT± 0.672 AC±	29,262 SQ. FT± 0.672 AC±	80 AC±		
4	THE JACKSON LAKE RESERVOIR AND IRRIGATION COMPANY	218 EAST KIOWA AVENUE FORT MORGAN, CO 80701	SW 1/4 SECTION 17	131 SQ. FT± 0.003 AC±	131 SQ. FT± 0.003 AC±	26 AC±		
TE-4	THE JACKSON LAKE RESERVOIR AND IRRIGATION COMPANY	218 EAST KIOWA AVENUE FORT MORGAN, CO 80701	SW 1/4 SECTION 17	234 SQ. FT± 0.005 AC±				FOR PURPOSES OF ACCESS TO CONSTRUCT TIE-IN TO CANAL ACCESS ROAD

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Sheet Revisions

06/07/07 Deleted TE-4A, TE-6 & TE-8A	ABS
Revised 5.7.1E-7 & 8	

**WELD COUNTY**  
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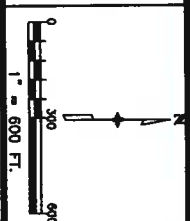
**Right of Way Plans**  
**Tabulation of Properties**  
 Project Number: BRO C030-032  
 Project Location: Weld County Bridge 87/42.5 over the South  
 Project Location: Platte River, near Masters, CO.  
 Project Code: Last Mod. Date 1 Subst Sheet No. Total No. of Sheets  
 14990 June 15, 2007 2 of 2 24 9

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

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET / ACRES				BOOK-PAGE	REMARKS
				AREA OF PARCEL	TO BE ACQUIRED	LEFT	REMAINDER RIGHT		
TE-4A	THE JACKSON LAKE RESERVOIR AND IRRIGATION COMPANY	218 EAST KIOWA AVENUE FORT MORGAN, CO 80701	S 1/2 OF THE S 1/2 SECTION 17	3,729 SQ. FT± 0.086 AC±					FOR PURPOSES OF ACCESS TO CONSTRUCT TIE-IN TO CANAL ACCESS ROAD
DELETED									DELETED--NO LONGER NEEDED
5 REV.	THE JACKSON LAKE RESERVOIR AND IRRIGATION COMPANY	218 EAST KIOWA AVENUE FORT MORGAN, CO 80701	SE 1/4 SECTION 18	3,973 SQ. FT± 0.091 AC±	3,973 SQ. FT± 0.091 AC±				2 AC± DELETED--NO LONGER NEEDED
TE-6	WILLIAM A. McCUTCHEN	DENVER, CO	S 1/2 OF THE S 1/2 SECTION 17	3,729 SQ. FT± 0.086 AC±					FOR PURPOSES OF ACCESS TO CONSTRUCT TIE-IN TO CANAL ACCESS ROAD
DELETED									DELETED--NO LONGER NEEDED
7 REV.	EQUUS FARMS, INC	555 17TH STREET SUITE 2400 DENVER, CO 80202	SECTION 18	10,264 SQ. FT± 0.236 AC±	10,264 SQ. FT± 0.236 AC±				640 AC+ FOR PURPOSES OF ACCESS TO CONSTRUCT TIE-IN TO CANAL ACCESS ROAD
TE-7 REV.	EQUUS FARMS, INC	555 17TH STREET SUITE 2400 DENVER, CO 80202	SECTION 18	2,023 SQ. FT± 0.046 AC±					FOR PURPOSES OF ACCESS TO CONSTRUCT TIE-IN TO CANAL ACCESS ROAD
TE-8	EQUUS FARMS, INC	555 17TH STREET SUITE 2400 DENVER, CO 80202	SECTION 17	3,791 SQ. FT± 0.087 AC±					FOR PURPOSES OF ACCESS TO CONSTRUCT TIE-IN TO CANAL ACCESS ROAD
DELETED									DELETED--NO LONGER NEEDED
TE-8A	EQUUS FARMS, INC	555 17TH STREET SUITE 2400 DENVER, CO 80202	S 1/2 OF THE S 1/2 SECTION 17	3,729 SQ. FT± 0.086 AC±					FOR PURPOSES OF ACCESS TO CONSTRUCT TIE-IN TO CANAL ACCESS ROAD
9 REV.	EQUUS FARMS, INC	555 17TH STREET SUITE 2400 DENVER, CO 80202	SECTION 18	11,787 SQ. FT± 0.271 AC±	11,787 SQ. FT± 0.271 AC±				640 AC+ FOR PURPOSES OF ACCESS TO CONSTRUCT TIE-IN TO CANAL ACCESS ROAD



Project Number: BR0 CO330-032	Project Location: Weld County Bridge 87/42.5 over the South Fork of the South Platte River, near Masters, CO.	Project Code: Last Mod. Date: June 14, 2007	Sheet No. of 2	Total No. of Sheets: 8
Project Location: Platte River, near Masters, CO.	Project Code: Last Mod. Date: June 14, 2007	Sheet No. of 2	Total No. of Sheets: 8	
Project Code: Last Mod. Date: June 14, 2007	Sheet No. of 2	Total No. of Sheets: 8		



SE 1/4  
SECTION 18  
T. 4 N., R. 61 W.,  
6TH P.M.

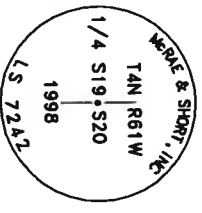
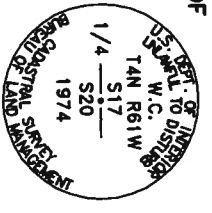
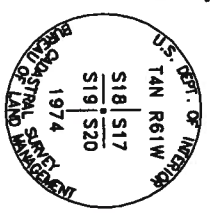
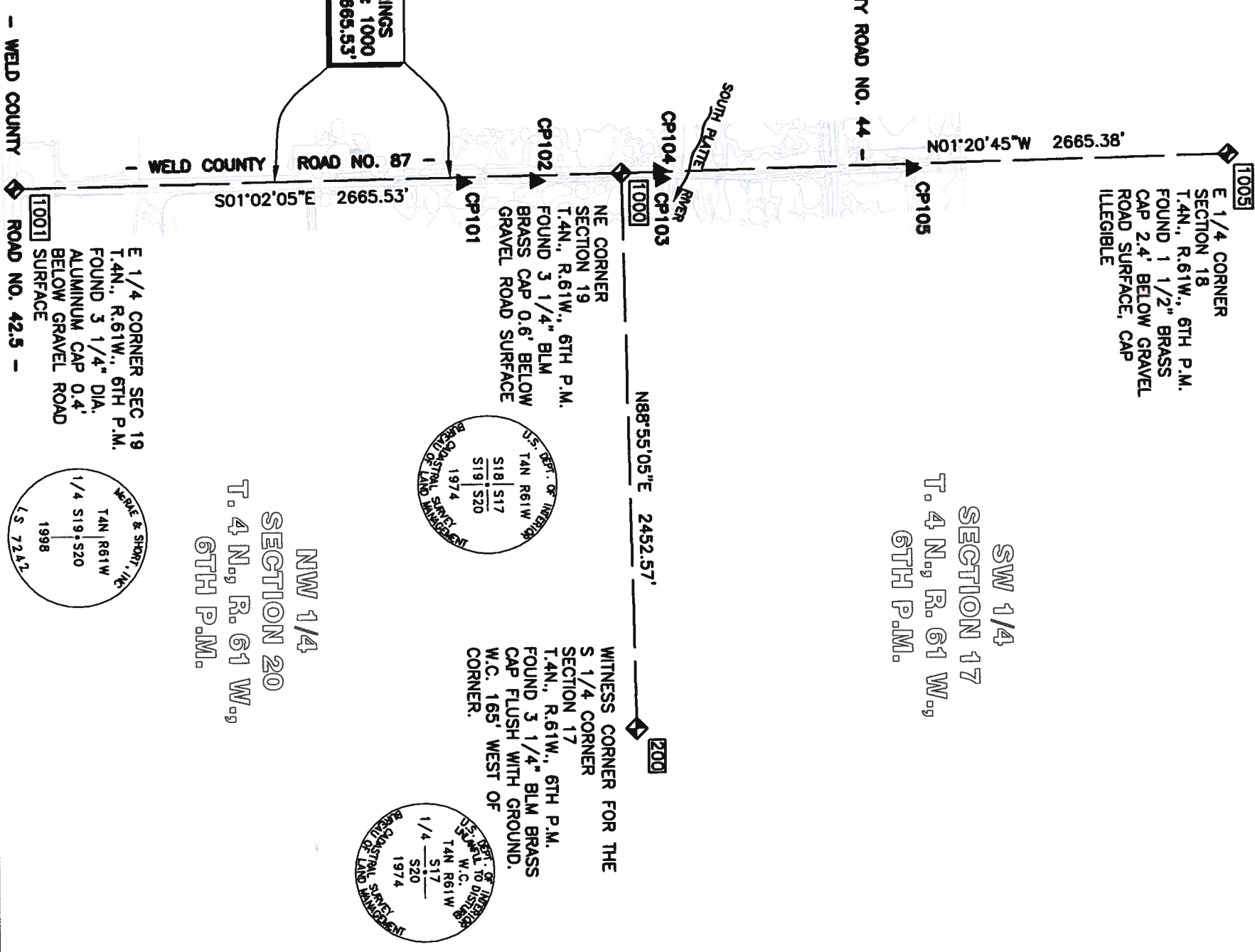
- WELD COUNTY ROAD NO. 44 -

SW 1/4  
SECTION 17  
T. 4 N., R. 61 W.,  
6TH P.M.

NE 1/4  
SECTION 19  
T. 4 N., R. 61 W.,  
6TH P.M.

NW 1/4  
SECTION 20  
T. 4 N., R. 61 W.,  
6TH P.M.

**BASIS OF BEARINGS  
BETWEEN 1001 & 1000  
S 01°02'05" E, 2665.53'**



- LEGEND**
- ◊ INDICATES FOUND ALIQUOT LAND CORNER
  - ▲ INDICATES SURVEY CONTROL POINT (SEE SHEET 3A FOR DESCRIPTION)

**BASIS OF BEARINGS** All bearings are based on the line connecting the NE Corner of Section 19 and the East 1/4 Corner (E 1/4) of Section 19, Township 4 North, Range 61 West, 6th Principal Meridian being a grid bearing of S 01°02'05" E (2665.53') as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (1992) Colorado State Plane (North Zone). Said line being monumented as shown hereon.

**BASIS OF ELEVATIONS:** Vertical control for this project was established using a combination of GPS-derived orthometric heights (elevations) and differential leveling. The orthometric height for Point 103 was established by GPS fast-static observations based on the high-definition geoid model, GEOID 03, as published by the National Geodetic Survey (NGS) used in conjunction with ties to "Z 312" PID LL0129, a National Geodetic Survey (NGS) First Order, Class II Bench Mark. The elevations for Points 101, 102, 104 & 105 were established by differential leveling based on Point 103. The published NAVD88 or orthometric height of "Z 312" is 4503.53 feet.

**COORDINATE DATUM:** Coordinates on this project are for the exclusive use of the Weld County and the Colorado Department of Transportation for the construction of this project and are considered Project Coordinates only.

**NOTE:** This map does not represent a boundary survey or title search performed by The Lund Partnership. There may exist easements and/or other encumbrances affecting the subject properties that are not shown hereon.

**NOTE:** In accordance with C.R.S. 13-80-105:  
**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 statement shown.

**SURVEYOR'S STATEMENT:** I, Geoffrey F. Stephenson, a professional land surveyor licensed in the State of Colorado, do hereby state to Weld County and the Colorado Department of Transportation this Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

Geoffrey F. Stephenson PLS No. 23521 Date \_\_\_\_\_

**PROJECT COORDINATE SUMMARY TABLE  
 (ADJUSTED FIELD DATA)**

Points output in US FEET:

POINT NAME	PROJECT COORDINATES		NAVD88 ELEV.	DESCRIPTION
	NORTHING	EASTING		
101	356203.65	350969.95	4457.80	CP101: SET 2" DIAMETER ALUMINUM CAP STAMPED "LP1 SURVEY CONTROL POINT"
102	356524.59	350965.20	4457.44	CP102: SET 2" DIAMETER ALUMINUM CAP STAMPED "LP1 SURVEY CONTROL POINT"
103	357074.86	350960.47	4460.28	CP103: SET 2" DIAMETER ALUMINUM CAP STAMPED "LP1 SURVEY CONTROL POINT"
104	357065.73	350925.01	4460.12	CP104: SET 2" DIAMETER ALUMINUM CAP STAMPED "LP1 SURVEY CONTROL POINT"
105	358175.71	350923.12	4458.60	CP105: SET 2" DIAMETER ALUMINUM CAP STAMPED "LP1 SURVEY CONTROL POINT"
S 414	351121.19	375282.41	4506.33	NGS PID LL1164
Z 312	351590.33	344233.57	4503.53	NGS PID LL0129
P044	313928.71	637298.70	-----	CORS PID DH4516
PLTC	310269.65	217091.72	-----	CORS PID AF9517

**GEODETIC COORDINATE SUMMARY TABLE  
 (ADJUSTED FIELD DATA)**

Points output in US FEET:

POINT NAME	GEODETIC COORDINATES ARE NAD-83(92) - CHARN		ELLIP. HEIGHT	NAVD88 ELEV.	MAPPING ANGLE	SCALE	NAD-83(92) ZONE 501	
	LATITUDE	LONGITUDE					NORTHING	EASTING
101	40°18'12.36984"N	104°14'40.61610"W	4395.63	4457.80	0°48'40.1"	0.99995727	1355861.23	3350123.88
102	40°18'15.54102"N	104°14'40.61881"W	4395.11	4457.44	0°48'40.1"	0.99995728	1356182.09	3350119.13
103	40°18'20.97760"N	104°14'40.57927"W	4397.91	4460.28	0°48'40.1"	0.99995731	1356732.21	3350114.40
104	40°18'20.89236"N	104°14'41.03854"W	4397.80	4460.12	0°48'39.9"	0.99995731	1356723.09	3350078.95
105	40°18'31.85788"N	104°14'40.86011"W	4396.24	4458.60	0°48'40.0"	0.99995736	1357832.79	3350077.06
S 414	40°17'18.64364"N	104°09'27.91025"W	4443.53	4506.33	0°52'02.2"	0.99995706	1350780.05	3374430.20
Z 312	40°17'27.72881"N	104°16'08.36222"W	4441.17	4503.53	0°47'43.4"	0.99995709	1351249.07	3343389.20
P044	40°10'18.42473"N	103°13'20.90057"W	4632.33	-----	1°28'17.7"	0.99995779	1313596.96	3636380.33
PLTC	40°10'53.71231"N	104°43'33.33347"W	4933.49	-----	0°30'00.6"	0.99995757	1309938.83	3216279.44

**TABULATION OF FOUND ALIQUOT CORNERS**

POINT NAME	PROJECT COORDINATES US FT		LOCATION	DESCRIPTION
	NORTHING	EASTING		
200	356947.20	353386.66	S 1/4 CORNER, SECTION 17, T. 4 N., R. 61 W., 6TH P.M.	FOUND 3 1/4" DIAMETER BLM BRASS CAP, FLUSH WITH GROUND, STAMPED IN PART "W.C. 1974"
1000	356900.89	350934.53	S.E. CORNER, SECTION 18, T. 4 N., R. 61 W., 6TH P.M.	FOUND 3 1/4" DIAMETER BLM BRASS CAP, 0.6' BELOW ROAD SURFACE, STAMPED IN PART "1974"
1001	354235.79	350982.67	E 1/4 CORNER, SECTION 19, T. 4 N., R. 61 W., 6TH P.M.	FOUND 3 1/4" DIAMETER ALUMINUM CAP, 0.4' BELOW ROAD SURFACE, STAMPED "MCRAE & SHORT LS 7242"
1005	359565.53	350871.93	E 1/4 CORNER, SECTION 18, T. 4 N., R. 61 W., 6TH P.M.	FOUND 1 1/2" DIAMETER BRASS CAP, 2.4' BELOW ROAD SURFACE, CAP ILLEGIBLE

**NOTE:** National Geodetic Survey First Order Horizontal Stations and CORS stations held fixed in the final fully constrained least squares adjustment of the GPS data are as follows:

Designation: **S 414** PID: LL1164 Designation: **Z 312** PID: LL0129

Designation: **PLTC** PID: AF9517 Designation: **P044** PID: DH4516

**Project Coordinate Parameters:**

Geodetic coordinates are based on NAD 83 (1992)  
 Orthometric Heights are shown in NAVD 88  
 State Plane coordinates are Colorado North Zone (501)  
 Units are in US Survey Feet (sft)  
 Project (Ground) coordinates are Modified State Plane  
 Combined Project factor = 0.999747514  
 Combined Project Factor Reciprocal = 1.000252550  
 Project Location Central Longitude = 40°18'19.26260"N  
 Project Location Central Latitude = 104°14'40.94578"W  
 Truncation applied to State Plane Coordinates:  
 Northing Reduction 1,000,000 sft  
 Easting Reduction 3,000,000 sft

**COLORADO DEPARTMENT OF TRANSPORTATION**

Region 4  
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Sheet Revisions

05/07/07	Deleted Points 602, 603, 604, 605, 606, 607, 608	ABS
609, 610, 611, 612, 650, 652, 659, 662, 663, 664		
665, 666 & 671		
Added Points 902, 903, 904, 905, 950, 952, 959, 962		
953, 954, 955, 966, 980, 981, 982, 983, 984, 985		

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CIVIL ENGINEERING & SURVEYING

Right of Way Plans  
Monumentation Sheet

Project Number: BR0 C030-032	
Project Location: Weld County Bridge 87/42.5 over the South Platte River, near Masters, CO	
Project Code: 14990	
Project Date: June 14, 2007	
Subplot Sheet: 4	Total No. of Sheets: 9

**TABULATION OF R.O.W. MARKERS TO BE SET (TYPE 1)**

POINT NO.	NORTHING	EASTING	DESCRIPTION
600	355895.97	350922.68	P.O.B. 1 REV.
601	355904.86	350903.75	
602	356037.72	350890.08	
603	356211.19	350886.63	
604	356913.53	350765.65	
605	356962.46	350766.13	
606	357043.42	350720.11	
607	357124.64	350767.73	
608	357381.60	350770.25	
609	357463.25	350723.84	
610	357545.14	350771.85	
611	357633.04	350772.71	
612	358017.26	350830.23	
613	358245.69	350838.64	
614	358288.38	350871.93	
615	356901.45	350964.53	P.O.B. 3, PE-2
616	356901.91	350989.00	
617	357056.54	350995.89	
618	357457.70	351002.89	
619	357747.44	350944.65	P.O.B. 4, TE-4
659	357930.88	350817.30	
660	357990.97	350826.29	
902	356314.84	350897.82	
903	356713.95	350823.77	
904	357061.99	350771.39	
905	357603.71	350785.22	
959	357931.06	350835.89	

**TABULATION OF PERMANENT EASEMENT POINTS TO BE STAKED (TYPE 6)**

POINT NO.	NORTHING	EASTING	DESCRIPTION
620	356741.73	350967.41	
621	356742.00	350981.88	
965	357463.75	350704.35	
966	357309.86	350700.42	
980	357307.89	350777.67	P.O.B. PE-1
981	357461.77	350781.60	

**TABULATION OF CALCULATED POINTS WILL NOT BE SET, FOR INFORMATION ONLY**

POINT NO.	NORTHING	EASTING	DESCRIPTION
650	357769.60	350784.18	
651	357709.27	350885.53	P.O.B. 5 REV.
652	357759.58	350791.66	P.O.B. TE-7
653	357759.27	350884.36	P.O.B. 7 REV.
658	657931.49	350880.31	
661	357991.48	350878.90	P.O.B. 9 REV.
662	357761.94	350772.73	
663	357803.10	350771.68	
664	357810.11	350799.22	
665	357400.24	350702.73	
666	357308.10	350769.53	P.O.B. TE-1
667	357709.07	350945.55	
668	357709.05	350952.37	
669	357759.08	350944.38	
670	357758.94	350984.65	
671	357769.59	351021.67	
672	357809.55	351020.56	
673	357815.15	351020.40	
674	357809.81	350943.19	P.O.B. TE-8
675	357820.52	350977.41	
676	357916.05	350970.67	
677	357915.34	350940.71	
679	356900.66	350904.53	
950	357709.55	350801.60	
952	357759.52	350809.34	P.O.B. TE-7 REV.
962	357759.64	350772.79	
963	357803.11	350771.68	
964	357814.88	350817.91	
982	356290.22	350898.18	P.O.B. TE-1A
983	356293.42	350882.83	
984	356322.71	350887.08	
985	356324.04	350896.11	

**GENERAL NOTES**

- This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Transportation Department purposes only.
- 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 R.O.W. Markers are to be set from survey control points.
- All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
- All coordinates listed are project coordinates only.
- This right-of-way plan does not represent a boundary survey or title search performed by The Lund Partnership. There may exist easements and/or other encumbrances affecting the subject properties that are not shown.
- All ownership information is based on the Title Commitments as follows: 03001C2006, 03036B2007, 03054A2007, 03056A2007 and 03057A2007 all being dated February 12, 2007 at 4:30 PM, provided by H.C. Peck and Associates.
- The limits for this project fall within Zone A (Areas of 100-year flood; base flood elevations and flood hazard factors not determined.) of Firm Map Panel 0802660825C

**SURVEYOR STATEMENT (OFFICE)**

I, Geoffrey F. Stephenson, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

Geoffrey F. Stephenson, PLS No. 23521 Date \_\_\_\_\_

**SURVEYOR STATEMENT (FIELD)**

I, Geoffrey F. Stephenson, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, adequate research, calculations and evaluation of survey evidence were performed and the Right-of-Way monuments depicted on this Right-of-Way Plan were set under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

Geoffrey F. Stephenson, PLS No. 23521 Date \_\_\_\_\_

**QUANTITY OF MONUMENTS TO BE SET**

CAP TYPE	MONUMENT TYPE					
	1	1A	2	2A	3A	5
REFERENCE						6
RIGHT OF WAY	15					
CONTROL						
ALIQUOT CORNER						
WITNESS POST						

**COLORADO DEPARTMENT OF TRANSPORTATION**

Region 4  
 Address: 1420 2nd Street  
 Greeley, CO 80631  
 Phone: (970) 350-2153 FAX: (970) 350-2178  
**Right of Way Plans Unit: Dave Mantych, PLS**

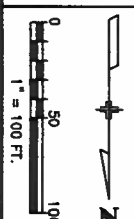
Sheet Revisions

Date	Revised	Description
06/07/07	1	Added TE-1A



**WELD COUNTY**  
 PUBLIC WORKS DEPARTMENT  
 1111 H. STREET  
 P.O. BOX 758  
 GREELEY, CO 80632-0758  
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**LUND**  
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 12266 W. Bayland Avenue, Suite 130  
 Lakewood, Colorado 80226  
 P-303.888.1461 F-303.888.4094  
 CIVIL ENGINEERING & SURVEYING



Right of Way Plans  
 Plan Sheet

Project Number:	BR0 CO30-032
Project Location:	Weld County Bridge 87/42.5 over the South Platte River, near Masters, CO.
Project Code:	June 14, 2007
Project Date:	June 14, 2007
Sheet No.:	5
Total No. of Sheets:	9

**POINT OF BEGINNING TABLE**

FROM	TO	BEARING	DISTANCE	PARCEL
1000	600	S00°40'33"W	1004.99'	1 REV.
1000	982	S03°24'26"W	611.74'	TE-1A
1000	615	N88°55'05"E	30.00'	3, PE-2

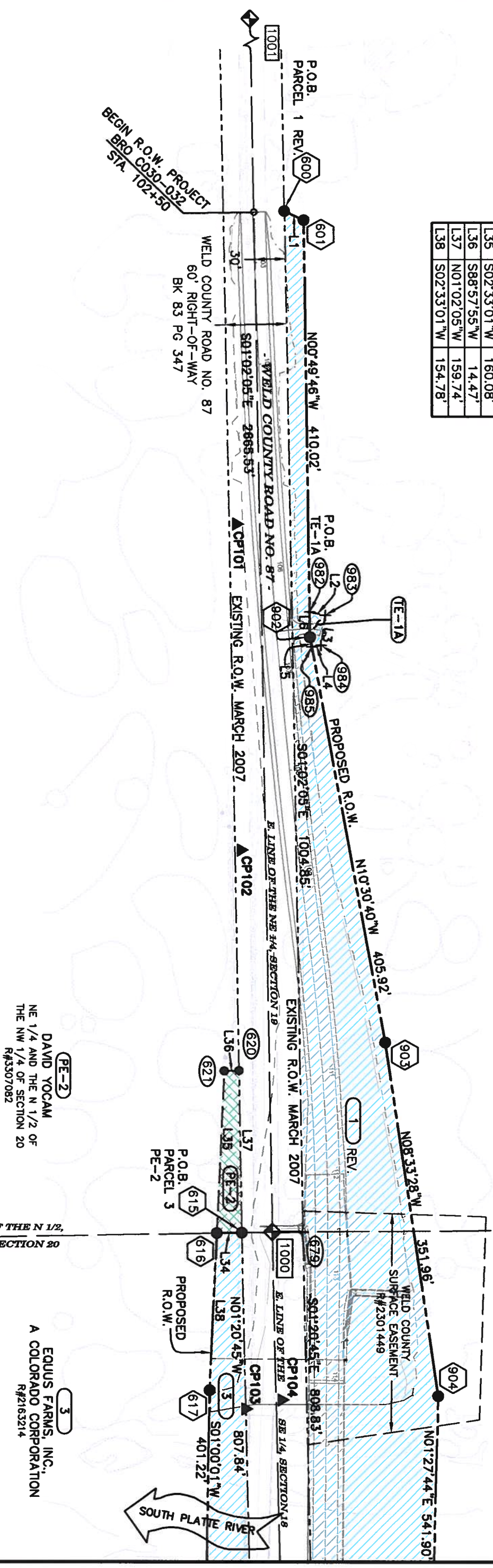
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N64°50'44"W	20.91'
L2	N78°14'26"W	15.67'
L3	N08°15'15"E	29.60'
L4	N81°35'42"E	9.13'
L5	S10°30'40"E	9.36'
L6	S00°49'46"E	24.61'
L34	N88°55'05"E	24.48'
L35	S02°33'01"W	160.08'
L36	S88°57'55"W	14.47'
L37	N01°02'05"W	159.74'
L38	S02°33'01"W	154.78'

**NE 1/4 SECTION 19**  
 T. 4 N., R. 61 W.,  
 6TH P.M.

**SE 1/4 SECTION 18**  
 T. 4 N., R. 61 W.,  
 6TH P.M.

1 REV. (TE-1A)  
 EQUUS FARMS, INC.,  
 A COLORADO CORPORATION  
 R#2333738



- LEGEND**
- ◊ INDICATES FOUND ALIQUOT CORNER (SEE SHEET 3A FOR DESCRIPTION)
  - INDICATES RIGHT-OF-WAY MONUMENT TO BE SET
  - INDICATES PERMANENT EASEMENT MONUMENT TO BE SET
  - + INDICATES CALCULATED POINT
  - ▲ INDICATES SURVEY CONTROL POINT

**NW 1/4 SECTION 20**  
 T. 4 N., R. 61 W.,  
 6TH P.M.

**SW 1/4 SECTION 17**  
 T. 4 N., R. 61 W.,  
 6TH P.M.

DAVID YOCAM  
 NE 1/4 AND THE N 1/2 OF  
 THE NW 1/4 OF SECTION 20  
 R#3507082

3  
 EQUUS FARMS, INC.,  
 A COLORADO CORPORATION  
 R#2163214

Sheet Revisions

Date	Description	By	App'd
06/07/07	Deleted TE-1, TE-4A, TE-6 & TE-8A		
	Added PE-1		
	Revised T. 4 N., R. 61 W., S. 17 & 18		

**WELD COUNTY**  
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 1111 H. STREET  
 P.O. BOX 758  
 GREELEY, CO 80632-0758  
 PHONE: (970) 356-4000  
 FAX: (970) 304-6497

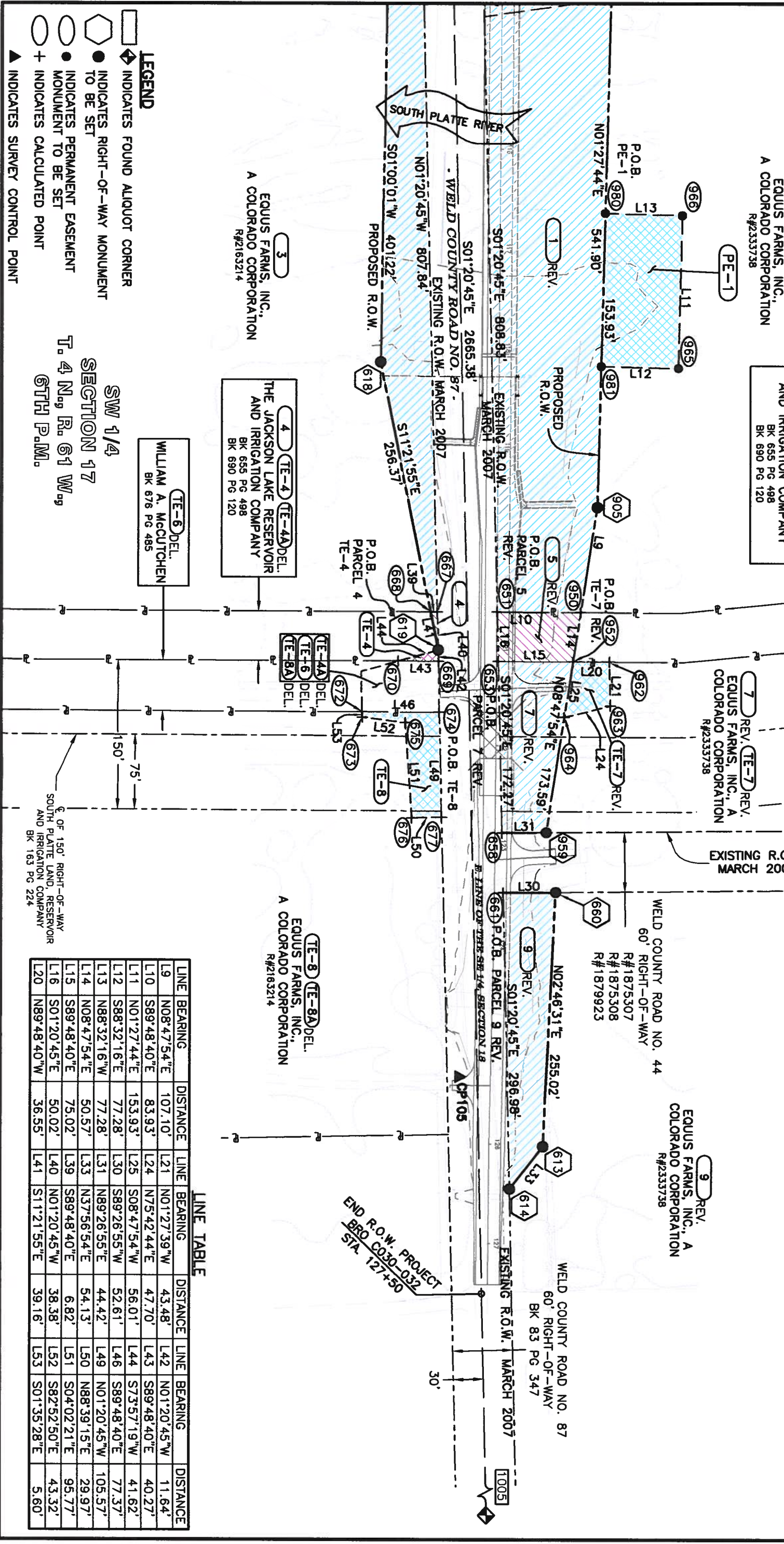
**LUND**  
 PARTNERSHIP  
 1285 W. Bayard Avenue, Suite 130  
 Lakewood, Colorado 80228  
 P: 303.988.1491 F: 303.988.4084  
 CIVIL ENGINEERING & SURVEYING

**Right of Way Plans**  
 Plan Sheet  
 Project Number: BRO C030-032  
 Project Location: Weld County Bridge 87/42.5 over the South Platte River, near Masters, CO.  
 Project Location: Platte River, near Masters, CO.  
 Project Code: 1  
 Last Mod. Date: Jun 14, 2007  
 Sheet No. 5  
 Total No. of Sheets 9

SECTION 18  
 T. 4 N., R. 61 W.,  
 6TH P.M.

**POINT OF BEGINNING TABLE**

FROM	TO	BEARING	DISTANCE	PARCEL
1000	651	N03°28'07"W	809.87'	5 REV.
1000	653	N03°20'43"W	859.85'	7 REV.
1000	619	N00°41'06"E	846.61'	4, TE-4
1000	674	N00°32'44"E	908.96'	TE-8
1000	980	N21°04'37"W	436.19'	PE-1
1000	952	N08°17'44"W	867.71'	TE-7 REV.
1000	661	N02°55'12"W	1092.01'	9 REV.



**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L9	N08°47'54"E	107.10'	L21	N01°27'39"W	43.48'	L42	N01°20'45"W	11.64'
L10	S89°48'40"E	83.93'	L24	N75°42'44"E	47.70'	L43	S89°48'40"E	40.27'
L11	N01°27'44"E	153.93'	L25	S08°47'54"W	56.01'	L44	S73°57'19"W	41.62'
L12	S88°32'16"E	77.28'	L30	S89°26'55"W	52.61'	L46	S89°48'40"E	77.37'
L13	N88°32'16"W	77.28'	L31	N89°26'55"E	44.42'	L49	N01°20'45"W	105.57'
L14	N08°47'54"E	50.57'	L33	N37°56'54"E	54.13'	L50	N88°39'15"E	29.97'
L15	S89°48'40"E	75.02'	L39	S89°48'40"E	6.82'	L51	S04°02'21"E	95.77'
L16	S01°20'45"E	50.02'	L40	N01°20'45"W	38.38'	L52	S82°52'50"E	43.32'
L20	N89°48'40"W	36.55'	L41	S11°21'55"E	39.16'	L53	S01°35'28"E	5.60'

