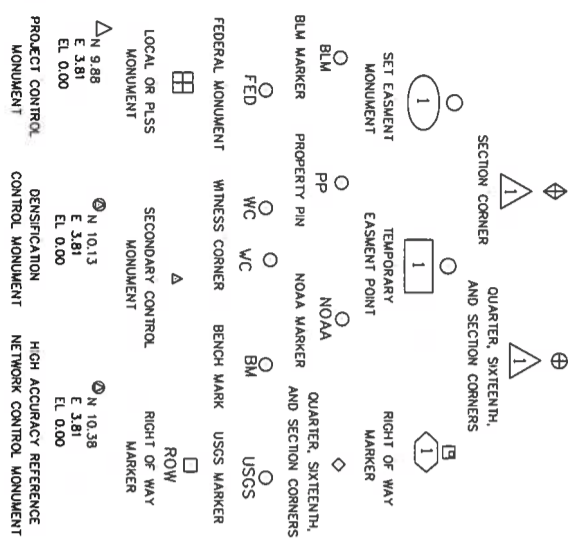
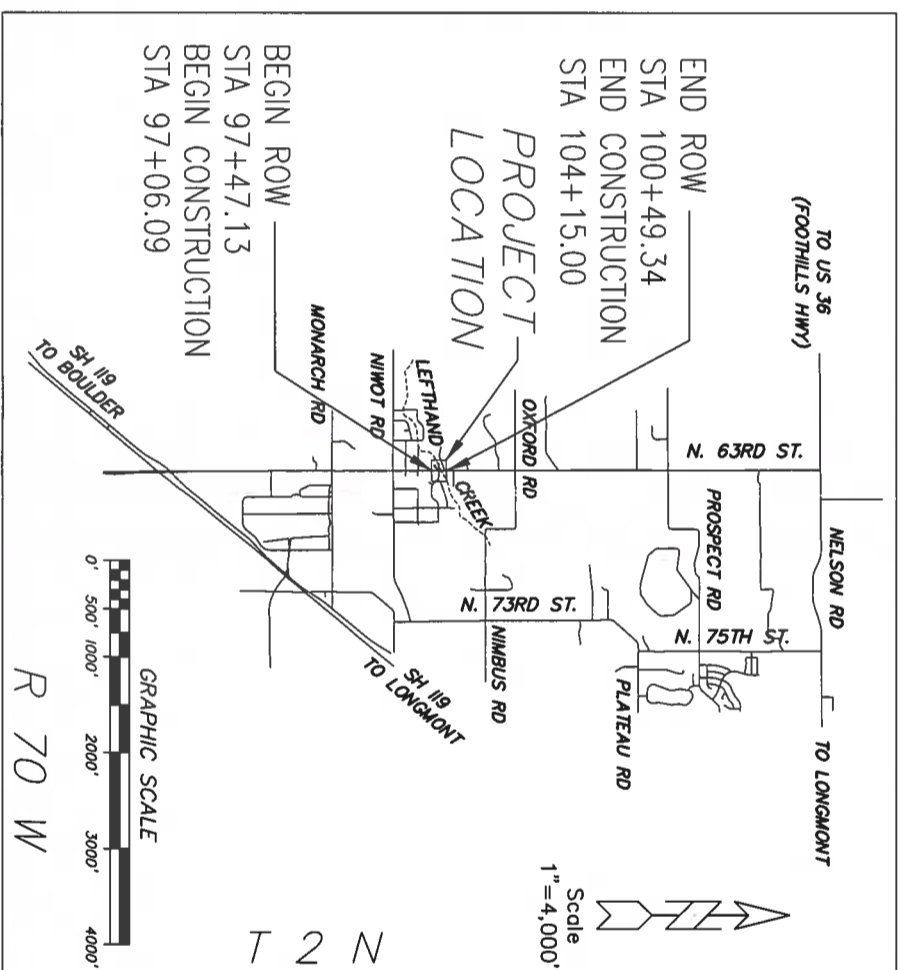


Sheet Revisions		Sheet Revisions		Sheet Revisions	
Date	Description	Date	Description	Date	Description

Right of Way Plans	
Title Sheet	Total No. of
Project Number: BRO C070-033	9
Project Location: N. 63rd St. & Left Hand Creek	
Sec 26 & 27, T. 2 N., R 70 W., 6th PM, Boulder County	
Project Code: Last Mod. Date   Subst. Sheets   Sheet No.   Total No. of	
16738   02-05-10   1,01   1,01   1,01	9

**BOULDER COUNTY  
 STATE OF COLORADO  
 RIGHT OF WAY PLANS OF PROPOSED  
 FEDERAL AID PROJECT NO. BRO C070-033  
 LOCAL AGENCY**

**BRIDGE REPLACEMENT AND ROAD DESIGN - N 63RD STREET (CR 39) OVER LEFTHAND CREEK**  
 SECTIONS 26 & 27, T. 2 N., R. 70 W., 6TH P.M.  
 BOULDER COUNTY, COLORADO  
 RIGHT OF WAY  
 ROW LENGTH OF PROJECT: 302.21'  
 CONSTRUCTION LENGTH OF PROJECT: 708.91'



Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

SHEET NO. INDEX OF SHEETS

1.01	(1) Title Sheet
2.01-2.02	(2) Tabulation of Properties
3.01	(0) Project Control Diagram (not used)
4.01-4.03	(3) Land Survey Control Diagram
5.01	(1) Monumentation Sheet
6.01	(0) Tabulation of Road Approach Sheets (not used)
7.01	(1) Plan Sheet
8.01	(1) Ownership Map
<b>9 Total Sheets</b>	

Scales of original 11x17 Drawings  
 Plan Sheets: 1"=60'  
 Ownership Map: 1"=60'

Basis of Bearings: Bearings shown, or used in the calculations of coordinates, are based on a Colorado State Plane North Zone grid bearing of N00°18'07"W from the South 1/16th Corner common to Section 26 & 27 to the 1/4 Corner common to Section 26 & 27. Both monuments being described hereon. The survey data was obtained from a terrestrial total station survey based on coordinate information supplied by Boulder County.

- This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
  - For title information, Stattec Consulting relied on Informational Title Commitment File No. 34-0006028 C-3, dated January 20, 2009 at 07:00am prepared by Lawyers Title Insurance Corporation.
  - This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
- 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.

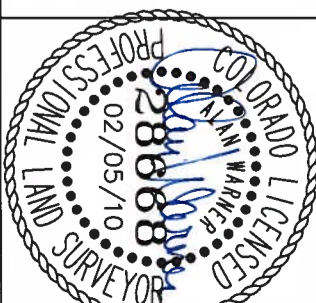
DEPARTMENT OF TRANSPORTATION  
 STATE OF COLORADO

AUTHORIZED: *[Signature]* DATE: 5/18/10  
 RIGHT OF WAY MANAGER

**SURVEYOR STATEMENT (ROW PLAN)**

I, Alan Warner, 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.

PLS No. 28668







**COLORADO DEPARTMENT OF TRANSPORTATION**  
 Region 4  
 1420 2nd Street  
 Greeley, CO 80631  
 Phone: (970) 350-2103 FAX: (970) 350-2177  
**Right of Way Plans Units:**

Date	Description	Initials

Date	Description	Initials

Date	Description	Initials

**Right of Way Plans**  
 Tabulation of Properties  
 Project Number: BRO C070-033  
 Project Location: N. 63rd St. & Left Hand Creek  
 Sec26 & 27, T. 2 N., R 70 W., 6th PM, Boulder County  
 Project Code: Last Mod. Date 02-05-10 Subset Sheets 202 of 202 Sheet No. Total No. of 9

**R.O.W. TABULATION OF PROPERTIES IN BOULDER COUNTY NORTH 63RD STREET (COUNTY ROAD 39)**

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area of Parcel	Area in Square Feet (Acres)			Book and Page No. and/or Reception No.	Title Commitment No.	Remarks
					Existing ROW	Net Area	Remainder Left			
PE4a	Barbara Potten Estate 7337 N. 63rd St Longmont, CO. 80503	7329 N. 63rd St Longmont, CO 80503	NE 1/4, SE 1/4, Section 27	82				34-0006028 C-3	For Operation, Construction and Maintenance of Drain	
PE4b	(Same as above)	(Same as above)	(Same as above)	3,913				34-0006028 C-3	For Operation, Construction and Maintenance of Road	
PE5	Terry R. & Sue W. Knopp 7451 N. 63rd St Longmont, CO. 80503	7451 N. 63rd St Longmont, CO 80503	NE 1/4, SE 1/4, Section 27	2,475				34-0006028 C-3	For Operation, Construction and Maintenance of Road	
PE6a	Theodore G. Frazier Jr 6317 Bluebird Av Longmont, CO. 80503	6317 Bluebird Av Longmont, CO 80503	NW 1/4, SW 1/4, Section 26	4,998				34-0006028 C-3	For Operation, Construction and Maintenance of Drain	
PE6b	(Same as above)	(Same as above)	(Same as above)	200				34-0006028 C-3	For Operation, Construction and Maintenance of Drain	
TE6	(Same as above)	(Same as above)	(Same as above)	15,914				34-0006028 C-3	For Construction Purposes	
PE7	Gregory P. & Denise B. Coffin 6318 Modeno Ln Longmont, CO. 80503	6318 Modeno Ln Longmont, CO 80503	NW 1/4, SW 1/4, Section 26	2,315				34-0006028 C-3	For Operation, Construction and Maintenance of Drain	
TE7	(Same as above)	(Same as above)	(Same as above)	11,147				34-0006028 C-3	For Construction Purposes	
PE8a	Robert J & Hannah F. Silver 7345 N. 63rd St Longmont, CO. 80503	No Address Private Road "Plumb Bumpy Lane"	NE 1/4, SE 1/4, Section 27	415				34-0006028 C-3	For Operation, Construction and Maintenance of Drain	
PE8b	(Same as above)	(Same as above)	(Same as above)	3,886				34-0006028 C-3	For Operation, Construction and Maintenance of Road	
TE8	(Same as above)	(Same as above)	(Same as above)	614				34-0006028 C-3	For Operation, Construction and Maintenance of Drain	

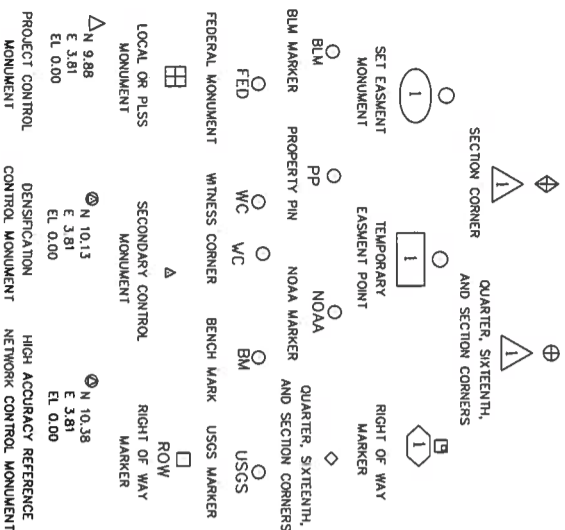
Region 4  
1420 2nd Street  
Greely, CO 80631  
Phone: (970) 350-2103 FAX: (970) 350-2177  
DEPARTMENT OF TRANSPORTATION  
**Right of Way Plans Units:**

Sheet Revisions		Sheet Revisions		Sheet Revisions	
Date	Description	Date	Description	Date	Description

Right of Way Plans	
Land Survey Control Plan	
Project Number: BRO C070-033	
Project Location: N. 63rd St. & Left Hand Creek	
Sec26 & 27, T. 2 N., R. 70 W., 6th PM, Boulder County	
Project Code: 02-05-10	
Start Mod. Date: 02-05-10	
Sheet No. of 4.03	
Sheet No. of 4.01	
Total No. of 9	

# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO LAND SURVEY CONTROL DIAGRAM

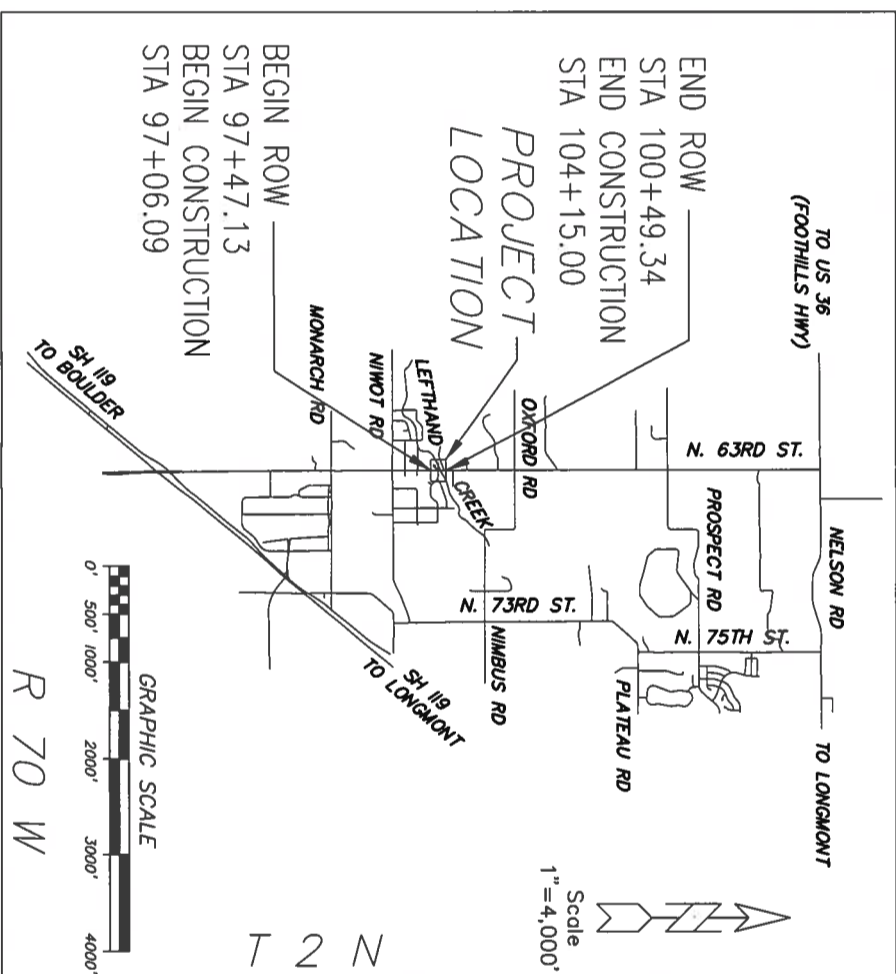
Sections 26 & 27  
Township 2 North, Range 70 West  
of the 6th Principle Meridian  
County of Boulder



Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

**General Notes:**

1. This Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. No determination has been made to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
2. Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this control survey.
3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor herein named.
4. Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



SHEET NO. INDEX OF SHEETS  
 4.01 (1) Title Sheet  
 4.02 (1) Monument Coordinate Table  
 4.03 (1) Plan Sheet  
 3 Total Sheets

Basis of Bearings: Bearings shown, or used in the calculations of coordinates, are based on a Colorado State Plane North Zone grid bearing of N00°18'07"W from the South 1/16th Corner common to Section 26 & 27 to the 1/4 Corner common to Section 26 & 27. Both monuments being described hereon. The survey data was obtained from a terrestrial total station survey based on coordinate information supplied by Boulder County.

Basis of Elevations: NGVD 29 Project elevations are based on Boulder County Benchmark LH12, a 1-1/2" brass disk set in concrete headwall, northeast corner of the 63rd Street bridge over Left Hand Creek with a NGVD 29 elevation of 5159.84ft. This information was supplied by the Boulder County Surveyor, order of benchmark is unknown.

Basis of Elevations: NAVD 88 Project elevations are based on information supplied by Boulder County, being the results of a prior survey. The top on the 2-1/2" Aluminum Cap at the 1/4 Corner common to Section 26 & 27 is assumed to have a NAVD 88 elevation of 5164.10 ft. This information was supplied by the Boulder County personnel, order of benchmark is unknown.

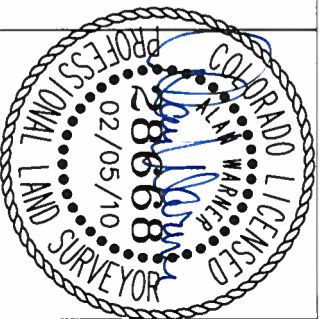
COORDINATE DATUM: Project coordinates were derived by multiplying the Colorado State Plane North Zone coordinates by 1.000284610 and then subtracting 42.97 from the Northings and subtracting 103.20 from the Eastings. All coordinate values and distances are U. S. Survey feet and decimals thereof.

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.

**SURVEYOR STATEMENT (ROW PLAN)**

I, Alon Warner, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that 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.

PLS No. 28668

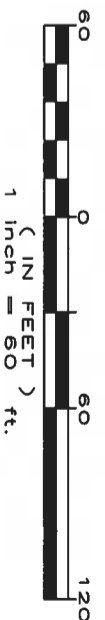




**COLORADO DEPARTMENT OF TRANSPORTATION**  
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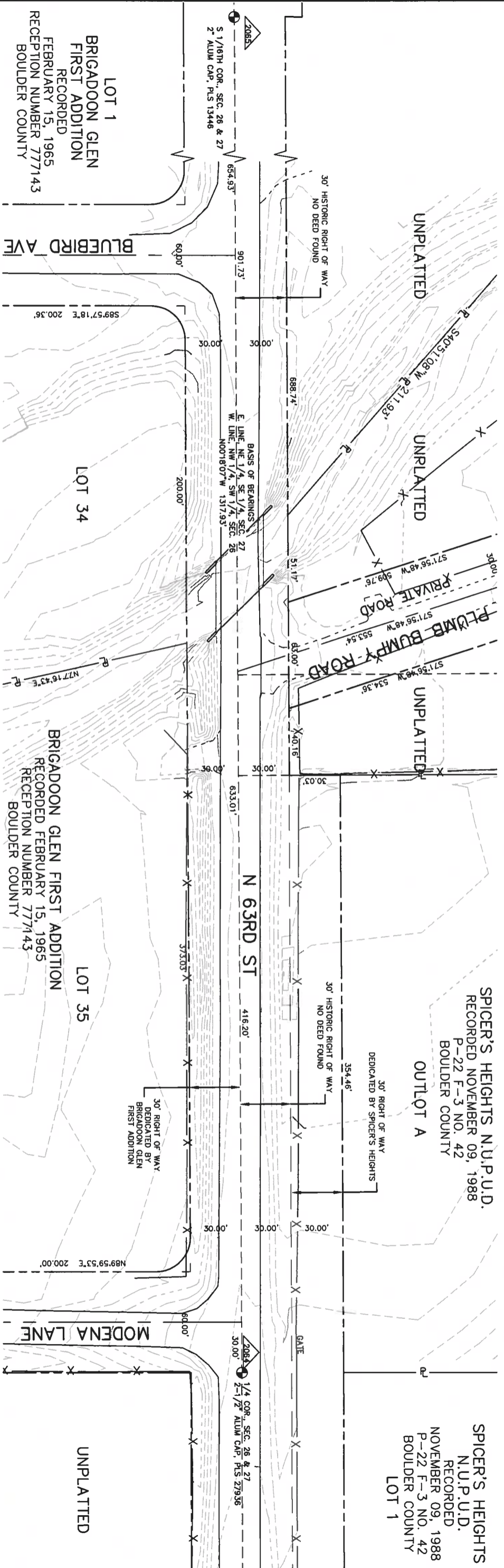
Sheet Revisions		Sheet Revisions		Sheet Revisions	
Date	Description	Date	Description	Date	Description

**Right of Way Plans**  
 Land Survey Control Diagram Plan Sheet  
 Project Number: BR0 C070-033  
 Project Location: N. 63rd St. & Left Hand Creek  
 Sec 26 & 27 T. 2 N., R 70 W., 6th PM, Boulder County  
 Project Code: 1 Last Mod. Date 02-05-10 Subst. Sheets Sheet No. Total No. of 16738 4.03 of 4.03 9



NE 1/4, SE 1/4  
 SEC. 27

NE 1/4,  
 SEC. 27



NW 1/4, SW 1/4  
 SEC. 26

NW 1/4,  
 SEC. 26

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Region 4  
1420 2nd Street  
Greeley, CO 80631  
Phone: (970) 350-2103 FAX: (970) 350-2177

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Right of Way Plans  
Right of Way Plan  
Project Number: BRO 0070-033  
Project Location: N. 63rd St. & Left Hand Creek  
Sec 26 & 27, T. 2 N., R. 70 W., 6th PM, Boulder County  
Project Code: 02-05-10  
Sheet No. 7.01 of 7.01  
Total No. of Sheets: 9

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	03°15'36"	800.33'	45.54'	N29°41'35"E	45.54'
C2	02°22'38"	800.33'	33.21'	N32°30'43"E	33.21'

LINE TABLE

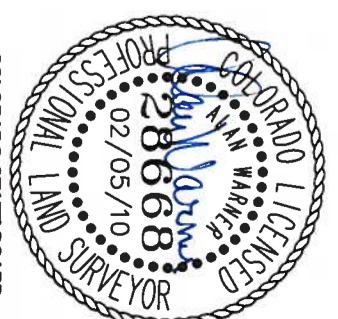
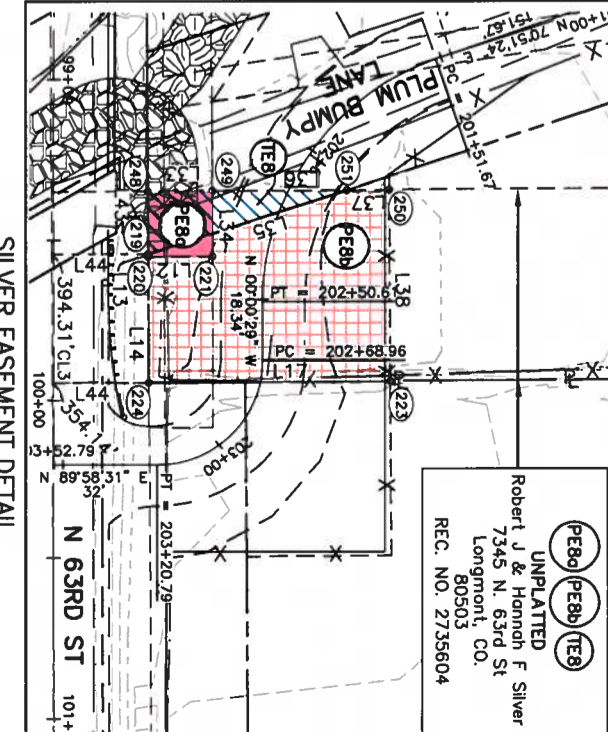
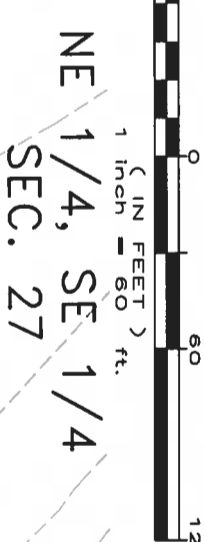
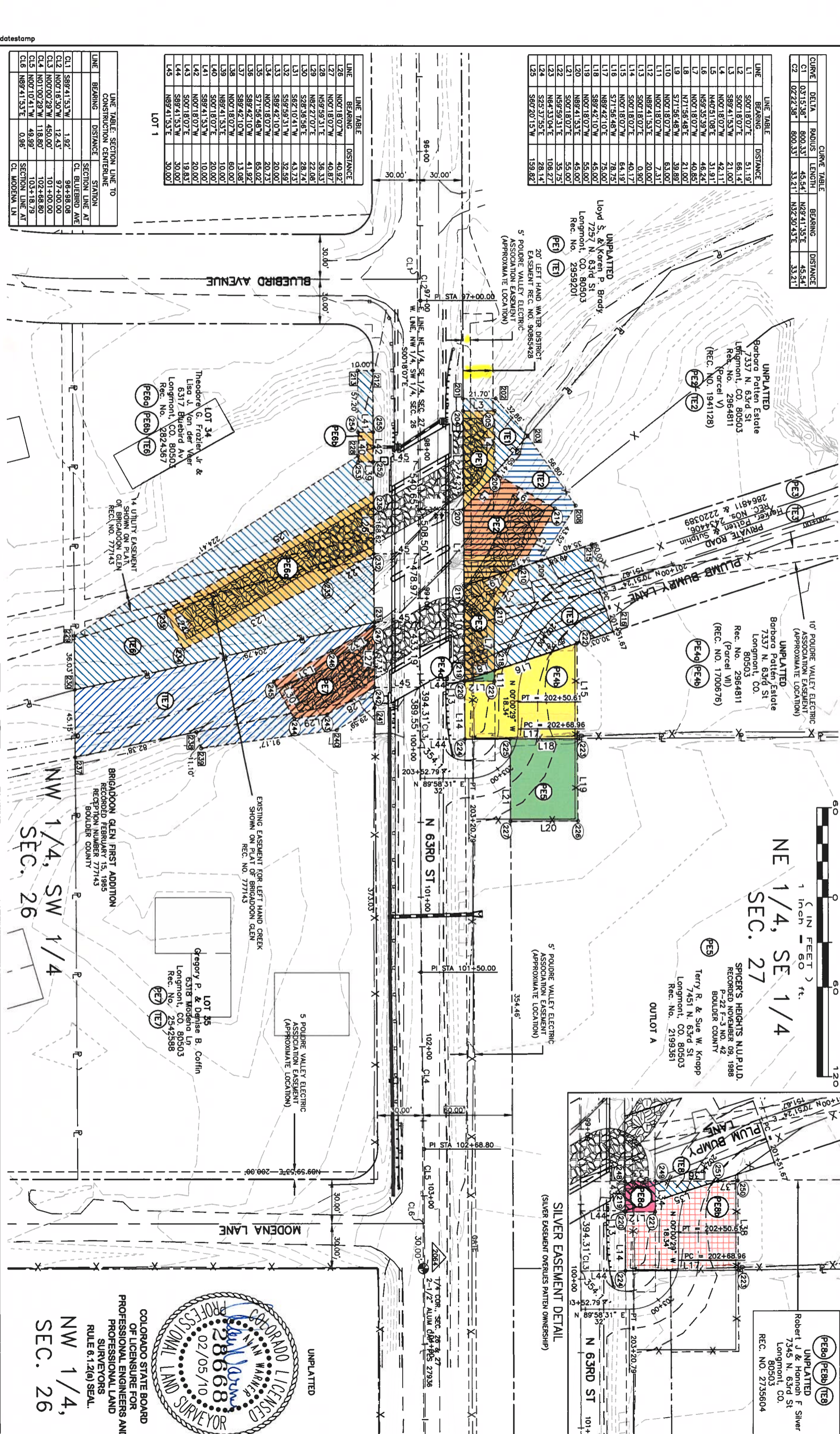
LINE	BEARING	DISTANCE
L1	S00°18'07"E	51.19'
L2	S00°18'07"E	66.14'
L3	S89°41'53"W	21.00'
L4	N00°18'07"W	42.11'
L5	N40°51'08"E	31.91'
L6	N89°35'39"W	46.24'
L7	N00°18'07"W	40.85'
L8	N71°56'48"E	21.00'
L9	S71°56'48"W	39.89'
L10	N00°18'07"W	63.00'
L11	N00°18'07"W	7.31'
L12	N89°41'53"E	20.00'
L13	S00°18'07"E	0.90'
L14	S00°18'07"E	40.17'
L15	N00°18'07"W	64.19'
L16	S71°56'48"W	78.75'
L17	N89°42'10"E	75.00'
L18	S89°42'10"W	45.00'
L19	N00°18'07"W	55.00'
L20	N89°41'53"E	45.00'
L21	S00°18'07"E	39.75'
L22	N89°35'39"E	33.75'
L23	N64°33'04"E	108.27'
L24	S23°37'55"E	28.14'
L25	S80°20'15"W	159.82'

LINE TABLE

LINE	BEARING	DISTANCE
L26	N00°18'07"W	40.82'
L27	N00°18'07"W	40.87'
L28	N89°59'31"E	36.33'
L29	N82°27'07"E	22.06'
L30	S28°36'56"E	28.74'
L31	S82°10'41"W	43.73'
L32	S59°59'31"W	32.59'
L33	S89°42'10"W	20.00'
L34	N00°18'07"W	20.23'
L35	S71°56'48"W	65.02'
L36	S89°42'10"W	41.92'
L37	S89°42'10"W	13.08'
L38	N00°18'07"W	80.00'
L39	N89°41'53"E	10.00'
L40	S00°18'07"E	20.00'
L41	S89°41'53"W	10.00'
L42	N00°18'07"E	19.83'
L43	S00°18'07"E	19.83'
L44	S89°41'53"W	30.00'
L45	N89°41'53"E	30.00'

LINE TABLE SECTION LINE TO CONSTRUCTION CENTERLINE

LINE	BEARING	DISTANCE	STATION	SECTION LINE AT
CL1	S89°41'53"W	1.92'	96+498.08	CL BLUEBIRD AVE
CL2	N00°18'30"W	12.43'	97+000.00	
CL3	N00°00'29"W	450.00'	101+000.00	
CL4	N01°00'29"W	118.80'	102+888.80	
CL5	N00°10'41"W	49.99'	103+18.79	
CL6	N89°41'53"E	0.98'		CL MODENA LN



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RULE 6.12(a) SEAL.  
NW 1/4,  
SEC. 26

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**DOT** Region 4  
1420 2nd Street  
Greeley, CO 80631  
Phone: (970) 350-2103 FAX: (970) 350-2177

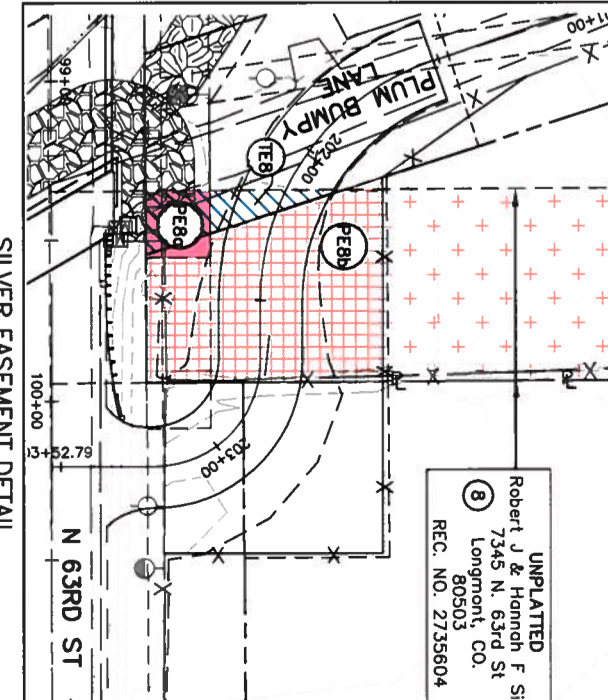
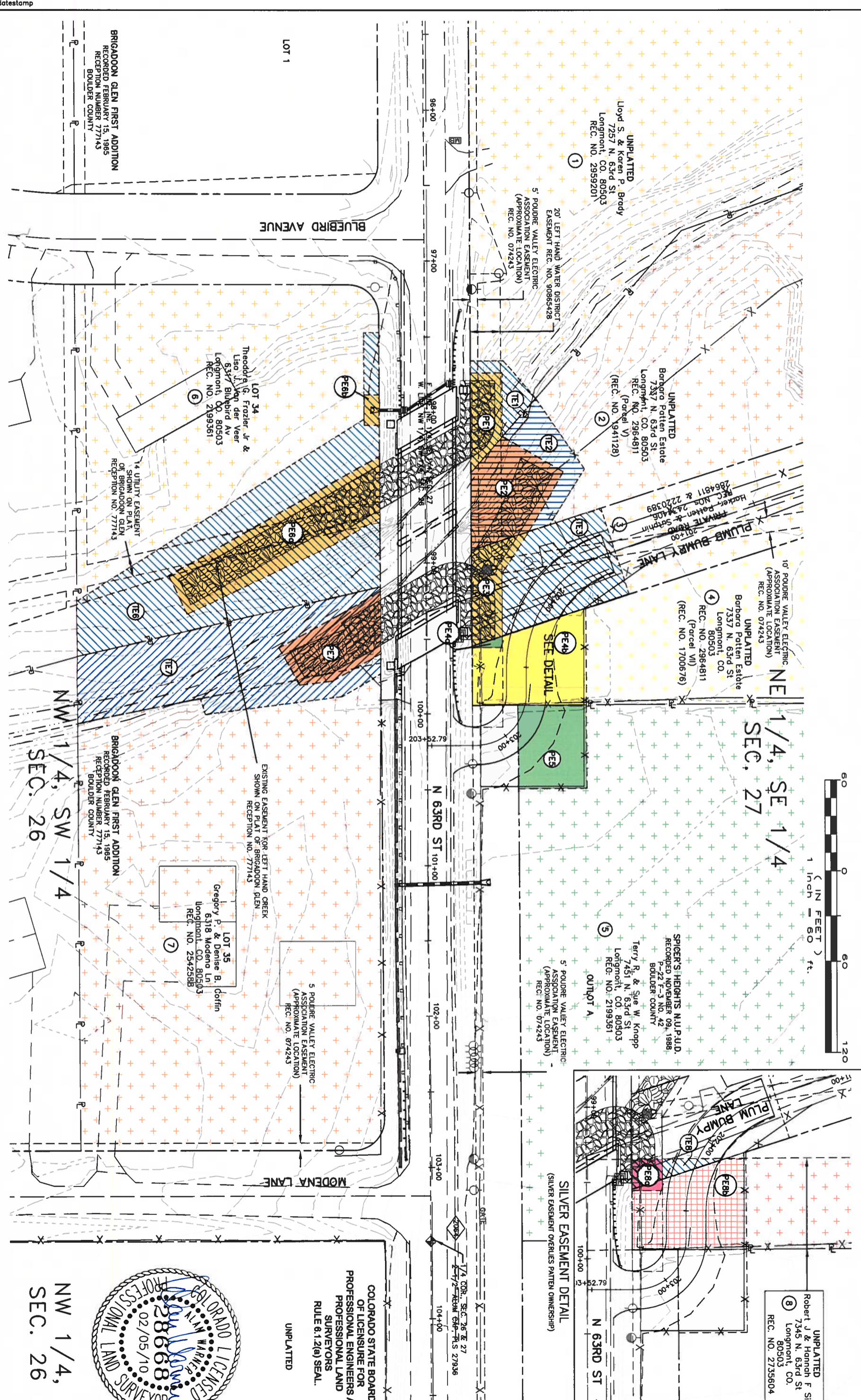
Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Right of Way Plans		
Ownership Map		
Project Number:	BRO C070-033	
Project Location:	N. 63rd St. & Left Hand Creek	
Sec26 & 27, T. 2 N., R. 70 W., 6th PM, Boulder County		
Project Code:	Cost Mod. Date	Subst. Sheets
16/38	02-05-10	8/01 of 8/01 8/01

Right of Way Plans		
Ownership Map		
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16/38	02-05-10	8/01 of 8/01 8/01



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SURVEYORS  
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