



Region 6  
2000 S. Holly Street  
Denver, CO 80222-4818  
Phone: (303) 757-9922 FAX: (303) 757-9053

Right of Way Plans Unit: Patricia Dickerson, PLS II

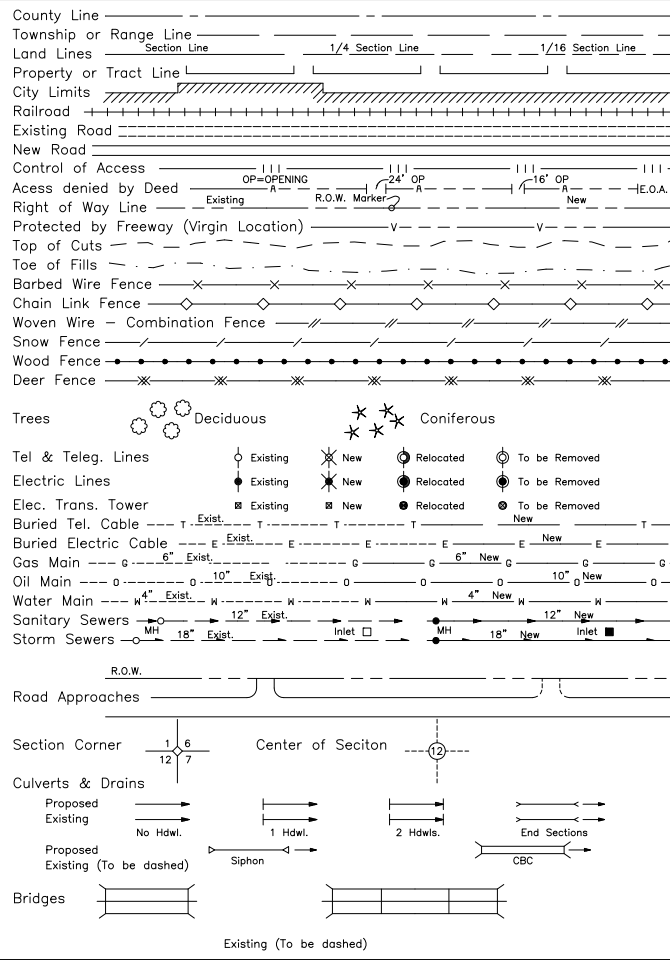
Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		

Sheet Revisions		

Right of Way Plans				
Title Sheet				
Project Number: BR 0073 - 005				
Project Location: SH - 7, Bridge at Big Dry Creek				
Project Location: 160th Ave. west of Colorado Blvd.				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13178	10-25-00	of	1	

CONVENTIONAL SIGNS



DEPARTMENT OF TRANSPORTATION  
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED

FEDERAL AID PROJECT NO. BR 0073-005

STATE HIGHWAY NO. 7

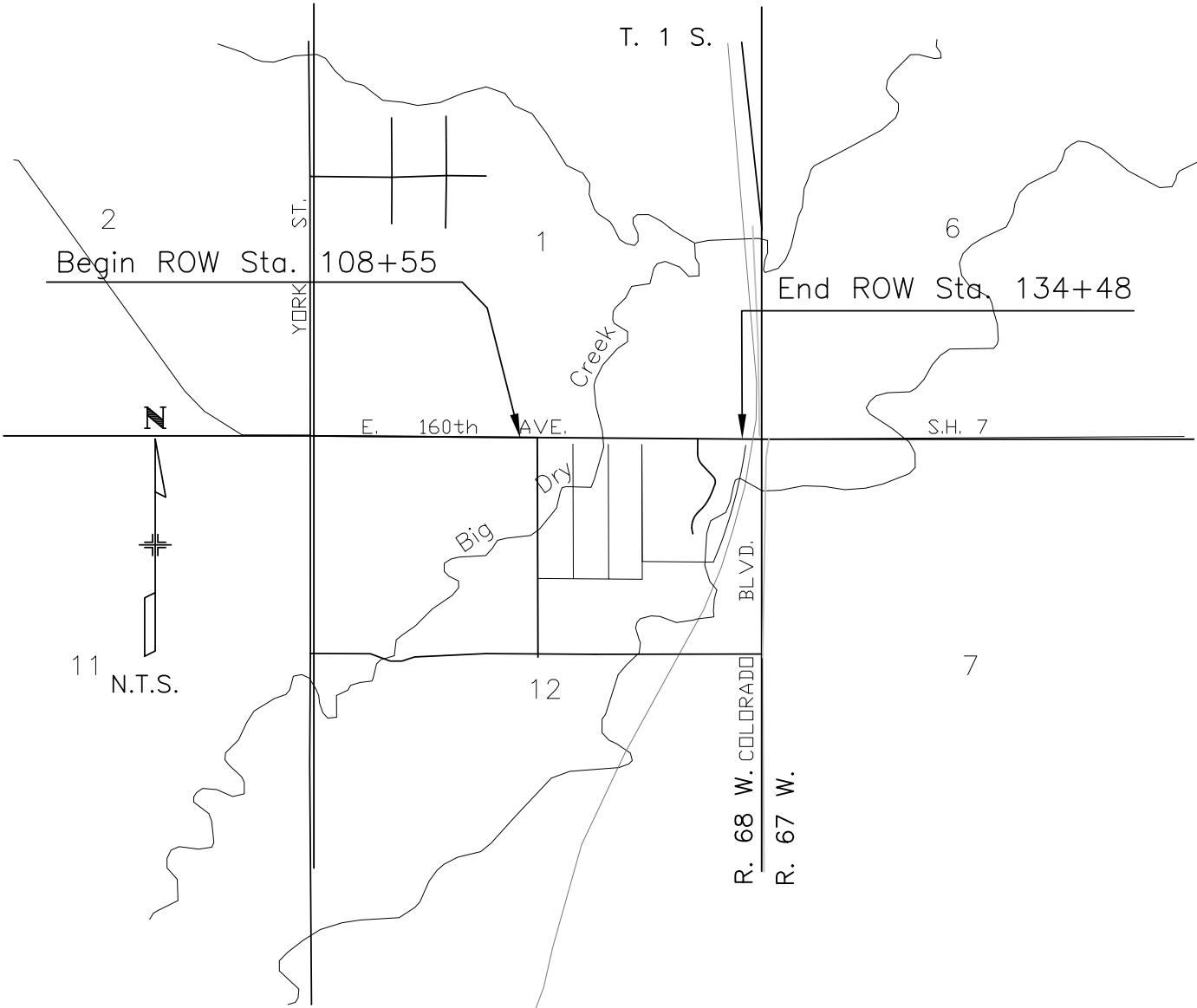
ADAMS COUNTY

RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 100'

R.O.W. LENGTH OF PROJECT - 2593 FEET



INDEX OF SHEETS

- 1 Title Sheet
- 2 Tabulation of Properties
- 3 - 3A Survey Control Diagram
- 4 Monumentation Sheet
- 5 - 6 Plan Sheets

DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: \_\_\_\_\_ DATE \_\_\_\_\_

DIVISION ADMINISTRATOR

BASIS OF BEARINGS: Grid bearings of the Colorado coordinate system of 1983, north zone, determined by a fast static GPS survey of the control points shown herein. The line between GPS point 3294 and point 3292 bears N70°45'14"W, a distance of 11,257.14'.

S.H. NO. 7

timestamp



Region 6  
2000 S. Holly St.  
Denver, CO 80222  
Phone: (303) 757-9922      FAX: (303) 757-9053

Survey Unit: Patricia Dickerson, PLS II

[illegible]

S.H. 7 - 160th Avenue

MP 70.331 to MP 70.822

Adams County, CO, T1S, R68W/6th PM, Sec. 1 & 12

### Survey Control Diagram

## Title Sheet

Project Number: BR 0073 – 005
-------------------------------

Project Location: SH-7, Bridge at Big Dry Creek

Project Location:

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13178	10-31-2000	of	3	

**GENERAL NOTES:**

1. This **Survey Control Diagram** is to document the recovery and/or establishment of survey points that will be the basis of future surveys for right-of-way acquisitions, monumentation, and/or roadway construction. This Survey Control Diagram is not a Monumented Land Survey or Boundary Survey and does not address matters of title.
2. BASIS OF BEARINGS: Grid bearings of the Colorado coordinate system of 1983, north zone, determined by a fast static GPS survey of the control points shown hereon. The line between GPS point 3294 and point 3292 bears N70°45'14"W, a distance of 11,257.14'.
3. Geodetic coordinates are WGS-84 datum (NAD '83-1992) based on a fast static GPS survey using NGS values on points 3292 and 3294.
4. Rectangular coordinates are **project specific** only. Rectangular coordinates were obtained by multiplying the state plane coordinates of the primary control by 1.00027515599.
5. Horizontal Control Tolerances meet the precision requirements of CDOT type A control (+/- 0.10' with 95% certainty).
6. Vertical Datum: Elevations are NAVD '88 Datum based on differential levels previously run for Project STA 0073-004 by CDOT crews from NGS benchmark "Q391" (PID KK1305), elevation = 4973.18', through CDOT control point 401, elevation = 5092.07'.
7. Elevations on control points were established by electronic differential levels with an accuracy meeting or exceeding 0.035' times the square root of the distance leveled in miles.

**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's Statement:**

I, Donald D. Hansen, a Professional Land Surveyor in the State of Colorado do hereby state to the Colorado Department of Transportation that this Survey Control Diagram was prepared, and the field survey it depicts was performed, under my responsible charge; is based upon my knowledge, information and belief; and was executed in accordance with applicable standards of practice. This statement is not a guaranty or warranty, either expressed or implied.

---

Donald D. Hansen, PLS No. 14599

---

Date

**Adams County Survey Depositing Certificate:**

Deposited this \_\_\_\_\_ day of \_\_\_\_\_,  
200\_\_, at \_\_\_\_\_ o'clock \_\_.M., in Book \_\_\_\_\_ at page  
\_\_\_\_\_ of Land Surveys/Right of Way Surveys, under Reception  
No. \_\_\_\_\_.

By: \_\_\_\_\_

Title

timestamp

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6  
2000 S. Holly St.  
Denver, CO 80222  
Phone: (303) 757-9922      FAX: (303) 757-9053

Survey Unit: Patricia Dickerson, PLS II

Sheet Revisions

mm/yy	XXXXX	XXX

S.H. 7 - 160th Avenue

MP 70.331 to MP 70.822

Adams County, CO, T1S, R68W/6th PM, Sec. 1 & 12

Survey Control Diagram

Tabulation sheet

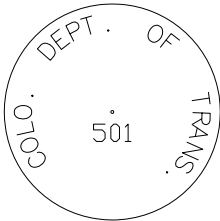
Project Number: BR 0073-005

Project Location: SH-7, Bridge at Big Dry Creek

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13178	10-25-00	of	3-A	

GPS Control Points, Geodetic Coordinates

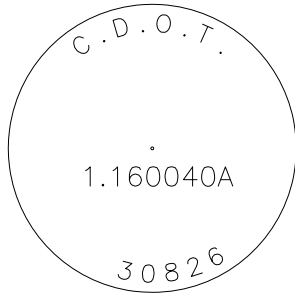
PT.#	LAT. (N)	LONG. (W)	ELIP.(m)	ORTHO.(m)	NAME
3292	39°59'59.70642"	104°58'42.01013"	1555.93	1573.4	BASELINE
3294	39°59'22.40590"	104°56'25.78065"	1537.63	1555.2	BIG DRY
401	39°59'11.46839"	104°56'28.99260"	1535.04	1552.067	1.160040A
501	39°59'10.74242"	104°56'39.10612"	1529.49	1546.528	CP501
502	39°59'10.72993"	104°56'46.23205"	1528.53	1545.543	CP502
503	39°59'11.76664"	104°56'46.51510"	1528.58	1545.610	CP503
504	39°59'10.53035"	104°56'54.11838"	1529.24	1546.264	CP504
505	39°59'10.59300"	104°57'02.45093"	1532.11	1549.130	CP505



Typical Cap, Control point set

GPS Control Points, Project Specific Coordinates (Feet)

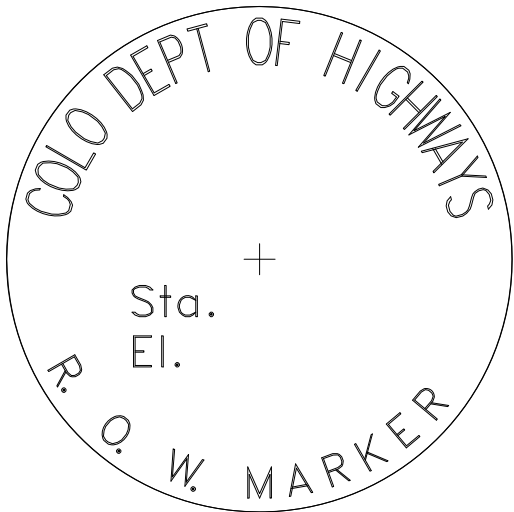
PT.#	NORTHING	EASTING	ELEV.	DESCRIPTION/MARKINGS
3292	1243589.0869	3147011.0107	5162.04	9/16" NGS Deep Rod in monument box. Rim of box is stamped "BASELINE 1992".
3294	1239878.4395	3157639.0062	5102.257	3.25" brass cap "ADAMS COUNTY COLORADO 1995 1S 68W S1 BIG DRY SURVEY MARK"
401	1238769.8458	3157395.9225	5092.073	2" alum. cap "C.D.O.T. 1.160040A 30826"
501	1238691.4204	3156608.9878	5073.900	1.5" alum. cap "COLO. DEPT. OF TRANS. 501", set
502	1238686.6850	3156054.2000	5070.668	1.5" alum. cap "COLO. DEPT. OF TRANS. 502", set
503	1238791.4758	3156031.5073	5070.888	1.5" alum. cap "COLO. DEPT. OF TRANS. 503", set
504	1238662.6577	3155440.3275	5073.036	1.5" alum. cap "COLO. DEPT. OF TRANS. 504", set
505	1238664.9714	3154791.5489	5082.436	1.5" alum. cap "COLO. DEPT. OF TRANS. 505", set



Typical Cap, Control point recovered

Recovered Monumentation, Project Specific Coordinates (Feet)

PT.#	NORTHING	EASTING	ELEV.	DESCRIPTION/MARKINGS
551	1238734.5926	3155024.9161		Quarter Cor., 3.25" Alum. Cap, "1995 LS 28664," in Range Box
552	1238714.2944	3157721.4668		Section Cor., 3.25" Alum. Cap., "1995 LS 28664," in Range Box
553	1238791.8304	3157412.2928		3.25" Brass Cap, CDOH "ROW MARKER," in conc.
554	1238641.7992	3157410.8170		3.25" Brass Cap, CDOH "ROW MARKER," in conc.
555	1238662.0366	3154771.7160		3.25" Brass Cap, CDOH "ROW MARKER," in conc.
556	1238811.7286	3154772.6439		3.25" Brass Cap, CDOH "ROW MARKER," in conc.
557	1236096.291	3155032.853		Quarter Cor., 3.25" Alum. Cap, "LS 24960", .5' below road surface
558	1238803.9220	3152375.5350		2" Alum. Cap, WSSI "RM LS 24960"
559	1238713.2103	3152317.8065		2" Alum. Cap, WSSI "RM LS 24960"
560	1238802.6850	3152308.8565		2" Alum. Cap, WSSI "RM LS 24960"
561	1238679.6654	3152141.3739		3.25" Brass Cap, CDOH "ROW MARKER," in conc.
562	1238755.2147	3152339.9187		Monument box falls under asphalt overlay, not recovered. Section Cor. location calculated from reference monuments



Typical Cap, ROW marker recovered

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6  
2000 S. Holly Street  
Denver, CO 80222-4818  
Phone: (303) 757-9922 FAX: (303) 757-9053

Right of Way Plans Unit: Patricia Dickerson, PLS II

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		

Sheet Revisions		


Right of Way Plans				
Monumentation Sheet				
Project Number: BR 0073 – 005				
Project Location: SH-7, Bridge ad Big Dry Creek				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13178	10-25-00	of	4	

Temporary Easement Points, Project Specific Coordinates (Feet)

PT.#	NORTHING	EASTING	DESCRIPTION
563	1238809.5903	3155025.5038	TE-1 ROW AP
608	1238650.1297	3156281.7562	COR./ROW
701	1238811.5104	3154775.5111	TE-1
702	1238831.5098	3154775.6647	TE-1
703	1238829.5897	3155025.6574	TE-1
704	1238821.6485	3156080.6275	TE-1
705	1238856.6475	3156080.8909	TE-1
706	1238848.2997	3157189.8595	TE-1
707	1238813.3007	3157189.5961	TE-1
708	1238811.9533	3157368.5910	TE-1
709	1238791.9539	3157368.4405	TE-1
721	1238656.2174	3155473.0239	TE-2
722	1238655.6528	3155548.0218	TE-2
723	1238610.6541	3155547.6831	TE-2
724	1238611.2187	3155472.6852	TE-2
725	1238625.1284	3156281.8314	TE-3/TE-4
726	1238625.4691	3156236.5692	TE-3
727	1238650.5813	3156221.7579	TE-3
728	1238649.8436	3156319.7551	TE-4
729	1238624.8443	3156319.5669	TE-4

GENERAL NOTES:

- This **Monumentation Sheet** is to document how the existing Right of Way was determined and to show the relationships between the existing Right of Way and any parcels and/or easements to be acquired.
- This Right of Way Plan is a survey of land whose title is vested in, or is to be acquired by, or is under the jurisdiction of, The Colorado Department of Transportation. Title lines of lands adjoining the Right of Way or proposed Right of Way, are based on positions determined from evidence adjoining the Right of Way and from record documents, not from field surveys of the entire adjoining properties. Title investigation on parcels adjoining the Right of Way was limited to obtaining copies of the current vesting deed only.
- BASIS OF BEARINGS: Grid bearings of the Colorado coordinate system of 1983, north zone determined by a fast static GPS survey of the control points shown herein. The line between GPS point 3294 and point 3292 bears N70°45'14"W, a distance of 11,257.14 feet.
- Coordinates for easement points are listed for informational purposes only. Temporary easements will not be marked with permanent monuments.

SURVEYOR'S NOTES

- The positions of the quarter corner and east section corner common to Sections 1 and 12 are in agreement with monument records that were filed with the State Board beginning in 1995 and 1985 respectively. Fence lines near property lines and Right of Way Plans for Federal Aid Project No. S-SG 0046 (3) (plan sheets revised in 9/1964) suggest the quarter corner should lie about 2 feet westerly and the section corner should lie about 15 feet westerly. No documentation on what, if anything, was recovered at the aliquot corner locations for this previous project was uncovered. As the current project does not require acquiring additional Right of Way and the latitude of the recovered aliquot monuments is in basic agreement with that of the recovered right-of-way markers, **no** further investigation of this possible discrepancy was pursued. For this Right of Way Plan, the current monumented positions of the aliquot corners were accepted.
- Right-of-way lines were calculated to be 75.00 feet northerly and southerly of the as-monumented section line between sections 1 and 12. Existing right-of-way markers were **not** held as the controlling monuments.

**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's Statement (Office):

I, Donald D. Hansen, a Professional Land Surveyor in the State of Colorado do hereby state to the Colorado Department of Transportation that this Right-of-Way Plan: Was prepared, and the analysis of the field survey it depicts was performed, under my responsible charge; Is based upon my knowledge, information and belief; And was executed in accordance with applicable standards of practice. This statement is not a guaranty or warranty, either expressed or implied.

Donald D. Hansen, PLS No. 14599

Date



Region 6  
2000 S. Holly St.  
Denver, CO 80222-4818  
Phone: (303) 757-9922 FAX: (303) 757-9053

Right of Way Plans Unit: Patricia Dickerson, PLS II

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		

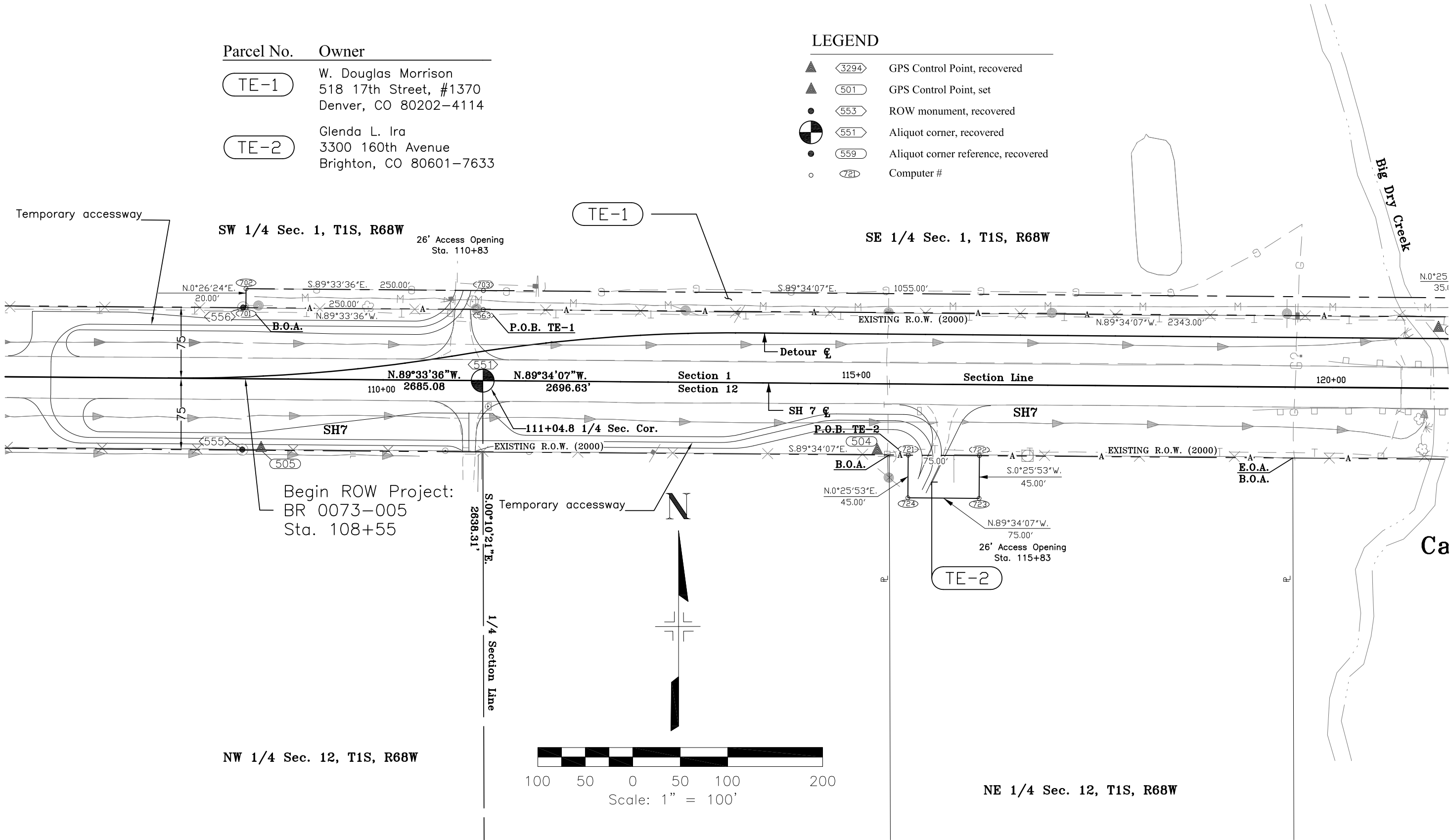
Sheet Revisions		

Right of Way Plans				
Plan Sheet				
Project Number: BR 0073 - 005				
Project Location: SH - 7, Bridge at Big Dry Creek				
Project Location: 160th Ave. west of Colorado Blvd.				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13178	11-24-00	of	5	

Parcel No.	Owner
TE-1	W. Douglas Morrison 518 17th Street, #1370 Denver, CO 80202-4114
TE-2	Glenda L. Ira 3300 160th Avenue Brighton, CO 80601-7633

LEGEND

- GPS Control Point, recovered
- GPS Control Point, set
- ROW monument, recovered
- Aliquot corner, recovered
- Aliquot corner reference, recovered
- Computer #





Region 6  
2000 S. Holly St.  
Denver, CO 80222-4818  
Phone: (303) 757-9922 FAX: (303) 757-9053

Right of Way Plans Unit: Patricia Dickerson, PLS II

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		

Sheet Revisions		

Right of Way Plans				
Plan Sheet				
Project Number: BR 0073 - 005				
Project Location: SH - 7, Bridge at Big Dry Creek				
Project Location: 160th Ave. west of Colorado Blvd.				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13178	11-28-00	of	6	

LEGEND

- ▲ (3294) GPS Control Point, recovered
- ▲ (501) GPS Control Point, set
- (553) ROW monument, recovered
- ◐ (551) Aliquot corner, recovered
- (559) Aliquot corner reference, recovered
- (721) Computer #

Parcel No.	Owner
TE-1	W. Douglas Morrison 518 17th Street, #1370 Denver, CO 80202-4114
TE-3	Marc S. Lenart 3550 160th Avenue Brighton, CO 80601-7633
TE-4	Sunset Vista Estates Homeowners Assoc. of Adams County Colorado, Inc. c/o P.O. Box 1108 Westminster, CO 80030

