

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 S. Holly St.
Denver, CO 80220
Phone: (303) 757-9922 FAX: (303) 757-9390

RIGHT OF WAY PLANS UNIT: SK

Sheet Revisions

Date mm/dd/yy	Description	Initials
	XXXXXXXX	XXX

Sheet Revisions

Date mm/dd/yy	Description	Initials
	XXXXXXXX	XXX

DOUGLAS COUNTY
COLORADO
DOUGLAS COUNTY
100 Third Street
Castle Rock, CO 80104
Phone 303.680.7400

AZTEC
CONSULTANTS, INC.
380 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 715-1898
Fax: (303) 715-1897
www.aztecconsultants.com

Right of Way Plans

Title Sheet

Project Number: C470-033
Project Location: S. BROADWAY: DAD CLARK DRIVE TO
COUNTY LINE ROAD
Project Code: Last Mod. Date
17160 11-11-09 Sheet No. 1.01

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED
DOUGLAS COUNTY PROJECT NO. CI 03-022
STATE HIGHWAY NO. C470
DOUGLAS COUNTY

R.O.W. Length of Project = 0.17 Miles

SHEET NO.

1.01
2.01
3.01-3.04
4.01-4.02
5.01-5.03
6.01-6.02

INDEX OF SHEETS

(1) Title Sheet
(1) Tabulation of Properties
(4) Land Survey Control Diagram
(2) Monumentation Sheets
(3) Plan Sheets
(2) Ownership Maps
(13) Total Sheets

Scales of Original 11x17 Drawings
Plan Sheets 1"=50'
Ownership Map 1"=100'

Basis of bearings: Bearings are Grid Bearings Colorado Coordinate System Central Zone NAD 83 (1992) based upon the line from Douglas County GIS Point "Cooke" to CDOT Control Point "2.083006" bearing North 58°20'04" East.

1. 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.

2. For title information, The Colorado Department of Transportation relied on Title Commitments 597-H0249465-266-NCS, 597-H0249491-266-NCS, AND 597-H0249492-266-NCS prepared by Heritage Title Company for Douglas County.

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 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.

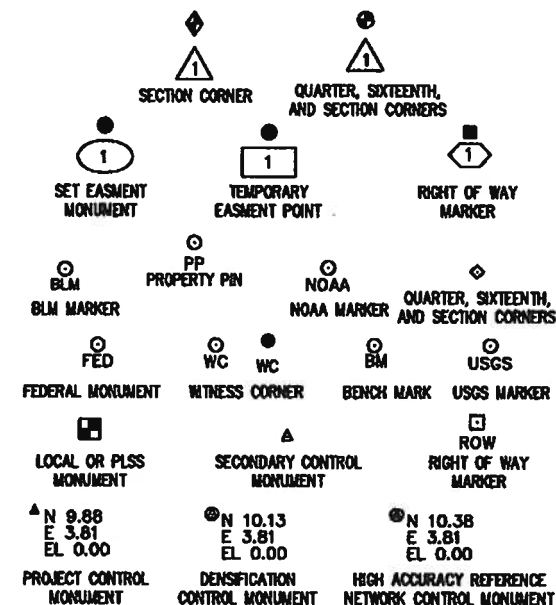
APPROVED NOV 18 2009

State L. Kimmian PLS-II

SURVEYOR STATEMENT (ROW PLAN)

I, Dean E. Cates, 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. 22561



PERMANENT, PROPERTY, SLOPE, & UTILITY EASEMENT LINE (PROPOSED)
PERMANENT, PROPERTY, SLOPE, & UTILITY EASEMENT LINE (EXISTING)
TEMPORARY EASEMENT LINE (EXISTING)
PROPERTY BOUNDARY LINE (EXISTING AND PROPOSED)
RIGHT OF WAY LINE (PROPOSED)
RIGHT OF WAY LINE (EXISTING)
COUNTY LINE (EXISTING)
QUARTER SECTION LINE
SECTION LINE
SIXTEENTH SECTION LINE

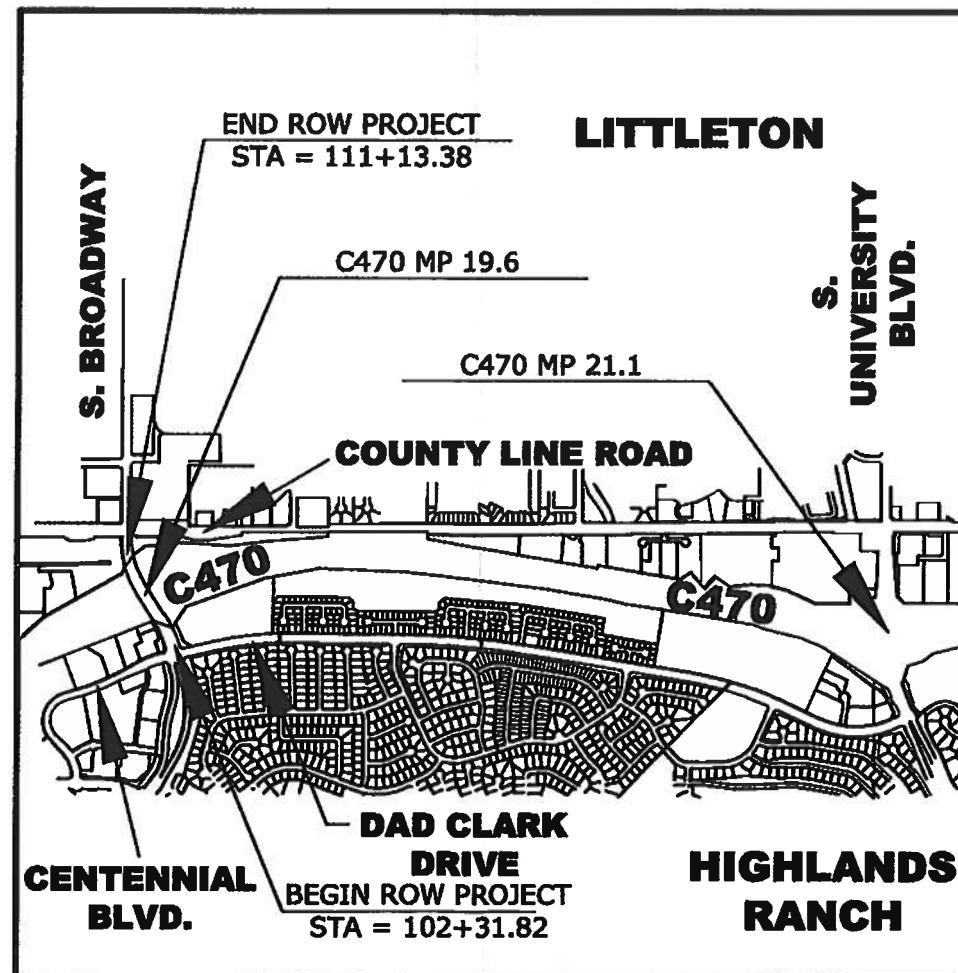
SURVEY/ROW

TOP OF CUT (PROPOSED)
TOE OF FILL (PROPOSED)

TERRAIN

Note: For a complete listing of symbolology 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).

PROJECT LOCATION MAP



COLORADO DEPARTMENT OF TRANSPORTATION Region 6 2000 S. Holly St. Denver, CO 80220 Phone: (303) 757-9922 FAX: (303) 757-9390											
		Sheet Revisions		Sheet Revisions		Sheet Revisions				Right of Way Plans Tabulation of Properties	
Date mm/dd/yy	Description XXXXXXXX	Initials XXX	Date mm/dd/yy	Description XXXXXXXX	Initials XXX	Date mm/dd/yy	Description XXXXXXXX	Initials XXX	Project Number:	C470-033	
									Project Location: S. BROADWAY; DAD CLARK DRIVE TO COUNTY LINE ROAD		
									Project Code:	Last Mod. Date	Subset Sheet No.
									17160	10-27-09	2.01 to 2.XX 2.01
R.O.W. TABULATION OF PROPERTIES IN DOUGLAS COUNTY S.H. NO. C-470											
Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/OR Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
1	HIGHLANDS RANCH METRO DISTRICT NO. 1, A COLORADO QUASI-MUNICIPAL CORP. 62 WEST PLAZA DRIVE HIGHLANDS RANCH, CO 80129		NE COR OF SOUTH BROADWAY AND DAD CLARK DRIVE NE 1/4 S3, T6S, R68W, 6TH PM	270				15,094			RIGHT-OF-WAY
TE-1	SAME AS ABOVE		SAME AS ABOVE	471				14,623			CONSTRUCTION EASEMENT
2	SAME AS ABOVE		TRACT A HIGHLANDS RANCH FILING NO. 57-A SW COR OF SOUTH BROADWAY AND C-470 NE 1/4 S3, T6S, R68W, 6TH PM	575			13,753				RIGHT-OF-WAY
3	CEPIKO, LLC PO BOX 23312 SILVERTHORNE, CO 80498		LOT 2, BLOCK 1 A REPLAT OF HIGHLANDS RANCH FILING NO. 6 NW COR OF SOUTH BROADWAY AND C-470 NE 1/4 S3, T6S, R68W, 6TH PM	742			139,124				RIGHT-OF-WAY
PE-3	SAME AS ABOVE		SAME AS ABOVE	475			138,650				GRADING



COLORADO DEPARTMENT OF TRANSPORTATION

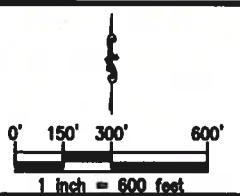
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RIGHT OF WAY PLANS UNIT: SK

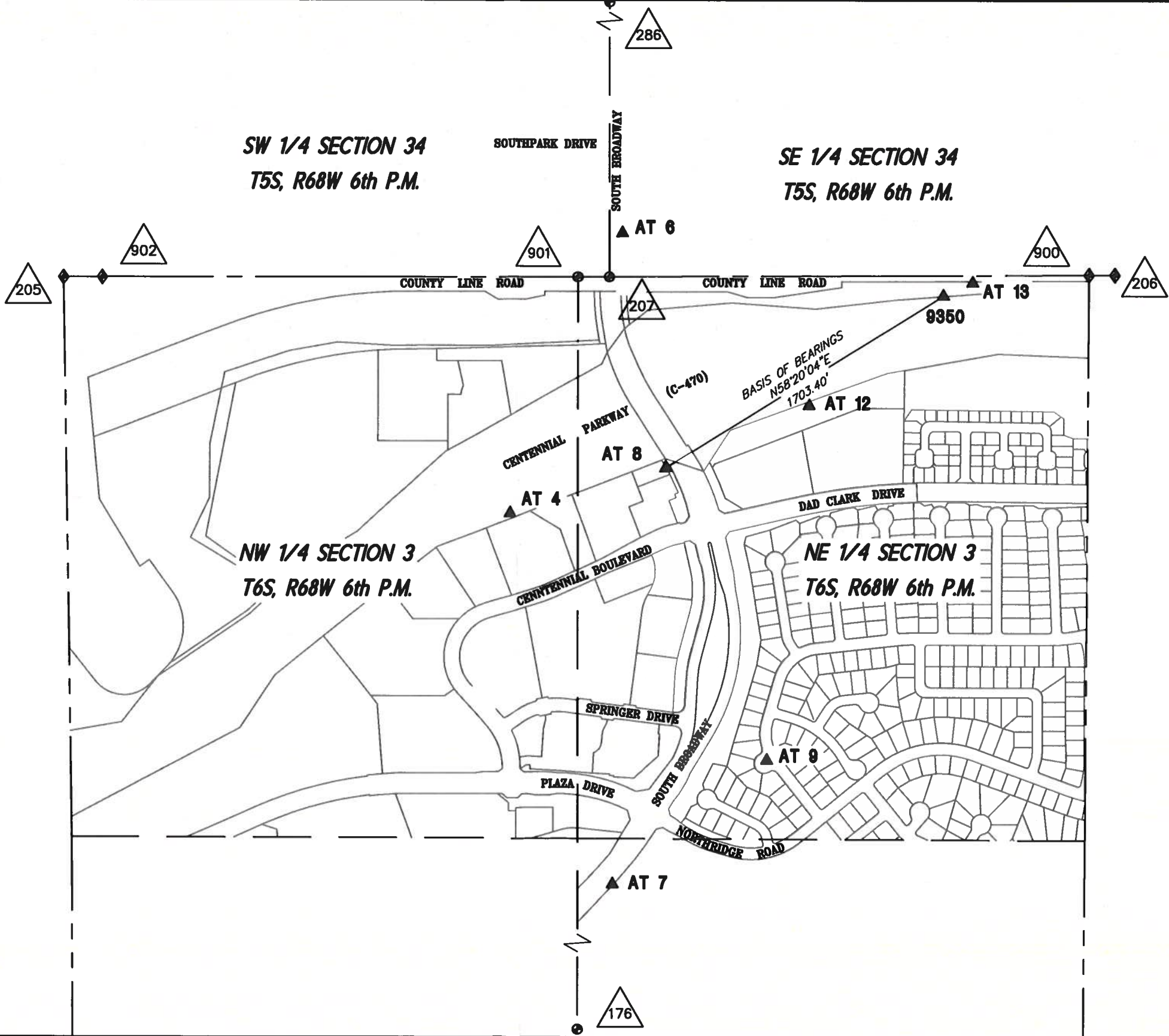
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Sheet Revisions		
Date mm/dd/yy	Description XXXXXXXXXX	Initials XXX



Land Survey Control Diagram			
Plan Sheet			
Project Number: C470-033			
Project Location: S. BROADWAY: DAD CLARK DRIVE TO COUNTY LINE ROAD			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17160	10-27-09	3.01 to 3.04	3.01



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Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Land Survey Control Diagram			
Plan Sheet			
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COUNTY LINE ROAD			
Project Code:	Last Mod. Date	Subset	Sheet No.
17160	10-27-09	3.01 to 3.04	3.02

PROJECT CONTROL POINTS – GEODETIC COORDINATES
COLORADO CENTRAL ZONE NAD 83 (1992) STATE PLANE COORDINATE CONTROL LIST (US SURVEY FEET)

PT #	NAD 83 (1992)		ELLIPSOID HEIGHT	THETA	SCALE FACTOR	STATE PLANE COORDINATES		NGVD 29 PROJ. ELEV.
	LATITUDE	LONGITUDE				NORTH	EAST	
AT4	39°33'45.94355"N	104°59'25.50248"W	5549.81	0°19'17"	0.999968323	1630267.42	3143667.31	5602.39
AT6	39°34'00.28581"N	104°59'17.87084"W	5555.88	0°19'22"	0.999968886	1631721.91	3144256.79	5608.51
AT7	39°33'26.88171"N	104°59'18.74058"W	5525.79	0°19'21"	0.999967583	1628341.76	3144207.71	5578.34
AT8	39°33'48.21160"N	104°59'15.06862"W	5559.72	0°19'24"	0.999968412	1630501.50	3144483.12	5612.33
AT9	39°33'33.21109"N	104°59'08.42789"W	5566.28	0°19'28"	0.999967828	1628986.71	3145011.77	5618.89
AT12	39°33'51.36084"N	104°59'05.46856"W	5578.01	0°19'30"	0.999968535	1630824.38	3145233.12	5630.67
AT13	39°33'57.63300"N	104°58'54.54012"W	5628.13	0°19'37"	0.999968781	1631463.86	3146085.33	5680.85
9350	39°33'56.96553"N	104°58'56.49662"W	5620.53	0°19'35"	0.999968755	1631395.45	3145932.50	5673.24

PROJECT CONTROL POINTS
PROJECT COORDINATES (US SURVEY FEET)

PT #	PROJECT COORDINATES		NGVD 29 PROJ. ELEV.	DESCRIPTION
	NORTH	EAST		
AT4	78871.63	57734.12	5602.38	#5 REBAR WITH 1-1/2" ALUM CAP
AT6	80326.56	58323.78	5608.51	#5 REBAR WITH 1-1/2" ALUM CAP
AT7	76945.39	58274.69	5578.34	PK NAIL
AT8	79105.78	58550.18	5612.33	DOUGLAS COUNTY GIS POINT "COOKE"
AT9	77590.54	59078.99	5618.89	#5 REBAR WITH 1-1/2" ALUM CAP
AT12	79428.76	59300.41	5630.67	#5 REBAR WITH 1-1/2" ALUM CAP
AT13	80068.43	60152.87	5680.85	#5 REBAR WITH 1-1/2" ALUM CAP
9350	80000.00	59999.99	5673.24	CDOT CONTROL POINT "2.083006"



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Land Survey Control Diagram			
Monument Coordinate Tables			
Project Number: C470-033			
Project Location: S. BROADWAY: DAD CLARK DRIVE TO			
COUNTY LINE ROAD			
Project Code:	Last Mod. Date	Subset	Sheet No.
17160	11-05-09	3.01 to 3.04	3.03

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FOUND ALIQUOT MONUMENT COORDINATE TABLE (PROJECT COORDINATES)			
Point No.	Northing(ft)	Easting(ft)	Description
176	74529.36	58095.45	S1/4 COR S3 FND 2-1/2" ALUM CAP PLS 28656 1998
205	80092.64	55400.39	NW COR S3 FND 3-1/4" ALUM CAP LS 17666
206	80110.65	60895.31	SE COR S34 FND 3-1/4" ILLEGIBLE ALUM CAP IN RANGE BOX
207	80098.35	58254.38	S1/4 COR S34 FND #5 REBAR WITH NO CAP IN RANGE BOX
286	82738.13	58255.98	C1/4 COR S34 FND 2-1/2" ALUM CAP PLS 31158 2007 IN RANGE BOX
900	80110.02	60760.07	NE COR S3 FND 3" BRASS CAP DMWW LS 7104 IN RANGE BOX

△

FOUND BOUNDARY MONUMENT COORDINATE TABLE (PROJECT COORDINATES)			
Point No.	Northing(ft)	Easting(ft)	Description
150119	79106.01	58579.01	FND YELLOW PLASTIC CAP LS 16838
150120	79051.00	58604.30	FND ILLEG YELLOW PLASTIC CAP
150121	78881.32	58666.83	FND YELLOW PLASTIC CAP LS 16838
150122	78635.24	58722.59	FND #5 REBAR NO CAP
150123	78627.01	58725.24	FND BRASS TAG LS 17666
150124	78588.83	58739.59	FND #5 REBAR NO CAP

◆

FOUND ALIQUOT MONUMENT COORDINATE TABLE (PROJECT COORDINATES)			
Point No.	Northing(ft)	Easting(ft)	Description
902	80093.63	55602.43	SW COR S34 FND 3-1/4" ALUM CAP LS 17666 IN RANGE BOX

△

FOUND BOUNDARY MONUMENT COORDINATE TABLE (PROJECT COORDINATES)			
Point No.	Northing(ft)	Easting(ft)	Description
150127	79751.15	58235.16	FND RED PLASTIC CAP PE & LS 9489
150128	79707.30	58242.71	FND PLS 23529 1.5 IN ALUM CAP DB&CO



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Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Land Survey Control Diagram			
Plan Sheet			
Project Number: C470-033			
Project Location: S. BROADWAY: DAD CLARK DRIVE TO			
COUNTY LINE ROAD			
Project Code:	Last Mod. Date	Subset	Sheet No.
17160	10-27-09	3.01 to 3.04	3.04

GENERAL NOTES:

- 1) THIS LAND SURVEY CONTROL DIAGRAM IS TO DOCUMENT THE RECOVERY AND/OR ESTABLISHMENT OF SURVEY CONTROL POINTS THAT WILL BE THE BASIS OF FUTURE SURVEYS FOR DESIGN PURPOSES, RIGHT-OF-WAY ACQUISITIONS, MONUMENTATION, AND/OR ROADWAY CONSTRUCTION. THIS LAND SURVEY CONTROL DIAGRAM IS NOT A MONUMENTED LAND SURVEY, BOUNDARY SURVEY, OR RIGHT-OF-WAY PLAT AND DOES NOT ADDRESS MATTERS OF TITLE. NO ANALYSIS WAS MADE TO DETERMINE THE STATUS OR VALIDITY OF REVOCERED MONUMENTS.
- 2) BASIS OF BEARINGS: BEARINGS ARE GRID BEARINGS COLORADO COORDINATE SYSTEM CENTRAL ZONE NAD 83 (1992) BASED UPON THE LINE FROM DOUGLAS COUNTY GIS POINT COOKE TO DOUGLAS COUNTY GIS POINT CDOT2083 BEARING NORTH 58°20'04" EAST.
- 3) GEODETIC COORDINATES ARE MODIFIED COLORADO STATE PLANE CENTRAL ZONE NAD 83 (1992) COORDINATES BASED ON A RTK SURVEY WITH MULTIPLE OBSERVATIONS HOLDING THE PUBLISHED VALUES ON THE CONTROL POINTS SHOWN HEREON.
- 4) PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES AND TRUNCATED USING THE FOLLOWING FORMULAS:
PROJECT NORTHING = (STATE PLANE NORTHING * 1.000300489481) - 1,551,885.665
PROJECT EASTING = (STATE PLANE EASTING * 1.000300489481) - 3,086,877.824
- PROJECT COORDINATES AND ELEVATIONS ARE PUBLISHED IN US SURVEY FEET UNITS. THE CONVERSION FROM METERS TO US SURVEY FEET IS 3937/1200.
- 5) HORIZONTAL TOLERANCES OF PROJECT CONTROL POINTS MEET THE PRECISION REQUIREMENTS OF CDOT TYPE A CONTROL (+/- 0.07' WITH 95% CERTAINTY).
- 6) VERTICAL DATUM: ELEVATIONS ARE BASED ON CONTROL POINT #9350 - CDOT CONTROL POINT "2.083006". THE PROJECT ELEVATION OF THIS POINT = 5673.24' NGVD 29. ELEVATIONS WERE MEASURED USING RTK METHODS.
- 7) 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.
- 8) 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.
- 9) 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.

SURVEYOR'S CERTIFICATION:

I, DEAN E. CATES, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO 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.

DEAN E. CATES, PLS NO. 22561
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO 80122

[illegible]

Right of Way Plans Monumentation Sheet			
Project Number: C470-033			
Project Location: S. BROADWAY: DAD CLARK DRIVE TO COUNTY LINE ROAD			
Project Code:	Last Mod. Date	Subset	Sheet No.
17160	10-27-09	4.01 to 4.02	4.01

[illegible][illegible][illegible]

Project Coordinates and elevations are published in US Survey Feet units. The conversion from meters to US Survey Feet is 3937/1200.

PLS No. 22561

RIGHT OF WAY PLANS UNIT: SK

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Project Number: C470-033			
Project Location: S. BROADWAY: DAD CLARK DRIVE TO COUNTY LINE ROAD			
Project Code:	Last Mod. Date	Subest	Sheet No.
17180	11-05-09	4.01 to 4.02	4.02

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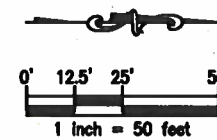
5) These monumentation sheets and the plan sheets following it document how the existing Colorado Department of Transportation's Right of Way was determined and shows the relationship between the existing Rights of Way and parcels and/or easements that are being acquired. Where Rights of Way and/or easements are being acquired, these sheets tabulate monuments that are to be or have been set.

6) Basis of Bearings: Bearings are Grid Bearings Colorado Coordinate System Central Zone NAD 83 (1992) based upon the line from Douglas County GIS Point "Cooke" to CDOT Control Point "2.083006" bearing North 58°20'04" East.

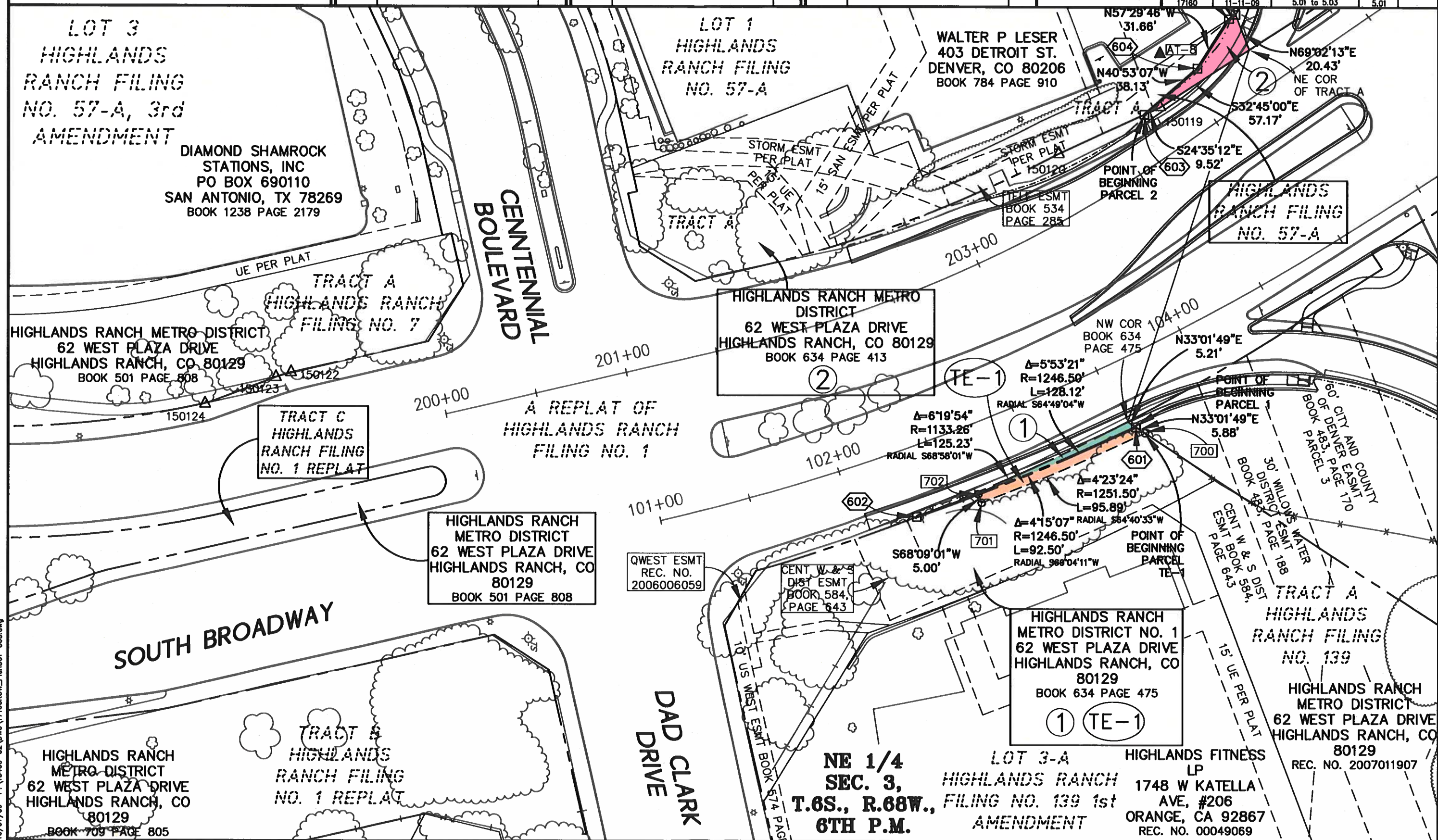
7) Coordinates for easement points and intersecting property lines are listed for informational purposes only. Permanent, Slope, and Temporary easements will not be marked with permanent monuments. No monument will be set at the intersection of property lines and the proposed right of way line unless that intersection is an angle point in the right of way line.

8) For title information, The Colorado Department of Transportation relied on Title Commitments 597-H0249465-266-NCS, 597-H0249491-266-NCS, and 597-H0249492-266-NCS prepared by Heritage Title Company for Douglas County.

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Right of Way Plans Plan Sheet		
Project Number: C470-033		
Project Location: S. BROADWAY: DAD CLARK DRIVE TO COUNTRY LINE ROAD		
Project Code:	Last Mod. Date	Sheet No.



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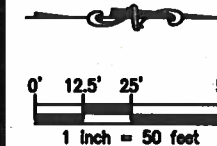
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Sheet Revisions

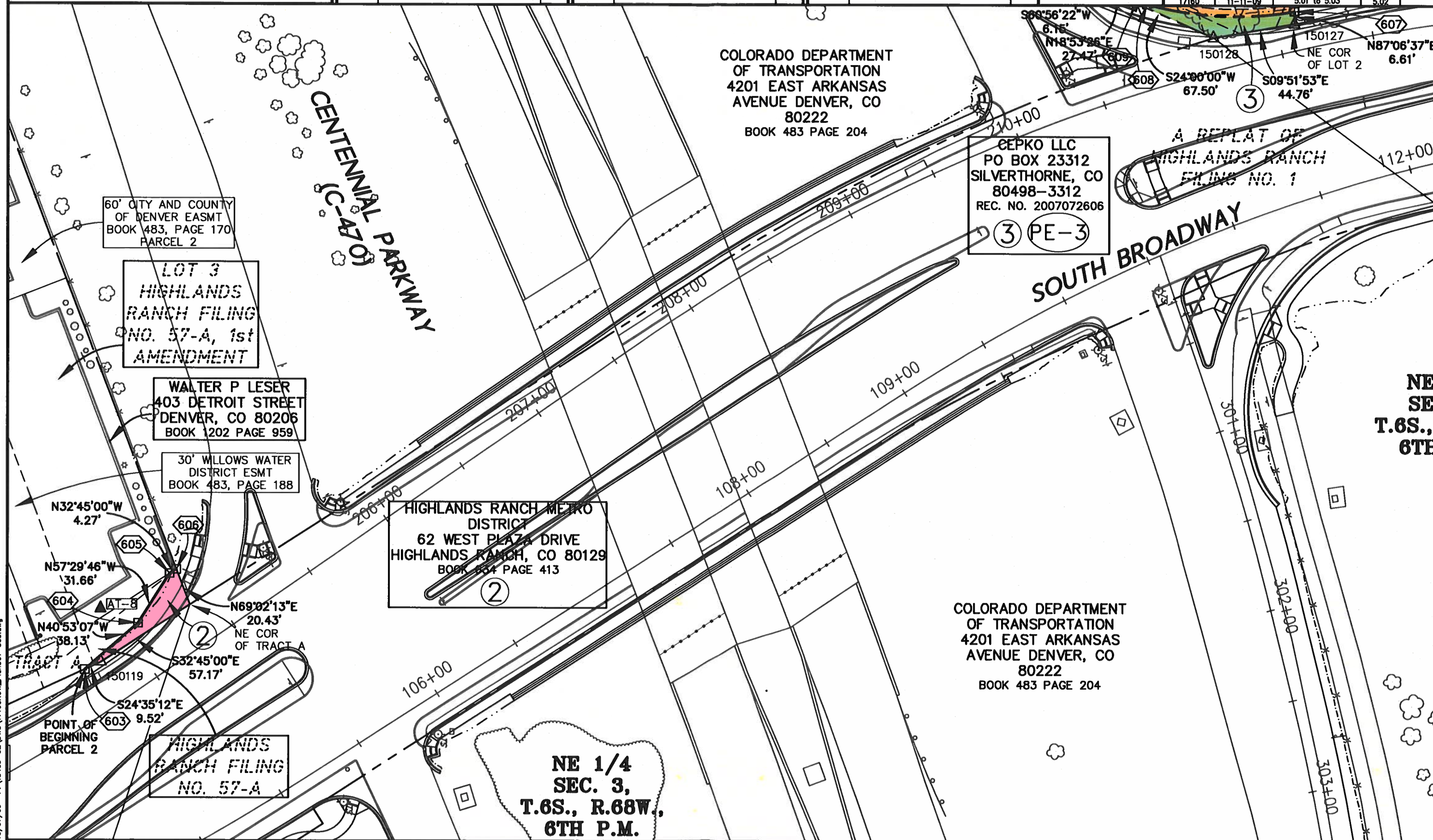
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Right of Way Plans

Plan Sheet

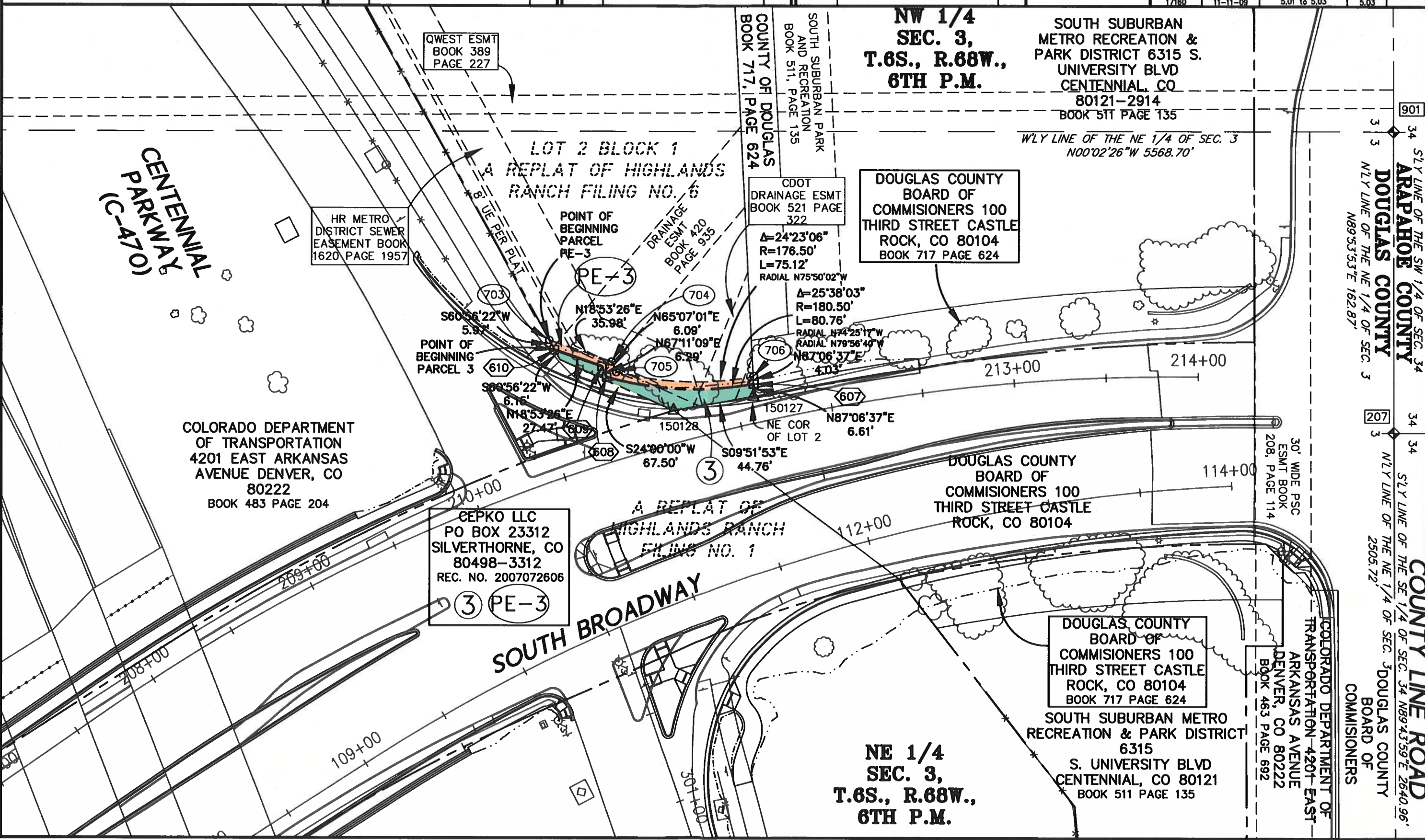
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Project Location: S. BROADWAY: DAD CLARK DRIVE TO			
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Project Code: 17160	Last Mod. Date: 11-11-09	Subsect: 5.01 to 5.03	Sheet No.: 5.02



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Right of Way Plans
Plan Sheet
Project Number: C470-033
Project Location: S. BROADWAY: DAD CLARK DRIVE TO
COUNTY LINE ROAD
Project Code: Last Mod. Date Subst Sheet No.
17160 11-11-09 5.01 to 5.03 5.03



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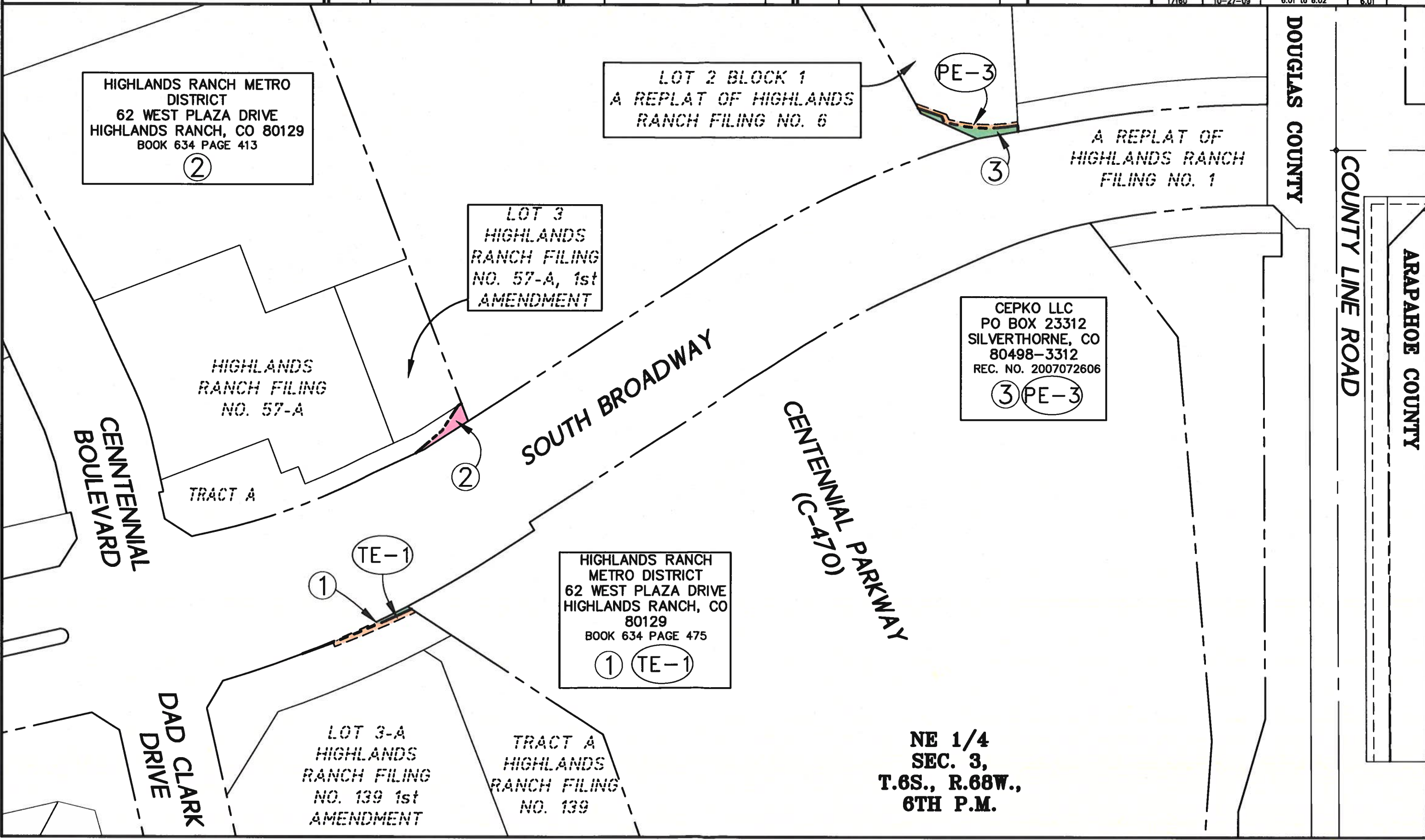
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Sheet Revisions		
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	XXXXXXXX	XXX

Sheet Revisions		
Date mm/dd/yy	Description	Initials
	XXXXXXXX	XXX

Right of Way Plans			
Ownership Sheet			
Project Number: C470-033			
Project Location: S. BROADWAY: DAD CLARK DRIVE TO			
COUNTY LINE ROAD			
Project Code	Last Mod. Date	Subset	Sheet No.
17180	10-27-09	6.01 to 6.02	6.01



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COLORADO DEPARTMENT OF TRANSPORTATION

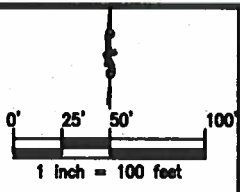
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mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
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mm/dd/yy	XXXXXXXX	XXX



Right of Way Plans			
Ownership Sheet			
Project Number: C470-033			
Project Location: S. BROADWAY: DAD CLARK DRIVE TO			
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ARAPAHOE COUNTY

DOUGLAS COUNTY

COUNTY LINE ROAD

NW 1/4
SEC. 3,
T.6S., R.68W.,
6TH P.M.

CEPKO LLC
PO BOX 23312
SILVERTHORNE, CO
80498-3312
REC. NO. 2007072606
3 PE-3

LOT 1-B
HIGHLANDS RANCH
FILING NO. 6
3RD AMENDMENT

LOT 2 BLOCK 1
A REPLAT OF
HIGHLANDS RANCH
FILING NO. 6

LOT 3 BLOCK 1
AN AMENDMENT
TO A REPLAT
OF HIGHLANDS
RANCH
FILING NO. 6

3
A REPLAT OF
HIGHLANDS RANCH
FILING NO. 1

NE 1/4
SEC. 3,
T.6S., R.68W.,
6TH P.M.

CENTENNIAL PARKWAY
(C-470)

SOUTH BROADWAY

10/07/09 P:\13409-02\DWG\17160ROW_Ownership001.dwg