

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303)757-9212 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT: Carter & Burgess, Inc.

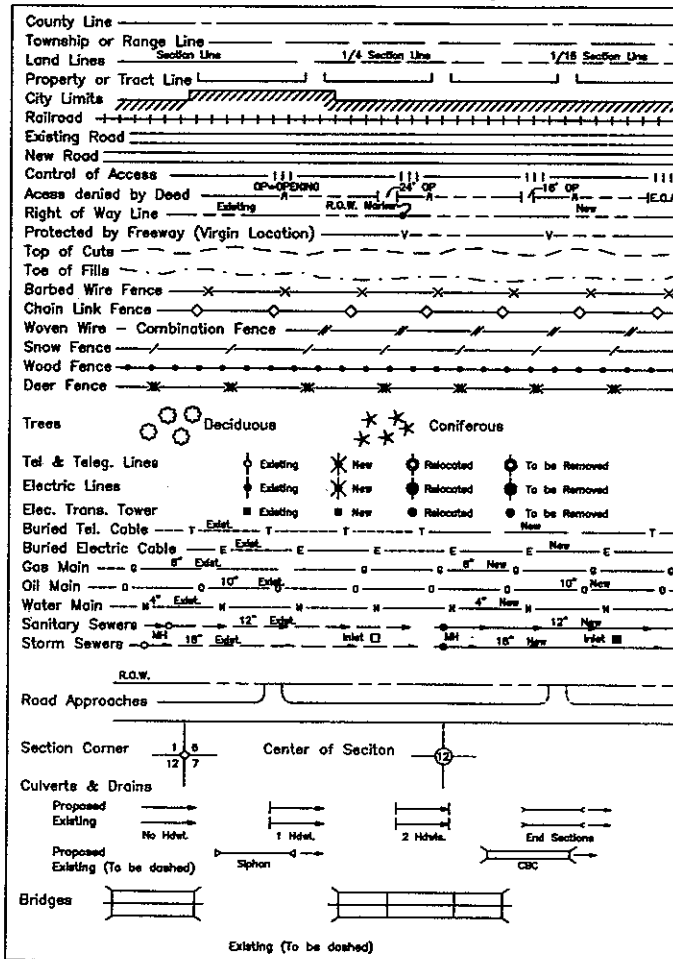
Sheet Revisions		
07/03	Revised Sheets 2A, 4, 6, 8, 9	jam
08/03	Revised Sheets 2, 4, 5, 7, 9, 10	jam
02/04	Revised Sheets 2, 2A, 4, 5, 6, 8, 9	jam

Sheet Revisions		
mm/yy	XXXX	XXX

Sheet Revisions		
mm/yy	XXXX	XXX

Right of Way Plans				
Title Sheet				
Project Number: CCM130-002				
Project Location: BRIDGE STREET (S.H.7)				
Project Location: CITY OF BRIGHTON, ADAMS COUNTY				
Project Code:	Last Mod. Date:	Submittal Sheet No.	Sheet No.	Total No. of Sheets
14484		1 of 1	1	10
RELATED PROJECTS				
FAP F006-1(11)				
FAP F006-1(28)				

CONVENTIONAL SIGNS



CITY OF BRIGHTON STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
CITY OF BRIGHTON PROJECT No.070708
CDOT PROJECT No. CCM130-002
U.S. HIGHWAY NO. 85 @ STATE HIGHWAY NO. 7
ADAMS COUNTY
RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS : 1" = 60'
OWNERSHIP MAP : 1" = 300'
R.O.W. LENGTH OF PROJECT = 0.15 miles

INDEX OF SHEETS

- 1 Title Sheet
- 2 - 2A Tabulation of Properties
- 3 - 3B Survey Control Diagram
- 4 Monumentation Sheet
- 5 - 9 Plan Sheets
- 10 Ownership Map

RECEIVED MAR 12 2004

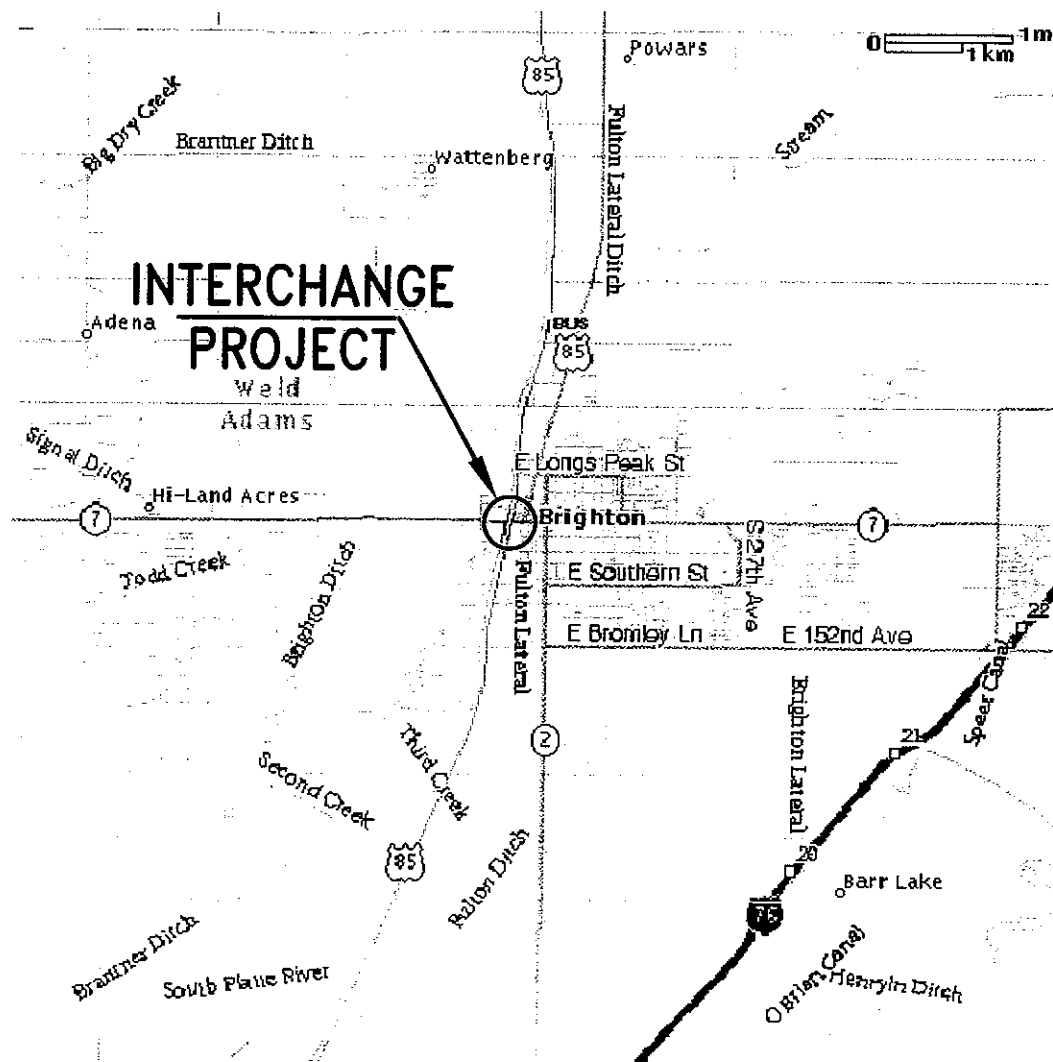
BASIS OF BEARINGS

All bearings are based on the northerly line of the Northwest Quarter of Section 7, Township 1 South, Range 66 West assumed to bear N 89°53'50" E a distance of 2650.15 feet, monumented as shown.

Fnd. 2"ALUMN.CAP
NW/4 Cor.Sec.7

Fnd. 3-1/4"ALUMN.CAP
N/4 Cor.Sec.7

North Line of the NW1/4 of Sec. 7
N 89°53'50" E 2650.15'



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Sheet Revisions

06/03	Deleted TE-03	jam
02/04	Added Parcel 1A, Parcel 1B, Deleted Parcel 3	jam

Sheet Revisions

mm/yy	xxxxx	xxx

Sheet Revisions

mm/yy	xxxxx	xxx

Right of Way Plans

Tabulation of Properties Shet

Project Number: CCM130-002			
Project Location: BRIDGE STREET (S.H.7)			
Project Location: CITY OF BRIGHTON, ADAMS COUNTY			
Project Code: 14454	Last Mod. Date: .	Sheet No. 1 of 2	Total No. of Sheets 2

TABULATION OF PROPERTIES IN ADAMS COUNTY

U.S.Hwy. No. 85

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.					BOOK-PAGE	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT	RIGHT		
			T.1 S, R.66 W, 6 P.M.							
1	B-85 JOINT VENTURE, A Colorado Joint Venture	7400 E. CRESTLINE CIRCLE, SUITE 234 GREENWOOD VILLAGE, CO. 80111 SITE : NOT AVAILABLE	PART OF WEST 1/2 NORTHWEST 1/4 SECTION 7	22,261		22,261		24,910		
1A	CITY OF BRIGHTON	22 SOUTH 4TH AVENUE BRIGHTON, CO. 80601-2030 SITE : NOT AVAILABLE	PART OF WEST 1/2 NORTHWEST 1/4 SECTION 7	19,398		19,398				Parcel 1A to be conveyed to CDOT is a part of Parcel 1
1B	CITY OF BRIGHTON	22 SOUTH 4TH AVENUE BRIGHTON, CO. 80601-2030 SITE : NOT AVAILABLE	PART OF WEST 1/2 NORTHWEST 1/4 SECTION 7	2,863		2,863				Parcel 1B to be retained by City of Brighton
TE-1	B-85 JOINT VENTURE, A Colorado Joint Venture	7400 E. CRESTLINE CIRCLE, SUITE 234 GREENWOOD VILLAGE, CO. 80111 SITE : NOT AVAILABLE	PART OF WEST 1/2 NORTHWEST 1/4 SECTION 7	4,424		4,424				for ROADWAY CONSTRUCTION
AC-1	B-85 JOINT VENTURE, A Colorado Joint Venture	7400 E. CRESTLINE CIRCLE, SUITE 234 GREENWOOD VILLAGE, CO. 80111 SITE : NOT AVAILABLE	PART OF WEST 1/2 NORTHWEST 1/4 SECTION 7							
3	Herbert C. Gleim and Linda J. Gleim as Joint tenants	70 W. BRIDGE STREET BRIGHTON, CO. 80601-2805 SITE : 70 BRIDGE ST.	PART OF TRACT A, BRIGHTON TERRACE FILING No.1, NORTHWEST 1/4 SECTION 7							DELETED
TE-3	Herbert C. Gleim and Linda J. Gleim as Joint tenants	70 W. BRIDGE STREET BRIGHTON, CO. 80601-2805 SITE : 70 BRIDGE ST.	PART OF TRACT A, BRIGHTON TERRACE FILING No.1, NORTHWEST 1/4 SECTION 7							DELETED
AC-3	Herbert C. Gleim and Linda J. Gleim as Joint tenants	70 W. BRIDGE STREET BRIGHTON, CO. 80601-2805 SITE : 70 BRIDGE ST.	PART OF TRACT A, BRIGHTON TERRACE FILING No.1, NORTHWEST 1/4 SECTION 7							
4	Center Land Company, Inc.	7354 N. WASHINGTON STREET DENVER, CO. 80027-1008 SITE : 5 S.1ST AVE.	LOTS 1 thru 4, BLOCK 5, BRIGHTON, ADAMS COUNTY NORTHWEST 1/4 SECTION 7	367		367		13,148		
PE-4	Center Land Company, Inc.	7354 N. WASHINGTON STREET DENVER, CO. 80027-1008 SITE : 5 S.1ST AVE.	LOTS 1 thru 4, BLOCK 5, BRIGHTON, ADAMS COUNTY NORTHWEST 1/4 SECTION 7	253		253				for ROADWAY CONSTRUCTION AND MAINTENANCE & DRAINAGE
TE-4	Center Land Company, Inc.	7354 N. WASHINGTON STREET DENVER, CO. 80027-1008 SITE : 5 S.1ST AVE.	LOTS 1 thru 4, BLOCK 5, BRIGHTON, ADAMS COUNTY NORTHWEST 1/4 SECTION 7	347		347				for ROADWAY CONSTRUCTION
AC-4	Center Land Company, Inc.	7354 N. WASHINGTON STREET DENVER, CO. 80027-1008 SITE : 5 S.1ST AVE.	LOTS 1 thru 4, BLOCK 5, BRIGHTON, ADAMS COUNTY NORTHWEST 1/4 SECTION 7							
5	SAM R. MOLINARO and PAM MOLINARO	8450 COUNTER DRIVE HENDERSON, CO. 80640 SITE : 55 BRIDGE ST.	PART OF SOUTHEAST 1/4 of SOUTHWEST 1/4 SECTION 6	6,287		6,287		6,781		
TE-5	SAM R. MOLINARO and PAM MOLINARO	8450 COUNTER DRIVE HENDERSON, CO. 80640 SITE : 55 BRIDGE ST.	PART OF SOUTHEAST 1/4 of SOUTHWEST 1/4 SECTION 6	1,050		1,050				for ROADWAY CONSTRUCTION
AC-5	SAM R. MOLINARO and PAM MOLINARO	8450 COUNTER DRIVE HENDERSON, CO. 80640 SITE : 55 BRIDGE ST.	PART OF SOUTHEAST 1/4 of SOUTHWEST 1/4 SECTION 6							

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Sheet Revisions

07/03	Revised AC-6	Jan
07/03	Revised Parcel 6, TE-6, AC-6 Rev	Jan
02/04	Added Parcel 11	Jan

Sheet Revisions

mm/yy	xxxxx	xxx

Sheet Revisions

mm/yy	xxxxx	xxx

Right of Way Plans

Tabulation of Properties Shet

Project Number: CCM130-002				
Project Location: BRIDGE STREET (S.H.7)				
Project Location: CITY OF BRIGHTON, ADAMS COUNTY				
Project Code:	Last Mod. Date:	Subest Sheets	Sheet No.	Total No. of Sheets
14484		2 of 2	2A	10

TABULATION OF PROPERTIES IN ADAMS COUNTY

U.S.Hwy. No. 85

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.					BOOK-PAGE	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT	RIGHT		
			T.1 S, R.66 W, 6 P.M.							
6 Rev	PATRICIA K. MURRAY	11010 HAVANA BRIGHTON, CO. 80601 SITE : 21 N.1ST AVE.	PART OF SOUTHEAST 1/4 of SOUTHWEST 1/4 SECTION 6	17		17		9,787		
TE-6 Rev	PATRICIA K. MURRAY	11010 HAVANA BRIGHTON, CO. 80601 SITE : 21 N.1ST AVE.	PART OF SOUTHEAST 1/4 of SOUTHWEST 1/4 SECTION 6	425		425				for ROADWAY CONSTRUCTION
AC-6 Rev.2	PATRICIA K. MURRAY	11010 HAVANA BRIGHTON, CO. 80601 SITE : 21 N.1ST AVE.	PART OF SOUTHEAST 1/4 of SOUTHWEST 1/4 SECTION 6							
7	Steven G. Lance	10168 E. I-25 FRONTAGE ROAD LONGMONT, CO. 80504 SITE : 75 W. BRIDGE ST.	PARCEL 1, BRIGHTON TERRACE FILING No.2 SOUTHWEST 1/4 SECTION 6	2,958		2,958	43,896			
TE-7	Steven G. Lance	10168 E. I-25 FRONTAGE ROAD LONGMONT, CO. 80504 SITE : 75 W. BRIDGE ST.	PARCEL 1, BRIGHTON TERRACE FILING No.2 SOUTHWEST 1/4 SECTION 6	1,386		1,386				for ROADWAY CONSTRUCTION
AC-7	Steven G. Lance	10168 E. I-25 FRONTAGE ROAD LONGMONT, CO. 80504 SITE : 75 W. BRIDGE ST.	PARCEL 1, BRIGHTON TERRACE FILING No.2 SOUTHWEST 1/4 SECTION 6							
8	EUGENE B. LEVINE and SHERI S. LEVINE as joint tenants	1005 SPRUCE STREET BOULDER, CO. 80302 SITE : 65 KUNER RD.	PART OF PARCEL 2, BRIGHTON TERRACE FILING No.2 SOUTHWEST 1/4 SECTION 6	1,878		1,878	60,212			
TE-8	EUGENE B. LEVINE and SHERI S. LEVINE as joint tenants	1005 SPRUCE STREET BOULDER, CO. 80302 SITE : 65 KUNER RD.	PART OF PARCEL 2, BRIGHTON TERRACE FILING No.2 SOUTHWEST 1/4 SECTION 6	1,177		1,177				for ROADWAY CONSTRUCTION
AC-9	CITY OF BRIGHTON	22 SOUTH 4TH AVENUE BRIGHTON, CO. 80601-2030 SITE : NOT AVAILABLE	PART OF SOUTHEAST 1/4 of SOUTHWEST 1/4 SECTION 6							
10	REGIONAL TRANSPORTATION DISTRICT	1600 BLAKE STREET DENVER, CO. 80202 SITE : NOT AVAILABLE	PART OF RTD SUBDIVISION NORTHWEST 1/4 SECTION 7	137		137	130,733			
TE-10	REGIONAL TRANSPORTATION DISTRICT	1600 BLAKE STREET DENVER, CO. 80202 SITE : NOT AVAILABLE	PART OF RTD SUBDIVISION NORTHWEST 1/4 SECTION 7	562		562				for ROADWAY CONSTRUCTION
AC-10	REGIONAL TRANSPORTATION DISTRICT	1600 BLAKE STREET DENVER, CO. 80202 SITE : NOT AVAILABLE	PART OF RTD SUBDIVISION NORTHWEST 1/4 SECTION 7							
AC-11	CITY OF BRIGHTON	22 SOUTH 4TH AVENUE BRIGHTON, CO. 80601-2030 SITE : NOT AVAILABLE	ALLEY ADJOINING BLOCK 5, BRIGHTON, ADAMS COUNTY NORTHWEST 1/4 SECTION 7							
11	CITY OF BRIGHTON	22 SOUTH 4TH AVENUE BRIGHTON, CO. 80601-2030 SITE : NOT AVAILABLE	ALLEY ADJOINING BLOCK 5, BRIGHTON, ADAMS COUNTY NORTHWEST 1/4 SECTION 7	666		666				Alley to be vacated and conveyed to CDOT

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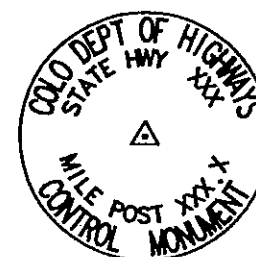
Sheet Revisions

Rev	Description	Date
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0001		
0002		
0003		
0004		
0005		
0006		
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0008		
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0010		

U.S.Hwy. No. 85 (MP 235 TO MP 235.2)
ADAMS COUNTY, COLORADO
Sections 6 & 7,
Township 1 South, Range 66 West
6th P.M.

Project Control Diagram

Title Sheet				
Project Number: CCM130-002				
Project Location: BRIDGE STREET (S.H.7)				
Project Location: CITY OF BRIGHTON, ADAMS COUNTY				
Project Code: 14484	Last Mod. Date:	Sheet No. 1 of 3	Sheet No. 3	Total No. of Sheets 10



Typical Control
Monument Cap
Not to Scale

BASIS OF BEARINGS: All bearings are based on a line connecting the NW corner of Section 7 (2"ALUMN.CAP) and the N 1/4 corner of Section 7 (3-1/4"ALUMN.CAP), Township 1 South, Range 66 West assumed to bear N 89°53'50" E a distance of 2650.15 feet.

Project Bench Mark

Designation = Q 391 PID = KK1305 NAVD Elevation = 4973.18. Found 3-1/2" Brass Cap set vertically in the west face of the west most pier of U.S.Hwy 85 bridge over Bridge Street (S.H.7), City of Brighton, Colorado.

COORDINATE DATUM: Coordinates on this project are for the exclusive use of the CDOT for the construction of this project and are considered Project Coordinates only.



CP - Control Point Monuments set by CDOT. They were CDOT type 2 monuments, a 3-1/4" dia. aluminum control monument cap (as shown) on a 3" X 3/4" dia. finned aluminum security rod on a 3" X 3/4" dia. smooth aluminum rod.

NOTE: This control survey is for the use of the Colorado Department of Transportation personnel. The survey is not a complete Boundary Survey. 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 restriction, as described in the instruments of record, were 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 statement shown.

NOTE: No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of the professional land surveyor hereon named.

SURVEYORS STATEMENT: I, Kenneth W. Carlson, a Professional Land Surveyor in the State of Colorado, hereby state that this Control Survey Diagram was prepared under my direct supervision this 7th day of February 2003, from a field survey performed under my supervision and checking for and on behalf of the Department of Transportation, State of Colorado, 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 Type B Survey and this topographic survey, as shown, meets the minimum horizontal control tolerances of a Type D Survey as listed in the Colorado Department of Transportation Survey Manual Chapter Three (Revised 4/29/92).

Kenneth W. Carlson
KENNETH W. CARLSON PLS 24942
24942
PROFESSIONAL LAND SURVEYOR
STATE OF COLORADO

CONSTRUCTION SURVEYING AND MONUMENTATION REQUIREMENTS:

- 1). This Control Survey Diagram represents the horizontal and vertical control for the project established by the Division. It is possible that some of the survey control monuments listed have been disturbed or obliterated. It is the Contractor's responsibility to verify the existence and stability of the control monuments before submitting a bid price.
- 2). All Type 1 and Type 2 monuments shall be set flush with the ground. Witness posts shall be installed 1 foot from and facing all Type 1 and Type 2 monuments, or as directed by the Project Engineer.
- 3). Installation of Type 3 and Type 3-A monuments shall be completed in the same day that installation is commenced. Under no circumstances shall holes in the roadway be left open overnight.
- 4). When installing Type 3-A monuments, the aluminum access cover shall be positively secured to the PVC pipe with screws or glue. The access cover shall be caulked with asphalt caulking between the cover and the edges of the roadway surface to provide a positive moisture barrier around the access cover.
- 5). Control survey procedures, statistical analysis, and accuracy obtained for horizontal and vertical control shall be documented in the field book.
- 6). Legible copies of the field books shall be submitted to the Project Engineer for review on a monthly basis.
- 7). It is ultimately the prime Contractor's responsibility to insure that these requirements, as well as any contained in the CDOT specifications, project special provisions, and CDOT Survey Manual are fulfilled under this contract.
- 8). The minimum staking intervals for each item are described on the plans or in the CDOT Survey Manual. If the contractor wishes to reduce the minimum intervals, a Contract Modification Order must be negotiated and the cost of the item reduced accordingly.

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Sheet Revisions

Rev	Description	Date

U.S.Hwy. No. 85 (MP 235 TO MP 235.2)
ADAMS COUNTY, COLORADO
Sections 6 & 7,
Township 1 South, Range 66 West
6th P.M.

Project Control Diagram

Plan Sheet

Project Number: CCM130-002				
Project Location: BRIDGE STREET (S.H.7)				
Project Location: CITY OF BRIGHTON, ADAMS COUNTY				
Project Code:	Last Mod. Date	Subst. Sheets	Sheet No.	Total No. of Sheets
14484		2 of 3	3A	10

TABULATION OF ALIQUOT CORNERS

Point Name	PROJECT COORDINATES US FT		Elev	Description
	Northing	Easting		
700	239099.251	189225.445	4964.19	Fnd.2"Alumn.Cap "LS 25937 1995"
4000	239104.003	191875.594	4984.10	Fnd.3-1/4"Alumn.Cap in a range box "PLS 11434 1992"

TABULATION OF FOUND RIGHT OF WAY AND BOUNDARY LINE EVIDENCE

Point Name	PROJECT COORDINATES US FT		Elev	Description
	Northing	Easting		
403	239066.154	190506.860	4973.64	Fnd.1"Pla.Cap "AA 230"
701	239066.979	189225.596	4964.14	Fnd.Pla.Cap "DOUGLAS 27269"
702	239069.252	189305.616	4964.59	Fnd.Pla.Cap "GMS LS16109"
704	238845.264	189878.775	4970.54	Fnd.Pla.Cap "MSM LS 2568"
705	239489.298	190221.030	4967.53	Fnd.Chiseled X in concrete
1443	239045.474	189876.987	4968.46	Fnd.1-1/4"Pla.Cap "BURDICK PELS 9010"
1460	238844.804	190080.683	4967.84	Fnd.Pla.Cap
1708	239000.712	190472.597	4969.55	Fnd.Brass Cap CDOT ROW MK
4001	239109.176	186522.799	4963.22	Fnd.Alumn.Cap
5150	238505.458	190404.461	4973.01	Fnd.3"Brass Cap in CONC.MON "COLO DEPT OF HWY ROW"
5168	238657.537	190573.307	4984.02	Fnd.#4 rebar, No Cap
5233	238657.787	190708.288	4985.30	Fnd.#4 rebar, No Cap
6801	238579.319	190549.381	4982.72	Fnd.1-1/4"Pla.Cap "AAI PLS 2828"
6802	238579.062	190414.552	4973.59	Fnd.1-1/4"Pla.Cap "AAI PLS 23027"
6804	238149.567	190279.511	4971.99	Fnd.#3 Rebar, No Cap
6806	237996.138	190233.019	4970.95	Fnd.1-1/4"Pla.Cap "AA PLS 28283"
6807	237947.055	190217.790	4970.88	Fnd.1"Pla.Cap "AAI PLS 23027"
6808	237996.647	190555.908	4974.63	Fnd.Pla.Cap

TABULATION OF CONTROL POINTS (FOUND OR SET)

Point Name	PROJECT COORDINATES US FT		Elev	Description
	Northing	Easting		
401	238843.337	190022.130	4969.39	Set 2" Alumn. Cap on #5 rebar "CARTER BURGESS"
402	239055.146	190027.951	4967.62	Set 2" Alumn. Cap on #5 rebar "CARTER BURGESS"
403	239066.154	190506.860	4973.64	Fnd.1"Pla.Cap "AA 230"
404	239287.556	190546.880	4972.06	Set 2" Alumn. Cap on #5 rebar "CARTER BURGESS"

DATUM STATEMENT BRIGHTON CIRCLE TOPO

Geodetic coordinates are based on NAD 83(1992)
State Plane coordinates are based on the Colorado North Zone (501)
Elevations are NAVD 88
Units are US Survey Feet (sft)

Modified State Plane Coordinates

Project (Ground) coordinates are Modified State Plane
Combined Project factor = 0.999733156 / 1.000266915

*Truncation applied to State Plane Coordinates:

Northing = 1,000,000 sft
Easting = 3,000,000 sft

Project coordinates were modified to ground at a set #5 rebar with 2" alum. cap stamped (Carter Burgess Control point 101), at the south end of the Sinclair Station at the SW corner of Hwy 85 and Bridge St in Brighton Co.
Conversion Example

True State Plane Northing x 1.000266915 - 1,000,000 = Project Northing
True State Plane Easting x 1.000266915 - 3,000,000 = Project Easting

1238512.761 x 1.000266915 - 1,000,000 = 238843.337
3189170.896 x 1.000266915 - 3,000,000 = 190022.130

Project Bench Mark

Designation = Q 391 PID = KK1305 NAVD Elevation = 4973.18. Found 3-1/2" Brass Cap set vertically in the west face of the west most pier of Hwy 85 bridge over Bridge Street, Brighton Co.

Note. The GPS elevations of the Total Station points for the topo did not match this vertically set monument by + 0.06'. We held this Benchmark as the project Benchmark because it was so close to the site and leveled through control points 101,102,103 &104 for final elevations.

Other control points used include

Pid	Name	Order
AB3295	HI LAND	Horiz First
AB3291	U85 MP237.85 RT	Horiz First
LL0165	Q 260 RESET	Vert First
LL1234	R 2	Horiz Second/Vert Third
KK1303	R 391	Vert First
KK1304	N 260 RESET	Horiz First/Vert First
KK0414	RV 16.36	Vert First

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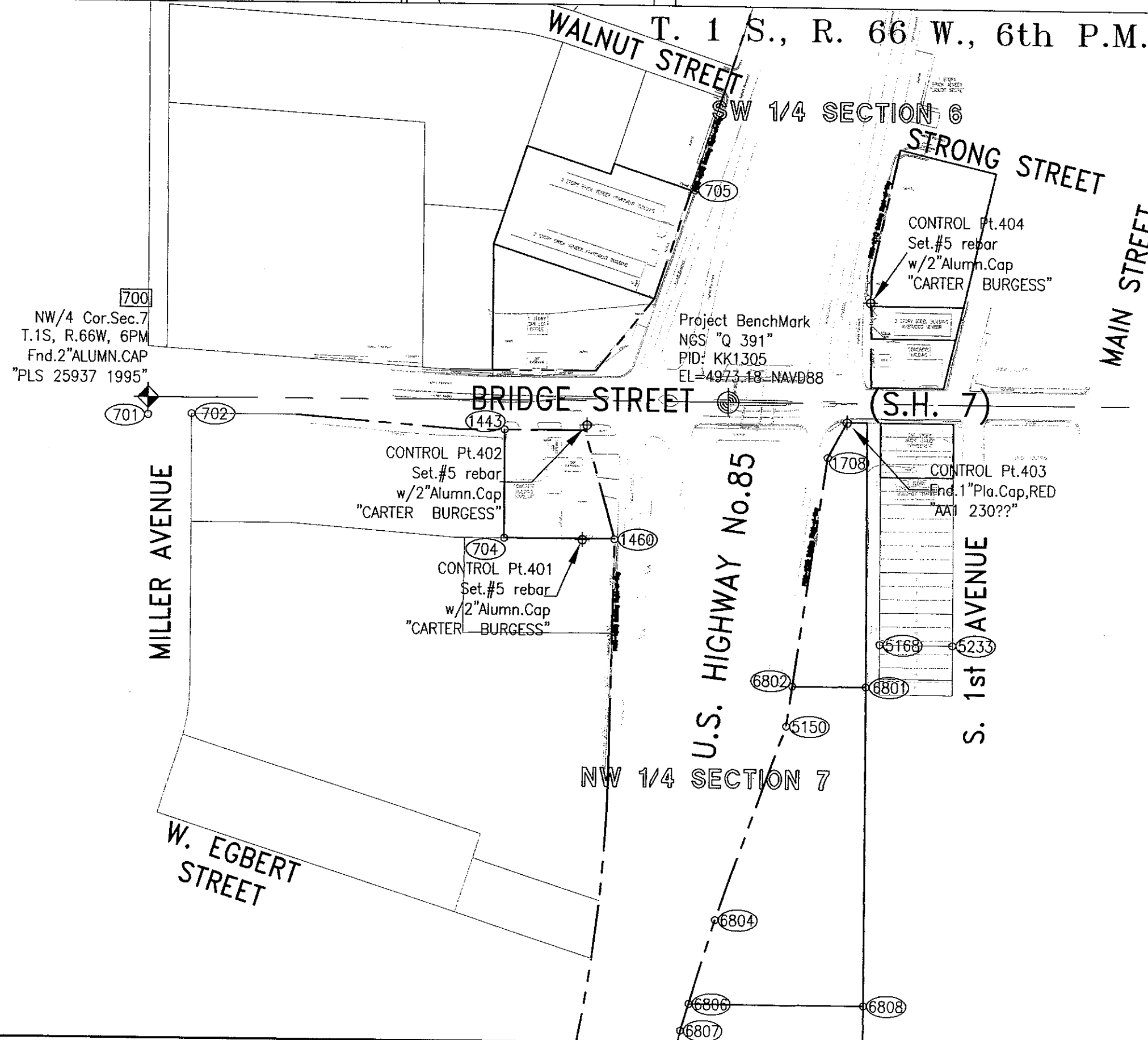
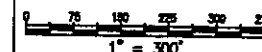
Rev.	Description	Date
1	XXXXX	XXX

U.S.Hwy. No. 85 (MP 235 TO MP 235.2)
ADAMS COUNTY, COLORADO
Sections 6 & 7,
Township 1 South, Range 66 West
6th P.M.

Project Control Diagram

Plan Sheet

Project Number:	CCM130-002
Project Location:	BRIDGE STREET (S.H.7)
Project Location:	CITY OF BRIGHTON, ADAMS COUNTY
Project Code:	14484
Last Mod. Date:	
Submittal Sheets	3 of 3
Sheet No.	38
Total No. of Sheets	10



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07/03	Revised 321, Added 355	jam
08/03	Deleted 501,502,503	jam
02/04	Added 303-306,336,343,381,382,384, Revised 345	jam

Sheet Revisions

mm/yy	XXXXX	XXX

Sheet Revisions

mm/yy	XXXXX	XXX

Right of Way Plans

Monumentation Sheet

Project Number:	CCM130-002
Project Location:	BRIDGE STREET (S.H.7)
Project Location:	CITY OF BRIGHTON, ADAMS COUNTY
Project Code:	14484
Last Mod. Date:	--
Sheet No.	1 of 1
Total No. of Sheets	4 10

TABULATION OF R.O.W. MARKERS
TO BE SET

POINT NO.	NORTHING	EASTING
303	238989.226	190521.807
304	238931.254	190507.066
305	238732.486	190472.939
306	238711.570	190466.335
314	239156.343	190690.211
315	239163.684	190650.655
316	239168.267	190628.707
318	239176.151	190600.235
321	239256.539	190549.026
321	239231.092	190549.272
322	239155.633	190004.407
324	239187.907	190058.143
325	239192.701	190064.321
327	239225.882	190083.266
329	239267.634	190098.682
331	239366.294	190163.418
333	239405.850	190182.798
334	239431.057	190191.445
335	239430.034	190194.426
336	238637.929	190442.126
343	238609.256	190435.413
345	238985.743	190529.009
347	238547.098	190410.190
351	238657.151	190454.848
352	238930.874	190515.057
353	239010.786	190544.528
355	239221.632	190553.074
364	239059.798	190598.695
371	239046.354	190568.934
374	239066.713	190598.636
381	239032.150	190548.691
382	239041.845	190558.416
384	239050.589	190568.886

NOTE: ALL COORDINATES ARE PROJECT COORDINATES

TABULATION OF PERMANENT EASEMENT
TO BE SET

POINT NO.	NORTHING	EASTING
367	239052.043	190598.762
372	239036.604	190569.043

NOTE: ALL COORDINATES ARE PROJECT COORDINATES

TABULATION OF TEMPORARY EASEMENT
(NOT SET)

POINT NO.	NORTHING	EASTING
354	238506.861	190404.654
358	238653.391	190464.114
359	238930.389	190525.045
360	238993.574	190544.722
369	239027.518	190573.979
370	239041.763	190598.851
373	239022.817	190569.198
505	239182.115	190603.900
506	239173.219	190629.525
507	239170.609	190651.704
508	239163.168	190691.801
509	239277.115	190548.828
510	239240.777	190559.296
511	239155.600	189985.869
512	239193.437	190053.852
513	239198.231	190060.029
514	239226.767	190076.322
515	239271.474	190092.830
517	239370.135	190157.565
518	239408.121	190176.177
519	239439.949	190167.095
520	239446.105	190199.680

NOTE: ALL COORDINATES ARE PROJECT COORDINATES

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Transportation Department purposes Only.
2. Survey Control Points set with a higher degree of accuracy than ROW Markers.
3. 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.
4. All R.O.W. Markers set from survey control points.
5. All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
6. All coordinates listed are project coordinates only.
7. Field survey control precision computed to exceed 1/20,000.
8. Commitments for title insurance supplied by UNITED GENERAL TITLE INSURANCE COMPANY, May 19, 2003

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	24	2						
CONTROL								
ALIQUOT CORNER								
WITNESS POST								

SURVEYOR CERTIFICATE (FIELD)

Control Survey and Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

SURVEYOR CERTIFICATE (OFFICE)

R.O.W. Plans and Legal Descriptions were prepared under my supervision and checking.

NAME KENNETH W. CARLSON P.L.S. NO. 24942

DATE June 2003

COLORADO DEPARTMENT OF TRANSPORTATION



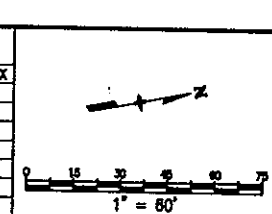
Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT: Carter & Burgess, Inc.

Sheet Revisions		
06/03	Deleted TE-03	jam
02/04	Added Parcel 1b, Parcel 1A	jam

Sheet Revisions		
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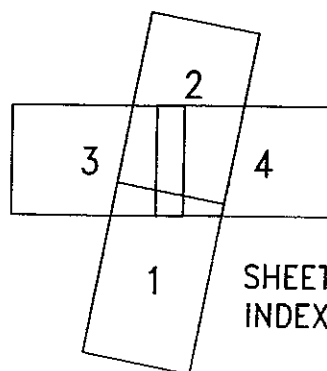
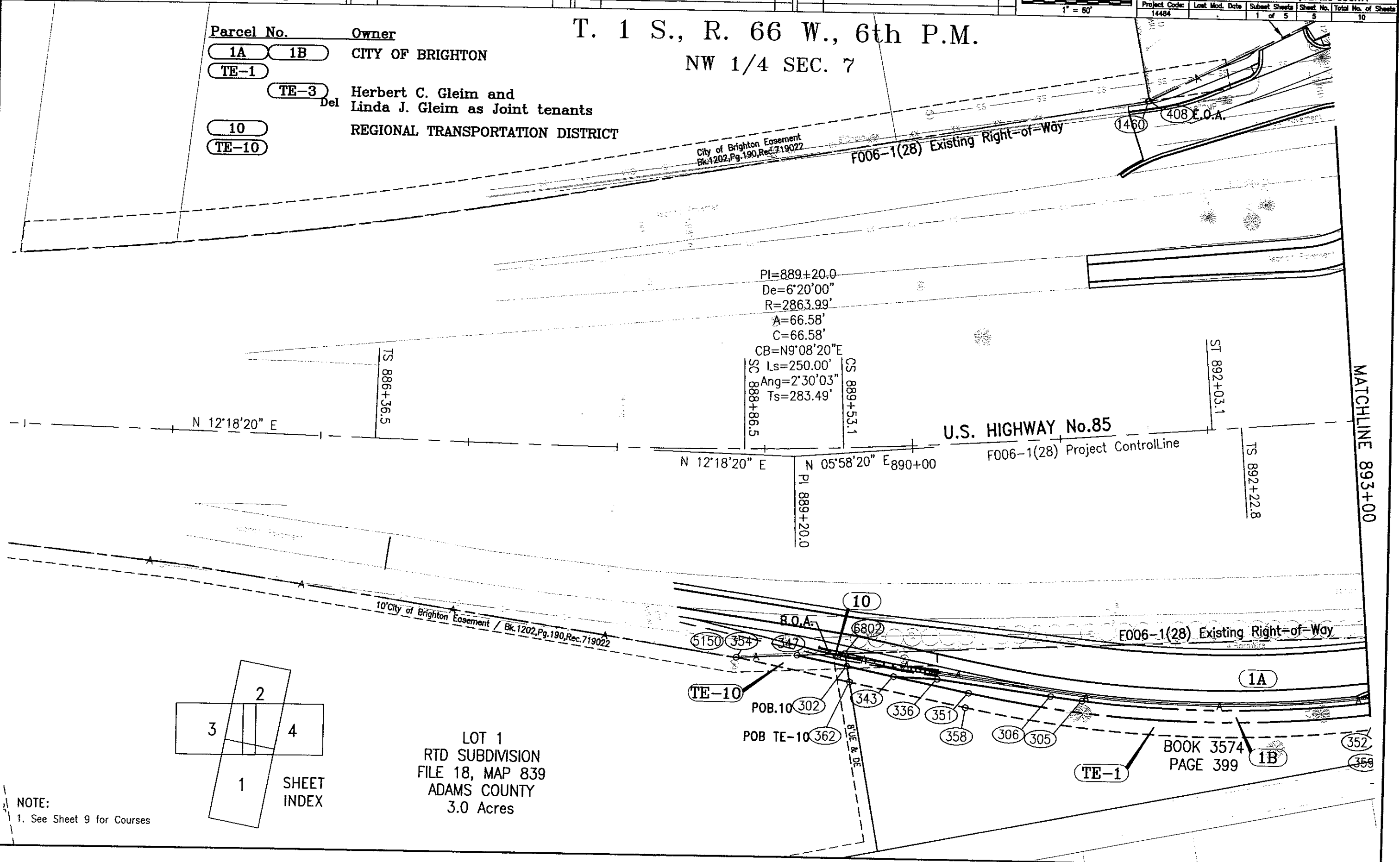
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Right of Way Plans				
Plan Sheet				
Project Number: CCM130-002				
Project Location: BRIDGE STREET (S.H.7)				
Project Location: CITY OF BRIGHTON, ADAMS COUNTY				
Project Code: 14484	Last Mod. Date:	Sheet No. 1 of 5	Sheet No. 5	Total No. of Sheets 10

Parcel No.	Owner
1A 1B	CITY OF BRIGHTON
TE-1	
TE-3	Herbert C. Gleim and Linda J. Gleim as Joint tenants
10	REGIONAL TRANSPORTATION DISTRICT
TE-10	

T. 1 S., R. 66 W., 6th P.M.
NW 1/4 SEC. 7



LOT 1
RTD SUBDIVISION
FILE 18, MAP 839
ADAMS COUNTY
3.0 Acres

NOTE:
1. See Sheet 9 for Courses

COLORADO DEPARTMENT OF TRANSPORTATION



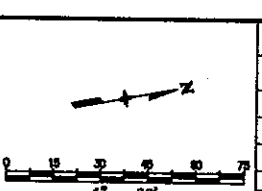
Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303)757-9212 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT: Carter & Burgess, Inc.

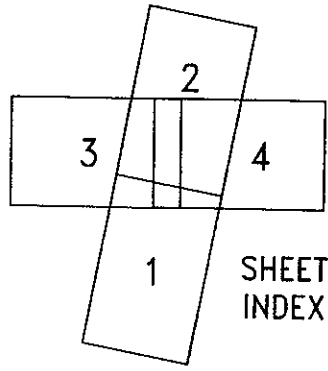
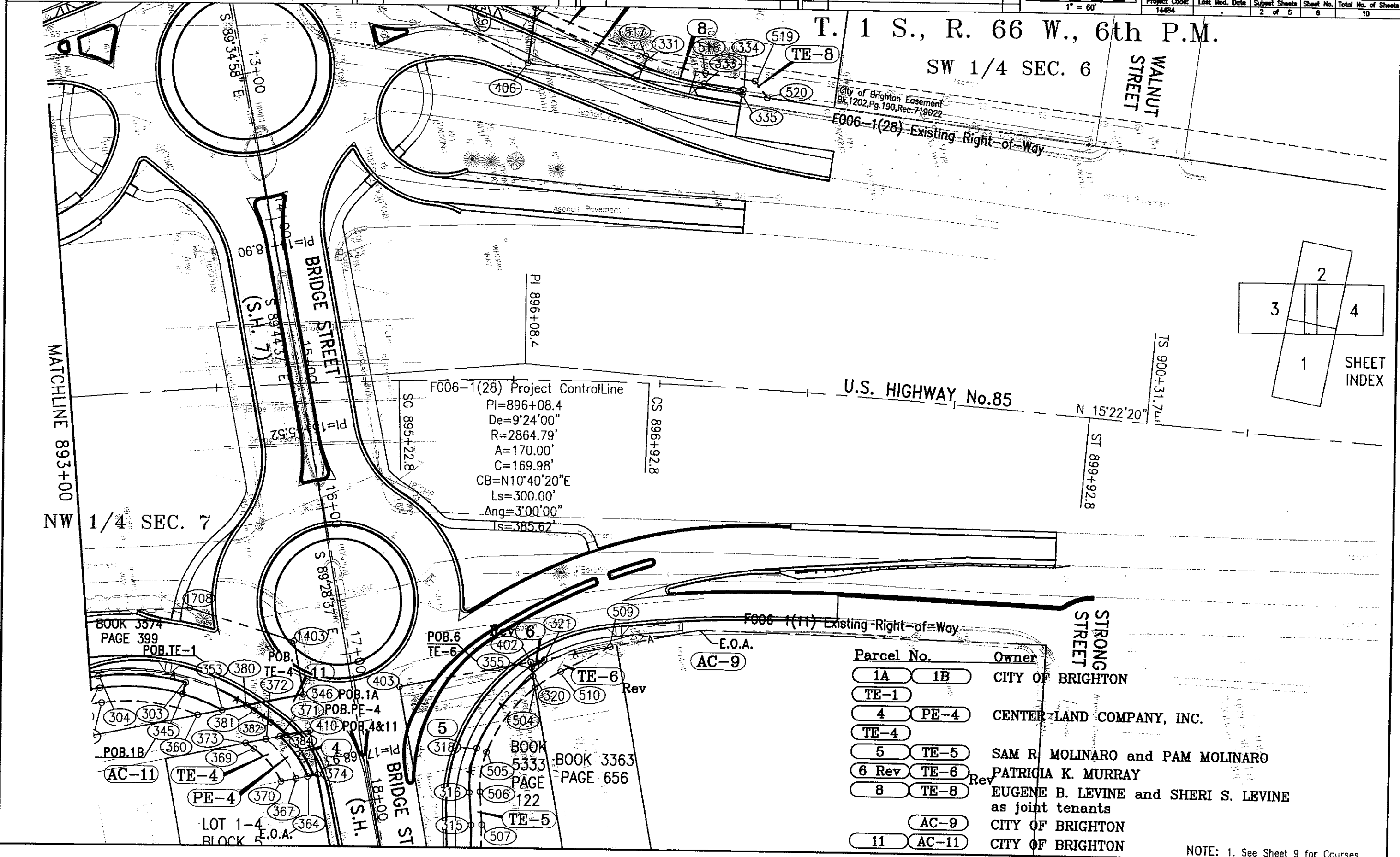
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07/03	Revised Parcel 5, TE-6, AC-6	jam
02/04	Added Parcel 11, Parcel 1B, Parcel 1A	jam

Sheet Revisions		
mm/yy	xxxxx	xxx

Sheet Revisions		
mm/yy	xxxxx	xxx



Right of Way Plans				
Plan Sheet				
Project Number: CCM130-002				
Project Location: BRIDGE STREET (S.H.7)				
Project Location: CITY OF BRIGHTON, ADAMS COUNTY				
Project Code: 14484	Last Mod. Date:	Sheet No. 2 of 5	Sheet No. 6	Total No. of Sheets 10



NOTE: 1. See Sheet 9 for Courses

COLORADO DEPARTMENT OF TRANSPORTATION



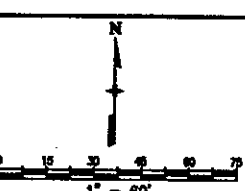
Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303) 757-9212 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT: Carter & Burgess, Inc.

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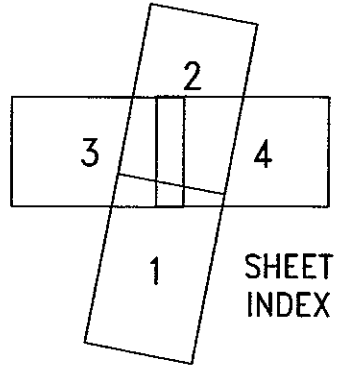
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Sheet Revisions		
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Right of Way Plans				
Plan Sheet				
Project Number: CCM130-002				
Project Location: BRIDGE STREET (S.H.7)				
Project Location: CITY OF BRIGHTON, ADAMS COUNTY				
Project Code: 14484	Last Mod. Date:	Sheet No. 3 of 5	Sheet No. 7	Total No. of Sheets 10

T. 1 S., R. 66 W., 6th P.M.
SW 1/4 SEC. 6



SHEET INDEX

PARCEL 1
BRIGHTON TERRACE
FILING NO.2
CAR LOT
OFFICE

RECEPTION#
C0971378

POB.8,TE-8
E.O.A. (330)

TE-8

LARGE DEAD
BILLBOARD FOR
AMERICAN

35'OP

7

514

327

513

512

325

324

409

POB.7
TE-07

322

514

B.O.A.

35'OP

BRIDGE STREET
(S.H. 7)

9+00

10+00

11+00

12+00

13+00

14+00

15+00

S 89°54'51" E

S 89°34'58" E

S 89°44'37" E

(S.H. 7)

B.O.A. (1443)

35'OP

BOOK 3395
PAGE 889

35'OP

408 E.O.A.

1460

ST 892+03.1

TS 892+22.8

<u>Parcel No.</u>	<u>Owner</u>
TE-3 Del	Herbert C. Gleim and Linda J. Gleim as Joint tenants
7 TE-7	Steven G. Lance
8 TE-8	EUGENE B. LEVINE and SHERI S. LEVINE as joint tenants

NW 1/4 SEC. 7

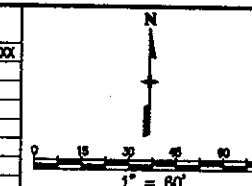
NOTE:
1. See Sheet 9 for Courses

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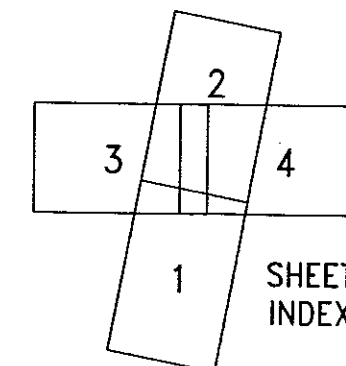
Region 6
2000 S. Holly
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Phone: (303) 757-9212 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT: Carter & Burgess, Inc.

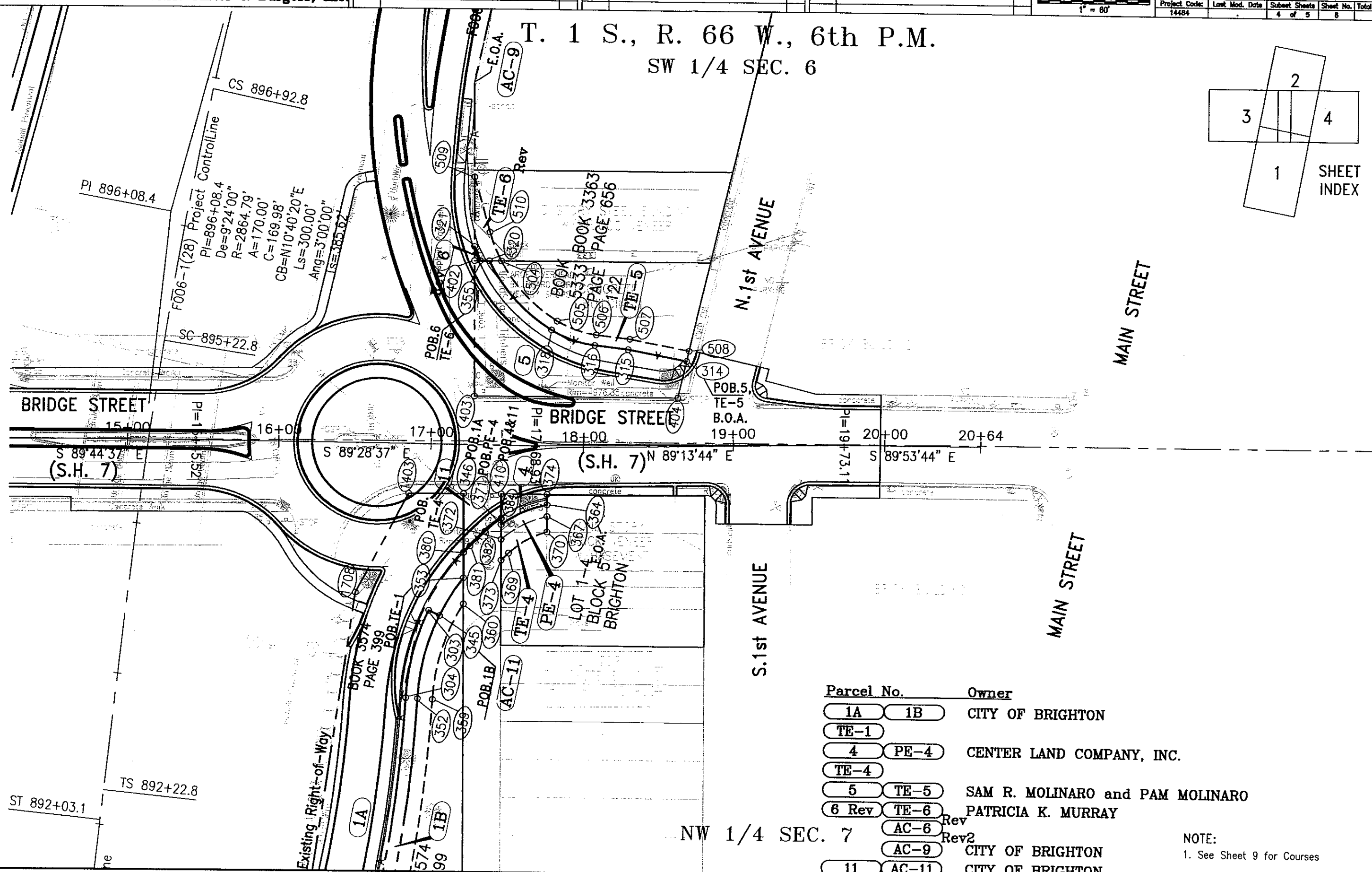
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Right of Way Plans				
Plan Sheet				
Project Number: CCM130-002				
Project Location: BRIDGE STREET (S.H.7)				
Project Location: CITY OF BRIGHTON, ADAMS COUNTY				
Project Code:	Last Mod. Date	Subest Sheets	Sheet No.	Total No. of Sheets
14484		4 of 5	8	10

T. 1 S., R. 66 W., 6th P.M.
SW 1/4 SEC. 6



SHEET
INDEX



<u>Parcel No.</u>	<u>Owner</u>
1A 1B	CITY OF BRIGHTON
TE-1	
4 PE-4	CENTER LAND COMPANY, INC.
TE-4	
5 TE-5	SAM R. MOLINARO and PAM MOLINARO
6 Rev TE-6	PATRICIA K. MURRAY
C. 7 AC-6	Rev
	Rev2
AC-9	CITY OF BRIGHTON
11 AC-11	CITY OF BRIGHTON

NOTE:
1. See Sheet

NOTE:
1. See Sheet 9 for Courses

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 S. Holly
Denver, CO 80222
Phone: (303)757-9212 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT: Carter & Burgess, Inc.

Sheet Revisions

07/03	Revised Parcel 6, TE-6	jam
06/03	Deleted TE-03	jam
02/04	Added Parcel 11, Parcel 18, Parcel 1A	jam

Sheet Revisions

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Sheet Revisions

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Right of Way Plans

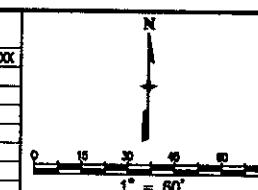
Plan Sheet

Project Number: CCM130-002

Project Location: BRIDGE STREET (S.H.7)

Project Location: CITY OF BRIGHTON, ADAMS COUNTY

Project Code: 14484 Lost Mod. Date: 5 of 5 Sheet No. 9 Total No. of Sheets: 10



Pnt.-Pnt.	Bearing	Distance
346 - 353	S 00°38'40" E	55.83'
353 - 345	Radius=141.46' Arc=29.52'	
345 - 303	N 64°11'25" W	8.00'
303 - 304	Radius=149.46' Arc=60.22'	
304 - 305	Radius=825.29' Arc=202.18'	
305 - 306	S 17°31'22" W	21.93'
306 - 336	S 18°11'53" W	77.52'
336 - 343	S 13°10'37" W	29.45'
343 - 302	S 22°05'12" W	32.57'
302 - 6802	S 89°53'27" W	8.58'
6802 - 1708	N 07°50'00" E	425.62'
1708 - 1403	N 27°43'20" E	74.37'
1403 - 346	N 89°53'50" E	36.71'

Pnt.-Pnt.	Bearing	Distance
345 - 352	Radius=141.46' Arc=57.00'	
352 - 351	Radius=833.29' Arc=281.60'	
351 - 343	S 22°05'12" W	51.69'
343 - 336	N 13°10'37" E	29.45'
336 - 306	N 18°11'53" E	77.52'
306 - 305	N 17°31'22" E	21.93'
305 - 304	Radius=825.29' Arc=202.18'	
304 - 303	Radius=149.46' Arc=60.22'	
303 - 345	S 64°11'25" E	8.00'

Pnt.-Pnt.	Bearing	Distance
353 - 360	S 00°38'40" E	17.21'
360 - 359	Radius=131.46' Arc=66.89'	
352 - 358	Radius=843.29' Arc=284.98'	
358 - 362	S 22°05'12" W	80.18'
362 - 302	S 89°53'27" W	10.80'
302 - 351	N 22°05'12" E	84.26'
358 - 352	Radius=833.29' Arc=281.60'	
352 - 353	Radius=141.46' Arc=86.51'	

Pnt.-Pnt.	Bearing	Distance
410 - 374	N 89°53'50" E	29.93'
374 - 364	S 00°29'39" E	6.92'
364 - 371	Radius=74.00' Arc=32.93'	
371 - 410	N 00°38'40" W	20.31'

Pnt.-Pnt.	Bearing	Distance
371 - 364	Radius=74.00' Arc=32.93'	
364 - 367	S 00°29'39" E	7.76'
367 - 372	Radius=66.41' Arc=33.86'	
372 - 371	N 00°38'40" W	9.75'

Pnt.-Pnt.	Bearing	Distance
372 - 367	Radius=66.41' Arc=33.86'	
367 - 370	S 00°29'39" E	10.28'
370 - 369	Radius=56.41' Arc=28.98'	
369 - 373	S 45°28'52" W	6.71'
373 - 372	N 00°38'40" W	13.79'

Pnt.-Pnt.	Bearing	Distance
314 - 404	S 13°06'44" W	25.13'
404 - 403	S 89°53'50" W	134.28'
403 - 402	N 00°33'06" W	90.00'
402 - 320	N 89°53'50" E	9.78'
320 - 318	Radius=109.00' Arc=62.14'	
318 - 316	Radius=70.00' Arc=30.38'	
316 - 315	S 83°17'15" E	22.10'
315 - 314	S 79°29'11" E	40.23'

Pnt.-Pnt.	Bearing	Distance
314 - 315	N 79°29'11" W	40.23'
315 - 316	N 83°17'15" W	22.10'
316 - 318	Radius=70.00' Arc=30.38'	
318 - 320	Radius=109.00' Arc=62.14'	
320 - 504	N 89°53'50" E	7.83'
504 - 505	Radius=102.00' Arc=54.76'	
505 - 506	Radius=63.00' Arc=27.34'	
506 - 507	S 83°17'15" E	22.33'
507 - 508	S 79°29'11" E	40.78'
508 - 314	S 13°06'44" W	7.01'

Pnt.-Pnt.	Bearing	Distance
355 - 402	S 89°53'50" W	3.71'
402 - 321	N 00°33'12" W	9.47'
321 - 355	Radius=114.50' Arc=10.20'	

Pnt.-Pnt.	Bearing	Distance
355 - 321	Radius=114.50' Arc=10.20'	
321 - 509	N 00°33'10" W	46.02'
509 - 510	S 16°04'15" E	37.82'
510 - 504	Radius=102.00' Arc=20.64'	
504 - 355	S 89°53'50" W	13.90'

Pnt.-Pnt.	Bearing	Distance
322 - 324	Radius=263.78' Arc=62.83'	
324 - 325	N 52°11'15" E	7.82'
325 - 327	Radius=50.00' Arc=39.21'	
327 - 329	Radius=98.89' Arc=44.89'	
329 - 330	N 33°16'14" E	37.95'
330 - 406	S 71°49'08" E	30.41'
406 - 409	S 38°19'08" W	171.02'
409 - 322	S 89°53'53" W	37.95'

Pnt.-Pnt.	Bearing	Distance
322 - 511	S 89°53'53" W	18.54'
511 - 512	Radius=256.78' Arc=78.10'	
512 - 513	N 52°11'15" E	7.82'
513 - 514	Radius=43.00' Arc=33.72'	
514 - 515	Radius=105.89' Arc=48.07'	
515 - 516	N 33°16'14" E	36.07'
516 - 330	S 71°49'06" E	7.25'
330 - 329	S 33°16'14" W	37.95'
329 - 327	Radius=98.89' Arc=44.89'	
327 - 325	Radius=50.00' Arc=39.21'	
325 - 324	S 52°11'15" W	7.82'
324 - 322	Radius=263.78' Arc=62.83'	

Pnt.-Pnt.	Bearing	Distance
330 - 331	N 33°16'14" E	80.05'
331 - 333	Radius=176.50' Arc=44.16'	
333 - 334	N 18°56'04" E	26.65'
334 - 335	S 71°03'56" E	3.15'
335 - 406	S 18°10'53" W	147.52'
406 - 330	N 71°49'08" W	30.41'

Pnt.-Pnt.	Bearing	Distance
330 - 516	N 71°49'06" W	7.25'
516 - 517	N 33°16'14" E	81.94'
517 - 518	Radius=169.50' Arc=42.41'	
518 - 519	N 18°56'04" E	33.65'
519 - 520	N 63°56'04" E	14.01'
520 - 335	S 18°06'13" W	16.91'
335 - 334	N 71°03'56" W	3.15'
334 - 333	S 18°56'04" W	26.65'
333 - 331	Radius=176.50' Arc=44.16'	
331 - 330	S 33°16'14" W	80.05'

Pnt.-Pnt.	Bearing	Distance
302 - 347	S 22°05'12" W	34.51'
347 - 6802	N 07°50'00" E	32.27'
6802 - 302	N 89°53'27" E	8.58'

Pnt.-Pnt.	Bearing	Distance
362 - 354	S 22°05'12" W	77.96'
354 - 347	N 07°50'00" E	40.62'
347 - 302	N 22°05'12" E	34.51'
302 - 362	N 89°53'27" E	10.80'

Pnt.-Pnt.	Bearing	Distance
410 - 384	S 00°38'40" E	16.07'
384 - 382	Radius=77.50' Arc=13.66'	
382 - 381	S 45°05'10" W	13.73'
381 - 380	Radius=152.50' Arc=6.28'	
380 - 346	N 00°38'40" W	38.99'
346 - 410	N 89°53'50" E	24.81'

COLORADO DEPARTMENT OF TRANSPORTATION



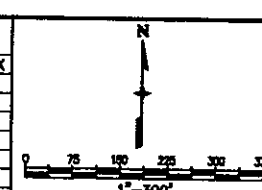
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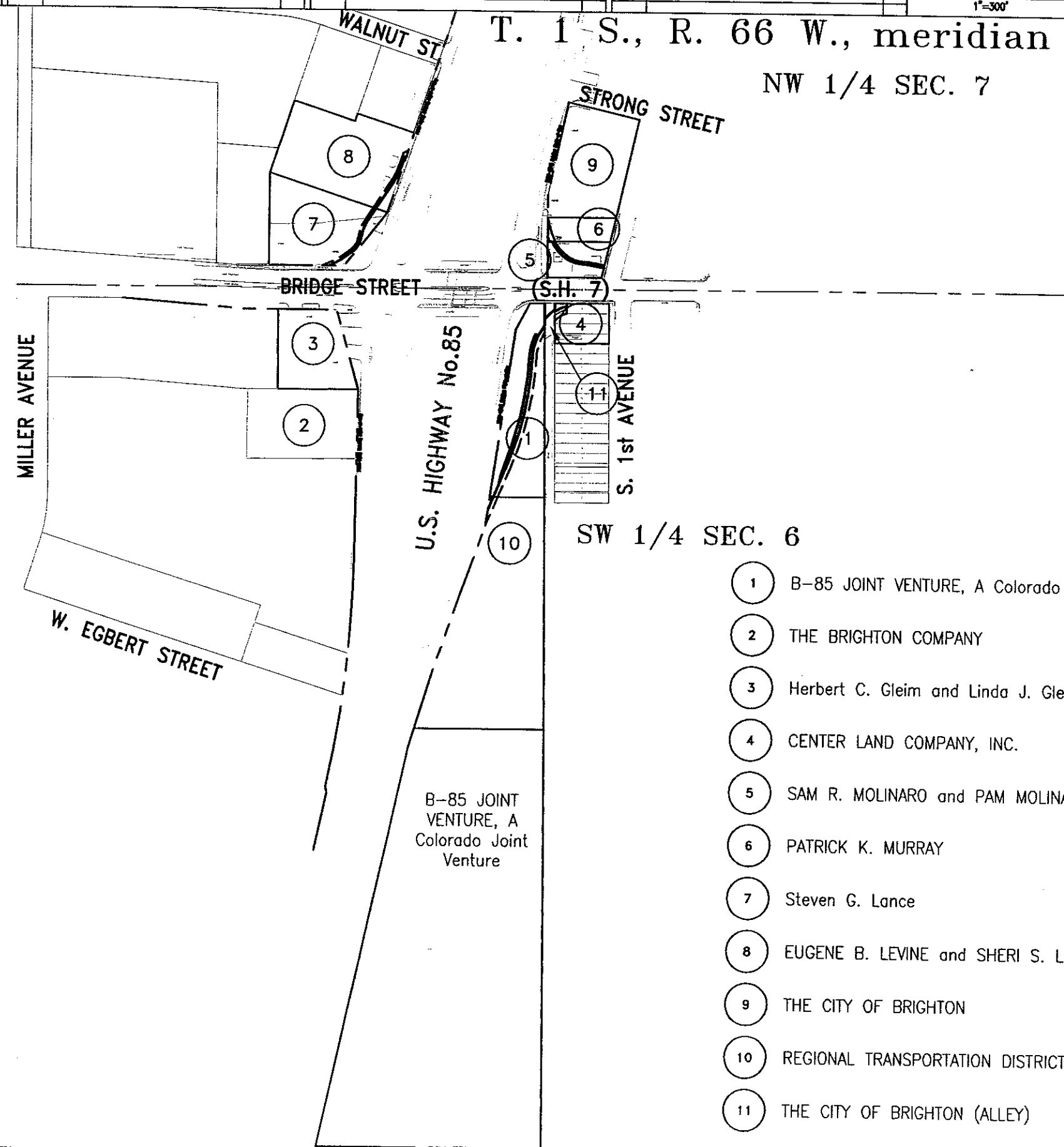
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08/03	Deleted TE-03	Jan

Sheet Revisions		
08/07	XXXXX	XXX

Sheet Revisions		
08/07	XXXXX	XXX



Right of Way Plans				
Ownership Map				
Project Number: CCM130-002				
Project Location: BRIDGE STREET (S.H.7)				
Project Location: CITY OF BRIGHTON, ADAMS COUNTY				
Project Code: 14484	Last Mod. Date: --	Subst. Sheets: 1 of 1	Sheet No.: 10	Total No. of Sheets: 10



- 1 B-85 JOINT VENTURE, A Colorado Joint Venture
- 2 THE BRIGHTON COMPANY
- 3 Herbert C. Gleim and Linda J. Gleim
- 4 CENTER LAND COMPANY, INC.
- 5 SAM R. MOLINARO and PAM MOLINARO
- 6 PATRICK K. MURRAY
- 7 Steven G. Lance
- 8 EUGENE B. LEVINE and SHERI S. LEVINE
- 9 THE CITY OF BRIGHTON
- 10 REGIONAL TRANSPORTATION DISTRICT
- 11 THE CITY OF BRIGHTON (ALLEY)