

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

RIGHT OF WAY PLANS UNIT: Patricia E. Dickerson

Sheet Revisions	
9/07	REVISED SHEETS 2, 3, 3A, 4, 5, 6 & 11
	jaf

Sheet Revisions	

Sheet Revisions	

Farnsworth
GROUP
5801 N. UNION BLVD., SUITE 100
COLORADO SPRINGS, CO. 80918
(719) 590-9194 / (719) 590-9111 Fax

Right of Way Plans				
Title Sheet				
Project Number:	CC 0581-009			
Project Location:	STATE HIGHWAY NO. 58			
	INTERCHANGE WITH CABELA DRIVE			
Project Code:	Last Mod. Date	Subest Sheets	Sheet No.	Total No. of Sheets
16051	9-27-07	1 of 1	1	X

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

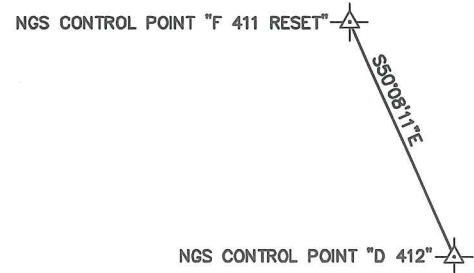
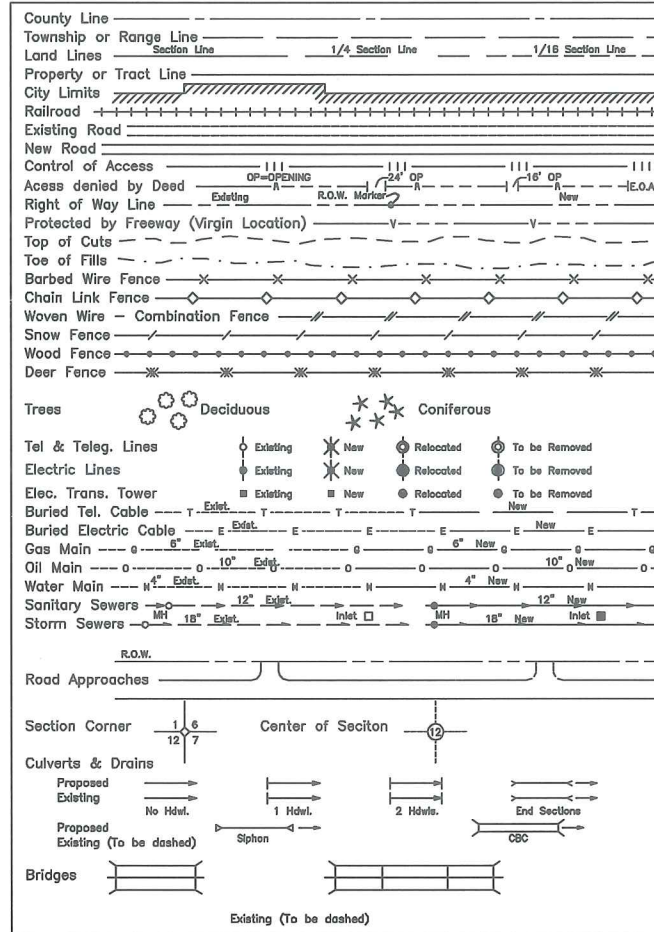
RIGHT OF WAY PLAN OF PROPOSED PROJECT NO. CC 0581-009 STATE HIGHWAY 58 & CABELA DRIVE INTERCHANGE JEFFERSON COUNTY RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS
PLAN SHEETS 1" = 100'
OWNERSHIP MAP 1" = 400'
R.O.W. LENGTH OF PROJECT 0.96 Miles

INDEX OF SHEETS

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

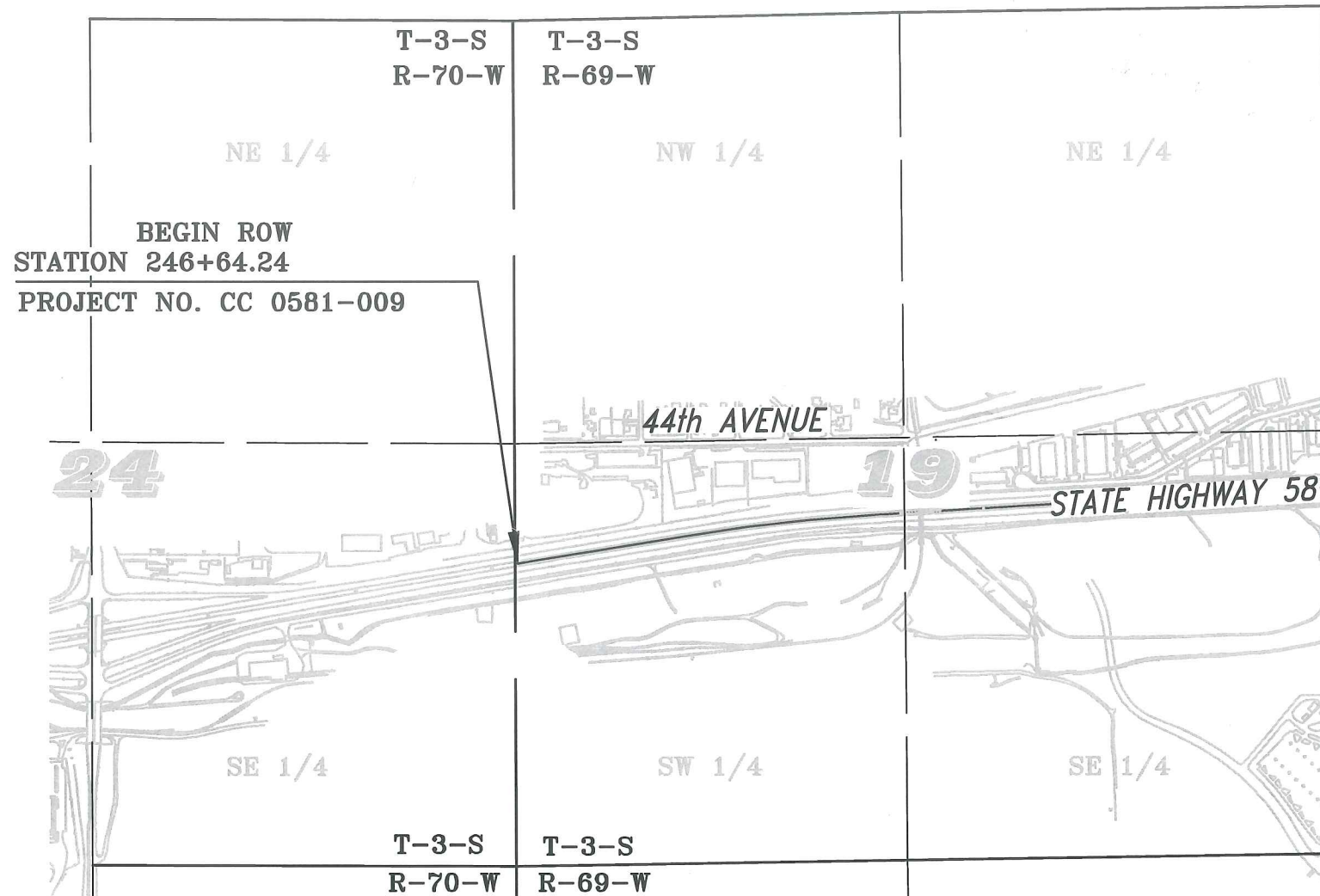
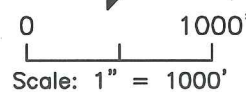
CONVENTIONAL SIGNS



BASIS OF BEARING

BEARINGS USED ARE COLORADO STATE PLANE, CENTRAL ZONE, NAD 83/92 BASED ON A BEARING OF S50°08'11"E FROM NGS CONTROL POINT "F 411 RESET" BEING A STEEL ROD AND NGS CONTROL POINT "D 412" BEING A STEEL ROD AS OBTAINED FROM NGS BASED ON COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN). SEE <http://www.ngs.noaa.gov/cgi-bin/datasheet.pl> FOR MORE INFORMATION ON ABOVE CONTROL POINTS.

Region 6
Project Code: 16051
DATE: July 2007



APPROVED
APPROVED OCT 19 2007

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____

DIVISION ADMINISTRATOR

PROJECT LOCATION MAP

COLORADO DEPARTMENT OF TRANSPORTATION



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

RIGHT OF WAY PLANS UNIT: Patricia E. Dickerson

Sheet Revisions	
9/07	ADDED PE-24, DELETED TE-24

Sheet Revisions	

Sheet Revisions	



5801 N. UNION BLVD, SUITE 100
COLORADO SPRINGS, CO. 80918
(719) 590-9194 / (719) 590-9111 Fax

Right of Way Plans				
Tabulation of Properties Sheet				
Project Number:		CC 0581-009		
Project Location: STATE HIGHWAY NO. 58				
INTERCHANGE WITH CABELA DRIVE				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
16051	9-27-07	1 of 2	2	X

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY

STATE HIGHWAY NO. 58

PARCEL NO.	OWNER (MAILING ADDRESS)	PROPERTY ADDRESS	LOCATION	AREA IN SQUARE FEET (ACRES)				BOOK-PAGE	REMARKS	
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT			RIGHT
			T3S R69W 6th PM							
24	AQO LLC, A COLORADO LIMITED LIABILITY COMPANY 6985 LODGEPOLE CT. BOULDER, CO. 80301	14452 W. 44TH AVE. GOLDEN, CO. 80403	LOT 1 FOOTHILLS WEST INDUSTRIAL PARK	27,239 Sq Ft (0.625 Acres)			113,608 Sq Ft (2.608 Acres)			
PE-24	SAME	SAME	SAME	4,744 Sq Ft (0.109 Acres)					FOR WALL CONSTRUCTION AND MAINTENANCE	
TE-24	DELETED								DELETED	
AC-24	SAME	SAME	SAME							
25	RAJA, L.L.C., A COLORADO LIMITED LIABILITY COMPANY 14252 W. 44TH AVE. GOLDEN, CO. 80403	14352 W. 44TH AVE. GOLDEN, CO. 80403	LOT 2 FOOTHILLS WEST INDUSTRIAL PARK	4,884 Sq Ft (0.112 Acres)			85,115 Sq Ft (1.954 Acres)			
AC-25	SAME	SAME	SAME							
26	ASPHALT PAVING CO. 14802 W. 44TH AVE. GOLDEN, CO. 80403	14802 W. 44TH AVE. GOLDEN, CO. 80403	A PORTION OF THE SE 1/4 OF SEC. 24, T3S R70W & THE SW 1/4 OF SEC. 19, T3S R69W	76,772 Sq Ft (1.762 Acres)			534,769 Sq Ft (12.277 Acres)			
26A	SAME	SAME	SAME	79,797 Sq Ft (1.832 Acres)					TO BE CONVEYED TO THE CITY OF WHEATRIDGE	
TE-26	SAME	SAME	SAME	13,374 Sq Ft (0.307 Acres)					TEMPORARY EASEMENT FOR CONSTRUCTION OF ROADWAY IMPROVEMENTS	
AC-26	SAME	SAME	SAME							

Sheet Revisions	
09/07	REVISED POINTS jaf

Sheet Revisions	

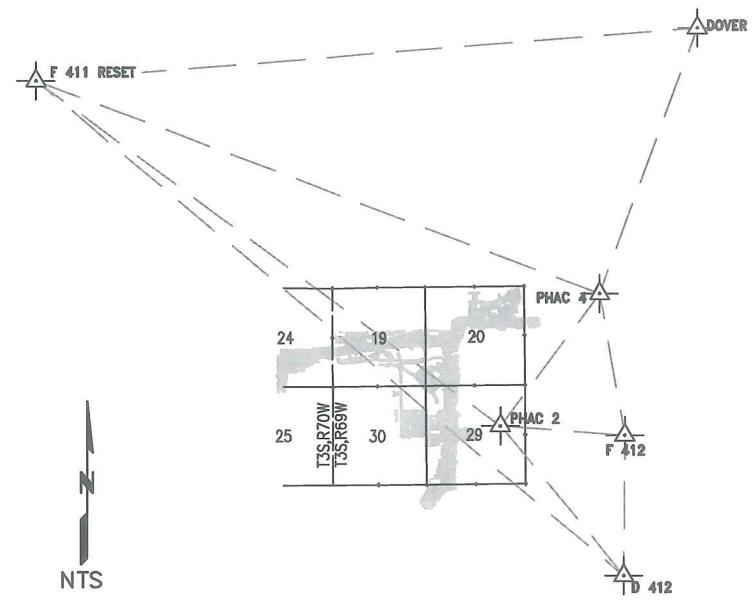
Sheet Revisions	

Farnsworth GROUP
 8055 EAST TUFTS AVENUE, SUITE 850
 DENVER, COLORADO 80237
 (303) 692-8838 / (303) 692-0470 Fax



Right of Way Plans				
Land Survey Control Diagram				
Project Number:		CC 0581-009		
Project Location:		STATE HIGHWAY NO. 58		
		INTERCHANGE WITH CABELA DRIVE		
Project Code:	Last Mod. Date:	Subest Sheets:	Sheet No.:	Total No. of Sheets:
16051	9-27-07	1 of 3	3	X

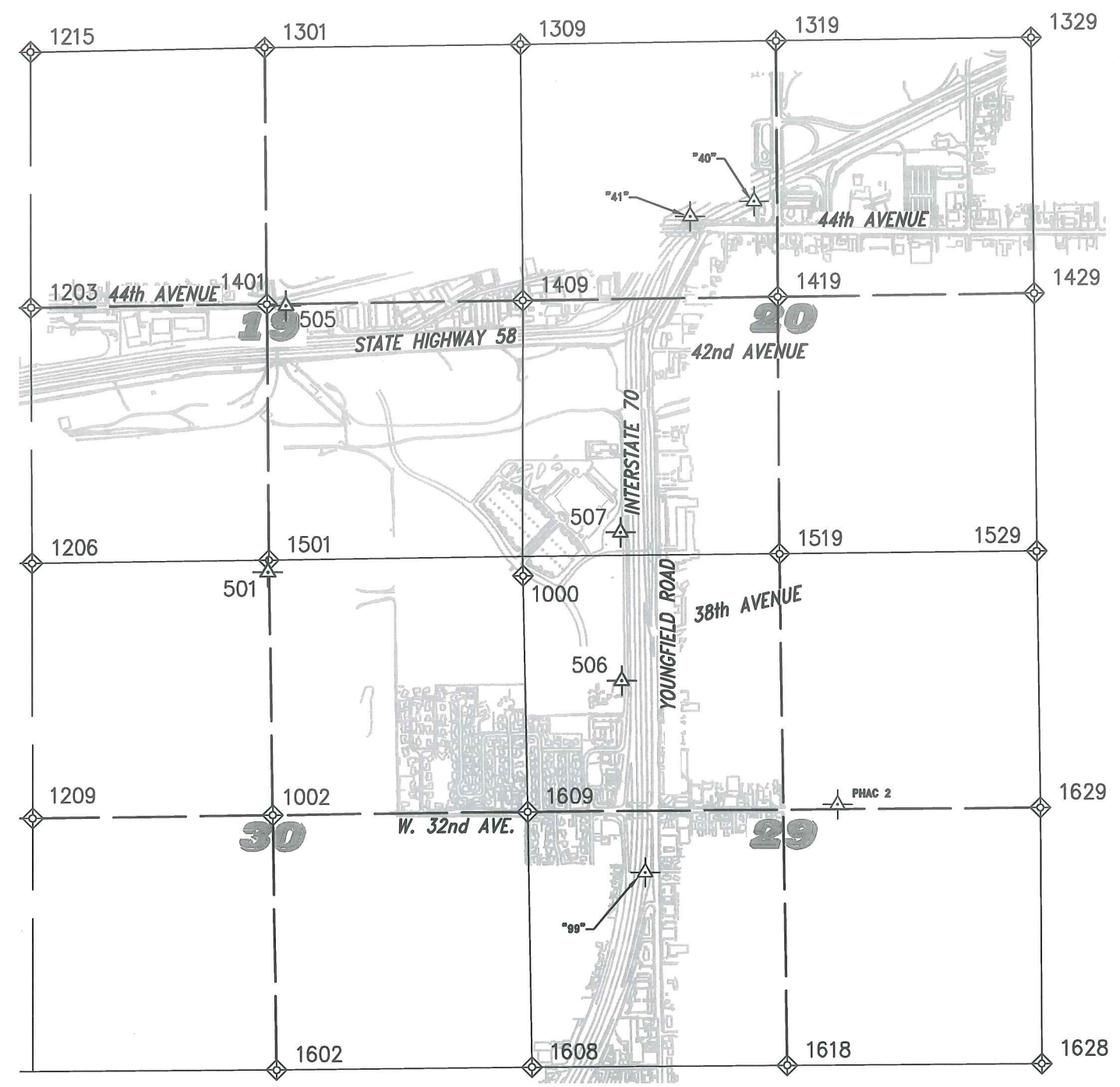
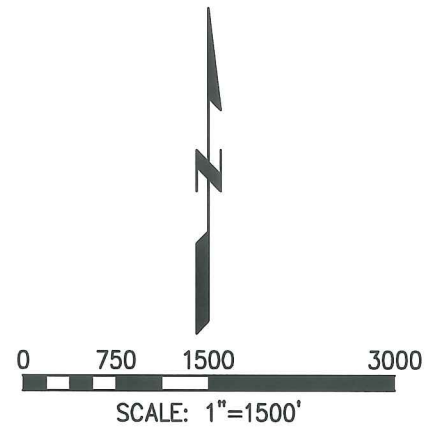
SURVEY CONTROL DIAGRAM

FOR THE CITY OF WHEAT RIDGE, JEFFERSON COUNTY, COLORADO
 40TH AVENUE UNDERPASS
 PROJECT NUMBER IM 07-03-246 UNIT 3
 LOCATED IN SECTIONS 19, 20 & 29, TOWNSHIP 3 SOUTH,
 RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



OVERALL PROJECT CONTROL
NTS

- LEGEND**
-  MAJOR CONTROL POINT
 -  ALIQUOT LAND CORNER



COLORADO DEPARTMENT OF TRANSPORTATION



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

RIGHT OF WAY PLANS UNIT: Patricia E. Dickerson

Sheet Revisions	
Date	Description
09/07	REVISED POINTS jaf

Sheet Revisions	
Date	Description

Sheet Revisions	
Date	Description



8055 EAST TUFTS AVENUE, SUITE 850
DENVER, COLORADO 80237
(303) 692-8838 / (303) 692-0470 Fax

Right of Way Plans				
Land Survey Control Diagram				
Project Number:		CC 0581-009		
Project Location:		STATE HIGHWAY NO. 58		
Project Code:		INTERCHANGE WITH CABELA DRIVE		
Last Mod. Date	Subsect Sheets	Sheet No.	Total No. of Sheets	
18051	9-27-07	2 of 3	3A	X

MONUMENTATION FOR MAJOR CONTROL AND ALIQUOT CORNERS

FOR THE CITY OF WHEAT RIDGE, JEFFERSON COUNTY, COLORADO
40TH AVENUE UNDERPASS
PROJECT NUMBER IM 07-03-246 UNIT 3
LOCATED IN SECTIONS 19, 20 & 29, TOWNSHIP 3 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF WHEAT RIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO

MAJOR CONTROL TABLE

POINT NAME	NORTH LATITUDE	WEST LONGITUDE	NAD 83(1992) ZONE 502		ELEV. (NAVD 88)	PROJECT COORDINATES		DESCRIPTION
			NORTHING	EASTING		NORTHING	EASTING	
D 412	39°44'28.02956"N	105°06'34.91025"W	1695068.28	3109759.67	5554.25	1695490.28	3110533.86	STAINLESS STEEL ROD
DOVER	39°49'17.98236"N	105°05'42.59357"W	1724425.45	3113715.66	5640.99	1724854.76	3114490.84	3-1/4" BRASS CAP
F 412	39°45'42.33486"N	105°06'33.72428"W	1702587.29	3109819.99	5562.74	1703011.16	3110594.20	STAINLESS STEEL ROD
F 411 RESET	39°48'50.64463"N	105°13'19.46194"W	1721525.23	3078076.63	5950.47	1721953.81	3078842.93	STAINLESS STEEL ROD
PHAC 2	39°45'47.42626"N	105°07'59.12542"W	1703074.66	3103148.73	5451.56	1703498.65	3103921.28	STAINLESS STEEL ROD
PHAC 4	39°46'57.36407"N	105°06'50.59074"W	1710173.57	3108470.59	5375.38	1710599.33	3109244.46	STAINLESS STEEL ROD
501	39°46'07.18297"N	105°09'24.31087"W	1705047.78	3096488.98	5481.87	1705472.26	3097259.87	#5 REBAR W/ RED PLASTIC CAP
505	39°46'34.37760"N	105°09'21.72554"W	1707800.27	3096680.43	5517.20	1708225.44	3097451.37	#5 REBAR W/ RED PLASTIC CAP
506	39°45'56.00816"N	105°08'37.48590"W	1703931.12	3100149.73	5515.46	1704355.33	3100921.53	#5 REBAR W/ RED PLASTIC CAP
507	39°46'11.13258"N	105°08'37.54223"W	1705461.49	3100139.33	5457.51	1705886.07	3100911.13	#5 REBAR W/ RED PLASTIC CAP

TABULATION OF FOUND ALIQUOT CORNERS

POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1000	1705437.97	3099898.99	5457.87	3-1/4" BRASS CAP IN RANGE BOX (WITNESS CORNER - 200' S. ALONG SEC. LINE)
1203	1708202.98	3094823.08	5541.79	1-1/2" BRASS CAP IN R.B. @ 44TH. AND INDIAN
1206	1705562.57	3094830.83	5501.87	2-3/4" BRASS CAP IN CONCRETE
1215	1710841.96	3094820.64	5562.56	3-1/4" AL. MON. IN RANGE BOX, PLS 5239
1301	1710891.66	3097234.67	5525.14	3-1/4" AL. CAP IN RANGE BOX, PLS 25379
1309	1710927.16	3099883.36	5497.53	2-1/2" STEEL PIPE
1319	1710963.38	3102529.40	5468.69	3-1/4" BRASS CAP ON AL. MON. IN RANGE BOX, PLS 13212
1329	1710999.18	3105176.47	5400.31	3-1/4" BRASS CAP ON AL. MON. IN RANGE BOX, PLS 13212
1401	1708240.85	3097252.38	5519.05	3-1/4" BRASS CAP IN RANGE BOX, PLS 15846
1409	1708282.26	3099901.94	5452.18	3-1/4" BRASS CAP ON AL. MON. IN RANGE BOX, PLS 13212
1419	1708321.11	3102541.01	5431.36	3-1/4" BRASS CAP ON AL. MON. IN RANGE BOX, PLS 13212
1429	1708360.33	3105200.63	5409.09	3" BRASS CAP ON 3" AL. MON. IN RANGE BOX, PLS 13212
1501	1705599.11	3097269.85	5483.49	RED SANDSTONE BOULDER WITH CHISLED "X"
1519	1705666.88	3102552.62	5489.84	3-1/4" BRASS CAP ON AL. MON. IN RANGE BOX, PLS 13212
1529	1705695.91	3105219.91	5456.90	3-1/4" BRASS CAP ON AL. MON. IN RANGE BOX, PLS 13212
1602	1700320.15	3097345.88	5608.15	3-1/2" AL. CAP AND 2" AL. CAP IN RANGE BOX, PLS 16401
1608	1700352.15	3099983.58	5575.76	3-1/4" BRASS CAP ON AL. MON. IN RANGE BOX, PLS 13212
1609	1702996.84	3099942.91	5530.74	3-1/4" BRASS CAP ON AL. MON. IN RANGE BOX, PLS 13212
1618	1700372.03	3102622.65	5536.43	3-1/4" BRASS CAP ON AL. MON. IN RANGE BOX, PLS 13212
1628	1700391.77	3105260.84	5563.42	2" AL. CAP IN RANGE BOX, PLS 29420
1629	1703043.93	3105250.46	5454.70	3-1/4" BRASS CAP ON AL. MON. IN RANGE BOX, PLS 13212

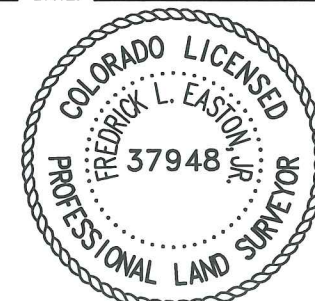
SURVEYOR'S CERTIFICATION:

I, FREDRICK L. EASTON, JR., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE COLORADO DEPARTMENT OF TRANSPORTATION THIS PROJECT 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.

NAME: _____ DATE: _____

P.L.S. NO. 37948

- BEARINGS USED ARE COLORADO STATE PLANE, CENTRAL ZONE, NAD 83/92 BASED ON A BEARING OF S50°08'11"E FROM NGS CONTROL POINT "F 411 RESET" BEING A STEEL ROD AND NGS CONTROL POINT "D 412" BEING A STEEL ROD AS OBTAINED FROM NGS BASED ON COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN). SEE <http://www.ngs.noaa.gov/cgi-bin/datasheet.prl> FOR MORE INFORMATION ON ABOVE CONTROL POINTS.
- BASIS OF ELEVATION BASED ON NGS CONTROL POINT "F 412", A STAINLESS STEEL ROD AT THE INTERSECTION OF KIPLING STREET AND WEST 32ND AVENUE WITH A NAVD88 ELEVATION OF 5,562.74 FEET. "F 412" IS A FIRST ORDER, SECOND CLASS CONTROL POINT. SEE <http://www.ngs.noaa.gov/cgi-bin/datasheet.prl> FOR MORE INFORMATION ON ABOVE CONTROL POINT.
- ALL COORDINATES SHOWN HERIN ARE PROJECT COORDINATES IN U.S. SURVEY FEET. THESE PROJECT COORDINATES ARE MODIFIED NAD 83 COLORADO STATE PLANE COORDINATES CENTRAL ZONE. COORDINATES WERE FACTORED TO THE SURFACE WITH A COMBINED FACTOR OF 1.000248956.
- THIS CONTROL SURVEY IS FOR THE USE OF THE FEDERAL HIGHWAYS ADMINISTRATION, THE COLORADO DEPARTMENT OF TRANSPORTATION AND CITY OF WHEAT RIDGE PERSONNEL. THIS 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 PHYSICAL EVIDENCE WITH RELATION TO EASEMENTS, RIGHTS OF WAY, PROPERTY BOUNDARIES, AND RESTRICTIONS, AS DESCRIBED IN THE INSTRUMENTS OF RECORD, WERE NOT INCLUDED IN THIS CONTROL SURVEY.
- 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 CERTIFICATION SHOWN BELOW.
- THIS SURVEY WAS PERFORMED ON THE GROUND BETWEEN FEBRUARY 27TH, 2006, MARCH 7TH, 2006, AND MAY, JUNE AND JULY OF 2007.
- NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THIS DIAGRAM IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS THE ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR HEREON NAMED.



COLORADO DEPARTMENT OF TRANSPORTATION



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

RIGHT OF WAY PLANS UNIT: Patricia E. Dickerson

Sheet Revisions

Sheet Revisions

Sheet Revisions



8055 EAST TUFTS AVENUE, SUITE 850
DENVER, COLORADO 80237
(303) 692-8838 / (303) 692-0470 Fax

Right of Way Plans

Land Survey Control Diagram

Project Number: CC 0581-009

Project Location: STATE HIGHWAY NO. 58

INTERCHANGE WITH CABELA DRIVE

Project Code:	Last Mod. Date	Subest Sheets	Sheet No.	Total No. of Sheets
18051	8-13-07	3 of 3	3B	X

**TABULATION OF
FOUND BOUNDARY COLLATERAL EVIDENCE**

**TABULATION OF
FOUND BOUNDARY COLLATERAL EVIDENCE**

POINT NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
2008	1702415.458	3101428.107	5533.56	1/2" x 1/2" Square Pin
2013	1702530.214	3101313.110	5533.87	1 1/2" Aluminum Cap - Lane Engineering - LS # (Illegible)
2017	1702601.763	3101490.641	5531.46	1 1/2" Aluminum Cap - LS 438
2018	1702602.395	3101540.669	5531.09	Yellow Plastic Cap on #5 Rebar - LS 77609
2020	1702533.344	3101646.135	5527.99	1 1/2" Yellow Plastic Cap on #5 Rebar - LS 27604
2022	1702971.762	3101640.134	5521.38	1" Diameter Yellow Plastic Cap on a #4 Rebar
2024	1702970.138	3101456.610	5526.68	1" Diameter Yellow Plastic Cap (Illegible)
2025	1702980.134	3101456.454	5526.23	1" Diameter Brass Tag in Top of Curb - PLS 35585
2026	1702979.196	3101350.940	5530.18	3/4" Diameter Brass Tag in Top of Brick Landscape Wall - LS 16837
2027	1702934.655	3101307.446	5529.59	Orange Plastic Cap - LS 35585
2028	1702778.492	3101309.596	5531.87	Yellow Plastic Cap (Illegible)
2029	1702779.865	3101459.311	5529.90	Yellow Plastic Cap (Illegible)
2030	1702750.156	3101488.640	5529.76	Yellow Plastic Cap (Illegible)
2031	1702748.346	3101309.970	5532.10	Yellow Plastic Cap - LS 27609
2038	1703190.440	3101462.807	5522.79	1 1/2" Aluminum Cap (Illegible)
2039	1703191.981	3101612.514	5520.01	#4 Rebar
2040	1703041.660	3101614.720	5521.46	Yellow Plastic Cap (Illegible)
2074	1703123.080	3100105.620	5530.12	Chisled "+" in Walk
2076	1703125.307	3100335.683	5529.98	1/2" x 1/2" Square Pin
2077	1703045.290	3100337.134	5530.88	1/2" x 1/2" Square Pin
2080	1703028.437	3100122.383	5530.60	1/2" x 1/2" Square Pin
2081	1703043.238	3100107.115	5530.38	Chisled "+" in Walk
2084	1703041.834	3100502.168	5532.69	1" Brass Tag in Concrete - LS 27609
2085	1703036.923	3100502.113	5532.26	1" Brass Tag in Concrete - LS 27609
2087	1703055.660	3100386.814	5531.58	Yellow Plastic Cap in Conc. - LS 11010
2091	1703042.191	3100544.294	5533.15	#5 Rebar with Broken Yellow Plastic Cap
2092	1703064.052	3100567.662	5532.98	#5 Rebar with Broken Yellow Plastic Cap
2093	1703091.106	3100567.216	5532.09	#5 Rebar with Broken Yellow Plastic Cap
2094	1703166.646	3100550.095	5529.81	#5 Rebar with Broken Yellow Plastic Cap
2095	1703205.873	3100384.120	5528.79	1/2" x 1/2" Square Pin
2098	1703285.662	3100382.795	5527.17	1/2" x 1/2" Square Pin
2101	1703252.496	3100763.649	5528.11	1" Brass Tag - LS 27609
2102	1703250.752	3100573.573	5527.74	1" Brass Tag in X-Pan - LS 27609
2110	1703431.554	3100762.030	5522.47	Yellow Plastic Cap in Parking Island - LS 27609
2111	1703433.050	3100925.840	5522.03	Badly Bent #5 Rebar
2112	1703253.765	3100906.060	5526.21	Yellow Plastic Cap on #5 Rebar - LS 27609
2121	1704004.062	3100911.872	5516.92	Yellow Plastic Cap on #4 Rebar - LS 11010
2125	1703795.129	3100488.632	5521.81	Yellow Plastic Cap on #5 Rebar - LS 16846
2126	1703665.272	3100491.006	5523.31	#4 Rebar with Broken Yellow Cap
2127	1703615.185	3100491.812	5522.80	1/2" x 1/2" Square Pin
2131	1703080.868	3100887.119	5528.74	Yellow Plastic Cap on #5 Rebar - LS 27609
2132	1703043.803	3100696.319	5533.06	#4 Rebar
2133	1703043.162	3100653.877	5533.31	1" Brass Tag in Walk - LS 27609
2135	1703093.141	3100627.270	5532.00	1" Brass Tag in Walk - LS 27609
2136	1703142.838	3100615.972	5530.83	Yellow Plastic Cap on #5 Rebar - LS 27609
2137	1703221.032	3100580.288	5528.40	1" Brass Tag in Curb & Gutter Pan - LS 27609
2144	1703044.531	3101957.505	5501.19	1 1/2" Disk in Walk

POINT NO.	NORTHING	EASTING	ELEV.	DESCRIPTION
2145	1703054.629	3101957.868	5502.85	1 1/2" Aluminum Cap on #5 Rebar (Illegible)
2149	1703055.975	3102112.745	5489.86	1 1/2" Aluminum Cap on #5 Rebar (Illegible)
2153	1703176.434	3102147.748	5495.36	Yellow Plastic Cap - LS 24986 on #5 Rebar
2162	1707357.575	3093646.618	5520.12	#4 Rebar with Flagging
2168	1707704.597	3095742.286	5504.60	Plastic Cap on #5 Rebar (Unreadable)
2170	1707793.071	3096277.479	5501.93	Yellow Plastic Cap on #5 Rebar - LS 24968
2177	1707082.053	3093514.881	5515.78	Slightly Bent #5 Rebar
2178	1706987.583	3093125.522	5520.47	#5 Rebar
4000	1703663.311	3101315.003	5519.17	1 1/2" Aluminum Cap - Lane Engineering Services Inc. - 438
4001	1703640.390	3101455.623	5517.02	Yellow Plastic Cap on #4 Rebar - HK Lion - LS 12840
4002	1703464.580	3101458.140	5518.81	1 1/2" Aluminum Cap - Lane Engineering Services Inc. - 438
4003	1703664.610	3101454.863	5516.16	1 1/2" Aluminum Cap - Lane Engineering Services Inc.
4004	1702944.996	3100861.034	5532.43	Broken Orange Plastic Cap on #5 Rebar LS 14112
4005	1702444.866	3100636.106	5537.20	Broken Orange Plastic Cap on #5 Rebar LS 14112
4006	1702802.494	3100581.365	5534.56	#4 Rebar
4007	1702877.528	3100580.078	5534.25	Yellow Plastic Cap - Robinson - LS Illegible
4008	1702956.212	3100444.003	5532.62	#4 Rebar
4009	1702955.526	3100353.564	5532.07	#4 Rebar
4010	1702714.543	3100257.247	5533.81	Red Plastic Cap (Broken)
4011	1708182.132	3096050.484	5530.40	Yellow Plastic Cap - Burdick - PE PLS 9010
4012	1708185.529	3096270.380	5528.49	Yellow Plastic Cap - PLS 24968
4013	1708177.223	3095739.246	5534.11	#4 Rebar
4014	1708177.111	3095738.729	5534.35	#3 Rebar
4015	1708163.127	3094823.193	5542.39	#3 Rebar (Bent)
4016	1708191.646	3096652.734	5524.88	1 1/2" Aluminum Cap - Flatirons Survey PLS 16406
4017	1708200.985	3097252.597	5518.95	Nail & 3/4" Brass Tag (Illegible)
4018	1708205.672	3097252.603	5518.74	1 1/2" Aluminum Cap in Concrete Pan (Illegible PLS 235...)
12764	1707619.303	3097256.408	5481.90	#4 Rebar
12765	1707630.712	3097477.493	5477.66	#4 Rebar
12766	1707601.269	3099900.253	5454.32	#4 Rebar
12767	1707599.127	3099836.491	5454.71	#4 Rebar
12768	1707685.100	3099778.654	5455.52	#4 Rebar
12769	1706920.06	3097261.046	5476.29	#4 Rebar



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

Right of Way Plans Unit: Patricia E. Dickerson

Sheet Revisions	
9/07	REVISED POINTS

Sheet Revisions	

Sheet Revisions	



8055 EAST TUFTS AVENUE, SUITE 650
DENVER, COLORADO 80237
(303) 692-8838 / (303) 692-0470 Fax

Right of Way Plans				
Monumentation Sheet				
Project Number: CC 0581-009				
Project Location: STATE HIGHWAY NO. 58				
INTERCHANGE WITH CABELA DRIVE				
Project Code:	Last Mod. Date	Subest Sheets	Sheet No.	Total No. of Sheets
18051	9/27/07	1 of 1	4	

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.
- Survey Control Points set with a higher degree of accuracy than ROW Markers.
- 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 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.
- Primary Control set or established on this project meet CDOT Class A specifications.
- Commitments for title insurance supplied by H.C. Peck & Associates, Inc.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE								
	1	1A	2	2A	3	3A	4	5	6
REFERENCE									
RIGHT OF WAY	33								
CONTROL									
ALIQUOT CORNER									
WITNESS POST									
PERM. EASEMENT									2

TABULATION OF PERMANENT EASEMENTS TO BE STAKED

POINT NO.	NORTHING	EASTING	STATE HIGHWAY 58 (CENTERLINE STA.)	OFFSET (FEET)
5110	1707843.84	3095741.39	256+15.85	237.3 LT.
5111	1707820.31	3096056.70	259+20.21	164.5 LT.

TABULATION OF TEMPORARY EASEMENTS TO BE STAKED

POINT NO.	NORTHING	EASTING	STATE HIGHWAY 58 (CENTERLINE STA.)	OFFSET (FEET)
5101	1707598.37	3094824.85	246+71.55	144.6 LT.
5102	1707669.18	3095218.05	250+71.04	150.4 LT.
5103	1707824.99	3095483.14	253+57.98	260.9 LT.
5104	1707975.33	3095521.01	254+19.87	403.0 LT.
5105	1708152.01	3095520.35	254+48.03	577.4 LT.
5106	1708149.56	3095239.85	251+70.88	620.8 LT.
5118	1707252.32	3095567.89	253+48.21	318.0 RT.
5119	1707340.22	3095901.58	256+91.77	285.7 RT.
5121	1706994.42	3096008.24	257+42.00	644.2 RT.
5123	1706989.88	3096074.49	258+10.59	659.2 RT.
5124	1707152.19	3096242.48	260+10.87	523.2 RT.
5125	1707223.36	3096538.69	263+27.62	489.3 RT.
5126	1707311.97	3096452.96	262+49.52	391.5 RT.
5131	1707343.67	3096615.85	264+20.66	377.9 RT.
5132	1707408.45	3096514.84	263+24.25	302.7 RT.
5133	1707562.12	3096945.63	267+76.97	188.9 RT.
5134	1707590.10	3096695.11	265+25.99	140.4 RT.
5135	1707577.62	3097037.15	268+70.84	179.5 RT.
5137	1707594.13	3097156.39	269+91.53	170.2 RT.
5139	1707599.33	3097256.56	270+91.82	171.0 RT.

TABULATION OF CALCULATED POINTS

POINT NO.	NORTHING	EASTING	STATE HIGHWAY 58 (CENTERLINE STA.)	OFFSET (FEET)
5050	1707660.70	3096928.85	267+67.19	89.3 RT.
5051	1707676.21	3097020.46	268+60.33	80.1 RT.
5052	1707705.45	3097341.40	271+82.82	70.1 RT.
5053	1707710.51	3097791.11	276+32.03	91.7 RT.

TABULATION OF ROW MARKERS TO BE SET

POINT NO.	NORTHING	EASTING	STATE HIGHWAY 58 (CENTERLINE STA.)	OFFSET (FEET)
5001	1707552.70	3094824.98	246+64.24	99.5 LT.
5002	1707588.22	3094824.88	246+69.92	134.6 LT.
5003	1707659.66	3095221.58	250+72.97	140.4 LT.
5004	1707818.49	3095491.81	253+65.48	253.0 LT.
5005	1707828.79	3095741.49	256+13.49	222.5 LT.
5006	1707974.11	3095531.02	254+29.54	400.2 LT.
5007	1708162.09	3095530.31	254+59.50	585.8 LT.
5008	1708159.56	3095239.69	251+72.36	630.6 LT.
5009	1708169.47	3095239.54	251+73.83	640.5 LT.
5010	1707805.25	3096056.96	259+18.29	149.6 LT.
5011	1707790.12	3096259.60	261+14.74	106.8 LT.
5015	1707343.25	3095090.40	248+91.94	150.4 RT.
5016	1707329.25	3095090.45	248+89.71	164.2 RT.
5017	1707312.18	3095351.10	251+44.08	223.6 RT.
5018	1707248.40	3095582.07	253+61.56	324.1 RT.
5019	1707335.56	3095892.44	256+81.99	288.8 RT.
5020	1707543.71	3096301.02	261+24.20	142.9 RT.
5021	1707004.41	3096008.75	257+44.22	634.4 RT.
5023	1706999.86	3096075.17	258+12.94	649.4 RT.
5024	1707142.68	3096245.56	260+12.69	533.0 RT.
5025	1707228.76	3096530.27	263+19.51	483.0 RT.
5026	1707306.54	3096461.36	262+57.51	397.9 RT.
5027	1707300.82	3096576.49	263+75.47	416.4 RT.
5028	1707354.80	3096492.31	262+95.02	353.5 RT.
5029	1707306.21	3096568.07	263+67.39	410.1 RT.
5030	1707349.40	3096500.73	263+03.03	359.8 RT.
5031	1707354.47	3096599.02	264+04.50	365.4 RT.
5032	1707397.66	3096531.67	263+40.23	315.3 RT.
5033	1707581.84	3096942.27	267+75.00	168.9 RT.
5034	1707592.28	3096737.13	265+68.56	142.0 RT.
5035	1707598.00	3097033.77	268+68.72	159.0 RT.
5037	1707614.07	3097154.80	269+91.12	150.2 RT.
5040	1707661.43	3098069.25	279+06.77	157.2 RT.

Surveyors Statement (ROW Plan and ROW Monuments):

I, Micheal L. Bouchard, 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 evaluations of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge and the Right-of-Way monuments depicted on this Right-of-Way Plan were set in accordance with applicable standards of practice defined by the Colorado Department of Transportation publications. This statement is not a guaranty of warranty, either expressed or implied.

Micheal L. Bouchard
PLS No. 24941

Date



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

RIGHT OF WAY PLANS UNIT: Patricia E. Dickerson

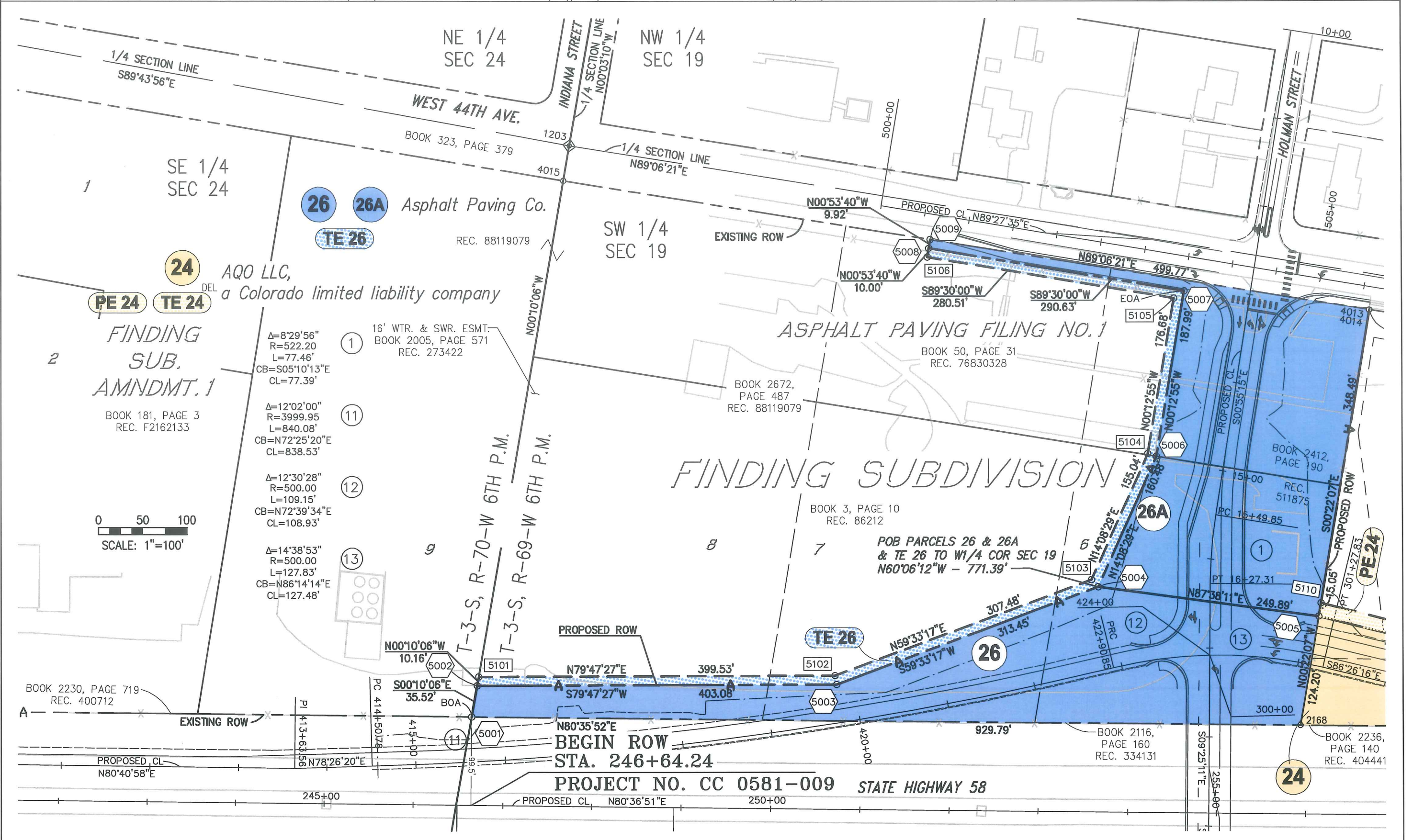
Sheet Revisions		
09-07	ADDED PE-24, DELETED TE-24	JAF

Sheet Revisions		

Sheet Revisions		

Farnsworth GROUP
6801 N. UNION BLVD, SUITE 100
COLORADO SPRINGS, CO. 80918
(719) 590-9194 / (719) 590-9111 FAX

Right of Way Plans				
Plan Sheet				
Project Number:	CC 0581-009			
Project Location:	STATE HIGHWAY NO. 58 INTERCHANGE WITH CABELA DRIVE			
Project Code:	Last Mod. Date	Subsect Sheets	Sheet No.	Total No. of Sheets
18051	9-27-07	1 of 6	5	X



COLORADO DEPARTMENT OF TRANSPORTATION



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

RIGHT OF WAY PLANS UNIT: Patricia E. Dickerson

Sheet Revisions		
09-07	ADDED PE-24, DELETED TE-24	JAF

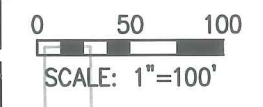
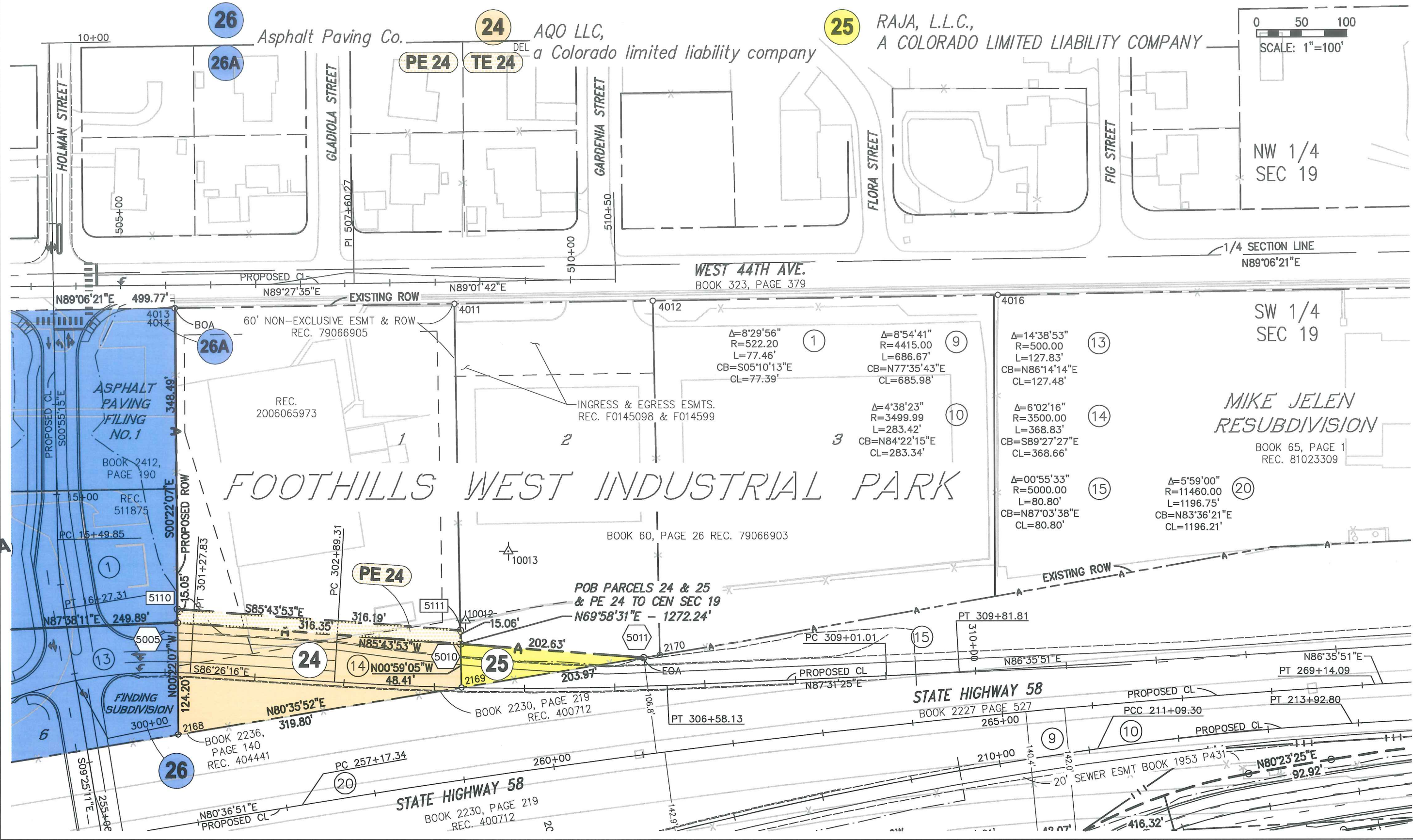
Sheet Revisions		

Sheet Revisions		



5801 N. UNION BLVD, SUITE 100
COLORADO SPRINGS, CO. 80918
(719) 590-9194 / (719) 590-9111 Fax

Right of Way Plans				
Plan Sheet				
Project Number:	CC 0581-009			
Project Location:	STATE HIGHWAY NO. 58 INTERCHANGE WITH CABELA DRIVE			
Project Code:	Last Mod. Date:	Sheet No.:	Sheet No.:	Total No. of Sheets:
16051	9-27-07	2 of 6	6	X



NW 1/4
SEC 19

1/4 SECTION LINE
N89°06'21"E

SW 1/4
SEC 19

MIKE JELEN
RESUBDIVISION

BOOK 65, PAGE 1
REC. 81023309

FOOTHILLS WEST INDUSTRIAL PARK

POB PARCELS 24 & 25
& PE 24 TO CEN SEC 19
N69°58'31"E - 1272.24'

STATE HIGHWAY 58
BOOK 2227 PAGE 527

STATE HIGHWAY 58
BOOK 2230, PAGE 219
REC. 400712

SEWER ESMT BOOK 1953 P431



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

RIGHT OF WAY PLANS UNIT: Patricia E. Dickerson

Sheet Revisions

Sheet Revisions

Sheet Revisions



5601 N. UNION BLVD, SUITE 100
COLORADO SPRINGS, CO. 80918
(719) 590-9194 / (719) 590-9111 Fax

Right of Way Plans

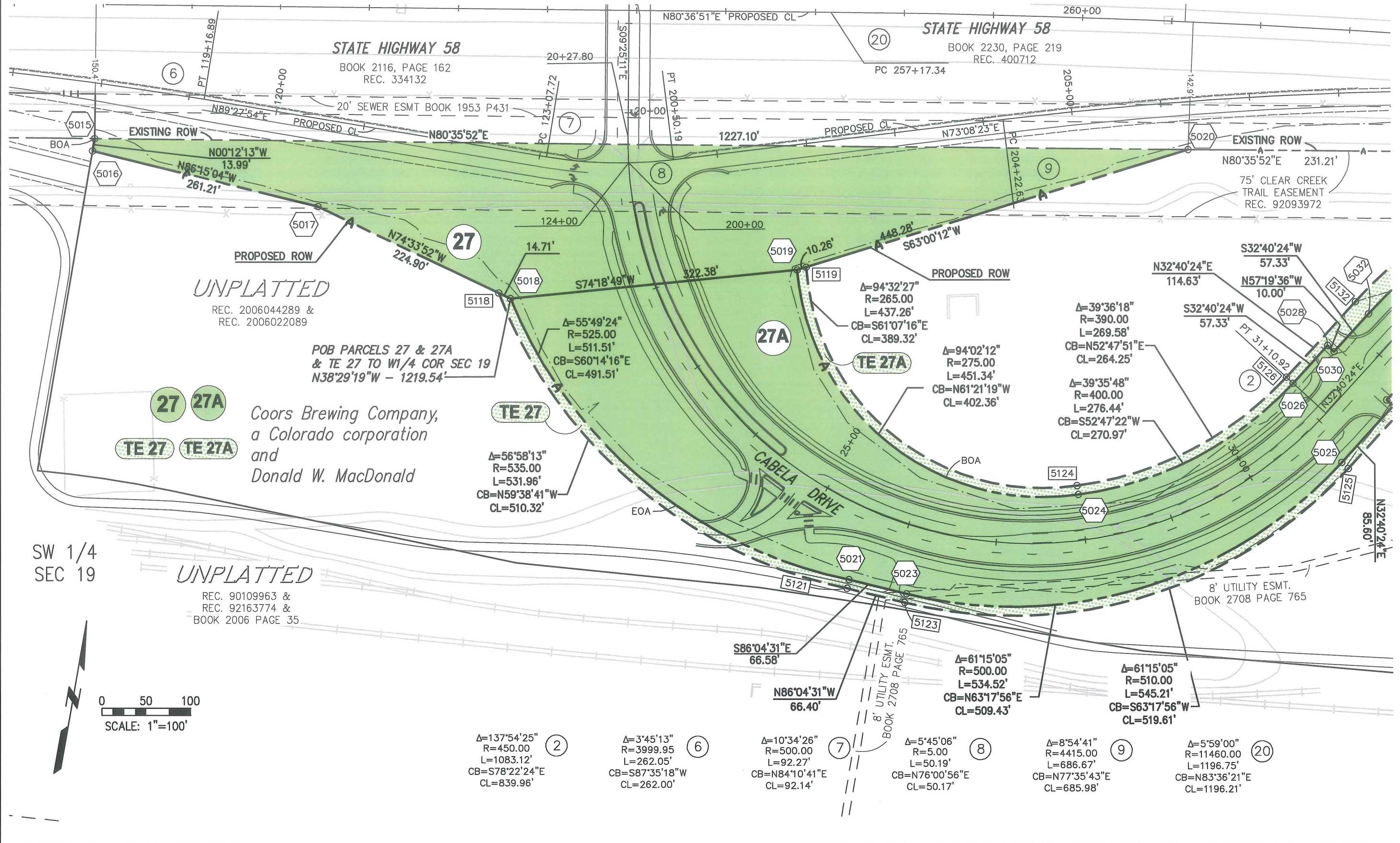
Plan Sheet

Project Number: CC 0581-009

Project Location: STATE HIGHWAY NO. 58

INTERCHANGE WITH CABELA DRIVE

Project Code:	Last Mod. Date:	Subs. Sheets:	Sheet No.:	Total No. of Sheets:
18051	9-13-07	3 of 6	7	X



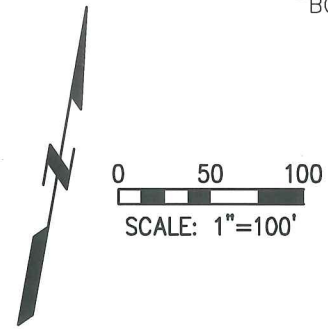
UNPLATTED
REC. 2006044289 &
REC. 2006022089

POB PARCELS 27 & 27A
& TE 27 TO W1/4 COR SEC 19
N38°29'19"W - 1219.54'

Coors Brewing Company,
a Colorado corporation
and
Donald W. MacDonald

UNPLATTED
REC. 90109963 &
REC. 92163774 &
BOOK 2006 PAGE 35

SW 1/4
SEC 19



Δ=137°54'25"
R=450.00
L=1083.12'
CB=S78°22'24"E
CL=839.96'

Δ=3°45'13"
R=3999.95
L=262.05'
CB=S87°35'18"W
CL=262.00'

Δ=10°34'26"
R=500.00
L=92.27'
CB=N84°10'41"E
CL=92.14'

Δ=5°45'06"
R=5.00
L=50.19'
CB=N76°00'56"E
CL=50.17'

Δ=8°54'41"
R=4415.00
L=686.67'
CB=N77°35'43"E
CL=685.98'

Δ=5°59'00"
R=11460.00
L=1196.75'
CB=N83°36'21"E
CL=1196.21'

Δ=94°32'27"
R=265.00
L=437.26'
CB=S61°07'16"E
CL=389.32'

Δ=94°02'12"
R=275.00
L=451.34'
CB=N61°21'19"W
CL=402.36'

Δ=39°36'18"
R=390.00
L=269.58'
CB=N52°47'51"E
CL=264.25'

Δ=39°35'48"
R=400.00
L=276.44'
CB=S52°47'22"W
CL=270.97'

Δ=56°58'13"
R=535.00
L=531.96'
CB=N59°38'41"W
CL=510.32'

Δ=55°49'24"
R=525.00
L=511.51'
CB=S60°14'16"E
CL=491.51'

Δ=39°36'18"
R=390.00
L=269.58'
CB=N52°47'51"E
CL=264.25'

Δ=39°35'48"
R=400.00
L=276.44'
CB=S52°47'22"W
CL=270.97'

COLORADO DEPARTMENT OF TRANSPORTATION



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

RIGHT OF WAY PLANS UNIT: Patricia E. Dickerson

Sheet Revisions

Sheet Revisions

Sheet Revisions



5801 N. UNION BLVD, SUITE 100
COLORADO SPRINGS, CO. 80918
(719) 590-9194 / (719) 590-9111 Fax

Right of Way Plans

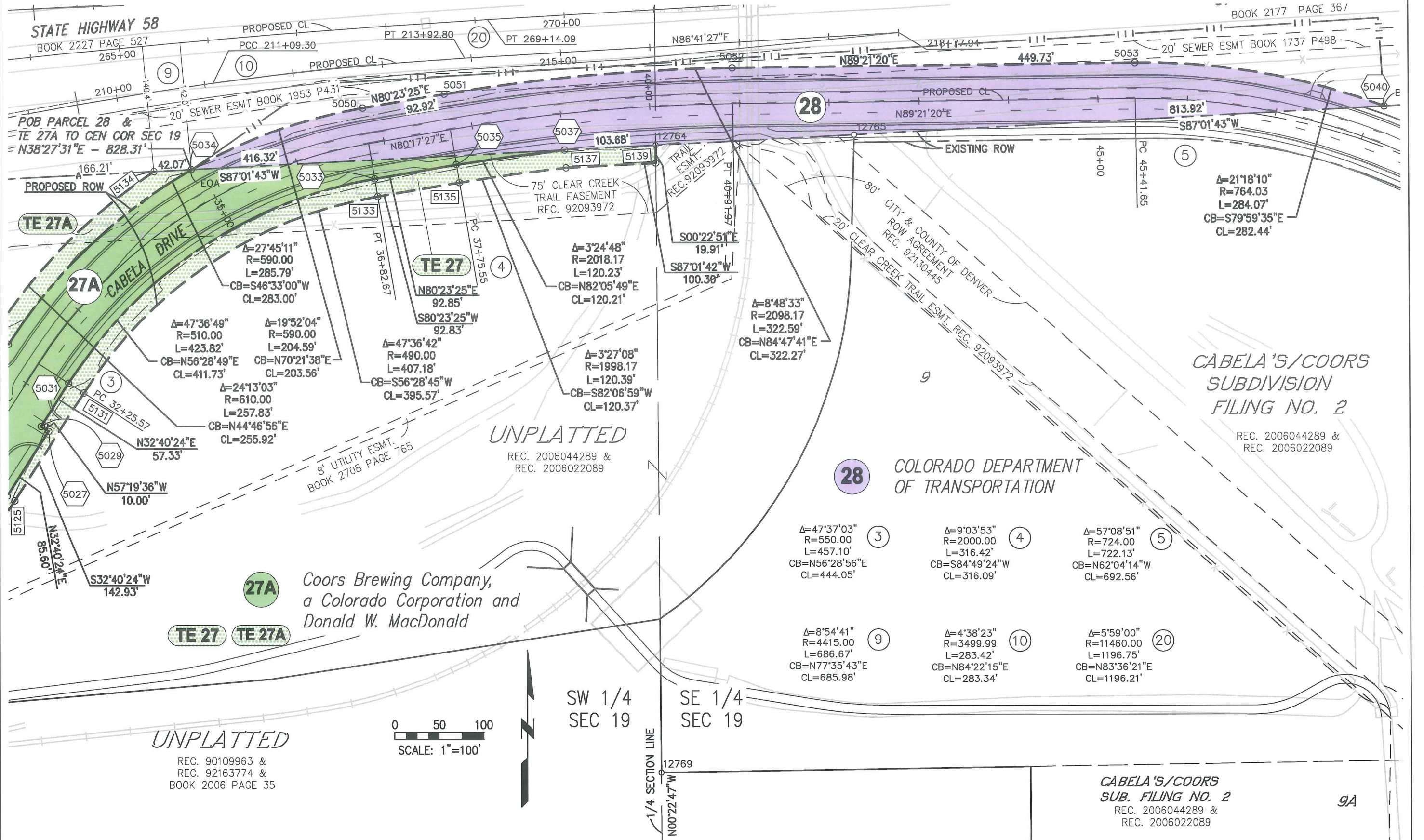
Plan Sheet

Project Number: CC 0581-009

Project Location: STATE HIGHWAY NO. 58

INTERCHANGE WITH CABELA DRIVE

Project Code:	Last Mod. Date:	Subest Sheets:	Sheet No.:	Total No. of Sheets:
16051	9-13-07	4 of 6	8	X



Δ=21'18"10"
R=764.03
L=284.07'
CB=S79°59'35"E
CL=282.44'

Δ=47°36'49"
R=510.00
L=423.82'
CB=N56°28'49"E
CL=411.73'

Δ=19°52'04"
R=590.00
L=204.59'
CB=N70°21'38"E
CL=203.56'

Δ=3'24'48"
R=2018.17
L=120.23'
CB=N82°05'49"E
CL=120.21'

Δ=3'27'08"
R=1998.17
L=120.39'
CB=S82°06'59"W
CL=120.37'

Δ=8°48'33"
R=2098.17
L=322.59'
CB=N84°47'41"E
CL=322.27'

Δ=47°37'03"
R=550.00
L=457.10'
CB=N56°28'56"E
CL=444.05'

Δ=9°03'53"
R=2000.00
L=316.42'
CB=S84°49'24"W
CL=316.09'

Δ=57°08'51"
R=724.00
L=722.13'
CB=N62°04'14"W
CL=692.56'

Δ=8°54'41"
R=4415.00
L=686.67'
CB=N77°35'43"E
CL=685.98'

Δ=4°38'23"
R=3499.99
L=283.42'
CB=N84°22'15"E
CL=283.34'

Δ=5°59'00"
R=11460.00
L=1196.75'
CB=N83°36'21"E
CL=1196.21'

COLORADO DEPARTMENT OF TRANSPORTATION



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

RIGHT OF WAY PLANS UNIT: Patricia E. Dickerson

Sheet Revisions

Sheet Revisions

Sheet Revisions



5801 N. UNION BLVD, SUITE 100
COLORADO SPRINGS, CO. 80918
(719) 590-9194 / (719) 590-9111 Fax

Right of Way Plans

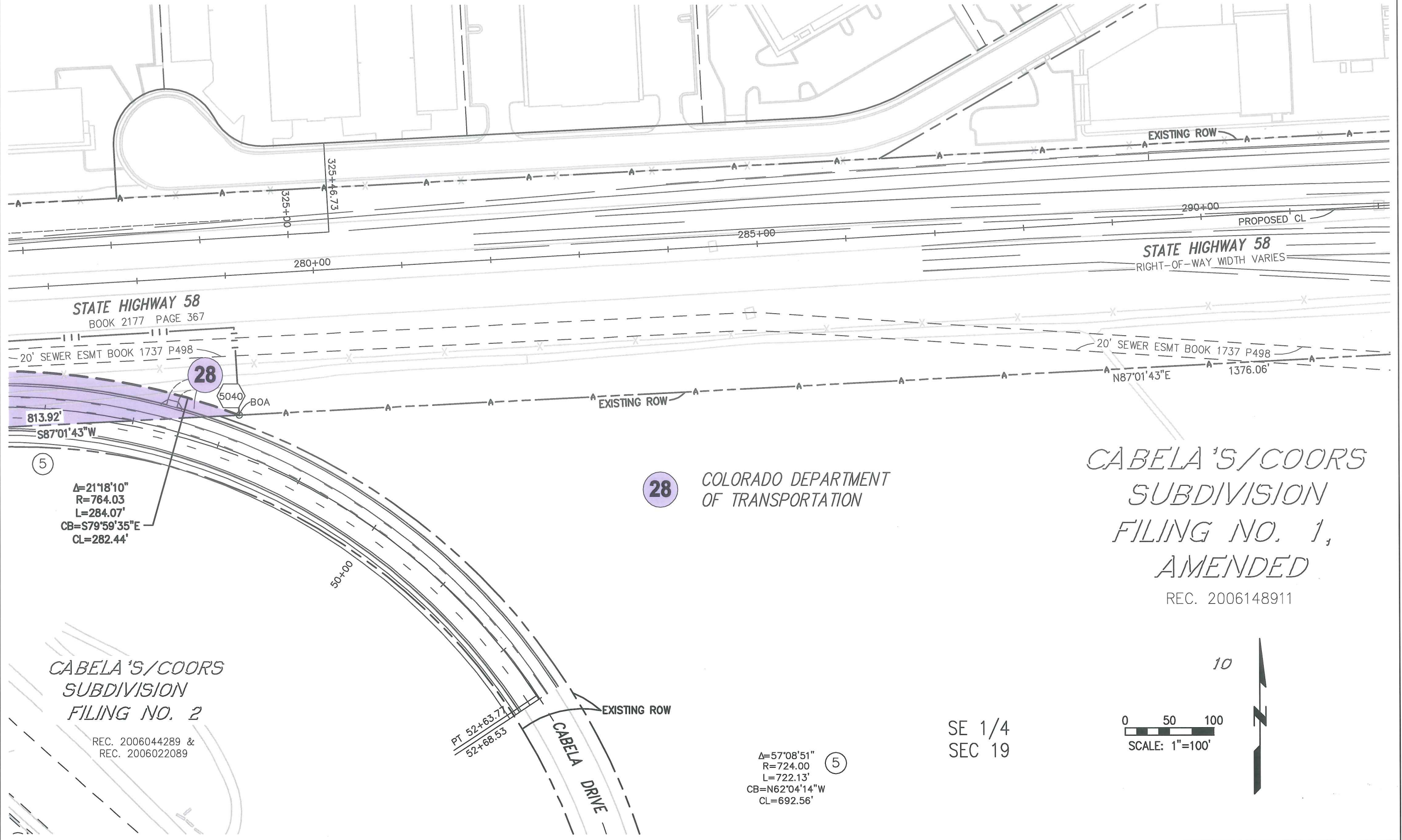
Plan Sheet

Project Number: CC 0581-009

Project Location: STATE HIGHWAY NO. 58

INTERCHANGE WITH CABELA DRIVE

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
16051	9-13-07	5 of 6	9	X





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

RIGHT OF WAY PLANS UNIT: Patricia E. Dickerson

Sheet Revisions

Sheet Revisions

Sheet Revisions



5801 N. UNION BLVD, SUITE 100
COLORADO SPRINGS, CO. 80918
(719) 590-9194 / (719) 590-9111 Fax

Right of Way Plans

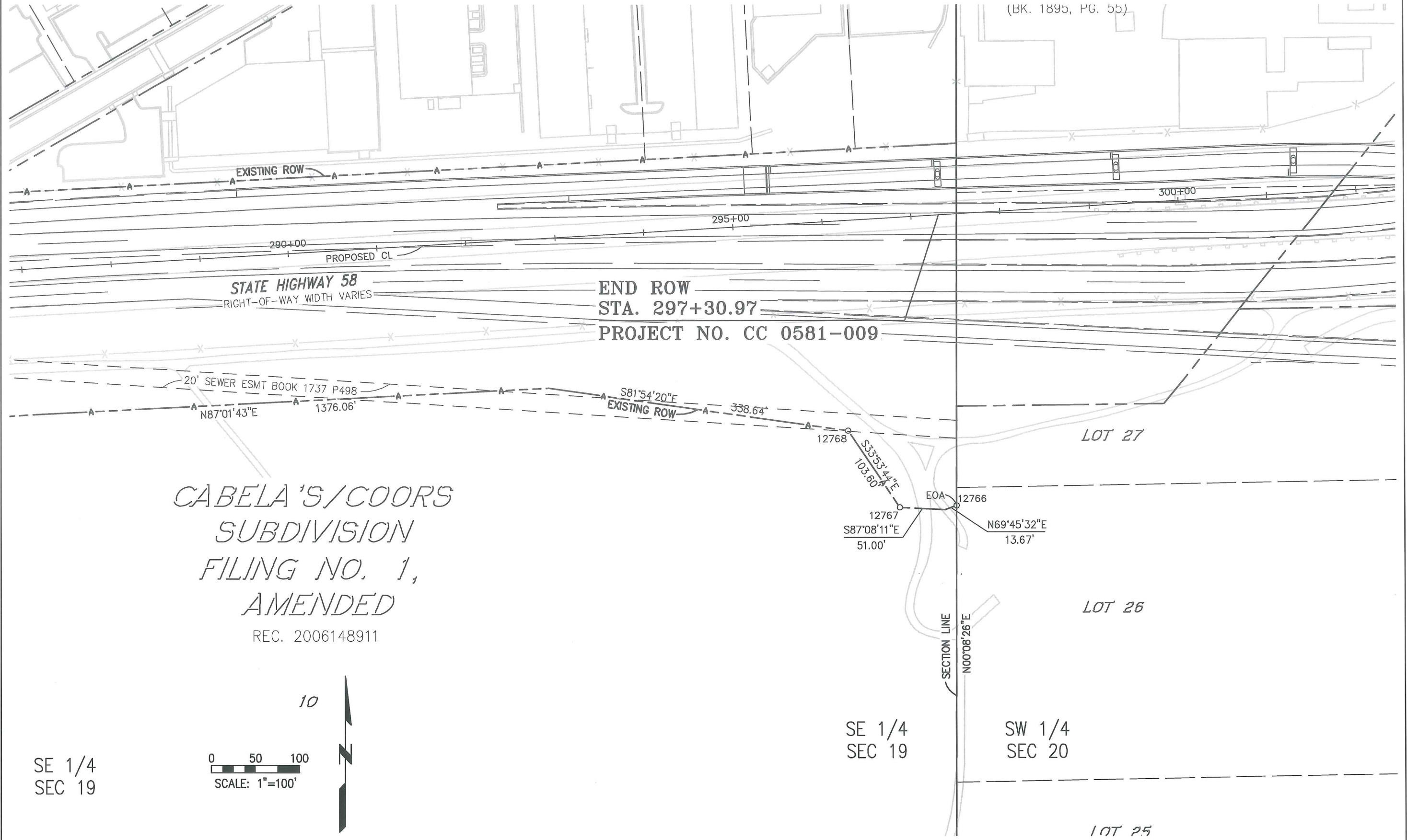
Plan Sheet

Project Number: CC 0581-009

Project Location: STATE HIGHWAY NO. 58

INTERCHANGE WITH CABELA DRIVE

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
16051	9-13-07	6 of 6	10	X



COLORADO DEPARTMENT OF TRANSPORTATION



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

RIGHT OF WAY PLANS UNIT: Patricia E. Dickerson

Sheet Revisions	
9/07	DELETED TE-24, ADDED PE-24

Sheet Revisions	

Sheet Revisions	

Farnsworth
GROUP
6801 N. UNION BLVD, SUITE 100
COLORADO SPRINGS, CO. 80918
(719) 590-9194 / (719) 590-9111 Fax

Right of Way Plans
Ownership Map

Project Number:	CC 0581-009
Project Location:	STATE HIGHWAY NO. 58
INTERCHANGE WITH CABELA DRIVE	
Project Code:	16051
Last Mod. Date:	9-27-07
Subject Sheets:	1 of 1
Sheet No.:	11
Total No. of Sheets:	X

