

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO

RIGHT OF WAY
(SH 121) **WADSWORTH BLVD.**
@ **W. YALE AVE.**

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	CY 11-0121-74 Unit 4	1
REVISIONS			
2/28/96	DEL. SHEET 2 (TAB.SHEET)		R6
6/13/97	Add Sht. 5		R6

RIGHT OF WAY PLAN OF PROPOSED COLORADO PROJECT NO. CY 11-0121-74 Unit 4 STATE HIGHWAY NO. 121 JEFFERSON COUNTY RIGHT OF WAY

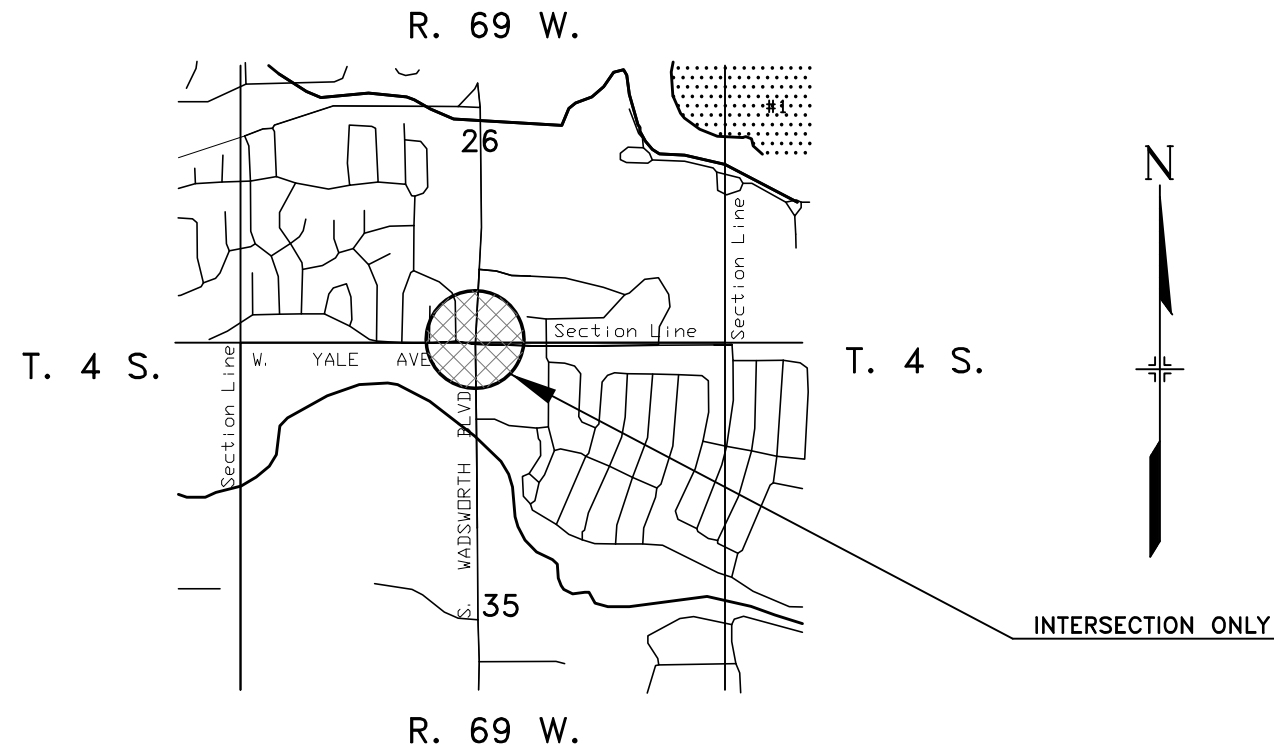
SCALES OF ORIGINAL DRAWINGS
PLAN SHEETS 1' = 30'
R.O.W. LENGTH OF PROJECT = INTERSECTION ONLY

INDEX OF SHEETS

1	TITLE SHEET
3	CONTROL DIAGRAM
4	MONUMENT & PLAN SHEET
5	PLAN SHEET (SE Quadrant)

CONVENTIONAL SIGNS

County Line	-----
Township or Range Line	-----
Land Lines	Section Line 1/4 Section Line 1/16 Section Line
Property or Tract Line	-----
City Limits	-----
Railroad	+++++
Existing Road	=====
New Road	=====
Control of Access	-----
Access denied by Deed	OP=Opening 240P 160P EDA
Right of Way Line	-----
Protected by Freeway(Virgin Location)	-----
Top of Cuts	-----
Toe of Fills	-----
Barbed Wire Fence	-----
Chain Link Fence	-----
Woven Wire-Combination Fence	-----
Snow Fence	-----
Wood Fence	-----
Deer Fence	-----
Trees	Deciduous Coniferous
Tel. & Teleg. Lines	Exist. New Relocated To be Removed
Electric Lines	Exist. New Relocated To be Removed
Elec. Trans. Tower	Exist. New Relocated To be Removed
Buried Tel. Cable	Exist. New
Buried Electric Cable	Exist. New
Gas Main	6" Exist. 6" New
Oil Main	10" Exist. 10" New
Water Main	4" Exist. 4" New
Sanitary Sewers	12" Exist. 12" New
Storm Sewers	12" Exist. 12" New
Road Approaches	New Existing
Section Corner	Center of Section
Culverts & Drains	Proposed Existing
Bridges	Existing (to be dashed)



Yale Ave. Intersection
BASIS OF BEARINGS

Bearings are based on the mean Geodetic Azimuth between G.P.S. Stations "MARSTON" and "HARVEY" being N. 17° 20' 18" W.; as published by Lund Partnership on Sheet 3 of C.D.O.T. Project CY 11-0121-74 Unit 4.

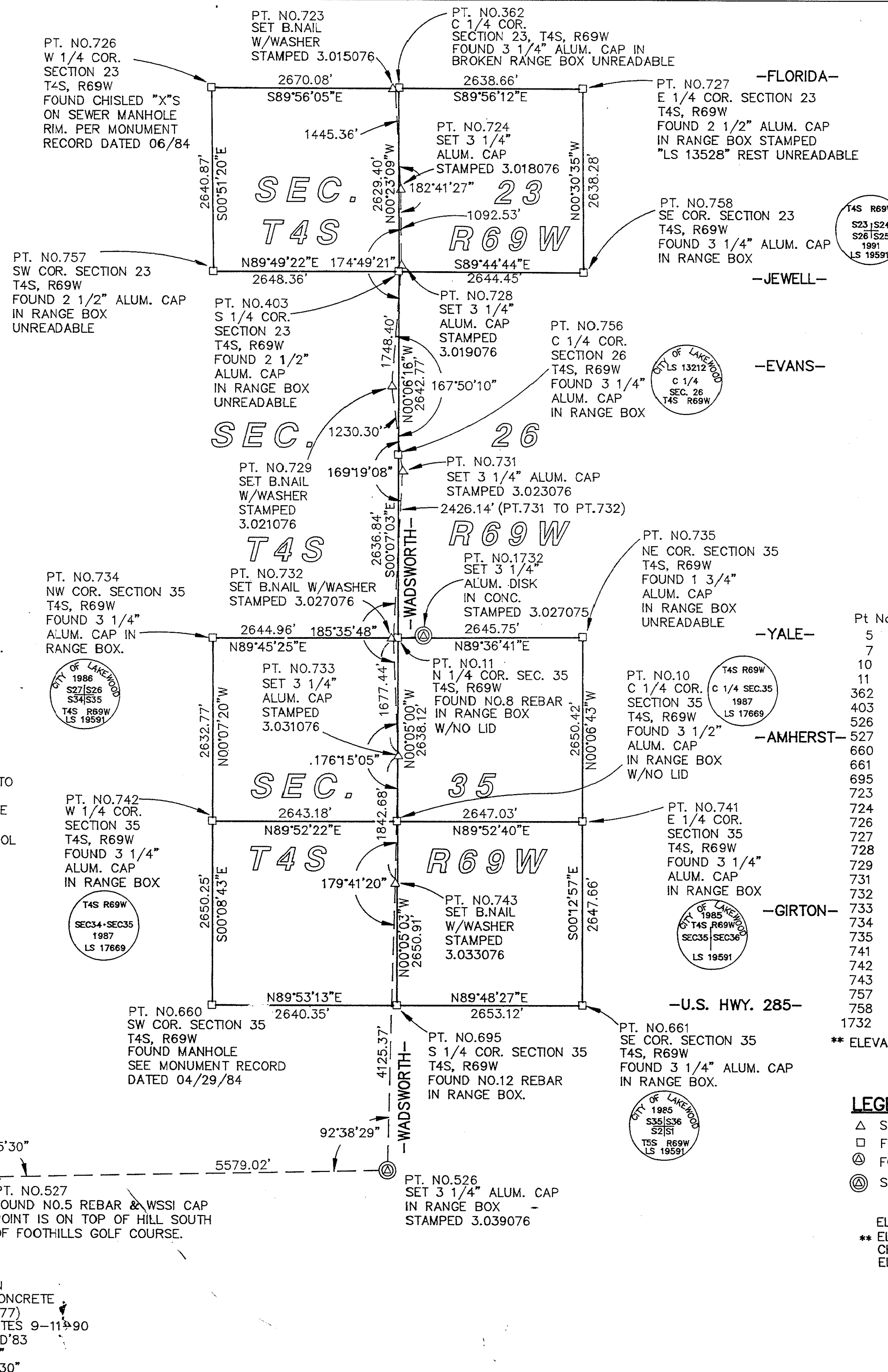
DIVISION OF HIGHWAYS	
AUTHORIZED	DATE
REGION ENGINEER	

06/12/97 09:28:24 C:\JDS\WADS4\VALESH1 91313 REC.6-ROW/JDS

DATE: NOV. 1994
Subaccount: 91313
District Six Autocad
1"=100'

COLORADO DEPARTMENT OF TRANSPORTATION
 D.O.H. FORM NO. 128
 REV. FEB. 1984

SURVEY CONTROL DIAGRAM
 CDOT PROJECT NO. (CY 11-0121-74)
 WADSWORTH CORRIDOR (SH 121)
 GIRTON, AMHERST, YALE, EVANS, AND FLORIDA
 TOWNSHIP 4 SOUTH, RANGE 69 WEST,
 6TH PRINCIPAL MERIDIAN
 JEFFERSON COUNTY, COLORADO
 (SECTIONS 23, 26 AND 35, T.4S, R.69W.)



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.			
REVISIONS				

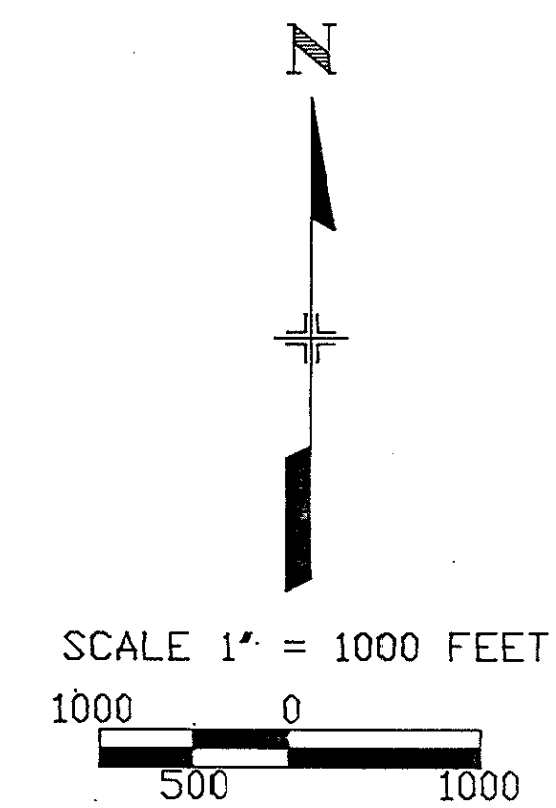
GENERAL NOTES

- ALL COORDINATES LISTED ARE MODIFIED STATE PLANE COORDINATES COLORADO COORDINATE SYSTEM OF 1983 (CENTRAL ZONE).
- MODIFIED STATE PLANE COORDINATES ARE BASED ON A FIELD TRAVERSE RUN BETWEEN GPS CONTROL STATIONS "MARSTON" AND "HARVEY".
- (NAD '83) GRID COORDINATES WERE FACTORED TO THE SURFACE AT GPS STATION MARSTON.
- FACTOR USED = 1.000297352
- CONVERSION FACTOR FROM METERS TO FEET = 3.280839895 (INTERNATIONAL SURVEY FOOT)-INTERNATIONAL SURVEY FOOT WAS STATE LAW AT THE START OF THIS PROJECT.
- ROTATION ANGLE FROM GRID TO GEODETIC AZIMUTH = 0° 15' 04" BEING THE MEAN CONVERGENCE ANGLE BETWEEN "MARSTON" AND "HARVEY".
- INVERSED AZIMUTHS BETWEEN CONTROL MONUMENTS ARE GEODETIC AZIMUTHS.
- NO ADJUSTMENTS HAVE BEEN APPLIED TO FIELD MEASUREMENTS OR COORDINATES.
- ALL ANGLES AND DISTANCES ARE FIELD MEASURED.
- BEARINGS BASED ON THE MEAN GEODETIC AZIMUTH BETWEEN GPS STATIONS "MARSTON" AND "HARVEY" BEING N17°20'18"W.
- 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 COORDINATES SHOWN ON THIS CONTROL DIAGRAM WERE CALCULATED PRIOR TO 11/15/91 GPS WORK.
- ALL ALIQUOT LAND CORNERS WHICH ARE SUB-STANDARD MONUMENTS ARE TO BE UPGRADED DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- FOR PUBLISHED (NAD '83) COORDINATES AND OR SUPPLEMENTAL SURVEY CONTROL DIAGRAMS PREPARED BY THE LUND PARTNERSHIP, INC. CONTACT: C.D.O.T. REGION 6, 2000 SOUTH HOLLY, DENVER CO. 80222.
- UNADJUSTED HORIZONTAL SURVEY CONTROL PRECISION COMPUTED TO ± 0.10 FT. WITH A 95% CERTAINTY.

PT. NO.7 (FOUND)
 GPS STATION HARVEY
 (3 1/4" ALUM. CAP IN RANGE BOX
 STAMPED HARVEY)
 ELLIPSOIDAL COORDINATES 11-6-91
 GRS 80 ELLIPSOID, NAD'83, CDOT 9-11-90
 LAT. 39° 38' 47.73785"
 LONG. 105° 06' 52.83597"
 NOTE:
 STATION IS LOCATED ON
 TOP OF HILL APPROX. 2600 FEET SOUTH
 OF HAMPDEN AND APPROX. 1200 FEET
 WEST OF KIPLING. STATION IS ON LAKE-
 HURST WATER & SANITATION DISTRICT
 PROPERTY AND THEY WILL LET YOU
 THROUGH THE LOCKED GATE IF YOU
 CALL 985-7895 AND MAKE ARRANGEMENTS.

BASIS OF BEARING = N17°20'18"W
 FIELD INVERSE = 23918.22'

PT. NO.5 (FOUND)
 GPS STATION MARSTON
 (BRASS CAP SET IN CONCRETE
 STAMPED MARSTON 1977)
 ELLIPSOIDAL COORDINATES 9-11-90
 WGS 84 ELLIPSOID, NAD'83
 LAT. 39° 35' 02.15723"
 LONG. 105° 05' 21.77730"



**SURVEY CONTROL POINT TABULATION
MODIFIED STATE PLANE COORDINATES**

Pt No.	Northing	Easting	Elev.	Description
5	1638327.629	3116663.968	5672.11	CONTROL PT. STAMPED (MARSTON)
7	1661159.036	3109535.997	5665.1**	CONTROL PT. STAMPED (HARVEY)
10	1666222.357	3118915.291		3 1/2" ALUM.CAP C 1/4 COR. SEC.35
11	1668860.476	3118911.448		N 1/4 COR. SEC.35
362	1676769.412	3118883.520	5516.05	3 1/2" AL CAP C 1/4 SEC.23
403	1674140.071	3118901.222	5513.72	2 1/2" AL CAP N 1/4 COR. OF SEC.26
526	1661192.850	3118791.236	5584.6**	3 1/4" AL.CAP STAMPED 3.039076
527	1661072.848	3113213.507		CONTROL PT. NO.5 REBAR & AL.CAP
660	1663566.243	3116278.839		MANHOLE SW COR. SEC. 35
661	1663580.367	3121572.289		3 1/4" AL CAP SE COR. SEC.35
695	1663571.452	3118919.188		#12 REBAR S 1/4 COR. SEC.35
723	1676755.384	3118843.508		CONTROL PT. B.NAIL W/WASHER
724	1675312.628	3118930.221		CONTROL PT. STAMPED 3.018076
726	1676772.457	3116213.444		MANHOLE W 1/4 COR. SEC.23
727	1676766.501	3121522.175		2 1/2" AL.CAP E 1/4 COR. SEC.23
728	1674220.192	3118944.494		CONTROL PT. STAMPED 3.019076
729	1672477.010	3118809.481		CONTROL PT. B.NAIL W/WASHER STAMPED 3.021076
731	1671257.905	3118975.075		CONTROL PT. 3 1/4" AL.CAP STAMPED 3.023076
732	1668834.971	3118850.391		CONTROL PT. B.NAIL W/WASHER STAMPED 3.027076
733	1667159.322	3118927.971		CONTROL PT. 3 1/4" AL.CAP STAMPED 3.031076
734	1668849.252	3116266.510		3 1/4" AL CAP NW COR. SEC. 35
735	1668878.424	3121557.132		1 3/4" AL CAP NE COR. SEC. 35
741	1666228.005	3121562.314		3 1/4" ALUM.CAP E 1/4 COR. SEC.35
742	1666216.488	3116272.121		3 1/4" AL CAP W 1/4 COR. SEC.35
743	1665316.977	3118892.668		CONTROL PT. B.NAIL W/WASHER STAMPED 3.033076
757	1674131.884	3116252.872		CONTROL PT. NW COR. SEC.26
758	1674128.322	3121545.647		CONTROL PT. NE COR. SEC.26
1732	1668891.220	3119273.800	5387.03	CONTROL PT. 3 1/4" AL.DISK STAMPED 3.027075

** ELEVATION BASED ON 11/15/91 GPS WORK

LEGEND

- △ SET C.D.O.T. 3 1/4" ALUM. CAP (STAMPED AS SHOWN, UNLESS OTHERWISE NOTED)
- FOUND ALIQUOT LAND CORNER (AS SHOWN)
- ⊙ FOUND GPS CONTROL STATION (AS SHOWN 9/11/90)
- ⊙ SET GPS CONTROL STATION (AS SHOWN 11/15/91)

ELEVATIONS BASED ON NGS BENCH MARK (L-409).
 ** ELEVATION DERIVED FROM 11/15/91 GPS WORK.
 CHECKING THE GPS-DERIVED ELEVATIONS AGAINST THE KNOWN
 ELEVATIONS GIVES A MEAN RESIDUAL OF 2.2 CM (0.07 FT.).

THE LUND PARTNERSHIP, INC. 12265 W. BAYAUD AVE. SUITE 130 LAKEWOOD, COLORADO 80228 303 989-1461 JOB NO. 146.0102 MAY 14, 1993	SURVEYOR CERTIFICATE Control Survey and Monumentation was done under my supervision and checking. NAME: <i>[Signature]</i> P.L.S. NO. 23521 DATE: 05/11/93
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DEPARTMENT OF TRANSPORTATION – STATE OF COLORADO

SECTION 26, T. 4 S., R. 69 W., 6TH P.M., SECTION 35, T. 4 S., R. 69 W., 6TH P.M.
C.D.O.T. PROJECT NO. CY 11-0121-74 Unit 4
IN JEFFERSON COUNTY

- LEGEND**
 (A.M.) = DISTANCE MEASURED BETWEEN FOUND MONUMENTS.
 (R) = RECORD (SEE NOTE 8)
 ○ = FOUND PIN & CAP (AS SHOWN)
 ⊕ = FOUND LAND CORNER (AS SHOWN)
 ○ = SET 1 1/2" ALUM. CAP OR DRILL NAIL & WASHER STAMPED LS # 23521
 × = FOUND CHISELED "X"
 # = FOUND #4 REBAR

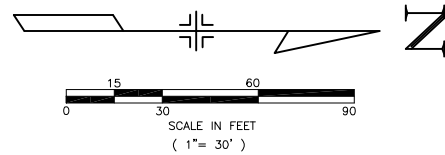
FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	CY 11-0121-74 Unit 4	4	

RIGHT OF WAY
 (SH 121) WADSWORTH BLVD.
 @ YALE AVE.

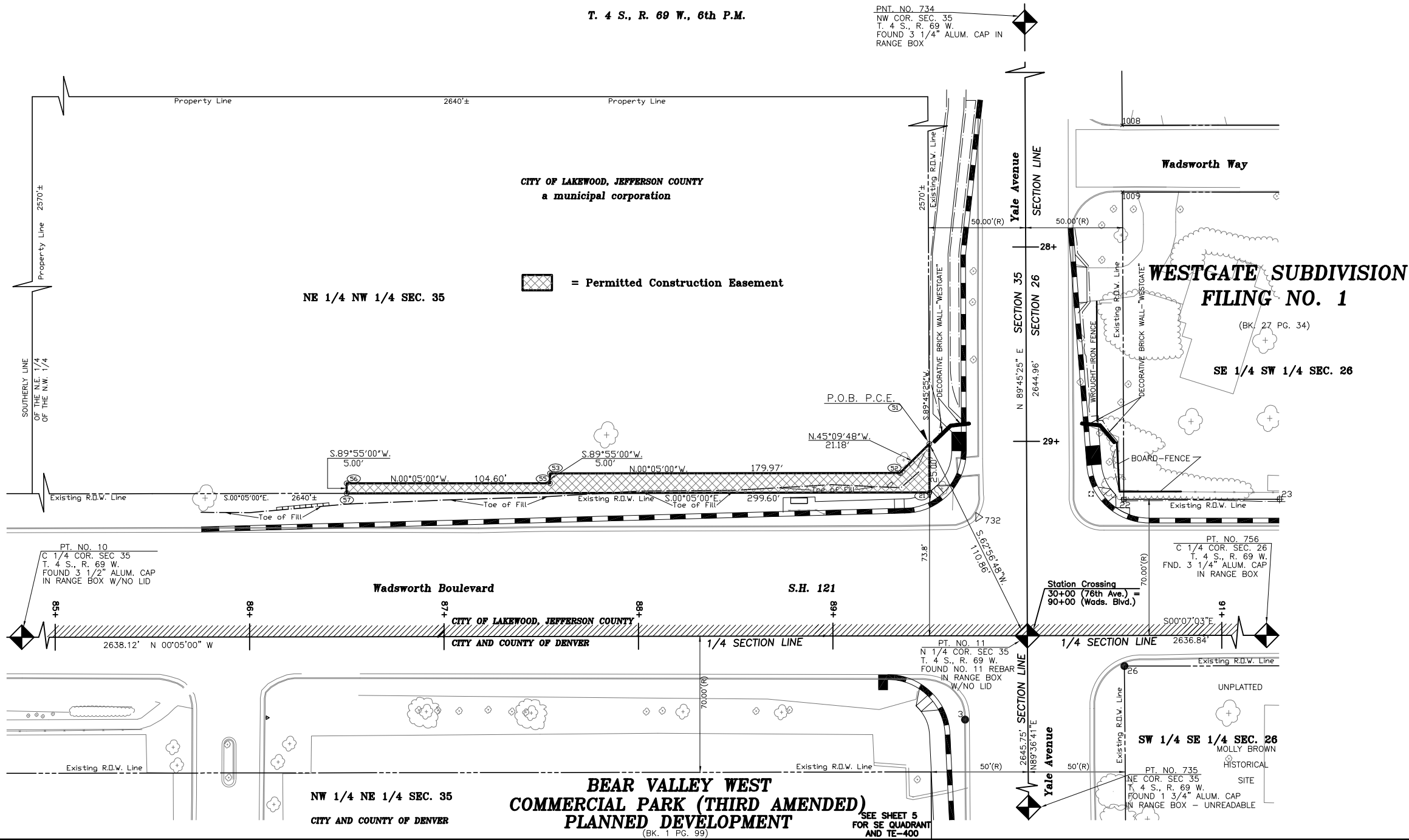
REVISIONS	
2/28/96	DEL. 400, PE-400 & TE-400;
	ADD PERMITTED CONSTR. ESMT.;
	DEL. TAB. OF TYPE 1 MONU.
	TO BE SET & REV. QTY. BOX
6/13/97	ADD NOTE TO SEE SHEET 5

TABULATION OF ALIQUOT CORNERS TO BE STRADDLED AND RESET AS TYPE 3A MONUMENTS

PNT	NORTHING	EASTING	DESCRIPTION
11	1668860.476	3118911.448	N 1/4 COR. SEC. 35, T. 4 S., R. 69 W., 6th P.M.
TYPE 1 MONUMENT—CDOH MONUMENT(3-1/4"CAP, 3/4"Ø ROD)			
TYPE 1A MONUMENT—CDOH MONUMENT(3-1/4"CAP, 3/4"Ø ROD IN A MONUMENT BOX)			
TYPE 3A MONUMENT—CDOH MONUMENT(3-1/4"CAP, 2-3/8"Ø PIPE IN A MONUMENT BOX)			



T. 4 S., R. 69 W., 6th P.M.



GENERAL NOTES

- This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for C.D.O.T. purposes Only.
- 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.
- No Warranty is implied or expressed unless this sheet bears the original signature and seal of preparer.
- All coordinates listed are project coordinates only and are based in U.S. survey feet.
- Right of Way boundaries are based off of Aliquot corners and found boundary evidence as determined by field survey.
- Bearings based on the mean Geodetic Azimuth between G.P.S. Stations "MARSTON" and "HARVEY" being N. 17° 20' 18" W.
- The coordinate Base and Aliquot corners are based off of the Control Survey Diagram as published by Lund Partnership on Sheet 3 of C.D.O.T. Project CY 11-0121-74 Unit 4.
- Memorandums of Ownership supplied by C.D.O.T. title personnel were relied upon for development of the Right of Way plans and legal descriptions.

QUANTITY OF MONUMENTS TO BE SET

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

SURVEYOR CERTIFICATE (FIELD)

Right of Way and Aliquot Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

SURVEYOR CERTIFICATE (OFFICE)

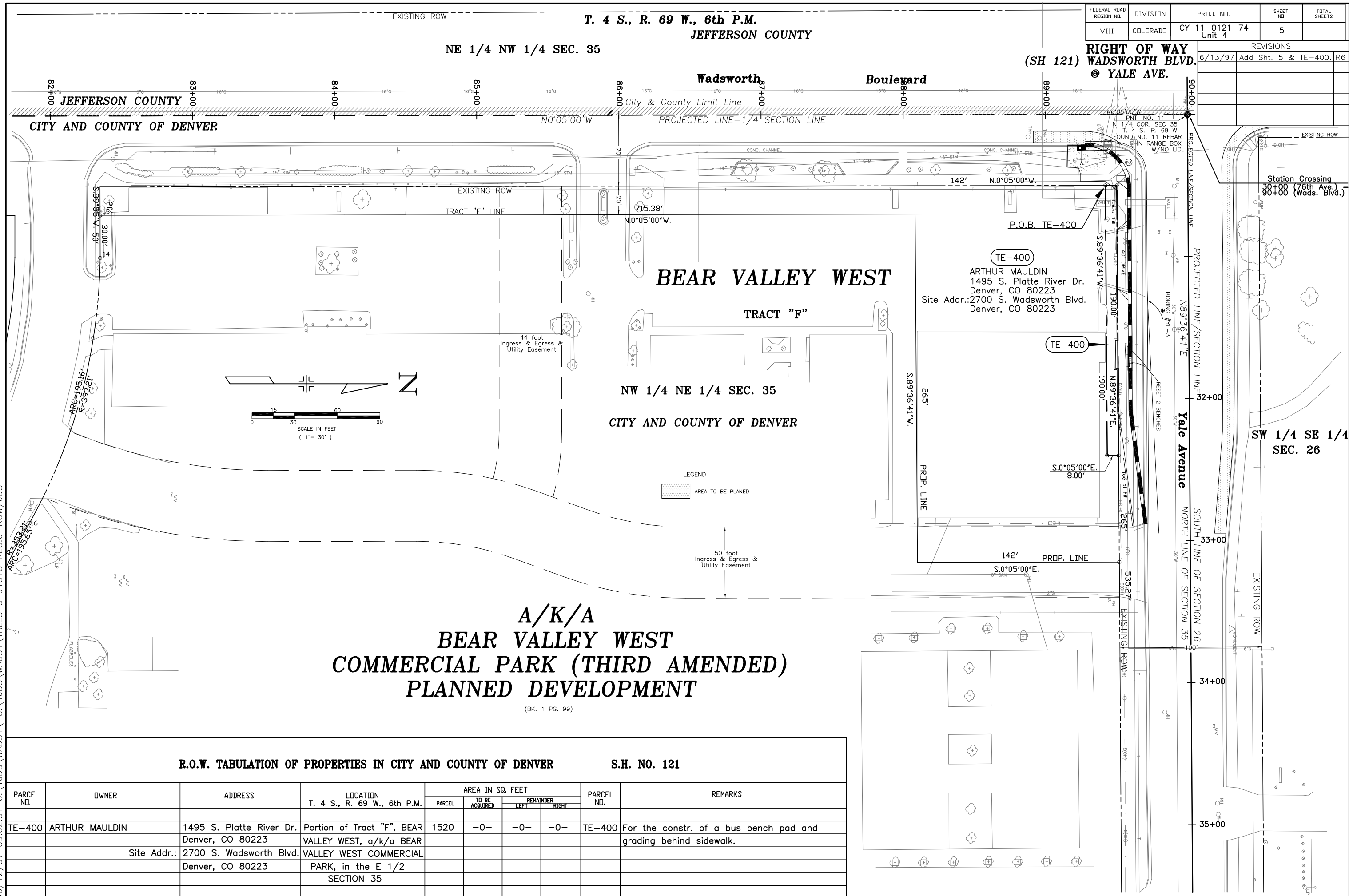
R.O.W. Plans and Legal Descriptions were prepared under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	CY 11-0121-74 Unit 4	5	

REVISIONS		
6/13/97	Add Sht. 5 & TE-400.	R6



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R.O.W. TABULATION OF PROPERTIES IN CITY AND COUNTY OF DENVER S.H. NO. 121

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 4 S., R. 69 W., 6th P.M.	AREA IN SQ. FEET			PARCEL NO.	REMARKS
				TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT		
TE-400	ARTHUR MAULDIN	1495 S. Platte River Dr. Denver, CO 80223	Portion of Tract "F", BEAR VALLEY WEST, a/k/a BEAR VALLEY WEST COMMERCIAL PARK, in the E 1/2 SECTION 35	1520	-0-	-0-	TE-400	For the constr. of a bus bench pad and grading behind sidewalk.
		Site Addr.: 2700 S. Wadsworth Blvd. Denver, CO 80223						