



Sheet Revisions

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Right of Way Plans

Title Sheet

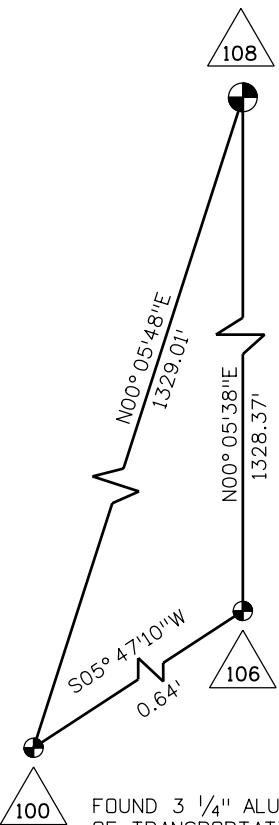
Project Number: C 0253-201			
Project Location: Preble Creek Drainage (I-25 & SH 7)			
Project Location:			
Project Code: 16390	Last Mod. Date: 09-03-08	Subset Sheets: 1 of 1	Sheet No.: 1.01

DEPARTMENT OF TRANSPORTATION  
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED  
STATE PROJECT NO. C 0253-201  
STATE HIGHWAY NO. I-25  
BROOMFIELD COUNTY  
RIGHT OF WAY PROJECT CODE NO. 16390

SCALES OF ORIGINAL DRAWINGS  
PLAN SHEETS 1"= 100'  
OWNERSHIP MAP 1" = 400'  
R.O.W. LENGTH OF PROJECT = 0.05 MILES

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
3.01	(1) Control Diagram
4.01	(1) Monumentation Sheets
5.01	(1) Plan Sheets
6.01	(1) Ownership Sheets
M-100-1	(3) Standard Symbols
M-629-1	(2) Survey Monuments
	(11) Total Sheets



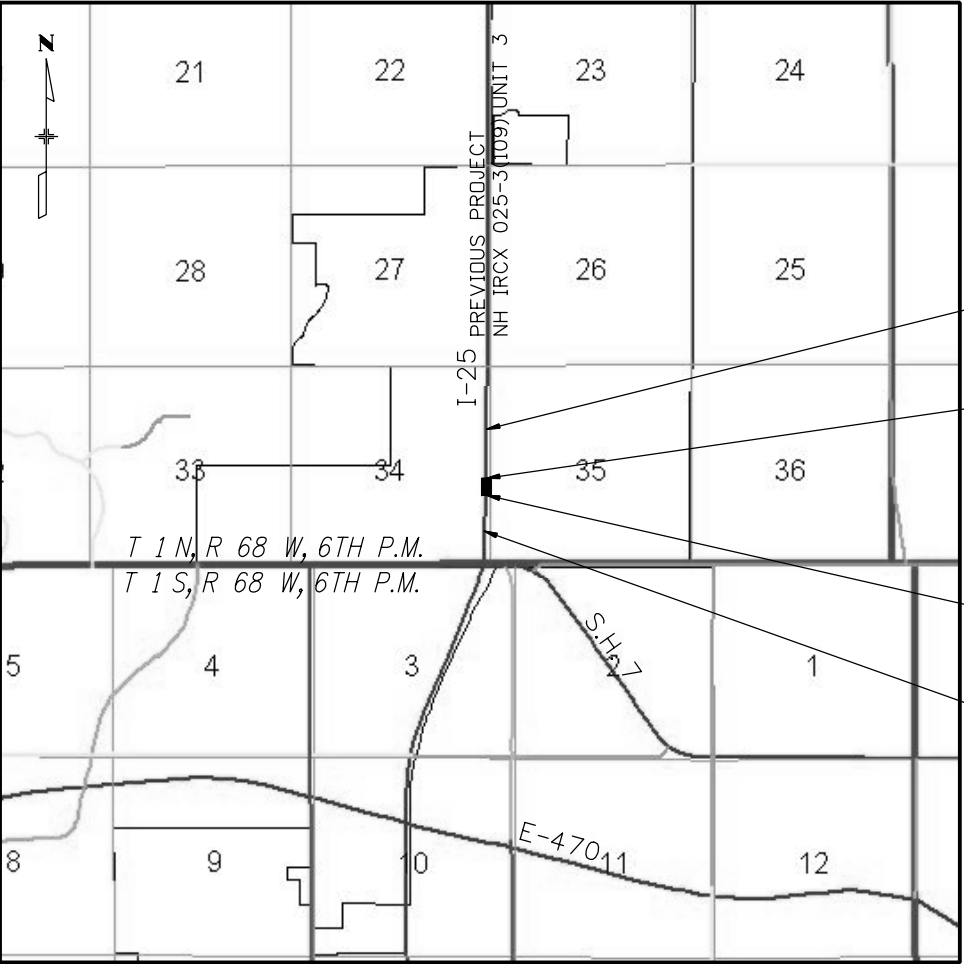
FOUND 3 1/4" ALUM. CAP MARKED "COLO. DEPT. OF TRANSPORTATION, T1N, R68W, 1/4, S 34, S 35, 2004, PLS 8953" IN MONUMENT BOX.

N.T.S.

CALCULATED POSITION POINT 106  
MONUMENT NOT SET DUE TO PROXIMITY  
OF EXISTING MONUMENT

FOUND 3 1/4" ALUM. CAP MARKED "COLO. DEPT. OF TRANSPORTATION, T1N, R68W, S 1/16, S 34, S 35, 2004, PLS 8953" IN MONUMENT BOX. MONUMENT POSITION IS S 5° 47' 10" W 0.64 FEET FROM POSITION SHOWN ON RIGHT OF WAY PLANS PROJECT NO. NH IRCX 025-3(109) UNIT 3. THESE PLANS AND THE COORDINATES FOR PT. 106 ARE BASED ON THE CALCULATED POSITION OF THE 1/16 CORNER.

BASIS OF BEARINGS IS ASSUMED BETWEEN THE FOUND MONUMENTS FOR POINTS 100 AND 108 SHOWN AND DESCRIBED ABOVE AS BEARING N 00° 05' 48" E



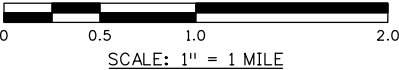
M.P. 229.774  
STA. 135+00  
END CONST.  
PROJ. C 0253-201

M.P. 229.60  
STA. 125+96.93  
END ROW  
PROJ. C 0253-201

M.P. 229.46  
STA. 118+39.38  
BEGIN ROW  
PROJ. C 0253-201

M.P. 229.262  
STA. 108+00  
BEGIN CONST.  
PROJ. C 0253-201

PROJECT LOCATION MAP







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Project Control Diagram

Title Sheet

Project Number: C 0253-201			
Project Location: Preble Creek Drainage (I-25 & SH 7)			
Project Location:			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
16390	06-05-08	1 of 1	3.01

PROJECT COORDINATES SUMMARY TABLE (FEET)

POINT NAME	PROJECT COORDINATES		ELEV (NAVD 88)	DESCRIPTION
	NORTHING	EASTING		
CP 2928 (MP 229.28)	260486.221	193833.886	5151.15	CDOT Type II Control Monument
CP 2942 (MP 229.42)	261114.237	193776.949	5147.54	CDOT Type II Control Monument
CP 2962 (MP 229.62)	262135.223	193775.870	5145.47	CDOT Type II Control Monument

BASIS OF BEARINGS: Bearings used in the calculation of coordinates are based on a grid bearing of N 03° 34' 52" E from the Densification Point "BASELINE" (flanged encased stainless steel deep rod) Section 2, Township 1 North, Range 68 West, Sixth P.M. and the Densification Point "CHEVY" (flanged encased stainless steel deep rod) Section 24, Township 2 North, Range 68 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

BASIS OF ELEVATIONS: Project is based on a NAVD 88 elevation of 1509.851m on Bench Mark "P329" a NGS Brass Disk set in concrete stamped "P 329 1951". All other Control Point elevations were derived from GPS observations.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(92) coordinates. State Plane Coordinates were modified to mean project elevation of 1524.802m. The combined elevation/scale factor used to modify the coordinates is 0.9997213195. Project Coordinates are truncated by 300,000 in the Northing and 900,000 in the Easting. The CHARN is based on NAD 83(92) datum.

NOTE: This controlsurvey 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 controlsurvey, 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 restriction, as described in the instruments of record, were not included in this control survey.

NOTE: According to Colorado law you must commence any legalaction 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 that 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 named hereon.

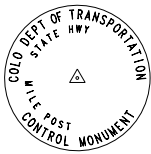
GEODETIC COORDINATE SUMMARY TABLE  
(ADJUSTED FIELD DATA)

POINT NAME	GEODETIC COORDINATES NAD-83(92) (CHARN)		ELLIP. HEIGHT	MAPPING ANGLE	SCALE	NAD 83(92) ZONE 0501	
	LATITUDE(N)	LONGITUDE(W)				NORTHING (m)	EASTING (m)
CHEVY (Densification Pt.)	40° 05' 15.87417"	104° 59' 05.34163"	1505.835	0° 19' 58.35682"	0.999960872	388690.309	958336.955
CP 2928 (MP 229.28)	40° 00' 11.02100"	104° 58' 47.55662"	1552.914	0° 20' 09.84831"	0.999966139	379290.629	958813.410
CP 2942 (MP 229.42)	40° 00' 17.22893"	104° 58' 48.24078"	1551.804	0° 20' 09.40626"	0.999966010	379481.995	958796.060
CP 2962 (MP 229.62)	40° 00' 27.31608"	104° 58' 48.17773"	1551.163	0° 20' 09.44700"	0.999965802	379793.106	958795.731

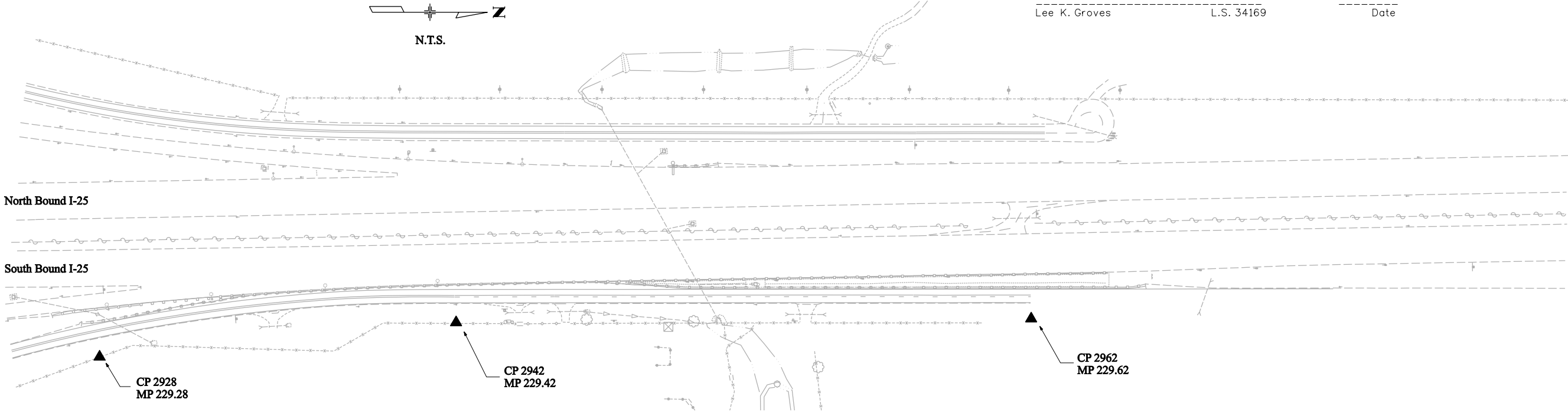
SURVEYOR STATEMENT (PROJECT CONTROL DIAGRAM)

I, Lee K. Groves, 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.

Lee K. Groves L.S. 34169 Date



▲ CP - Control Point Monuments set by CDOT. They are 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.



Colorado Department of Transportation



1420 2nd Street  
Greeley, CO 80631  
Phone: 970-350-2153 FAX: 970-350-2178

Region 4

DGM

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Sheet Revisions

Date mm/yy	Description	Initials
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Date mm/yy	Description	Initials
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Right of Way Plans

Monumentation Sheet

Project Number: C 0253-201				
Project Location: Preble Creek Drainage (I-25 & SH 7)				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	
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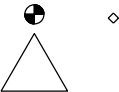


TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED			
Point No.	Northing	Easting	Description
549	261314.84	193379.84	
550	261315.00	193280.63	
551	261755.00	193281.35	
552	261754.61	193934.23	
553	261754.65	194020.38	
554	261554.65	194020.47	
555	261554.55	193820.47	
556	262079.62	193777.89	



TABULATION OF PERMANENT EASEMENT MARKERS TO BE SET BY STATE FORCES			
Point No.	Northing	Easting	Description
600	261529.84	193380.19	TYPE 6
601	261529.92	193330.98	TYPE 6
602	261754.92	193331.35	TYPE 6
603	261754.84	193380.56	TYPE 6
604	261754.53	193777.95	TYPE 6
605	261554.53	193777.98	TYPE 6

○ PP    □ ROW



TABULATION OF ALIQUOT CORNERS			
Point No.	Northing	Easting	Description
106	260814.13	193720.88	CALCULATED POSITION (SEE SHEET 1.01)
108	262142.49	193723.06	FOUND CDOT 3 1/4" ALUM. CAP (SEE SHEET 1.01)

TABULATION OF FOUND SURVEY MONUMENTS			
Point No.	Northing	Easting	Description
100	260813.49	193720.82	FOUND CDOT 3 1/4" ALUM. CAP (SEE SHEET 1.01)
401	260832.02	193379.05	FOUND CDOT 3 1/4" ALUM. ROW MONUMENT PT 401
402	262140.81	193381.19	FOUND 1 1/4" YEL. PLASTIC CAP C & B LS 24942
686	260999.19	193778.09	FOUND CDOT 3 1/4" ALUM. ROW MONUMENT PT 686
687	262137.99	193777.87	FOUND CDOT 3 1/4" ALUM. ROW MONUMENT PT 687

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 R.O.W. 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
- All R.O.W. markers set from control monuments.
- 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.
- Field survey control precision meets the minimum horizontal control tolerances of a CDOT Type B survey (4-29-1992)
- Commitments for title insurance supplied by Stewart Title Commitment No's. 200700520 dated November 13, 2007 at 8:00 a.m., 200700520-C-2 update dated August 25, 2008 at 8:00 a.m., 200800126 dated January 16, 2008 at 8:00 a.m. and 200800126-C-2 update dated August 25, 2008 at 8:00 a.m..

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW										
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										6
PROJECT POINTS										
WITNESS POST (REQUIRED)										

SURVEYOR STATEMENT (ROW PLAN)

I, Peter T. Sulmeisters, 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.

Peter T. Sulmeisters PLS No. 28290

Date

SURVEYOR STATEMENT (ROW MONUMENTS)

I, Lee K. Groves, 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, adequate research, calculations and evaluation of survey evidence were performed and the Right-of-Way monuments depicted on this Right-of-Way Plan were set 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.

Lee K. Groves PLS No. 34169

Date

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Colorado Department of Transportation



1420 2nd Street  
Greeley, CO 80631  
Phone: 970-350-2153 FAX: 970-350-2178

Region 4

DGM

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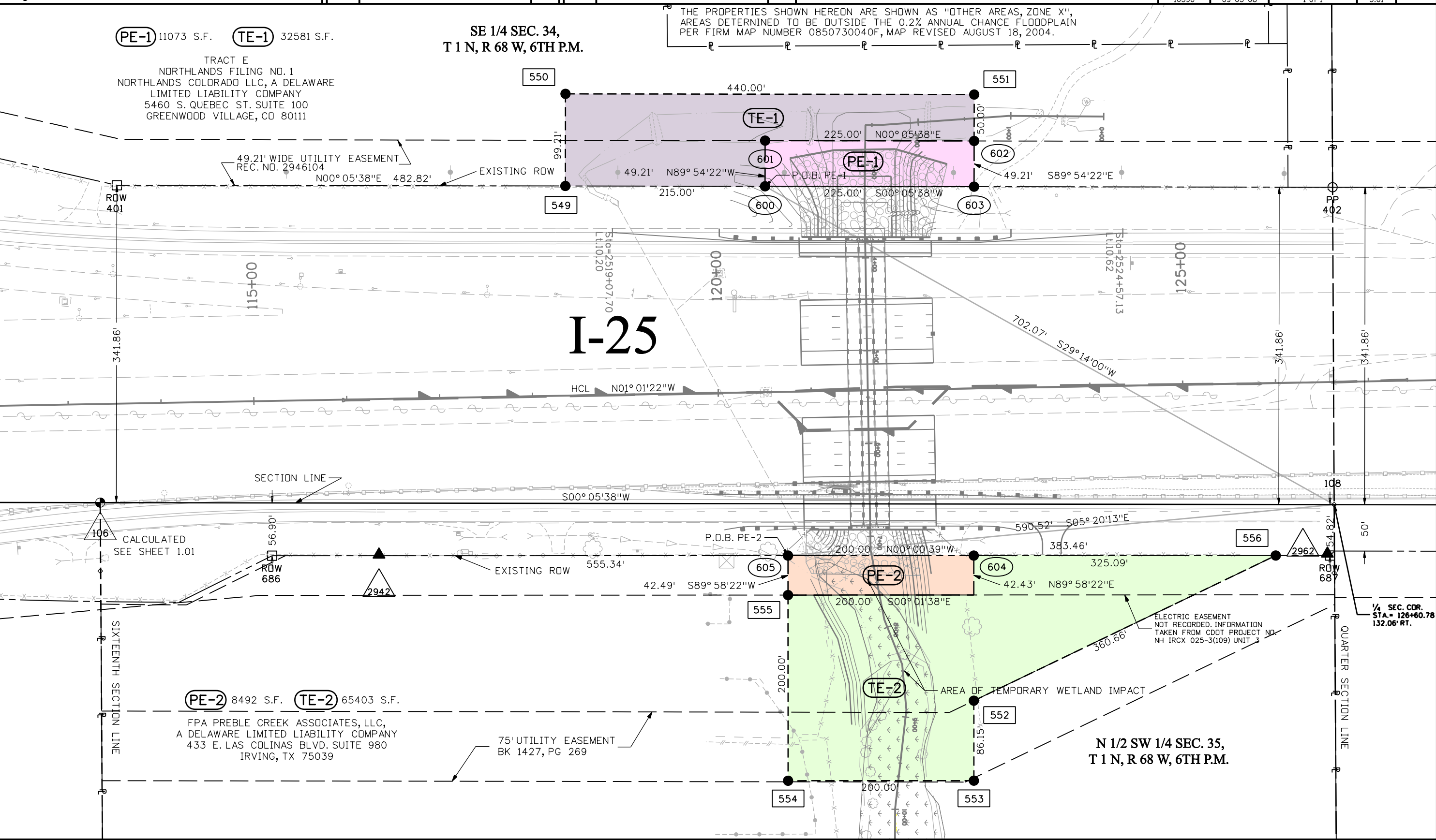
Sheet Revisions

Date mm/yy	Description XXXXXXXX	Initials XXX

Right of Way Plans

Plan Sheet

Project Number: C 0253-201			
Project Location: Preble Creek Drainage (I-25 & SH 7)			
Project Location:			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
16390	09-03-08	1 of 1	5.01



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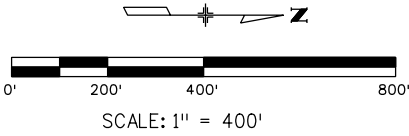


Sheet Revisions

Date mm/yy	Description XXXXXXXX	Initials XXX

Sheet Revisions

Date mm/yy	Description XXXXXXXX	Initials XXX



Right of Way Plans

Ownership Sheet

Project Number: C 0253-201			
Project Location: Preble Creek Drainage (I-25 & SH 7)			
Project Location:			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
16390	09-03-08	1 of 1	6.01

SE 1/4 SEC. 34,  
T 1 N, R 68 W, 6TH P.M.

NE 1/4 SEC. 34,  
T 1 N, R 68 W, 6TH P.M.

PE-1 TE-1

NORTHLANDS COLORADO LLC, A DELAWARE  
LIMITED LIABILITY COMPANY  
5460 S. QUEBEC ST. SUITE 100  
GREENWOOD VILLAGE, CO 80111

TRACT E  
NORTHLANDS FILING NO. 1

TE-1

PE-1

I-25

PE-2

TE-2

PE-2 TE-2

FPA PREBLE CREEK ASSOCIATES, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
433 E. LAS COLINAS BLVD. SUITE 980  
IRVING, TX 75039

N 1/2 SW 1/4 SEC. 35,  
T 1 N, R 68 W, 6TH P.M.

NW 1/4 SEC. 35,  
T 1 N, R 68 W, 6TH P.M.

EASEMENTS PE-1 AND TE-1 MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS:

- RIGHT OF PROPRIETOR OF A VAIN OR LODE TO EXTRACT AND OR REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS RESERVED IN UNITED STATES PATENT RECORDED MAY 6, 1908 IN BOOK 132, PAGE 198.
- OIL AND GAS LEASE RECORDED DECEMBER 9, 1976 IN BOOK 784, RECEPTION NO. 1705534, AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
- OIL AND GAS LEASE RECORDED SEPTEMBER 27, 1984 IN BOOK 1044, RECEPTION NO. 1983193, AND ANYAND ALL ASSIGNMENTS THEREOF, OR INTERESTS THEREIN.
- RESTRICTIONS, CONDITIONS, STIPULATIONS AND EASEMENTS IF ANY, IMPOSED BY THE RAMAKER-KATS ANNEXATION RECORDED OCTOBER 7, 1992 IN BOOK 1353, RECEPTION NO. 2306147.
- NOTES, RESTRICTIONS, CONDITIONS, COVENANTS, EASEMENTS AND RESERVATIONS, IF ANY, IMPOSED UPON SUBJECT PROPERTY BY NORTHLANDS FILING NO. 1 PLAT RECORDED MARCH 9, 2007 AT RECEPTION NO. 2007003088.
- TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS AS CONTAINED IN CITY AND COUNTY OF BROOMFIELD SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED MARCH 9, 2007 AT RECEPTION NO. 2007003089.
- DEED OF TRUST TO THE PUBLIC TRUSTEE OF BROOMFIELD COUNTY RECORDED FEBRUARY 25, 2005 AT RECEPTION NO. 2005002389.
- RESERVATIONS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE AS CONTAINED IN WARRANTY DEED RECORDED FEBRUARY 25, 2005 AT RECEPTION NO. 2005002388.

EASEMENTS PE-2 AND TE-2 MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS:

- RESERVATIONS BY UNION PACIFIC RAILWAY COMPANY OF (1) OIL, COAL AND OTHER MINERALS UNDERLYING THE LAND, (2) THE EXCLUSIVE RIGHT TO PROSPERCT FOR, MINE AND REMOVE OIL, COAL AND OTHER MINERALS. ALL CONTAINED IN THE DEED RECORDED ON JULY 25, 1901 IN BOOK 183, PAGE 306, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.
- RESOLUTION OF WELD COUNTY COMMISSIONERS REGARDING REGULATION OF GEOLOGIC HAZARDOUS AREAS AND FLOODPLAINS, RECORDED MAY 22, 1987 IN BOOK 832 RECEPTION NO. 1754239.
- AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES AS GRANTED TO WYCO PIPE LINE COMPANY BY INSTRUMENT RECORDED MARCH 16, 1947 IN BOOK 1199 PAGE 475 UPON THE TERMS AND CONDITIONS THEREIN SET FORTH.
- TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS AS CONTAINED IN THE AGREEMENT RECORDED SEPTEMBER 6, 1989 IN BOOK 1243, RECEPTION NO. 2191131.