

DEPARTMENT OF TRANSPORTATION
— STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. C 095A-001
STATE HIGHWAY NO. 95
JEFFERSON COUNTY
RIGHT OF WAY

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLO.	C 095A-001	1
REVISIONS			

RIGHT OF WAY
Sheridan Blvd. (S.H. 95)
and W. 5th Ave.

CONVENTIONAL SIGNS

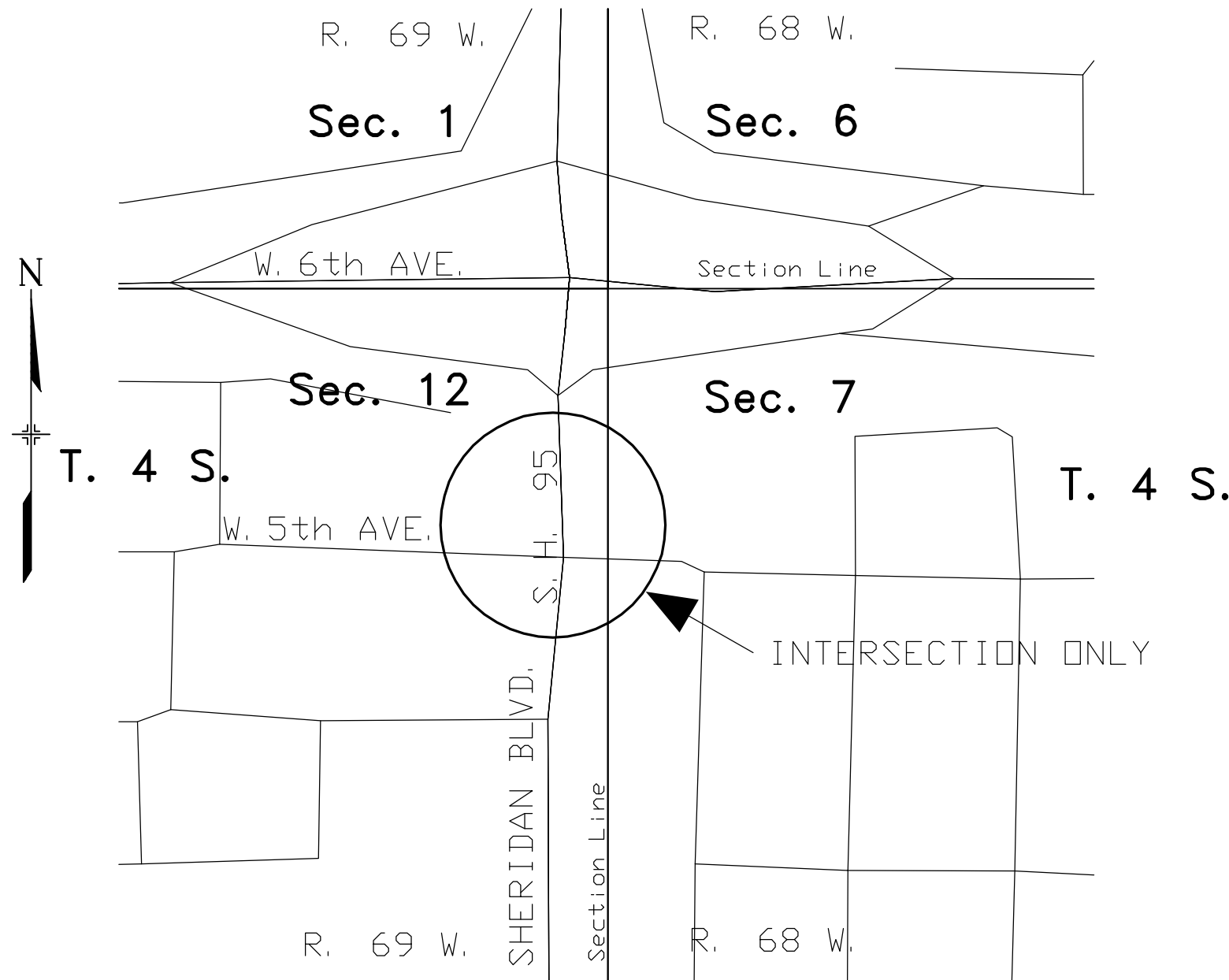
County Line	-----
Township or Range Line	-----
Land Lines	Section Line 1/4 Section Line 1/16 Section Line
Property or Tract Line	-----
City Limits	=====
Railroad	+++++
Existing Road	==
New Road	---
Control of Access	-----
Access denied by Deed	OP=Opening 240P 160P EOA
Right of Way Line	R.O.W. Marker
Protected by Freeway(Virgin Location)	V
Top of Cuts	- - - - -
Toe of Fills	- - - - -
Barbed Wire Fence	x x x x
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	- - - - -
Buried Electric Cable	- - - - -
Gas Main	- - - - -
Oil Main	- - - - -
Water Main	- - - - -
Sanitary Sewers	- - - - -
Storm Sewers	- - - - -
Road Approaches	New Existing
Section Corner	Center of Section
Culverts & Drains	Proposed Existing
Bridges	Proposed Existing (to be dashed)

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1' = 50'
DETAIL SHEETS 1' = 50'
OWNERSHIP MAP 1 = 200'
R.O.W. LENGTH OF PROJECT =

INDEX OF SHEETS

1	TITLE SHEET
2	TABULATION OF PROPERTIES SHEET
3 & 4	CONTROL AND MONUMENTATION SHEET
5	PLAN SHEETS



BASIS OF BEARINGS

The geodetic bearing of S. 89° 28' 11" W. from point "Federal" to point "Depew" is based on known GPS coordinates supplied by C.D.O.T.

DIVISION OF HIGHWAYS	
AUTHORIZED	DATE
REGION ENGINEER	

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
AUTHORIZED	DATE
DIVISION ADMINISTRATOR	

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RIGHT OF WAY MONUMENTATION SHEET
DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
C 095A-001
INTERSECTION
SHERIDAN (S.H. 95) @ W. 5TH AVE.
SECTION 12
T. 4 S., R. 69 W., 6th P.M.
JEFFERSON COUNTY STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO	TOTAL SHEETS
VIII	COLORADO	C 095A-001	4	

RIGHT OF WAY
INTERSECTION
SHERIDAN (S.H. 95)
@ W. 5TH AVE.

REVISIONS		

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Highway 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 +/- 0.10 ft. with a 95% certainty.
8. Memorandum of Ownerships supplied by Security Title Guaranty Company.

BASIS OF BEARING:

The geodetic bearing of S. 89° 28' 11" W. from point "Federal" to point "Depew" is based on known GPS coordinates supplied by C.D.O.T.

TABULATION OF R.O.W. MONUMENTS
TO BE SET TYPE 1 (TYPICAL) - METERS
UNLESS OTHERWISE NOTED

TOWNSHIP 4 SOUTH, RANGE 69 WEST, OF THE 6th P.M.

PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
1847	514968.605413	952934.029143	
1857	514934.428969	952934.096636	

TABULATION OF ALIQUOT CORNERS
TO BE SET

PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS

QUANTITY OF MONUMENTS TO BE SET

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

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)

SURVEYOR CERTIFICATE (FIELD)

Right of Way 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 _____

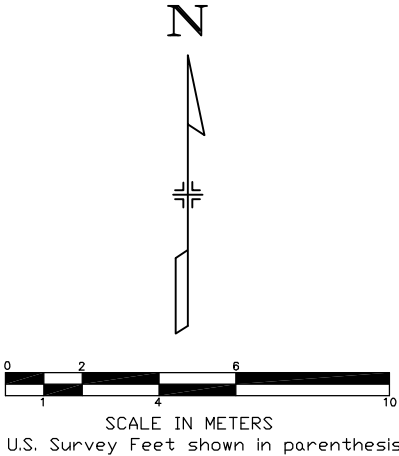
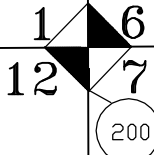
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PARCEL NO.	OWNERS
1	SEAN C. CHOI and WOO Y. CHOI, J.T.
TE-1	1024 Iliad Way Lafayette, CO 80026

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO	TOTAL SHEETS
VIII	COLORADO	C 095A-001	5	

REVISIONS	

RIGHT OF WAY INTERSECTION
SHERIDAN (S.H. 95) @ 5TH AVE.



P.C. 3126438.267 E 1689419.856 N
C.C. 3126416.269 E 1689419.612 N
P.T. 3126416.880 E 1689397.621 N
RADIUS = 22.00

WILSON SUBDIVISION

LOT 1

Sec. 12, T.4 S., R. 69 W., 6th P.M.
N.E. 1/4 N.E. 1/4

SHERIDAN BLVD.

Sec. 7, T.4 S., R. 68 W., 6th P.M.

LEGEND	
	CTRL. PNT. # AS STAMPED ON MONUMENT
	COMPUTER #
	ALIQUOT CORNERS POINT #
	FOUND PROPERTY CONTROL

W. 5TH. AVE.

