

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 South Holly Street
Denver, CO. 80022
Phone: (303) 757-9922 FAX: (303) 757-9053

Right of Way Plans Unit:

Sheet Revisions

RIGHT OF WAY

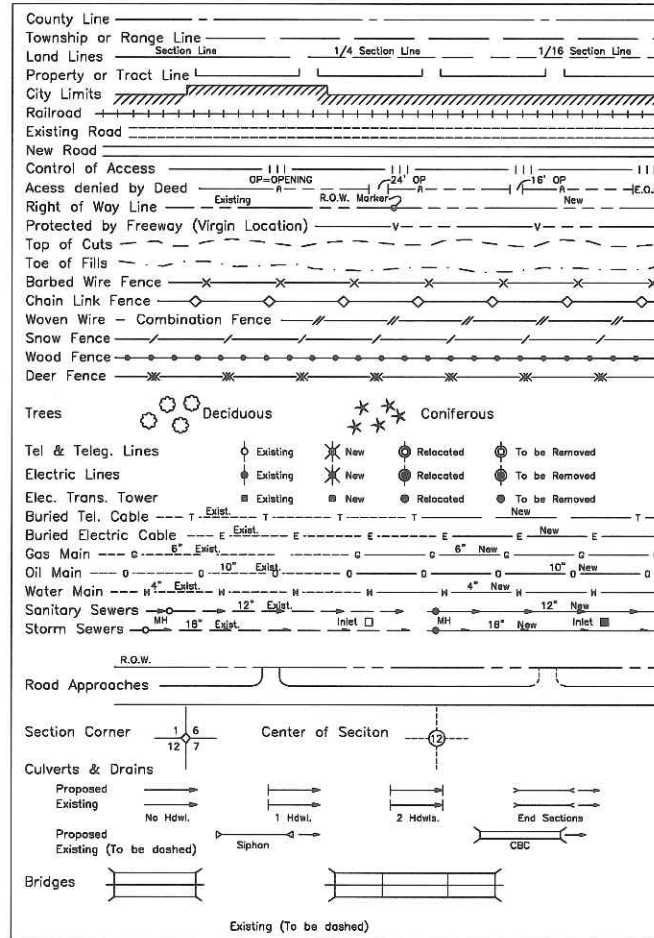
TITLE SHEET

C 110-014

SOUTH SIMMS STREET & HIGHWAY 285

PROJECT CODE: 13567 SHEET NUMBER: 1

CONVENTIONAL SIGNS



DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
SOUTH SIMMS STREET INTERCHANGE
STATE HIGHWAY NO. 285
JEFFERSON COUNTY
TOWNSHIP 5 SOUTH, RANGE 69 WEST of the 6TH P.M.
RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS

PLAN SHEET 1=200'
OWNERSHIP MAP 1=400'
R.O.W. LENGTH OF PROJECT 0.68 MI

INDEX OF SHEETS

- 1 - Title Sheet
- 2 - Tabulation of Properties
- 3 - Control Sheet & Mon. Sheet
- 3A - Control Sheet & Mon. Sheet
- 4 - Road Approach Sheet
- 5 - Plan Sheet
- 6 - Ownership Map

LEGEND

- (XXX) ALIQUOT CORNER
- (XXX) CONTROL POINT
- (XXX) R.O.W. MONUMENT TO BE SET
- (XXXX) PARCEL NUMBER
- (XXX) FOUND R.O.W. MARKER
- (XXX) PROPERTY CORNER
- (X) ALIQUOT CORNER LOCATION
- (X) TRACT ANGLE POINT
- (C) CALCULATED
- (D) DEED
- (M) MEASURED

N.T.S.

TO DENVER

END CONSTRUCTION PROJECT C 110-014

END ROW PROJECT C 110-014
STA. 145+42.92 = STA. 721+00
ON PROJECT F 016-1 (2) SEC. 2

BEGIN ROW PROJECT C 110-014
STA. 113+50.13 = STA. 689.05 ON
PROJECT F 016-1 (2) SEC. 2

BEGIN CONSTRUCTION PROJECT C 110-014

BASIS OF BEARINGS

TO CONIFER

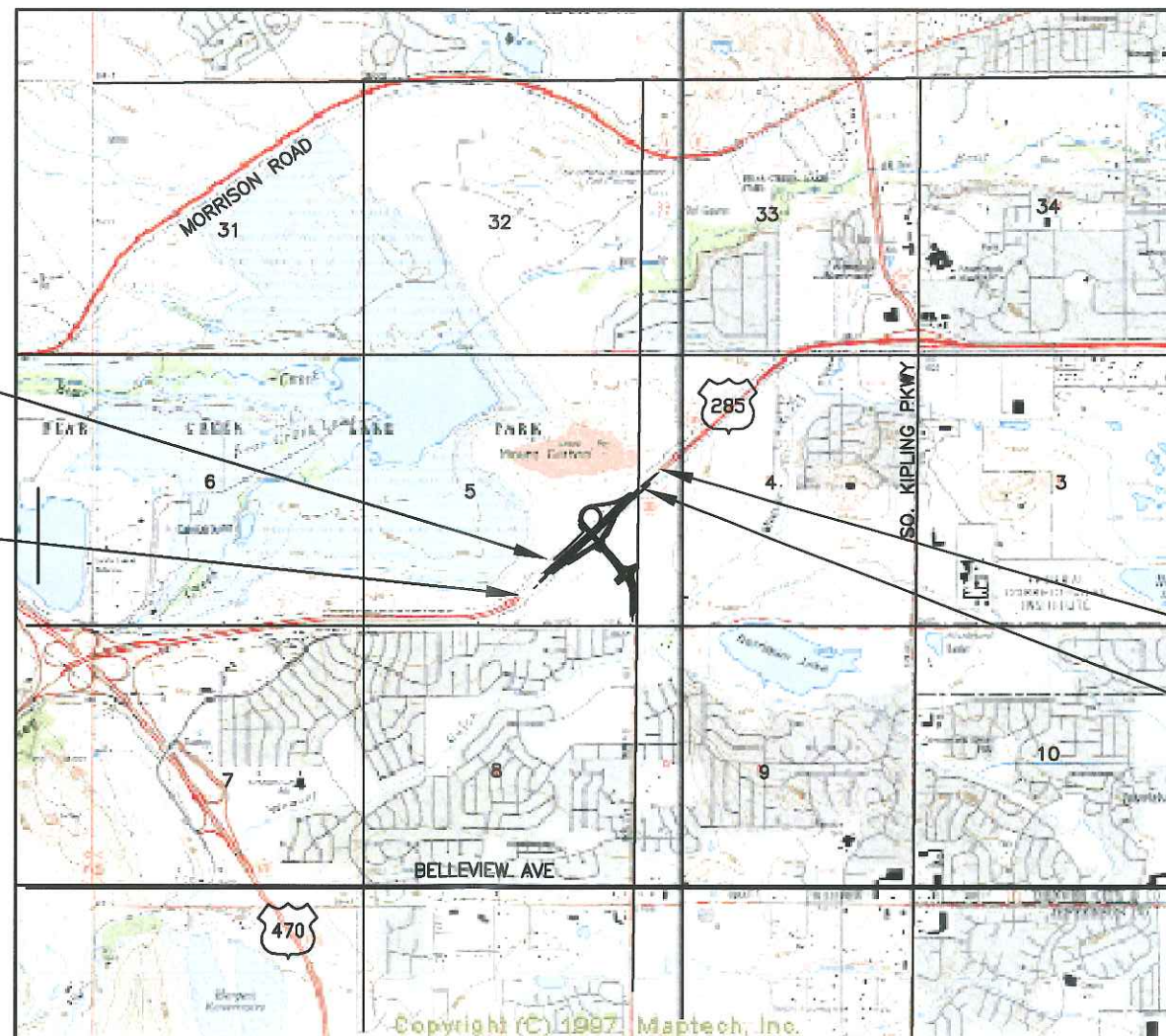
North 52°30'05" West, 16,510.26 feet, between Jefferson County Point P 409 (NGS PID KK1473) and Jefferson County Point "CARBON" (NGS PID KK1845). Further described on sheet 3A of this plan set and N.G.S. data sheets pertaining to such.



Washington

Infrastructure Services, Inc.

10822 W. Toller Drive
Littleton, CO. 80127 (303)948-4001



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Date: December 7, 2001

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE: _____

DIVISION ADMINISTRATOR

FILING CERTIFICATION: DEPOSITED THIS _____ DAY OF _____, 19____, AT _____, FOR INFORMATION ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____, RECEPTION NUMBER _____

SIGNED _____
DEPT.



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Right of Way Plans				
TABULATION OF PROPERTIES				
Project Number: C 110-014				
Project Location: HIGHWAY 285 & SIMMS				
Project Location: STATE HIGHWAY 285				
Project Code:	Last Mod. Date	Subst. Sheets	Sheet No.	Total No. of Sheets
13567	12/07/01	N/A	2	7

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

Highway 285 & South Simms St. Interchange

Project No. C 110-014

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES					Rec. No.	PARCEL NO.	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER				
							LEFT	RIGHT			
1	DENVER WATER DEPARTMENT	1600 W. 12TH AVE DENVER, CO. 80254	SOUTH SIDE OF HIGHWAY 285 SE 1/4 SEC. 5, T 5 S, R 71 W	2.58	0	N/A	N/A	64 +/-	Book 329 Page 204	1	ROW AQUISITION FOR RAMPS A & B CONSTRUCTION
PE-2	US ARMY CORPS OF ENGINEERS OMAHA, NE.	215 N. 17TH. ST. OMAHA, NE. 68102-4978	NORTH SIDE HIGHWAY 285 SE 1/4 SEC. 5, T 5 S, R 71 W	6.07	0	N/A	222 +/-	N/A	Book 2736 Page 846	PE-2	PERMANENT ROADWAY EASEMENT FOR RAMPS C & D
TE-2	Same as above	Same as above	NORTH SIDE HIGHWAY 285 SE 1/4 SEC. 5, T 5 S, R 71 W	3.19	0	N/A	225 +/-	N/A	Book 2736 Page 846	TE-2	TEMPORARY CONSTRUCTION EASEMENT FOR DETOUR
TE-2A	Same as above	Same as above	NORTH SIDE HIGHWAY 285 SE 1/4 SEC. 5, T 5 S, R 71 W	1.00	0	N/A	227 +/-	N/A	Book 2736 Page 846	TE-2A	TEMPORARY CONSTRUCTION EASEMENT FOR DETOUR



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Right of Way Plans

CONTROL & MONUMENTATION SHEET

Project Number: C 011-014

Project Location: HIGHWAY 285 & SIMMS

Project Location: STATE HIGHWAY 285

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13567	12/07/01	N/A	3	7

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

CONTROL DIAGRAM T5S, R69W, 6TH P.M.

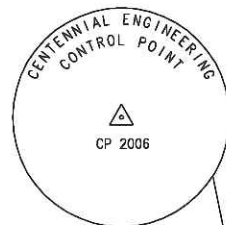
PROJECT C 110-014 CODE 13567

STATE HIGHWAY NO. 285
JEFFERSON, COUNTY



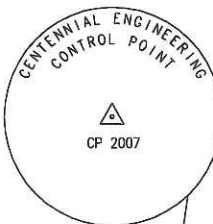
FOUND MONUMENTATION

PT 401
N 200000.00
E 200000.00



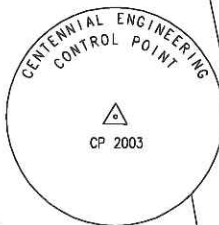
SET MONUMENTATION

PT 2006
N 198940.94
E 201736.74



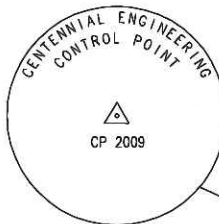
SET MONUMENTATION

PT 2007
N 199490.10
E 202697.82



SET MONUMENTATION

PT 2003
N 198067.84
E 201624.15



SET MONUMENTATION

PT 2009
N 201186.99
E 204555.25

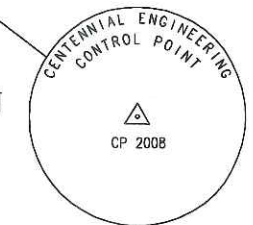


SET MONUMENTATION

PT 2011
N 202056.58
E 207114.60

SET MONUMENTATION

PT 2010
N 201931.53
E 205918.41



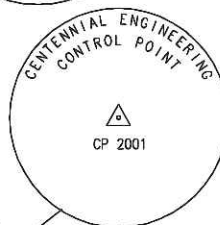
SET MONUMENTATION

PT 2008
N 200370.83
E 203927.82



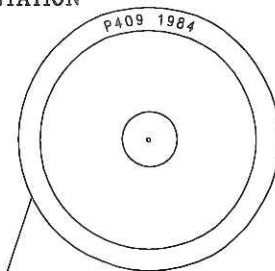
SET MONUMENTATION

PT 2002
N 197577.87
E 202370.16



SET MONUMENTATION

PT 2001
N 196744.26
E 202468.69



FOUND MONUMENTATION

PT 409
N 189949.53
E 213098.73

GENERAL NOTES

This "Survey Control Diagram" does not comply with C.R.S. 38-51-106, is not a boundary survey of adjoining parcels, and is prepared for the use of the Colorado Department of Transportation and Jefferson County.

Coordinates listed by the cap depictions are project coordinates in "United States Survey Foot". All N.A.D. 83(1992) coordinates are Central Zone - Zone 502.

Basis of Bearings: North 52°30'05" West, 16,510.26 feet, between Jefferson County Point P 409 (NGS PID KK1473) and Jefferson County Point "CARBON" (NGS PID KK1845). Also further described on N.G.S. data sheets pertaining to such.

Survey Control meets C.D.O.T. "Survey Manual 1992" "Type A specifications based on a field survey utilizing "GPS" equipment and methods, tied through, adjusted and constrained to published "NGS" values on points "P 409" #409 and "Carbon" #401.

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 herein.

N.A.D. 83/(1992) COLORADO CENTRAL ZONE - ZONE 502

PNT #	NORTH	EAST	LATITUDE	LONGITUDE	SCALE FACTOR	GRID CONVERGENCE	ELIPSOID HEIGHT (meters)
409	1,651,010.93	3,115,053.14	39°37'12.38437"(N)	105°05'29.68238"(W)	0.99997689	+0 15 27.3	1685.01
401	1,661,058.53	3,101,958.14	39°38'52.23451"(N)	105°08'16.51578"(W)	0.99998139	+0 13 42.1	1746.46



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Right of Way Plans

Control & Monumentation Sheet

Project Number: C 110-014

Project Location: HIGHWAY 285 & SIMMS

Project Location: STATE HIGHWAY 285

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13567	12-07-01	N/A	3 A	7

SURVEY CONTROL & MONUMENTATION

FOUND ROW POINTS AND PROPERTY CORNER EVIDENCE

PT#	NORTHING	EASTING	DESCRIPTION
4310	197545.43	200556.64	3-1/2" Brass Cap (CDOT ROW Mon.)
4303	199291.99	202473.86	1" Disc on "T" Post (ACOE)
4304	198719.16	201845.59	1" Disc on "T" Post (ACOE)
4306	197360.55	200725.38	3-1/2" Brass Cap (CDOT ROW Mon.)
4315	197471.07	200846.61	1-1/2" Alumn. Cap (DWD)
4316	197621.97	201012.06	3-1/2" DMWW Brass Cap (BM)
4317	197658.11	201051.74	3-1/4" DMWW Brass Cap
4319	199581.66	202753.25	3-1/4" Brass Cap (CDOT ROW Mon.)
4321	199476.30	202651.24	No. 8 Rebar (no cap)
4322	199772.63	202826.70	"T" Bar (no cap)
4324	199377.83	202938.16	3-1/4" Brass Cap (CDOT ROW Mon.)
4325	199122.36	202658.02	1-1/2" Alumn. Cap (DWD)

TEMPORARY EASEMENT AND PARCEL POINTS

PT#	NORTHING	EASTING
500	197601.39	200623.65
501	197640.62	200640.34
502	198019.08	200933.48
503	198137.47	201042.88
504	198536.43	201415.13
505	198668.86	201543.31
506	198627.87	201554.29
507	198535.06	201624.68
508	198223.30	201307.69
509	198223.23	201307.76
531	199155.13	202167.84
532	199204.13	202377.50
536	199634.57	202771.94

GENERAL NOTES

- All coordinates listed are project coordinates in feet.
- This right of way plan is not a complete boundary survey of all adjoining owners, and is prepared for Jefferson County and Colorado Department of Transportation purposes only.
- The monumenting land surveyor will, upon completion, certify to the monumentation as per the certification shown, and file with the county per C.R.S. 38-51-106.
- R.O.W. markers set must display the professional land surveyor's registration number.
- All R.O.W. markers will be set from survey control points, as shown on the control sheet.
- The contractor is responsible for the preservation and replacement of all disturbed aliquot corners and control monuments, under the direct supervision of a registered land surveyor.
- Aliquot corners that control this project and shown hereon which may be disturbed during the construction of this project, must be reset and monument records filed per rule xiii of bylaws and rules of procedure of the state board of registration for professional engineers and professional land surveyors and per 38-53-103, C.R.S., by the contractor's surveyor.
- Easements shown are of record.

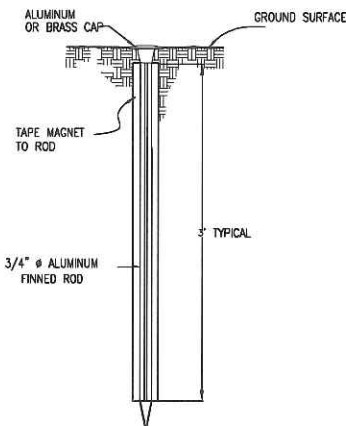
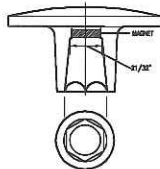
NEW CDOT PERMANANT EASEMENT POINTS TO BE SET

PT#	NORTHING	EASTING
506	198627.87	201554.29
507	198535.06	201624.68
508	198223.30	201307.69
509	198223.23	201307.76
524	198699.64	201535.05
525	198830.52	201501.02
526	198950.96	201519.52
527	199060.96	201592.78
528	199111.82	201692.27
529	199139.20	201860.95
530	199147.88	202136.85
532	199204.13	202377.50

NEW CDOT ROW MONUMENTS TO BE SET (TYPE 1)

PT#	NORTHING	EASTING
509	198223.23	201307.76
510	198007.26	201073.55
511	197822.97	200835.57
512	197669.35	200705.02
513	197693.96	201091.02
514	197810.04	201255.52
515	197885.75	201320.27
516	198197.00	201788.04
517	198200.70	201864.96
518	198151.89	201956.20
519	198196.47	201970.59
520	198357.05	202022.41
521	198428.86	202045.59
522	198467.10	202104.58
523	198765.68	202266.76
533	199291.99	202473.86
535	199580.68	202751.37
536	199634.57	202771.94

TYPE 1 C.D.O.T. MONUMENT



MONUMENTATION QUANTITIES

CAP TYPE	MONUMENT TYPE			
	1	1A	2	2A
REFERENCE				
ROW	18			
CONTROL				
ALIQUT CORNER	1			
WITNESS POST				
PERM. EASEMENT	12			
C.R. ROW				

FIELD SURVEYOR CERTIFICATE — R.O.W. MARKER

MONUMENTATION

Right of Way Monumentation and the resetting of existing monuments was done under my supervision and checking.

Date _____ Name _____

OFFICE SURVEYOR CERTIFICATE

R.O.W. plans and legal descriptions were prepared under my supervision and checking.

Date _____ Name _____

COLORADO DEPARTMENT OF TRANSPORTATION



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Right of Way Plans Unit:

Sheet Revisions

Sheet Revisions

Sheet Revisions

Right of Way Plans

ROADWAY APPROACH TABULATION				
Project Number: C 110-014				
Project Location: HIGHWAY 285 & SIMMS				
Project Location: STATE HIGHWAY 285				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13567	12/07/01	N/A	4	7

R.O.W. TABULATION OF ROAD APPROACHES IN JEFFERSON COUNTY S.H. NO. 285

OWNER	MILE POST / STATION	LEFT (L) OR RIGHT (R) OF CENTERLINE	WIDTH	SKEW ANGLE	REMARKS
Denver Water Department	251.8 / 116 + 41.59	LEFT	20'	0°	20' Access for ditch riders road (Book 2047, Page 560)
Denver Water Department	251.9 / 117 + 69.43	RIGHT	20'	0°	20' Access for ditch riders road (Book 2047, Page 560)

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Right of Way Plans

PLAN SHEET

Project Number: C 110-014

Project Location: HIGHWAY 285 & SIMMS

Project Location: STATE HIGHWAY 285

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13997	10/9/01	N/A	8	7

SEC. 5, T 5 S, R 69 W, 6TH. P.M.
JEFFERSON COUNTY

TE-2 PE-2 TE-2A

Department of the Army
Corps of Engineers, Omaha District
215 N. 17th. St. Real Estate Division
Omaha, NE. 68102-4978

Tract No. 300
Book 2736, Page 846

TE-2 PE-2 TE-2A

Department of the Army
Corps of Engineers, Omaha District
215 N. 17th. St. Real Estate Division
Omaha, NE. 68102-4978

NW 1/4 SECTION 5

NE 1/4 SECTION 4

END ROW PROJECT
C 110-014
STA. 145+42.92

SW 1/4 SECTION 4

0 50 100 200 400
1 inch = 200 ft.

Bear Creek Lake Park

SE 1/4 SECTION 5

BEGIN ROW PROJECT
C 110-014
STA. 113+50.13

PROPOSED BASELINE
STATE HIGHWAY 285

LINE TABLE		
L1	- N 42°31'00" W	1.00'
L2	- S 80°07'57" W	108.01'
L3	- N 23°02'05" E	42.83'
L4	- N 44°03'09" E	184.30'
L5	- S 19°00'10" E	42.44'
L6	- S 37°10'41" E	118.48'
L7	- N 18°00'10" W	74.31'
L8	- N 14°34'48" W	135.23'
L9	- N 08°44'13" E	121.85'
L10	- N 33°39'41" E	132.16'
L11	- N 82°55'27" E	111.73'
L12	- N 80°48'45" E	170.89'
L13	- S 76°50'39" W	247.14'
L14	- S 76°30'39" W	215.32'
L15	- S 47°38'36" W	130.40'
L16	- S 19°28'00" W	57.83'
L17	- N 40°32'21" E	102.08'
L18	- N 81°51'31" W	103.48'
L19	- S 57°02'58" W	70.30'
L20	- S 19°28'00" W	57.83'

D.W.D. NO. 15
CONDIT. NO. 15
Rev. No. 04/11/2008

City & County of Denver
Board of Water Commissioners
1600 W. 12th. Ave
Denver, CO. 80254

Book 329, Page 204

Colorado State Highway 285

Proposed South Simms St.

WARRIOR DITCH

Public Service Co. 40' Easement
Reception No. 703789

City & County of Denver
Board of Water Commissioners
1600 W. 12th. Ave
Denver, CO. 80254

Book 329, Page 204



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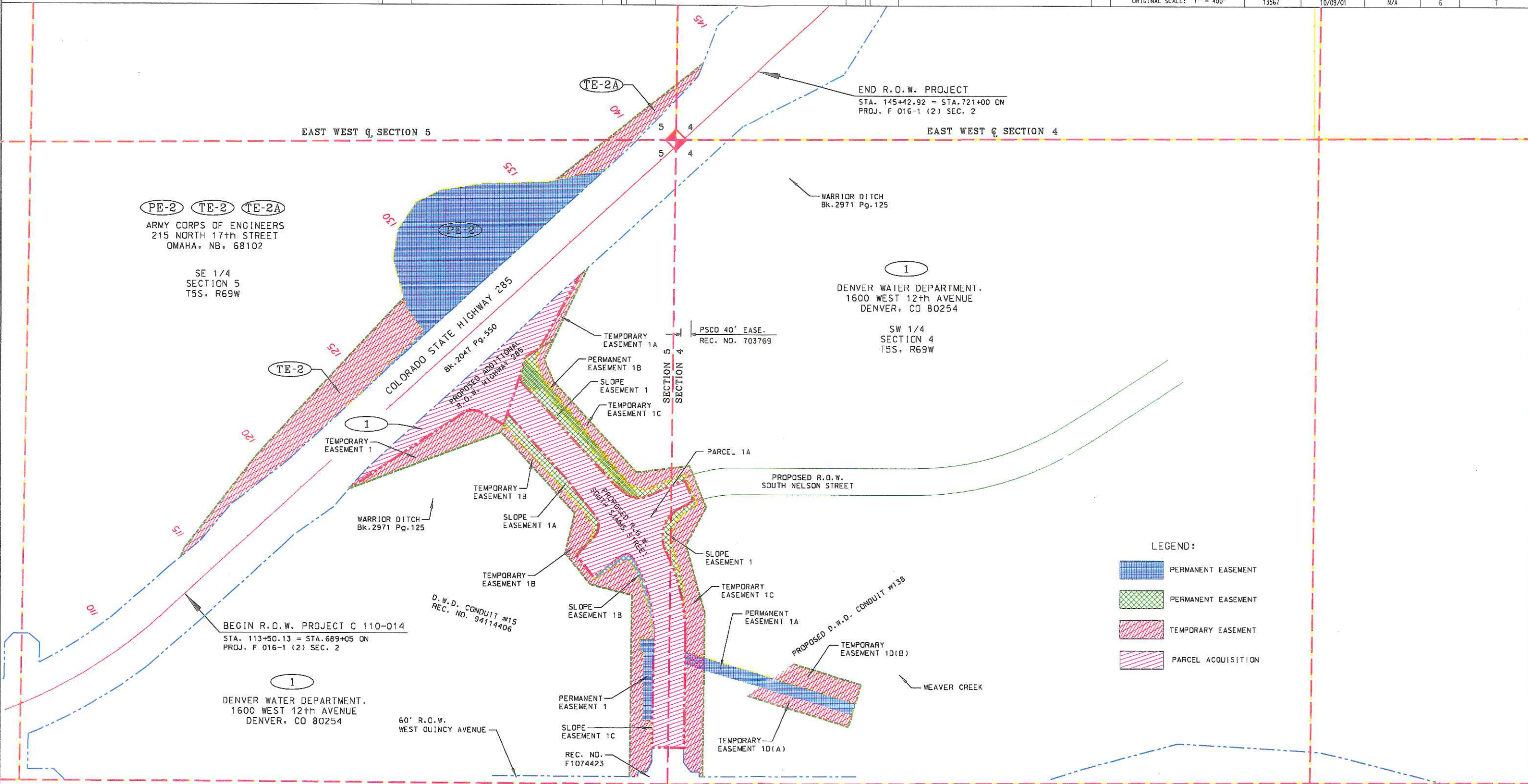
Right of Way Plans Unit:

Sheet Revisions			Sheet Revisions			Sheet Revisions		



0 100 200 300
ORIGINAL SCALE: 1" = 400'

Right of Way Plans
Ownership Sheet
Project Number: C 110-014
Project Location: HIGHWAY 285 & SIMMS
Project Location: STATE HIGHWAY 285
Project Code: 13567
Last Mod. Date: 10/09/01
Subset Sheets: N/A
Sheet No.: 6
Total No. of Sheets: 7



EDATE

DGN NA