

Colorado Department of Transportation



10601 W. 10th Street
Greeley, CO 80634
Phone: 970-350-2161

Region 4 Right of Way

PTS

Sheet Revisions

Date	Description	Initials
5-09-17	Revised Shts 2.01, 5.01, 7.01, 8.01	IJN

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Right of Way Plans

Title Sheet

Project Number: ER 0342-058			
Project Location: PR US 34D MP 13.75 to MP 14.71			
Project Code:	Last Mod. Date	Subset	Sheet No.
20180	05-09-17	1.01 of 1.01	1.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. ER 0342-058 US HIGHWAY NO. 34 WELD COUNTY

R.O.W. Length of Project = 0.41 Miles
Const. Length of Project = 0.49 Miles

SHEET NO.

1.01
2.01
3.01
4.01-4.03
5.01
6.01-6.0X
7.01-7.02
8.01

INDEX OF SHEETS

(1) Title Sheet
(1) Tabulation of Properties
(1) Project Control Diagram
(3) Land Survey Control Diagram
(1) Monumentation Sheets
(NA) Tabulation of Road Approach Sheets
(2) Plan Sheets
(1) Ownership Map
(10) Total Sheets

Scales of Original 11"x17" Drawings
Plan Sheets 1"=100'
Ownership Map 1"=200'

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N85°30'42"E from the Control Point "CP 1457" (CDDT Type II Monument, MP 14.57), Section 15, Township 5 North, Range 65 West, Sixth P.M. and the Control Point "CP 1477" (CDDT Type II Monument, MP 14.77), Section 15, Township 5 North, Range 65 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

1. This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.

2. For title information, The Colorado Department of Transportation relied on Title Commitments prepared by Heritage Title Company.

3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDDT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

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.

COLORADO DEPARTMENT OF TRANSPORTATION
FEDERAL-AID HIGHWAY PROJECT

ROW PLANS AUTHORIZED:

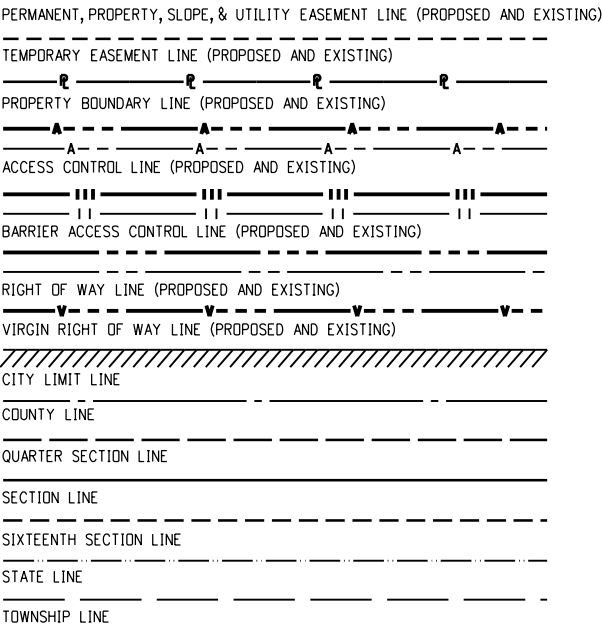
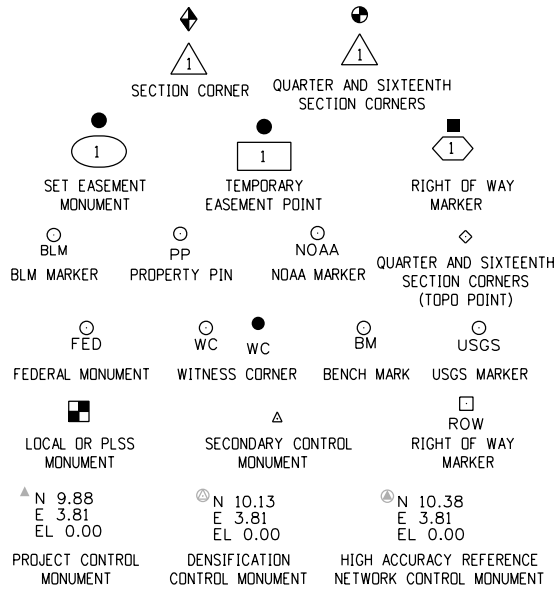
DATE

CDDT ROW PROGRAM MANAGER

SURVEYOR STATEMENT (ROW PLAN)

I, I. Jeffrey Nading, 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.

PLS No. 37885



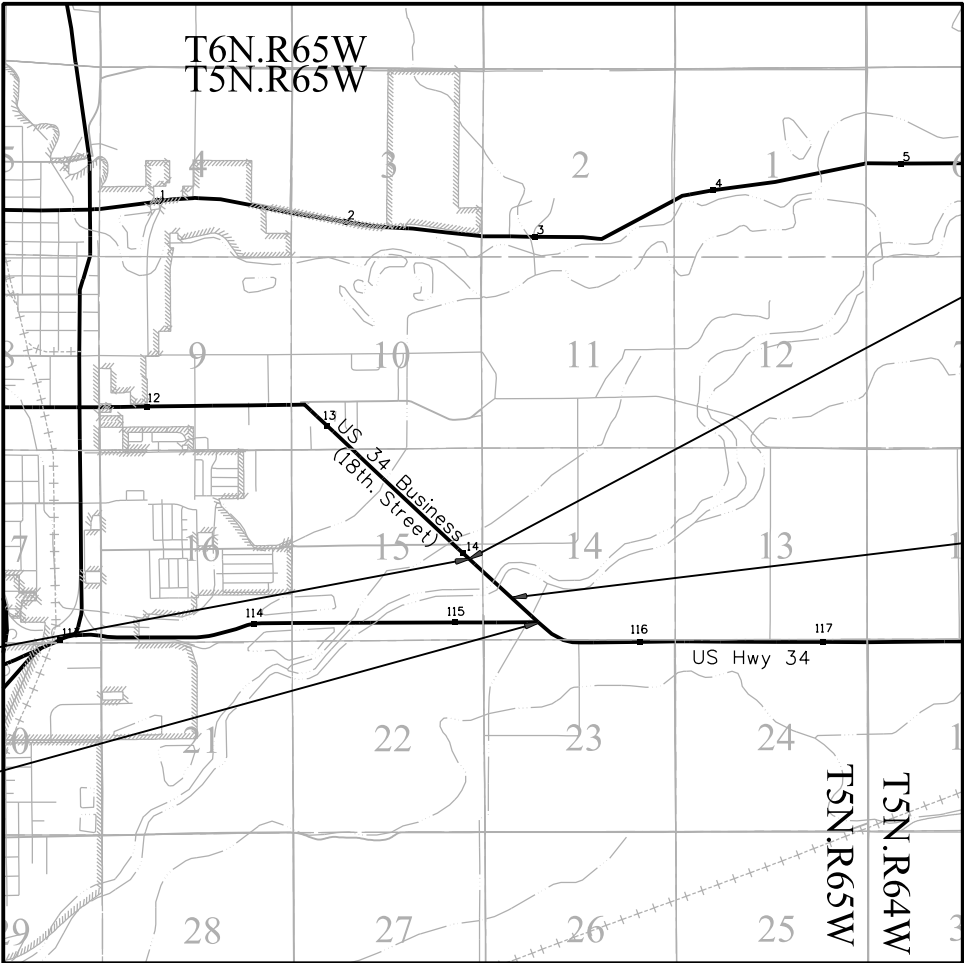
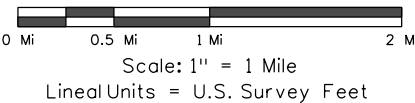
SURVEY/ROW



TERRAIN

Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication. Existing topo features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

PROJECT LOCATION MAP



Begin Const Project
Station: 274+00
M.P.: 14.10

End Const Project
Station: 300+00
M.P.: 14.70

Begin ROW Project
Station: 274+50
M.P.: 14.10

End ROW Project
Station: 296+00
M.P.: 14.40

FILING CERTIFICATION: DEPOSITED THIS DAY OF OF THE COUNTY LAND SURVEYS/RIGHT OF WAY IN BOOK SURVEYS AT PAGE RECEPTION NUMBER

SIGNED DEPT.

6/9/2017 9:55:02 AM c:\projectwise\pw2_working\dl356504\2018ROW_TitleSht_State.dgn



Sheet Revisions

Date	Description	Initials

Located in:
Sections 15, 16
Township 5 North, Range 65 West
of the 6th Principal Meridian, County of Weld
State of Colorado

Project Control Diagram

Title Sheet

Project Number: ER 0342-058			
Project Location: PR US 34D MP 13.75 to MP 14.71			
Project Location:			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
20180	06-29-16		

PROJECT COORDINATE SUMMARY TABLE (feet)

POINT NAME	PROJECT COORDINATES		ELEV. (NAVD 88)	DESCRIPTION
	NORTHING	EASTING		
B 414 MP 114.15	75108.654	117200.240	4630.552	NGS Stainless Steel Deep Rod
CP 1437 MP 114.37	74926.913	118138.217	4635.689	CDOT Type II Monument
CP 1457 MP 114.57	75041.341	119232.383	4640.094	CDOT Type II Monument
CP 1477 MP 114.77	75120.532	120241.243	4640.112	CDOT Type II Monument
CP 1494 MP 114.94	75143.745	121124.160	4635.156	CDOT Type 5 Monument
C 414 MP 115.20	75056.064	122736.435	4623.127	NGS Stainless Steel Deep Rod
CDOT MILE POST 270.44	96082.408	107632.962	4695.199	CDOT Type II Monument

BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on a grid bearing of N 85° 30' 42" E from the Control Point "CP 1457" (CDOT Type II Monument, MP 14.57), Section 15, Township 5 North, Range 65 West, Sixth P.M. and the Control Point "CP 1477" (CDOT Type II Monument, MP 14.77), Section 15, Township 5 North, Range 65 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 elevations are GPS derived, using GEOID 03, based on a NAVD 88 elevation of 1411.395m on NGS Densification point "B 414" (Stamped "B 414 1984" NGS Stainless Steel Deep Rod).

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(92) coordinates. The CHARN is based on NAD 83(92) datum. The project seed point coordinates are: Northing = 1387441.987sft, Easting = 3233991.907sft, and Elevation = 4636.962sft. The ground scale factor used to modify the coordinates is 1.0002584604. Project Coordinates are truncated by 400,000m in the Northing and 950,000m in the Easting. To get from Project to State Plane coordinates: add the truncation, subtract the seed point northing and easting, divide by the Ground Scale Factor, then add the seed point northing and easting.

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

NOTE: 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 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.

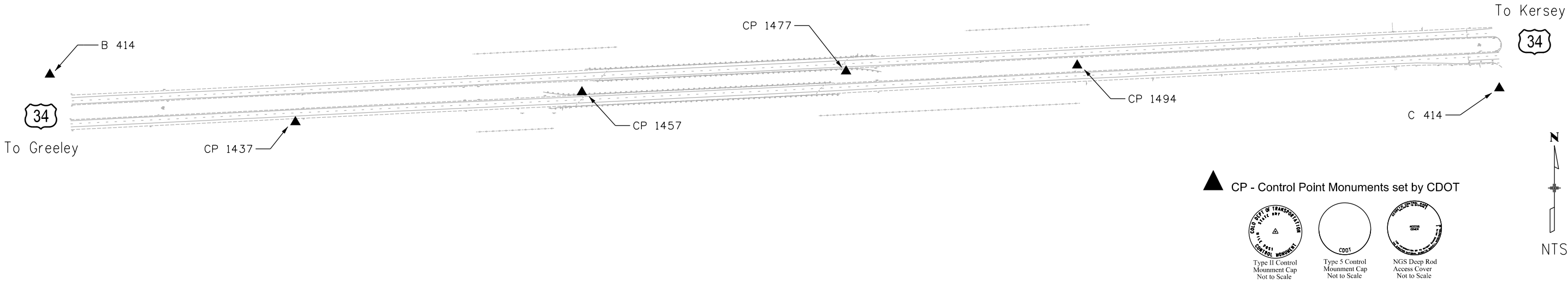
SURVEYORS STATEMENT: I, Jerry R. Johnson, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Project Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon 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.

Jerry R. Johnson P.L.S. 29417

GEODETIC COORDINATE SUMMARY TABLE

(adjusted field data) (meters)

POINT NAME	COORDINATES NAD 83(92) (CHARN)		ELLIPS. HEIGHT	MAPPING ANGLE	SCALE	NAD 83(92) ZONE 0501	
	LATITUDE	LONGITUDE				NORTHING	EASTING
B 414 MP 114.15	40°23'37.99450"N	104°39'35.66895"W	1393.017	0°32'34"	0.999959958	422893.163	985722.705
CP 1437 MP 114.37	40°23'36.11111"N	104°39'23.57186"W	1394.572	0°32'42"	0.999959936	422837.783	986008.527
CP 1457 MP 114.57	40°23'37.13849"N	104°39'09.42031"W	1395.919	0°32'51"	0.999959948	422872.652	986341.943
CP 1477 MP 114.77	40°23'37.82538"N	104°38'56.37525"W	1395.928	0°33'00"	0.999959956	422896.783	986649.365
CP 1494 MP 114.94	40°23'37.97083"N	104°38'44.96437"W	1394.420	0°33'07"	0.999959958	422903.857	986918.409
C 414 MP 115.20	40°23'36.95068"N	104°38'24.14348"W	1390.746	0°33'20"	0.999959946	422877.138	987409.704
CDOT MILE POST 270.44	40°27'06.07216"N	104°41'36.82190"W	1412.971	0°31'16"	0.999962980	429284.325	982807.346





Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Land Survey ControlDiagram

Title Sheet

Project Number: ER 0342-058

Project Location: PR US 34D MP 13.75 to MP 14.71

Project Code:	Last Mod. Date	Subset	Subset Sheets
20180	05-26-16	4.01 to 4.03	4.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

LAND SURVEY CONTROL DIAGRAM

US Highway 34 MP 13.75 to 14.71

Sections 14 & 15

Township 5 North, Range 65 West

of the 6th Principal Meridian

County of Weld

SHEET NO.

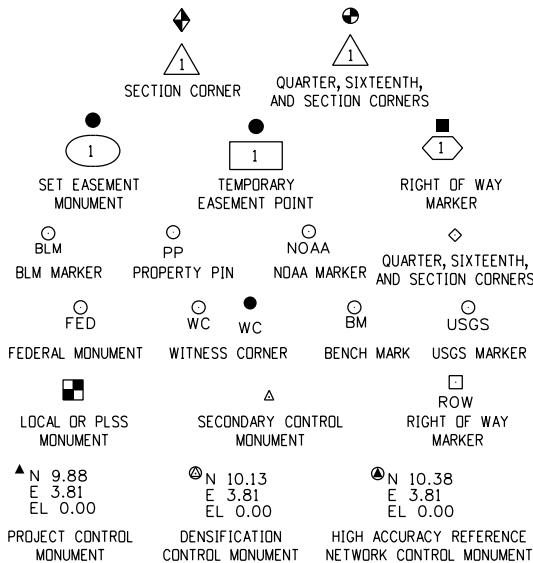
4.01

4.02

4.03

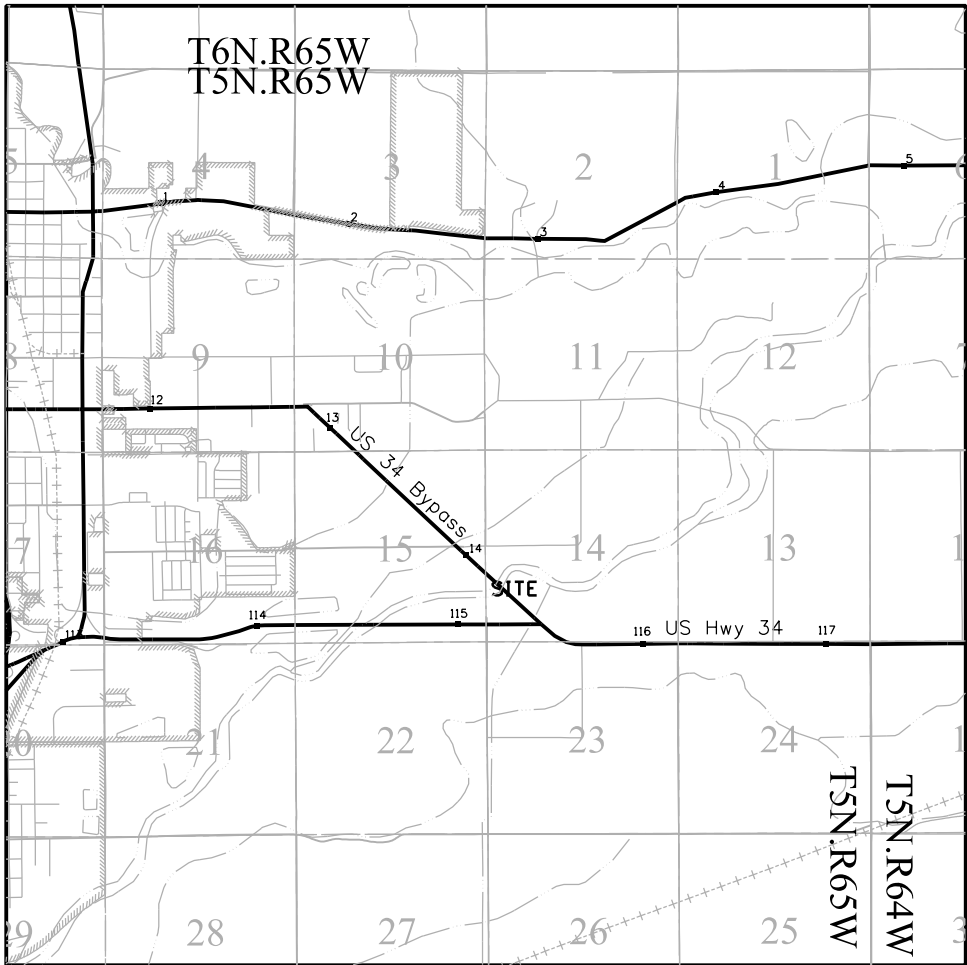
INDEX OF SHEETS

- (1) Title Sheet
- (1) Monument Coordinate Tables
- (1) Plan Sheet
- (3) Total Sheets



General Notes:

1. This Land Survey ControlDiagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. No determination has been made to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
2. Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this land survey control diagram.
3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDDT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
4. Refer to the M-629-1 Survey Monuments of the Standard Plans found in The Colorado Department of Transportation, M & Standards for typical survey monument descriptions.



PROJECT LOCATION MAP



Scale: 1" = 1 Mile

Lineal Units = U.S. Survey Feet



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N85° 30' 42" E from the Control Point "CP 1457" (CDDT Type II Monument, MP 14.57), Section 15, Township 5 North, Range 65 West, Sixth P.M. and the Control Point "CP 1477" (CDDT Type II Monument, MP 14.77), Section 15, Township 5 North, Range 65 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 elevations are GPS derived, using GEOID 03, based on a NAVD 88 elevation of 1411.395m on NGS Densification point "B 414" (Stamped "B 414 1984" NGS Stainless Steel Deep Rod).

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(92) coordinates. The CHARN is based on NAD 83(92) datum. The project seed point coordinates are: Northing = 1387441.987sft, Easting = 3233991.907sft, and Elevation = 4636.962sft. The ground scale factor used to modify the coordinates is 1.0002584604. Project Coordinates are truncated by 400,000m in the Northing and 950,000m in the Easting. To get from Project to State Plane coordinates: add the truncation, subtract the seed point northing and easting, divide by the Ground Scale Factor, then add the seed point northing and easting.

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Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2012. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

I, I. Jeffrey Nading, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Land Survey 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.

PLS No. 37885



10601 W. 10th Street
Greeley, CO 80634
Phone: 970-350-2161

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Land Survey ControlDiagram Monument Coordinate Tables				
Project Number: ER 0342-058				
Project Location: PR US 34D MP 13.75 to MP 14.71				
Project Code:	Last Mod. Date	Subset	Sheet No.	
20180	05-26-16	4.01 to 4.03	4.02	

◇

FOUND ALIQUOT MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
1	76180.22	122742.08	3.25" Aluminum Cap
2	76229.63	125355.87	3.25" Aluminum Cap
3	76280.14	128017.37	3.25" Aluminum Cap
4	74438.90	122784.13	3.25" Aluminum Cap in Mon. Box
5	74478.61	125385.20	3.25" Aluminum Cap in Mon. Box
6	74519.22	128031.44	3.25" Aluminum Cap in Mon. Box
9	77089.24	120099.54	3.25" Aluminum Cap
10	78464.47	122723.34	No. 5 Rebar - No Cap
11	79698.74	117440.63	3.25" Aluminum Cap in Mon. Box
12	79738.85	120071.64	3.25" Aluminum Cap
13	79766.48	121391.38	3.25" Aluminum Cap
14	79795.88	122711.79	3.25" Aluminum Cap
15	80991.86	117394.14	3.25" Aluminum Cap
16	80993.60	117463.02	3.25" Aluminum Cap
17	82340.86	117402.11	2.5" Aluminum Cap
18	82364.48	118714.25	3.25" Aluminum Cap
19	82387.87	120022.80	3.25" Aluminum Cap in Mon. Box

○
PP

FOUND BOUNDARY MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
60	80656.54	118498.93	No. 4 Rebar
61	80646.51	118509.30	No. 4 Rebar
62	80424.91	118740.38	No. 4 Rebar

□
ROW

FOUND R.O.W. MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
50	75797.73600	123435.44400	3.25" Aluminum Cap
51	75256.15400	124000.53200	3.25" Aluminum Cap
52	75328.61800	124070.02900	3.25" Aluminum Cap



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Land Survey Control Diagram

Plan Sheet

Project Number: ER 0342-058

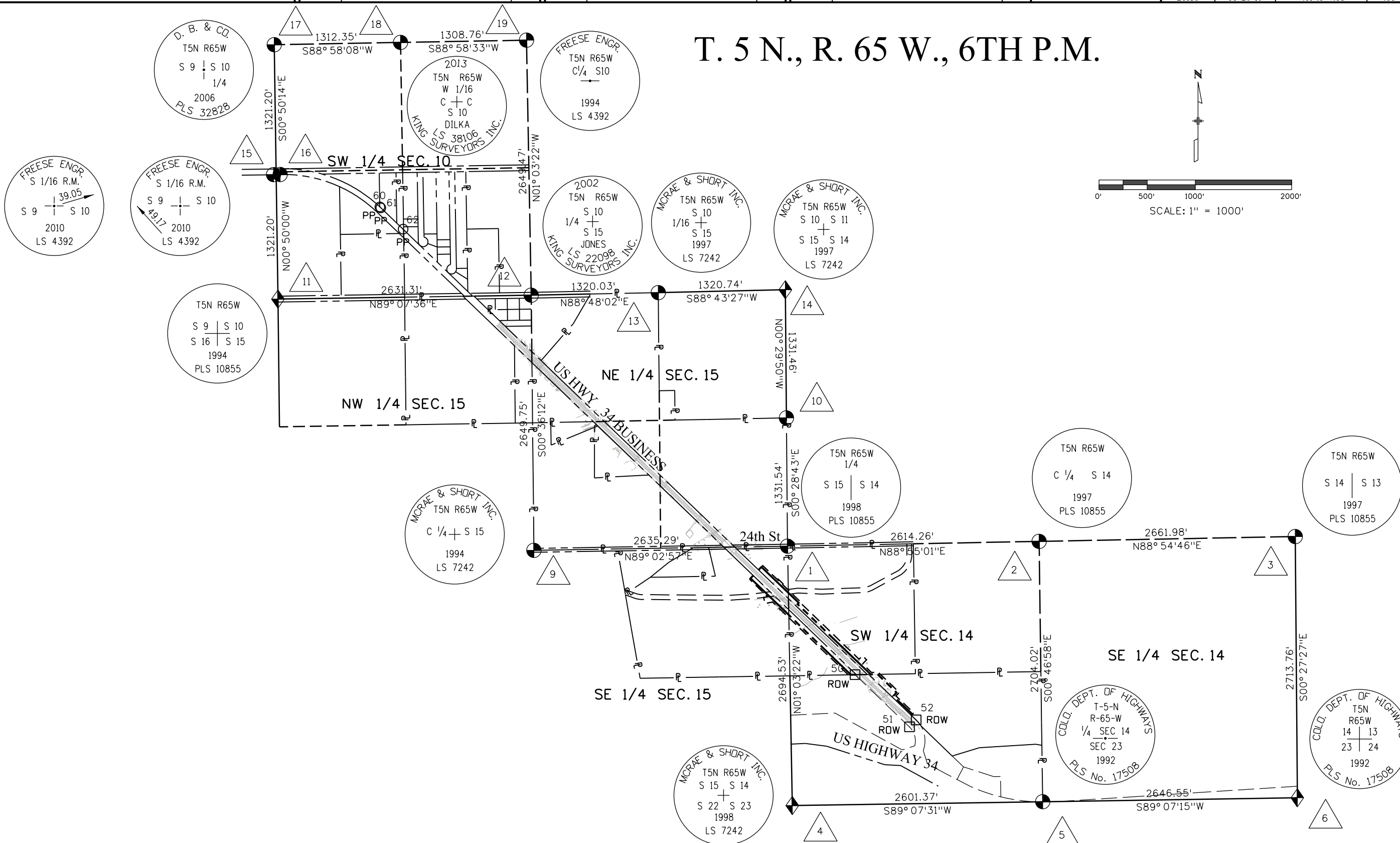
Project Location: PR US 34D MP 13.75 to MP 14.71

Project Code:	Last Mod. Date	Subset	Sheet No.
20180	05-26-16	4.01 to 4.03	4.03

T. 5 N., R. 65 W., 6TH P.M.



SCALE: 1" = 1000'





Sheet Revisions

Date	Description	Initials
5-09-17	Added TE pts 221-224	

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Right of Way Plans

Monumentation Sheet

Project Number: ER 0342-058				
Project Location: PR US 34D MP 13.75 to MP 14.71				
Project Code:	Last Mod. Date	Subset	Sheet No.	
20180	05-09-17	5.01 to 5.02	5.01	



TABULATION OF R.O.W. MONUMENTS TO BE SET

Point No.	Northing(ft)	Easting(ft)	Description
100	76885.72	122434.04	ROW
101	76916.71	122463.84	ROW
102	76544.06	122851.32	ROW
103	76531.08	122838.84	ROW
104	75800.50	123598.47	ROW
105	75801.71	123669.88	ROW
106	75612.58	123867.42	ROW
107	75576.47	123832.84	ROW
108	75386.29	124031.48	ROW
109	75375.46	124021.11	ROW
110	76828.06	122378.58	ROW
111	76799.23	122350.85	ROW
112	76417.60	122747.66	ROW
113	75797.01	123392.92	ROW



TABULATION OF "INFORMATION ONLY" POINTS

Point No.	Northing(ft)	Easting(ft)	Description
300	76647.84	122743.41	INFO
301	76587.10	122744.53	INFO
302	75799.90	123563.03	INFO
303	75800.15	123577.53	INFO
304	76474.10	122746.61	INFO
305	75059.36	124055.69	INFO
306	75017.04	123924.83	INFO
307	75399.18	123227.38	INFO



TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Point No.	Northing(ft)	Easting(ft)	Description
200	76931.13	122477.71	TE
201	76676.09	122742.89	TE
202	76558.47	122865.18	TE
203	76552.71	122859.63	TE
204	75958.37	123477.60	TE
205	75994.41	123512.26	TE
206	75952.82	123555.51	TE
207	75909.57	123513.91	TE
208	75820.64	123606.38	TE
209	75821.85	123677.77	TE
210	75802.19	123698.30	TE
211	75613.20	123895.70	TE
212	75577.08	123861.12	TE
213	75400.74	124045.31	TE
214	76788.42	122340.46	TE
215	76608.50	122527.53	TE
216	76600.57	122487.16	TE
217	76536.79	122499.70	TE
218	76552.32	122578.73	TE
219	76389.35	122748.18	TE
220	75796.53	123364.56	TE
221	76787.64	122626.90	TE
222	76794.85	122633.84	TE
223	76739.39	122691.50	TE
224	76732.18	122684.56	TE

MONUMENTS TO BE SET BY STATE FORCES

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	14									
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)										

General Notes:

- All centerline and offset stationing may not represent the centerline as constructed in the field.
- Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2012 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
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SURVEYOR STATEMENT (R.O.W. MONUMENTS)

I, I. Jeffrey Nading, 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.

PLS No. 37885

Colorado Department of Transportation



10601 W. 10th Street
Greeley, CO 80634
Phone: 970-350-2161

Region 4 Right of Way

PTS

Sheet Revisions

Date	Description	Initials
5-09-17	Added TE-2A	IJN
8-25-17	Added Rec No 4226225	TAC

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Right of Way Plans

Plan Sheet

Project Number: ER 0342-058
Project Location: PR US 34D MP 13.75 to MP 14.71

Project Code:	Last Mod. Date	Subset	Sheet No.
20180	08-25-17	7.01 to 7.02	7.01

T. 5 N., R. 65 W., 6TH P.M.



Scale: 1" = 100'

S. Platte River

NW 1/4 SW 1/4,
SECTION 14

(RW-2) (TE-2) (TE-2A)

DARRELL HILL
CONNIE HILL
37008 COUNTY RD 80
BRIGGSDALE CO 80611

(RW-3) (TE-3)

(RW-3A) (TE-3A)

CHERYL A LOOKHART
2600 E 24TH ST
GREELEY CO 80631

(TE-2A)

(TE-2)

(RW-2)

(RW-3)

(TE-3)

(RW-1)

(TE-1)

(RW-1) (TE-1)

JASON T REISENER
MANDY J REISENER
2240 E 24TH ST
GREELEY, CO 80631

(RW-3A)

(TE-3A)

POINT OF BEGINNING TIE CHART			
PARCEL	BEARING	DISTANCE	ALIQUOT CORNER
RW-1	N01° 03' 22" W	715.49'	E 1/4 Cor, Section 15
RW-2	N01° 03' 22" W	485.22'	E 1/4 Cor, Section 15
RW-3	N01° 03' 22" W	485.22'	E 1/4 Cor, Section 15
RW-3A	N01° 03' 22" W	715.49'	E 1/4 Cor, Section 15

SE 1/4,
SECTION 15

LOT B
Recorded Exemption
RE-3525

10/23/2017 nodingj 11:57:12 AM pw:\\VHQPWZ01.dot.state.co.us:wiseproduction\Documents\Projects\20000-20999\100-199\20180 - pr sh34d @ mp 14\09.0 RDW_Survey\09.05 Drawings\09.05.04 RDW PDFFiles\20180RDW_Plan701.dgn



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Right of Way Plans

Plan Sheet

Project Number: ER 0342-058
Project Location: PR US 34D MP 13.75 to MP 14.71

Project Code:	Last Mod. Date	Subset	Sheet No.
20180	05-26-16	7.01 to 7.02	7.02

T. 5 N., R. 65 W., 6TH P.M.



S. Platte River

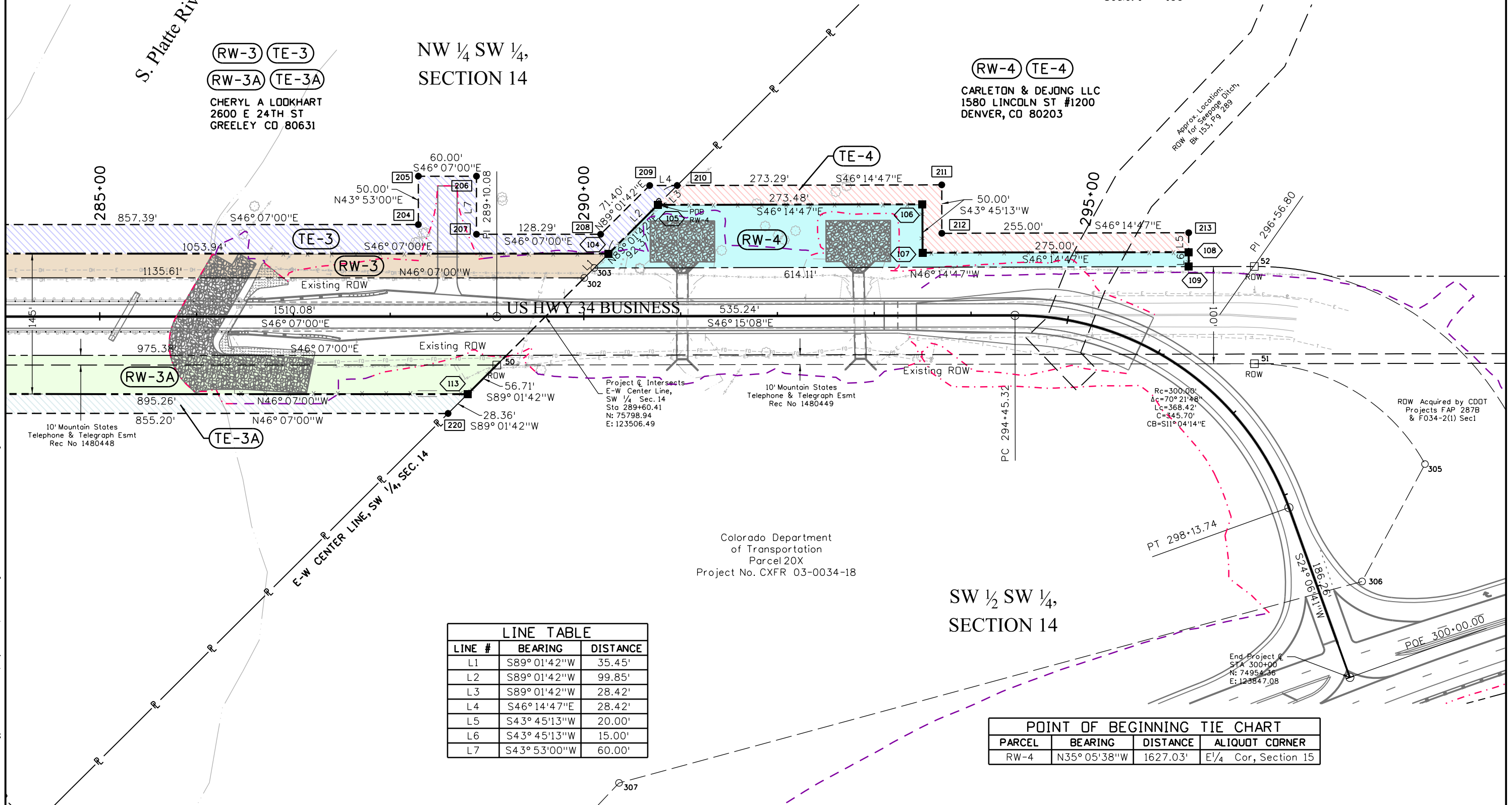
(RW-3) (TE-3)
(RW-3A) (TE-3A)

CHERYL A LOOKHART
2600 E 24TH ST
GREELEY CO 80631

NW ¼ SW ¼,
SECTION 14

(RW-4) (TE-4)

CARLETON & DEJONG LLC
1580 LINCOLN ST #1200
DENVER, CO 80203



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89° 01'42" W	35.45'
L2	S89° 01'42" W	99.85'
L3	S89° 01'42" W	28.42'
L4	S46° 14'47" E	28.42'
L5	S43° 45'13" W	20.00'
L6	S43° 45'13" W	15.00'
L7	S43° 53'00" W	60.00'

POINT OF BEGINNING TIE CHART			
PARCEL	BEARING	DISTANCE	ALIQUOT CORNER
RW-4	N35° 05'38" W	1627.03'	E ¼ Cor, Section 15

Colorado Department
of Transportation
Parcel 20X
Project No. CXFR 03-0034-18



Sheet Revisions

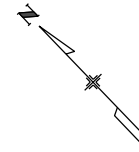
Date	Description	Initials
5-09-17	Added TE-2A	IUN

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

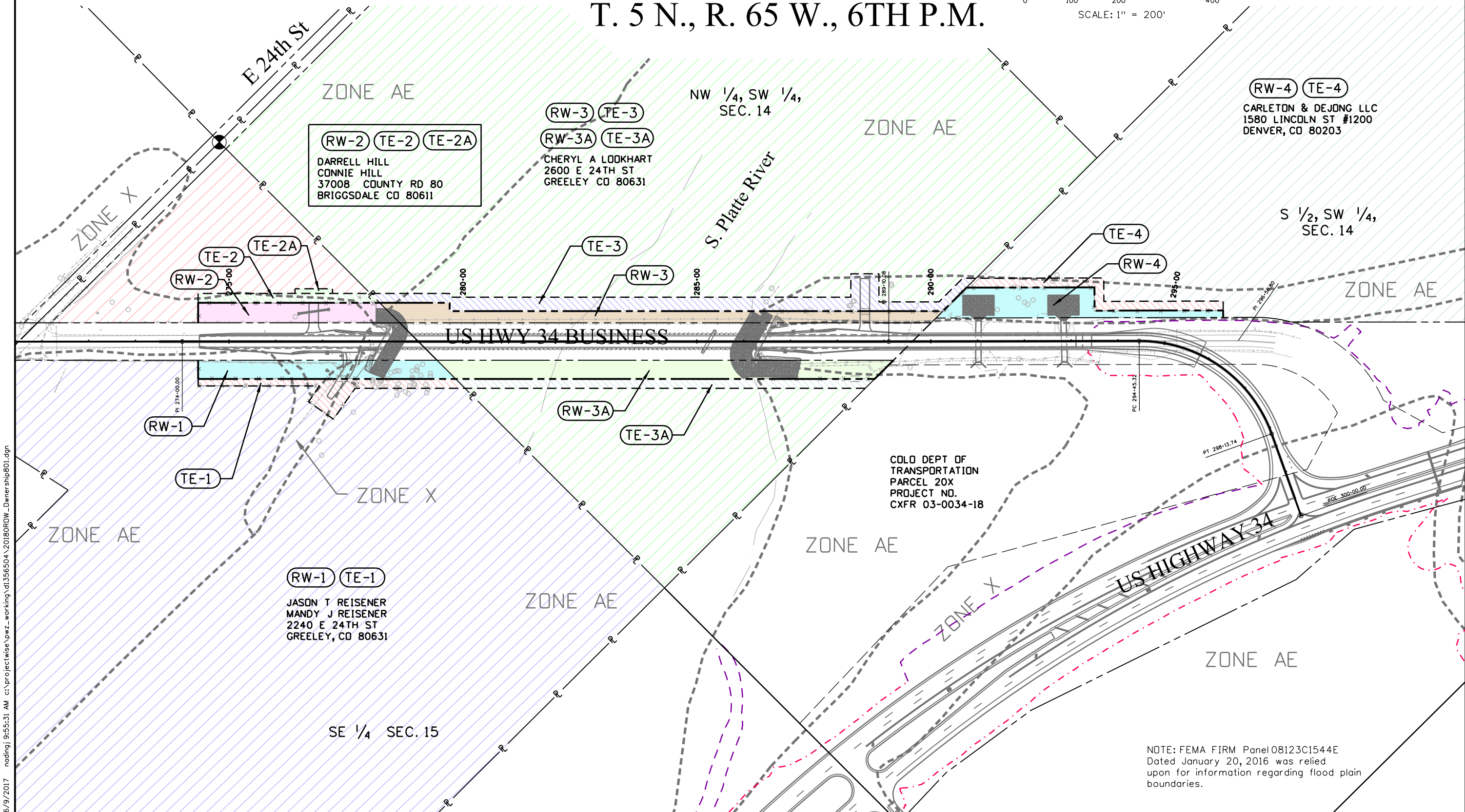
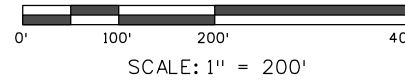


Right of Way Plans

Ownership Sheet

Project Number: ER 0342-058			
Project Location: PR US 34D MP 13.75 to MP 14.71			
Project Code:	Last Mod. Date:	Subset	Sheet No.
20180	05-09-17	8.01 to 8.01	8.01

T. 5 N., R. 65 W., 6TH P.M.



NOTE: FEMA FIRM Panel 08123C1544E
Dated January 20, 2016 was relied
upon for information regarding flood plain
boundaries.