

Colorado Department of Transportation



1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2178

Region 4 Right of Way

PTS

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Right of Way Plans

Plan Sheet

Project Number: ER 0361-111

Project Location: ER US 36 CFL

MP 7.7 to 18.6

Project Code:	Last Mod. Date	Subset	Sheet No.
19972	12-31-13	7.01 of 7.01	7.01

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N89°27'03"E from the Witness Corner of the North Quarter Corner, Section 12, to the Northeast Corner of Section 12, Township 3 North, Range 71 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on static and RTK GNSS observations. All coordinates are related to control point 2101 and coordinates supplied by Central Federal Lands Highway Division (CFLHD).

COORDINATE DATUM: Project coordinates are Colorado State Plane North Zone NAD 83(92) coordinates modified to ground with a combined scale factor of 0.999667732 supplied by CFLHD.

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 Commitment No. 597-F0471903-383-TOW (RW-17) & 597-F0471904-383-TOW (RW-18) prepared by Fidelity National Title Insurance 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.

TABULATION OF ROW MONUMENTS TO BE SET

PT#	NORTHING(FT)	EASTING(FT)	DESC.
100	1333787.80	3059800.13	ROW
101	1333795.78	3059800.39	ROW
102	1333787.48	3060096.09	ROW
103	1333787.48	3060096.09	ROW
105	1333481.38	3060514.83	ROW
106	1333475.36	3060503.27	ROW
107	1333447.27	3060512.57	ROW

TABULATION OF "INFORMATION ONLY" POINTS

PT#	NORTHING(FT)	EASTING(FT)
104	1333495.81	3060508.60
108	1333483.34	3060484.54
109	1333762.85	3060018.15

PROJECT COORDINATES

PT#	NORTHING(FT)	EASTING(FT)	DESC.
2101	1334178.80	3058095.70	FHWA control point
200	1334055.17	3062000.20	GLD Brass Cap
201	1334042.15	3060653.48	1.5" Alum. Cap LS 6716
205	1334029.20	3059290.76	GLD Brass Cap 16.5' W.C.

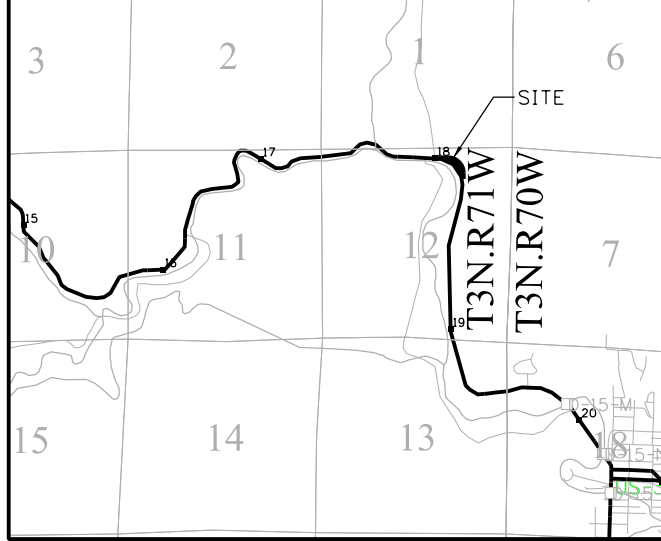
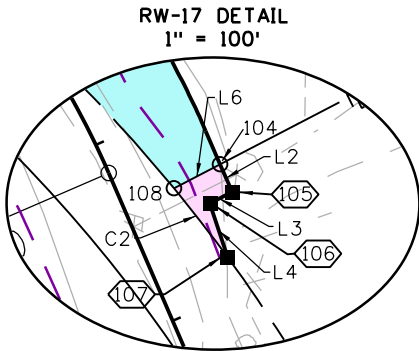
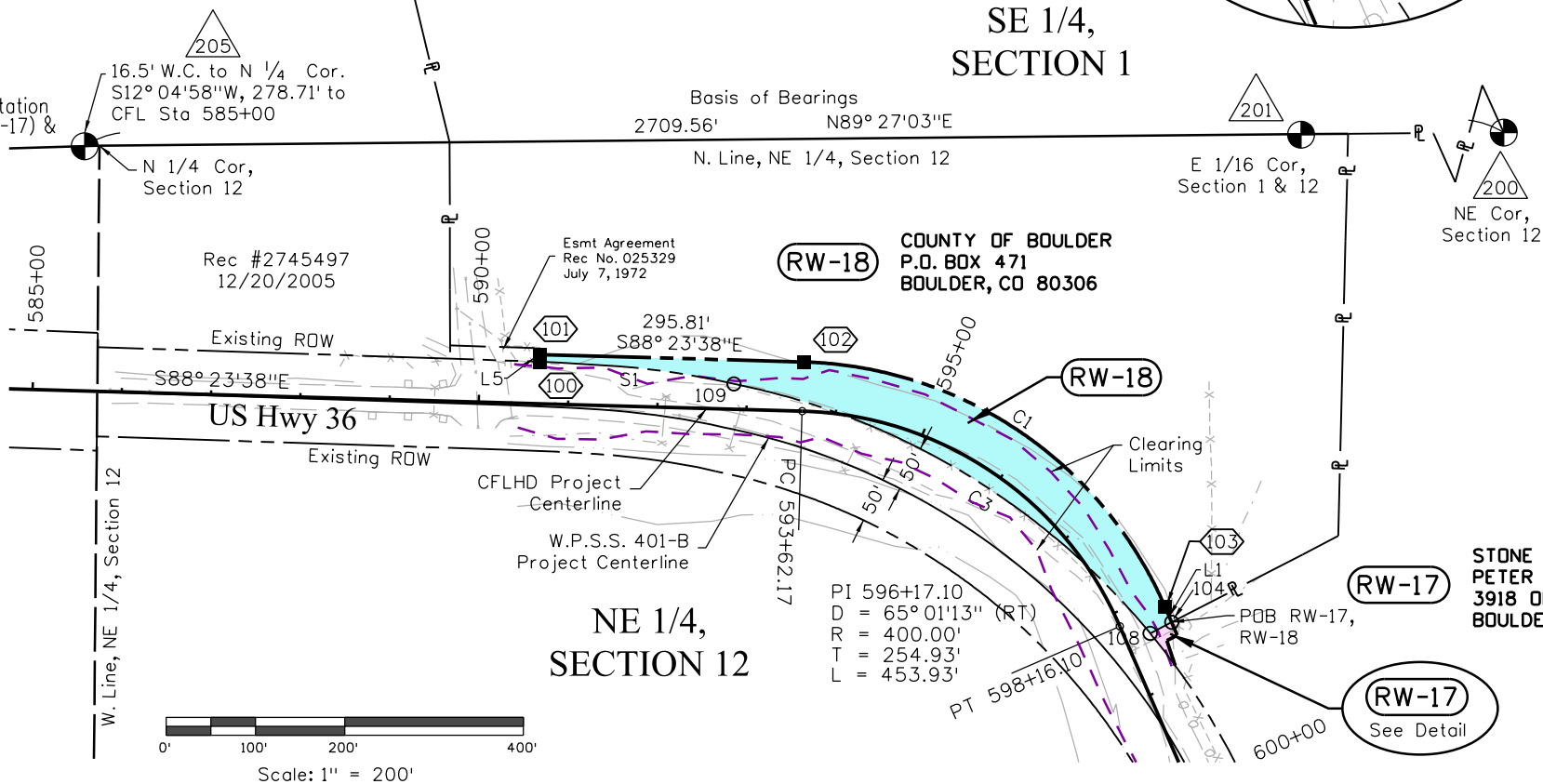
CURVE TABLE

C#	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C1	455.15'	65° 01' 13"	516.51'	489.24'	S55° 53' 01" E
C2	810.42'	03° 13' 47"	45.68'	45.68'	N37° 50' 59" W
C3	810.42'	39° 12' 07"	554.49'	543.74'	N59° 03' 56" W

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	1	1A	2	2A	3	3A	4	5	5(S)	6
ROW			7							

STATE OF COLORADO
RIGHT OF WAY PLANS OF PROPOSED
FEDERAL AID PROJECT NO. ER 0361-111
STATE HIGHWAY NO. 36 (MP 17.9 to 18.1)
T. 3 N., R. 71 W., 6TH P.M.
BOULDER COUNTY



VICINITY MAP

1" = 1 Mile

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S23° 22' 25" E	18.81'
L2	S23° 22' 25" E	15.72'
L3	S62° 30' 48" W	13.04'
L4	S18° 19' 29" E	29.60'
L5	N01° 53' 12" E	7.98'
L6	N62° 35' 13" E	27.09'

STONE MOUNTAIN LODGE
PETER J. & MINDY D. MAKUTA
3918 ORCHARD CT.
BOULDER, CO 80304

SPIRAL TABLE

S#	Δ DELTA	LENGTH	CH. BEARING	DISTANCE
S1	9° 22' 30"	219.81'	N83° 28' 16" W	219.44'

ROW TABULATION OF PROPERTIES IN BOULDER COUNTY

PARCEL NO.	OWNER	ADDRESS	LOCATION	PARCEL AREA	REC. INFO.	REMARKS
RW-17	Peter J. & Mindy D. Makuta	3918 Orchard Ct. Boulder, CO 80304	NE 1/4, SEC 12	531 SF		
RW-18	County of Boulder	P.O. Box 471 Boulder, CO 80306	NE 1/4, SEC 12	35,760 SF		

Note: These plans have been approved at the regional level per the "Limited Delegation of Authority to Acquire Property Rights as Related to the 2013 Front Range Flooding", signed by the Chief Engineer on 9/17/13.

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED:

DATE

ROW 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

Note: Existing Hwy 36 ROW was established from found aliquot monuments, ROW deeds, and recorded surveys in the area.

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.



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

N

Right of Way Plans

Plan Sheet

Project Number: ER 0361-111

Project Location: ER US 36 CFL

MP 7.7 to 18.6

Project Code:	Last Mod. Date	Subset	Sheet No.
19972	12-31-13	7.01 of 7.01	7.01

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S01°15'10"E from the North Quarter Corner, Section 11, to the Center North Sixteenth Corner of Section 11, Township 3 North, Range 71 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on static and RTK GNSS observations. All coordinates are related to control point 2101 and coordinates supplied by Central Federal Lands Highway Division (CFLHD).

COORDINATE DATUM: Project coordinates are Colorado State Plane North Zone NAD 83(92) coordinates modified to ground with a combined scale factor of 0.999667732 supplied by CFLHD.

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 Commitment No. 597-F0469582-383-TOW prepared by Fidelity National Title Insurance 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 CDOT 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.

CURVE TABLE

C#	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C1	255.08'	73°12'02"	325.89'	304.18'	N86°45'26"E
C2	150.35'	42°19'28"	111.06'	108.56'	N64°15'15"E
C3	514.47'	20°54'21"	187.72'	186.68'	S57°02'39"E
C4	571.68'	17°20'20"	173.00'	172.34'	N62°42'30"W
C5	387.13'	64°15'01"	434.12'	411.73'	S89°06'29"W
C6	251.58'	4°59'43"	21.93'	21.93'	S64°36'21"W
C7	236.37'	27°44'39"	114.46'	113.34'	N88°31'31"W

SPIRAL TABLE

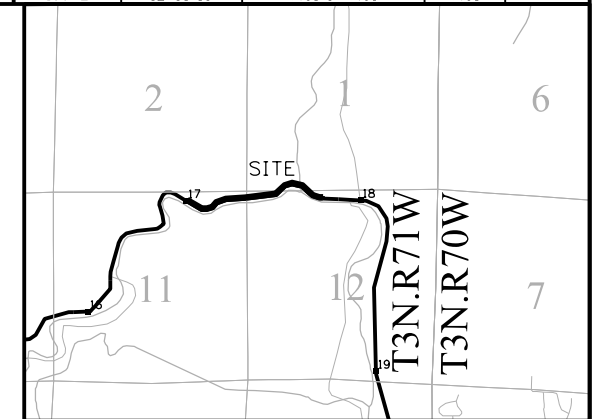
S#	Δ DELTA	LENGTH	CH. BEARING	DISTANCE
S1	8°06'00"	171.14'	N48°14'56"W	171.02'
S2	13°30'00"	161.65'	N49°23'14"W	161.42'
S3	13°30'00"	161.65'	S47°36'13"W	161.42'
S4	18°00'00"	179.28'	S49°45'20"W	178.52'
S5	18°00'00"	179.28'	S79°27'33"W	178.52'
S6	12°50'30"	241.30'	S80°10'19"W	240.62'
S7	12°50'30"	241.30'	S64°21'38"W	240.62'
S8	18°03'00"	169.74'	S64°46'09"W	169.09'
S9	18°03'00"	169.74'	N61°49'11"W	169.09'

TABULATION OF ROW MONUMENTS TO BE SET

PT#	NORTHING(FT)	EASTING(FT)	DESC.
111	1333807.95	3054962.33	ROW
112	1333817.59	3054968.68	ROW
113	1333561.98	3055356.96	ROW
114	1333579.55	3055661.09	ROW
115	1333828.22	3056271.09	ROW
116	1333915.89	3057364.68	ROW
117	1333963.41	3057462.25	ROW
118	1334075.33	3057566.96	ROW
119	1334251.15	3057958.44	ROW
120	1334129.87	3058274.76	ROW
121	1333973.39	3058440.18	ROW
122	1333871.68	3058596.99	ROW

TABULATION OF "INFORMATION ONLY" POINTS

PT#	NORTHING(FT)	EASTING(FT)
123	1333950.70	3058443.83
124	1334064.58	3058316.24
125	1334083.37	3058296.86
126	1334188.45	3058174.32
127	1334182.04	3057762.64
128	1334073.20	3057643.43
129	1334051.66	3057622.55
130	1333936.34	3057486.30
131	1333926.93	3057466.49
132	1333894.27	3057290.97
133	1333807.45	3056276.48
134	1333766.37	3056039.39
135	1333662.26	3055822.47
136	1333586.98	3055695.05
137	1333514.90	3055542.09
138	1333517.81	3055428.78
139	1333597.67	3055279.73



VICINITY MAP: 1" = 1 Mile

PROJECT COORDINATES

PT#	NORTHING(FT)	EASTING(FT)	DESC.
2101	1334178.80	3058095.70	FHWA control point
210	1333942.70	3053981.54	GLD Brass Cap
211	1332639.91	3054010.03	2.5" Alum. Cap

SE 1/4,
SECTION 2

RW-19

SECLUDED SANCTUARY LLC
10437 GOOSEHAVEN DR
LAFAYETTE, CO 80026
AREA: 67,564 S.F./1.551 AC

RW-19

N. Line, NE 1/4, Section 11

NW Cor,
Section 12

N. Line, NW 1/4, Section 12

NW 1/4,
SECTION 12

ROW TABULATION OF PROPERTIES IN BOULDER COUNTY

PARCEL NO.	OWNER	ADDRESS	LOCATION	PARCEL AREA	REC. INFO.	REMARKS
RW-19	Secluded Sanctuary, LLC	10437 Goosehaven Dr Lafayette, CO 80026	NW 1/4, Sec 12 SW 1/4, Sec 1 NE 1/4, Sec 11	74,112 SF		

Note: These plans have been approved at the regional level per the "Limited Delegation of Authority to Acquire Property Rights as Related to the 2013 Front Range Flooding", signed by the Chief Engineer on 9/17/13.

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED:

DATE

DIVISION ADMINISTRATOR

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.

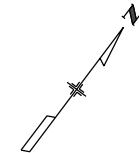
PLS No. 37885

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	1	1A	2	2A	3	3A	4	5	5(S)	6
ROW			12							

Note: Existing Hwy 36 ROW was established from found aliquot monuments, ROW deeds, and recorded surveys in the area.

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.

[illegible]

Project Code:	Last Mod. Date	Subset	Sheet No.
10072	12-31-13	7.01 of 7.01	7.01

CAP TYPE	1	1A	2	MONUMENT TYPE			4	5	5(S)	6
ROW		12								

[illegible]

PARCEL NO.	OWNER	ADDRESS	LOCATION	PARCEL AREA	REC. INFO.	REMARKS
RW-19	Secluded Sanctuary, LLC	10437 Goosehaven Dr Lafayette, CO 80026	NW¼, Sec 11 NE¼, Sec 11	89,739 SF		

DIVISION ADMINISTRATOR

PLS No. 37885

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Colorado Department of Transportation



1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2178

Region 4

Right of Way

PTS

Sheet Revisions

Date mm/dd/yy	Description XXXXXXXX	Initials XXX

Sheet Revisions

Date mm/dd/yy	Description XXXXXXXX	Initials XXX

Sheet Revisions

Date mm/dd/yy	Description XXXXXXXX	Initials XXX



Right of Way Plans

Plan Sheet

Project Number: ER 0361-111
Project Location: ER US 36 CFL MP 7.7 to 18.6

Project Code:	Last Mod. Date	Subset	Sheet No.
19972	11-04-2013	7.01 of 7.01	7.01

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N88°28'33"E from the West Quarter Corner, Section 29, to the Center Quarter Corner Township 4 North, Range 71 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the static and RTK GNSS observations. All coordinates are related to control point 2004 and coordinates supplied by the C.F.L. HD.

COORDINATE DATUM: Project coordinates are Colorado State Plane North Zone NAD 83(92) coordinates modified to ground with a combined scale factor of 0.999667732 supplied by C.F.L. HD.

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 Commitment No. 580-F0469584-38-TOW prepared by Fidelity Title Insurance Co.

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 CDOT 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.

Name	Radius	Delta	Length	Chord	Ch. Bearing
C1	192.31	89°59'43"	302.06	271.96	S42°11'58"E
SC2	VARIES	12°00'00"	213.81	213.39	N58°55'45"W
C3	543.46	7°12'00"	68.29	68.26	N70°24'04"W
SC4	VARIES	12°00'00"	171.04	173.58	N82°34'48"W
C5	1975.86	9°12'00"	662.12	659.02	S84°23'54"W
SC6	VARIES	18°00'00"	179.28	178.53	S80°26'50"W
C7	252.32	89°59'43"	396.31	356.80	N42°11'58"W
SC8	VARIES	18°00'00"	179.27	178.51	N15°09'03"E
C9	1975.86	3°26'12"	118.51	118.49	N19°04'48"E
C10	268.33	50°12'50"	235.17	227.79	N82°03'46"W

PERMANENT MONUMENTS TO BE SET

Pt. No.	Northing(ft)	Easting(ft)	Desc.
50	1347536.13	3036071.65	ROW
51	1347525.68	3036105.05	ROW
52	1347374.11	3036047.48	ROW
53	1347234.33	3036040.65	ROW
54	1347032.86	3036223.32	ROW
55	1347027.83	3036326.03	ROW
56	1347124.73	3036648.31	ROW
57	1347110.37	3037264.59	ROW
58	1346921.27	3037609.89	ROW
59	1346864.62	3037712.79	ROW
60	1346848.72	3037819.11	ROW
61	1347003.47	3038319.99	ROW

LINE	BEARING	DIST.
L1	S72°38'18"E	35.00'
L2	S20°47'54"W	162.14'
L3	S2°47'54"W	139.95'
L4	S87°11'50"E	102.83'
L5	N73°15'55"E	336.52'
L6	S88°39'54"W	616.44'
L7	S61°17'35"E	393.69'
L8	N 4°17'54"W	42.13'
L9	N54°48'06"W	86.33'

LINE	BEARING	DIST.
L10	S74°47'53"W	67.00'
L11	N20°47'54"E	15.60'
L12	S 0°26'50"W	15.73'
L13	S72°49'54"W	519.47'
L14	N33°02'43"E	16.00'
L15	N 4°17'54"W	42.13'
L16	S61°10'12"E	117.46'
L17	S81°29'39"E	107.50'
L18	N72°49'54"E	524.24'

INFORMATION ONLY POINTS

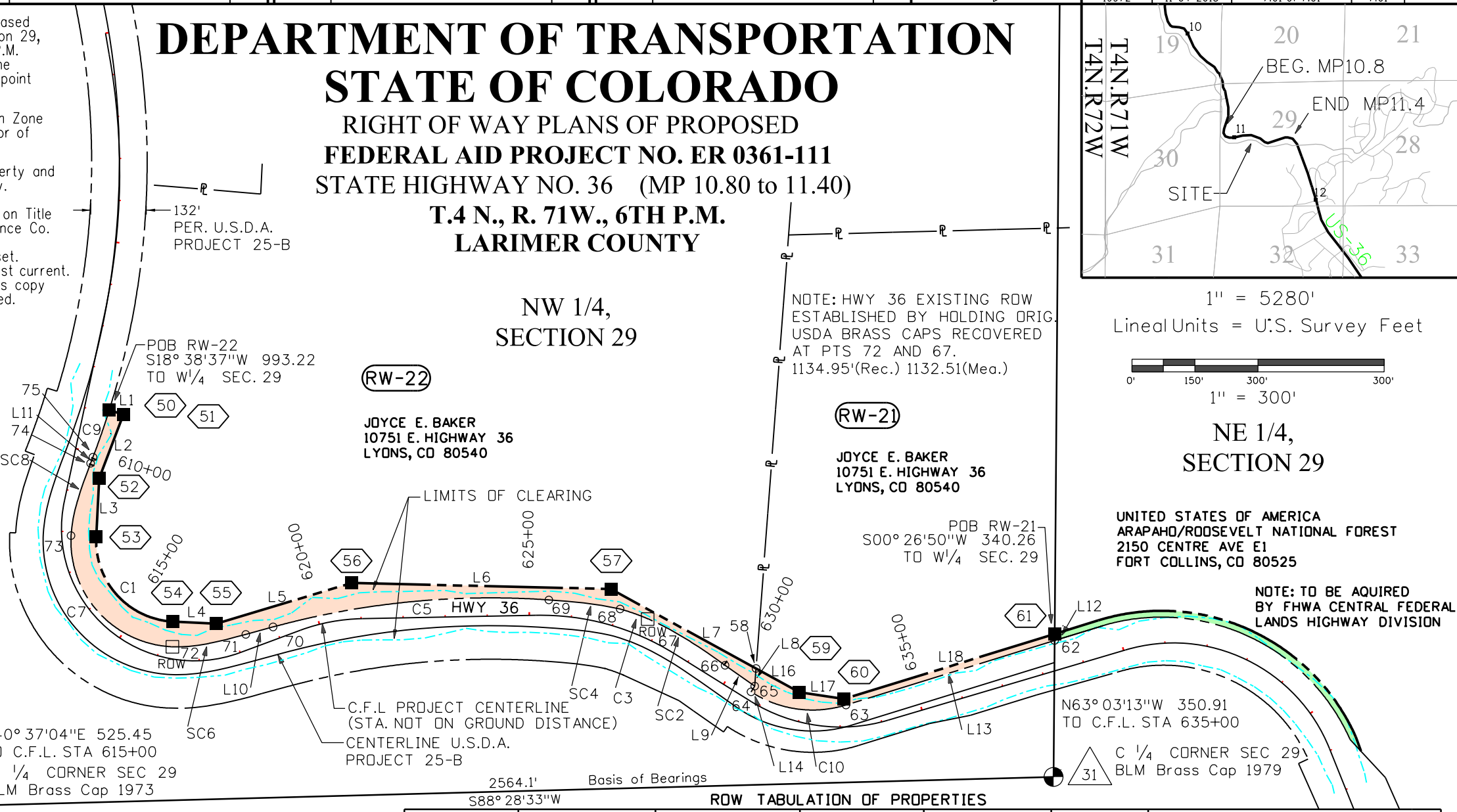
Pt. No.	Northing(ft)	Easting(ft)	Desc.
62	1346987.73	3038319.86	ROW
63	1346834.39	3037823.54	ROW
64	1346865.85	3037597.93	ROW
65	1346879.25	3037606.73	ROW
66	1346929.02	3037536.18	ROW
67	1347039.15	3037353.40	ROW
68	1347062.75	3037286.42	ROW
69	1347084.46	3037116.97	ROW
70	1347020.13	3036461.10	ROW
71	1347002.56	3036396.44	ROW
72	1346972.93	3036220.39	ROW
73	1347237.26	3035980.72	ROW
74	1347409.56	3036027.37	ROW
75	1347424.14	3036032.91	ROW

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. ER 0361-111 STATE HIGHWAY NO. 36 (MP 10.80 to 11.40)

T.4 N., R. 71W., 6TH P.M.
LARIMER COUNTY

NW 1/4,
SECTION 29



NOTE: HWY 36 EXISTING ROW
ESTABLISHED BY HOLDING ORIG
USDA BRASS CAPS RECOVERED
AT PTS 72 AND 67.
1134.95'(Rec.) 1132.51'(Mea.)

(RW-21)

JOYCE E. BAKER
10751 E. HIGHWAY 36
LYONS, CO 80540

POB RW-21
S00°26'50"W 340.26
TO W 1/4 SEC. 29

1" = 5280'
Lineal Units = U.S. Survey Feet
0' 150' 300' 300'
1" = 300'

NE 1/4,
SECTION 29

UNITED STATES OF AMERICA
ARAPAHO/ROOSEVELT NATIONAL FOREST
2150 CENTRE AVE E1
FORT COLLINS, CO 80525

NOTE: TO BE ACQUIRED
BY FHWA CENTRAL FEDERAL
LANDS HIGHWAY DIVISION

ROW TABULATION OF PROPERTIES

PARCEL NO.	OWNER	ADDRESS	LOCATION	PARCEL AREA	REC. INFO.	REMARKS
RW-21	Joyce E. Baker Robert E. Baker	10751 E. Highway 36 Lyons, CO 80540	NW 1/4, SEC 29	17,136 SF		TO CDOT FOR CONSTRUCTION OF ROAD,
RW-22	Joyce E. Baker Robert E. Baker	10751 E. Highway 36 Lyons, CO 80540	NW 1/4, SEC 29	87,595 SF		TO CDOT FOR CONSTRUCTION OF ROAD,

PROJECT COORDINATES SUMMARY TABLE

Pt. No.	Northing(ft)	Easting(ft)	Desc.
30	1346594.98	3035754.17	BLM
31	1346663.22	3038317.36	BLM

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED:

DATE

RIGHT OF WAY MANAGER

SURVEYOR STATEMENT (ROW PLAN)

I, Thomas W. Nicholas, 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. 28657

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	1	1A	2	2A	3	3A	4	5	5(S)	6
ROW			11							