

Colorado Department of Transportation



2000 South Holly Street
Denver, CO 80222
Phone: 303-757-9923 FAX: 303-757-9390

Region 1

SLK

Sheet Revisions

Date	Description	Initials
01-15-14	REVISED SHEETS 2.01, 5.01, 7.01, 7.02, 8.01	JAD

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Title Sheet

Project Number:	FBR 0404-051
Project Location:	COLFAX (US-40) OVER TOLLGATE CREEK
Project Code:	18204
Last Mod. Date:	01-15-2014
Subset:	1.01 of 1.01
Sheet No.:	1.01

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED

PROJECT NO. FBR 0404-051

U.S. HIGHWAY 40 (MP 306.20 TO MP 306.27)

ADAMS AND ARAPAHOE COUNTIES

SECTION 6, T4S, R66W, 6TH P.M. & SECTION 31, T3S, R66W, 6TH P.M.

R.O.W. Length of Project = 0.075 Miles
Const. Length of Project = 0.969 Miles

SHEET NO.

1.01-1.01
2.01-2.01
3.01-3.0X
4.01-4.03
5.01-5.01
6.01-6.0X
7.01-7.03
8.01-8.01

INDEX OF SHEETS

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

Scales of Original 11x17 Drawings

Plan Sheet 1"=50'

Detail Sheet 1"=20'

Ownership Map 1"=200'

BASIS OF BEARINGS: All bearings are based on the line connecting the Southwest Corner of Section 31, and the West 1/4 Corner of Section 31, T3S, R66W of the 6th P.M. being a grid bearing of $N 00^{\circ}02'28" W$, 2642.09 feet, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (1992) Universal Transverse Mercator (Zone 13 North). Both corners are monumented as shown on sheets 4.02 and 4.03 herein.

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 H.C. Peck & Associates, Inc. See Sheet 2.01 herein for details and effective dates.

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.

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 STATE HIGHWAY PROJECT

ROW PLANS AUTHORIZED:

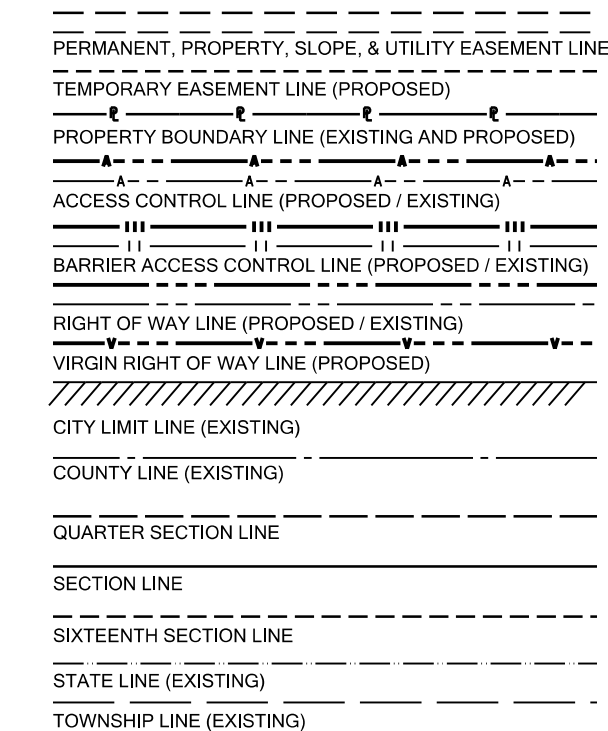
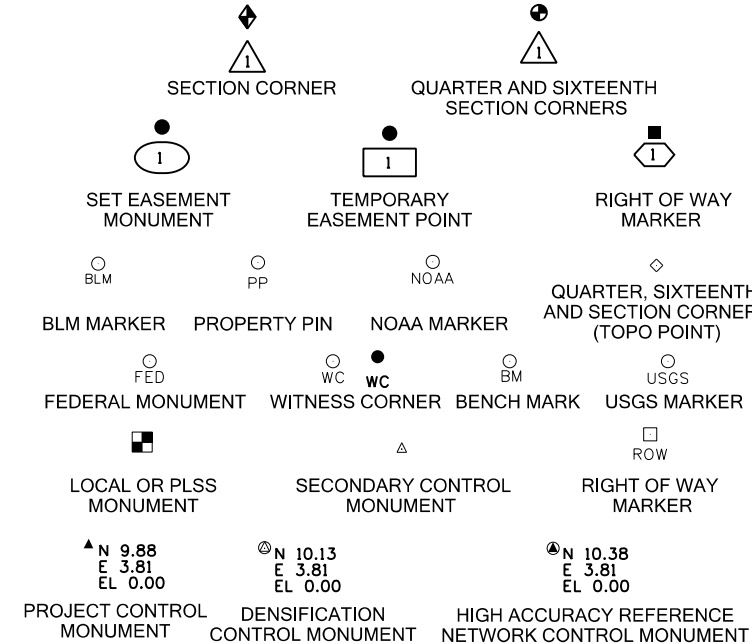
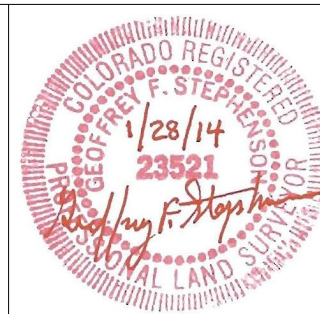
DATE

CDOT RIGHT OF WAY MANAGER

SURVEYOR STATEMENT (ROW PLAN)

I, Geoffrey F. Stephenson, 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 the Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 23521



SURVEY/ROW

TOP OF CUT

TOE OF FILL

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 dated July 2012.

INDEXING STATEMENT

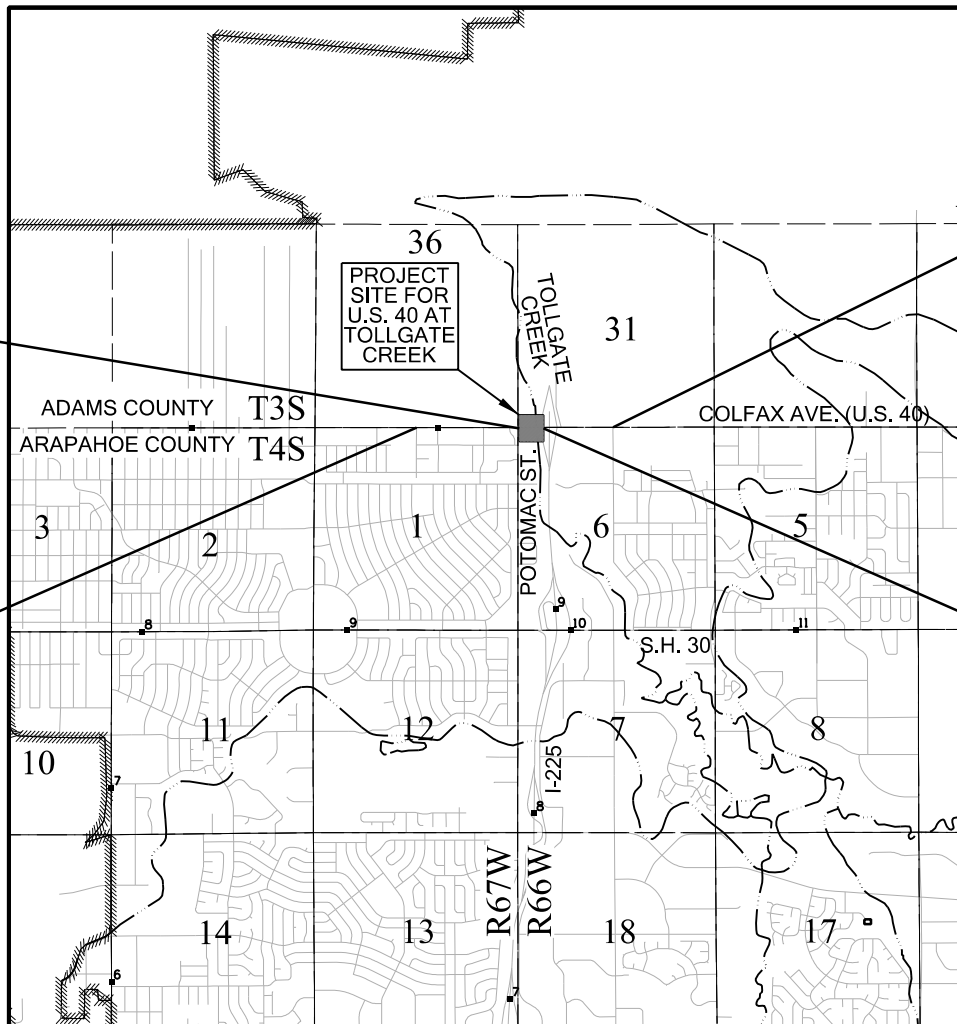
Deposited This _____ Day of _____, 20____,
at _____ M., in Book _____ of the County Surveyor's Land
Survey/Right of Way records at Page(s) _____,
Reception No. _____

County Surveyor / Deputy County Surveyor

PROJECT LOCATION MAP

0' 2500' 5000' 10000'

SCALE: 1"=5000'



BEGIN ROW
PROJECT FBR 0404-051
PROJECT CODE 18204
STA. 198+30.18
MP 306.20

BEGIN CONSTRUCTION
PROJECT FBR 0404-051
PROJECT CODE 18204
STA. 171+56.76
MP 305.69

END CONSTRUCTION
PROJECT FBR 0404-051
PROJECT CODE 18204
STA. 222+75.56
MP 306.66

END ROW
PROJECT FBR 0404-051
PROJECT CODE 18204
STA. 202+24.96
MP 306.27

Colorado Department of Transportation  2000 South Holly Street Denver, CO 80222 Phone: 303-757-9923 FAX: 303-757-9390		Sheet Revisions			Sheet Revisions			Sheet Revisions			 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P:303.989.1461 F: 303.989.4094 CIVIL ENGINEERING & SURVEYING		Right of Way Plans			
		Date	Description	Initials	Date	Description	Initials	Date	Description	Initials			Tabulation of Properties			
Region 1SLK		01-15-14	ADDED PE-1A - REVISED PE-1 PE-2, TE-1	JAD								Project Number: FBR 0404-051				
			TE-2 - ADDED USE TO PE-2 REV									Project Location: COLFAX (US-40) OVER TOLLGATE CREEK				
												Project Code	Last Mod. Date	Subset	Sheet No.	
												18204	01-15-2014	2.01 of 2.01	2.01	
R.O.W. Tabulation of Properties in Arapahoe and Adams Counties - U.S. Highway 40																
Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/Or Reception No.	Title Commitment No. & Effective Date	Remarks					
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right								
PE-1 REV	PCN1 FITZSIMONS, LLC, A COLORADO LIMITED LIABILITY COMPANY 3900 E. MEXICO AVE # 810 DENVER, CO 80210-3927	13700 EAST COLFAX AVE. AURORA, CO 80011 ARAPAHOE COUNTY	LOT 1 BLOCK 1 WOODS SUBDIVISION, 1ST FILING NW 1/4 SECTION 6 T4S, R66W, 6TH P.M.	336 (0.008)		336 (0.008)				05620B2013 11/19/2013	FOR ACCESS, CONSTRUCTION AND USE OF SIDEWALK AND ROADWAY					
PE-1A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	434 (0.010)		434 (0.010)				SAME AS ABOVE	FOR ACCESS, CONSTRUCTION AND USE OF SIDEWALK AND ROADWAY					
TE-1 REV	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	926 (0.021)		926 (0.021)				SAME AS ABOVE	FOR ACCESS, AND CONSTRUCTION OF SIDEWALK AND ROADWAY FACILITIES					
TE-1A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	707 (0.016)		707 (0.016)				SAME AS ABOVE	FOR ACCESS, AND CONSTRUCTION OF SIDEWALK AND ROADWAY FACILITIES					
PE-2 REV	B & L INVESTMENT CO., A COLORADO GENERAL PARTNERSHIP 7268 S. TUCSON WAY CENTENNIAL, CO 80112-3920	13750 EAST COLFAX AVE. AURORA, CO 80011 ARAPAHOE COUNTY	NW 1/4 SECTION 6 T4S, R66W, 6TH P.M.	1,251 (0.029)		1,251 (0.029)				05622B2013 11/19/2013	FOR ACCESS, CONSTRUCTION AND USE OF SIDEWALK, GUARDRAILS, AND ROADWAY					
PE-2A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	1,662 (0.038)		1,662 (0.038)				SAME AS ABOVE	FOR ACCESS, CONSTRUCTION, USE, AND MAINTENANCE OF SANITARY SEWER FACILITIES					
TE-2 REV	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	1,460 (0.034)		1,460 (0.034)				SAME AS ABOVE	FOR ACCESS, AND CONSTRUCTION OF SIDEWALK AND ROADWAY FACILITIES					
PE-3	COLORADO DEPARTMENT OF TRANSPORTATION 4201 E. ARKANSAS AVE. DENVER, CO 80222	I-225 AT TOLLGATE CREEK AND COLFAX AVENUE AURORA, CO 80011 ARAPAHOE COUNTY	I-225 RIGHT OF WAY AT TOLLGATE CREEK AND COLFAX AVENUE SW 1/4 SECTION 31 T3S, R66W, 6TH P.M.	30,910 (0.710)		30,910 (0.710)					PERMANENT EASEMENT GRANTED TO XCEL ENERGY IN EXCHANGE FOR PARCELS RW-4, PE-4, AND PE-4X AS SHOWN HEREIN.					
RW-4	PUBLIC SERVICE COMPANY OF COLORADO P.O. BOX 840 DENVER, CO 80201-0840	EAST COLFAX AVE. & I-225 AURORA, CO 80011 ARAPAHOE COUNTY	NW 1/4 SECTION 6 T4S, R66W, 6TH P.M. &	2,401 (0.055)		2,401 (0.055)		349,791 (8.030)		05621B2013 11/19/2013	RW-4 BEING A PORTION OF EXISTING P.S.C.O. PROPERTY TO BE GRANTED TO C.D.O.T. IN EXCHANGE FOR NEW EASEMENT RIGHTS WITHIN C.D.O.T. RIGHT OF WAY.					
PE-4	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	2,390 (0.055)		2,390 (0.055)				SAME AS ABOVE	FOR ACCESS, CONSTRUCTION AND USE OF SIDEWALK, STRUCTURES, ROADWAY, AND DRAINAGE FACILITIES. PE-4 BEING A PORTION OF EXISTING P.S.C.O. PROPERTY TO BE GRANTED TO C.D.O.T. IN EXCHANGE FOR NEW EASEMENT RIGHTS WITHIN C.D.O.T. RIGHT OF WAY.					
PE-4X	SAME AS ABOVE	SAME AS ABOVE	SW 1/4 SECTION 31 T3S, R66W, 6TH P.M.	17,111 (0.393)		17,111 (0.393)					PARCEL PE-4X BEING A PORTION OF EXISTING P.S.C.O. RIGHT OF WAY, TO BE QUIT CLAIMED TO C.D.O.T. IN EXCHANGE FOR NEW EASEMENT RIGHTS WITHIN C.D.O.T. RIGHT OF WAY.					



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

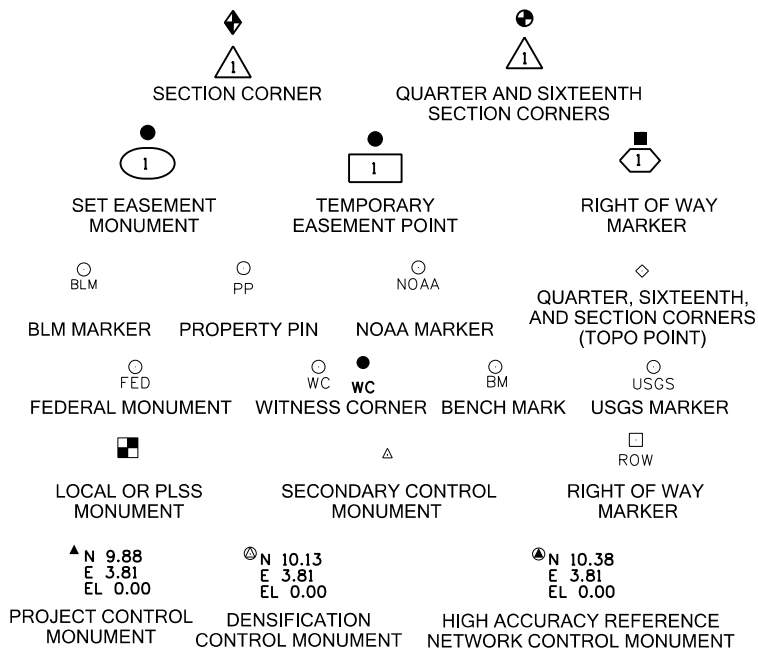
Date	Description	Initials



Land Survey Control Diagram

Title Sheet

Project Number: FBR 0404-051			
Project Location: COLFAX (US-40) OVER TOLLGATE CREEK			
Project Code	Last Mod. Date	Subset	Sheet No.
18204	11-15-2013	4.01 of 4.03	4.01



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.

General Notes:

1. This Land Survey Control Diagram 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 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.
4. 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 typical survey monument descriptions.

INDEXING STATEMENT:

Deposited This _____ Day of _____, 20____,
at _____ M, in Book _____ of the County Surveyor's Land
Survey/Right of Way records at Page(s) _____,
Reception No. _____

County Surveyor / Deputy County Surveyor

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

LAND SURVEY CONTROL DIAGRAM

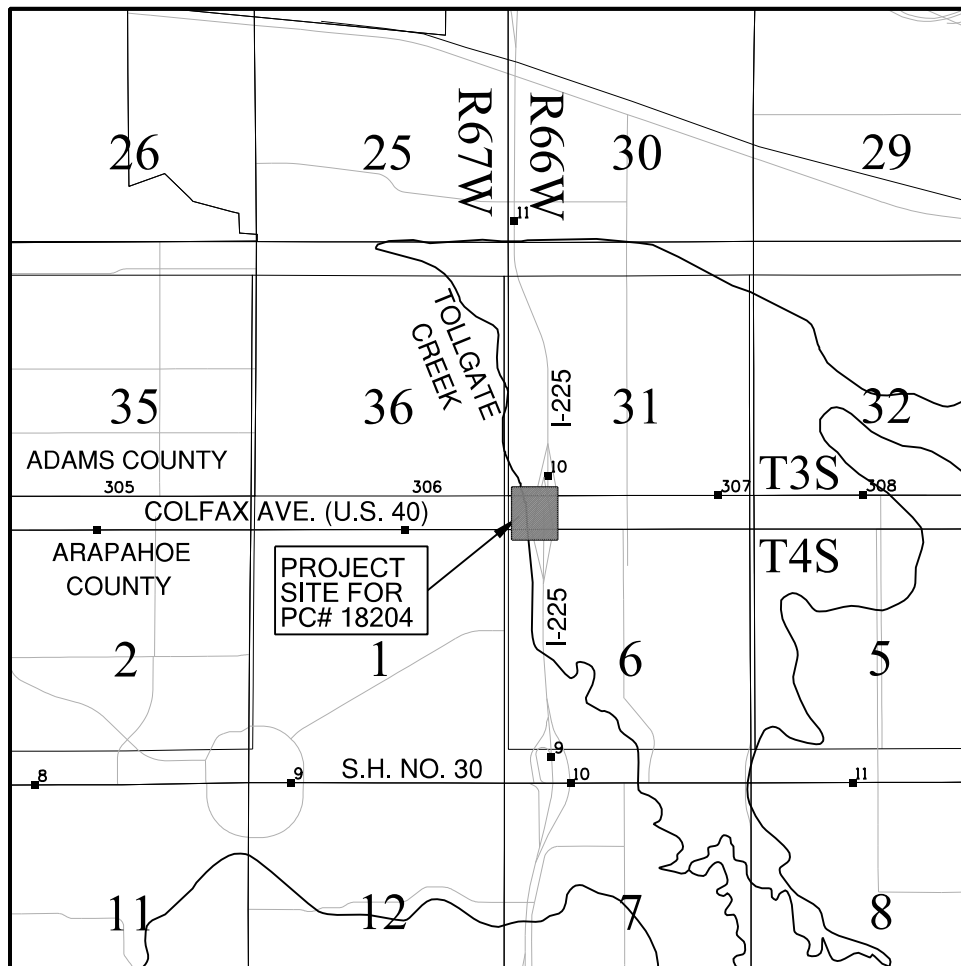
U.S. Highway 40 (MP 306.20 to MP 306.27)

Sections 31 and 6

Townships 3 and 4 South, Range 66 West

of the 6th Principal Meridian

Counties of Adams and Arapahoe



PROJECT LOCATION MAP

0' 2000' 4000' 8000'

SCALE: 1"=4000'

SHEET NO.

4.01
4.02
4.03

INDEX OF SHEETS

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

Except for the Basis of Bearings statement, the following control information is taken directly from the Project Control Diagram for Project No. STU 2254-068 UNIT 1 & UNIT 2, Project Code 14493, prepared by Frederick L. Easton PLS on 02-18-2010. The above referenced control information was provided by CDOT, and the Lund Partnership field verified and checked the required information and points for use in this project.

BASIS OF BEARINGS (Lund): All bearings are based on the line connecting the Southwest Corner of Section 31, and the West 1/4 Corner of Section 31, T3S, R66W of the 6th P.M. being a grid bearing of N 00°02'28" W, 2642.09 feet, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (1992) Universal Transverse Mercator (Zone 13 North). Both corners are monumented as shown on sheets 4.02 and 4.03 herein.

BASIS OF ELEVATIONS: Project elevations are based on NGS Bench Mark EMIL, PID: KK1518, a standard bench mark disk set on top of a metal pipe, with a NAVD 88 elevation of 5387.77 ft. EMIL is a First order Class II benchmark.

Project coordinates are modified Universal Transverse Mercator (UTM) North Zone (13) NAD 83/(92). The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.000650402. The resulting project coordinates are truncated by 14,000,000 sft in the Northing, and 1,000,000 sft in the Easting after converting from UTM coordinates to project coordinates. The CHARN is based on the NAD 83/(92) datum.

Project Coordinates Northing US Survey Feet = (UTM Northing * (3937/1200) * 1.000650402 - 14,000,000)
Project Coordinates Easting US Survey Feet = (UTM Easting * (3937/1200) * 1.000650402 - 1,000,000)

The horizontal positional accuracy tolerance for this land survey control diagram meets the CDOT Class "B" secondary tolerance as defined in the CDOT survey manual chapter 5, paragraph 5.2.2 and 5.5.3.

The vertical accuracy tolerance for this land survey control diagram meets the minimum vertical accuracy tolerance as defined in the CDOT survey manual chapter 5, paragraph 5.8.6.

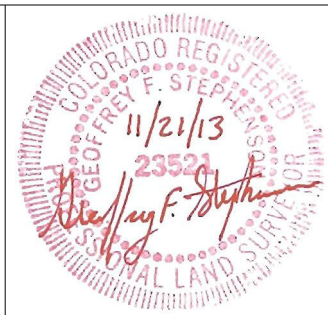
The CDOT survey manual can be viewed at
[HTTP://WWW.COLORADODOT.INFO/BUSINESS/MANUALS/SURVEY](http://www.coloradodot.info/business/manuals/survey)

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.

SURVEYOR STATEMENT
(LAND SURVEY CONTROL DIAGRAM)

I, Geoffrey F. Stephenson, 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 the Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 23521



Colorado Department of Transportation



2000 South Holly Street
Denver, CO 80222
Phone: 303-757-9923 FAX: 303-757-9390

Region 1 SLK

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Land Survey Control Diagram

Monument Coordinate Tables

Project Number: FBR 0404-051				
Project Location: COLFAX (US-40) OVER TOLLGATE CREEK				
Project Code	Last Mod. Date	Subset	Sheet No.	
18204	11-15-2013	4.02 of 4.03	4.02	

▲ PROJECT CONTROL POINT TABULATION - PROJECT SPECIFIC COORDINATES (U.S. FEET):

POINT NO.	PROJECT COORDINATES		NAVD 88 ELEVATION	DESCRIPTION
	NORTHING	EASTING		
100	441362.87	690117.24	5383.84	FOUND 1 1/2" ALUM. CAP ON REBAR STAMPED "FARNSWORTH CP 100"
153	441494.97	690758.22	5371.18	FOUND ORANGE PLASTIC CAP ON REBAR MARKED "FARNSWORTH C.P."
201	441463.16	690904.46	5371.97	FOUND 3 1/4" ALUMINUM CAP STAMPED "CDOT CONTROL POINT"
501A	442165.79	690816.89	5365.22	FOUND PK NAIL IN ASPHALT
502A	442564.62	690817.84	5362.87	FOUND PK NAIL IN ASPHALT

FOUND PROPERTY EVIDENCE TABULATION - PROJECT SPECIFIC COORDINATES (U.S. FEET):

POINT NO.	PROJECT COORDINATES		DESCRIPTION
	NORTHING	EASTING	
350	441651.60	688477.66	FOUND 1" BRASS TAG IN WALK STAMPED "MSI 16112"
351	441651.96	688682.44	FOUND CHISELED CROSS IN WALK
352	442263.07	689831.39	FOUND 2 1/2" ALUMINUM CAP STAMPED "FGI PLS 37948"
353	441656.06	691099.35	FOUND 1 1/4" PLASTIC CAP MARKED "RLS 27609 ENGR. SERVICES"
354	441656.36	691201.64	FOUND #5 REBAR IN ASPHALT
355	441656.55	691285.75	FOUND #6 REBAR WITH BROKEN CAP
356	441657.24	691508.08	FOUND PLASTIC CAP MARKED "RLS 27609 ENGR. SERVICES"
357	441304.83	692249.37	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "GLORSO LS 16109"
358	441269.74	692249.58	FOUND CHISELED CROSS IN DRIVE
359	441010.85	692251.44	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "GLORSO LS 16109"
360	441477.85	691916.04	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "PLS 37946"
361	441871.55	691285.77	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "LS 16401"
362	442203.62	691287.89	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "GREINER PLS 6169"
363	442173.89	691287.85	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "GREINER PLS 6169"
364	441697.55	691656.94	FOUND #3 REBAR
365	441304.37	692139.59	FOUND #5 REBAR
366	441009.89	691919.36	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "GLORSO LS 16109"
367	441008.90	691455.85	FOUND YELLOW PLASTIC CAP - ILLEGIBLE
368	441009.59	691694.58	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "PLS 9010"
369	441009.45	691694.62	FOUND #3 REBAR
370	441803.58	690011.67	FOUND 1 1/4" RED PLASTIC CAP MARKED "LS 12355"
371	441803.64	690061.62	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "BURDICK PLS 9010"
373	441112.16	689113.50	FOUND #5 REBAR
374	441103.87	690146.70	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "LS 23899 R. NOBBE"
375	441353.84	690146.82	FOUND #4 REBAR
376	440602.03	689881.41	FOUND 1" YELLOW PLASTIC CAP MARKED "BENCHMARK LS 24949"
400	441492.61	688939.43	FOUND BENT #5 REBAR IN ASPHALT
401	441112.01	688939.46	FOUND #5 REBAR IN ASPHALT
402	441492.35	689114.11	FOUND 1 1/4" RED PLASTIC CAP MARKED "LS 16828"
403	441492.57	689289.06	FOUND #5 REBAR
405	441492.66	689560.51	FOUND #5 REBAR WITH BROKEN CAP
406	441492.92	689726.85	FOUND #4 REBAR
407	441372.99	689669.47	FOUND BENT #8 REBAR
408	441330.25	689628.00	FOUND 1 1/4" ORANGE PLASTIC CAP MARKED "LS 7361"
409	441250.38	689741.79	FOUND 1 1/4" RED PLASTIC CAP MARKED "LS 17299"
410	441250.26	689751.79	FOUND #4 REBAR
411	441176.60	689691.71	FOUND 1 1/4" ORANGE PLASTIC CAP - ILLEGIBLE
412	441112.66	689691.70	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "BURDICK PLS 9010"
413	441116.41	689836.32	FOUND 1" BRASS TAG IN RAMP STAMPED "LS 23899"
414	441478.10	689835.98	FOUND 1" BRASS TAG IN WALK STAMPED "LS 23899"
415	441503.11	689860.94	FOUND 1" BRASS TAG IN WALK STAMPED "LS 23899"
416	441503.29	689996.96	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "LS 23899 R. NOBBE"
417	441652.92	689709.76	FOUND 2" ALUMINUM CAP STAMPED "CALVADA LS 29412"
418	442170.94	689709.50	FOUND 2" ALUMINUM CAP STAMPED "CALVADA LS 29412"

◆ ALIQUOT CORNERS TABULATION - PROJECT SPECIFIC COORDINATES (U.S. FEET):



POINT NO.	PROJECT COORDINATES		LOCATION	DESCRIPTION
	NORTHING	EASTING		
200	444189.98	692271.12	C 1/4 SEC 31, T3S, R66W, 6TH P.M.	FOUND 3 1/4" BRASS CAP IN RANGE BOX STAMPED AS SHOWN ON SHT. 4.03
202	438900.89	692297.17	C 1/4 SEC 6, T4S, R66W, 6TH P.M.	FOUND 3 1/4" ALUM. CAP IN RANGE BOX STAMPED AS SHOWN ON SHT. 4.03
203	438901.60	689800.64	QUARTER COR. SECS 1-6, T4S, R66&67W, 6TH P.M.	FOUND ILLEGIBLE 3" BRASS CAP IN RANGE BOX
204	444185.27	689939.96	140' W.C. TO 1/4 COR. SECS 31/36, T3S, R66 & 67 W, 6TH P.M.	FOUND 3" BRASS CAP IN RANGE BOX STAMPED AS SHOWN ON SHT. 4.03
205	444185.08	689799.97	QUARTER COR. SECS 31-36, T3S, R66&67W, 6TH P.M.	FOUND 3 1/4" ALUM. CAP IN RANGE BOX STAMPED AS SHOWN ON SHT. 4.03
206	441540.52	687158.63	QUARTER COR. SECS 36-1, T3&4S, R67W, 6TH P.M.	FOUND ILLEGIBLE 3" BRASS CAP IN RANGE BOX
320	441542.99	689801.87	SECTION COR. SECS 31-36-1-6, T3&4S, R66&67W, 6TH P.M.	FOUND 3" BRASS CAP IN RANGE BOX STAMPED AS SHOWN ON SHT. 4.03
321	441548.90	692277.43	QUARTER COR. SECS 31-6, T3&4S, R66W, 6TH P.M.	FOUND 3" BRASS CAP IN RANGE BOX STAMPED AS SHOWN ON SHT. 4.03

○ FOUND PROPERTY EVIDENCE TABULATION - PROJECT SPECIFIC COORDINATES (U.S. FEET):

POINT NO.	PROJECT COORDINATES		DESCRIPTION
	NORTHING	EASTING	
300	441869.32	690879.32	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "LS 844 E.S.C."
302	442321.74	690822.09	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "RLS 12111 JR PYLE"
303	442403.15	690822.07	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "RLS 12111 JR PYLE"
305	441465.37	690892.44	FOUND # 5 REBAR
306	440804.96	690857.38	FOUND 1 1/2" ALUMINUM CAP STAMPED "PLS 13155"
309	442198.83	690128.17	FOUND # 5 REBAR
310	442028.81	690180.74	FOUND # 5 REBAR WITH BROKEN PLASTIC CAP
311	441804.03	690215.33	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "LS 844 E.S.C."
312	442356.07	690322.97	FOUND 1 1/4" ORANGE PLASTIC CAP MARKED "LS 17669"
319	441953.30	690206.08	FOUND 1 1/4" YELLOW PLASTIC CAP MARKED "LS 2132 ROBINSON"

□ RIGHT OF WAY MONUMENT TABULATION - PROJECT SPECIFIC COORDINATES (U.S. FEET):

POINT NO.	PROJECT COORDINATES		DESCRIPTION
	NORTHING	EASTING	
301	441869.29	690858.57	FOUND 1 1/4" BRASS TAG IN WALK STAMPED "LS 37948 ROW"
304	442076.56	690822.32	FOUND 3 1/4" ALUMINUM CAP STAMPED "LS 37948 CDOT ROW"
307	441505.86	691004.87	FOUND 3 1/4" ALUMINUM CAP STAMPED "LS 37948 CDOT ROW"
308	441655.84	690963.97	FOUND 1 1/4" BRASS TAG IN WALK STAMPED "LS 37948 ROW"
317	441654.07	690226.35	FOUND 3 1/4" ALUMINUM CAP STAMPED "LS 37948 CDOT ROW"
318	441504.06	690226.93	FOUND 3 1/4" ALUMINUM CAP STAMPED "LS 37948 CDOT ROW"
372	442263.92	690107.55	FOUND 3 1/4" ALUMINUM CAP STAMPED "LS 37948 CDOT ROW"

INFORMATIONAL POINTS FROM PROJ# STU 2254-068 UNITS 1 & 2 (SEE SHEET 7.03):

POINT NO.	PROJECT COORDINATES		DESCRIPTION
	NORTHING	EASTING	
404	442697.24	689971.01	R.O.W. POINT
753	442698.25	690222.65	PERMANENT EASEMENT POINT
2027	442698.97	690404.12	3/8" REBAR
2028	442699.22	690463.18	3/8" REBAR

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Sheet Revisions

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Sheet Revisions

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Sheet Revisions

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& SURVEYING*

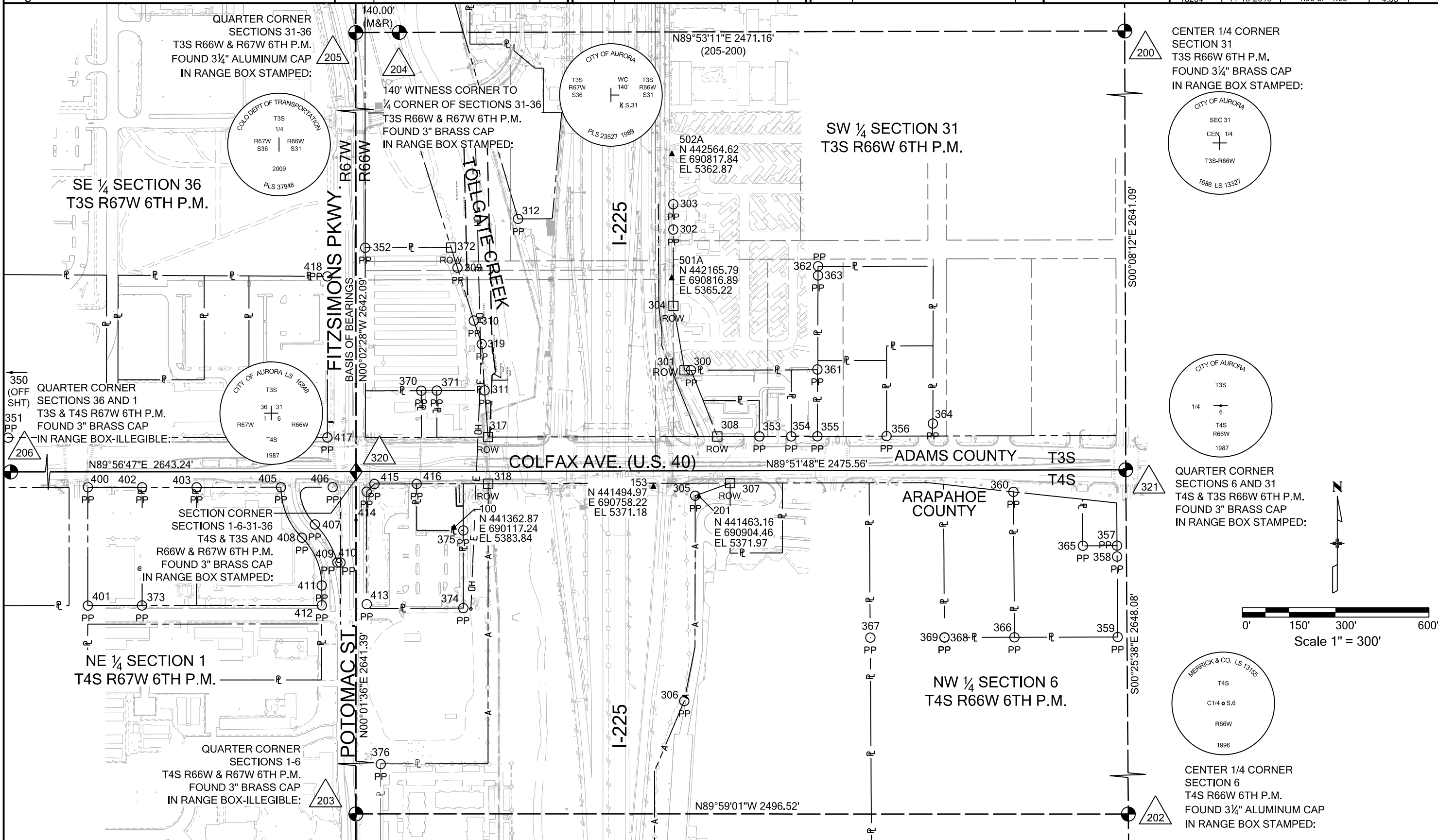
Land Survey Control Diagram

Plan Sheet

Project Number: FBR 0404-051

Project Location: COLFAX (US-40) OVER TOLLGATE CREEK

Project Code:	Last Mod. Date:	Subset	Sheet No
18204	11-15-2013	4.03 of 4.03	4.03



Colorado Department of Transportation



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Sheet Revisions

Date	Description	Initials
01-15-14	ADDED PE PTS 729-739 REVISED 700-706	JAD

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Monumentation Sheet			
Project Number: FBR 0404-051			
Project Location: COLFAX (US-40) OVER TOLLGATE CREEK			
Project Code	Last Mod. Date	Subset	Sheet No.
18204	01-15-2014	5.01 of 5.01	5.01

TABULATION OF PERMANENT EASEMENT MARKERS TO BE SET PROJECT SPECIFIC COORDINATES (US FEET)					
Point No.	Northing	Easting	Description	Station	Offset
700	441499.71	689857.55	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	198+55.57	43.41
701	441493.35	689954.40	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	199+52.42	50.00
702	441492.36	689955.95	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	199+53.96	51.00
704	441487.47	690003.72	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	200+01.71	56.00
705	441496.49	690012.69	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	200+10.71	47.00
706	441494.31	690146.88	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+44.90	49.50
707	441771.58	690217.71	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	202+16.39	-227.60
708	442190.29	690204.62	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	202+04.29	-646.34
709	441473.90	690183.95	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+81.92	70.00
710	441413.90	690226.88	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	202+24.70	130.11
711	441413.92	690190.24	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+88.06	130.00
712	442190.18	690158.66	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+58.34	-646.34
713	442220.18	690157.93	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+57.68	-676.34
714	442220.29	690203.50	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	202+03.24	-676.34
715	442698.11	690188.55	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+89.44	-1154.20
716	442698.13	690192.94	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+93.83	-1154.20
717	442717.33	690182.72	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+83.65	-1173.42
718	442733.13	690212.38	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	202+13.35	-1189.15
719	442702.97	690221.23	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	202+22.13	-1158.98
720	441924.89	690240.13	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	202+39.17	-380.85
721	441923.64	690242.60	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	202+41.63	-379.60
722	441861.97	690250.66	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	202+49.55	-317.90
723	441853.26	690239.48	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	202+38.35	-309.23
724	441654.02	690231.34	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	202+29.73	-110.00
725	441503.76	690122.94	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+20.98	40.00
727	441432.34	690146.85	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+44.72	111.47
728	441431.89	690124.41	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+22.28	111.87
729	441487.46	689996.95	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	199+94.95	56.00
730	441492.15	689871.09	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	198+69.10	51.00
731	441486.46	689865.24	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	198+63.24	56.68
732	441492.24	689859.35	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	198+57.36	50.88
733	441473.14	689840.38	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	198+38.35	69.94
734	441477.45	689835.98	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	198+33.96	65.62
735	441493.14	689864.20	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	198+62.22	50.00
736	441496.72	690106.88	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+04.90	47.00
737	441494.22	690106.88	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	201+04.90	49.50
738	441487.39	689969.82	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	199+67.82	56.00
739	441503.39	689969.81	SET CDOT TYPE 5 (S) COPPER ALLOY MONUMENT	199+67.84	40.00

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	4							1		
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT									38	
PROJECT POINTS										
WITNESS POST (REQUIRED)	4									

SURVEYOR STATEMENT (R.O.W. MONUMENTS)

I, Geoffrey F. Stephenson, 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 the Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 23521

TABULATION OF R.O.W. MARKERS TO BE SET PROJECT SPECIFIC COORDINATES (US FEET)

Point No.	Northing	Easting	Description	Station	Offset
600	441653.06	689831.79	SET CDOT TYPE 5 R.O.W. MONUMENT	198+30.18	-110.00
604	441503.81	690146.89	SET CDOT TYPE 1 R.O.W. MONUMENT	201+44.92	40.00
605	441473.81	690146.87	SET CDOT TYPE 1 R.O.W. MONUMENT	201+44.84	70.00
606	441474.00	690226.91	SET CDOT TYPE 1 R.O.W. MONUMENT	202+24.88	70.00

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED
PROJECT SPECIFIC COORDINATES (US FEET)

Point No.	Northing	Easting	Description	Station	Offset
703	441487.37	689961.59	TEMPORARY EASEMENT POINT	199+59.59	56.00
800	441463.02	689836.00	TEMPORARY EASEMENT POINT	198+33.94	80.05
801	441463.01	689855.40	TEMPORARY EASEMENT POINT	198+53.34	80.11
802	441489.18	689881.33	TEMPORARY EASEMENT POINT	198+79.33	54.00
803	441489.37	689959.90	TEMPORARY EASEMENT POINT	199+57.90	54.00
804	441467.37	689961.63	TEMPORARY EASEMENT POINT	199+59.59	76.00
805	441467.49	690012.56	TEMPORARY EASEMENT POINT	200+10.51	76.00
806	441467.46	689996.94	TEMPORARY EASEMENT POINT	199+94.89	76.00
807	441487.49	690012.51	TEMPORARY EASEMENT POINT	200+10.51	56.00
808	441487.81	690146.88	TEMPORARY EASEMENT POINT	201+44.88	56.00

TABULATION OF X PARCEL INFORMATIONAL POINTS

Point No.	Northing	Easting	Description	Station	Offset
900	442092.53	690161.04	NOTHING SET-INFORMATIONAL POINT ONLY	201+60.48	-548.68
901	442195.37	690129.24	NOTHING SET-INFORMATIONAL POINT ONLY	201+28.92	-651.6
902	442697.81	690113.53	NOTHING SET-INFORMATIONAL POINT ONLY	201+14.41	-1154.07
903	442697.94	690146.33	NOTHING SET-INFORMATIONAL POINT ONLY	201+47.21	-1154.13

General Notes:

1. All centerline and offset stationing may not represent the centerline as constructed in the field.
All station and offset data is based on the horizontal design center line.
2. 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.
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.

General Notes continued:

4. COORDINATE DATUM: For coordinate system details refer to sheets 4.01 through 4.03 of this plan set.
5. The purpose of this right of way plan is for acquisition of right of way parcels, and re-establishment and monumentation of existing R.O.W.
6. Existing right of way lines were retraced and monumented per a compilation of surveyed field evidence, available public record and the Department of Highways Project No. STU M055-016 and STU 2254-068 Unit 1 & Unit 2.
7. Existing right of way monumentation found and shown as accepted herein were determined to be harmonious with the preponderance of evidence of found monuments, deeds and the calculated alignment of the existing right of way lines.
8. It should be noted that some of the linear distances between accepted found monuments do not match the record distances, however it was determined that it would be in the best interest of the general public to accept these monuments as the existing right of way in order to avoid additional monumentation and avoid creating further confusion along the existing right of way line.
9. Right of way lines resolved from existing field monumentation and evidence were fixed in position over deed ties.
10. This project lies within areas defined as "1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CULVERT", and Zone X , as shown on FEMA Flood Insurance Rate Map number 08005C0177K, having an effective revised date of December 17, 2010.

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.

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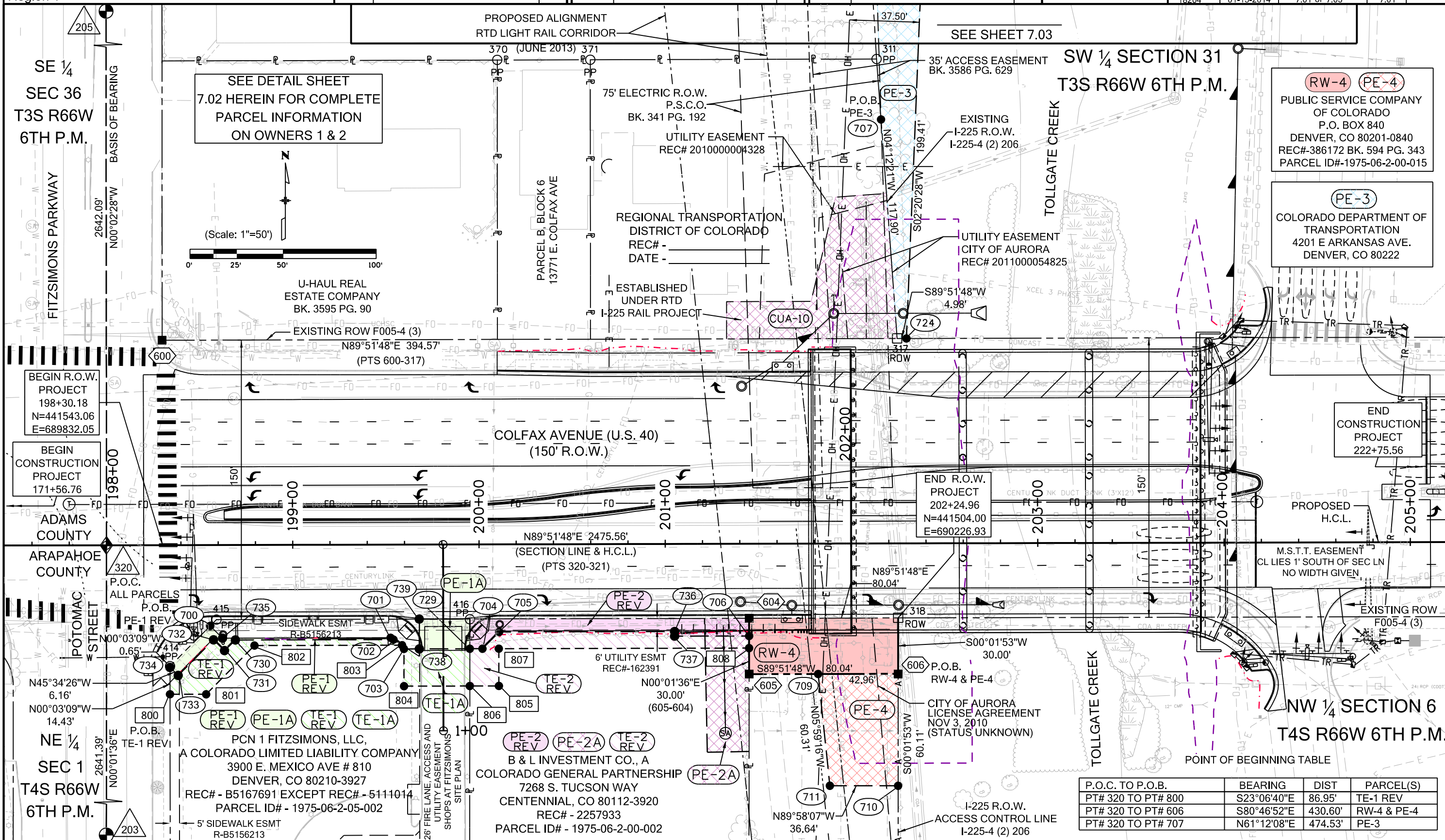
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Sheet Revisions	
Date	Description
01-15-14	REVISED PARCELS PE-1, PE-2, TE-1
	TE-2 - ADDED PARCEL PE-1A
	ADDED AND MOVED POINTS

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Right of Way Plans			
Plan Sheet			
Project Number: FBR 0404-051			
Project Location: COLFAX (US-40) OVER TOLLGATE CREEK			
Project Code:	Last Mod. Date	Subset	Sheet No.
18204	03-18-2014	7 of 7.03	7.01



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Date	Description

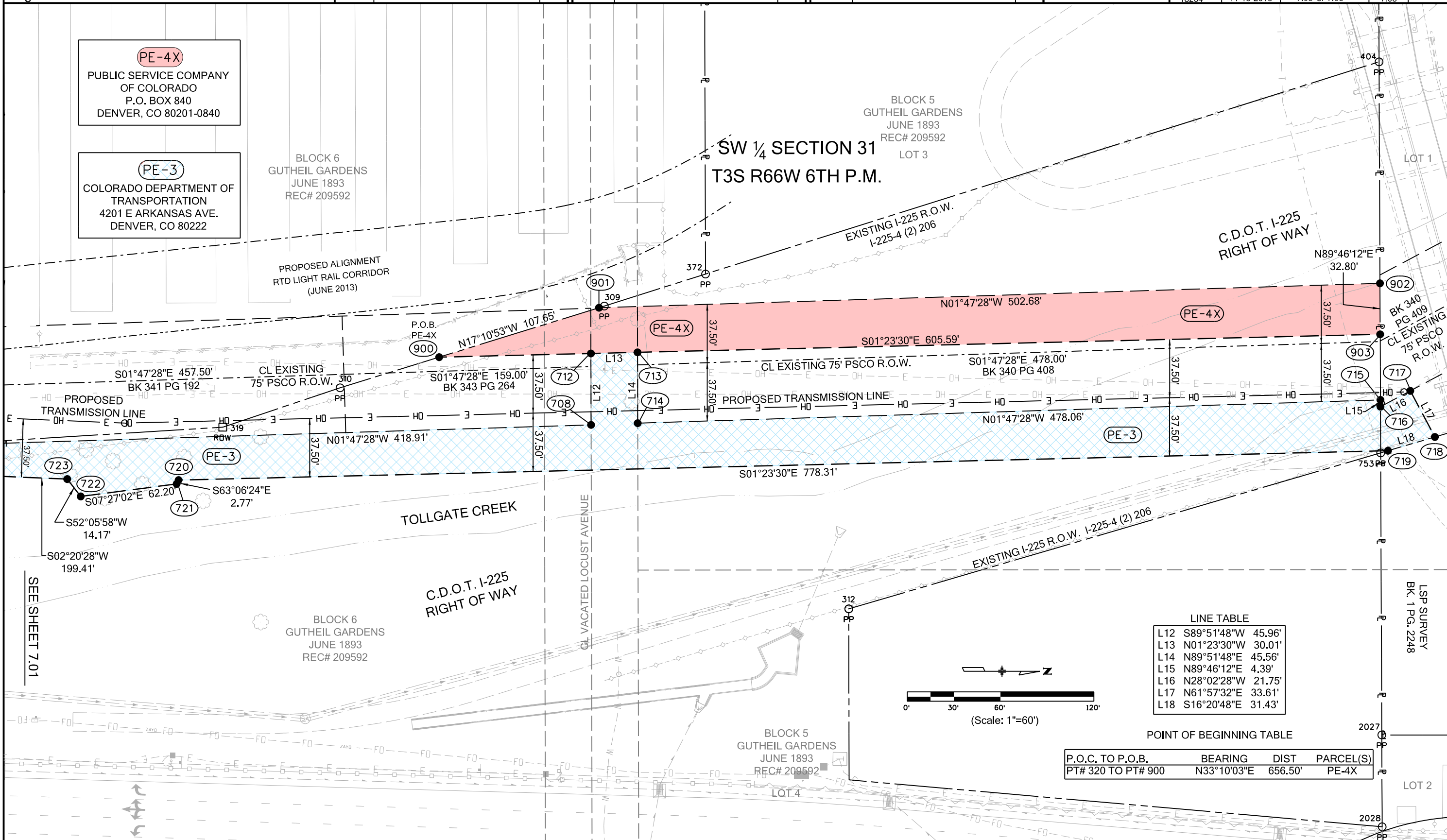
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Plan Sheet

Project Number: FBR 0404-051

Project Location: COLFAX (US-40) OVER TOLLGATE CREEK

Project Code:	Last Mod. Date	Subset	Sheet No.
18204	11-15-2013	7.03 of 7.03	7.03



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Right of Way Plans			
Ownership Map			
Project Number: FBR 0404-051			
Project Location: COLFAX (US-40) OVER TOLLGATE CREEK			
Project Code:	Last Mod. Date	Subset	Sheet No.
18204	01-15-2014	8 of 8, 8 of 1	8 of 1

