



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

Region 6

SLK

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
04/06/11	Revised sheets 2.01, 5.01, 7.01, 7.02	KJL	mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX
07-13-11	Correction Sheets 2.01, 7.01, 7.02	KJL						

Right of Way Plans			
Title Sheet			
Project Number: FBR 1211-078			
Project Location: S.H. 121 BRIDGE OVER BEAR CREEK			
N 1/2 Sec. 35 T.4S., R.69W.			
Project Code:	Last Mod. Date:	Subset	Sheet No.
18220	07-13-11	1.01 of 1.01	1.01

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED
FEDERAL AID PROJECT NO. C 1211-073

STATE HIGHWAY NO. 121
DENVER & JEFFERSON COUNTIES

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
3.01-3.0X	(NA) Project Control Diagram
4.01-4.02	(2) Land Survey Control Diagram
5.01	(1) Monumentation Sheets
6.01-6.0X	(NA) Tabulation of Road Approach Sheets
7.01-7.02	(2) Plan Sheets
8.01-8.0X	(NA) Ownership Map

Scales of Original 11x17 Drawings
Plan Sheets 1"=100'
Detail Sheet 1"=60'

R.O.W. Length of Project = 0.14 Miles
Const. Length of Project = 0.28 Miles

Basis of Bearings: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as provided by the Colorado Department of Transportation Project Control Diagram, Project number BR 2854-113. The line between points "TAMARISK" and "YALE" bears N 02° 22' 23" E.

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 Number 211010374, Order Numbers 01160-10, 01161-10, 01162-10 and 02086-10 prepared by Attorneys Title Guaranty Fund, Inc..

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.

**DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION**

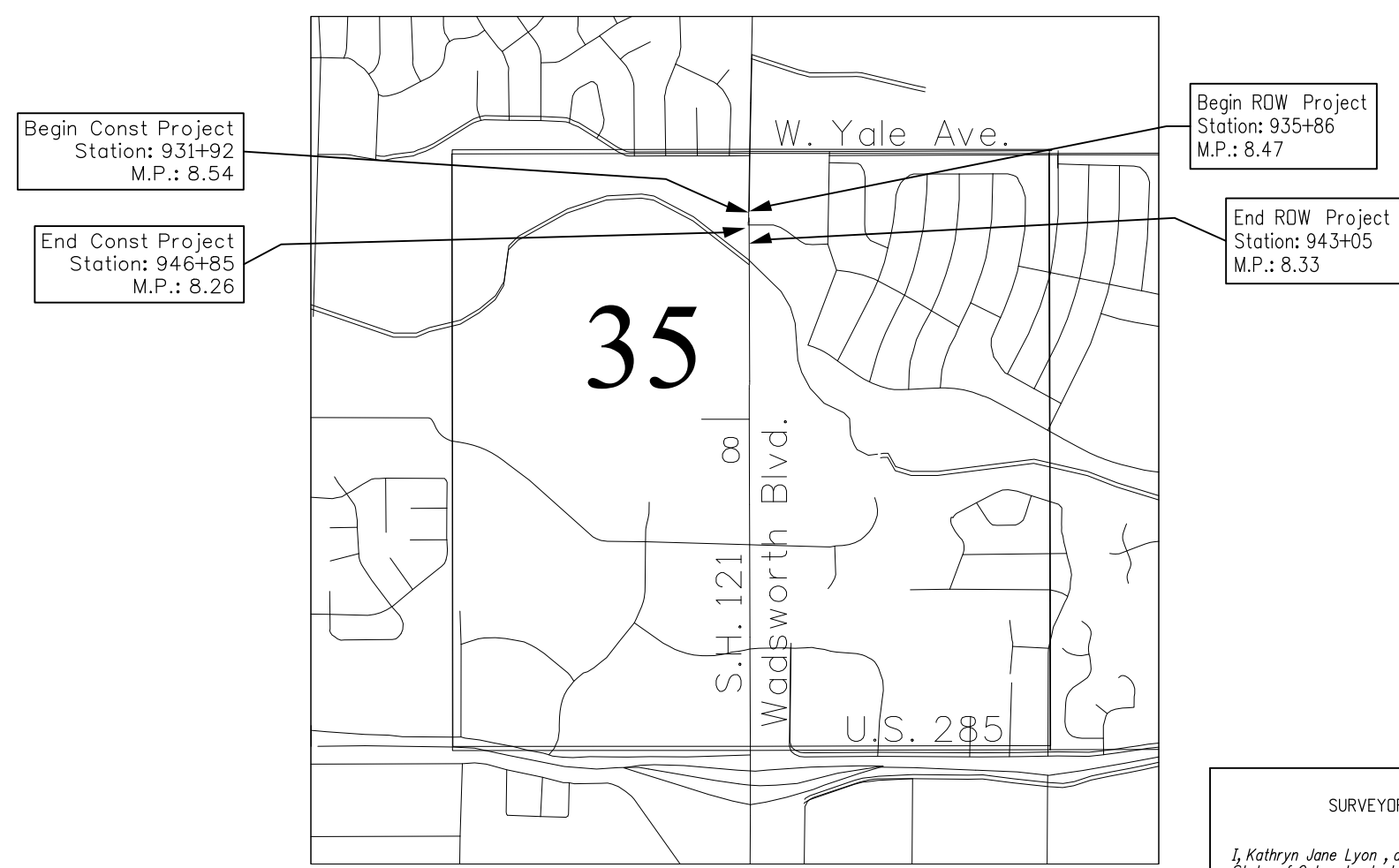
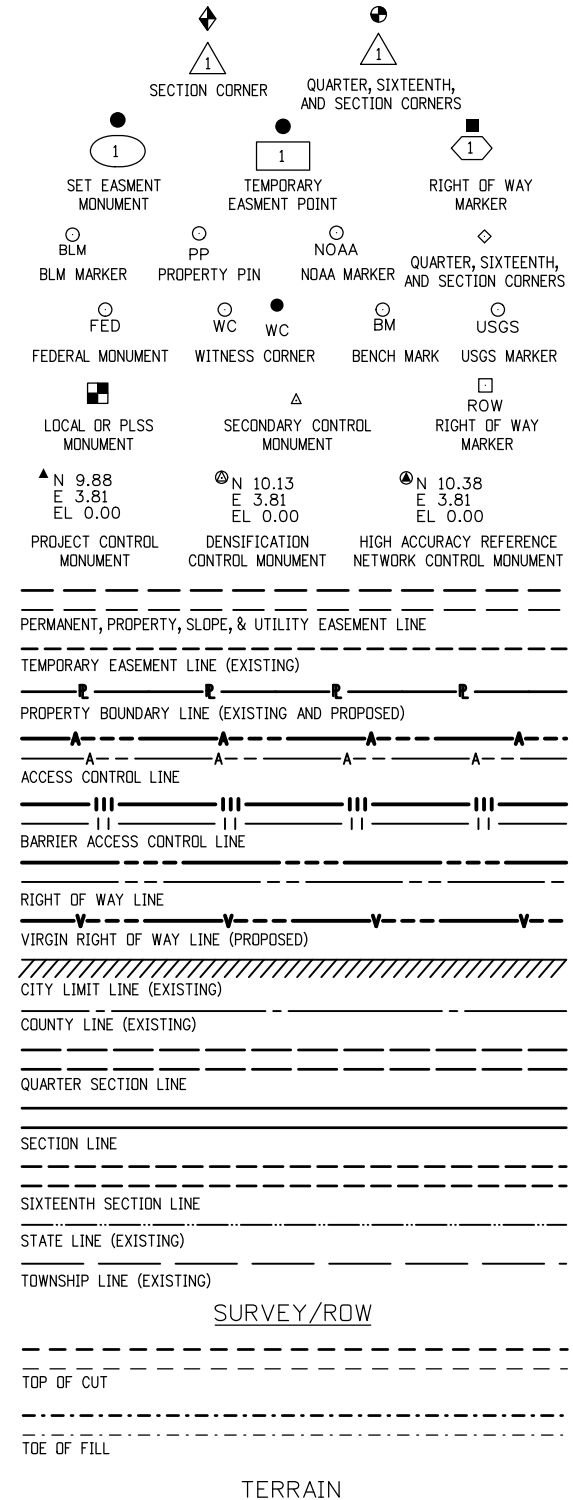
AUTHORIZED: _____ DATE _____

DIVISION ADMINISTRATOR

SURVEYOR STATEMENT (ROW PLAN)

I, Kathryn Jane Lyon, 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. 38110



**PROJECT LOCATION MAP
DRAWING NOT TO SCALE**



Note: For a complete listing of symbolology 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 2006. Existing features are shown as screened weight (gray scale), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

FILING CERTIFICATION: DAY OF _____, 20____, AT _____ M.,
 DEPOSITED THIS _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
 SURVEYS AT PAGE _____, RECEPTION NUMBER _____
 SIGNED _____ DEPT. _____
 7/15/2011 10:49:57 AM Z:\S-SH121\17539\ROW_Survey\Drawings\18220 Files\17539ROW_TitleSht.dgn



2000 SOUTH HOLLY
DENVER, CO 80222
PHONE: 303-757-9923
FAX: 303-757-9390

Region 6

SLK

Sheet Revisions

Date mm/dd/yy	Description	Initials
	XXXXXXXX	XXX

LAND SURVEY CONTROL DIAGRAM

SH 121
IN SEC.35 T.4S., R.69W
OF THE 6th P.M.
JEFFERSON COUNTY AND DENVER COUNTY, COLORADO
M.P. 8.1 TO M.P. 8.5

DAVID EVANS AND ASSOCIATES, INC.

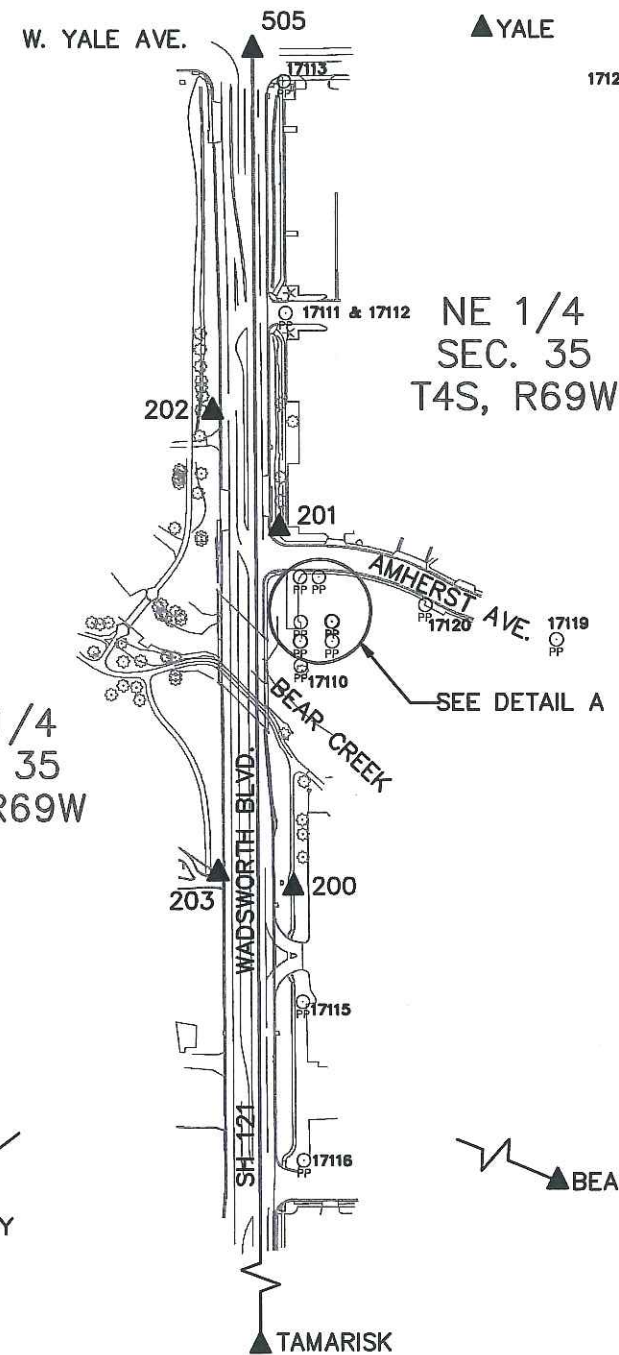
1331 17th Street Suite 900
Denver, Colorado 80202
Tel: 720-946-0869
Fax: 720-946-0873
Engineers • Surveyors • Planners



Land Survey Control Diagram

Plan Sheet

Project Number: FBR 1211-078		
Project Location: SH 121 OVER BEAR CREEK		
The North 1/2 of Sec. 35, T. 4S, R. 69W		
Project Code: 18220	Last Mod. Date: 02-10-11	Sheet No.: 4.01
	Subset: 4.01 of 4.02	



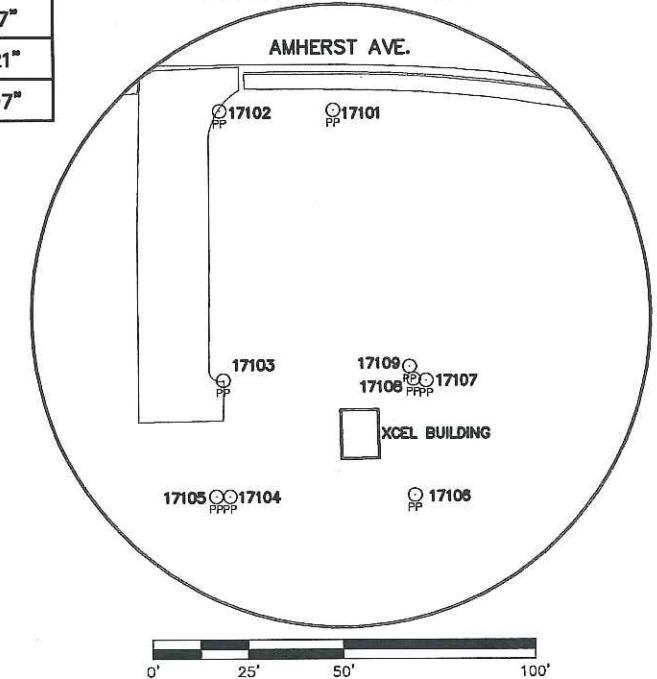
BASIS OF GPS SURVEY IN US SURVEY FEET CDOT PROJECT NO. BR 2854-113

POINT NUMBER	LATITUDE (N)	LONGITUDE (W)	STATE PLANE COORDINATES		ELLIPSOID HEIGHT	ORTHOMETRIC HEIGHT	CONVERGENCE ANGLE
			NORTHING	EASTING			
HARVEY	39°38'47.74103"	105°06'52.83675"	1660630.80	3108505.38	5615.15	5668.3 (GPS)	0°14'34.86937"
BEAR	39°39'11.79783"	105°02'38.47739"	1663157.02	3128389.27	5267.39	5322.1 (GPS)	0°17'15.29117"
TAMARISK	39°38'07.32938"	105°04'55.32436"	1656582.53	3117716.07	5498.24	5552.1 (GPS)	0°15'48.98321"
YALE	39°40'04.13634"	105°04'48.36410"	1668403.76	3118205.97	5335.89	5390.0 (GPS)	0°15'53.37297"

PRIMARY SURVEY CONTROL TABULATION - PROJECT SPECIFIC - U.S. SURVEY FEET

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
200	667525.24	118773.22	5386.636	SET 3.25" ALUM. CAP CDOT TYPE 1
201	668087.09	118751.09	5389.188	SET 3.25" ALUM. CAP CDOT TYPE 1
202	668269.02	118645.49	5387.265	SET 3.25" ALUM. CAP CDOT TYPE 1
203	667547.89	118653.38	5387.312	SET 3.25" ALUM. CAP CDOT TYPE 1

DETAIL A
SCALE: 1" = 50'



GENERAL NOTES

- This control survey is not a Land Survey Plat, Boundary Survey, or Right Of Way Plat and does not address matters of title.
- 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.
- 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 hereon named.
- BASIS OF BEARINGS: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, NAD 1983(1992) as provided by the Colorado Department of Transportation Project Control Diagram, Project number BR 2854-113. The line between points "TAMARISK" and "YALE" bears N 02°22'23" E.
- BASIS OF ELEVATION: elevations are based on NGS published benchmark designation L409 (PID KK1476). NAVD 88 vertical datum is 5482.67ft/1671.120m; Vertical Order-First Class II. All Project elevations were established by differential leveling.
- Elevations were run to an accuracy of +/- 0.035 ft. times the square root of the distance traversed in miles.
- Primary Horizontal Control Tolerance meets C.D.O.T. Class A (+/- 0.07' with 95% certainty).
- To convert State Plane Coordinates to Project Coordinates:
 (State Plane Northing in USFT x 1.0002775574) - 1,000,000 = Project Northing
 (State Plane Easting in USFT x 1.0002775574) - 3,000,000 = Project Easting

SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

I, Gary Leak, 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.

Gary Leak PLS 26600

Date



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DENVER, CO 80222
PHONE: 303-757-9923
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Region 6

SLK

Sheet Revisions

Date	Description	Initials
02/11/11	ADD BOUNDARY MONUMENTS	DXAR
11/11/13	ADD BOUNDARY MONUMENT DESCRIPTION	DXKE

LAND SURVEY CONTROL DIAGRAM

SH 121
IN SEC.35 T.4S., R.69W
OF THE 6th P.M.
JEFFERSON COUNTY AND DENVER COUNTY, COLORADO
M.P. 8.1 TO M.P. 8.5

DAVID EVANS AND ASSOCIATES, INC.

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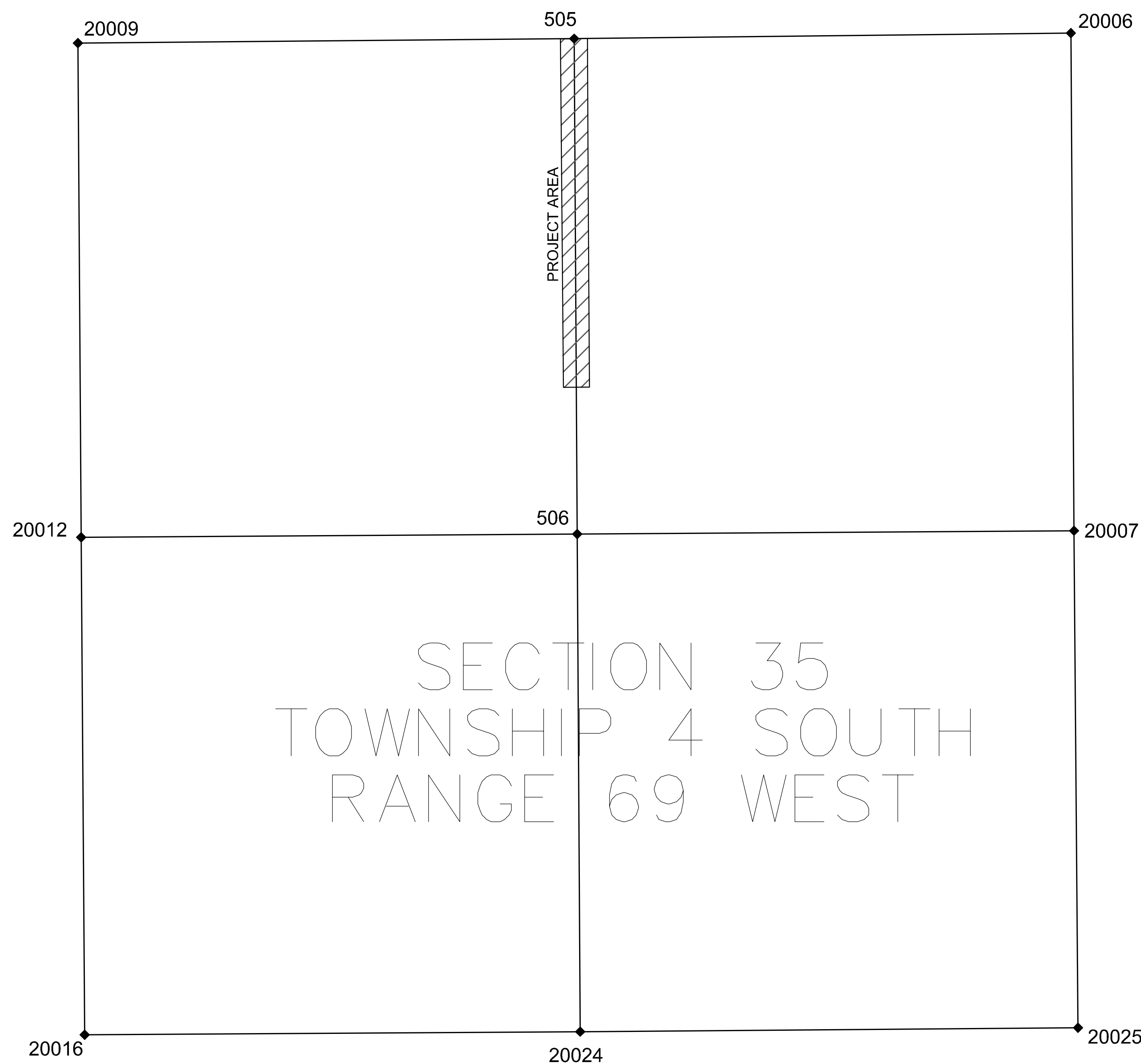
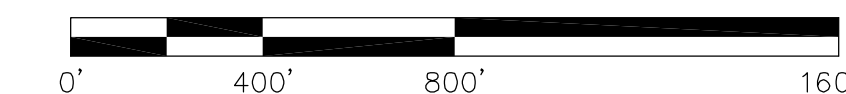


Land Survey Control Diagram

Plan Sheet

Project Number: FBR 1211-078
Project Location: SH 121 OVER BEAR CREEK
The North 1/2 of Sec. 35, T. 4S, R. 69W

Project Code	Last Mod. Date	Subset	Sheet No.
18220	11-11-13	4.02 of 4.02	4.02



FOUND ALIQUOT MONUMENTS TABULATION - PROJECT SPECIFIC - U.S. SURVEY FEET				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
20009	668811.45	116064.58	5401.51	FND 3.25" ALUM. CAP NW COR 35-4-69 LS 19591
505	668834.44	118709.26	5393.61	FND 3.25" ALUM. CAP N4 35-4-69 ILLEGIBLE
20006	668864.22	121355.14	5411.52	FND 2" ALUM. CAP NE 35-4-69 ILLEGIBLE
20007	666213.94	121372.34	5363.74	FND 3.25" ALUM. CAP E4 35-4-69 LS 19591
20025	663566.17	121393.72	5444.59	FND 3.25" ALUM. CAP SE 35-4-69 LS 19591
20024	663545.50	118740.60	5469.55	FND 1" REBAR S4 35-4-69
20016	663528.61	116100.33	5490.57	ON SAN SEWER MANHOLE - LOCATED BY RECORD TIES
20012	666178.78	116081.76	5458.41	FND 3.25" ALUM. CAP W4 35-4-69 LS 26606
506	666196.28	118724.90	5398.05	FND 3.25" ALUM. CAP C4 35-4-69 LS 17660

FOUND BOUNDARY MONUMENTS TABULATION - PROJECT SPECIFIC - U.S. SURVEY FEET				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
17101	668009.96	118814.20	5386.14	FND 1.5" ALUM. CAP ON #5 REBAR ILLEGIBLE
17102	668009.68	118784.20	5386.22	FND 1.5" ALUM. CAP CENTENNIAL SURVEY LS ILLEGIBLE
17103	667939.63	118784.67	5385.03	FND 1.5" ALUM. CAP CENTENNIAL SURVEY LS 7234
17104	667909.54	118784.48	5384.62	FND 1" IRON PIPE
17105	667909.51	118783.94	5384.68	FND 1.5" ALUM. CAP ON #5 REBAR 1.0' W.C. LS 10379
17106	667909.78	118834.83	5386.01	FND 1.5" ALUM. CAP CENTENNIAL SURVEY LS 7234
17107	667939.90	118835.67	5385.81	FND 1.5" ALUM. CAP CENTENNIAL SURVEY LS 7234
17108	667940.33	118834.51	5386.00	FND #4 REBAR
17109	667940.93	118834.48	5386.06	FND #4 REBAR
17110	667871.34	118785.17	5382.23	FND #4 REBAR
17111	668422.55	118761.65	5390.01	FND CONCRETE NAIL IN ASPHALT
17112	668422.07	118761.59	5390.00	FND PK NAIL IN ASPHALT ENTRANCE
17113	668784.63	118759.51	5392.24	FND YPC ON #4 REBAR ILLEGIBLE
17115	667345.32	118788.10	5384.56	FND YPC ON #4 REBAR ENG. SURV. CO. LS 2760?
17116	667096.84	118789.66	5382.56	FND YPC ON #4 REBAR, ILLEGIBLE
17117	667913.92	119475.36	5382.07	FND #5 REBAR
17118	667913.85	119475.50	5382.21	FND #3 REBAR
17119	667912.63	119188.08	5382.76	FND YPC ON #4 REBAR ILLEGIBLE
17120	667966.37	118981.05	5383.76	FND PK NAIL WITH 3/8" BRASS TAG ILLEGIBLE
17121	668791.14	119314.83	5389.62	FND #4 REBAR



Sheet Revisions		
Date	Description	Initials
04/06/11	UPDATE POINT 705 AND STATIONING	KJL

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans			
Monumentation Sheet			
Project Number: FBR 1121-078			
Project Location: S.H.121 BRIDGE OVER BEAR CREEK			
N 1/2 Sec 35 T.4S., R.69W.			
Project Code:	Last Mod. Date	Subset	Sheet No.
18220	04-06-11	5.01 of 5.01	5.01



TABULATION OF R.O.W. MARKERS TO BE SET					
Point No.	Northing	Easting	Description	Station	Offset
701	668069.75	118763.80	PE-1	100+72.5	L
702	668070.04	118813.80	PE-1	101+22.5	L
703	668009.87	118784.16	SE-2	100+92.5	R
704	668010.05	118814.15	SE-2	101+22.5	R
705	667515.07	118646.77	SE-3 REV.	943+29.7	R
706	668258.82	118640.40	SE-3	935+86.1	R

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	6									
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, 2006 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
 - 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.
- COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central Zone NAD '83/(1992) coordinates.
- (State Plane Coordinate Northing * 1.0002775574) - 1,000,000 = Project Coordinates Northing US Survey Feet.
- (State Plane Coordinate Easting * 1.0002775574) - 3,000,000 = Project Coordinates Easting US Survey Feet

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SURVEYOR STATEMENT (R.O.W. MONUMENTS)	
<p>I, _____, 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.</p>	
<p>PLS No. xxxxx</p>	



Sheet Revisions

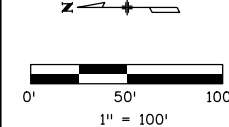
Date	Description	Initials
04/06/11	REVISED SE-3 AND POINT 705	
	ADD GRAPHIC OF FUTURE POND	KJL
07-13-11	Correction to label typo	KJL

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

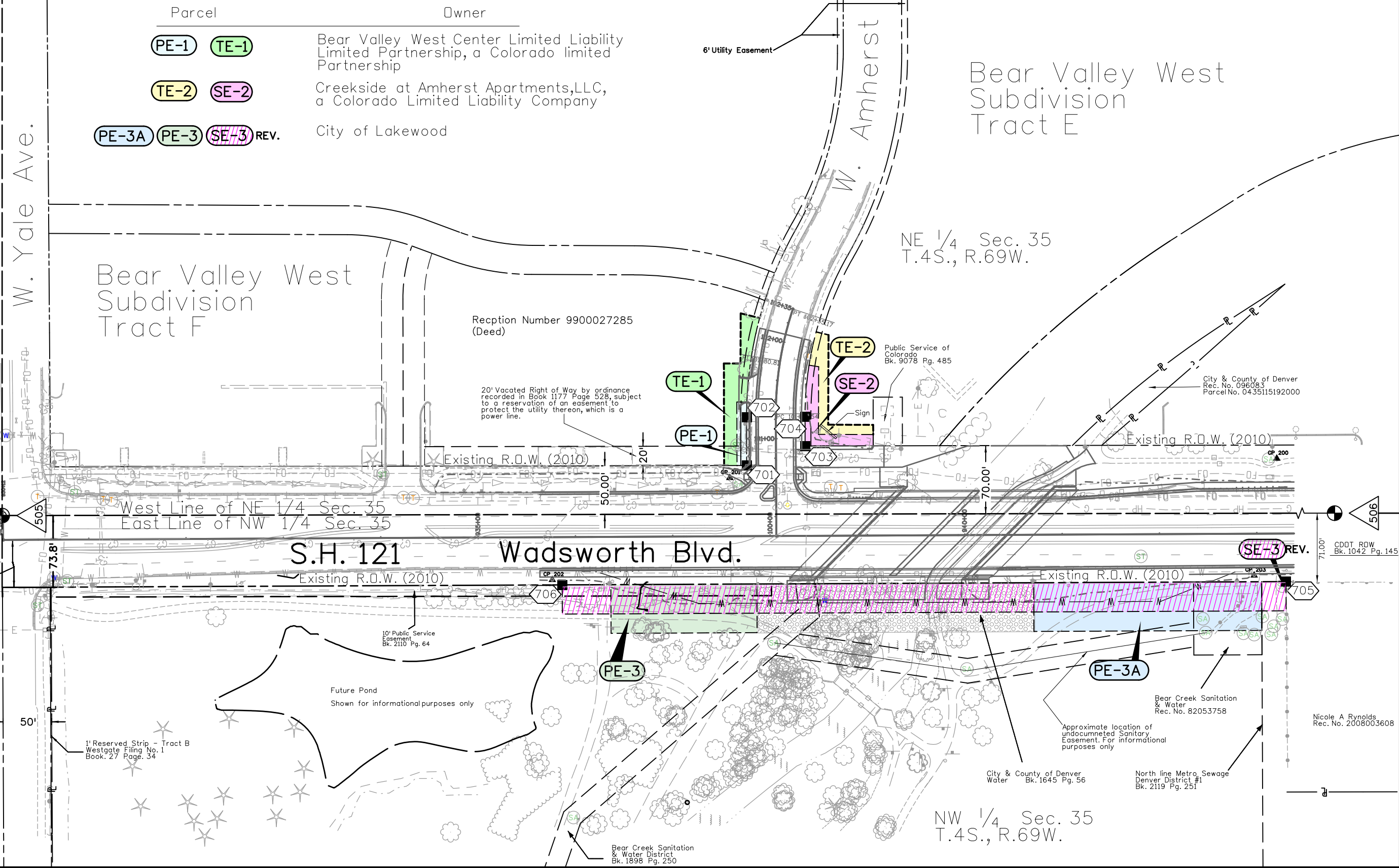
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



Right of Way Plans

Plan Sheet

Project Number: FBR 1211-078			
Project Location: S.H. 121 BRIDGE OVER BEAR CREEK			
N 1/2 Sec. 35 T.4S., R69W.			
Project Code:	Last Mod. Date:	Subset:	Sheet Number:
18220	04-06-11	7.01 of 7.02	7.01



Parcel	Owner
PE-1 TE-1	Bear Valley West Center Limited Liability Partnership, a Colorado limited Partnership
TE-2 SE-2	Creekside at Amherst Apartments, LLC, a Colorado Limited Liability Company
PE-3A PE-3 SE-3 REV.	City of Lakewood

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

Region 6

SLK

Sheet Revisions

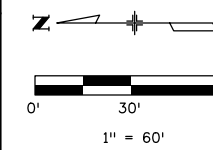
Date	Description	Initials
04/06/11	REVISED SE-3	KJL
07-13-11	Correction to bearing typo and label typo	KJL

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



Right of Way Plans

Plan Sheet

Project Number: FBR 121-078			
Project Location: S.H. 121 BRIDGE OVER BEAR CREEK			
N 1/2 Sec. 35 T.4S., R.69W.			
Project Code:	Last Mod. Date	Subset	Sheet Number
18220	07-13-11	7.02 of 7.02	7.02

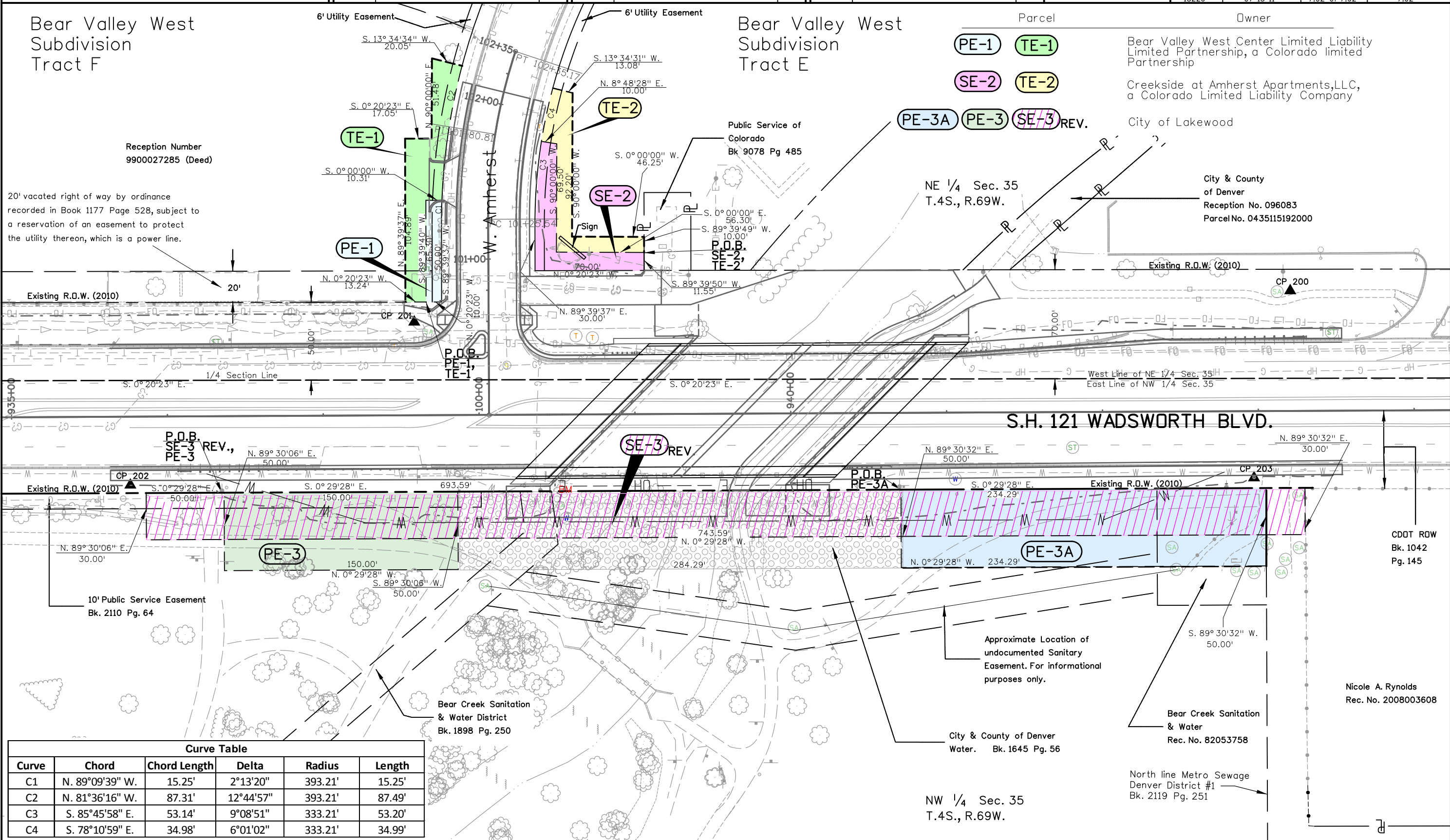
Bear Valley West Subdivision Tract F

Bear Valley West Subdivision Tract E

Parcel	Owner
PE-1, TE-1	Bear Valley West Center Limited Liability Partnership, a Colorado limited Partnership
SE-2, TE-2	Creekside at Amherst Apartments, LLC, a Colorado Limited Liability Company
PE-3A, PE-3, SE-3 REV.	City of Lakewood

Reception Number
9900027285 (Deed)

20' vacated right of way by ordinance recorded in Book 1177 Page 528, subject to a reservation of an easement to protect the utility thereon, which is a power line.



P.O.B. SE-3 REV., PE-3

SE-3 REV

P.O.B. PE-3A

PE-3A

10' Public Service Easement Bk. 2110 Pg. 64

Bear Creek Sanitation & Water District Bk. 1898 Pg. 250

City & County of Denver Water. Bk. 1645 Pg. 56

Bear Creek Sanitation & Water Rec. No. 82053758

North line Metro Sewage Denver District #1 Bk. 2119 Pg. 251

NW 1/4 Sec. 35 T.4S., R.69W.

Nicole A. Rynolds Rec. No. 2008003608

CDOT ROW Bk. 1042 Pg. 145

Curve Table

Curve	Chord	Chord Length	Delta	Radius	Length
C1	N. 89°09'39" W.	15.25'	2°13'20"	393.21'	15.25'
C2	N. 81°36'16" W.	87.31'	12°44'57"	393.21'	87.49'
C3	S. 85°45'58" E.	53.14'	9°08'51"	333.21'	53.20'
C4	S. 78°10'59" E.	34.98'	6°01'02"	333.21'	34.99'

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