

Colorado Department of Transportation



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Denver, CO 80216
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Region 1

DAS

Sheet Revisions

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mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Title Sheet

Project Number: FSA 053A-002

Project Location: SH 53 at 62nd Ave.

SH 53 at 70th Ave.

Project Code:	Last Mod. Date	Subset	Sheet No.
23021	11-27-19	1.01 to 1.01	1.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED PROJECT NO. FSA 053A-002 STATE HIGHWAY NO. 53 ADAMS COUNTY

SHEET NO.

1.01
2.01
-
4.01-4.06
5.01
-
7.01-7.03
-

INDEX OF SHEETS

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

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N11°51'29"E from Point ARGD (a stainless steel deep rod in logo box stamped "ARGD 1995" NGS PID AE5245) to Point ROTELLA (a standard NGS disk set in concrete stamped "ROTELLA 1995 2S68W S35" NGS PID AB3303). The survey data was obtained from a Global Navigation Satellite System (GNSS) 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 H.C. Peck & Associates, Inc. for Westcor Land 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.

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:

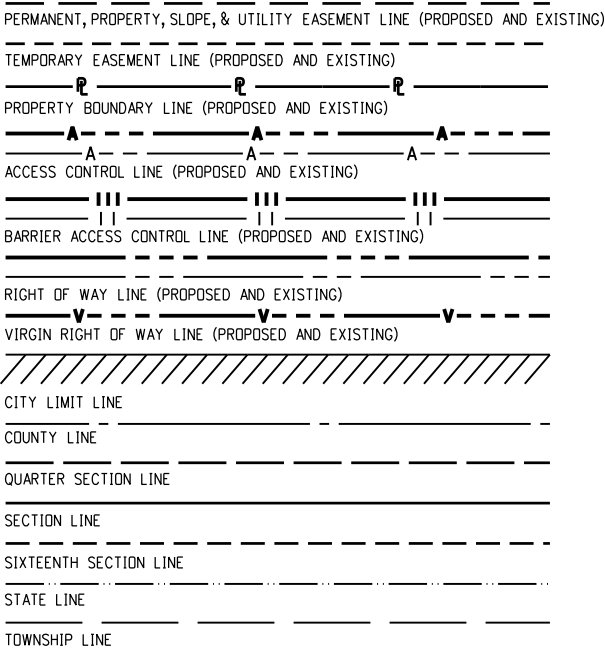
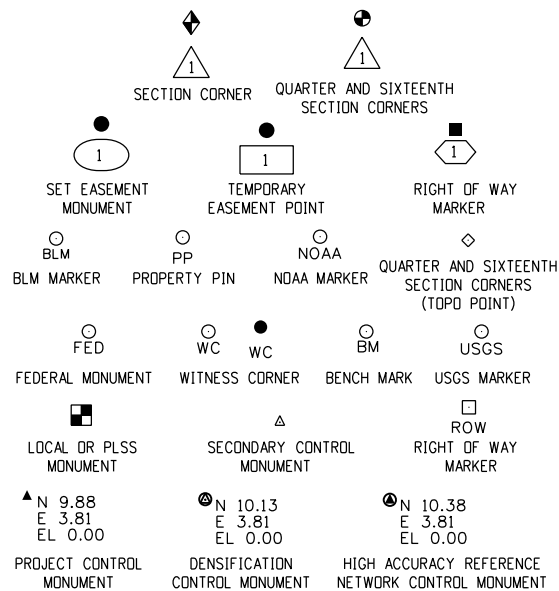
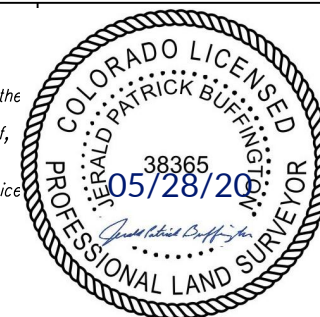
DATE

CDDT CHIEF ENGINEER

SURVEYOR STATEMENT (ROW PLAN)

I, Jerald Patrick Buffington, 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. 38365



SURVEY/ROW



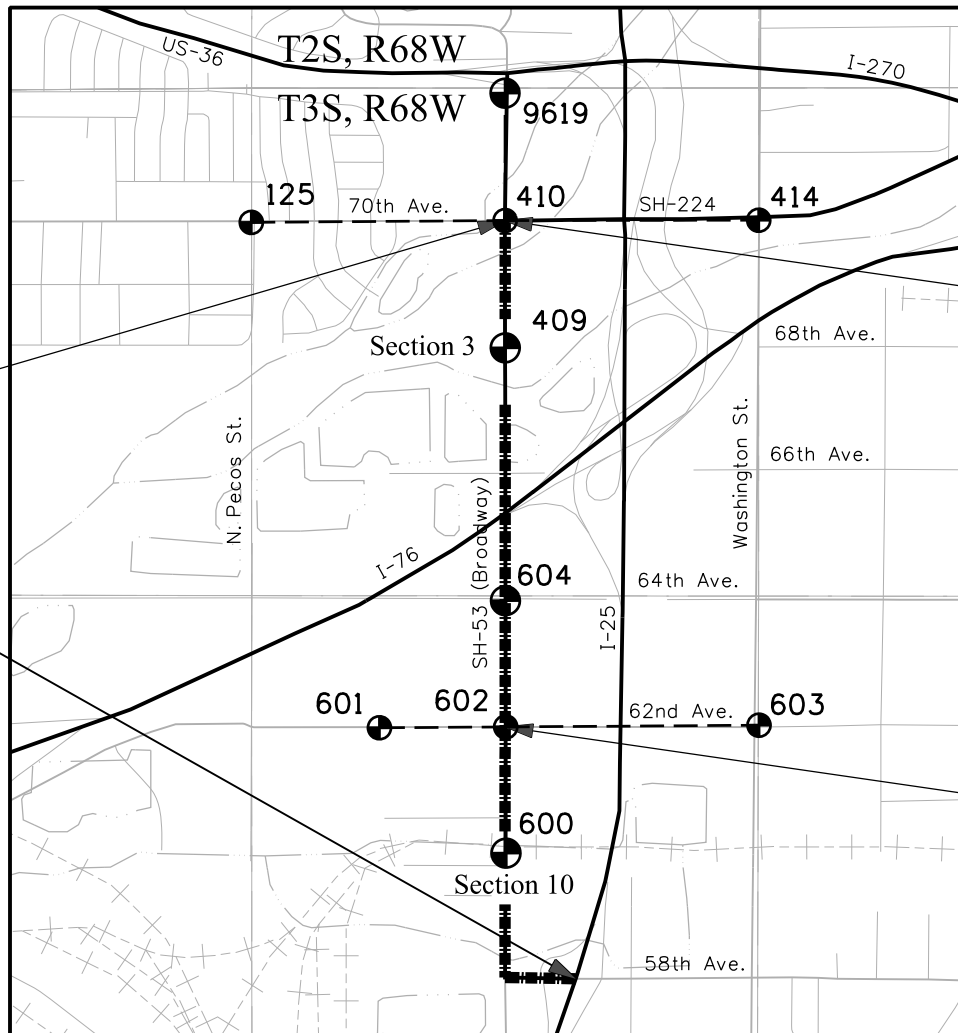
TERRAIN

R.O.W. Length of
Project = 0.1 Miles

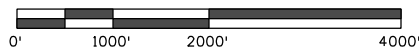
Const. Length of
Project = 1.6 Miles

End Const Project
M.P.: 1.6

Begin Const Project
M.P.: 0.0



PROJECT LOCATION MAP



Lineal Units = U.S. Survey Feet



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).

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Land Survey ControlDiagram

Title Sheet

Project Number: FSA 053A-002

Project Location: SH 53 at 62nd Ave.

SH 53 at 70th Ave.

Project Code:	Last Mod. Date:	Subset	Sheet No.
23021	11-27-19	4.01 to 4.06	4.01

05/28/20

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

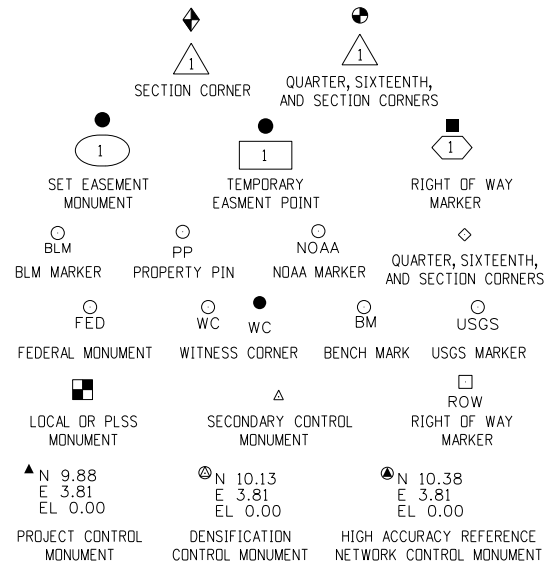
Land Survey Control Diagram
State Highway 53 MP 0.66 to 1.32
State Highway 224 MP 0.17 to 0.27
Sections 3 and 10
Township 3 South, Range 68 West
of the 6th Principal Meridian
County of Adams

SHEET NO.

4.01
4.02-4.04
4.05-4.06

INDEX OF SHEETS

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



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 2019.

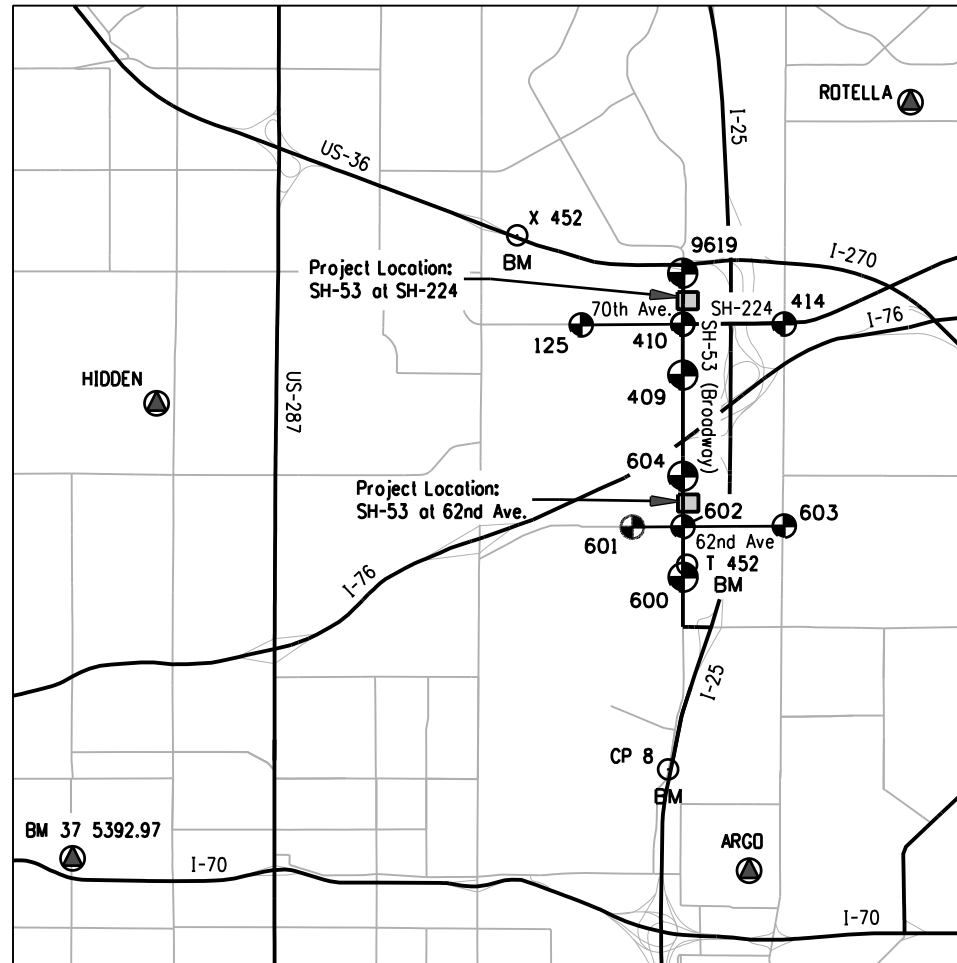


Typical Control Monument Cap
Not to Scale

Control Point Monuments set by CDOT are CDOT Type 5(S) monuments, a 1.17" dia. copper alloy control monument cap (as shown) with plastic sleeve, set in concrete.

General Notes:

- This Land Survey ControlDiagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
- 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.
- Refer to the M-629-1 Survey Monuments of the Standard Plans found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP

0' 2500' 5000' 10000'
Lineal Units = U.S. Survey Feet



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N11°51'29"E from Point ARGD (a stainless steeldeep rod in logo box stamped "ARGD 1995" NGS PID AE5245) to Point ROTELLA (a standard NGS disk set in concrete stamped "ROTELLA 1995 2S68W S35" NGS PID AB3303). The survey data was obtained from a Global Navagation Satellite System (GNSS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Basis of Elevations: Project elevations were established by a GNSS survey calibrated to NGS points ARGD, CP 8, T 452, and X 452, described herein, all having NAVD 88 elevations. The maximum residual difference between the calibrated GNSS measured elevations and NGS published elevations was 0.06'.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central (502) Zone NAD '83/(2011) coordinates. Horizontal project coordinates were established by a GNSS survey calibrated to NGS points ARGD, BM 37 5392.97, HIDDEN, and ROTELLA, described herein. The maximum residual difference between the calibrated GNSS measured positions and NGS published positions (converted to project coordinates) was 0.04'. The ground scale factor used to modify the coordinates from state plane to project coordinates is 1.0002317994. The resulting coordinates are truncated by 1,000,000 feet in the Northing and 3,000,000 feet in the Easting to establish project coordinates. The CHARN is based on the NAD '83(2011) datum.

To convert State Plane Coordinates to project Project Coordinates:
(State Plane Northing in USFT x 1.0002317994) - 1,000,000 = Project Northing
(State Plane Coordinates in USFT x 1.0002317994) - 3,000,000 = Project Easting

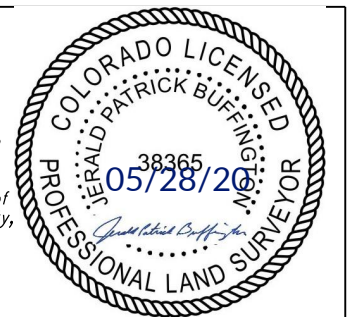
Project Coordinates are in US Survey feet: 1 survey foot = (1200/3937) meters

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, Jerald Patrick Buffington, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Land Survey ControlDiagram 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. 38365



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Land Survey Control Diagram

Monument Coordinate Tables

Project Number:FSA 053A-002

Project Location: SH 53 at 62nd Ave.

SH 53 at 70th Ave.

Project Code:23021Last Mod.Date:11-27-19Subset:4.01 to 4.06Sheet No.:4.02

PRIMARY CONTROL - CHARN GEODETIC COORDINATE SUMMARY TABLE

Point No.	Geodetic Coordinates NAD-83(2011) (CHARN)		Elip Height (NAVD88) (sft)	Ortho Height (sft)	Mapping Angle	Grid Scale Factor	NAD 83(2011) Zone 502		Description
	Latitude(N)	Longitude(W)					SP Northing(sft)	SP Easting(sft)	
ARGO	39°47'04.34135"	104°58'53.46476"	5090.23	5146.37	0°19'37"	1.00000702	1711064.99	3145715.23	Stainless steel rod in logo box "ARGO 1995" NGS PID AE5245
BM 37 5392.97	39°47'08.43275"	105°02'39.10583"	5339.66	5395	0°17'15"	1.00000725	1711384.53	3128098.14	Standard NGS cap set in concrete "BM 37 5392.97 1936 DENVER" NGS PID AE5248
CP 8	39°47'30"	104°59'22"	-	5197.72	-	-	-	-	CDOT cap set in concrete "CP 8 23.85" NGS PID DJ8166
HIDDEN	39°49'05.42907"	105°02'10.32096"	5229.51	5285	*0°17'33"	*1.0000141992	*1723234.40	*3130284.80	Standard NGS cap set in concrete "HIDDEN 1995" NGS PID AB3302
ROTELLA	39°50'21.85019"	104°57'58.13979"	5139.05	5196	*0°20'12"	*1.0000189115	*1731075.30	*3149916.81	Standard NGS cap set in concrete "ROTELLA 1995 2S68W S35" NGS PID AB3303
T 452	39°48'23"	104°59'15"	-	5200.31	-	-	-	-	Stainless steel rod in logo box "T 452 2003" NGS PID DJ8168
X 452	39°49'48"	105°00'11"	-	5299.56	-	-	-	-	Stainless steel rod in logo box "X 452 2003" NGS PID DJ8172

* State Plane Central (Zone 502) values derived from Trimble software.

PRIMARY CONTROL - PROJECT COORDINATE TABLE - NGS MONUMENTS

Values Held Fixed in GNSS Calibration Unless Noted Otherwise

Point No.	Project Coordinates		Elev(sft) (NAVD88)	Description
	Northing(sft)	Easting(sft)		
ARGO	711461.61	146444.41	5146.37	Stainless steel rod in logo box "ARGO 1995" NGS PID AE5245
BM 37 5392.97	711781.23	128823.23	**5395.10	Standard NGS cap set in concrete "BM 37 5392.97 1936 DENVER" NGS PID AE5248
CP 8	*714100.57	*144335.35	5197.72	CDOT cap set in concrete "CP 8 23.85" NGS PID DJ8166
HIDDEN	723633.84	131010.40	**5285.29	Standard NGS cap set in concrete "HIDDEN 1995" NGS PID AB3302
ROTELLA	731476.57	150646.96	**5195.91	Standard NGS cap set in concrete "ROTELLA 1995 2S68W S35" NGS PID AB3303
T 452	*719429.33	*144828.06	5200.31	Stainless steel rod in logo box "T 452 2003" NGS PID DJ8168
X 452	*728010.43	*140402.79	5299.56	Stainless steel rod in logo box "X 452 2003" NGS PID DJ8172

* No precise NGS published value was available to hold fixed in GNSS calibration.
Horizontal position was established by GNSS measurements calibrated to NGS published values of surrounding monuments.

** No precise NGS published value was available to hold fixed in GNSS calibration.
Elevation was established by GNSS measurements calibrated to NGS published values of surrounding monuments.

Local Site Settings - Trimble Business Center Software

Project Location:	Latitude: N39°48'46"	Longitude: W104°59'15"	Height: 5120 ft
Ground Scale Factor:	1.0002317994		
False Northing Offset:	999600.994 ft		
False Easting Offset:	2999271.228 ft		



SECONDARY CONTROL - GEODETIC COORDINATE TABLE - DOUBLE-MEASURED GNSS COORDINATES (Geoid 12B)

Point No.	Geodetic Coordinates NAD-83(2011) (CHARN)		Elip Height (NAVD88) (sft)	Ortho Height (sft)	Mapping Angle	Grid Scale Factor	NAD 83(2011) Zone 502		Description
	Latitude(N)	Longitude(W)					SP Northing(sft)	SP Easting(sft)	
101	39°48'32.76392"	104°59'08.72579"	5137.17	5193.61	0°19'27.6"	1.000012227	1720005.38	3144473.21	Set CDOT Type 5(S) Monument "CP 101"
102	39°48'30.89000"	104°59'15.40855"	5142.05	5198.46	0°19'23.4"	1.000012115	1719812.82	3143952.77	Set CDOT Type 5(S) Monument "CP 102"
103	39°48'32.45756"	104°59'15.67945"	5141.28	5197.69	0°19'23.2"	1.000012209	1719971.31	3143930.73	Set CDOT Type 5(S) Monument "CP 103"
104	39°48'33.03799"	104°59'18.33337"	5141.64	5198.05	0°19'21.5"	1.000012244	1720028.88	3143723.29	Set CDOT Type 5(S) Monument "CP 104"
105	39°49'25.40606"	104°59'14.19485"	5109.01	5165.50	0°19'24.1"	1.000015418	1725329.68	3144016.35	Set CDOT Type 5(S) Monument "CP 105"
106	39°49'25.44508"	104°59'09.83964"	5102.90	5159.41	0°19'26.9"	1.000015420	1725335.54	3144356.13	Set CDOT Type 5(S) Monument "CP 106"
107	39°49'23.43703"	104°59'14.32503"	5106.35	5162.84	0°19'24.0"	1.000015297	1725130.38	3144007.32	Set CDOT Type 5(S) Monument "CP 107"
109	39°49'24.69350"	104°59'15.98173"	5109.98	5166.46	0°19'23.0"	1.000015374	1725256.79	3143877.34	Set CDOT Type 5(S) Monument "CP 109"
110	39°49'24.71196"	104°59'17.88168"	5110.95	5167.42	0°19'21.8"	1.000015375	1725257.82	3143729.09	Set CDOT Type 5(S) Monument "CP 110"
111	39°49'25.29240"	104°59'15.57578"	5110.58	5167.07	0°19'23.3"	1.000015411	1725317.57	3143908.67	Set CDOT Type 5(S) Monument "CP 111"
112	39°49'27.62298"	104°59'15.41657"	5110.33	5166.82	0°19'23.4"	1.000015554	1725553.46	3143919.76	Set CDOT Type 5(S) Monument "CP 112"
201	39°48'33.19893"	104°59'14.43761"	5139.90	5196.32	0°19'24.0"	1.000012253	1720046.88	3144027.22	Found PK Nail & Washer stamped REF PT LS 36580
901	39°49'27.82923"	104°59'13.93401"	5109.76	5166.25	0°19'24.3"	1.000015566	1725574.99	3144035.32	Found CDOT Type 5(S) Monument "901"
902	39°49'25.77323"	104°59'13.91627"	5108.64	5165.14	0°19'24.3"	1.000015440	1725366.95	3144037.87	Found CDOT Type 5(S) Monument "902"
903	39°49'26.11325"	104°59'15.44208"	5109.02	5165.50	0°19'23.3"	1.000015461	1725400.69	3143918.63	Found CDOT Type 5(S) Monument "903"
904	39°49'28.58722"	104°59'17.21586"	5112.81	5169.30	0°19'22.2"	1.000015613	1725650.24	3143778.83	Found CDOT Type 2 Monument "CDOH GPS34 ZBS PLS 11434 4.070000" (Adams County Sta. No. 226 (Point 1034 in CDOT R6 MetroNet))

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Land Survey Control Diagram

Monument Coordinate Tables

Project Number:FSA 053A-002

Project Location: SH 53 at 62nd Ave.

SH 53 at 70th Ave.

Project Code:23021

Last Mod. Date:11-27-19

Subset:4.01 to 4.06

Sheet No.:4.03

SECONDARY CONTROL - PROJECT COORDINATE TABLE - DOUBLE-MEASURED GNSS COORDINATES				
Point No.	Project Coordinates		Elev(sft) (NAVD88)	Description
	Northing(sft)	Easting(sft)		
101	720404.08	145202.10	5193.61	Set CDOT Type 5(S) Monument "CP 101"
102	720211.47	144681.53	5198.46	Set CDOT Type 5(S) Monument "CP 102"
103	720370.00	144659.49	5197.69	Set CDOT Type 5(S) Monument "CP 103"
104	720427.58	144452.00	5198.05	Set CDOT Type 5(S) Monument "CP 104"
105	725729.61	144745.13	5165.50	Set CDOT Type 5(S) Monument "CP 105"
106	725735.48	145084.99	5159.41	Set CDOT Type 5(S) Monument "CP 106"
107	725530.26	144736.09	5162.84	Set CDOT Type 5(S) Monument "CP 107"
109	725656.70	144606.09	5166.46	Set CDOT Type 5(S) Monument "CP 109"
110	725657.73	144457.80	5167.42	Set CDOT Type 5(S) Monument "CP 110"
111	725717.49	144637.43	5167.07	Set CDOT Type 5(S) Monument "CP 111"
112	725953.44	144648.52	5166.82	Set CDOT Type 5(S) Monument "CP 112"
201	720445.58	144756.00	5196.32	Found PK Nail & Washer "REF PT LS 36580" (this point also accessory to #602)
901	725974.97	144764.10	5166.25	Found CDOT Type 5(S) Monument "901" - converted coordinates from Proj. No. C 224A-001 (19216)
902	725766.89	144766.66	5165.14	Found CDOT Type 5(S) Monument "902" - converted coordinates from Proj. No. C 224A-001 (19216)
903	725800.63	144647.39	5165.50	Found CDOT Type 5(S) Monument "903" - converted coordinates from Proj. No. C 224A-001 (19216)
904	726050.25	144507.55	5169.30	Found CDOT Type 2 Monument "CDOH GPS34 ZBS PLS 11434 4.070000" (Adams County Sta. No. 226 (Point 1034 in CDOT R6 MetroNet)) - converted coordinates from Proj. No. C 224A-001 (19216)

FOUND ALIQUOT MONUMENT COORDINATE TABLE - GNSS COORDINATES				
Point No.	Project Coordinates		Elev(sft) (NAVD88)	Description
	Northing(sft)	Easting(sft)		
600	719104.00	144724.19	5203.25	3 1/4" aluminum cap in range box "CDOH LS 22571" [C 1/4 Corner Sec. 10]
600a	719066.06	144692.13	5202.71	Chiseled x in concrete curb (accessory to #600) (not shown on plan sheets)
600b	719065.92	144751.35	5205.78	Top bolt of fire hydrant (accessory to #600) (not shown on plan sheets)
601	720410.04	143405.33	5188.22	3 1/4" aluminum cap "T3S R68N NW1/16 S10 2002 PE&LS 9489" [NW 1/16 Corner Sec. 10]
601a	720365.97	143409.82	5192.49	Top bolt of fire hydrant (accessory to #601) (not shown on plan sheets)
601b	720429.31	143403.79	5188.32	South face of steel fence post (accessory to #601) (not shown on plan sheets)
601c	720446.73	143406.28	5187.87	PK nail in east face of power pole (accessory to #601) (not shown on plan sheets)
601d	720456.41	143445.68	5186.28	Corner of concrete curb (accessory to #601) (not shown on plan sheets)
602	720418.94	144721.17	5197.31	3 1/4" aluminum cap in range box "PLS 25348" [C-N 1/16 Corner Sec. 10]
602a	720329.76	144685.14	5197.60	PK nail & washer in concrete curb (accessory to #602)
201	720445.58	144756.00	5196.32	Found PK Nail in shiner "REF PT LS 36580" (accessory to #602) (this point also used as control)
603	720436.97	147359.98	5189.78	3 1/4" aluminum cap in range box "PLS 25869" [N 1/16 Corner Sec. 10 / Sec. 11]
603a	720450.09	147350.68	5190.00	Center of water valve (accessory to #603) (not shown on plan sheets)
603b	720454.04	147366.51	5190.06	Center of manhole (accessory to #603) (not shown on plan sheets)
604	721734.14	144718.20	5166.14	3 1/4" aluminum cap in range box "PLS 13258" [N 1/4 Corner Sec. 10]
604a	721670.91	144643.35	5165.74	3 1/4" aluminum cap in wing wall "PLS 13258 97.93" (accessory to #604) (not shown on plan sheets)
604b	721675.55	144772.34	5172.13	Nail in top of wood RR tie retaining wall (accessory to #604) (not shown on plan sheets)
604c	721767.86	144666.02	5165.59	Chiseled x in concrete curb (accessory to #604) (not shown on plan sheets)
604d	721780.62	144644.06	5163.68	3 1/4" aluminum cap in concrete curb "COLO DEPT OF TRANSPORTATION 87.52 13258" (accessory to #604) (not shown on plan sheets)
604e	721766.77	144760.53	5165.72	Chiseled x in concrete curb (accessory to #604) (not shown on plan sheets)

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Land Survey Control Diagram

Monument Coordinate Tables

Project Number: FSA 053A-002

Project Location: SH 53 at 62nd Ave.

SH 53 at 70th Ave.

Project Code:	Last Mod. Date	Subset	Sheet No.
23021	11-27-19	4.01 to 4.06	4.04

ALIQUOT MONUMENTS - COORDINATES CONVERTED FROM PROJ. NO. C 224A-001 (19216)

ACCESSORY TIES WERE VERIFIED / ALIQUOT CORNERS WERE NOT MEASURED

Point No.	Project Coordinates		Description
	Northing (sft)	Easting (sft)	
125	725675.18	142070.32	2" aluminum cap in range box (illegible)
409	724368.20	144716.08	3 1/4" aluminum cap in range box "KNIGHT ADAMS CO LS 7276 (partially illegible)
1410	724390.24	144736.29	Chiseled x in concrete curb (accessory to #409) (not shown on plan sheets)
1411	724346.33	144736.52	Chiseled x in concrete curb (accessory to #409) (not shown on plan sheets)
1412	724303.00	144719.68	Chiseled x in concrete curb (accessory to #409) (not shown on plan sheets)
1413	724261.01	144719.18	Nail & 1 1/2" washer "GMS" in top of guardrail post (accessory to #409) (not shown on plan sheets)
1414	724272	144669	Wood post supporting monument is cracked and leaning to east (accessory to #409) (this pt not recommended for use)
410	725694.71	144715.01	3 1/4" aluminum cap in range box (illegible)
1406	725718.68	144664.16	Chiseled x in concrete curb
1407	725716.39	144739.46	Chiseled x in concrete curb
1409	725580.27	144667.64	Center of manhole
414	725697.91	147356.92	3 1/4" aluminum cap in range box "ERNEST KNIGHT ADAMS CO LS 7276 T3S R68W N1/16 S3 S2 1987"
9619	727021.83	144714.01	3 1/4" aluminum cap in range box "T2SR68W S34/S3 T3SR68W 1989 LS 14157"
1400	727058.70	144760.45	Chiseled x in concrete sidewalk (accessory to #9619)
1401	727020.53	144751.80	Chiseled x in concrete curb (accessory to #9619)
1402	726991.96	144713.99	Chiseled x in concrete curb (accessory to #9619)
1403	726993.57	144675.51	Chiseled x in concrete curb (accessory to #9619)

FOUND BOUNDARY MONUMENT COORDINATE TABLE - GNSS COORDINATES

Point No.	Project Coordinates		Description
	Northing (sft)	Easting (sft)	
500	720418.71	144671.14	Plastic cap on #5 rebar "PLS 17XX7"
501	719787.49	144672.62	Plastic cap "PLS 38278" (not shown on plan sheets)
502	720752.59	144690.49	Plastic cap on #5 rebar "PLS 17477" - Witness Corner 5' north of property corner
503	721076.74	144749.56	Plastic cap "PLS 22917 A&H CON ENGERS" (not shown on plan sheets)
504	720449.27	144751.12	Red plastic cap on #5 rebar "PLS 23965"
505	720406.51	145070.71	Nail & Washer in roadway "CLS PLS 36563"



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Colorado Department of Transportation

4670 Holly St.
Denver, CO 80216
Phone: 303-398-6728
FAX: 303-398-6781

Region 1

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Land Survey Control Diagram

Plan Sheet

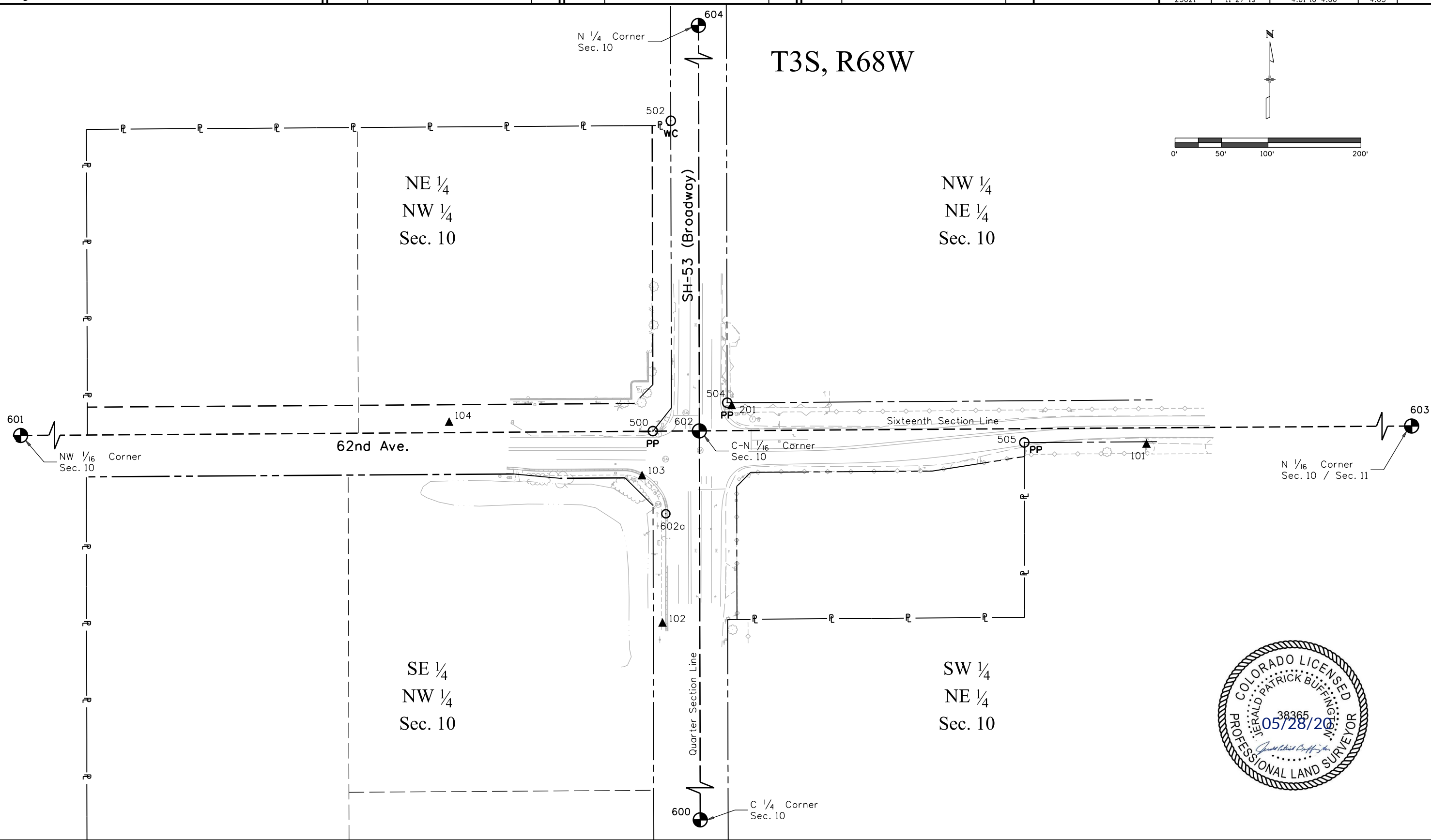
Project Number: FSA 053A-002

Project Location: SH 53 at 62nd Ave.

SH 53 at 70th Ave.

Project Code:	Last Mod. Date	Subset	Sheet No.
23021	11-27-19	4.01 to 4.06	4.05

T3S, R68W



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Land Survey Control Diagram

Plan Sheet

Project Number: FSA 053A-002

Project Location: SH 53 at 62nd Ave.

SH 53 at 70th Ave.

Project Code:	Last Mod. Date	Subset	Sheet No.
23021	11-27-19	4.01 to 4.06	4.06

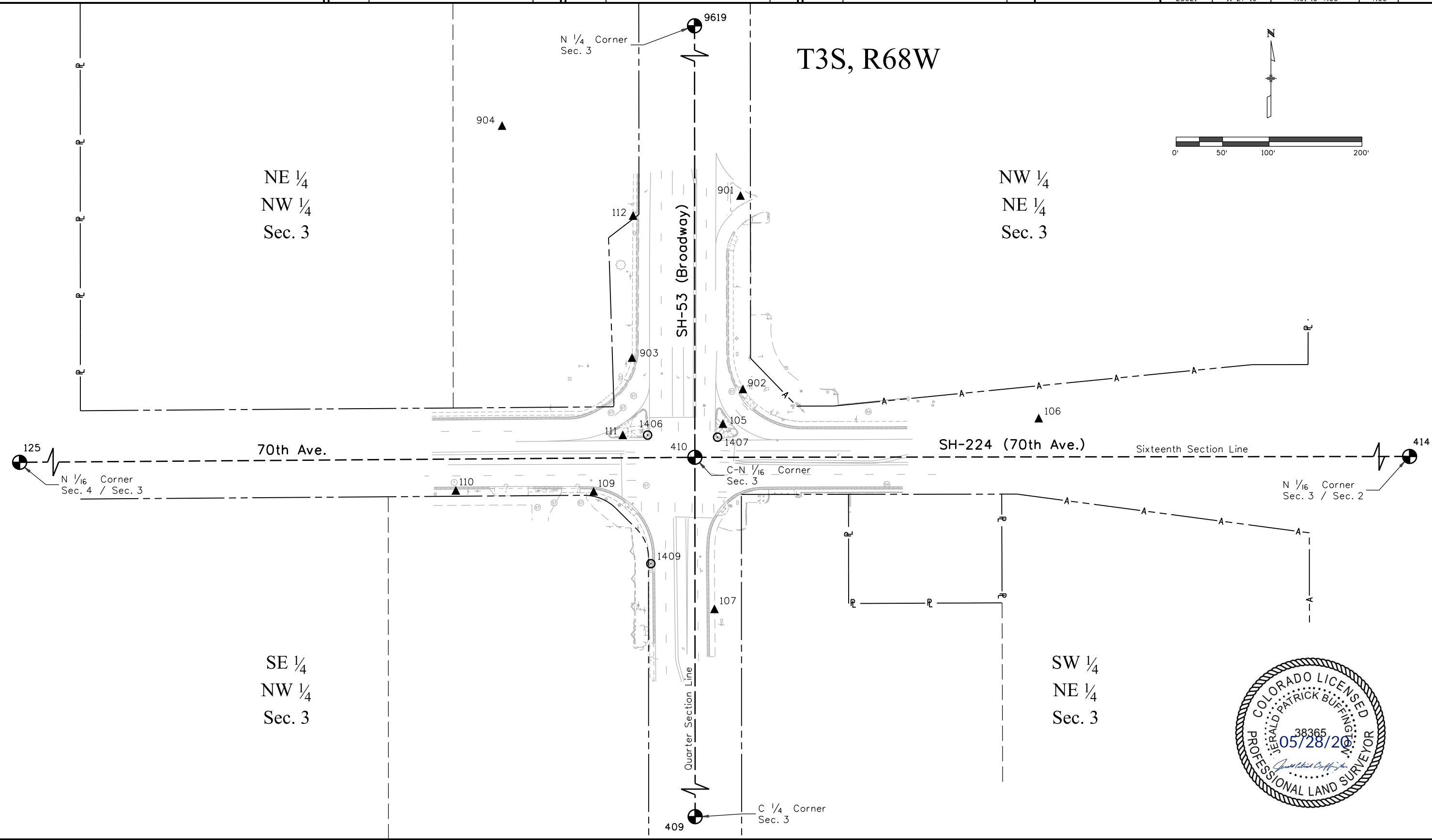
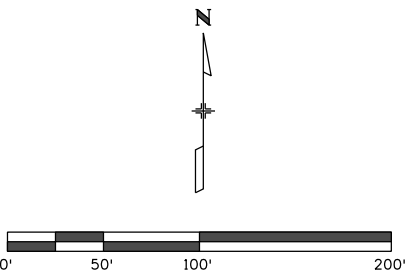
T3S, R68W

NE 1/4
NW 1/4
Sec. 3

NW 1/4
NE 1/4
Sec. 3

SE 1/4
NW 1/4
Sec. 3

SW 1/4
NE 1/4
Sec. 3



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Right of Way Plans

Monumentation Sheet

Project Number:FSA 053A-002

Project Location: SH 53 at 62nd Ave.

SH 53 at 70th Ave.

Project Code:	Last Mod. Date	Subset	Sheet No.
23021	05-28-20	5.01 to 5.01	5.01

TABULATION OF R.O.W. SET - MAY 2020

Point No.	Northing(sft)	Easting(sft)	Description
1001	720338.606	144671.357	1.5" aluminum cap on 18" #5 rebar "CDOT ROW 23021 1001 LS 38365"
1002	720368.400	144641.287	1.5" aluminum cap on 18" #5 rebar "CDOT ROW 23021 1002 LS 38365"
1003	720367.928	144571.519	1.5" aluminum cap on 18" #5 rebar "CDOT ROW 23021 1003 LS 38365"
1004	720372.589	144521.486	1.5" aluminum cap on 18" #5 rebar at back edge of sidewalk "CDOT ROW 23021 1004 LS 38365"
1005	720216.146	144751.639	Calculated position of corner (point falls in opening of concrete irrigation box)
1005 WC	720216.140	144750.639	CDOT Type-5(S) 1.0' Witness Corner "CDOT ROW WC 1.00 38365"
1006	720216.215	144761.639	CDOT Type-5(S) in concrete footer of fence post "CDOT ROW 1006 38365"
1007	720359.210	144761.310	1.5" aluminum cap on 18" #5 rebar "CDOT ROW 23021 1007 LS 38365"
1008	720374.316	144776.279	1.5" aluminum cap on 18" #5 rebar "CDOT ROW 23021 1008 LS 38365"
1009	720375.650	144971.472	No monument was set at this location. This point falls in existing fence line. The fence was held as marking the location of the ROW.
1010	720391.329	145070.734	1.5" aluminum cap on 18" #5 rebar "CDOT ROW 23021 1010 LS 38365"
1011	720443.742	144691.117	Calculated position of corner (point falls in broken wood post of guardrail)
1011 WC	720448.742	144691.106	1.5" aluminum cap on 18" #5 rebar 5.00' Witness Corner "CDOT ROW 23021 WC 5.00 38365"

Notes: The above points were set to mark the existing ROW.

CDOT Type-6 monuments were set in lieu of Type-1 monuments to prevent damage to existing utilities or improvements.

The significant figures shown in the above coordinates are not an indication of the precision of the location of the set monuments.

The horizontal accuracy of the set ROW monuments meet the requirements for CDOT Class B points, as indicated in Section 5.5.3 of the July, 2017 CDOT Survey Manual.

TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE STAKED

Point No.	Northing(sft)	Easting(sft)	Description
2001	720333.932	144671.368	PE-1 / Existing ROW
2002	720327.010	144659.567	PE-1
2003	720344.267	144649.459	PE-1
2004	720350.231	144659.625	PE-1 / Existing ROW

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW									2	8
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)										

General Notes:

1. Refer to the M-629-1 Survey Monuments of the Standard Plans found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.

2. 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 ProfessionalLand Surveyor hereon named.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central(502) Zone NAD '83/(2011) coordinates. Horizontalproject coordinates were established by a GNSS survey calibrated to NGS points ARG0, BM 37 5392.97, HIDDEN, and ROTELLA, described herein. The maximum residual difference between the calibrated GNSS measured positions and NGS published positions (converted to project coordinates) was 0.04'. The ground scale factor used to modify the coordinates from state plane to project coordinates is 1.0002317994. The resulting coordinates are truncated by 1,000,000 feet in the Northing and 3,000,000 feet in the Easting to establish project coordinates. The CHARN is based on the NAD '83(2011) datum.

To convert State Plane Coordinates to project Project Coordinates:
(State Plane Northing in USFT x 1.0002317994) - 1,000,000 = Project Northing
(State Plane Coordinates in USFT x 1.0002317994) - 3,000,000 = Project Easting

Project Coordinates are in US Survey feet: 1 survey foot = (1200/3937) meters

NOTICE: According to Colorado law you must commence any legalaction 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 (R.O.W. MONUMENTS)

I, Jerald Patrick Buffington, 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. 38365





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Right of Way Plans

Plan Sheet

Project Number: FSA 053A-002

Project Location: SH 53 at 62nd Ave.

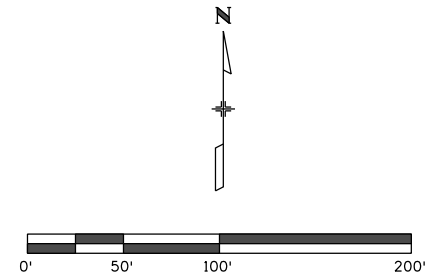
SH 53 at 70th Ave.

Project Code	Last Mod. Date	Subset	Sheet No.
23021	11-27-19	7.01 to 7.03	7.01

T3S, R68W

NE 1/4
NW 1/4
Sec. 10

NW 1/4
NE 1/4
Sec. 10



BRIENZA
EXEMPTION FROM SUBDIVISION

Book 1, Page 2760
Rec. No. C0666422

PARCEL A

PARCEL B

45' x 50' water line/hydrant easement
Rec. No. 20060517000510590 (North
Pecos Water and Sanitation District)

50' x 80' water line/hydrant easement
Rec. No. 20060517000510600 (North
Pecos Water and Sanitation District)

30' Right-of-Way to be deeded
to Adams Co. from PARCEL A
per Resolution in Book 5089,
Page 474 (Rec. No. C030312732)
and per subdivision exemption
plat

Existing Adams Co. ROW (2019)
Book 3926, Page 815

Reserved for future
Right-of-Way per
subdivision
exemption plat

North Pecos Sanitation District
Book 4038, Page 101

6300 BROADWAY ASSOCIATES LLC
Rec. No. 2019000031531

Approximate location of underground irrigation line.
Possible prescriptive easement or right-of-way for
the maintenance and operation of an irrigation
system to XcelEnergy for Fisher Ditch.
See As-Constructed Plans Project No. MP 12-0053-03

South line of parcel per Rec. No. 2019000031531
No records found showing original source of Right-of-Way

N 1/16 Corner
Sec. 10 / Sec. 11

N89° 36'31"E 2638.87'
Sixteenth Section Line

NOTE: The 1/16 corner under
Interstate 25 was not recovered
and was not used to control any
boundaries. The 1/16 corner at
Washington St. was used to
control bearing only.

SW 1/4
NE 1/4
Sec. 10

WELBOURNE BROADWAY SUBDIVISION

File 16, Map 952
Rec. No. B980225

PE-1 TRIPLE B VENTURES, LLC

SE 1/4
NW 1/4
Sec. 10

LOT 1

LOT 2

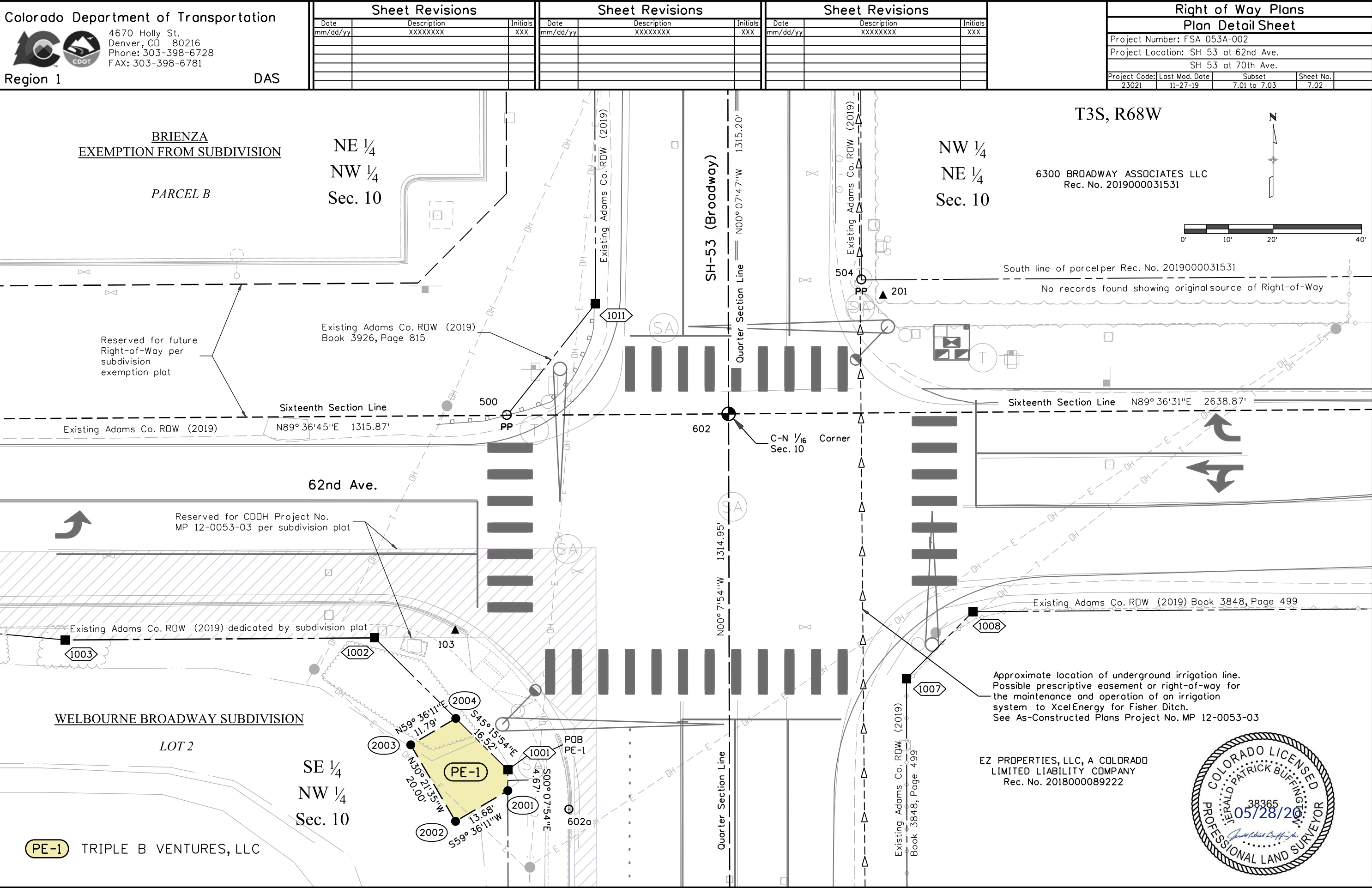
LOT 3

EZ PROPERTIES, LLC, A COLORADO
LIMITED LIABILITY COMPANY
Rec. No. 2018000089222

Approximate location of underground irrigation line.
Possible prescriptive easement or right-of-way for
the maintenance and operation of an irrigation
system to XcelEnergy for Fisher Ditch.
See As-Constructed Plans Project No. MP 12-0053-03



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Right of Way Plans

Plan Sheet

Project Number: FSA 053A-002

Project Location: SH 53 at 62nd Ave.

SH 53 at 70th Ave.

Project Code	Last Mod. Date	Subset	Sheet No.
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