

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

LUND
 PARTNERSHIP
 12265 W. Bayaud Avenue, Suite 130
 Lakewood, Colorado 80228
 P:303.989.1461 F: 303.989.4094
 CIVIL ENGINEERING
 & SURVEYING

Right of Way Plans			
Title Sheet			
Project Number:	FSA 0761-216		
Project Location:	W.B. I-76 & S.B. US-85		
SUPER CURVE-ADAMS COUNTY, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
19085	07-24-2015	1.01 to 1.01	1.01

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS

BEING A RETRACEMENT SURVEY OF RIGHT OF WAY LINES

U.S. HIGHWAY 85 & INTERSTATE 76

SECTIONS 15, 16 & 17, T2S, R67W, 6TH P.M.

COUNTY OF ADAMS

R.O.W. Length of Project = 1.09 Miles

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.0X	(N/A) Tabulation of Properties
3.0X	(N/A) Project Control Diagram
4.01-4.05	(5) Land Survey Control Diagram
5.01-5.01	(1) Monumentation Sheets
6.0X	(N/A) Tabulation of Road Approach Sheets
7.01-7.04	(4) Plan Sheets
8.0X	(N/A) Ownership Map
(11) Total Sheets	

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

SECTION CORNER
 SECTION CORNER

QUARTER AND SIXTEENTH SECTION CORNERS
 QUARTER AND SIXTEENTH SECTION CORNERS

SET EASEMENT MONUMENT
 SET EASEMENT MONUMENT

TEMPORARY EASEMENT POINT
 TEMPORARY EASEMENT POINT

RIGHT OF WAY MARKER
 RIGHT OF WAY MARKER

BLM MARKER
 BLM MARKER

PROPERTY PIN
 PROPERTY PIN

NOAA MARKER
 NOAA MARKER

QUARTER, SIXTEENTH, AND SECTION CORNERS
 QUARTER, SIXTEENTH, AND SECTION CORNERS

FEDERAL MONUMENT
 FEDERAL MONUMENT

WITNESS CORNER
 WITNESS CORNER

BENCH MARK
 BENCH MARK

USGS MARKER
 USGS MARKER

LOCAL OR PLS MONUMENT
 LOCAL OR PLS MONUMENT

SECONDARY CONTROL MONUMENT
 SECONDARY CONTROL MONUMENT

RIGHT OF WAY MARKER
 RIGHT OF WAY MARKER

PROJECT CONTROL MONUMENT
 PROJECT CONTROL MONUMENT

DENSIFICATION CONTROL MONUMENT
 DENSIFICATION CONTROL MONUMENT

HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT
 HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT

BLM
 BLM

PP
 PP

NOAA
 NOAA

FED
 FED

WC
 WC

BM
 BM

USGS
 USGS

ROW
 ROW

PROJECT CONTROL MONUMENT
 PROJECT CONTROL MONUMENT

DENSIFICATION CONTROL MONUMENT
 DENSIFICATION CONTROL MONUMENT

HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT
 HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT

PROJECT CONTROL MONUMENT
 PROJECT CONTROL MONUMENT

DENSIFICATION CONTROL MONUMENT
 DENSIFICATION CONTROL MONUMENT

HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT
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PROJECT CONTROL MONUMENT
 PROJECT CONTROL MONUMENT

DENSIFICATION CONTROL MONUMENT
 DENSIFICATION CONTROL MONUMENT

HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT
 HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT

PERMANENT, PROPERTY, SLOPE, & UTILITY EASEMENT LINE

TEMPORARY EASEMENT LINE (EXISTING)

PROPERTY BOUNDARY LINE (EXISTING AND PROPOSED)

ACCESS CONTROL LINE

BARRIER ACCESS CONTROL LINE

RIGHT OF WAY LINE

VIRGIN RIGHT OF WAY LINE (PROPOSED)

CITY LIMIT LINE (EXISTING)

COUNTY LINE (EXISTING)

QUARTER SECTION LINE

SECTION LINE

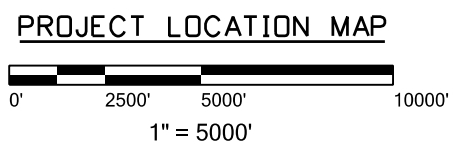
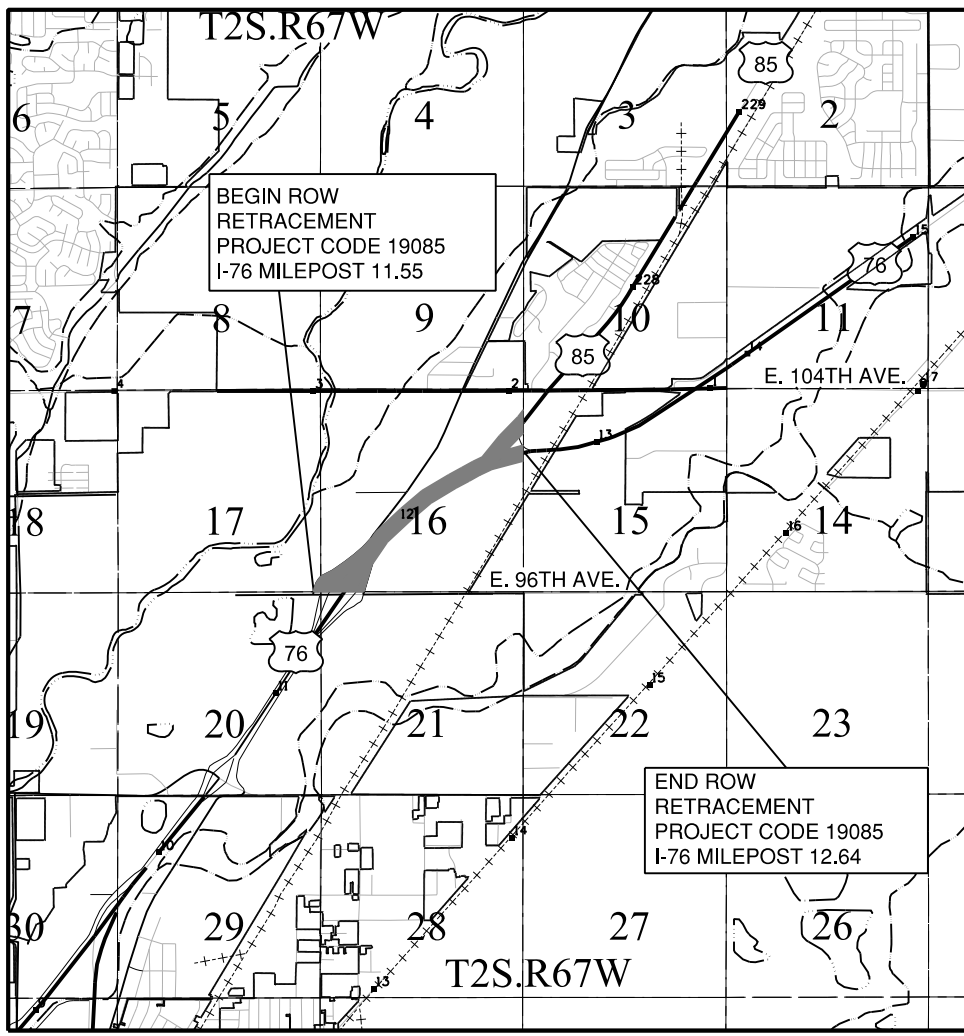
SIXTEENTH SECTION LINE

STATE LINE (EXISTING)

TOWNSHIP LINE (EXISTING)

SURVEY/ROW

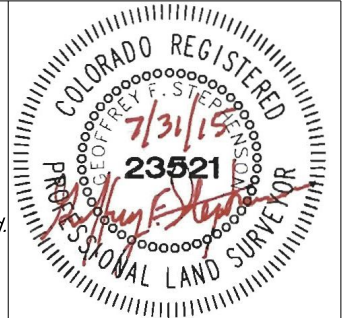
NOTE:
 PREVIOUS RIGHT OF WAY PROJECTS
 1) 180 S-1 (19) SEC. 2
 2) F 6-1 (1)
 3) F006-1 (11)



- 1. BASIS OF BEARINGS:** Bearings used in the calculations of coordinates are based on an assumed bearing of S 89°48'27" W along the North line of the Southeast Quarter of Section 16, Township 2 South, Range 67 West of the 6th P.M. Said North line being monumented on the west by a 3 1/4" aluminum cap (stamped C 1/4-S16-1996-PLS 6973), and monumented on the east by a 3 1/4" aluminum cap (stamped 1/4-S16|S15-1994-PLS 6973).
 - 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.
 - 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.
 - As requested by the client, this survey was performed without the benefit of a professional title company to determine current ownership, easements, or restrictions of record.
 - All ownership information, names, addresses, and parcel ID numbers, as shown herein were obtained from the Adams County, Colorado assessors website on June 16, 2015. No other ownership research was performed by the Lund Partnership Inc.
- 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.
- 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 (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 Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 23521



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 _____

TERRAIN

Sheet Revisions			Sheet Revisions			Sheet Revisions		
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Land Survey Control Diagram			
Title Sheet			
Project Number:	FSA 0761-216		
Project Location:	W.B. I-76 & S.B. US-85		
SUPER CURVE-ADAMS COUNTY, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
19085	07-24-2015	4.01 to 4.05	4.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

SHEET NO.	INDEX OF SHEETS
4.01	(1) Title Sheet
4.02	(1) Monument Coordinate Tables
4.03-4.05	(3) Plan Sheets
(5) Total Sheets	

LAND SURVEY CONTROL DIAGRAM INTERSTATE 76 AND U.S. HIGHWAY 85 SECTIONS 15, 16 & 17 TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ADAMS

BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on an assumed bearing of S 89°48'27" W along the North line of the Southeast Quarter of Section 16, Township 2 South, Range 67 West of the 6th P.M. Said North line being monumented on the west by a 3 1/4" aluminum cap (stamped C 1/4-S16-1996-PLS 6973), and monumented on the east by a 3 1/4" aluminum cap (stamped 1/4-S16|S15-1994-PLS 6973).

The control information utilized for this control diagram and shown below was taken directly from the Land Survey Control Diagram for Project Code 12425, "I-76 AT UPRR CROSSING", prepared by Martin G. Brauns, PLS #27926 on 10-23-2013. The control information referenced below was provided by CDOT and was field verified by the Lund Partnership.

BASIS OF ELEVATION: Project elevations are based on NGS Control Point "H260", PID: KK0399, a standard USC & GS disk set in the top of a concrete monument, with a NAVD 88 elevation of 5079.07 ft. "H260" is a First Order, Class II benchmark.

COORDINATE DATUM: All horizontal coordinates shown on this Land Survey Control Diagram are project modified State Plane Coordinates, NAD 83 (1992), Colorado Central Zone. Survey Control (horizontal) is based on the information as shown on plan titled "CONTROL DIAGRAM, CITY OF COMMERCE CITY" by JR Engineering, dated 08-04-99, and recorded at Reception Number 2009-146 in Adams County, Colorado Clerk and Recorder's office. Project modified coordinates were obtained by using the State Plane Coordinate value shown on said plans and multiplying by the provided combined scale factor of 1.000208053.

To convert from modified project coordinates shown on this Land Survey Control Diagram to State Plane Coordinates, NAD 83 (1992), multiply the modified coordinate value by the combined scale factor of 0.99979199.

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)

SECTION CORNER
 QUARTER AND SIXTEENTH SECTION CORNERS
 SET EASEMENT MONUMENT
 TEMPORARY EASEMENT POINT
 RIGHT OF WAY MARKER
 BLM MARKER
 PROPERTY PIN
 NOAA MARKER
 QUARTER, SIXTEENTH AND SECTION CORNERS
 FEDERAL MONUMENT
 WITNESS CORNER
 BENCH MARK
 USGS MARKER
 LOCAL OR PLSS MONUMENT
 SECONDARY CONTROL MONUMENT
 RIGHT OF WAY MARKER
 PROJECT CONTROL MONUMENT
 DENSIFICATION CONTROL MONUMENT
 HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT

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

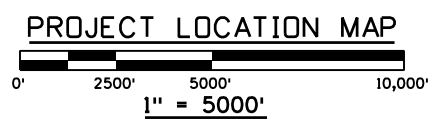
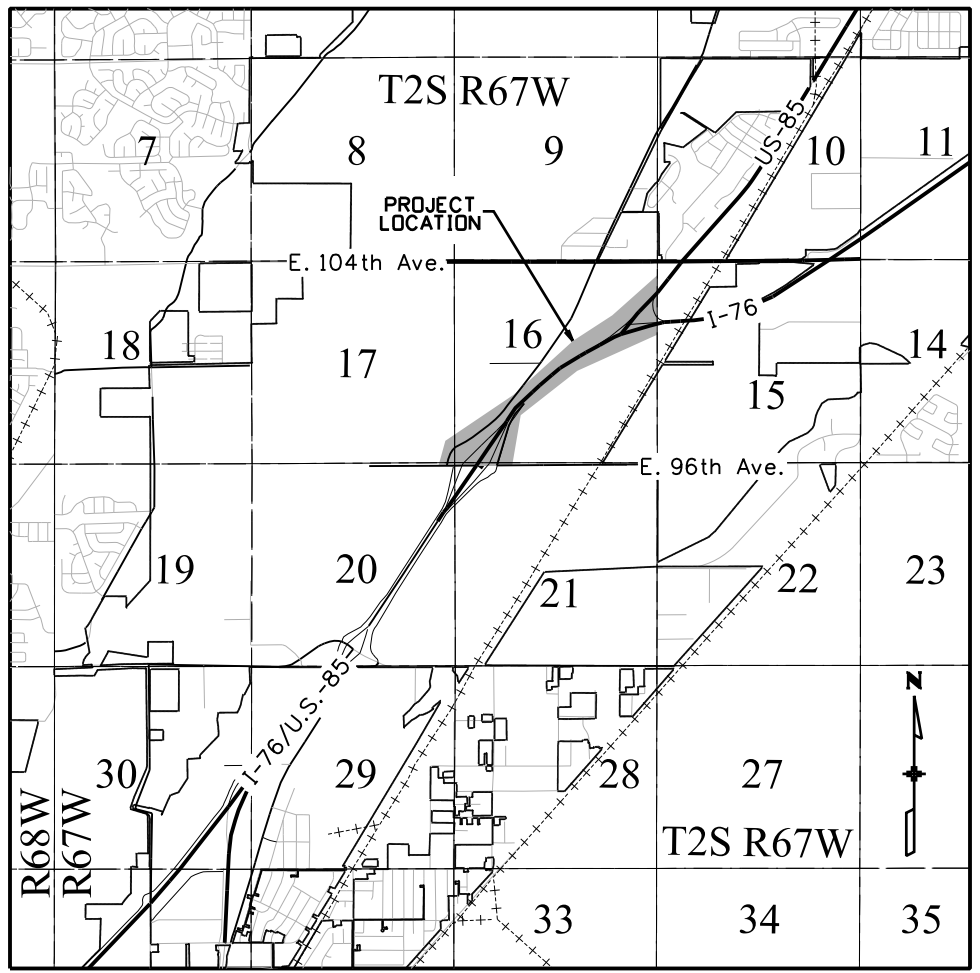
General Notes:

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 control survey.
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

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 County Surveyor / Deputy County Surveyor



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





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Land Survey Control Diagram			
Monument Coordinate Tables			
Project Number:	FSA 0761-216		
Project Location:	W.B. I-76 & S.B. US-85		
SUPER CURVE-ADAMS COUNTY, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
19085	07-24-2015	4.01 to 4.05	4.02

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FOUND PROJECT CONTROL MONUMENT COORDINATE TABLE (U.S. FEET)				
POINT #	COORDINATES (PROJECT)		ELEV.	DESCRIPTION
	NORTHING	EASTING	NAVD 88	
109	1746807.35	3173485.11	5102.18	2" ALUMINUM CAP
110	1747246.97	3173301.92	5076.17	"MAG" NAIL FLUSH IN ASPHALT
111	1746760.90	3172860.72	5076.80	2" ALUMINUM CAP
112	1746669.34	3173094.27	5106.16	"MAG" NAIL FLUSH IN ASPHALT
113	1746595.13	3172767.60	5102.76	2" ALUMINUM CAP
114	1746326.75	3172412.18	5079.13	2" ALUMINUM CAP
115	1746515.47	3173085.36	5099.16	2" ALUMINUM CAP
116	1746605.92	3173646.39	5106.57	2" ALUMINUM CAP

□ ROW

FOUND R.O.W. MONUMENT COORDINATE TABLE (U.S. FEET)			
POINT #	NORTHING	EASTING	DESCRIPTION
402	1744191.66	3169681.71	1-1/2" ALUMINUM CAP IN CONCRETE
404	1744235.79	3169706.13	1-1/2" ALUMINUM CAP IN CONCRETE
405	1744339.77	3169782.47	3" BRASS CAP IN CONCRETE "ROW 427.00"
1181	1747202.08	3172859.62	3" BRASS CAP IN CONCRETE "ROW 469+40"

○ PP

FOUND PROPERTY MONUMENT COORDINATE TABLE (U.S. FEET)			
POINT #	NORTHING	EASTING	DESCRIPTION
300	1743029.79	3168050.04	1-1/4" YELLOW PLASTIC CAP MARKED "AAI PLS 23027"
301	1743019.57	3168034.22	#4 REBAR, NO CAP
302	1743252.59	3168197.64	1-1/4" YELLOW PLASTIC CAP MARKED "AAI PLS 23027"
303	1743646.09	3168773.55	1-1/4" YELLOW PLASTIC CAP MARKED "BURDICK PE-LS 9010"
304	1743832.97	3168963.65	ILLEGIBLE YELLOW PLASTIC CAP ON #5 REBAR
305	1744028.18	3169167.34	ILLEGIBLE 1-1/2" ALUMINUM CAP
306	1744335.78	3169420.92	#5 REBAR, NO CAP
307	1744865.17	3169826.57	ILLEGIBLE YELLOW PLASTIC CAP ON #5 REBAR
308	1745136.19	3170081.61	ILLEGIBLE YELLOW PLASTIC CAP ON #5 REBAR
400	1743046.86	3169272.41	1-1/4" YELLOW PLASTIC CAP MARKED "BAYER LS 6973"
403	1744190.90	3169679.06	ILLEGIBLE 1-1/2" ALUMINUM CAP
406	1744663.99	3170028.24	1-1/4" YELLOW PLASTIC CAP MARKED "BAYER LS 6973"
407	1744888.52	3170336.98	1-1/2" ALUMINUM CAP STAMPED "MS&M ENGR LS 2432"
408	1744891.24	3170344.45	1" YELLOW PLASTIC CAP MARKED "BAYER LS 6973"
409	1744954.07	3170408.63	1" YELLOW PLASTIC CAP MARKED "BAYER LS 6973"
410	1746484.50	3173487.59	#4 REBAR, NO CAP
411	1747708.30	3173482.36	#5 REBAR, NO CAP
412	1747241.74	3172922.21	#3 REBAR, NO CAP
413	1746348.21	3171509.90	1-1/4" YELLOW PLASTIC CAP MARKED "BURDICK PLS 9010"
414	1745496.69	3170428.79	1-1/4" YELLOW PLASTIC CAP MARKED "BURDICK PLS 9010"
415	1745497.25	3170571.31	1-1/4" YELLOW PLASTIC CAP MARKED "BURDICK PLS 9010"
416	1745628.28	3170706.21	1-1/4" YELLOW PLASTIC CAP MARKED "BURDICK PLS 9010"
417	1746024.55	3171113.97	1-1/4" YELLOW PLASTIC CAP MARKED "BURDICK PLS 9010"
1202	1747626.85	3173403.61	#5 REBAR, NO CAP.
1223	1748186.37	3173898.87	1-1/2"ALUMINUM CAP STAMPED "FLATIRONS SURV 16406".
1245	1747628.77	3173404.96	1-1/2"ALUMINUM CAP STAMPED "FLATIRONS SURV 16406".
1248	1747759.57	3173528.17	1" PLASTIC CAP STAMPED "PLS 10108".
1253	1747630.81	3173700.63	1-1/4" PLASTIC CAP STAMPED "LS 6973".
1255	1748045.92	3174061.68	1-1/2"ALUMINUM CAP STAMPED "FLATIRONS SURV 16406".
1257	1748055.80	3174050.35	1-1/2"ALUMINUM CAP STAMPED "FLATIRONS SURV 16406".
1267	1747419.47	3173516.96	1" PLASTIC CAP STAMPED "BAYER LS 6973".
1269	1747419.53	3173494.84	1-1/2"BRASS CAP IN CONCRETE STAMPED "COLO. ENG. DEPT. PSCO ROW"
1272	1747380.15	3173482.79	1" PLASTIC CAP STAMPED "BAYER LS 6973".
1279	1746855.25	3173923.90	1" PLASTIC CAP STAMPED "BAYER LS 6973", BENT.
1282	1746829.80	3173638.98	#5 REBAR, NO CAP
1284	1746919.22	3173484.33	1" PLASTIC CAP STAMPED "BAYER LS 6973".
1311	1743581.45	3169378.69	1" PLASTIC CAP STAMPED "BAYER LS 6973".
1313	1743070.56	3169251.66	1-1/2"ALUMINUM CAP STAMPED "MS & M LS 2432", BENT.

◆

FOUND ALIQUOT MONUMENT COORDINATE TABLE (U.S. FEET)				
POINT #	NORTHING	EASTING	LOCATION	DESCRIPTION
200	1745634.78	3170848.66	CENTER CORNER, SECTION 16, T-2-S. R-67-W	3-1/4" ALUMINUM CAP - STAMPED AS SHOWN ON SHEET 4.03 HEREIN
201	1748270.60	3170840.11	NORTH 1/4 CORNER, SECTION 16, T-2-S. R-67-W	3-1/4" ALUMINUM CAP - STAMPED AS SHOWN ON SHEET 4.03 HEREIN
202	1745643.66	3173489.83	EAST 1/4 CORNER, SECTION 16, T-2-S. R-67-W	3-1/4" ALUMINUM CAP - STAMPED AS SHOWN ON SHEET 4.03 HEREIN
203	1748288.95	3173480.00	NORTHEAST CORNER, SECTION 16, T-2-S. R-67-W	3-1/4" ALUMINUM CAP - STAMPED AS SHOWN ON SHEET 4.03 HEREIN
1331	1745633.29	3168199.19	WEST 1/4 CORNER, SECTION 16, T-2-S. R-67-W	3-1/4" ALUMINUM CAP - STAMPED AS SHOWN ON SHEET 4.03 HEREIN
1334	1742971.03	3168219.42	SOUTHWEST CORNER, SECTION 16, T-2-S. R-67-W	3-1/4" ALUMINUM CAP - STAMPED AS SHOWN ON SHEET 4.03 HEREIN
1336	1742985.86	3170861.11	SOUTH 1/4 CORNER, SECTION 16, T-2-S. R-67-W	3-1/4" ALUMINUM CAP - STAMPED AS SHOWN ON SHEET 4.03 HEREIN
1338	1744302.17	3168209.52	SOUTH 1/16 CORNER, SECTION 16-17, T-2-S. R-67-W	3-1/4" ALUMINUM CAP - STAMPED AS SHOWN ON SHEET 4.03 HEREIN
1340	1743000.73	3173502.15	SOUTHEAST CORNER, SECTION 16, T-2-S. R-67-W	3-1/4" ALUMINUM CAP - STAMPED AS SHOWN ON SHEET 4.03 HEREIN
5291	1742961.80	3166899.37	EAST 1/16 CORNER, SECTIONS 17-20, T-2-S. R-67-W	2-1/2" ALUMINUM CAP - STAMPED AS SHOWN ON SHEET 4.03 HEREIN



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

Region 1

SLK

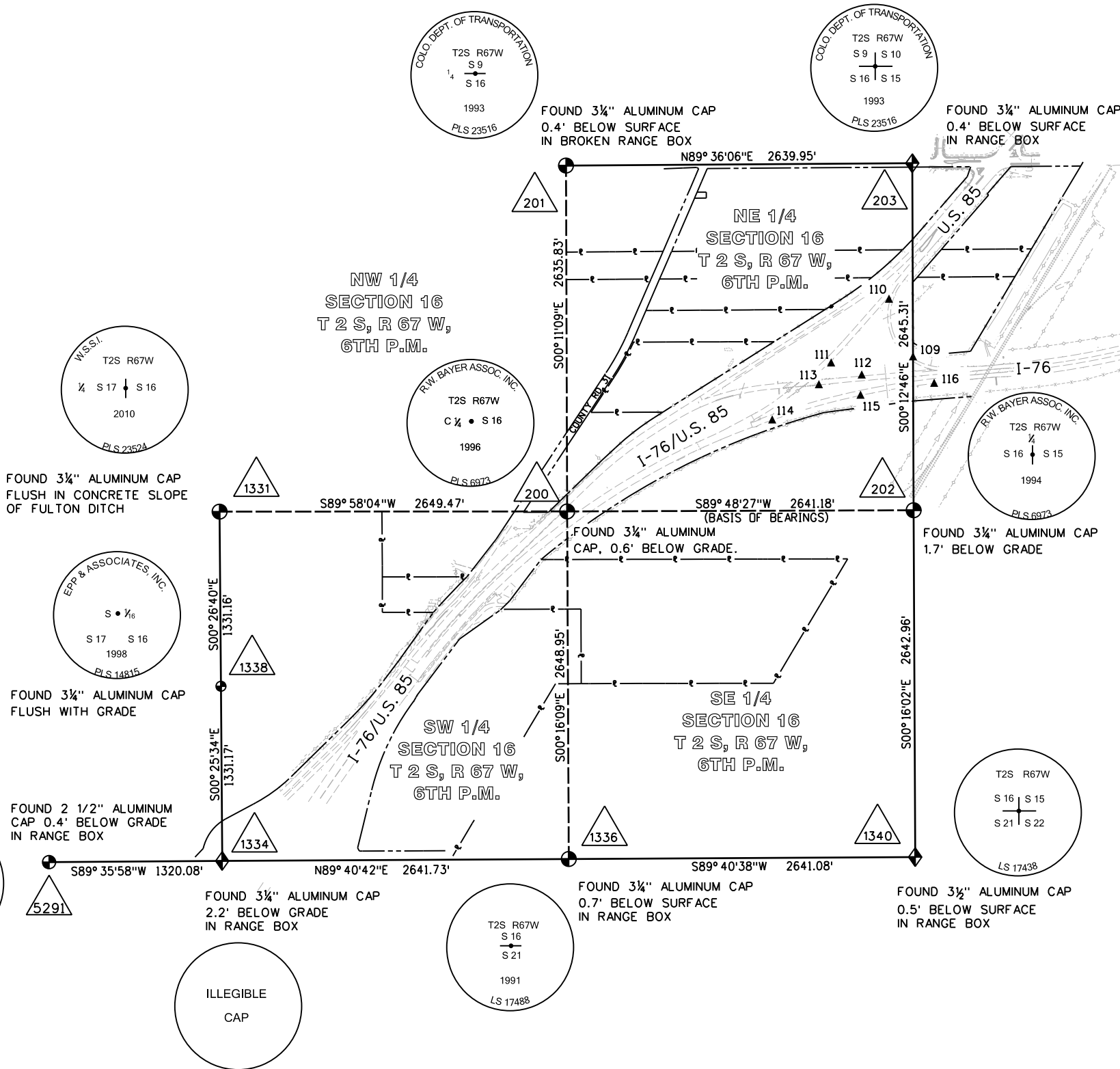
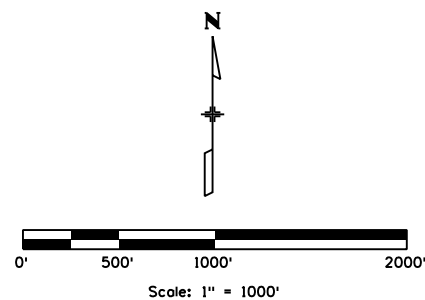
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CDOT
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S 20
25931

ILLEGIBLE
CAP

T2S R67W
S 16
S 21
1991
LS 17488

T2S R67W
S 16
S 15
S 21
S 22
LS 17438

EPP & ASSOCIATES, INC.
S • 1/16
S 17 S 16
1998
PLS 14815

W.S.S.I.
T2S R67W
1/4 S 17 S 16
2010
PLS 23524

R.W. BAYER ASSOC. INC.
T2S R67W
C 1/4 S 16
1996
PLS 6973

R.W. BAYER ASSOC. INC.
T2S R67W
1/4 S 16 S 15
1994
PLS 6973

COLO. DEPT. OF TRANSPORTATION
T2S R67W
S 9
S 16
1993
PLS 23516

COLO. DEPT. OF TRANSPORTATION
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S 9 S 10
S 16 S 15
1993
PLS 23516



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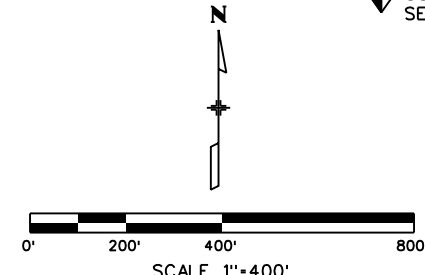
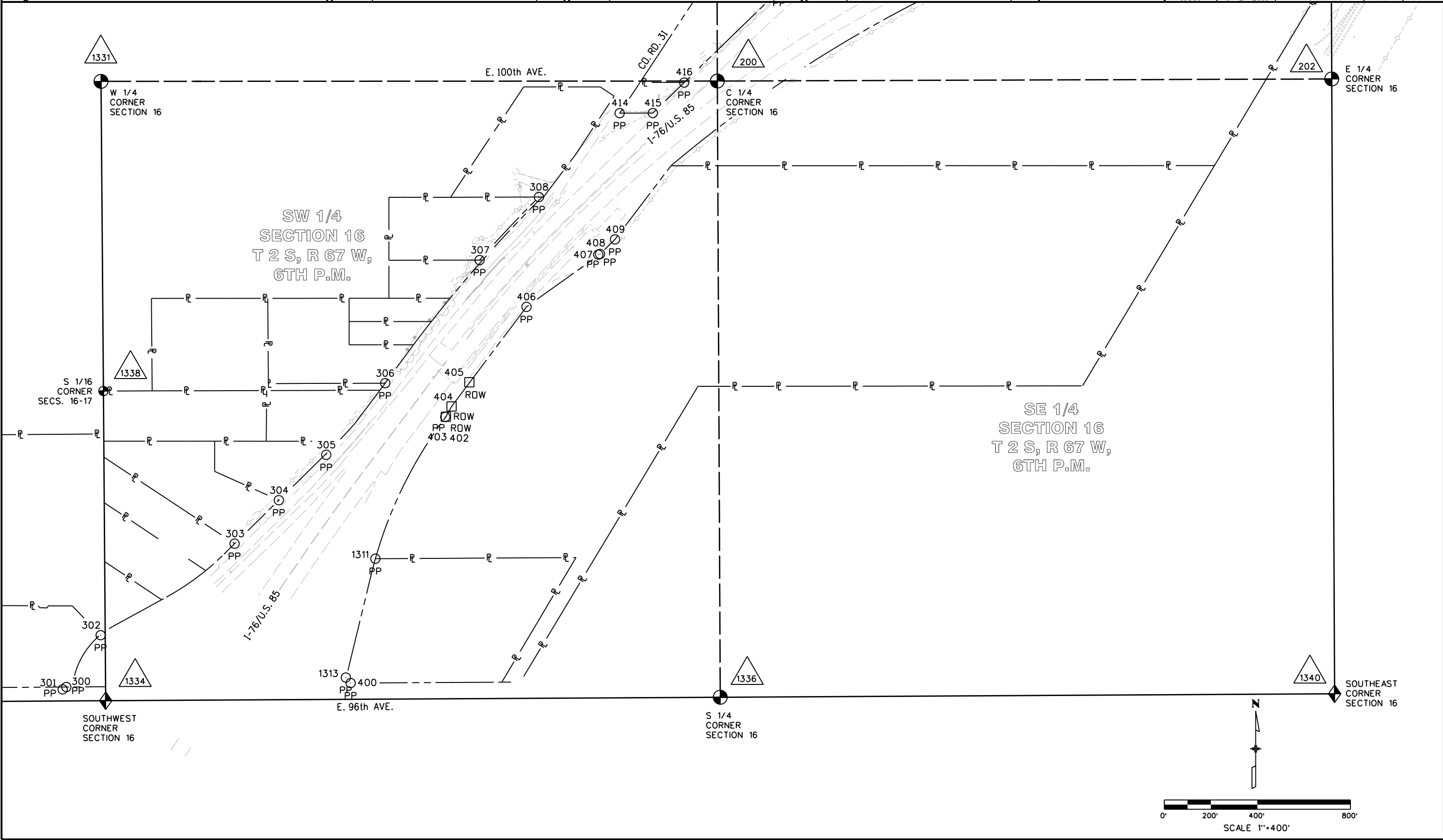
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Land Survey Control Diagram

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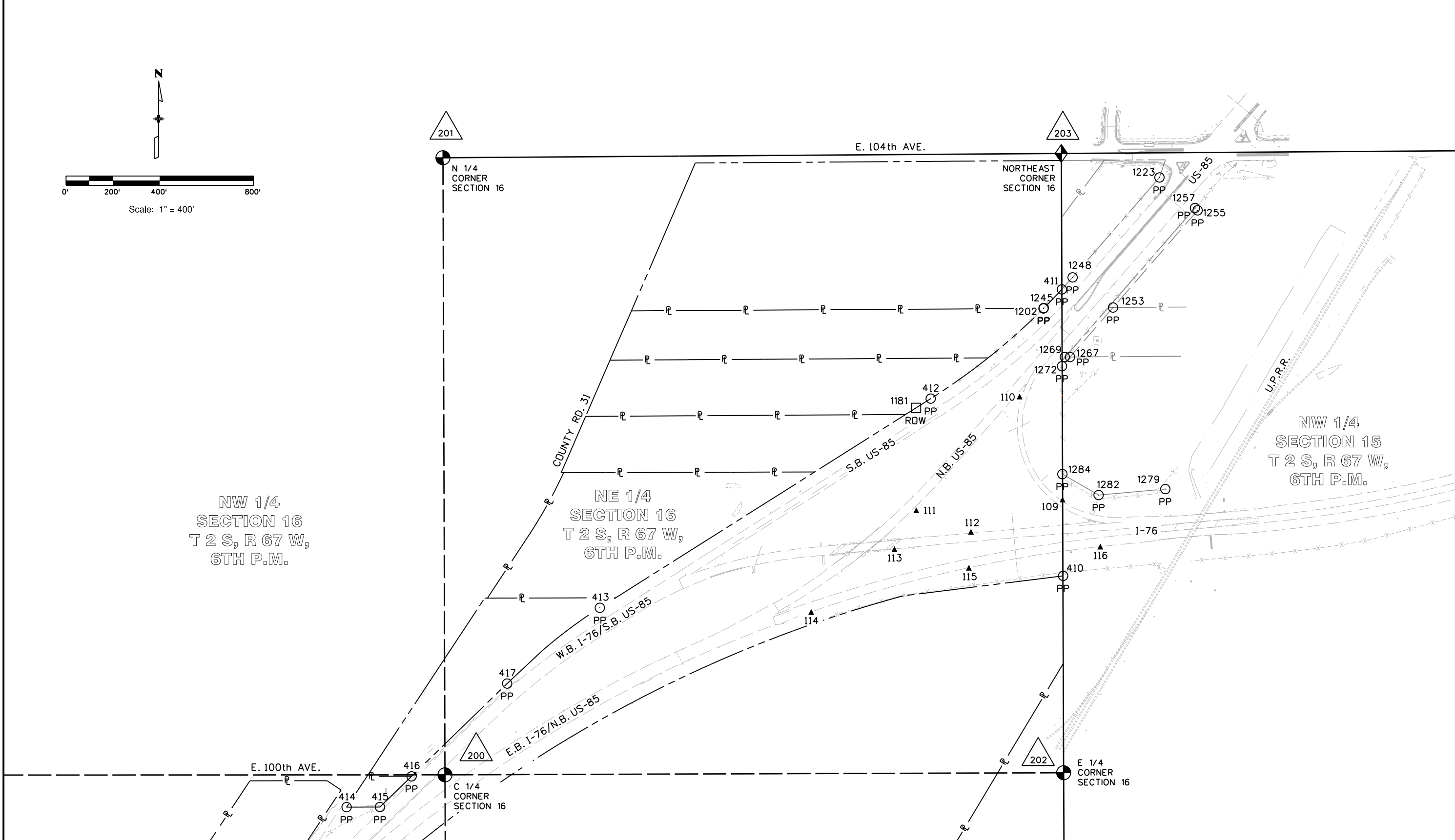
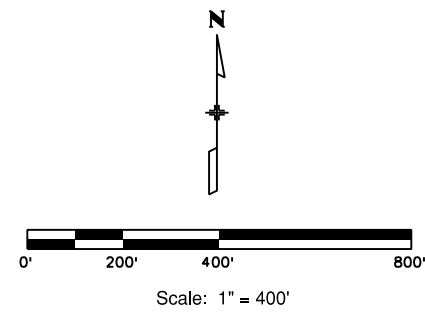
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Sheet Revisions		
Date	Description	Initials



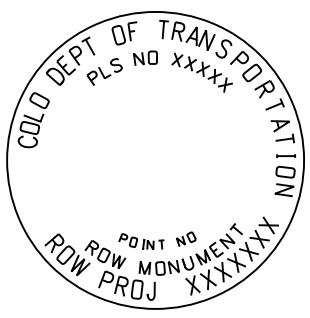
Right of Way Plans Monumentation Sheet			
Project Number:	FSA 0761-216		
Project Location:	W.B. I-76 & S.B. US-85		
SUPER CURVE-ADAMS COUNTY, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
19085	07-24-2015	5.01 to 5.01	5.01



TABULATION OF RIGHT OF WAY MARKERS SET (U.S. Survey Feet)			
Point No.	Northing	Easting	Description
600	1743066.19	3168082.14	CDOT TYPE 1 RIGHT OF WAY MONUMENT
601	1743289.66	3168249.17	CDOT TYPE 1 RIGHT OF WAY MONUMENT
602	1743416.08	3168479.79	CDOT TYPE 1 RIGHT OF WAY MONUMENT
604	1744030.74	3169164.83	CDOT TYPE 1 RIGHT OF WAY MONUMENT
605	1744162.09	3169290.09	CDOT TYPE 1 RIGHT OF WAY MONUMENT
606	1744519.10	3169556.01	CDOT TYPE 1 RIGHT OF WAY MONUMENT
607	1745136.26	3170095.84	CDOT TYPE 1 RIGHT OF WAY MONUMENT
608	1745136.26	3170101.79	CDOT TYPE 1 RIGHT OF WAY MONUMENT
609	1746164.75	3171263.75	CDOT TYPE 1 RIGHT OF WAY MONUMENT
610	1747403.59	3173483.29	CDOT TYPE 1 RIGHT OF WAY MONUMENT
611	1743071.42	3169253.60	CDOT TYPE 1 RIGHT OF WAY MONUMENT
613	1744886.20	3170339.30	CDOT TYPE 1 RIGHT OF WAY MONUMENT
614	1745270.52	3170649.19	CDOT TYPE 1 RIGHT OF WAY MONUMENT
615	1746399.38	3172805.49	CDOT TYPE 1 RIGHT OF WAY MONUMENT



TABULATION OF ALIQUOT MARKERS SET (U.S. Survey Feet)			
Point No.	Northing	Easting	Description
5317	1745635.82	3171158.66	CDOT TYPE 3 ALUMINUM 3 1/4" ALIQUOT MONUMENT - BEING A 310.00 FT. WITNESS CORNER STAMPED AS SHOWN ON SHEET 7.02 & 7.03 HEREIN



TYPICAL CDOT TYPE I R.O.W. MONUMENT 3 1/4" ALUMINUM CAP



TABULATION OF RIGHT OF WAY MARKERS - FOR INFORMATION ONLY (U.S. Survey Feet)			
Point No.	Northing	Easting	Description
603	1743601.29	3168727.98	NOT SET DUE TO UTILITY CONFLICT
612	1743511.53	3169360.30	NOT SET DUE TO UTILITY CONFLICT

General Notes:

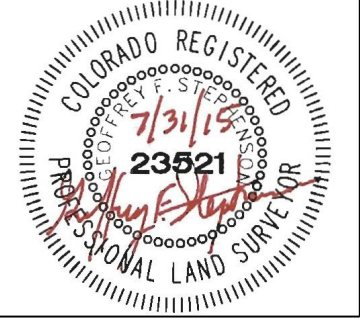
- Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2012 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with 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: For coordinate system details refer to sheet 4.01 of this plan set.
- The purpose of this right of way plan is for re-tracement, re-establishment, and monumentation of existing right of way.
- 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 Numbers F 006-1 (11); 1 80S-1 (19) 0 Sec. 2; and F 6-1 (1).
- 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.
- 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.
- Right of way lines resolved from existing field monumentation and evidence were fixed in position over deed ties.

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.

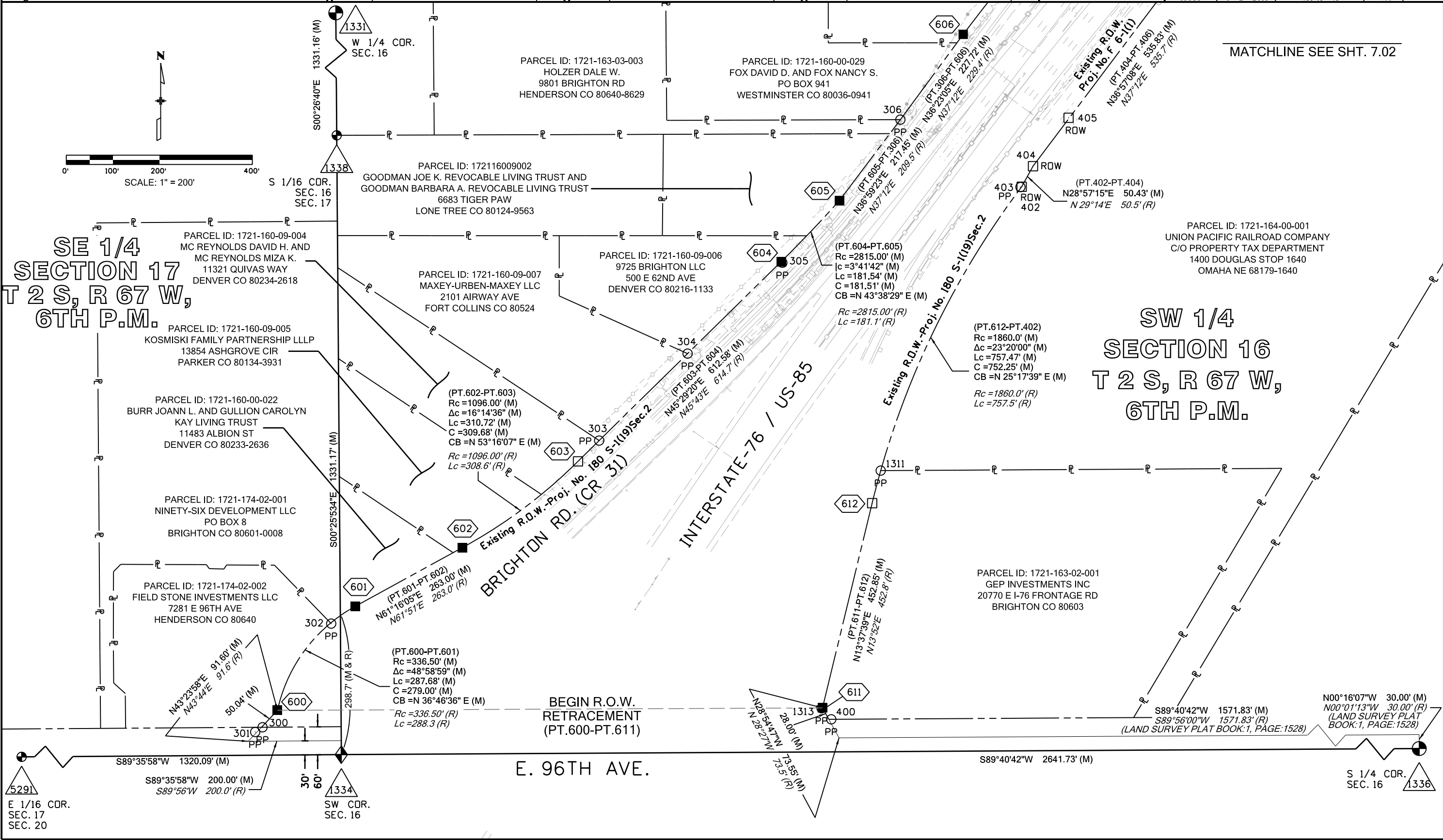
QUANTITY OF MONUMENTS SET

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

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



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials





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

Region 1

SLK

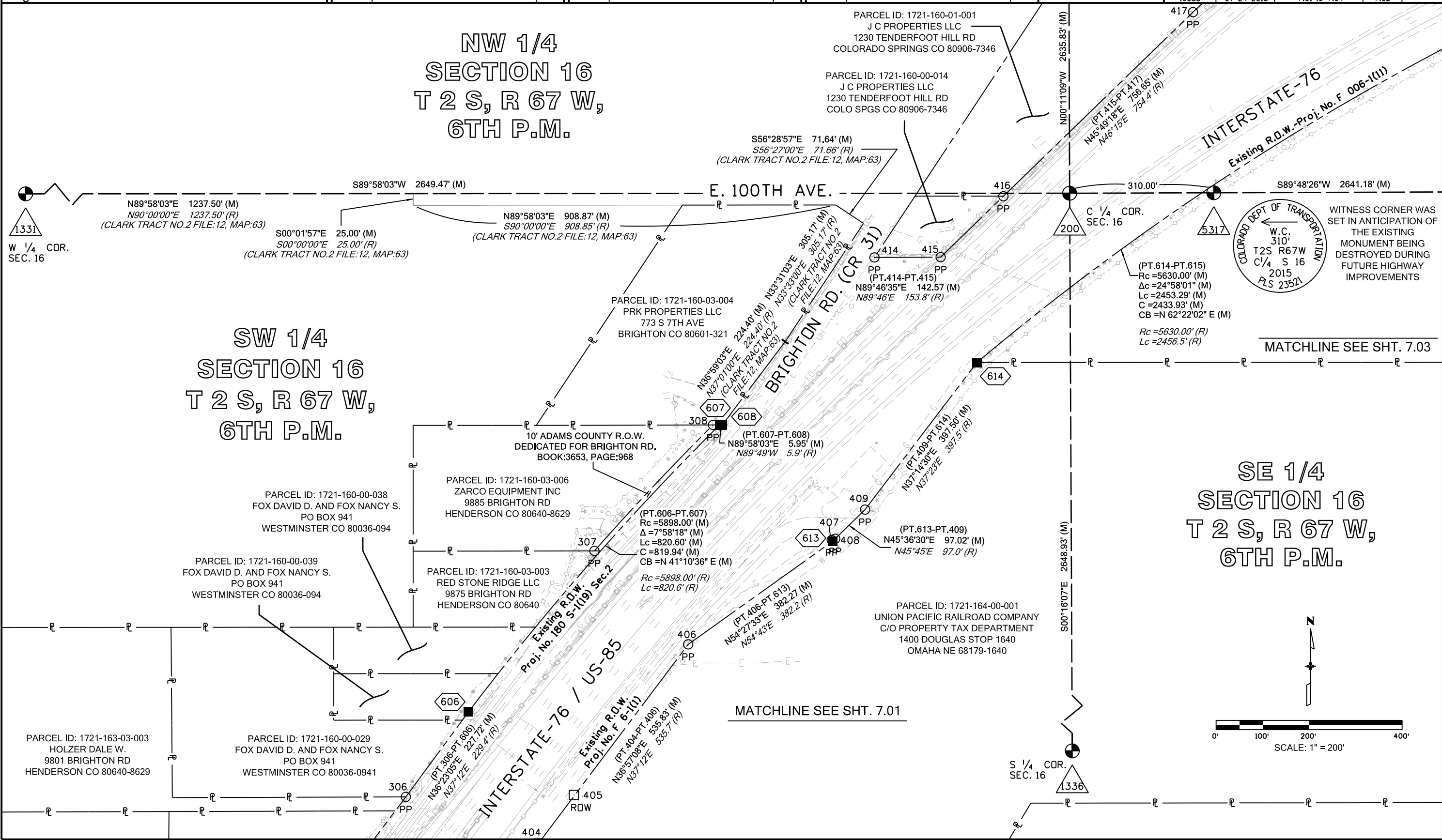
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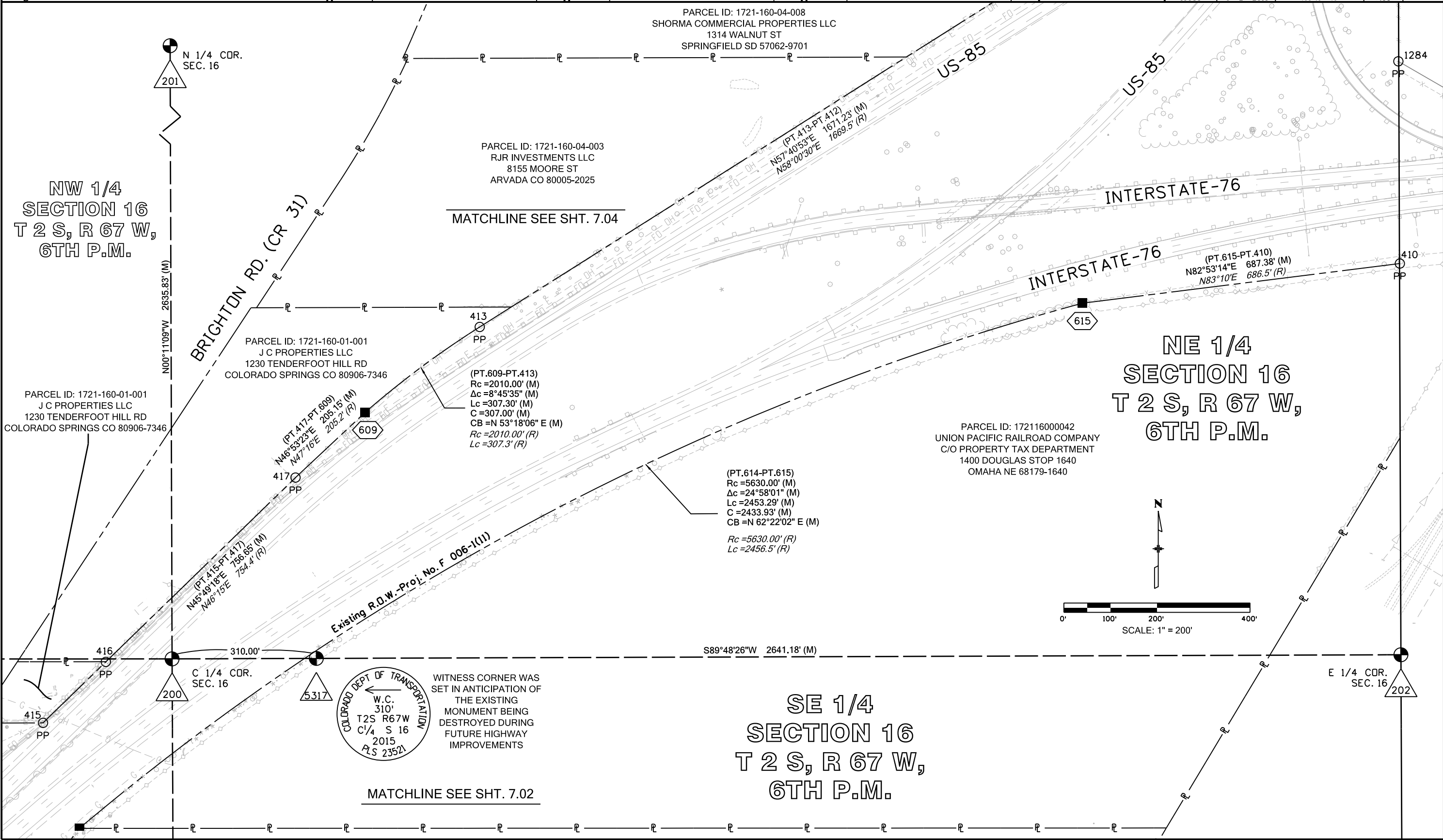
Sheet Revisions		
Date	Description	Initials

LUND
PARTNERSHIP
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P:303.989.1461 F:303.989.4094
CIVIL ENGINEERING
& SURVEYING

Right of Way Plans			
Plan Sheet			
Project Number:	FSA 0761-216		
Project Location:	W.B. I-76 & S.B. US-85		
SUPER CURVE-ADAMS COUNTY, CO			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
19085	07-24-2015	7.01 to 7.04	7.02



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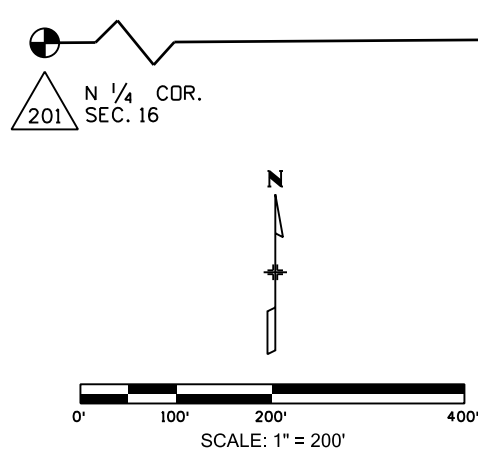
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N89°36'06"E 2639.96' (M)

201
N 1/4 CDR.
SEC. 16

NE CDR.
SEC. 16
203

E. 104TH AVE.

BRIGHTON RD. (CR 31) - 60' R.O.W.

NE 1/4
SECTION 16
T 2 S, R 67 W,
6TH P.M.

PARCEL ID: 1721-161-00-002
COMMERCE PLACE INC.
12210 US HIGHWAY 40
KREMMLING CO 80459-9607

PARCEL ID: 1721-160-00-004
PUBLIC SERVICE CO OF COLORADO C/O
PROPERTY AND LOCAL TAXES
PO BOX 1979
DENVER CO 80201-1979

PARCEL ID: 1721-160-04-006
ALLISON FAMILY MANAGEMENT LLC
425 S CHERRY ST STE 800
DENVER CO 80246-1235

PARCEL ID: 1721-160-04-008
SHORMA COMMERCIAL PROPERTIES LLC
1314 WALNUT ST
SPRINGFIELD SD 57062-9701

PARCEL ID: 1721-160-04-003
RJR INVESTMENTS LLC
8155 MOORE ST
ARVADA CO 80005-2025

MATCHLINE SEE SHT. 7.03

(PT. 413-PT. 412)
N57°40'53"E 1671.23' (M)
N58°00'30"E 1669.5' (R)

(PT. 412-PT. 411)
Rc = 2765.00' (M)
Δc = 15°09'10" (M)
Lc = 731.24' (M)
C = 729.11' (M)
CB = N 50°10'15" E (M)
Rc = 2765.00' (R)
Lc = 732.0' (R)

(PT. 411-PT. 610)
305.11' (M)
303.9' (R)

S00°12'46"E 484.81' (M)

NW 1/4
SECTION 15
T 2 S, R 67 W,
6TH P.M.

PARCEL ID: 1721-152-00-004
COMMERCE PLACE INC.
12210 US HIGHWAY 40
KREMMLING CO 80459-9607

PARCEL ID: 1721-150-05-001
COMMERCE PLACE INC.
12210 US HIGHWAY 40
KREMMLING CO 80459-9607

END OF R.O.W.
RETRACEMENT

INTERSTATE-76

1223 PP
1257 PP
1255 PP

15' C.D.O.H. EASEMENT

1248 PP
411 PP

1245 PP
1202 PP

1253 PP

1269 PP
610
1267 PP
1272 PP

1181 ROW
412 PP

1284 PP

1282 PP

1279 PP

US-85

US-85

US-85