



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



Right of Way Plans			
Title Sheet			
Project Number: FSA 0831-112			
Project Location: S. MONACO PKWY & SH 83			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
18023	04-06-2011	1.01 of 1.01	1.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED PROJECT NO. FSA 0831-112 STATE HIGHWAY NO. 83

SECTION 17, TOWNSHIP 4 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER

R.O.W. Length of Project = 0.04 Miles
Const. Length of Project = 0.11 Miles

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
4.01-4.04	(4) Land Survey Control Diagram
5.01	(1) Monumentation Sheets
7.01	(1) Plan Sheets
(8) Total Sheets	


Scales of Original 11x17 Drawings
Plan Sheets 1"=40'

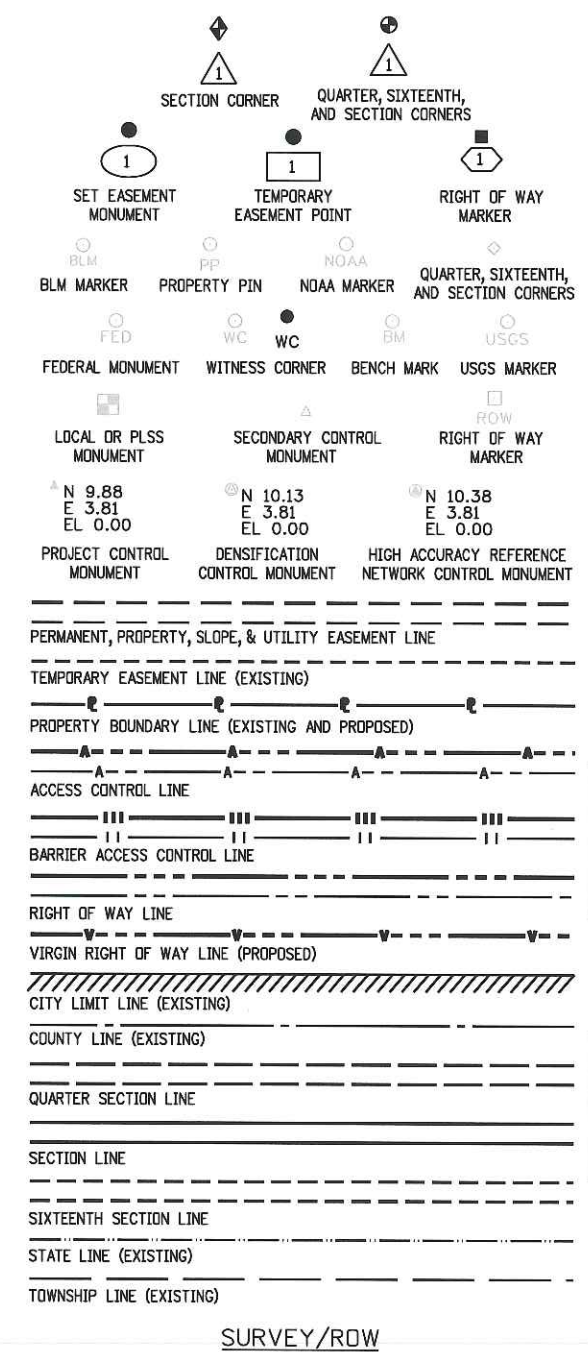
Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N37° 36' 07" E from NGS Control Point "JOG" a standard NGS Disk to NGS Control Point "KING" a standard NGS Disk. The survey data was obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

- 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.
- For title information, HCL Engineering & Surveying relied on Title Commitments prepared by H.C. Peck & Associates, Inc. See Sheet 2.01
- 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-AID HIGHWAY PROJECT**

AUTHORIZED: 
DATE: 7-15-11
CDDT ROW PROGRAM MANAGER

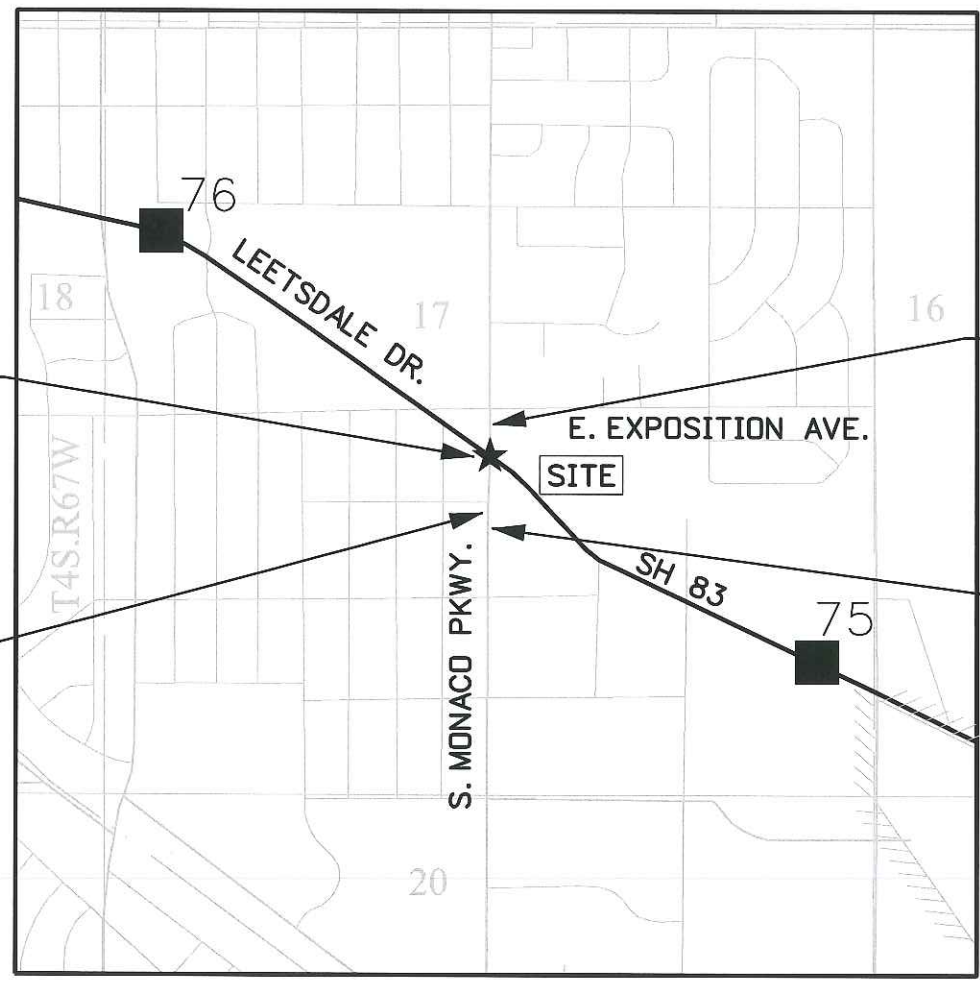


End ROW Project
Sta 14+33.93
S. Monaco Pkwy. Alignment
M.P.: 75.50
SH 83

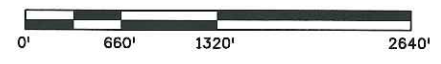
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Sta 12+33.31
S. Monaco Pkwy. Alignment
M.P.: 75.49
SH 83

End Const Project
Sta 16+59.93
S. Monaco Pkwy. Alignment
M.P.: 75.51
SH 83

Begin Const Project
Sta 10+69.93
S. Monaco Pkwy. Alignment
M.P.: 75.50
SH 83



PROJECT LOCATION MAP



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 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).

SURVEYOR STATEMENT (ROW PLAN)

I, Robert J. Ederveen, 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. 37889

7/6/2011 8:08:38 AM J:\10010-14\18023\Correspondence\From Others\05-18-11 Revised files\ROW_TitleSheet.dgn DEPT.
 FILING CERTIFICATION: DAY OF DEPOSITED THIS IN BOOK OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE RECEPTION NUMBER

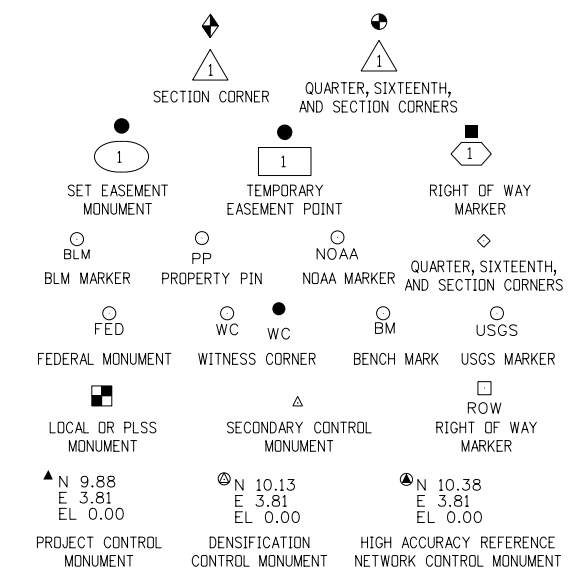
Sheet Revisions			Sheet Revisions			Sheet Revisions		
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DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

SHEET NO.	INDEX OF SHEETS
4.01	(1) Title Sheet
4.02	(1) Monument Coordinate Tables
4.03-4.04	(2) Plan Sheet
	(4) Total Sheets

LAND SURVEY CONTROL DIAGRAM

State Highway 83 MP 75.28 to 75.32
 Section 17
 Township 4 South, Range 67 West
 of the 6th Principal Meridian
 City and County of Denver

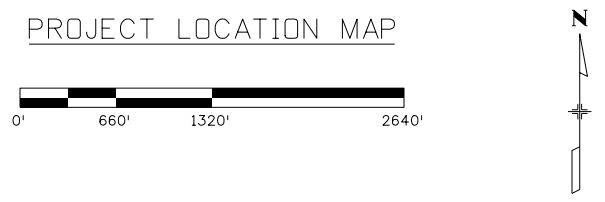


INDEXING STATEMENT
 DEPOSITED THIS ____ DAY OF _____, 20____, AT _____, M.,
 IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY
 SURVEYS AT PAGE(S) _____, RECEPTION NUMBER _____

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

General Notes:

1. This Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for Colorado department of Transportation purposes only.
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 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.
4. 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 typical survey monument descriptions.



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N37° 36'07"E from NGS Control Point "JOG" a standard NGS Disk to NGS Control Point "KING" a standard NGS Disk. The survey data was obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Basis of Elevations: Project elevations are based on Bench Mark J 406, PID: KK1497, a stainless steel rod, with a NAVD 88 elevation of 5389.55ft. J 406 is a first order class II benchmark. Elevations were established by Differential Leveling.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central Zone NAD '83/(92) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.000275565. The resulting project coordinates are truncated by 1,000,000sft in the Northing and 3,000,000sft in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD '83(92) datum.
 Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing * 1.000275565 - 1,000,000).
 Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting * 1.000275565 - 3,000,000).

Note: Project control shown hereon conforms to CDDT Class A Control (+/- 0.07 with 95% certainty) accuracy.

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.

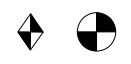
Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

I, Robert J. Ederveen, 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.

PLS No. 37889

Sheet Revisions			Sheet Revisions			Sheet Revisions		
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FOUND ALIQUOT MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
5	679639.25	168722.22	FND 3" BRASS CAP IN RANGE BOX SE CORNER SEC. 17, T.4S., R.67W., 6TH P.M.
500	682280.33	168704.21	FND 2-1/2" ALUMINUM CAP IN RANGE BOX E 1/4 CORNER SEC 17, T.4S., R.67W., 6TH P.M.
502	679620.58	166081.38	FND 2-1/2" ALUMINUM CAP IN RANGE BOX S 1/4 CORNER SEC 17, T.4S., R.67W., 6TH P.M.
503	680939.54	166072.11	FND 2-1/2" ALUMINUM CAP IN RANGE BOX CS 1/16 CORNER SEC 17, T.4S., R.67W., 6TH P.M.
504	682258.39	166062.97	FND 3-1/4" ALUMINUM CAP IN RANGE BOX C 1/4 CORNER SEC 17, T.4S., R.67W., 6TH P.M.
505	682239.11	163422.16	FND 2-1/2" ALUMINUM CAP IN RANGE BOX W 1/4 CORNER SEC 17, T.4S., R.67W., 6TH P.M.
506	679601.90	163440.40	FND 2-1/2" ALUMINUM CAP ON STONE SW CORNER SEC 17, T.4S., R.67W., 6TH P.M.



FOUND BOUNDARY MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
600	681541.03	166131.81	FND CHISELED "+"
601	681541.02	166134.30	FND CHISELED "+"
604	681568.22	166036.81	FND 1-1/4" YELLOW PLASTIC CAP ESC LS 33202
605	682044.78	165930.55	FND CHISELED "+"
606	682123.35	166032.70	FND #4 REBAR WITH NO CAP
607	681863.48	166185.84	FND CHISELED "+"
608	681572.88	166354.33	FND CHISELED "+"
609	681543.46	166306.08	FND 3/4" BRASS TAG W/NAIL ILLEGIBLE
610	681629.98	166305.28	FND #4 REBAR WITH NO CAP
611	681768.02	166130.42	FND CHISELED "+"
612	681767.94	166135.45	FND #4 REBAR WITH 1" RED PLASTIC CAP BELL SURVEY LS 7361
613	681771.06	166170.79	FND #4 REBAR WITH NO CAP
614	681738.34	166203.69	FND #4 REBAR WITH MARRED FADED ILLEGIBLE CAP
615	681793.16	166261.89	FND #5 REBAR WITH NO CAP
616	682199.37	166137.78	FND #5 REBAR WITH NO CAP
617	682051.01	165935.04	FND #5 REBAR WITH NO CAP
618	682100.58	165876.39	FND #5 REBAR 1-1/4" RED PLASTIC CAP MERIDIAN SURV PLS 27601
619	681925.94	165747.87	FND CHISELED "+"
620	681825.91	165748.48	FND CHISELED "+"
621	681566.12	165755.04	FND #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP ESC LS 33202
622	681727.53	165894.89	FND #4 REBAR WITH MARRED CAP
623	681776.99	165894.14	FND #4 REBAR WITH MARRED CAP
624	681777.53	165894.45	FND 3/4" BRASS TAG W/NAIL JR 13258
625	681926.98	165893.69	FND CHISELED "+"
626	681728.52	166035.55	FND #5 REBAR WITH 1-1/2" ILLEGIBLE ALUMINUM CAP

GEODETIC COORDINATE TABLE									
Point No.	Geodetic Coordinates NAD-83(92) (CHARN)		Ellip Height (NAVD88)(sft)	Ortho Height (sft)	Mapping Angle	Grid Scale Factor	NAD 83(92) Zone 502		Description
	Latitude(N)	Longitude(W)					SP Northing(sft)	SP Easting(sft)	
JOG	39°34'05.17515"N	104°52'18.24507"W	5893.260	5893.90	0°23'46.465210"	0.999969078	1632422.77	3177113.71	NGS BRASS DISK
KING	39°46'09.38809"N	104°40'04.44776"W	5598.94	5657.76	0°31'29.263510"	1.00000387	1706159.82	3233903.39	NGS BRASS DISK



PROJECT CONTROL COORDINATE TABLE				
Point No.	Northing(ft)	Easting(ft)	Elevation(ft)	Description
150	682022.39	166033.46	5392.26	SET #5 REBAR WITH 2" ALUMINUM CONTROL CAP
151	681788.95	166143.07	5389.73	SET #5 REBAR WITH 2" ALUMINUM CONTROL CAP
152	681542.67	166040.71	5378.43	SET #5 REBAR WITH 2" ALUMINUM CONTROL CAP
153	681379.09	166136.88	5379.82	SET #5 REBAR WITH 2" ALUMINUM CONTROL CAP



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Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9390

Region 6 S.L.K.

Sheet Revisions		
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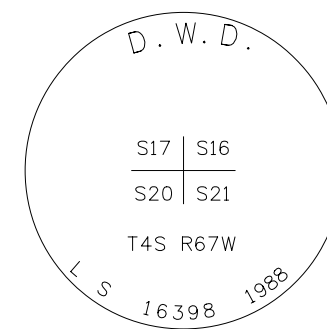
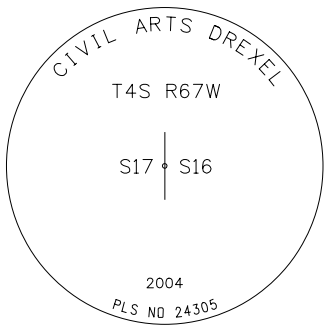
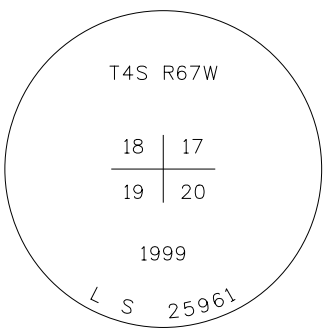
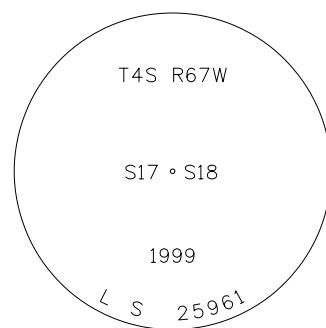
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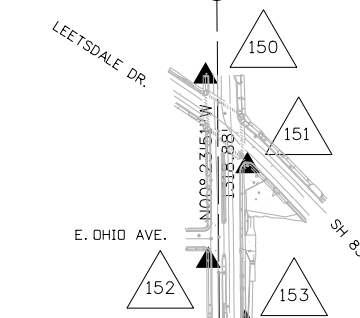


9570 KINGSTON CT., SUITE 310
ENGLEWOOD, CO. 80112
P: (303) 773-1605
F: (303) 773-3297

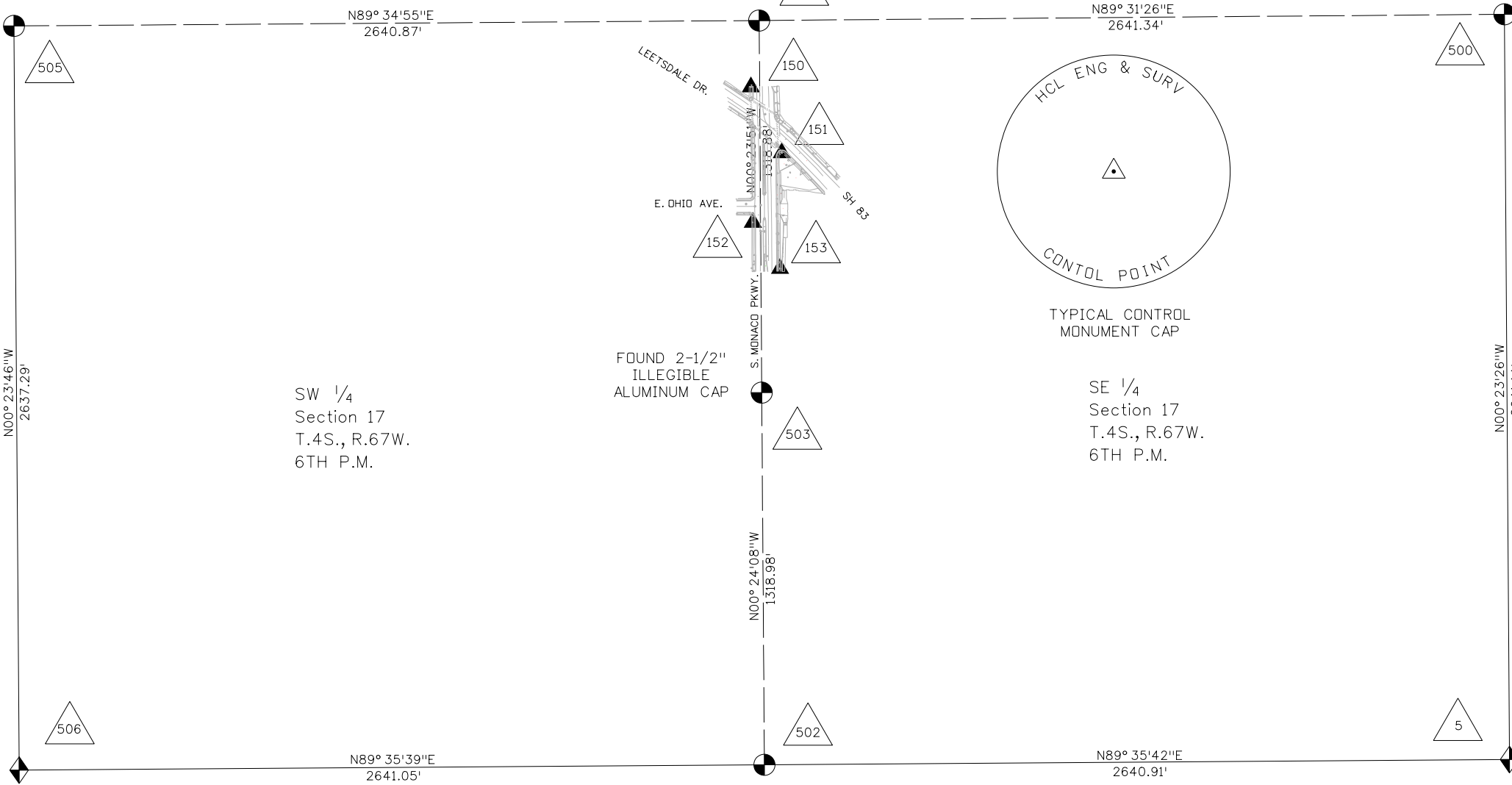
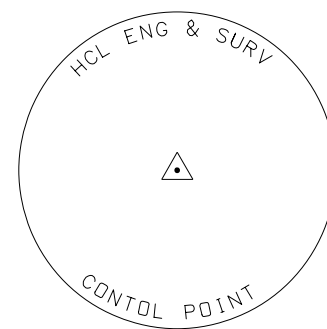
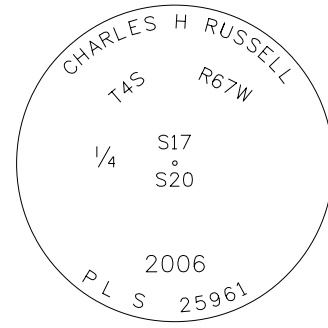
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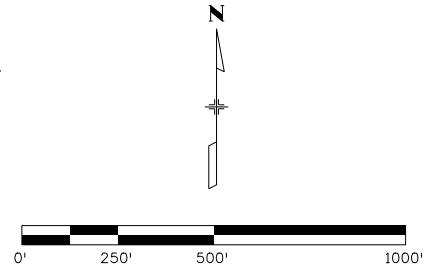
FOUND 3-1/4" ILLEGIBLE ALUMINUM CAP



FOUND 2-1/2" ILLEGIBLE ALUMINUM CAP



- LEGEND**
- INDICATES FOUND SECTION CORNER
 - INDICATES FOUND QUARTER/ SIXTEENTH SECTION CORNER
 - INDICATES SURVEY CONTROL MONUMENT





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Region 6 S.L.K.

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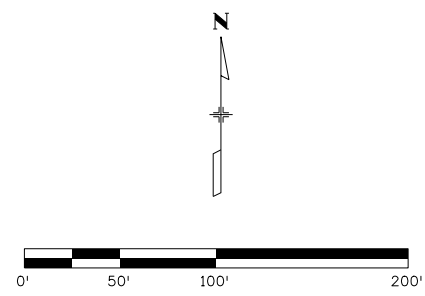
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HGL
Engineering & Surveying, LLC
9570 KINGSTON CT., SUITE 310
ENGLEWOOD, CO. 80112
P: (303) 773-1605
F: (303) 773-3297

Land Survey Control Diagram			
Plan Sheet			
Project Number: FSA 0831-112		Project Location: S. MONACO PKWY & SH 83	
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
18023	04-06-2011	4.01 to 4.04	4.04

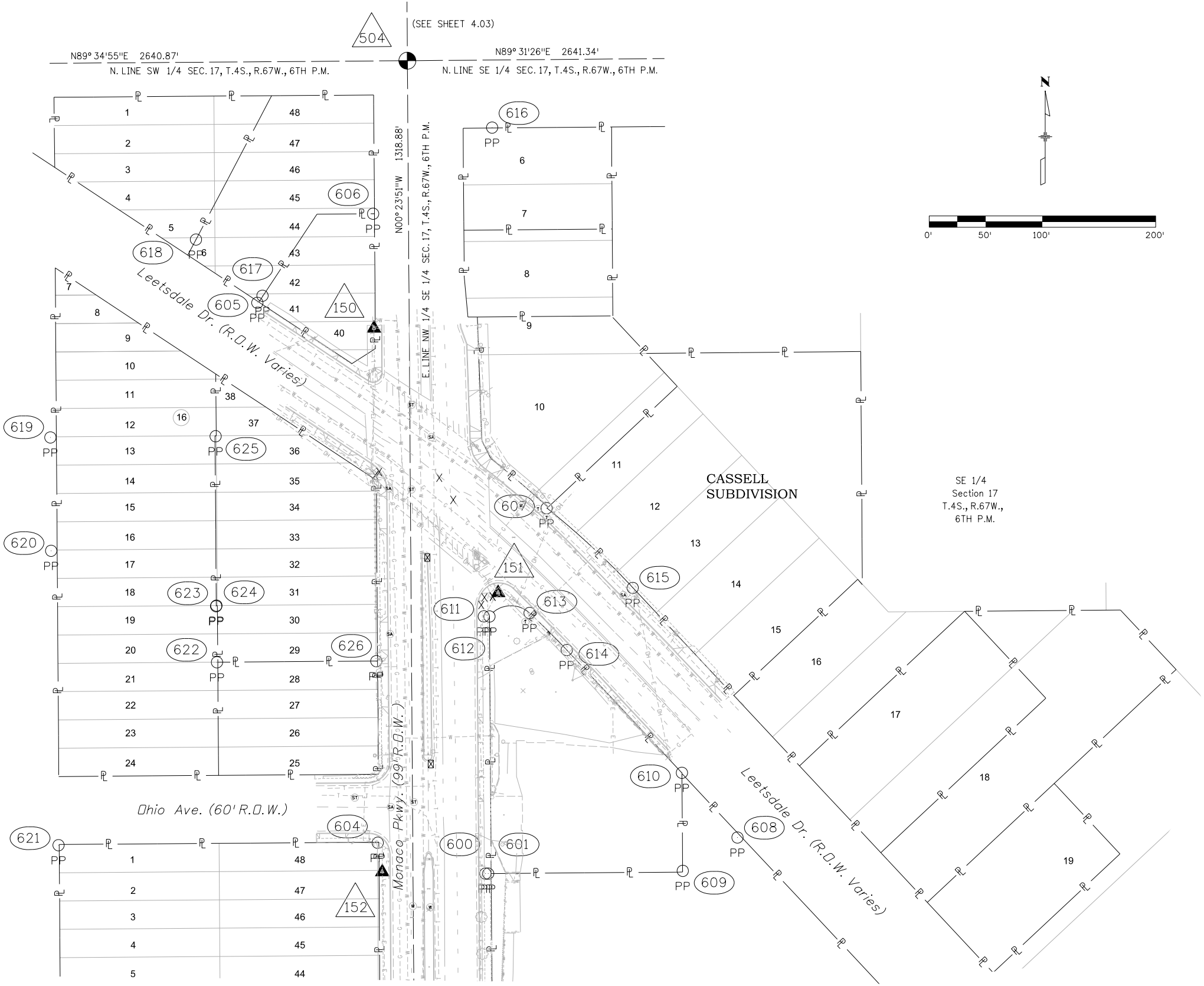
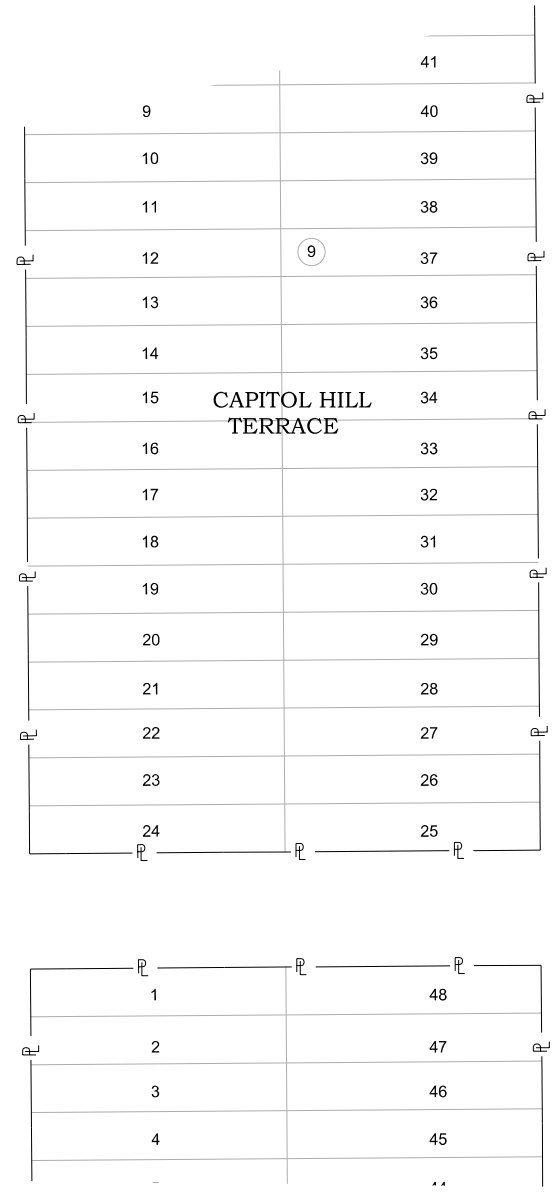
LEGEND

- INDICATES FOUND QUARTER/ SIXTEENTH SECTION CORNER
- INDICATES FOUND BOUNDARY EVIDENCE
- PP INDICATES FOUND PROPERTY
- INDICATES SURVEY CONTROL MONUMENT



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SW 1/4
Section 17
T.4S., R.67W.,
6TH P.M.



SE 1/4
Section 17
T.4S., R.67W.,
6TH P.M.

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



Right of Way Plans Monumentation Sheet			
Project Number: FSA 0831-112			
Project Location: S. MDNACD & PKWY & SH 83			
Project Code:	Last Mod. Date	Subset	Sheet No.
18023	03-22-2011	5.01 to 5.01	5.01



TABULATION OF R.O.W. MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
1000	681736.89	166135.58	PARCEL 1
1003	681763.49	166178.70	PARCEL 1
1004	681767.85	166164.24	PARCEL 1
1005	681762.95	166154.20	PARCEL 1
1006	681749.35	166140.67	PARCEL 1



TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED			
Point No.	Northing(ft)	Easting(ft)	Description
1007	681762.08	166180.18	TE-1
1008	681744.07	166152.88	TE-1
1009	681709.04	166164.84	TE-1
1010	681674.46	166159.19	TE-1
1011	681656.21	166141.23	TE-1
1012	681566.26	166141.85	TE-1
1013	681566.22	166136.77	TE-1

TABULATION OF FOR INFORMATION ONLY POINTS			
Point No.	Northing(ft)	Easting(ft)	Description
1001	681768.09	166135.37	PARCEL 1
1002	681771.07	166170.62	PARCEL 1

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	9									
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)										

General Notes:

- All coordinates are modified Colorado State Plane Central Zone NAD '83/92 coordinates.
 - 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 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.
- COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central Zone NAD '83/(92) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.000275565. The resulting project coordinates are truncated by 1,000,000sft in the Northing and 3,000,000sft in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD '83(92) datum. Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing * 1.000275565 - 1,000,000). Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting * 1.000275565 - 3,000,000).

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 (R.O.W. MONUMENTS)	
<p><i>I, Robert J. Ederveen, 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.</i></p> <p>PLS No. 37889</p>	

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2000 South Holly
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Region 6 S.L.K.

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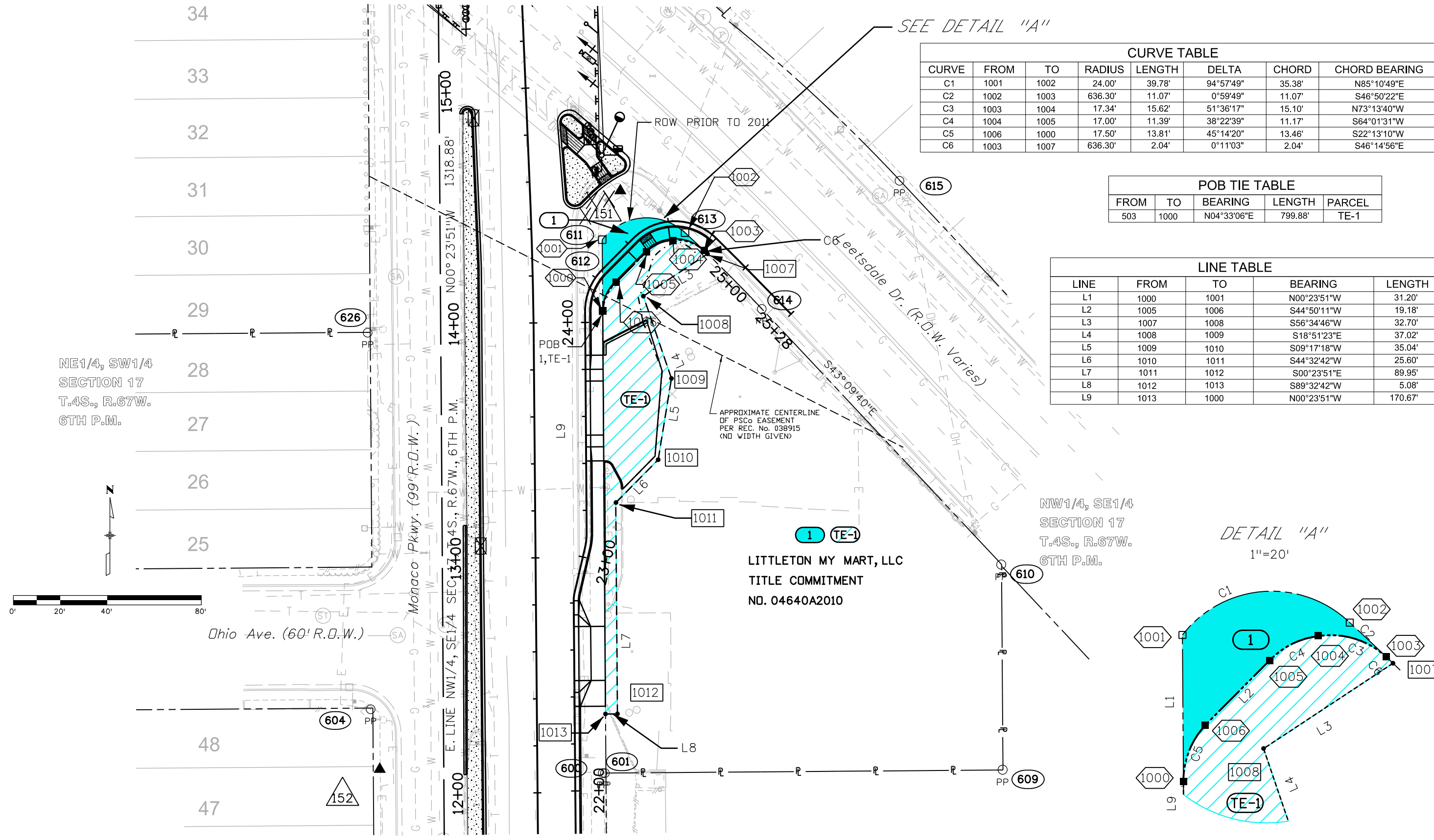
Date	Description	Initials



Right of Way Plans

Plan Sheet

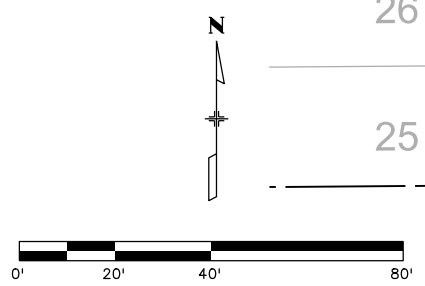
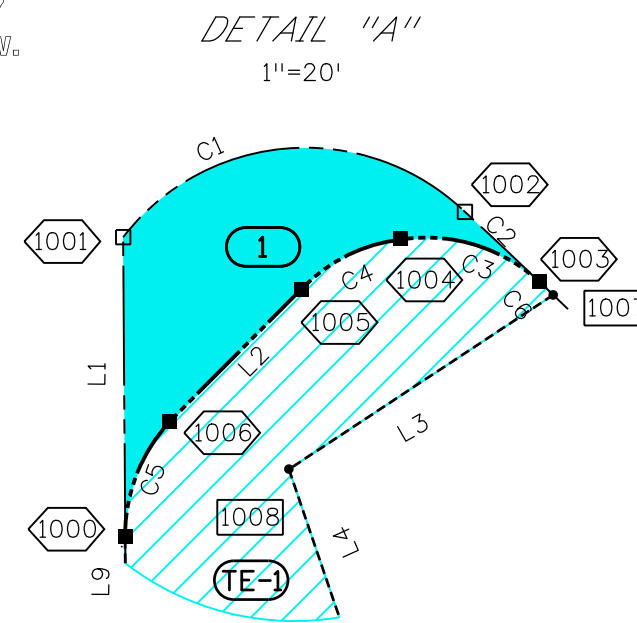
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Project Location: S. MONACD PKWY & SH 83			
Project Location:			
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:
18023	04-06-2011	RW 7.01 of RW 7.01	RW 7.01



CURVE	FROM	TO	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	1001	1002	24.00'	39.78'	94°57'49"	35.38'	N85°10'49"E
C2	1002	1003	636.30'	11.07'	0°59'49"	11.07'	S46°50'22"E
C3	1003	1004	17.34'	15.62'	51°36'17"	15.10'	N73°13'40"W
C4	1004	1005	17.00'	11.39'	38°22'39"	11.17'	S64°01'31"W
C5	1006	1000	17.50'	13.81'	45°14'20"	13.46'	S22°13'10"W
C6	1003	1007	636.30'	2.04'	0°11'03"	2.04'	S46°14'56"E

FROM	TO	BEARING	LENGTH	PARCEL
503	1000	N04°33'06"E	799.88'	TE-1

LINE	FROM	TO	BEARING	LENGTH
L1	1000	1001	N00°23'51"W	31.20'
L2	1005	1006	S44°50'11"W	19.18'
L3	1007	1008	S56°34'46"W	32.70'
L4	1008	1009	S18°51'23"E	37.02'
L5	1009	1010	S09°17'18"W	35.04'
L6	1010	1011	S44°32'42"W	25.60'
L7	1011	1012	S00°23'51"E	89.95'
L8	1012	1013	S89°32'42"W	5.08'
L9	1013	1000	N00°23'51"W	170.67'



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