Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223

Right of Way Plan Unit: PTS

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 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	1.01 of 1.01	1.01

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED
PROJECT NO. FSA 0931-031
STATE HIGHWAY 93
BOULDER COUNTY
R.O.W. Length of Project = 1.21 Miles
Const. Length of Project = 1.78 Miles

-RECORDED-
IN BOULDER COUNTY
DATE 7/10/2013
RECEPTION# LS-13-0148

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 (TOPO POINT)
FEDERAL MONUMENT
WITNESS CORNER
BENCH MARK
USGS MARKER
LOCAL OR PLSS MONUMENT
SECONDARY CONTROL MONUMENT
RIGHT OF WAY MARKER
N 9.88 E 3.81 EL 0.00 — PROJECT CONTROL MONUMENT
N 10.13 E 3.81 EL 0.00 — DENSIFICATION CONTROL MONUMENT
N 10.38 E 3.81 EL 0.00 — 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 (PROPOSED/EXISTING)
BARRIER ACCESS CONTROL LINE (PROPOSED/EXISTING)
RIGHT OF WAY LINE (PROPOSED/EXISTING)
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)

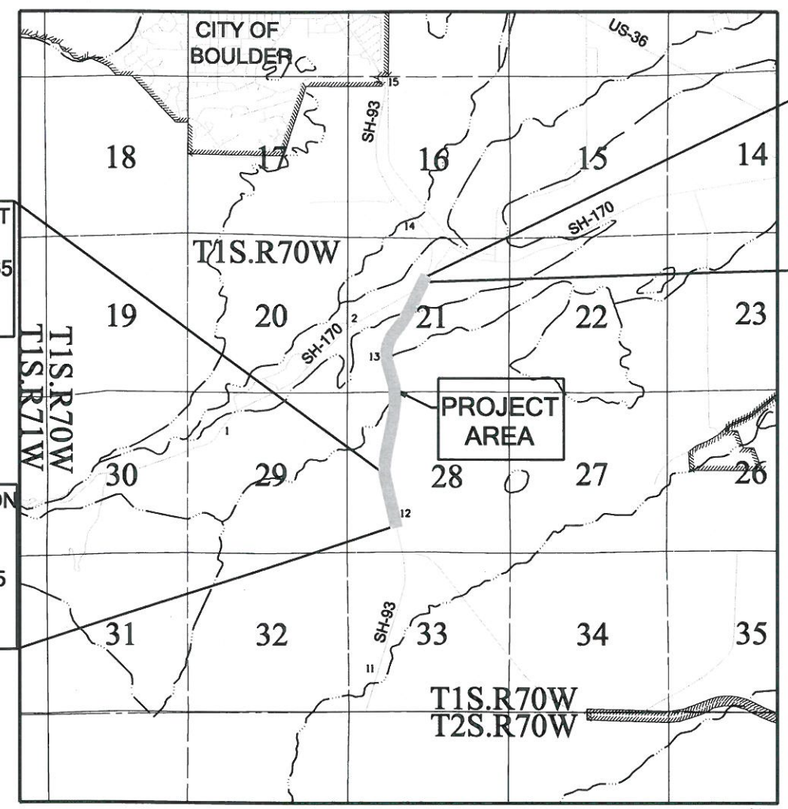
SURVEY/ROW

TOP OF CUT
TOE OF FILL

TERRAIN

BEGIN ROW PROJECT
FSA 0931-031
PROJECT CODE 18465
STA. 36+13.16
MP 12.29

BEGIN CONSTRUCTION
PROJECT NUMBER
FSA 0931-031
PROJECT CODE 18465
STA. 11+70.00
MP 11.82



END CONSTRUCTION
PROJECT NUMBER
FSA 0931-031
PROJECT CODE 18465
STA. 105+53.33
MP 13.61

END ROW
PROJECT NUMBER
FSA 0931-031
PROJECT CODE 18465
STA. 100+27.50
MP 13.51

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), 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).

PROJECT LOCATION MAP

0' 2500' 5000' 10000'
1" = 5000'

N

SHEET NO. / INDEX OF SHEETS

SHEET NO.		INDEX OF SHEETS
1.01	(1)	Title Sheet
2.01-2.01	(1)	Tabulation of Properties
3.0	(NA)	Project Control Diagram
4.01-4.05	(5)	Land Survey Control Diagram
5.01-5.02	(2)	Monumentation Sheets
6.0	(NA)	Tabulation of Road Approach Sheets
7.01-7.09	(9)	Plan Sheets
8.01-8.01	(1)	Ownership Map
	(19)	Total Sheets

Scales of Original 11x17 Drawings
Plan Sheets 1"=50'
Ownership Map 1"=500'

Basis of Bearings: Bearings used in the calculation of coordinates are based on the line connecting the S 1/4 Corner of Section 28, Township 1 South, Range 70 West of the 6th Principal Meridian (being a found 2 1/2" brass cap in a stone pile stamped as shown on sheet 4.03), and the Center 1/4 Corner of Section.28, Township 1 South, Range 70 West of the 6th Principal Meridian (being a found 2 1/2" aluminum cap on 2" iron pipe in a mound of stone stamped as shown on sheet 4.03) being an assumed bearing of N00°07'31"W, 2664.85' as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said assumed bearing is based on the user-defined oblique mercator projection, as defined herein.

1. This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.

2. For title information, The Colorado Department of Transportation relied on Title Commitments prepared by First Colorado Title Company, LLC. See Sheet 2.01 herein for details.

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
STATE OF COLORADO

AUTHORIZED: 8-5-13
DATE
RIGHT OF WAY MANAGER

SURVEYOR STATEMENT
(ROW PLAN)

I, Geoffrey F. Stephenson , a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by the Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 23521

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR GEOFFREY F. STEPHENSON 6/20/13 23521

Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223
Right of Way Plan Unit: PTS

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
Tabulation of Properties

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	6-19-13	2.01 of 2.01	2.01

R.O.W. TABULATION OF PROPERTIES IN BOULDER COUNTY STATE HIGHWAY 93

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/Or Reception No.	Title Commitment No. and Effective Date	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
RW-1	City of Boulder,	N.A.	SW 1/4 OF SECTION 21,	11,849		11,849			R#03299189	99940	
	a Colorado home rule city		T1S, R70W, 6TH PM	(0.272)		(0.272)		(137)		January 14, 2013	
	1777 Broadway, Boulder, CO 80302		(Parcel No's 157728000009								
			and 157721000061)								
TE-1	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	1,340		1,340				SAME AS ABOVE	FOR ACCESS AND ROADWAY CONSTRUCTION
				(0.031)		(0.031)					
TE-1A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	25,075		25,075				SAME AS ABOVE	FOR ACCESS, AND TRAIL & ROADWAY CONSTRUCTION
				(0.576)		(0.576)					
RW-2	City of Boulder,	N.A.	NW 1/4 OF SECTION 28,	39,119		39,119			R#03299189	99940	
	a Colorado home rule city		T1S, R70W, 6TH PM	(0.898)		(0.898)	(39)			January 14, 2013	
	1777 Broadway, Boulder, CO 80302		(Parcel No. 157728000007)								
RW-2A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	16,754		16,754			R#03299189	SAME AS ABOVE	
				(0.385)		(0.385)	(40)				
RW-3	City of Boulder	N.A.	SW 1/4 OF SECTION 21,	5,357		5,357			R#03299189	99940	
	a Colorado home rule city		T1S, R70W, 6TH PM	(0.123)		(0.123)	(118)			January 14, 2013	
	1777 Broadway, Boulder, CO 80302		(Parcel No's. 157728000012								
			and 157721000060)								
RW-3A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	4,008		4,008			R#03299189	SAME AS ABOVE	
				(0.092)		(0.092)	(118)				
TE-3	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	58,408		58,408				SAME AS ABOVE	FOR ACCESS, AND TRAIL & ROADWAY CONSTRUCTION
				(1.341)		(1.341)					
RW-4	City of Boulder,	N.A.	W 1/2 OF SECTION 21,	29,928		29,928			R#03299189	99940	
	a Colorado home rule city		T1S, R70W, 6TH PM	(0.687)		(0.687)	(10)			January 14, 2013	
	1777 Broadway, Boulder, CO 80302		(Parcel No. 157721000048)								
RW-5	City of Boulder,	N.A.	W 1/2 OF SECTION 21,	9,644		9,644			R#03299189	99940	
	a Colorado home rule city		T1S, R70W, 6TH PM	(0.221)		(0.221)		(7)		January 14, 2013	
	1777 Broadway, Boulder, CO 80302		(Parcel No. 157721000077)								

Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223
Right of Way Plan Unit: PTS

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

Preliminary Land Survey Control Diagram
Title Sheet

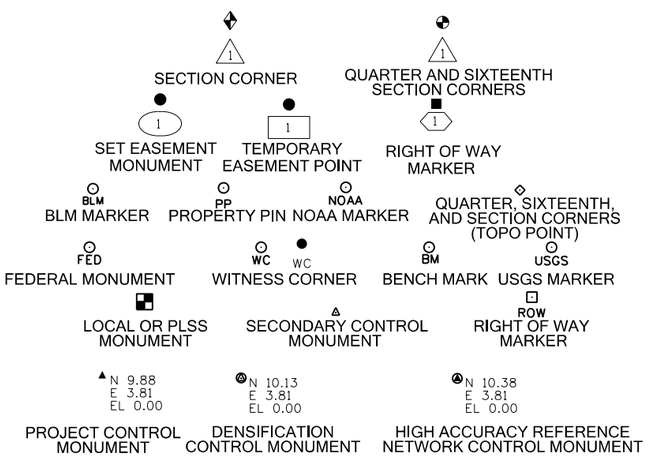
Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	4.01 of 4.05	4.01

BOULDER COUNTY
STATE OF COLORADO

PRELIMINARY LAND SURVEY CONTROL DIAGRAM

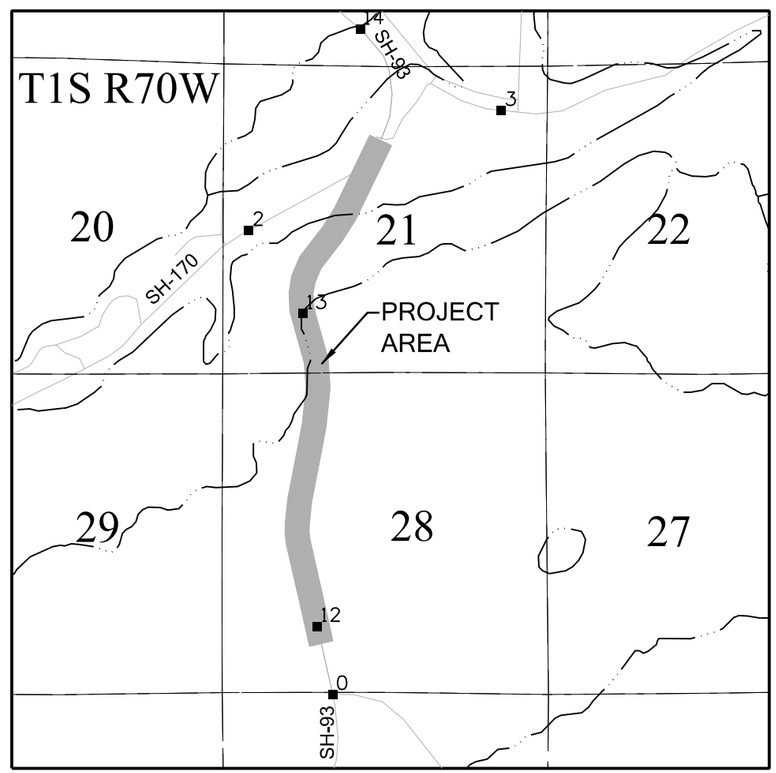
State Highway 93 MP 11.70 to 13.61
Sections 21 & 28
Township 1 South, Range 70 West,
of the 6th Principal Meridian
County of Boulder



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 Preliminary Land Survey Control Diagram is an interim document for informational purposes only. This document will be superseded by the Land Survey Control Diagram included with the deposited right of way plans.
2. This Preliminary 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 determine if the found monuments as shown are in their proper position made to or if they are at the corners they are intended to monument.
3. 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.
4. 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.
5. 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.



PROJECT LOCATION MAP

0' 1250' 2500' 5000'
SCALE: 1" = 2500'

N

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

Basis of Bearings: Bearings used in the calculation of coordinates are based on the line connecting the S 1/4 Corner of Section 28, Township 1 South, Range 70 West of the 6th Principal Meridian (being a found 2 1/2" brass cap in a stone pile stamped as shown on sheet 4.03), and the Center 1/4 Corner of Section.28, Township 1 South, Range 70 West of the 6th Principal Meridian (being a found 2 1/2" aluminum cap on 2" iron pipe in a mound of stone stamped as shown on sheet 4.03) being an assumed bearing of N00°07'31"W, 2664.85' as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said assumed bearing is based on the user-defined oblique mercator projection, as defined herein.

Basis of Elevations: Project elevations are based on NGS Bench Mark TT 23 J, PID: KK0655, a standard bench mark disk set on top of a concrete monument, having a published NAVD 88 elevation of 5901.97ft. Said TT 23 J is a First order class II benchmark.

Project Coordinate Parameters:
Geodetic Coordinates are based on NAD 83(2007).
State Plane Coordinates are Colorado North Zone (501).
Orthometric Heights are shown in NAVD 88.
Units are US Survey Feet (usft).
Project (ground) coordinates are based on the projection as defined below.

Projection: User-Defined Oblique Mercator (RSO)
Zone = SH-93 Boulder
Latitude of Central Point= 39° 55' 42.60613" N
Longitude of Central Point= 105° 13' 54.43655" W
Central Point False Northing= 226495.89
Central Point False Easting= 72490.93
Azimuth of Rotated Meridian= 00° 20' 42.000000"
Scale along Rotated Meridian= 1.00028100

The User Defined Oblique Mercator projection was utilized for this project, in order to match previously prepared survey data provided to The Lund Partnership. Use of this projection provided consistency with the previously established mapping and coordinate system.

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 that 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.

Geoffrey F. Stephenson PLS No. 23521

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR GEOFFREY F. STEPHENSON 23521 6/20/13

Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223
Right of Way Plan Unit: PTS

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

Preliminary Land Survey Control Diagram
Monument Coordinate Tables

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	4.02 of 4.05	4.02

GEODETIC COORDINATE SUMMARY TABLE OF FOUND NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS (HELD FIXED U.S. FEET)

Point No.	Geodetic Coordinates NAD-83 (2007)		Elip Height (NAVD88)	Mapping Angle	NAD 83(2007) Colorado North Zone 501		Point No.	PROJECT COORDINATES		NAVD88 ELEVATION	Description
	Latitude(N)	Longitude(W)			Northing	Easting		Northing	Easting		
*OVERLOOK	39°58'01.27058"N	105°11'18.68984"W	5625.78	0°12'04.5"	1230986.28	3087302.87	OVERLOOK	240606.97	84536.10	5679.34	FOUND 3 1/4" BRASS CAP STAMPED IN PART "OVERLOOK 1985"
*R405	39°59'22.90572"N	105°15'23.36274"W	5346.89	0°09'26.4"	1239187.05	3068230.52	R405	248753.11	65433.29	5398.70	FOUND 1/2" STEEL ROD IN MON. BOX STAMPED R405 1984 DOWN 0.2'
TT 23 J	39°55'40.61426"N	105°13'59.89827"W	5849.90	0°10'20.4"	1216712.87	3074794.37	TT 23 J	226291.72	72066.54	5901.97	FOUND 3 1/4" BRASS CAP STAMPED AS SHOWN ON SHEET 4.03
*TT 24 J	39°53'25.66713"N	105°14'27.43017"W	6154.18	0°10'02.6"	1203051.76	3072689.46	TT 24 J	212620.17	70001.95	6205.70	FOUND 3 1/4" BRASS CAP DOWN 0.3' STAMPED IN PART "TT24J 1936"

* DENOTES CONTROL POINTS NOT SHOWN ON DIAGRAM

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

Point No.	Northing(ft)	Easting(ft)	Elevation(ft)	Description
1	228877.99	71182.18	5958.00	SET 2" ALUMINUM L.P.I. CONTROL CAP ON REBAR
5132	232458.46	71278.23	5747.26	FOUND 3 1/4" BRASS CAP - NGS POINT "D 408" 1984

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

Point No.	Northing(ft)	Easting(ft)	Description
1001	226495.89	72490.93	FOUND 2 1/2" BRASS CAP STAMPED AS SHOWN ON SHEET4.03
1009	231755.31	69807.59	FOUND 1 5/8" BRASS CAP AS SHOWN ON SHEET 4.04
1013	234301.29	69789.58	FOUND 1 1/2" BRASS CAP AS SHOWN ON SHEET 4.05
1017	229160.75	72485.10	FOUND 2 1/2" ALUMINUM CAP STAMPED AS SHOWN ON SHEET4.03
5013	229101.16	69821.27	FOUND #4 REBAR NO CAP IN MOUND OF STONE
5101	231768.83	72480.07	FOUND 1 5/8" BRASS CAP AS SHOWN ON SHEET 4.04
5201	226461.68	69835.66	FOUND CHISELED CROSS IN RED STONE
6025	236847.08	72449.23	FOUND 2 1/2"ALUMINUM CAP IN RANGE BOX TIE TO 6025

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

Point No.	Northing(ft)	Easting(ft)	Description
5001	226502.85	71595.50	FOUND 1 1/2" ALUMINUM CAP, FLUSH IN GROUND
5005	228797.93	71204.94	FOUND 1 1/2" ALUMINUM CAP DOWN 0.4'
5012	229047.29	71004.38	FOUND #4 REBAR, NO CAP UP 0.2'
5014	228754.53	70606.27	FOUND #4 REBAR UP 0.1'
5015	228166.41	70697.42	FOUND 1 1/2" ALUMINUM CAP UP 0.2' STAMPED "DB&CO LS 2149"
5016	228164.13	70698.25	FOUND #4 REBAR, NO CAP UP 0.1'
5017	228927.88	70771.91	FOUND #3 REBAR, NO CAP, FLUSH IN GROUND
5018	229028.89	70764.52	FOUND #4 REBAR/WASHER, NO CAP, UP 0.6'
5115	228782.17	70706.84	FOUND BENT #3 REBAR, NO CAP
5122	231762.68	71257.85	FOUND #5 REBAR & WASHER UP 0.3' STAMPED "18"
5123	233030.42	71035.17	FOUND #5 REBAR/WASHER UP 0.3' STAMPED "1858"
5124	233692.39	71288.92	FOUND #5 REBAR/WASHER (2 1/2" DIA.) UP 0.3' STAMPED "1858"
5128	235273.29	72282.22	FOUND 2" ALUMINUM CAP, FLUSH IN GROUND, STAMPED "WM STENGELL LS 4846"
5134	231763.61	71450.12	FOUND #5 REBAR, NO CAP
5206	227880.75	69827.95	FOUND 1 1/2" ALUMINUM CAP - LS 2149
6013	230091.98	71105.57	FOUND #4 REBAR WITH 1 1/4" WASHER STAMPED "1858"

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

Point No.	Northing(ft)	Easting(ft)	Description
5006	229184.53	71181.12	FOUND 3" BRASS CAP IN 5" CONC. POST UP 0.6' STAMPED "STATE HIGHWAY DEPT ROW MARKER
5019	231355.26	71480.76	FOUND 3" BRASS CAP IN 6" CONC. POST UP 0.4' STAMPED "STATE HIGHWAY DEPT ROW MARKER"
5111	226272.34	72127.14	FOUND 3 1/4" BRASS CAP IN CONCRETE PILLAR UP 0.8' STAMPED "COLO DEPT OF HIGHWAYS"
6011	232713.40	71064.54	FOUND 3" BRASS CAP IN 6" CONCRETE PILLAR

Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223
Right of Way Plan Unit: PTS

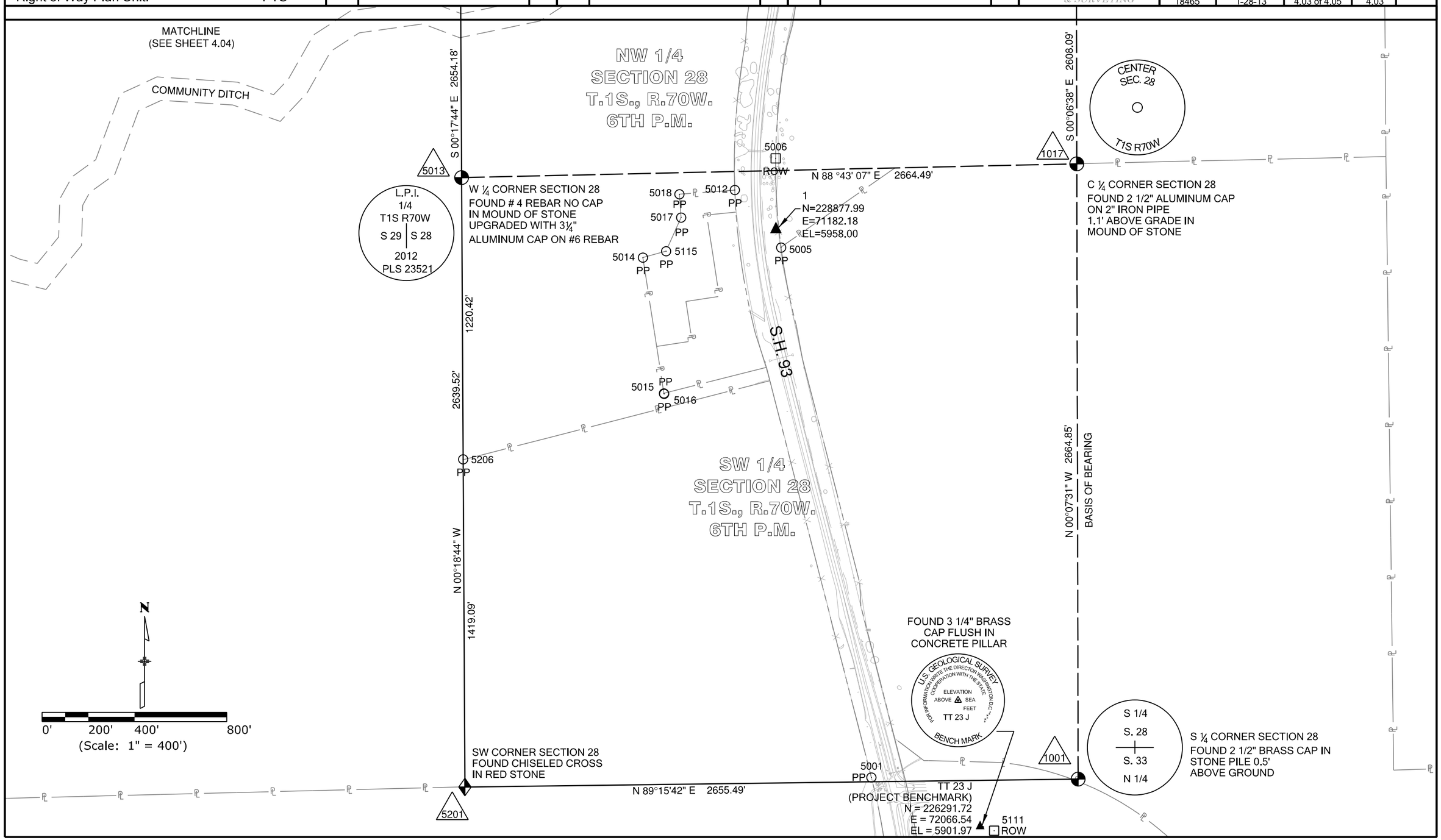
Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

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

Preliminary Land Survey Control Diagram
Plan Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	4.03 of 4.05	4.03



Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223
Right of Way Plan Unit: PTS

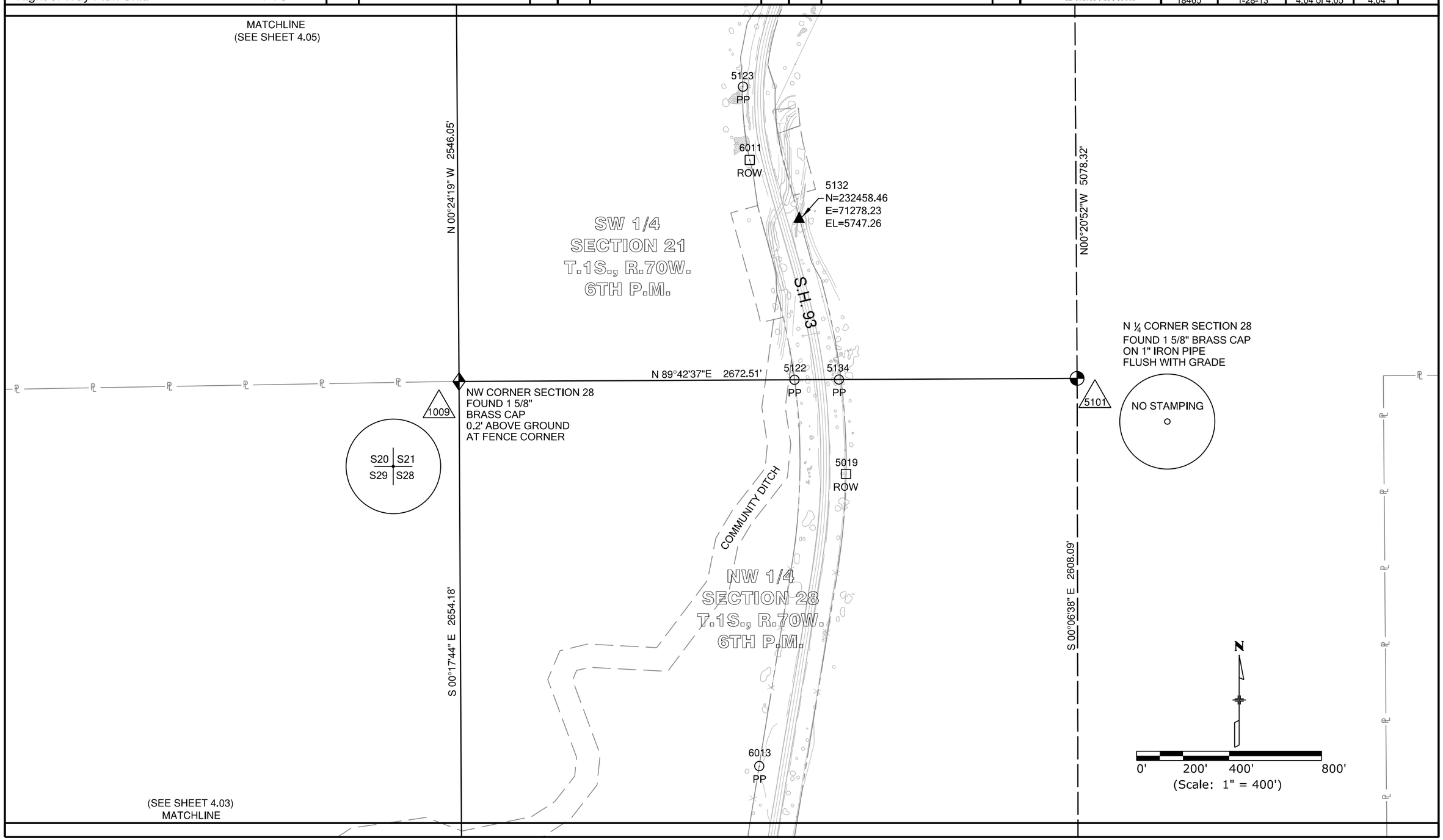
Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

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

Preliminary Land Survey Control Diagram
Plan Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	4.04 of 4.05	4.04



Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223
Right of Way Plan Unit: PTS

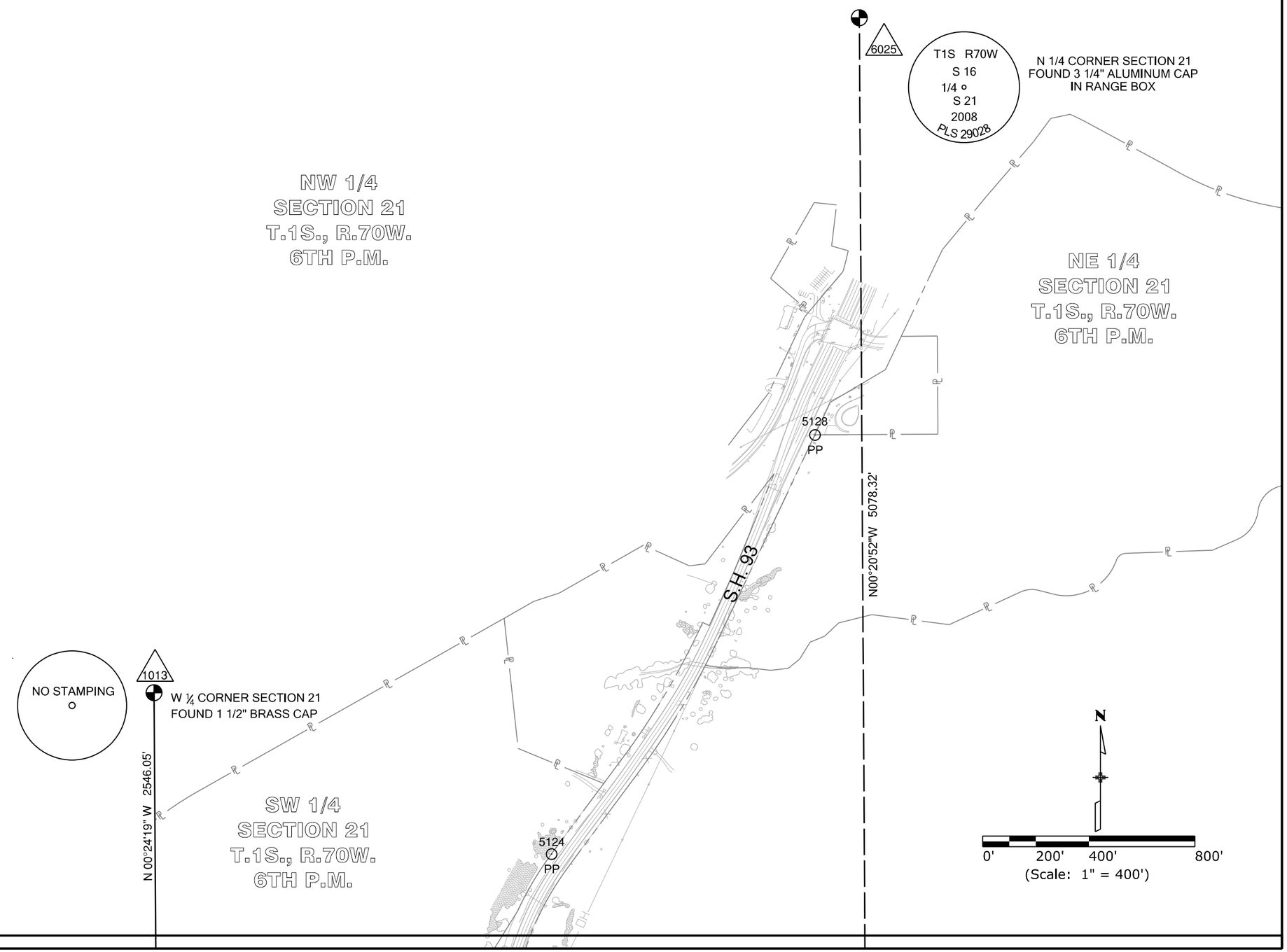
Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

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

Preliminary Land Survey Control Diagram
Plan Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	4.05 of 4.05	4.05



Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223

Right of Way Plan Unit: PTS

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
Monumentation Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	5.01 of 5.02	5.01

XXX

TABULATION OF R.O.W. MONUMENTS SET

Points shown on this Tabulation are for proposed parcels shown herein. Design stationing based on the State Highway 93 Design Alignment

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
600	229232.50	71003.42	SET TYPE 1 CDOT R.O.W. MONUMENT	38+13.59	-92.71
601	229233.93	70941.15	SET TYPE 1 CDOT R.O.W. MONUMENT	38+13.59	-155.00
602	229679.11	70983.02	SET TYPE 1 CDOT R.O.W. MONUMENT	42+39.12	-155.00
603	229864.04	71013.76	SET TYPE 1 CDOT R.O.W. MONUMENT	44+26.59	-155.00
604	229855.17	71067.16	SET TYPE 1 CDOT R.O.W. MONUMENT	44+26.59	-100.86
605	230675.08	71200.14	SET TYPE 1 CDOT R.O.W. MONUMENT	52+57.21	-104.11
606	230679.22	71174.58	SET TYPE 1 CDOT R.O.W. MONUMENT	52+57.11	-130.00
607	230930.79	71216.40	SET TYPE 1 CDOT R.O.W. MONUMENT	55+12.13	-130.00
608	231324.44	71254.20	SET TYPE 1 CDOT R.O.W. MONUMENT	59+25.66	-130.65
609	231323.69	71280.77	SET TYPE 1 CDOT R.O.W. MONUMENT	59+25.67	-104.07
610	232714.91	71047.76	SET TYPE 1 CDOT R.O.W. MONUMENT	73+68.20	-86.92
611	233050.21	71019.95	SET TYPE 1 CDOT R.O.W. MONUMENT	76+82.05	-86.42
612	233051.34	71033.42	SET TYPE 1 CDOT R.O.W. MONUMENT	76+83.77	-73.03
613	232718.40	71063.41	SET TYPE 1 CDOT R.O.W. MONUMENT	73+68.18	-70.89
614	233627.25	71348.76	SET TYPE 1 CDOT R.O.W. MONUMENT	83+30.63	39.91
615	233834.54	71506.94	SET TYPE 1 CDOT R.O.W. MONUMENT	85+92.93	40.00
616	234047.91	71660.44	SET TYPE 1 CDOT R.O.W. MONUMENT	88+53.47	39.27
617	234052.15	71654.49	SET TYPE 1 CDOT R.O.W. MONUMENT	88+53.64	31.97
618	234065.55	71565.45	SET TYPE 1 CDOT R.O.W. MONUMENT	88+14.34	-49.08
619	234072.38	71556.15	SET TYPE 1 CDOT R.O.W. MONUMENT	88+14.67	-60.62
620	234438.98	71780.83	SET TYPE 1 CDOT R.O.W. MONUMENT	92+51.21	-61.86
621	234445.17	71768.94	SET TYPE 1 CDOT R.O.W. MONUMENT	92+50.93	-75.25
622	234734.53	71911.88	SET TYPE 1 CDOT R.O.W. MONUMENT	95+79.68	-76.18
623	234725.39	71931.94	SET TYPE 1 CDOT R.O.W. MONUMENT	95+79.56	-54.14
624	234403.19	71868.74	FALLS IN DITCH SET REFERENCE MONUMENT 6' NORTH	92+61.93	32.46
625	234400.79	71885.23	FALLS IN DITCH SET REFERENCE MONUMENT 3' NORTH	92+67.64	48.10
626	234863.11	72099.53	SET TYPE 1 CDOT R.O.W. MONUMENT	97+71.96	46.67
627	235003.25	72154.55	SET TYPE 1 CDOT R.O.W. MONUMENT	99+22.51	45.83
628	234768.31	71951.51	SET TYPE 1 CDOT R.O.W. MONUMENT	96+27.33	-53.62
629	235042.96	72064.30	SET TYPE 1 CDOT R.O.W. MONUMENT	99+25.95	-52.71

XXX

TABULATION OF R.O.W. MONUMENTS SET

Points shown on this Tabulation are for existing ROW shown herein. Design stationing based on the State Highway 93 Design Alignment

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
635	229665.46	71228.93	SET TYPE 1 CDOT R.O.W. MONUMENT	42+65.97	89.82
636	229762.48	71254.74	SET TYPE 1 CDOT R.O.W. MONUMENT	43+65.91	99.38
637	230924.79	71443.25	SET TYPE 1 CDOT R.O.W. MONUMENT	55+42.59	94.88
638	232196.11	71373.51	SET TYPE 1 CDOT R.O.W. MONUMENT	67+86.60	90.21
639	232269.49	71332.43	SET TYPE 1 CDOT R.O.W. MONUMENT	68+67.23	70.00
640	232700.47	71213.02	SET TYPE 1 CDOT R.O.W. MONUMENT	73+14.66	70.00
641	233025.25	71175.08	SET TYPE 1 CDOT R.O.W. MONUMENT	76+64.13	69.67
642	233581.08	71317.62	SET TYPE 1 CDOT R.O.W. MONUMENT	82+72.94	39.78
643	233559.87	71387.00	SET TYPE 1 CDOT R.O.W. MONUMENT	82+94.29	109.53
644	234055.20	71557.82	SET TYPE 1 CDOT R.O.W. MONUMENT	88+01.34	-49.46
645	233573.43	71395.50	SET TYPE 1 CDOT R.O.W. MONUMENT	83+11.96	109.01
646	233305.46	71054.43	SET TYPE 1 CDOT R.O.W. MONUMENT	79+21.44	-92.13
647	233155.58	71024.69	SET TYPE 1 CDOT R.O.W. MONUMENT	77+79.85	-91.67
648	232663.09	71078.10	SET TYPE 1 CDOT R.O.W. MONUMENT	73+14.26	-70.00
649	232515.88	71098.14	SET TYPE 1 CDOT R.O.W. MONUMENT	71+67.23	-90.00
650	232226.77	71178.24	SET TYPE 1 CDOT R.O.W. MONUMENT	68+67.23	-90.00
651	229597.64	71217.96	SET TYPE 1 CDOT R.O.W. MONUMENT	41+95.98	89.82
700	229033.78	71183.97	SET TYPE 1 CDOT R.O.W. MONUMENT	36+13.16	85.82
704	232142.71	71180.77	SET TYPE 1 CDOT R.O.W. MONUMENT	67+84.17	-109.77
714	233102.76	71149.56	SET TYPE 1 CDOT R.O.W. MONUMENT	77+43.38	38.69
715	233659.52	71372.62	SET TYPE 1 CDOT R.O.W. MONUMENT	83+72.22	40.00
717	233440.31	71138.02	SET TYPE 1 CDOT R.O.W. MONUMENT	80+66.63	-55.66
718	233717.36	71297.25	SET TYPE 1 CDOT R.O.W. MONUMENT	83+72.42	-55.00
719	233892.38	71431.58	SET TYPE 1 CDOT R.O.W. MONUMENT	85+92.93	-55.00
720	233959.60	71482.10	SET TYPE 1 CDOT R.O.W. MONUMENT	86+77.97	-55.23
721	233958.07	71485.83	SET TYPE 1 CDOT R.O.W. MONUMENT	86+78.98	-51.32

General Notes:

1. All centerline and offset stationing may not represent the centerline as constructed in the field.
2. Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2012 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
4. COORDINATE DATUM: For coordinate system details refer to the Preliminary Land Survey Control Diagram, Sheet 4.01, located herein as part of this plan set.
5. The purpose of this right of way plan is for acquisition of right of way parcels, and re-establisment and monumentation of existing R.O.W.
6. Existing right of way lines were retraced and monumented per a compilation of surveyed field evidence, available public records and the Department of Highways Federal Aid Project No. AA-13 Units 1 & 2.
7. Existing right of way monumentation found and shown as accepted herein were determined to be harmonious with the preponderance of evidence of found monuments, deeds, and the calculated alignment of the existing right of way lines.
8. It should be noted that some of the linear distances between accepted found monuments do not match the record distances, however it was determined that it would be in the best interest of the general public to accept these monuments as the existing right of way in order to avoid additional monumentation and avoid creating further confusion along the existing right of way line.
9. Right of way lines resolved from existing field monumentation and evidence were fixed in position over deed ties.
10. Floodplain note: The area within the project limits is defined as "Other Areas", Zone X/Zone D on Firm Map numbers 08013C0578J and 08013C0586J, panels 578 and 586 of 615, both revised December 18, 2012.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE	2									
ROW	54									
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)										

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)

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

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR GEOFFREY F. STEPHENSON 6/20/13 23521

Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223
Right of Way Plan Unit: PTS

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
Monumentation Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	5.02 of 5.02	5.02

●
XXX

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED BY STATE FORCES

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
701	229034.24	71193.96	TEMPORARY EASEMENT POINT	36+13.18	95.82
702	229167.93	71191.04	TEMPORARY EASEMENT POINT	37+51.32	95.70
703	229167.95	71181.04	TEMPORARY EASEMENT POINT	37+51.32	85.70
705	232122.42	71107.55	TEMPORARY EASEMENT POINT	67+83.15	-185.75
706	232692.99	70949.46	TEMPORARY EASEMENT POINT	73+68.32	-187.63
707	232636.95	71230.62	TEMPORARY EASEMENT POINT	72+48.54	70.00
708	232785.10	71231.97	TEMPORARY EASEMENT POINT	73+99.29	107.80
709	232853.79	71219.79	TEMPORARY EASEMENT POINT	74+76.22	106.74
710	232913.47	71250.87	TEMPORARY EASEMENT POINT	75+39.41	143.59
711	232941.13	71350.50	TEMPORARY EASEMENT POINT	75+65.38	244.72
712	233010.48	71349.63	TEMPORARY EASEMENT POINT	76+53.51	244.61
713	233015.42	71174.75	TEMPORARY EASEMENT POINT	76+53.66	69.66

Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223

Right of Way Plan Unit: PTS

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

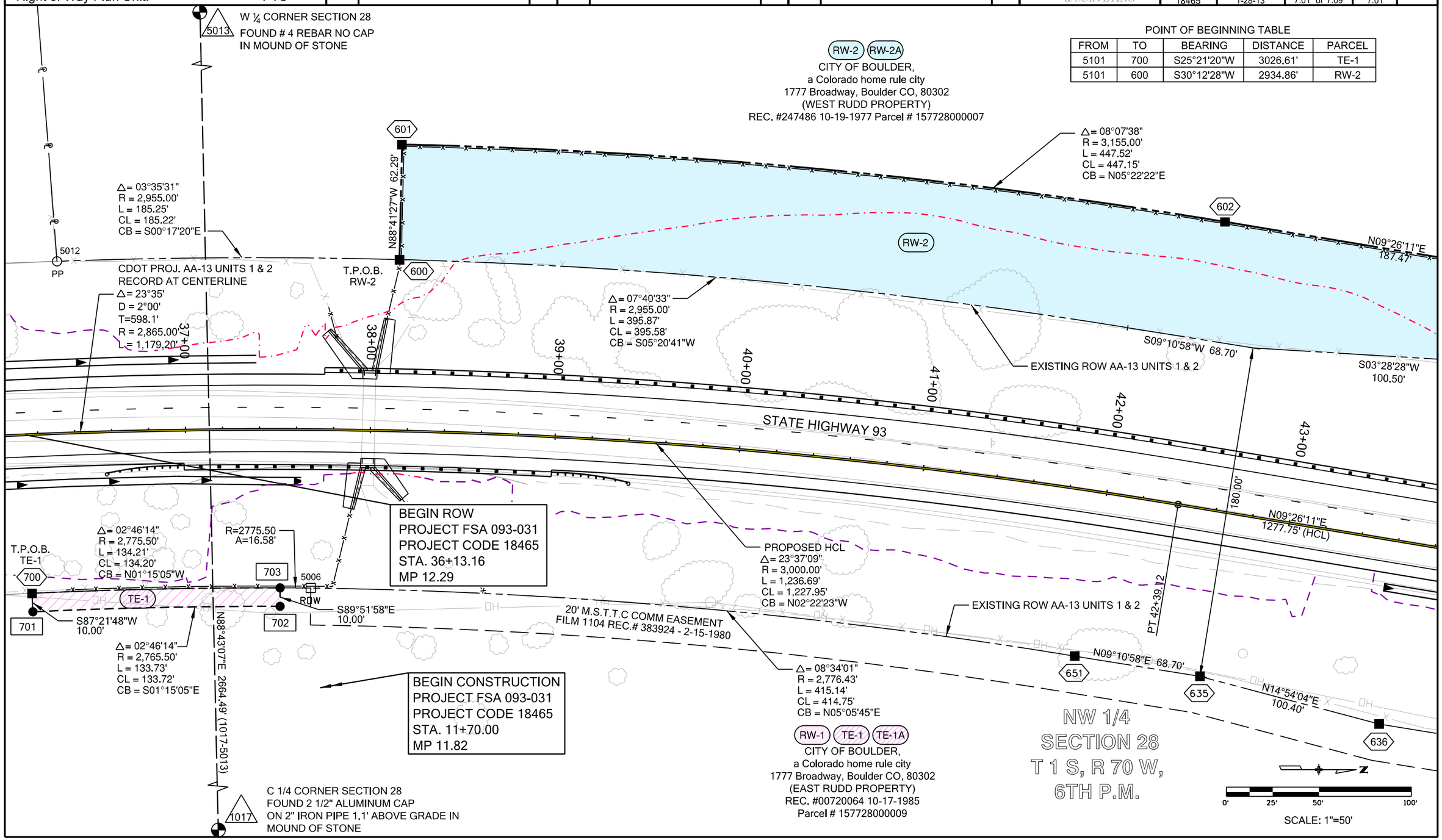
Right of Way Plans
Plan Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	7.01 of 7.09	7.01

POINT OF BEGINNING TABLE

FROM	TO	BEARING	DISTANCE	PARCEL
5101	700	S25°21'20"W	3026.61'	TE-1
5101	600	S30°12'28"W	2934.86'	RW-2



Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223

Right of Way Plan Unit: PTS

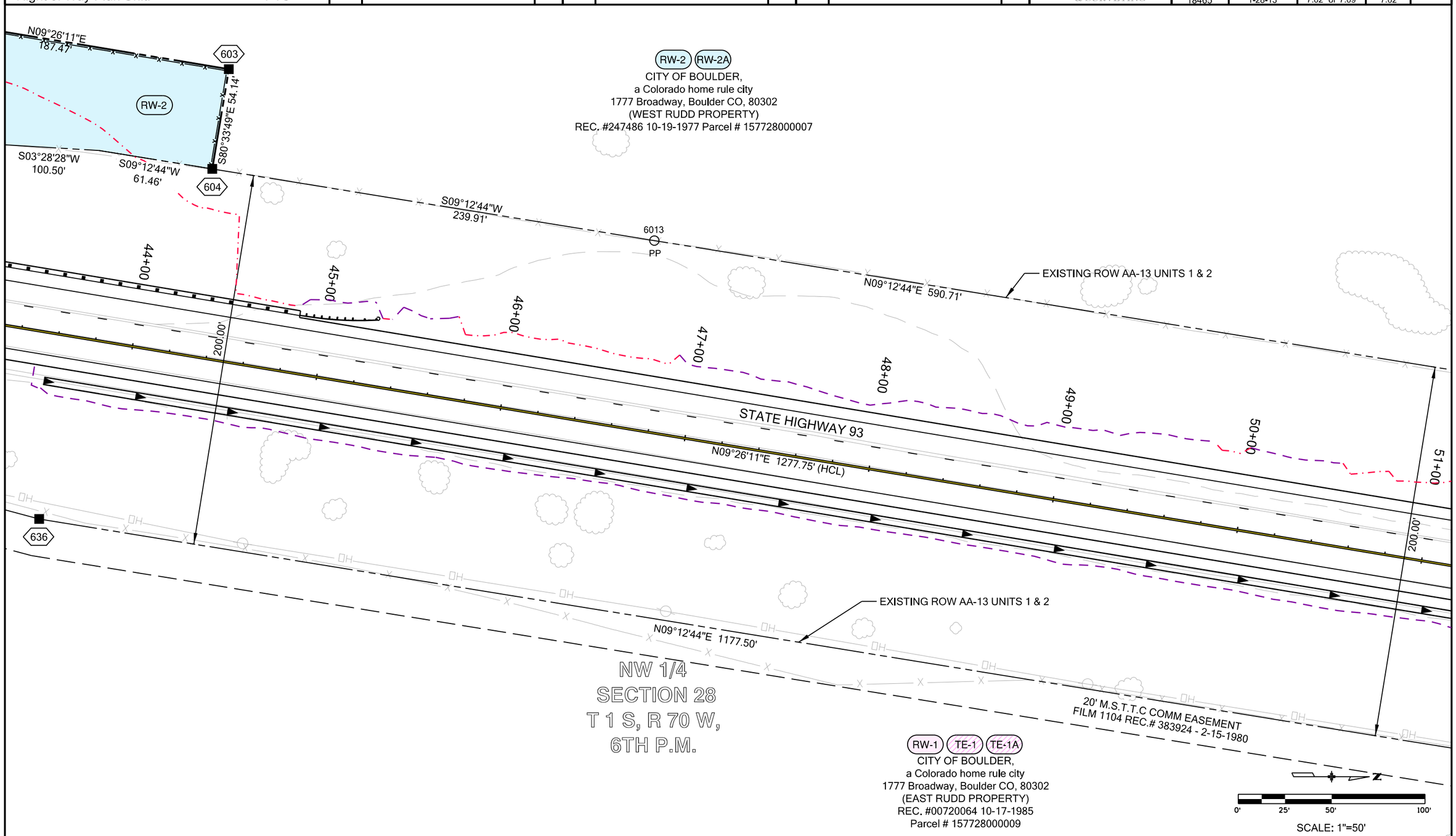
Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

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
Plan Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	7.02 of 7.09	7.02



Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223

Right of Way Plan Unit: PTS

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

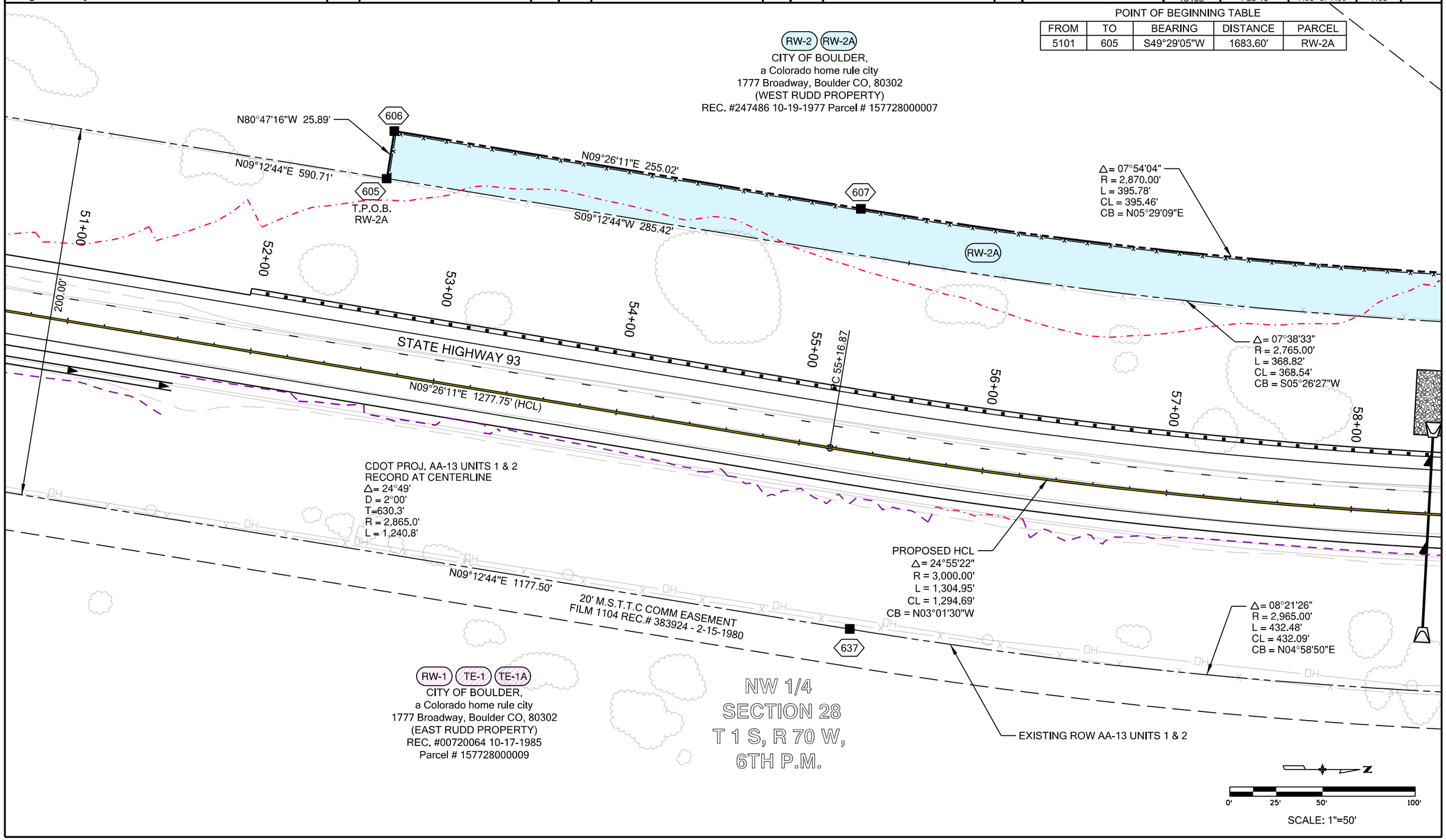
Right of Way Plans
Plan Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	7.03 of 7.09	7.03

POINT OF BEGINNING TABLE

FROM	TO	BEARING	DISTANCE	PARCEL
5101	605	S49°29'05"W	1683.60'	RW-2A



Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223

Right of Way Plan Unit: PTS

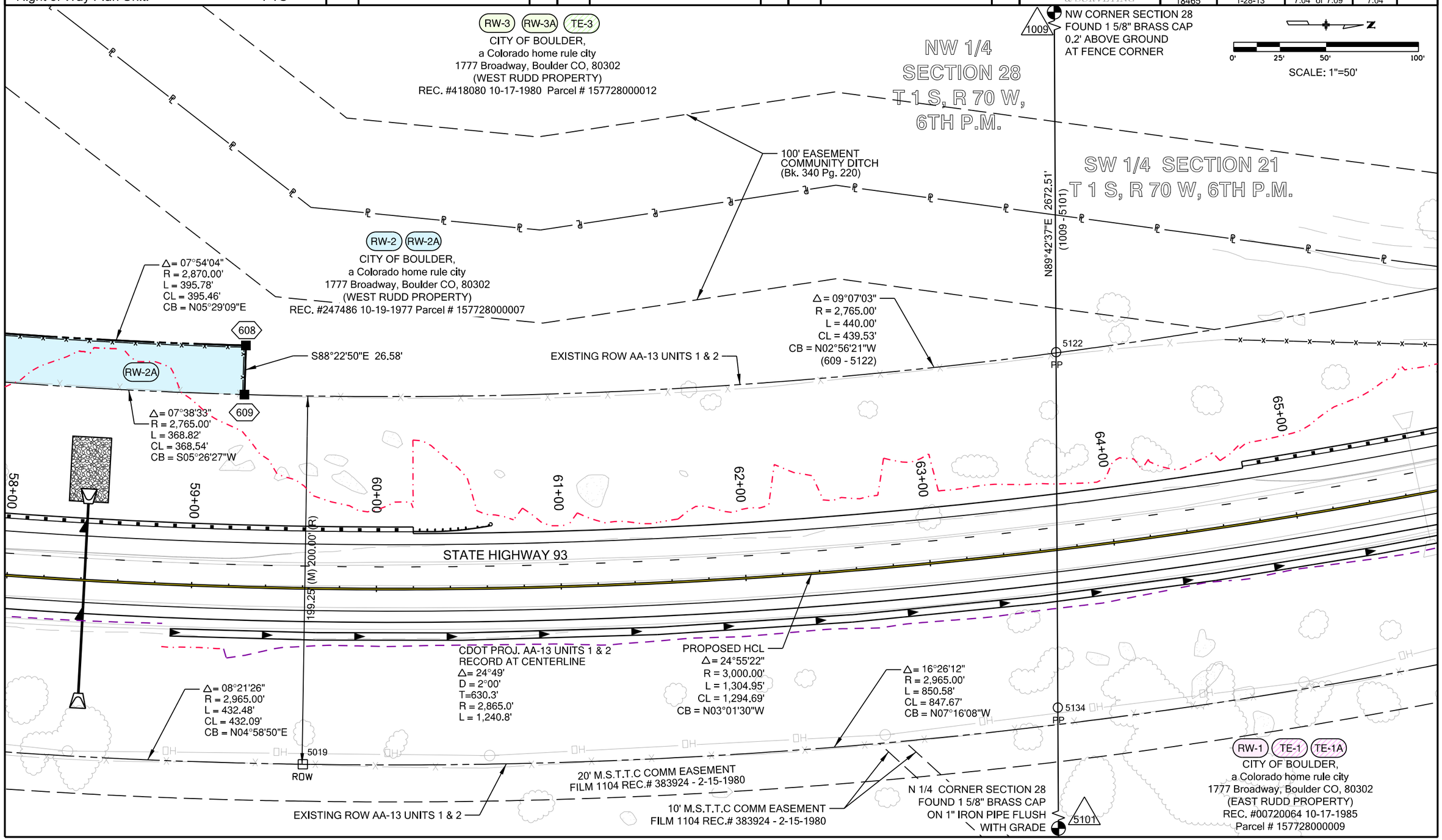
Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

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
Plan Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	7.04 of 7.09	7.04



Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223

Right of Way Plan Unit: PTS

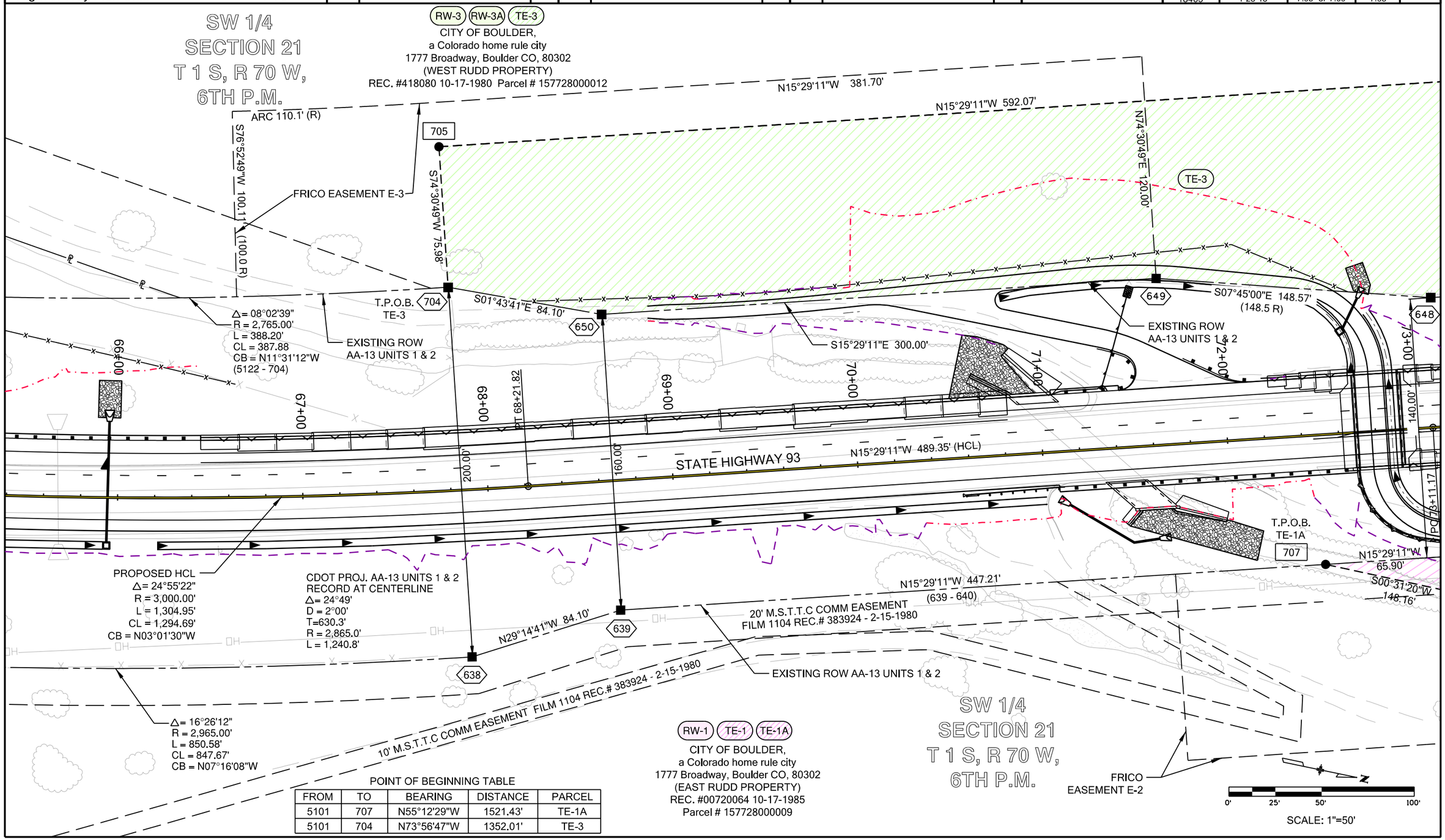
Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

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
Plan Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	7.05 of 7.09	7.05



POINT OF BEGINNING TABLE

FROM	TO	BEARING	DISTANCE	PARCEL
5101	707	N55°12'29"W	1521.43'	TE-1A
5101	704	N73°56'47"W	1352.01'	TE-3

Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223

Right of Way Plan Unit: PTS

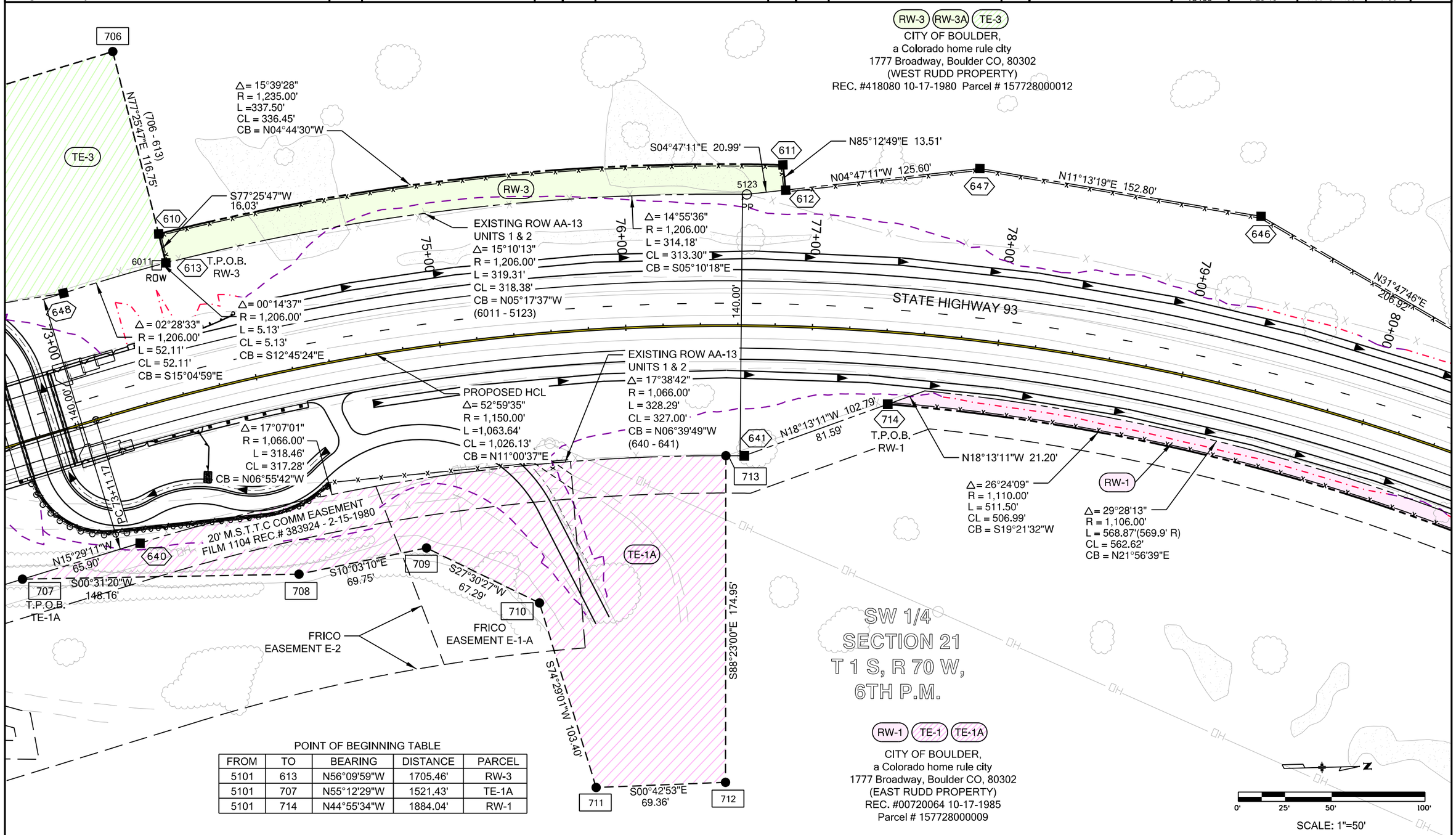
Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

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
Plan Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	7.06 of 7.09	7.06



POINT OF BEGINNING TABLE

FROM	TO	BEARING	DISTANCE	PARCEL
5101	613	N56°09'59"W	1705.46'	RW-3
5101	707	N55°12'29"W	1521.43'	TE-1A
5101	714	N44°55'34"W	1884.04'	RW-1

Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223

Right of Way Plan Unit: PTS

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

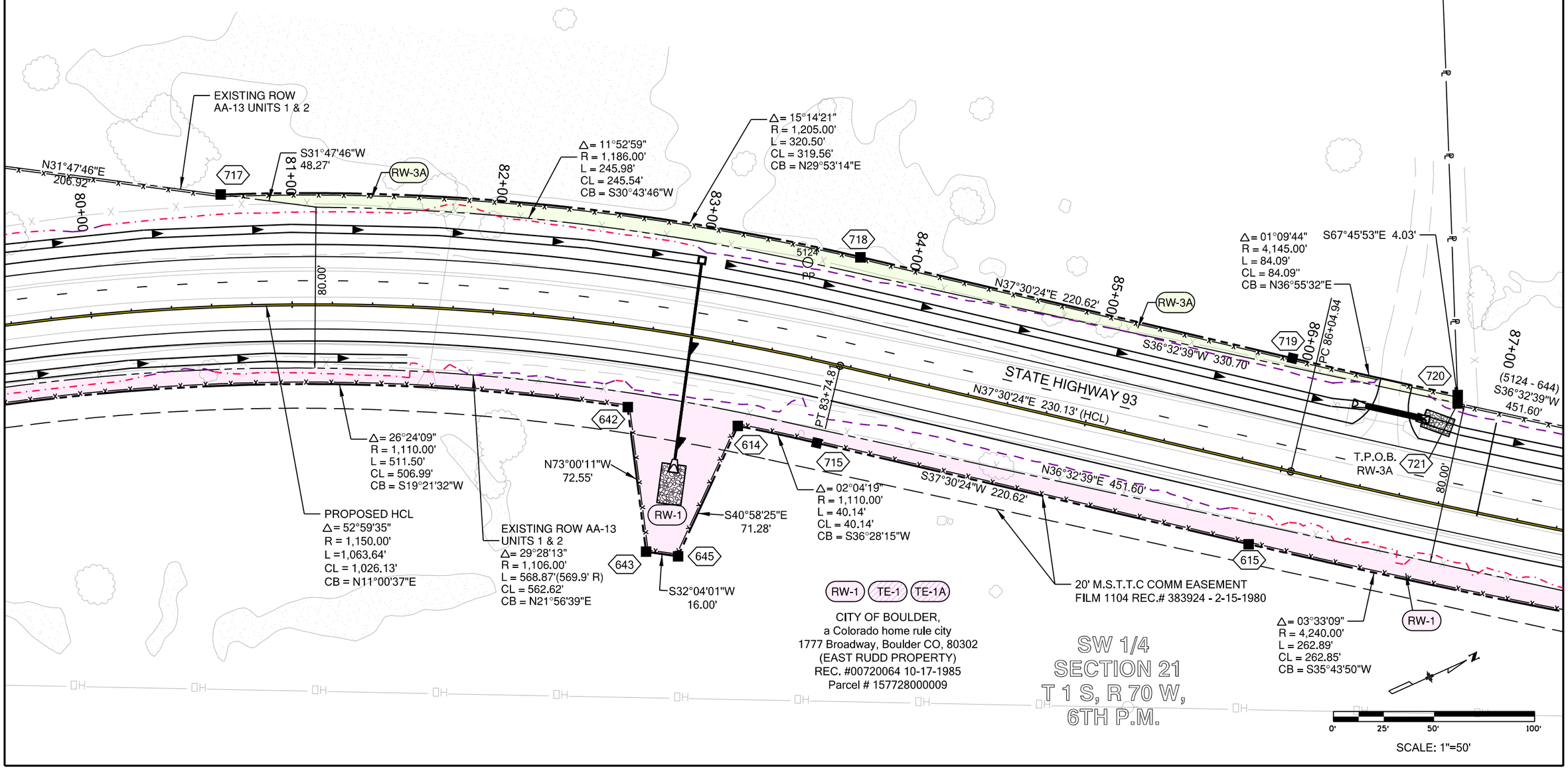
Right of Way Plans
Plan Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	7.07 of 7.09	7.07

POINT OF BEGINNING TABLE

FROM	TO	BEARING	DISTANCE	PARCEL
5101	721	N24°25'30"W	2404.43'	RW-3A



Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223
Right of Way Plan Unit: PTS

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

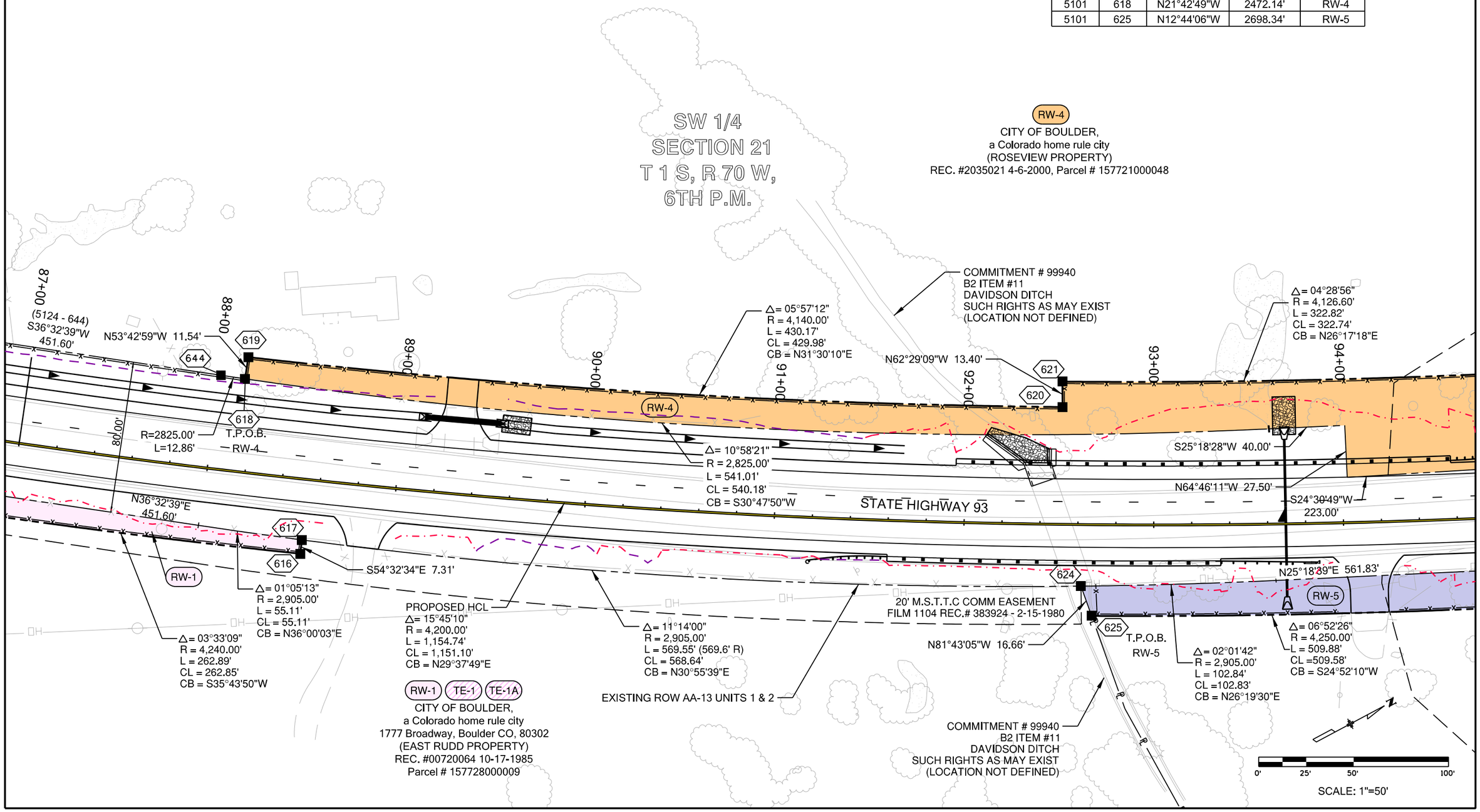
LUND PARTNERSHIP
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P:303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

Right of Way Plans
Plan Sheet
Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	7.08 of 7.09	7.08

POINT OF BEGINNING TABLE

FROM	TO	BEARING	DISTANCE	PARCEL
5101	618	N21°42'49"W	2472.14'	RW-4
5101	625	N12°44'06"W	2698.34'	RW-5



Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223

Right of Way Plan Unit: PTS

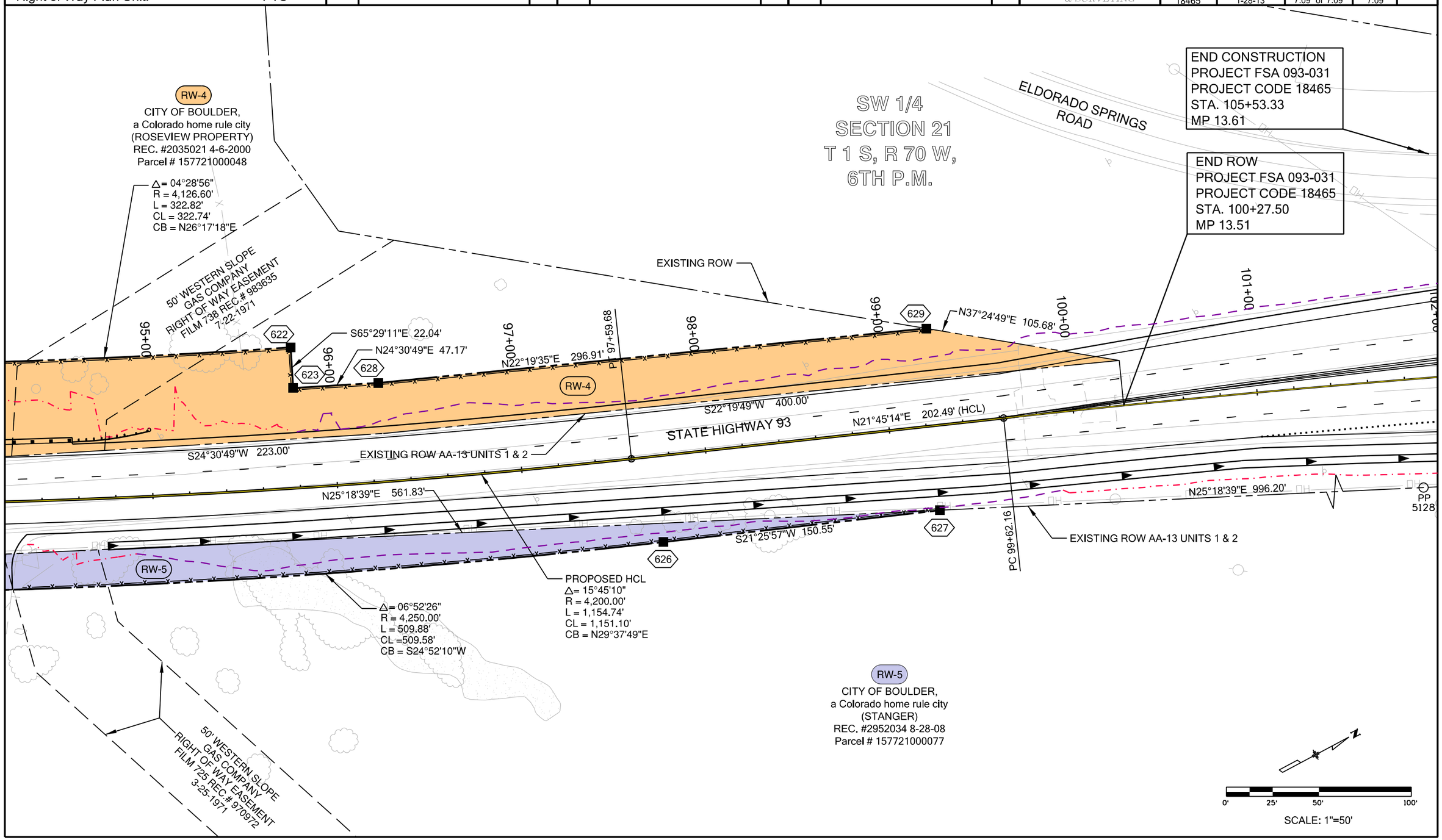
Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

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
Plan Sheet

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	7.09 of 7.09	7.09



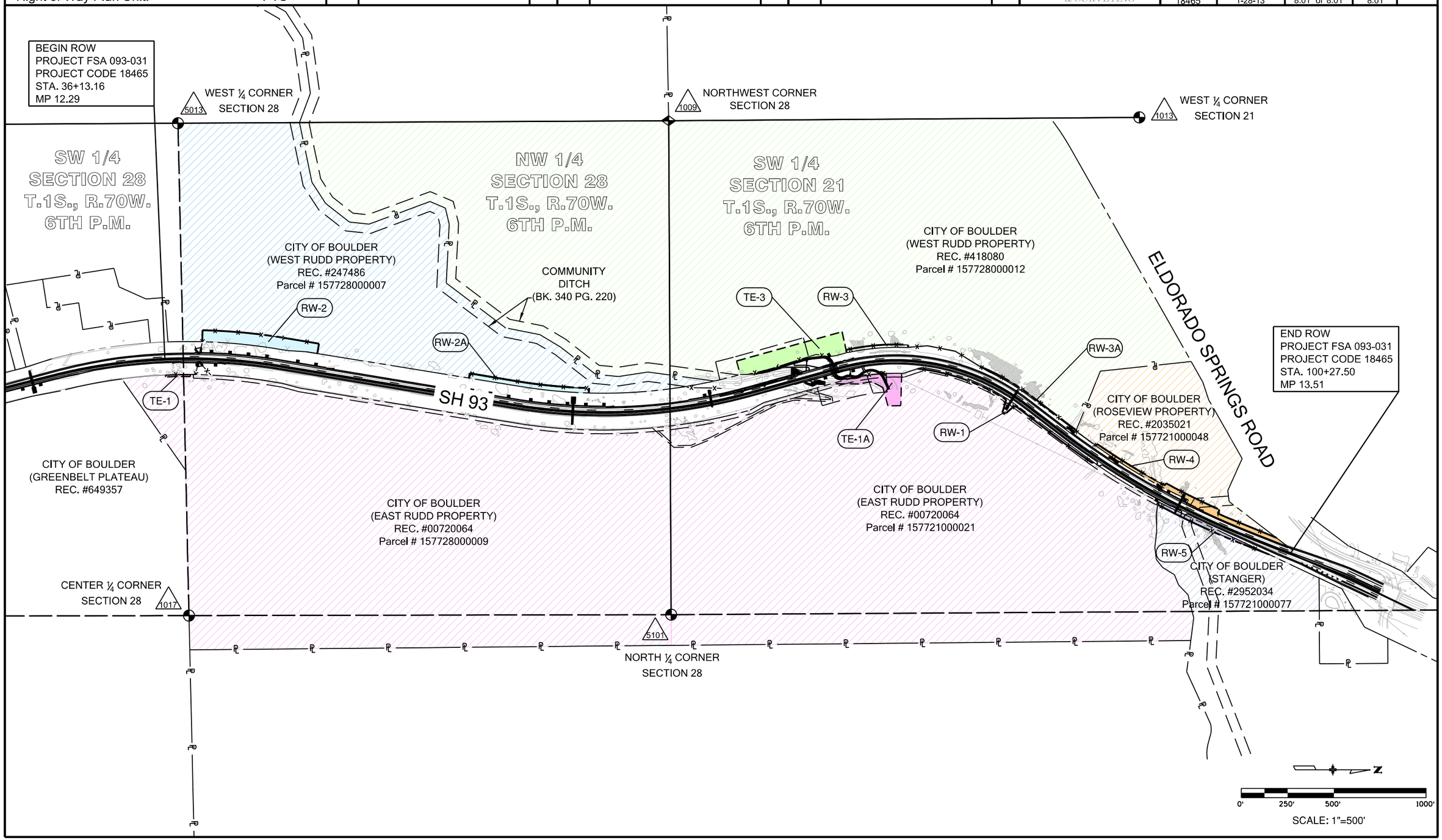
Colorado Department of Transportation
Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2153 Fax: 970-350-2223

Right of Way Plan Unit: PTS

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
Ownership Map

Project Number: FSA 0931-031
Project Location: STATE HIGHWAY 93
Project Location: BOULDER COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18465	1-28-13	8.01 of 8.01	8.01