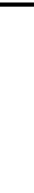




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Right of Way Plans	
Title Sheet	
Project Number:	FSA-R600-378
Project Location:	SH-88, Accel/Decel & Signal Improvements
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County	
Project Code:	Last Mod. Date
17889	09-28-11
Sheet No.	1.01

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. FSA-R600-378

STATE HIGHWAY NO. 88

ARAPAHOE COUNTY

T5S, R67W / 6th P.M.

SHEET NO.

- 1.01
- 2.01-2.03
-
- 4.01-4.04
- 5.01
-
- 7.01-7.08
- 8.01-8.03

INDEX OF SHEETS

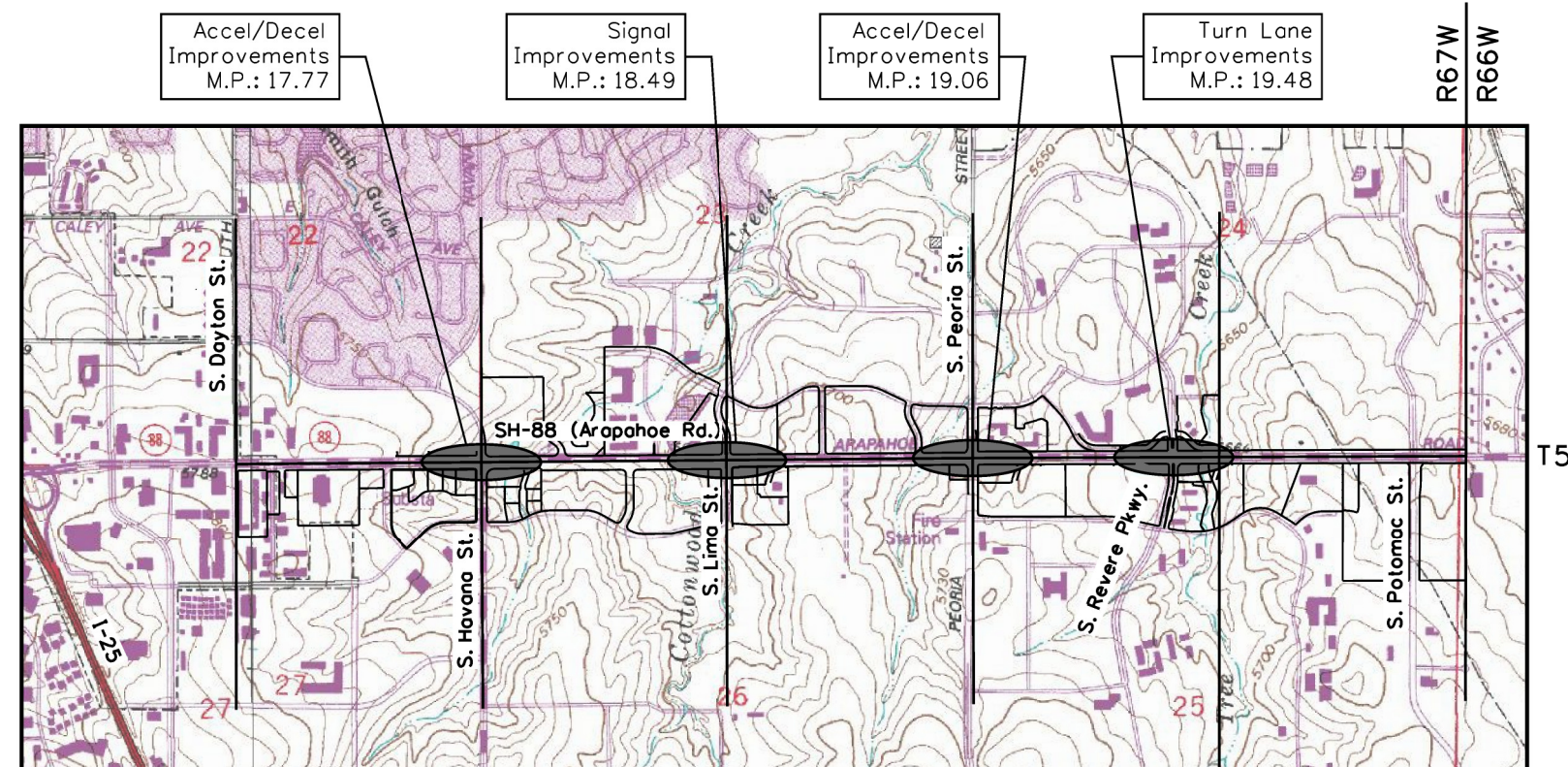
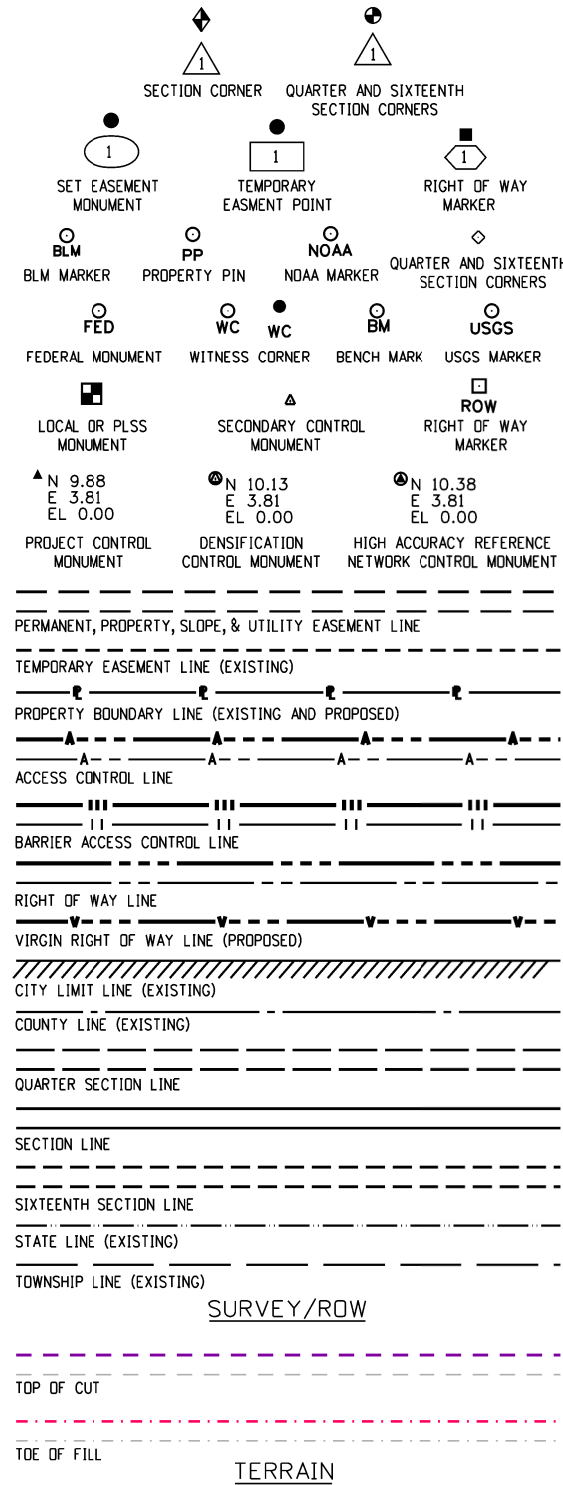
- (1) Title Sheet
 - (3) Tabulation of Properties
 - (NA) Project Control Diagram
 - (4) Land Survey Control Diagram
 - (1) Monumentation Sheets
 - (NA) Tabulation of Road Approach Sheets
 - (8) Plan Sheets
 - (3) Ownership Map
- (20) Total Sheets

Scales of Original 11x17 Drawings

- Plan Sheets 1"=60'
- 1"=20' DETAIL A
- 1"=30' DETAIL B

Ownership Map 1"=200'

R.O.W. Length of Project = 1.71 Miles
Const. Length of Project = 1.71 Miles



PROJECT LOCATION MAP



TITLE SHEET NOTES:

- BASIS OF BEARINGS: Bearings are grid bearings of the Colorado state plane coordinate system of 1983, central zone. The line between NGS Point JOG (PID KK1696) and Point 1200 (NGS Point CHERRY CREEK CBL 1200, PID AE5260), described herein, bears N21°58'19"E, a distance of 17753.22 feet.
- For Surveyor's Statement and General Notes, see Sheet 5.01

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____
DIVISION ADMINISTRATOR

Arapahoe County Depositing Certificate:

Deposited this _____ day of _____ 201__ at _____ o'clock ____M. under
Reception No. _____
By: _____
Title: _____

FILING CERTIFICATION: DAY OF _____, 20____, AT _____M.,
 DEPOSITED THIS _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
 SURVEYS AT PAGE _____, RECEPTION NUMBER _____
 SIGNED _____ DEPT. _____
 9/28/2011 12:44:08 PM C:\Users\buffington\Documents\Projects\17889 (SH-88 Arapahoe Rd) to Vaughn\ROW_Survey\Drawings\17889ROW_TitleSh1.1.01.dgn

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.



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



Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17889	09-28-11	1 of 3	2.01

R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE COUNTY S.H. NO. 88

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.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
			Section 27, T05S, R67W Rampart Business Center Flg. No. 7								
1	LEE M. MALLAGHAN AND MARY P. MALLAGHAN 4001 Penbrook St. Odessa, TX 79762-5976	open space	Tract A	4,277				21,541		NF00987	
2	Krisland Properties, L.P., a Colorado limited partnership 2910 Timber Ridge Dr. Duncan, OK 73533-1829	10230 E. Arapahoe Rd. Centennial, CO 80112-3711	Lot 4	1,908				34,236		NF00984	
TE-2	same as above	same as above	same as above	1,590							for construction of roadways, utilities, and associated appurtenances
3	MARINA SQUARE PARTNERS, L.P., a California limited partnership 1200 Concord Ave. 200 Concord, CA 94520-4900	10380 E. Arapahoe Rd. Centennial, CO 80112-3707	Lot 5	1,680				33,616		NF00985	
TE-3	same as above	same as above	same as above	1,400							for construction of roadways, utilities, and associated appurtenances
4	Sushi Club, Inc., a Colorado corporation 7393 S. Shawnee St. Aurora, CO 80016-6015	10440 E. Arapahoe Rd. Centennial, CO 80112-3714	Lot 6	2,567				55,413		NF00986	
TE-4	same as above	same as above	same as above	2,074							for construction of roadways, utilities, and associated appurtenances
			Section 26, T05S, R67W Arapahoe Corners Flg. No. 3								
5	ARCHLAND PROPERTY I, LLC, a Delaware limited liability company 2915 Jorie Blvd. Oak Brook, IL 60523-2126	10555 E. Briarwood Cir. Centennial, CO 80122-2131	Lot 1, Block 1	1,605				72,134		NF00988	
TE-5	same as above	same as above	same as above	1,663							for construction of roadways, utilities, and associated appurtenances

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Date	Description	Initials
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Right of Way Plans

Tabulation of Properties

Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17889	09-28-11	2 of 3	2.02

R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE COUNTY S.H. NO. 88

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.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
6	THE HEIRS AND DEVISEES OF MARY E. ABD00, DECEASED and ARAPAHOE CORNERS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP 4901 E. Dry Creek Rd. #200 Centennial, CO 80122-4010	vacant land	Section 26, T05S, R67W NW 1/4	1,500				0		NF010692	
7	CITYWIDE BANKS OF COLORADO, INC., A COLORADO CORPORATION P.O. Box 128 Aurora, CO 80040-0128	10637 E. Briarwood Cir. Centennial, CO 80122-1147	Arapahoe Corners Flg. No. 2 Lot 3	921				30,684		NF00990	
TE-7	same as above	same as above	same as above	741							for construction of roadways, utilities, and associated appurtenances
8	COLORADO INDUSTRIAL PORTFOLIO LLC, a Colorado limited liability company 1512 Larimer St. 325 Denver, CO 80202-1644	11211 E. Arapahoe Rd. Centennial, CO 80122-3852	Section 23, T05S, R67W Lincoln Executive Center Flg. No. 1 Lot 1	719			212,967 (4.889)				
9	ARAPAHOE & LIMA LLC, A COLORADO LIMITED LIABILITY COMPANY 1615 California St #707 Denver, CO 80202-3706	vacant land	Lot 2	486			293,470 (6.737)				
10	SOUTHFIELD PARK ASSOCIATION 2001 Pennsylvania Ave. NW 1150 Washington, DC 20006-1880	landscaped tract	Section 24, T05S, R67W Southfield Park Tract B	313			18,544			NF00994	

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Colorado Department of Transportation



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

Region 6

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Right of Way Plans

Tabulation of Properties

Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset	Sheet No.
17889	09-28-11	2 of 3	2.03

R.O.W. TABULATION OF PROPERTIES IN ARAPAHOE COUNTY S.H. NO. 88

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.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
11	CENTENNIAL AIRPORT CENTER ASSOCIATION, INC. 2950 S. Jamaica Ct. 101 Aurora, CO 80014-2686	landscaped tract	Section 25, T05S, R67W A Replat of Arapahoe Airport Center Joint Venture Flg 1 Tract A	1,905				1,530		NF00993	
TE-11	same as above	same as above	same as above	1,530							for construction of roadways, utilities, and associated appurtenances

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Land Survey Control Diagram			
Title Sheet			
Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date	Subset	Sheet No.
17889	09-09-11	1 of 4	4.01

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

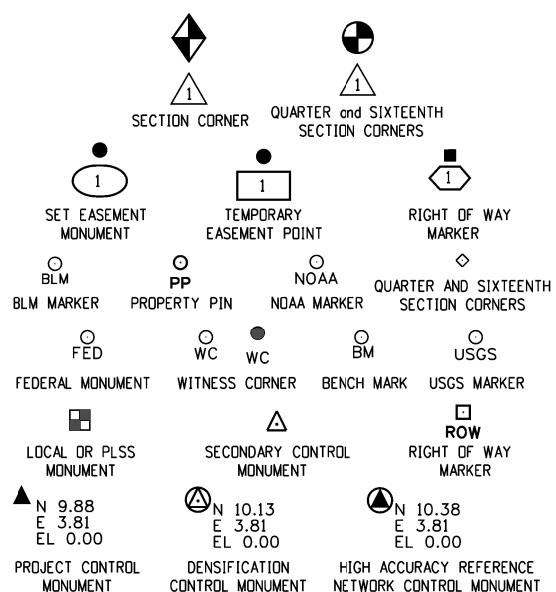


LAND SURVEY CONTROL DIAGRAM

State Highway 88 MP 17.72 to 20.84
 Township 5 South, Range 66 & 67 West
 of the 6th Principle Meridian
 County of Arapahoe

T5S, R66W: Sec. 19, 30
 T5S, R67W: Sec. 22, 23, 24, 25, 26, 27

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



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.

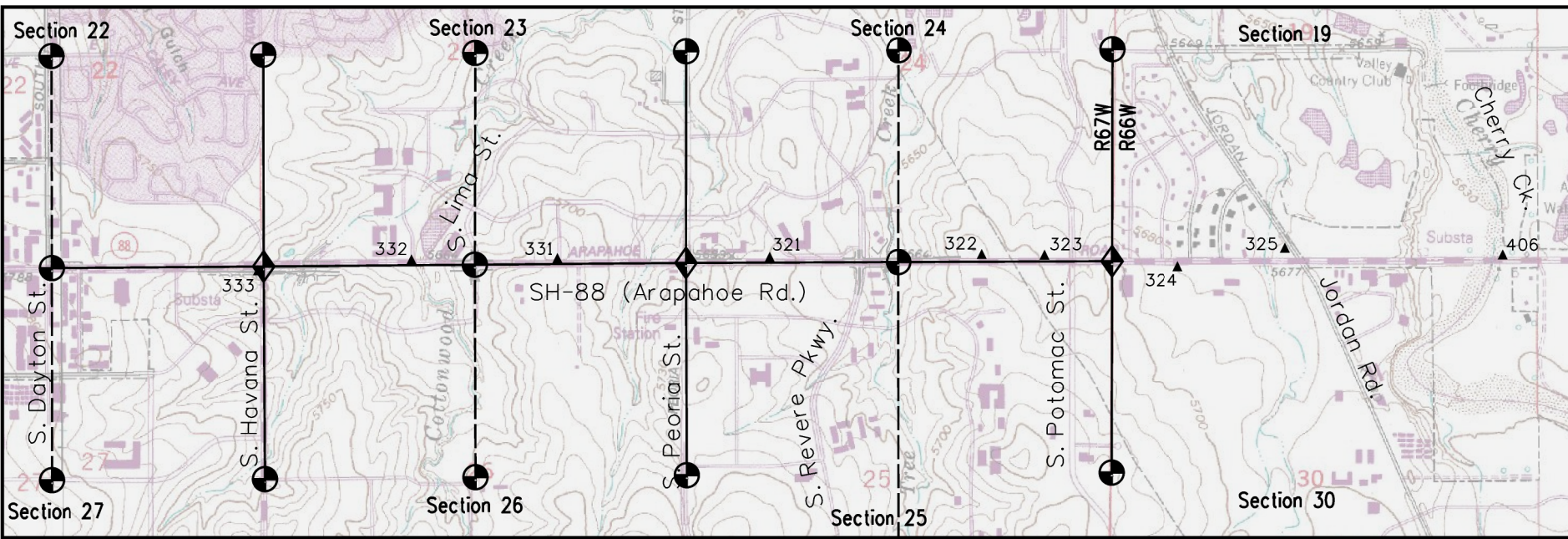
GENERAL NOTES:

- This **Land Survey Control Diagram** is to document the recovery and/or establishment of survey points that will be the basis of future surveys for design purposes, and/or roadway construction. This Project Control Diagram is not a Monumented Land Survey or a Boundary Survey and does not address matters of title.
- BASIS OF BEARINGS:** Bearings are grid bearings of the Colorado state plane coordinate system of 1983, central zone. The line between NGS Point JOG (PID KK1696) and Point 1200 (NGS Point CHERRY CREEK CBL 1200, PID AE5260), described herein, bears N21°58'19"E, a distance of 17753.22 feet.
- Geodetic coordinates are NAD'83 (1992) datum based on a Fast Static GPS survey holding published values on the primary control points shown herein.
- Project specific** coordinates were obtained by multiplying the project's state plane coordinates by 1.0003000000 and then truncating the northing by 1,000,000 and the easting by 3,000,000. Published units are in US survey feet: 1 survey foot = (1200/3937) meters
- Horizontal Control Tolerances meet the precision requirements of CDOT type A control (+/- 0.07' with 95% certainty).
- Vertical Datum:** Elevations are NAVD '88 Datum established by digital differential levels run from Point 703 from CDO1 Project No. S1A 0881-017 having elevation established by digital differential levels run from NGS benchmark "V407" (PID KK1504), elevation = 5646.84'.
- Elevations on control points were established by digital differential levels with an accuracy meeting or exceeding 0.035' times the square root of the distance leveled in miles.
- Original control work was performed for Project Code 17036 (2009).

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: This Land Survey Control Diagram should be considered **PRELIMINARY AND SUBJECT TO CHANGE**, unless it bears the signature and seal of the Professional Land Surveyor in responsible charge.

Arapahoe County Depositing Certificate:
 Deposited this _____ day of _____ 201__ at _____ o'clock ____M. under
 Reception No. _____
 By: _____
 Title: _____



PROJECT LOCATION MAP

Surveyor's Statement (Land Survey Control Diagram):

I, Donald D. Hansen, 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 Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

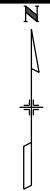
Donald D. Hansen, PLS No. 14599 Date _____



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Land Survey Control Diagram			
Plan Sheet			
Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
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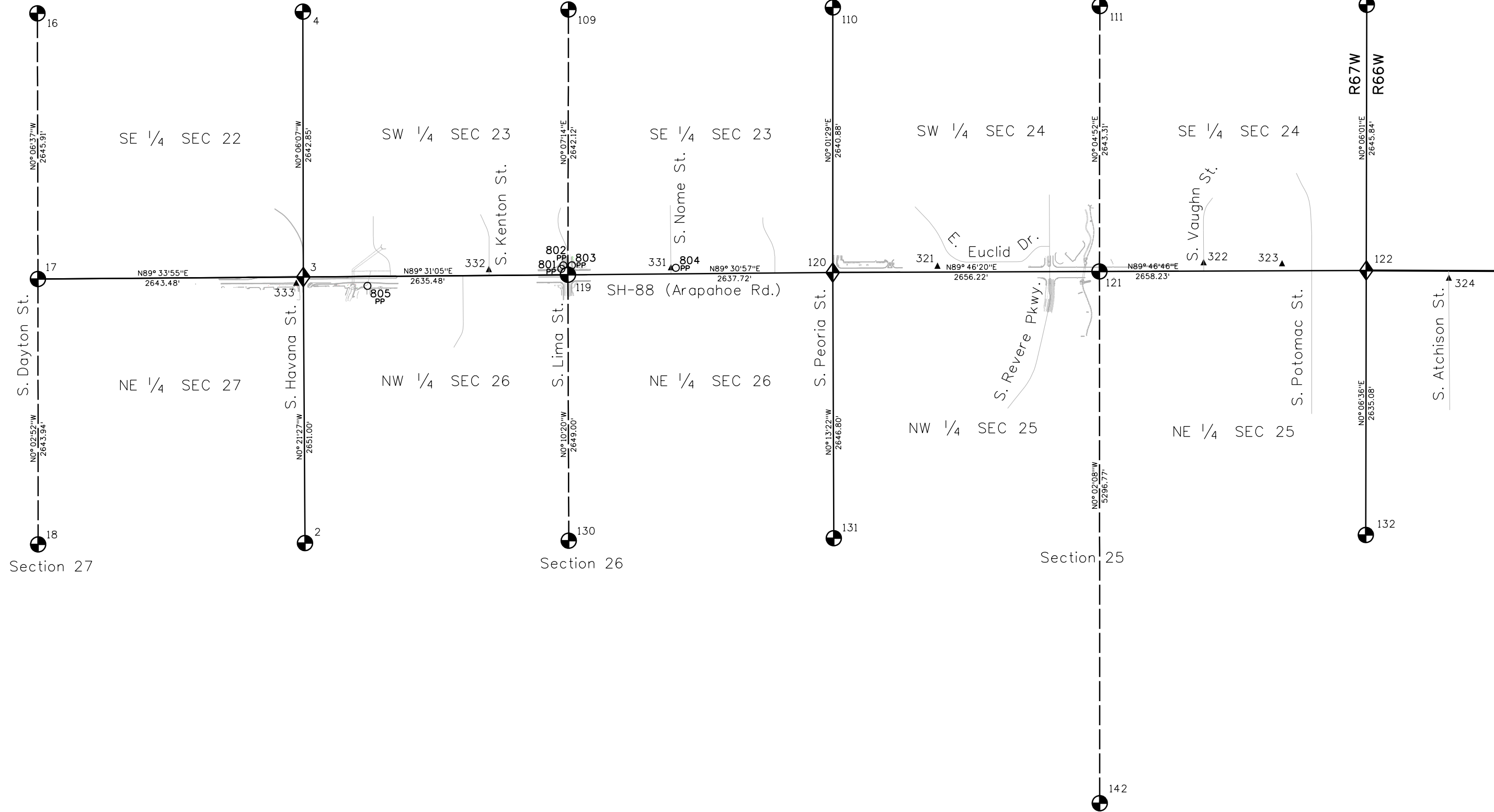
T5S R67W



Section 22

Section 23

Section 24





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

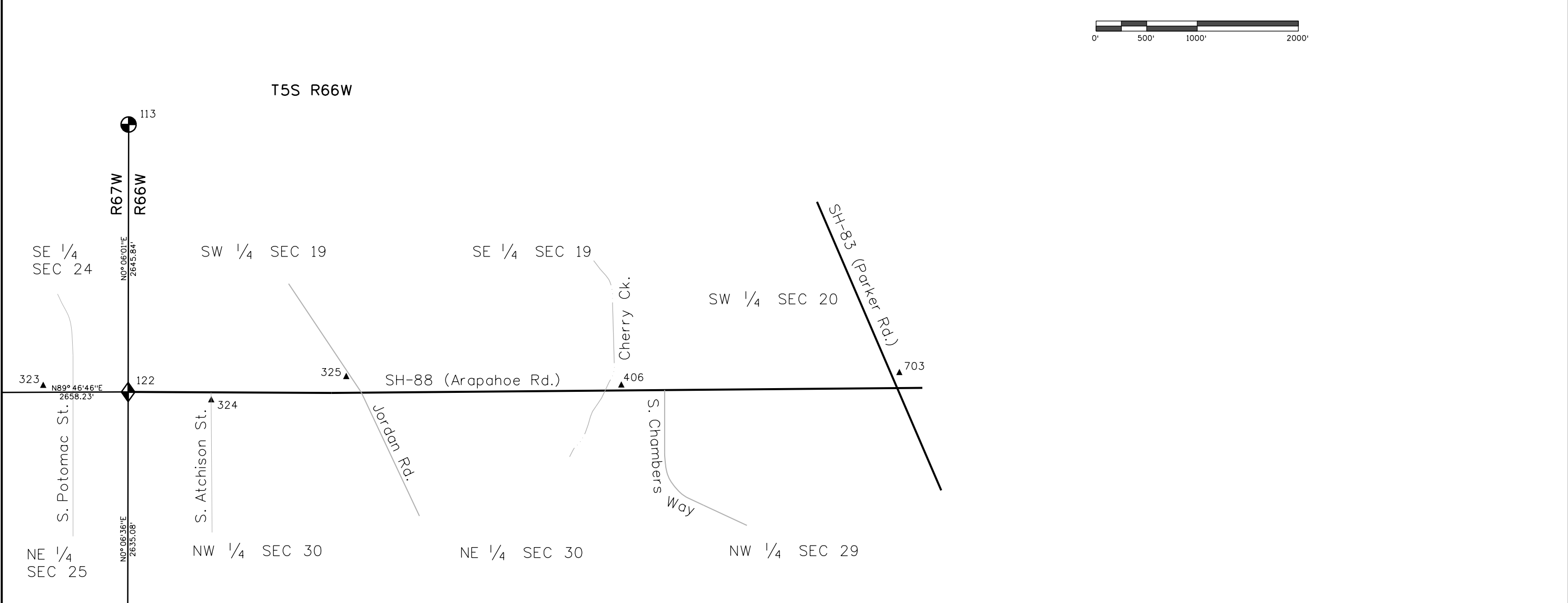
Region 6

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Land Survey Control Diagram			
Plan Sheet			
Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17889	09-09-11	3 of 4	4.03



Double-Based Property Pins			
Point	Project Specific Coordinates		Description
	Northing	Easting	
801	642821.265	181961.125	1.5" Alum Cap stamped "ENG SER CO 27609"
802	642855.384	181980.125	1.5" Alum Cap stamped "ENG SER CO 27609"
803	642856.498	182065.220	0.5" Nail & Washer stamped "LS 24657"
804	642831.291	183100.158	1.25" plastic cap on rebar stamped "C.R. Moore & Assoc. L.S. 10945"
805	642650.841	180029.553	1.5" Alum Cap stamped "DR & CO PLS 28285"

Local site settings
 Project latitude: 39°35'42.07162"N
 Project longitude: 104°49'45.25813"W
 Project height: 5637.573sft
 Ground scale factor: 1.0003000000
 False northing offset: 999507.306sft
 False easting offset: 2999043.294sft

Double-Based Aliquot Points (used only as check)									
Geodetic and State Plane (NAD 1983-92 Zone 502) coordinates						Project Specific Coordinates			
Point	Latitude	Longitude	Convergence Angle	Northing	Easting	Point	Northing	Easting	Description
620	39°35'42.16410"N	104°50'19.20670"W	0°25'01.5"	1642302.046	3186363.779	620	642794.737	187319.688	3.25" Alum Cap, "COLO DEPT OF TRANSPORTATION, T5S R67W 1/4 24/25 2005 PLS NO 36053" (used Point 121)
621	39°35'42.24930"N	104°50'53.12898"W	0°24'40.1"	1642291.474	3183708.395	621	642784.162	184663.507	3.25" Alum Cap, "COLO DEPT OF HIGHWAYS T5S T67W S 23/24 S26/25 1992 PLS NO 11434" (used Point 120)
622	39°35'42.21477"N	104°51'26.81596"W	0°24'18.9"	1642269.194	3181071.514	622	642761.875	182025.835	3.25" Alum Cap, "COLO DEPT OF TRANSPORTATION, 1993 PLS NO 27607" (used Point 119)
623	39°35'42.17839"N	104°52'00.47322"W	0°23'57.7"	1642247.014	3178436.958	623	642739.688	179390.489	3.25" Alum Cap, "LAND CORNER", cap is partially illegible(per monument record 22/23/27/26 1988 LS 7735) (used Point 3)
624	39°35'42.16072"N	104°52'34.23319"W	0°23'36.4"	1642226.943	3175794.347	624	642719.611	176747.085	3.25" Alum Cap, Illegible and partially broken at bottom (per monument record S22/S27 1988 LS 7735 (used Point 17)

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

Region 6

SLK

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Land Survey Control Diagram			
Tabulation Sheet			
Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17889	09-09-11	4 of 4	4.04

Existant control used in constraining Fast Static GPS Survey (Published Elevations)

Geodetic and State Plane (NAD 1983-92 Zone 502) coordinates							Project Specific Coordinates				Description
Point	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing	Easting	Point	Northing	Easting	Elevation NAVD'88	
406	39°35'42.35973"N	104°48'42.94892"W	5588.61	0°26'02.3"	1642377.800	3193898.357	406	642870.514	194856.526	5646.05	3.25" Alum. Cap: "Colo Dept of Transportation State Hwy, 406, Mile Post, Control Monument"
703	39°35'43.36497"N	104°48'07.81863"W	5617.55	0°26'24.4"	1642500.484	3196647.447	703	642993.234	197606.441	5674.39	3.25" Alum. Cap: "CDOT Control Monument, 2.067161"
1200	39°36'47.37617"N	104°50'51.94005"W	5575.58	0°24'40.9"	1648881.579	3183754.150	1200	649376.244	184709.276	5632.46	Calibration Baseline, Cherry Creek, 1200, 1997, The Director National Geodetic Survey, Washington D.C.
JOG	39°34'05.17514"N	104°52'18.24504"W	5837.26	0°23'46.5"	1632422.769	3177113.712	JOG	632912.496	178066.846	5893.63	Standard NGS bronze disk marked "JOG 1977".
CTMC	39°43'17.49292"N	105°11'34.33617"W	5970.64	0°11'37.3"	1687841.251	3086394.016	CTMC	688347.604	87319.934	6022.20	CDOT R6 CTMC Base Station
DU	39°40'28.29695"N	104°57'47.69959"W	5351.16	0°20'18.7"	1671021.570	3151086.047	DU	671522.877	152031.372	5407.28	Compass Tools, Inc. (University of Denver) Base Station

Fast Static GPS Survey Project Control, Project Code 17036 (2009) (Benched elevations)

Geodetic and State Plane (NAD 1983-92 Zone 502) coordinates							Project Specific Coordinates				Description
Point	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing	Easting	Point	Northing	Easting	Elevation NAVD'88	
321	39°35'42.75401"N	104°50'39.79771"W	5647.87	0°24'48.6"	1642350.050	3184751.553	321	642842.755	185706.978	5704.93	Set CDOT Type 2, 3.25" Alum. Cap: "Colo Dept of Transportation State Hwy 88, CP 321, Control Monument"
322	39°35'42.91104"N	104°50'05.95109"W	5655.61	0°25'09.9"	1642385.195	3187400.830	322	642877.911	188357.050	5712.74	Set CDOT Type 5S, 1" Brass Cap Stamped: "CDOT CP 322"
323	39°35'42.74941"N	104°49'55.97976"W	5644.60	0°25'16.2"	1642374.568	3188181.471	323	642867.281	189137.925	5701.74	Set CDOT Type 5S, 1" Brass Cap Stamped: "CDOT CP 323"
324	39°35'41.21094"N	104°49'34.76555"W	5625.45	0°25'29.6"	1642231.169	3189843.197	324	642723.839	190800.149	5682.62	Set CDOT Type 5S, 1" Brass Cap Stamped: "CDOT CP 324"
325	39°35'43.39315"N	104°49'17.68999"W	5615.87	0°25'40.3"	1642461.907	3191178.168	325	642954.646	192135.521	5673.09	Set CDOT Type 2, 3.25" Alum. Cap: "Colo Dept of Transportation State Hwy 88, CP 325, Control Monument"

Fast Static GPS Survey Project Control, Project Code 17889 (2011) (Benched elevations)

Geodetic and State Plane (NAD 1983-92 Zone 502) coordinates							Project Specific Coordinates				Description
Point	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing	Easting	Point	Northing	Easting	Elevation NAVD'88	
331	39°35'42.78541"N	104°51'13.70600"W	5666.30	0°24'27.2"	1642334.209	3182097.308	331	642826.886	183051.910	5723.04	Set CDOT Type 5S, 1" Brass Cap Stamped: "CP 331"
332	39°35'42.74244"N	104°51'36.86622"W	5615.81	0°24'12.6"	1642317.030	3180284.436	332	642809.705	181238.494	5672.49	Set CDOT Type 5S, 1" Brass Cap Stamped: "CP 332"
333	39°35'41.53370"N	104°52'01.38106"W	5653.43	0°23'57.1"	1642181.290	3178366.349	333	642673.945	179319.859	5710.06	Set CDOT Type 5S, 1" Brass Cap Stamped: "CP 333"

Aliquot Points from Arapahoe County Horizontal Control Network

Geodetic and State Plane (NAD 1983-92 Zone 502) coordinates						Project Specific Coordinates		Description	
Point	Latitude	Longitude	Convergence Angle	Northing	Easting	Point	Northing		
2	39°35'15.98581"N	104°52'00.49741"W	0°16'52.7"	1639596.882	3178453.536	2	640088.761	179407.072	3.25" Alum Cap in a monument box LS 19003 1987
3	39°35'42.17856"N	104°52'00.47273"W	0°16'52.9"	1642247.031	3178436.996	3	642739.705	179390.527	3.25" Alum Cap in a monument box LS 7735 1988
4	39°36'08.29042"N	104°52'00.29749"W	0°16'53.2"	1644889.084	3178432.298	4	645382.551	179385.827	3.25" Alum Cap in a monument box LS 7735 1988
16	39°36'08.30320"N	104°52'34.06568"W	0°19'22.4"	1644872.090	3175789.294	16	645365.552	176742.030	3.25" Alum Cap in a monument box LS 7735 1988
17	39°35'42.16108"N	104°52'34.23274"W	0°19'22.5"	1642226.979	3175794.382	17	642719.647	176747.120	3.25" Alum Cap in a monument box LS 7735 1988
18	39°35'16.03856"N	104°52'34.43642"W	0°19'42.5"	1639583.838	3175796.587	18	640075.713	176749.326	3.25" Alum Cap in a monument box LS 7735 1988
109	39°36'08.31875"N	104°51'26.50537"W	0°24'19.1"	1644910.523	3181077.142	109	645403.997	182031.465	# 5 Rebar
110	39°36'08.34136"N	104°50'52.87216"W	0°24'40.3"	1644931.569	3183709.551	110	645425.049	184664.663	Axle set 0.4' below asphalt surface
111	39°36'08.27980"N	104°50'18.91266"W	0°25'01.7"	1644944.555	3186367.558	111	645438.039	187323.468	1.5" Alum Cap (Cap Not Readable) Set 0.9' Below Ground Level
113	39°36'08.21327"N	104°49'44.94951"W	0°25'23.1"	1644957.314	3189025.853	113	645450.802	189982.560	#5 Rebar set 0.2' below ground level
119	39°35'42.21480"N	104°51'26.81502"W	0°24'18.9"	1642269.196	3181071.587	119	642761.877	182025.908	1" Steel Pin set in monument box 0.4' below asphalt surface
120	39°35'42.24933"N	104°50'53.12869"W	0°24'40.2"	1642291.476	3183708.416	120	642784.164	184663.528	1" Steel Pin set in monument box 0.4' below asphalt surface
121	39°35'42.16403"N	104°50'19.20626"W	0°25'01.5"	1642302.040	3186363.814	121	642794.731	187319.723	3" Alum Cap set in monument box 0.5' below asphalt surface
122	39°35'42.07260"N	104°49'45.25812"W	0°25'23.0"	1642312.273	3189021.227	122	642804.967	189977.933	2.5" Alum Cap properly marked and stamped "LS 11434 1984" set in monument box
130	39°35'16.04199"N	104°51'26.95259"W	0°24'18.8"	1639621.006	3181079.547	130	640112.893	182033.870	3.25" Alum Cap properly marked and stamped "LS 19003" set in monument box 0.4' below asphalt surface
131	39°35'16.09817"N	104°50'53.23984"W	0°24'40.1"	1639645.490	3183718.705	131	640137.384	184673.820	2.5" Brass Cap marked "PLS 43" set in monument box 0.7' below asphalt surface
132	39°35'16.03825"N	104°49'45.57111"W	0°25'22.8"	1639677.990	3189016.174	132	640169.894	189972.878	3" Alum Cap properly marked and stamped "CITY OF AURORA LS 16848" set in monument box
142	39°34'49.83120"N	104°50'19.65651"W	0°25'01.3"	1637006.860	3186367.108	142	637497.962	187323.018	Chisled "X" in top of 2.5' x 1.5' stone



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
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Right of Way Plans Monumentation Sheet			
Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date	Subset	Sheet No.
17889	10-06-11	1 of 1	5.01

GENERAL NOTES:

- This **Right-of-Way Plan** is to document right-of-way acquisitions and monumentation of lands required to construct and operate the proposed roadway. This Plan is a survey of land whose title is vested in, or is to be acquired by, or under the jurisdiction of, The Colorado Department of Transportation. Title lines of lands adjoining the Right of Way or proposed Right of Way, are based on positions determined from evidence adjoining the Right of Way and from record documents, not from field surveys of the entire adjoining properties. Title investigations on parcels adjoining the proposed Right-of-Way were limited to informational title commitments.
- BASIS OF BEARINGS: Bearings are grid bearings of the Colorado state plane coordinate system of 1983, central zone. The line between NGS Point JOG (PID KK1696) and Point 1200 (NGS Point CHERRY CREEK CBL 1200, PID AE5260), described herein, bears N21°58'19"E, a distance of 17753.22 feet.
- All coordinates shown on this Monumentation Sheet are **project specific** coordinates. **Project specific** coordinates were obtained by multiplying the project's state plane coordinates by 1.000300000 and then truncating the northing by 1,000,000 and the easting by 3,000,000. Published units are in US survey feet: 1 survey foot = (1200/3937) meters
- For title information, the surveyor in responsible charge relied on informational title commitments issued by Front Range Title of Downtown Denver, LLC.
- The different types of CDOT survey monuments are shown on sheet M-629-1 (Survey Monuments) of The Colorado Department of Transportation, Standard Plans, M & S Standards, dated July, 2006.

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: This **Right-of-Way Plan Set** is subject to change. Until such time as the Plan Set bears the signature and seal of the Surveyor in responsible charge and has been deposited in the appropriate county(ies), it is the users responsibility to verify with CDOT that their plan set is up to date.

Surveyor's Statement (ROW Monuments):

I, _____, a Professional Land Surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that Right-of-Way monuments depicted on this Right-of-Way Plan were set under my responsible charge and based upon my knowledge, information and belief, adequate research, calculations, and evaluation of the survey evidence were performed in accordance with applicable standards of practice defined by Colorado Department of Transportation documents. This statement is not a guaranty or warranty, either expressed or implied.

PLS No.

Surveyor's Statement (ROW Plan):

I, **Donald D. Hansen**, a Professional Land Surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that this Right-of-Way Plan was prepared and the research, calculations and evaluation of the survey evidence were performed under my responsible charge and, based upon my knowledge, information and belief, in accordance with applicable standards of practice defined by Colorado Department of Transportation documents. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 14599

Tabulation of Right-of-Way Monuments to be Set (CDOT Type 1 (unless noted otherwise) with Point No, Project Code & PLS No. of surveyor in charge)

Point No.	Northing (sft)	Easting (sft)	Description
2001	642665.3485	178816.5916	Parcel-1/Exist ROW
2002	642645.3488	178816.7153	Parcel-2/TE-2
2003	642649.1532	179318.0905	Parcel-4/TE-4
2004	642639.2293	179328.1526	Parcel-1/Parcel-4/TE-4
2005	642639.2900	179336.1524	Parcel-1/Exist ROW
2006	642669.6714	179672.0515	Parcel-5/Exist ROW
2007	642662.0717	179672.1154	Parcel-5/TE-5
2008	642663.4635	179837.5554	Parcel-5/Parcel-6/TE-5
2009	642658.4636	179837.5867	Parcel-6/TE-5/Tract A
2010	642659.3049	179937.5831	Parcel-6/TE-7/Tract A
2011	642664.3048	179937.5518	Parcel-6/TE-7
2012	642665.0792	180029.5986	Parcel-7/TE-7/Exist ROW
2013	642821.1178	181935.4073	Parcel-8/Exist ROW
2014	642841.1171	181935.2383	Parcel-8
2015	642841.4741	181977.6705	Parcel-8/Exist ROW
2016	642842.2366	182068.1121	Parcel-9/Exist ROW
2017	642842.5080	182100.2320	Parcel-9/Exist ROW
2018	642822.5087	182100.4010	Parcel-9/Exist ROW
2019	642887.9442	186870.5163	Parcel-10/Exist ROW
2020	642863.0438	186895.6155	Parcel-10/Exist ROW

Tabulation of R.O.W. Points No Monuments to be set

Note: R.O.W. to be monumented by reconstructed median

Point No.	Northing (sft)	Easting (sft)	Description
2100	642688.7379	186819.1130	Parcel-11/TE-11
2101	642688.7541	186823.1710	Parcel-11/TE-11
2102	642606.8492	186823.4971	Parcel-11/TE-11
2103	642583.9864	186826.1990	Parcel-11/TE-11
2104	642564.1687	186830.8661	Parcel-11/TE-11
2105	642533.4955	186833.1559	Parcel-11/TE-11

Tabulation of Temporary Easement Points to be Staked No Permanent Monuments to be set

Point No.	Northing (sft)	Easting (sft)	Description
3001	642635.3490	178816.7772	TE-2
3003	642636.5557	178975.8038	TE-2/TE-3
3005	642637.6180	179115.8000	TE-3/TE-4
3006	642652.0720	179672.1995	TE-5
3007	642653.4923	179841.0210	TE-5/Tract A
3008	642656.2811	179934.7607	TE-7/Tract A
3009	642657.0794	180029.6487	TE-7/Exist ROW

Tabulation of Information Only Points No Monuments to be set

Point No.	Northing (sft)	Easting (sft)	Description
4001	642657.3486	178816.6411	Parcel-1/Parcel-2
4002	642658.5551	178975.6368	Parcel-1/Parcel-2/Parcel-3
4003	642659.6173	179115.6330	Parcel-1/Parcel-3/Parcel-4
4004	642669.1375	179315.9388	Exist ROW at PC/Parcel-1
4005	642661.1377	179315.9995	Parcel-1/Parcel-4 at PC
4006	642649.2129	179328.0903	Parcel-1/Parcel-4 at PT
4007	642649.2629	179336.0901	Exist ROW at PT/Parcel-1
4008	642669.7086	179676.4764	Exist ROW/Parcel-5
4009	642672.3843	179709.2373	Exist ROW/Parcel-5
4010	642673.4633	179837.4928	Exist ROW/Parcel-5/Parcel-6
4011	642674.3046	179937.4892	Exist ROW/Parcel-6/Parcel-7
4012	642675.0790	180029.5360	Exist ROW/Parcel-7
4013	642651.0794	180029.6862	Exist ROW at angle point
4014	642821.3332	181961.0045	Exist ROW at PC/Parcel-8
4015	642822.4268	182090.7046	Exist ROW at PC/Parcel-9
4016	642862.9444	186870.6157	Exist ROW at edge S. Revere Pkwy./Parcel-10
4017	642646.5554	178975.7279	Parcel-2/Parcel-3/TE-2/TE-3
4018	642647.6177	179115.7241	Parcel-3/Parcel-4/TE-3/TE-4

Land Surveyor's Notes:

These notes are to identify possible Areas of Concern and to document how specific survey and title issues were addressed in the preparation of this Right-of-Way Plan.

- Right-of-way at the northerly line of Arapahoe Corners Filing No. 2 (Reception No. A7010335), Section 26, T5S, R67W/6th P.M.:**
Parcel 6, a 15' x 100' parcel of land, northerly of Tract A of Arapahoe Corners Filing No. 2, is shown on the subdivision plat as being part of the right-of way of State Highway No. 88 (Arapahoe Road). The plat references Book 2417, Page 727 which is a Deed of Trust to a parcel of land located in Wilco Subdivision, not part of Arapahoe Corners Filing No. 2. CDOT obtained a permanent easement (E-16 of Project No. RS 0088(7) Sec. 1) for this parcel from Alfred H. Abdoo and Mary E. Abdoo in a document recorded in Book 2417 at Page 284, Arapahoe County Records. Alfred H. Abdoo and Mary E. Abdoo excepted the land described in Book 2417 at page 284 from the transfer of the adjacent land in a deed recorded in Book 2888 at page 473 (possibly indicating they thought title had transferred to CDOT). No document was found showing the transfer of ownership of this parcel from Alfred H. Abdoo and Mary E. Abdoo.
- Reconciliation of existing plans, plats, and surveys of Lincoln Executive Center Filing No. 1 (Reception No. 2476324; Plat Book 80, Page 38) in Section 23, T5S, R67W/6th P.M.:**
The plat geometry and mathematics at the intersection of State Highway No. 88 and South Lima Street did not agree with prior and subsequent surveys. For the centerline alignment of South Lima Street, CDOT held aliquot section information shown on the Arapahoe County Horizontal Control Network (Phase 1 Revised) and recovered property pin evidence.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	18							1	1	
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)										

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

Region 6

SLK

Sheet Revisions

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Sheet Revisions

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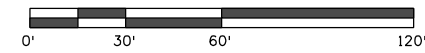
Right of Way Plans

Plan Sheet

Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17889	09-14-11	1 of 8	7.01

Parcel No. Owner

- 1 LEE M. MALLAGHAN AND MARY P. MALLAGHAN
- TE-2 2 Krisland Properties, L.P., a Colorado limited partnership
- TE-3 3 MARINA SQUARE PARTNERS, L.P., a California limited partnership
- TE-4 4 Sushi Club, Inc., a Colorado corporation



SE ¼ SEC 22
T5S, R67W/6P.M.

Arapahoe Square
Filing No. 3
Rec. No. B1010836

SH-88 (E. Arapahoe Rd.)

Section 22
Section 27

N89° 33'55"E
2643.48'

Begin ROW
Station: 10+10

Existing ROW (2011)

20' sanitary easement
(Castlewood
Sanitation District)
Bk. 4764, Pg. 744

10' Sidewalk, Signage,
& Snow Removal
Easement (typ.)
by plat

Lot 3

Lot 4

Lot 5

Lot 6

NE ¼ SEC 27
T5S, R67W/6P.M.

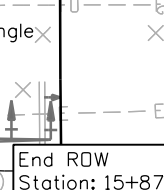
Rampart Business Center
Filing No. 7
Rec. No. 94166530

10' utility easement
(PSCD)
Bk. 4424, Pg. 246

Sanitary easement
(Castlewood
Sanitation District)
Bk. 4496, Pg. 364

10' Sidewalk, Signage,
& Snow Removal
Easement (typ.)
by plat

S. Havana St.
NO° 21'27"W
2651.00'



DETAIL A

MATCH LINE 7.01
7.03

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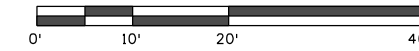
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Right of Way Plans

Plan Sheet

Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17889	09-27-11	2 of 8	7.02



Section 22 Section 23
Section 27 Section 26

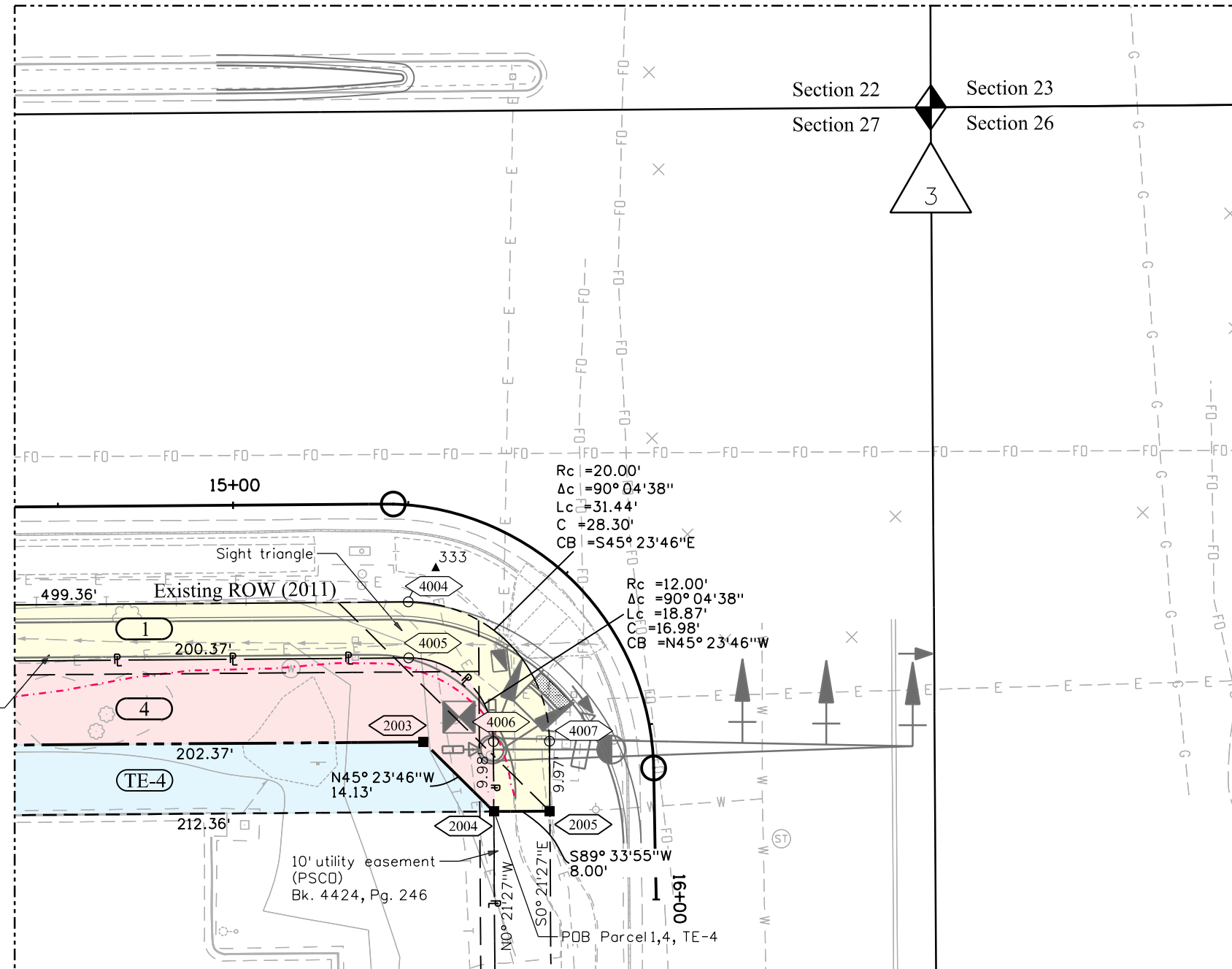


Parcel No. Owner

1 LEE M. MALLAGHAN AND
MARY P. MALLAGHAN

TE-4 4 Sushi Club, Inc., a Colorado corporation

10' Sidewalk, Signage,
& Snow Removal
Easement (typ.)
by plat



DETAIL A



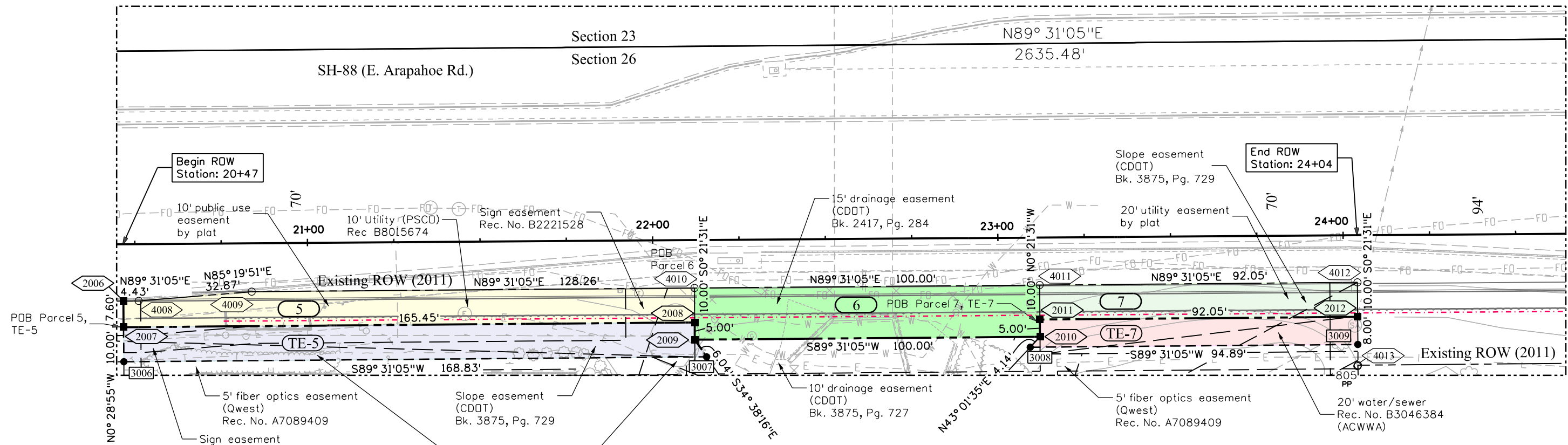
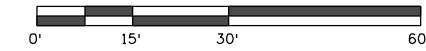
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Right of Way Plans			
Plan Sheet			
Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17889	09-28-11	4 of 8	7.04



DETAIL B

- Parcel No. Owner
- TE-5 5 ARCHLAND PROPERTY I, LLC, a Delaware limited liability company
 - 6 THE HEIRS AND DEVISEES OF MARY E. ABDOO, DECEASED and ARAPAHOE CORNERS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP
 - TE-7 7 CITYWIDE BANKS OF COLORADO, INC., A COLORADO CORPORATION

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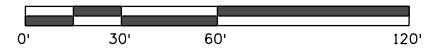
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Sheet Revisions		
Date	Description	Initials
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Right of Way Plans			
Plan Sheet			
Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17889	09-15-11	5 of 8	7.05



Parcel No. Owner

- 8 COLORADO INDUSTRIAL PORTFOLIO LLC, a Colorado limited liability company
- 9 ARAPAHOE & LIMA LLC, A COLORADO LIMITED LIABILITY COMPANY COMPANY

SW ¼ SEC 23
T5S, R67W/6P.M.

SE ¼ SEC 23
T5S, R67W/6P.M.

Lincoln Executive Center
Filing No. 1
Rec. No. 2476324

Lincoln Executive Center
Filing No. 1
Rec. No. 2476324

Lot 1

Lot 2

Signage and Landscape easement
(Lincoln Executive Center)
Bk. 4220, Pg. 788

10' utility easement
(PSCD)
Bk. 4548, Pg. 538

Utility easement
(PSCD)
Bk. 4385, Pg. 253

10' utility easement
by plat

10' utility, sidewalk,
signage easement
by plat

10' utility easement
(PSCD)
Bk. 4548, Pg. 538

N89° 31'05"E
42.43'

N89° 30'57"E
32.12'

N0° 29'03"W
20.00'

S0° 29'03"E
20.00'

S89° 31'05"W
25.60'

S89° 30'57"W
9.70'

Rc = 39.50'
Δc = 38° 38'51"
Lc = 26.64'
C = 26.14'
CB = S39° 36'22"W

Rc = 35.50'
Δc = 50° 04'27"
Lc = 31.03'
C = 30.05'
CB = N48° 45'17"W

Existing ROW (2011)

200+00

201+00

202+00

Section 23

Section 26

SH-88 (E. Arapahoe Rd.)

Begin ROW Project
Station: 200+10

End ROW Project
Station: 201+75

94'

75' 70'

City of Centennial

Unincorporated Arapahoe County

Drainage easement
Rec. No. B5035929

Sight triangle

Centennial Corner Subdivision
Filing No. 1
Rec. No. B6133863

Arapahoe Lima Center Subdivision
Filing No. 1
Rec. No. B5058776

Pine Knoll Subdivision
Rec. No. 2083264

NW ¼ SEC 26
T5S, R67W/6P.M.

NE ¼ SEC 26
T5S, R67W/6P.M.

Lot 1

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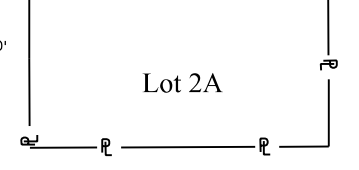
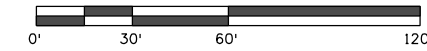
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Right of Way Plans

Plan Sheet

Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17889	09-15-11	6 of 8	7.06



SE ¼ SEC 23
T5S, R67W/6P.M.

Lincoln Executive Center
Filing No. 9
Rec. No. B2098395

S. Peoria St.
N0° 01'29"E
2640.88'

SW ¼ SEC 24
T5S, R67W/6P.M.

Southfield Park Flg. 11
Rec. No. B9103911

Lot 1A

55'

50+00

6' gas easement
Plat Bk. 50, Pg. 28

20' sidewalk easement
Bk. 4704, Pg. 46

30'x30' sign easement
Plat Bk. 50, Pg. 28
Rec. No. A7016538

6' gas easement
Plat Bk. 50, Pg. 28

Drainage easement
(CDDT)
Bk. 4152, Pg. 204
Rec. No. A7016538

Existing ROW (2011)

Slope easement
(CDDT)
Bk. 4152, Pg. 199

51+00

52+00

53+00

54+00

55+00

56+00

60'

Section 23

Section 24

Section 26

Section 25

SH-88 (E. Arapahoe Rd.)

70'

120'

70'

NE ¼ SEC 26
T5S, R67W/6P.M.

NW ¼ SEC 25
T5S, R67W/6P.M.

50'

N0° 13'22"W
2646.80'

55'

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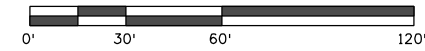
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Right of Way Plans			
Plan Sheet			
Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17889	09-23-11	7 of 8	7.07

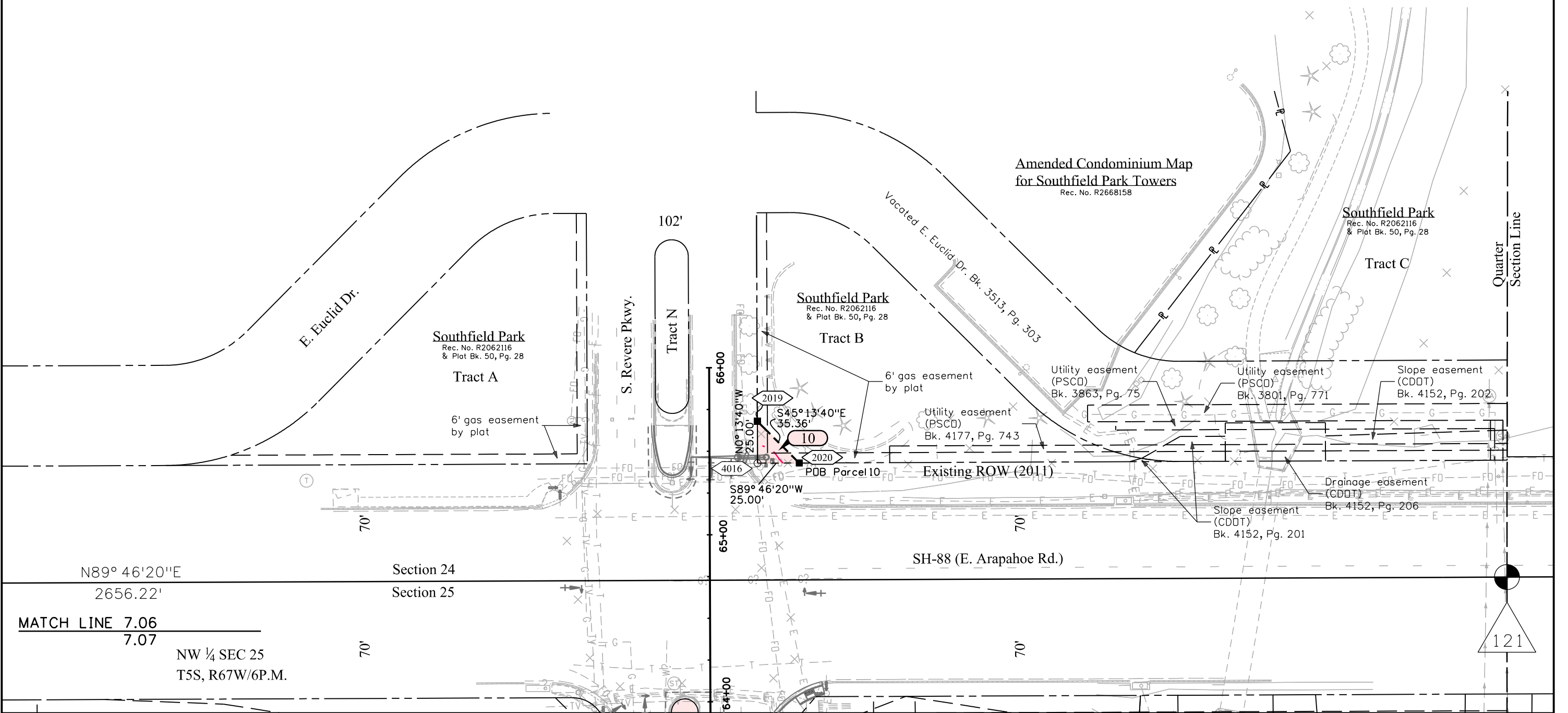


SW ¼ SEC 24
T5S, R67W/6P.M.

Parcel No. Owner

10 SOUTHFIELD PARK ASSOCIATION

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Region 6

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Sheet Revisions

Date	Description	Initials
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Right of Way Plans

Plan Sheet

Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
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SW 1/4 SEC 24
T5S, R67W/6P.M.

Section 24
Section 25

MATCH LINE 7.06
7.07

SH-88 (E. Arapahoe Rd.)

121

sight triangle (typ.)
Bk 118 Pg 80, Rec 95-13082

Drainage easement
Bk. 118, Pg. 80, Rec. No. 95-13082
& Rec. No. A7066570

Slope easement
Bk. 4158, Pg. 769

10' utility easement
Bk. 89, Pg. 25, Rec. No. 2658317
& Bk 3494 Pg 193

Gas easement
Bk. 3516, Pg. 230

10' sidewalk, gas, snow storage, & signage easement
Bk. 89, Pg. 25, Rec. No. 2658317

15'x25' easement
(PSCD)
Rec. No. 2402287

Slope easement
Rec. No. 2438005

10' utility easement
Rec. No. 2060155

Drainage easement
Bk 4158 Pg 773

Arapahoe Airport Center Joint Venture Flg 31
Rec. No. B9115651

A Replat of Arapahoe Airport
Center Joint Venture Flg 1
Rec. No. R2060155

Arapahoe Airport Center Joint Venture Flg 16
Lot 4
Rec. No. A7078628

Lot 4

NW 1/4 SEC 25
T5S, R67W/6P.M.

Parcel No. Owner

TE-11 11 CENTENNIAL AIRPORT CENTER ASSOCIATION, INC.

S. Revere Pkwy.

TE-11

11

11

11

11

11

11

11

11

11

11

11

11

30' sight triangle

Name	Length	Direction
L1	25.00'	N00°13'41"W
L2	117.56'	S00°13'41"E
L3	20.36'	N13°15'06"W
L4	81.91'	N00°13'41"W
L5	4.06'	S89°46'19"W
L6	37.31'	S12°18'36"W
L7	37.31'	N12°18'36"E
L8	80.22'	N00°13'41"W

Name	Radius	Central Angle	Arc Length	Chord Length	Chord Direction
C1	8.00'	180°00'00"	25.13'	16.00'	N89°46'19"E
C2	765.50'	04°42'04"	62.81'	62.79'	S02°07'21"W
C3	98.50'	17°57'55"	30.88'	30.76'	N04°16'09"W
C4	101.50'	13°01'25"	23.07'	23.02'	N06°44'24"W
C5	765.50'	07°50'13"	104.71'	104.63'	S08°23'29"W
C6	3.00'	180°00'00"	9.42'	6.00'	N77°41'24"W
C7	759.50'	08°30'04"	112.69'	112.59'	N08°03'34"E
C8	90.00'	20°00'00"	31.42'	31.26'	N06°11'28"W
C9	126.25'	15°57'42"	35.17'	35.06'	N08°12'35"W

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Colorado Department of Transportation



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Region 6

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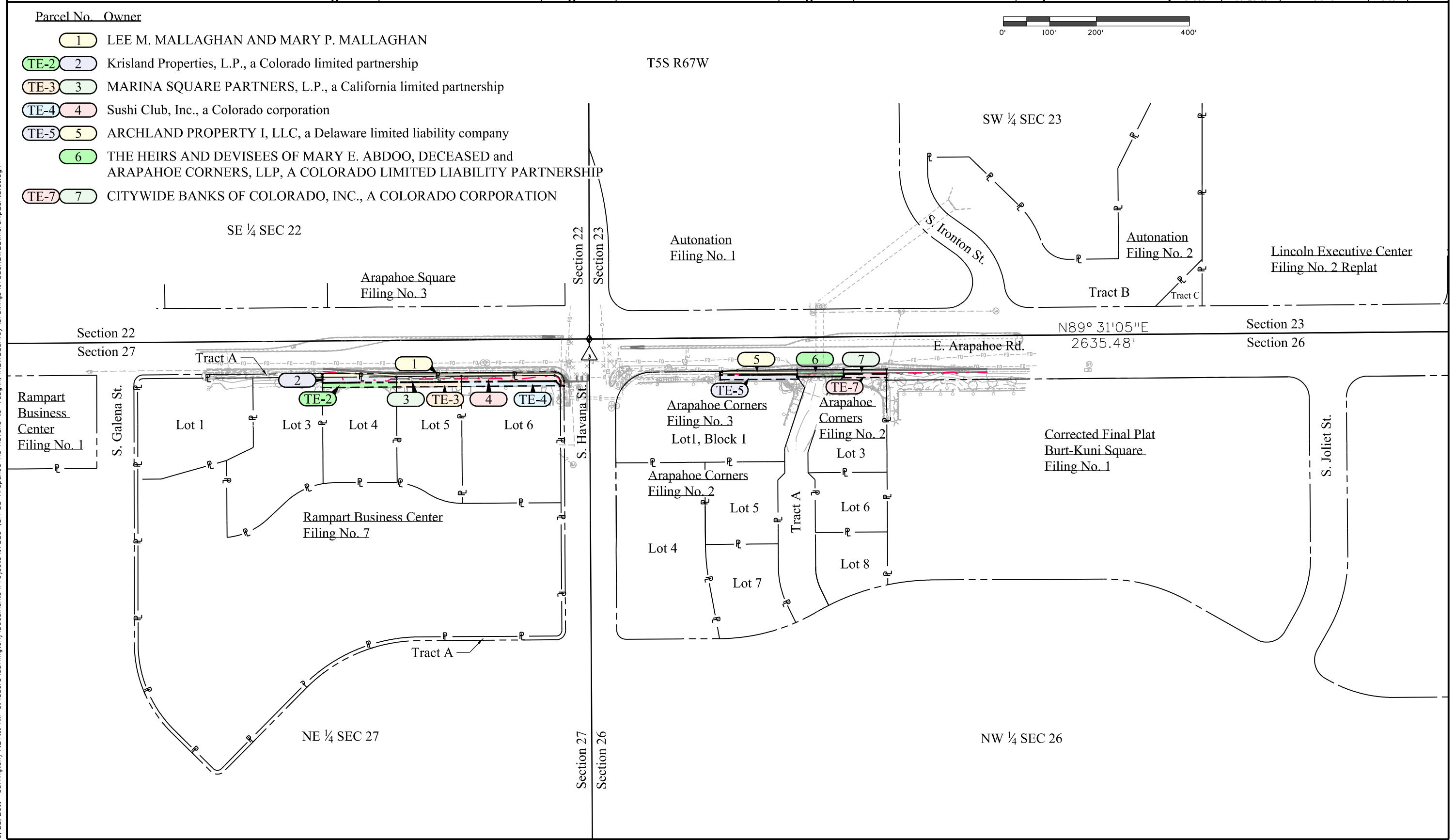


Right of Way Plans			
Ownership Sheet			
Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17889	09-28-11	1 of 3	8.01



- Parcel No. Owner
- 1 LEE M. MALLAGHAN AND MARY P. MALLAGHAN
 - TE-2 2 Krisland Properties, L.P., a Colorado limited partnership
 - TE-3 3 MARINA SQUARE PARTNERS, L.P., a California limited partnership
 - TE-4 4 Sushi Club, Inc., a Colorado corporation
 - TE-5 5 ARCHLAND PROPERTY I, LLC, a Delaware limited liability company
 - 6 THE HEIRS AND DEWISEES OF MARY E. ABDOO, DECEASED and ARAPAHOE CORNERS, LLP, A COLORADO LIMITED LIABILITY PARTNERSHIP
 - TE-7 7 CITYWIDE BANKS OF COLORADO, INC., A COLORADO CORPORATION

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Sheet Revisions

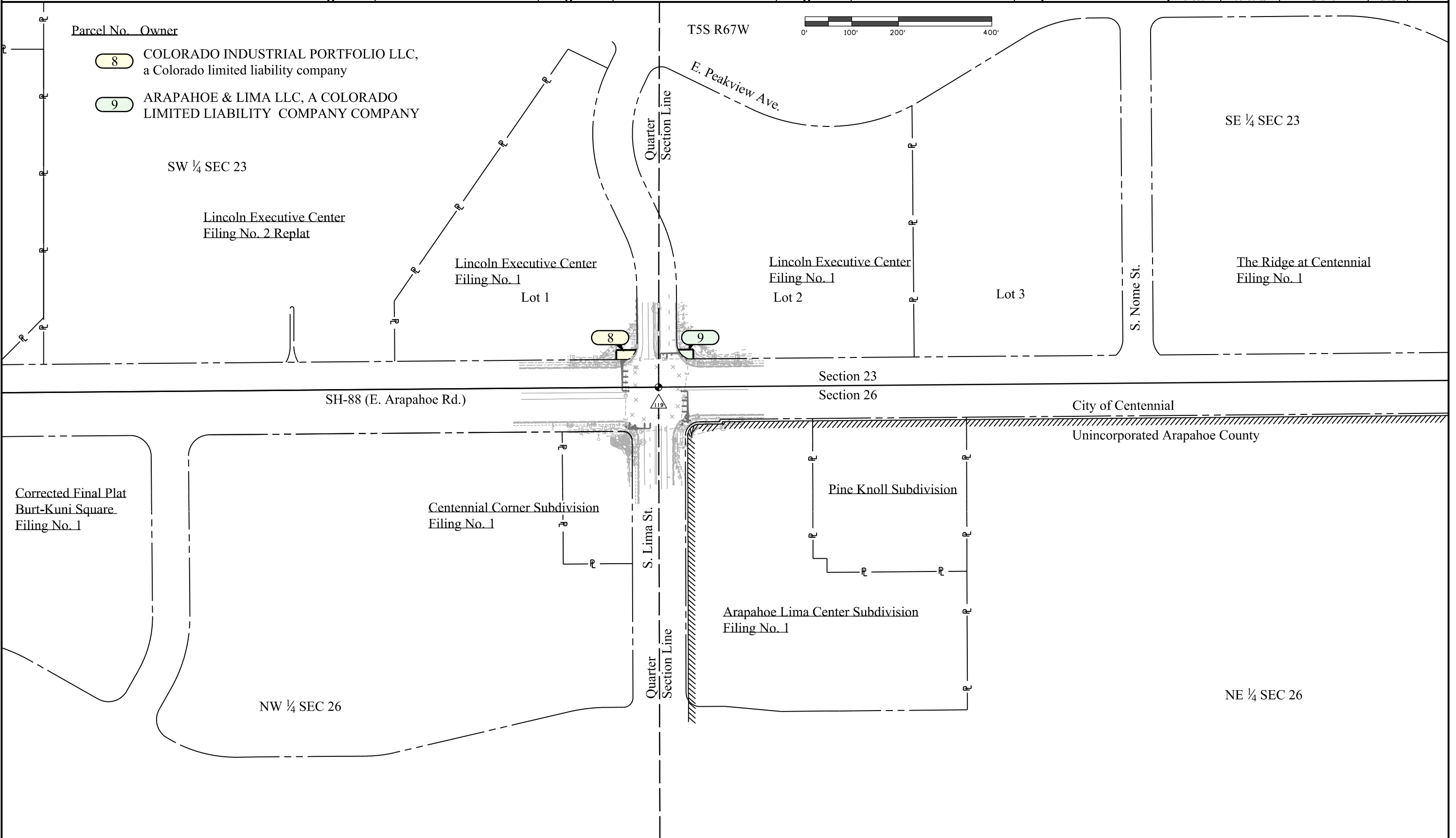
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Right of Way Plans

Ownership Sheet

Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



Right of Way Plans			
Ownership Sheet			
Project Number: FSA-R600-378			
Project Location: SH-88, Accel/Decel & Signal Improvements			
Sec. 22-27, T5S, R66W, R67W/6th PM, Arapahoe County			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
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