



18500 E. Colfax Ave.  
Aurora, Co. 80011  
Phone: (303) 365-7410 FAX: (303) 365-7350

Right of Way Unit 1

Kevin Williams

Sheet Revisions

11/08	CHANGES SHEETS 2, 4-5	SLH

Sheet Revisions

mm/yy	XXXXX	XXX

Prepared By:

WOOLPERT, INC.



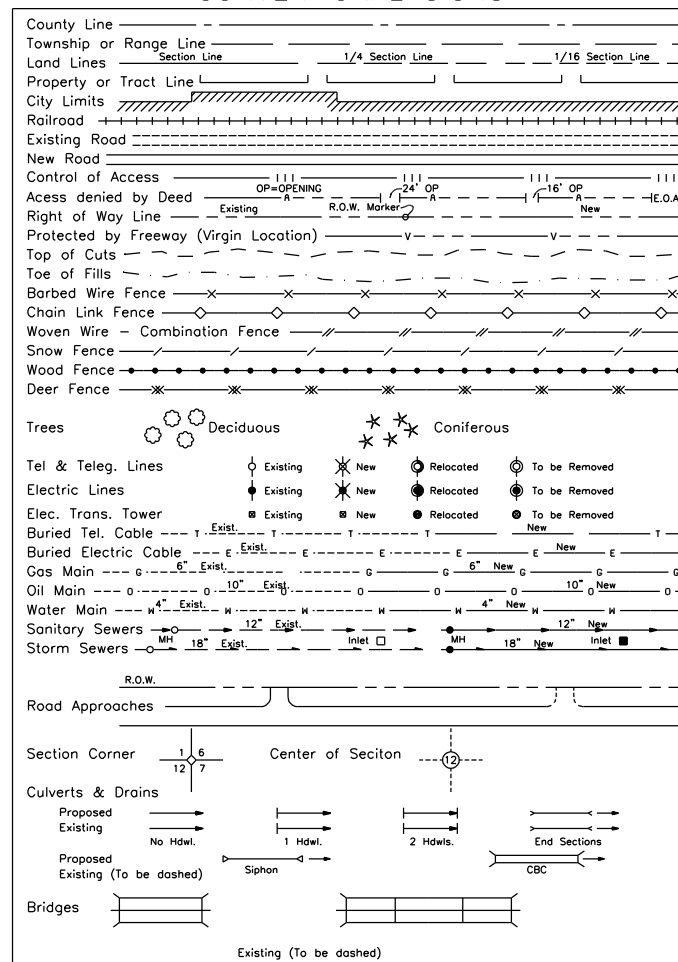
116 INVERNESS DRIVE EAST #105  
ENGLEWOOD, COLORADO 80112  
(303) 925-1400 PHONE  
(303) 925-1401 FAX

Right of Way Plans

Title Sheet

Project Number: IM 0252-351 Phase 5				
Project Location: I-25, Frontage Rd & 8-Laning				
Project Location: Milepost 189.6 to 189.9				
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:	Total:
13705	07-18-08	1 of 1	1	6

CONVENTIONAL SIGNS



# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

## RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. IM 0252-351 Phase 5 INTERSTATE 25 DOUGLAS COUNTY RIGHT-OF-WAY

INDEX OF SHEETS

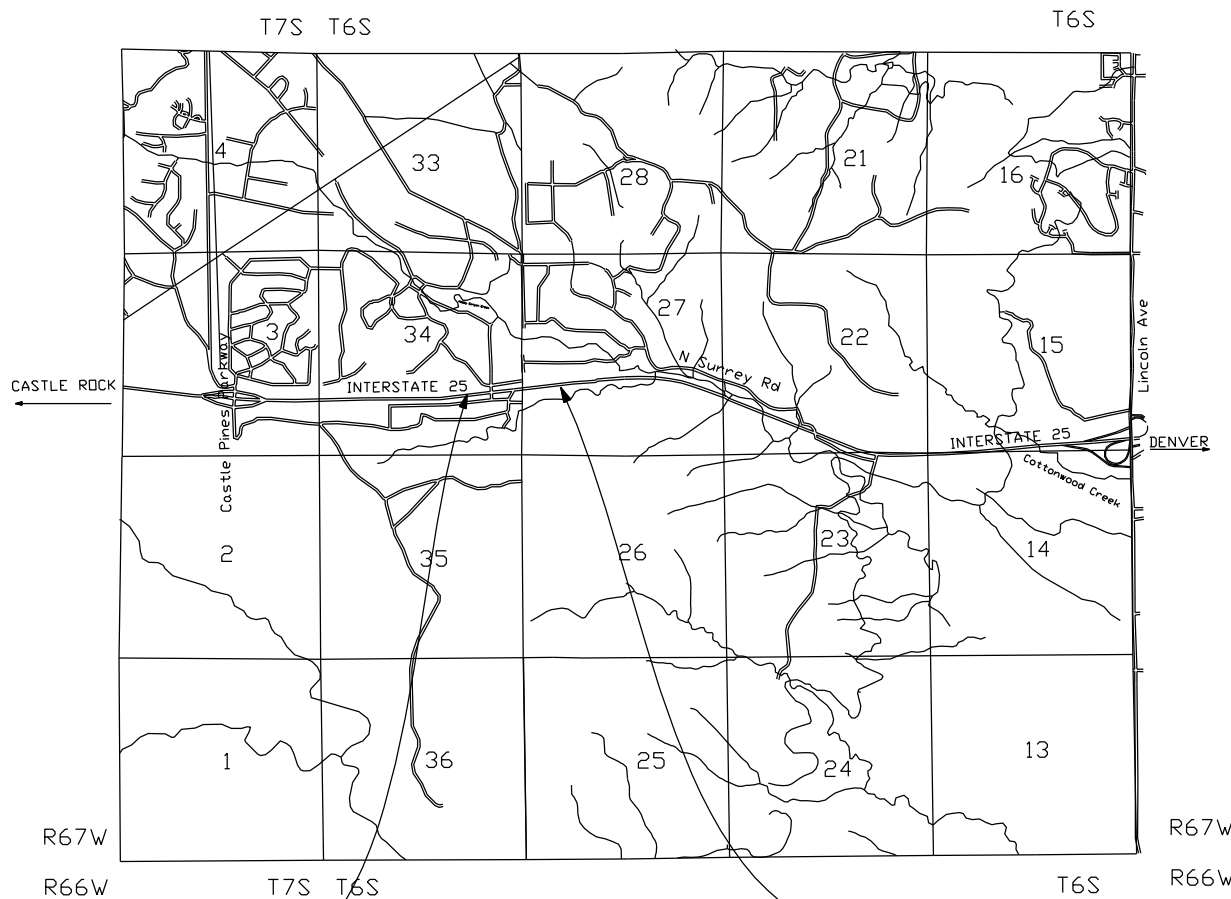
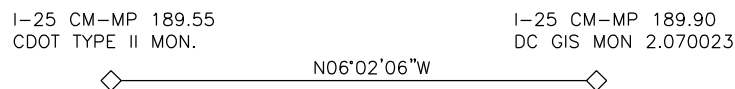
1	Title Sheet	(1)
2	Tabulation of Properties	(1)
3-3a	Survey Control Diagram	(2)
4	Monumentation Sheet	(1)
5	Plan Sheets	(1)
		6

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS : 1" = 200'  
R.O.W. LENGTH OF PROJECT = .35 MILES

BASIS OF BEARINGS

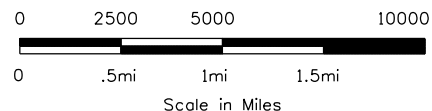
BASIS OF BEARING: Bearings used in the calculations of coordinates are based on a grid bearing of N 06°02'06" W from I-25 CM-MP CONTROL POINT 189.55 AND I-25 CM-MP CONTROL POINT 189.90 as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).



END R.O.W. PROJECT  
IM 0252-351 PHASE 5  
STA: 833+55  
APPROXIMATE M.P. 189.6=  
IM 0252-351 PHASE 2  
STA: 833+55  
APPROXIMATE M.P. 189.6



BAR SCALE  
Scale 1" = 5000'



BEGIN R.O.W. PROJECT  
IM 0252-351 PHASE 5  
STA: 816+52  
APPROXIMATE M.P. 189.9=  
IM 0252-351 PHASE 2  
STA: 816+52  
APPROXIMATE M.P. 189.9

**DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION**

AUTHORIZED: \_\_\_\_\_ DATE \_\_\_\_\_

DIVISION ADMINISTRATOR



Sheet Revisions		
Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Land Survey Control Diagram			
Right of Way Plans			
Project Number: IM 0252-351 Phase 5			
Project Location: I-25, Frontage Road & 8-Laning			
Project Location: Milepost 189.6 to 189.9			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No. Total
13705	07-18-08	1 of 2	3 6

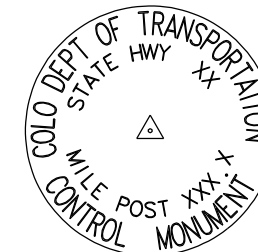
### GEODETIC COORDINATE SUMMARY TABLE (ADJUSTED FIELD DATA)

POINT NAME	GEODETIC COORDINATES NAD-83(92) (CHARN)		ELLIP. (NAVD88)m	MAPPING ANGLE	SCALE	NAD 83(92) ZONE 0502	
	LATITUDE(N)	LONGITUDE(W)				NORTHING (m)	EASTING (m)
I-25 CM-MP 187.75	39° 27' 39.08621" N	104° 52' 26.60974" W	1928.641	0° 23' 41.18970"	0.999955585	485655.687	968268.586
I-25 CM-MP 187.90	39° 27' 45.87791" N	104° 52' 28.76407" W	1929.936	0° 23' 39.83099"	0.999955792	485864.775	968215.646
I-25 CM-MP 188.10	39° 28' 00.15705" N	104° 52' 23.21247" W	1929.530	0° 23' 43.33232"	0.999956231	486306.030	968345.311
I-25 CM-MP 188.21	39° 28' 05.32415" N	104° 52' 22.48570" W	1933.912	0° 23' 43.79069"	0.999956391	486465.493	968361.583
I-25 CM-MP 188.40	39° 28' 18.95076" N	104° 52' 18.50041" W	1937.419	0° 23' 46.30417"	0.999956816	486886.369	968453.933
I-25 CM-MP 188.60	39° 28' 27.45257" N	104° 52' 18.98759" W	1930.313	0° 23' 45.99691"	0.999957083	487148.469	968440.477
I-25 CM-MP 188.76	39° 28' 34.75074" N	104° 52' 19.06686" W	1936.934	0° 23' 45.94692"	0.999957314	487373.517	968437.026
I-25 CM-MP 188.96	39° 28' 41.10042" N	104° 52' 19.06090" W	1936.065	0° 23' 45.95068"	0.999957516	487569.330	968435.815
I-25 CM-MP 189.06	39° 28' 49.22619" N	104° 52' 19.02674" W	1932.154	0° 23' 45.97222"	0.999957776	487819.919	968434.899
I-25 CM-MP 189.16	39° 28' 54.66134" N	104° 52' 18.98675" W	1929.454	0° 23' 45.99744"	0.999957950	487987.536	968434.696
I-25 CM-MP 189.30	39° 29' 05.80490" N	104° 52' 18.94020" W	1918.564	0° 23' 46.02680"	0.999958310	488331.191	968433.432
I-25 CM-MP 189.46	39° 29' 12.47513" N	104° 52' 18.94096" W	1921.288	0° 23' 46.02632"	0.999958527	488536.888	968431.992
I-25 CM-MP 189.55	39° 29' 17.83614" N	104° 52' 23.39055" W	1910.016	0° 23' 43.22001"	0.999958702	488701.478	968324.526
I-25 CM-MP 189.71	39° 29' 24.37298" N	104° 52' 20.10033" W	1895.830	0° 23' 45.29512"	0.999958917	488903.605	968401.753
I-25 CM-MP 189.90	39° 29' 33.89674" N	104° 52' 25.43748" W	1889.906	0° 23' 41.92903"	0.999959231	489196.421	968272.200
I-25 CM-MP 190.11	39° 29' 42.24983" N	104° 52' 23.76754" W	1874.055	0° 23' 42.98224"	0.999959508	489454.291	968310.324
I-25 CM-MP 190.25	39° 29' 50.54509" N	104° 52' 24.89418" W	1872.114	0° 23' 42.27169"	0.999959785	489709.917	968281.641
I-25 CM-MP 190.36	39° 29' 45.05606" N	104° 52' 26.46103" W	1874.782	0° 23' 41.28349"	0.999959602	489540.387	968245.372
I-25 CM-MP 190.38	39° 29' 55.30643" N	104° 52' 27.86953" W	1870.028	0° 23' 40.39516"	0.999959945	489856.259	968209.543

BASIS OF BEARING: Bearings used in the calculations of coordinates are based on a grid bearing of N 06° 02' 06" W I-25 CM-MP CONTROL POINT 189.55 and I-25 CM-MP CONTROL POINT 189.90 as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

BASIS OF ELEVATIONS: Project is based on NGS benchmark X 396, a 3-D rod monument with a NAVD88 elevation of 1937.034m. X 396 is a 1st Order Class II benchmark.

COORDINATE DATUM: Project coordinates are modified Colorado state plane central zone NAD '83 coordinates. The combined elevation/scale factor used to modify the coordinates was 1.000337772. Combined elevation/scale factor was calculated using a project mean elevation of 1884.604 meters at I-25 CM-MP 189.15.



Typical Control Monument Cap  
Not to Scale



CP - Control Point Monuments set by CDOT. They were CDOT type 2 monuments, a 3-1/4" dia. aluminum control monument cap (as shown) on a 3' X 3/4" dia. finned aluminum security rod on a 3' X 3/4" dia. smooth aluminum rod.

NOTE: This control survey is for the use of the Colorado Department of Transportation personnel. The survey is not a complete Boundary Survey. Title Policy, Title Commitment, and Title Research were not part of this control survey, therefore, easements, rights, and restrictions of record are not shown. The verification of the physical evidence with relation to easements, rights of way, property boundaries, and restriction, as described in the instruments of record, were not included in this control survey.

NOTE: 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 statement shown.

NOTE: No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of the professional land surveyor hereon named.

SURVEYORS STATEMENT: I, Michael D. Heimbeck, a Professional Land Surveyor in the State of Colorado, hereby state that this Control Survey Diagram was prepared under my direct supervision this \_\_\_\_\_ day of \_\_\_\_\_, from a field survey performed under my supervision and checking for and on behalf of the Department of Transportation, State of Colorado, and is not a Land Survey Plat or Right-of-Way Survey Plat and to the best of my knowledge and belief this control survey, as shown, meets the minimum horizontal control tolerances of a Type B Survey and this topographic survey, as shown, meets the minimum horizontal control tolerances of a Type D Survey as listed in the Colorado Department of Transportation Survey Manual Chapter Three (Revised 4/29/92).

Michael D. Heimbeck PLS 17488

### PROJECT COORDINATE SUMMARY TABLE (ADJUSTED FIELD DATA)

POINT NAME	PROJECT COORDINATES		ELEV(ft)	DESCRIPTION
	NORTH (ft)	EAST (ft)		
I-25 CM-MP 189.55	1603889.66	3177984.45	6322.20	SET CDOT TYPE 2 MON.
I-25 CM-MP 189.90	1605514.04	3177812.72	6256.19	FOUND DC GIS MON. 2.070023

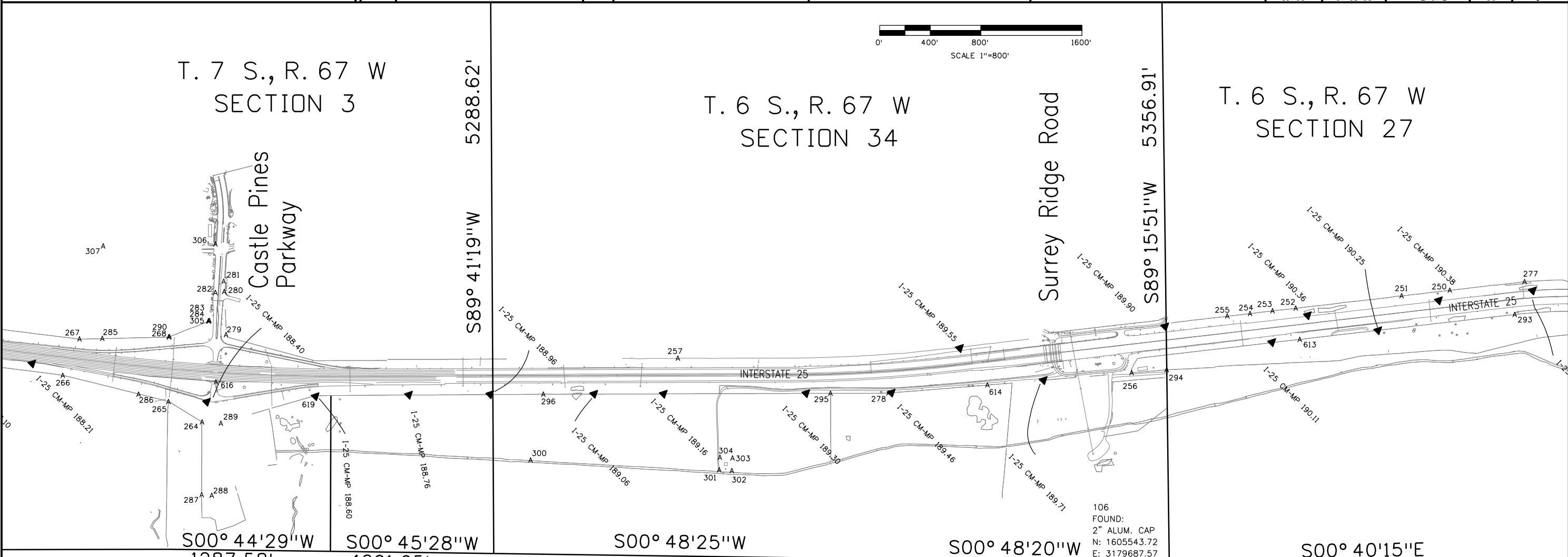
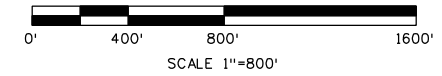
#### CONSTRUCTION SURVEYING AND MONUMENTATION REQUIREMENTS:

- This Control Survey Diagram represents the horizontal and vertical control for the project established by the Division. It is possible that some of the survey control monuments listed have been disturbed or obliterated. It is the Contractor's responsibility to verify the existence and stability of the control monuments before submitting bid price.
- All Type 1 and Type 2 monuments shall be set flush with the ground. Witness posts shall be installed 1 foot from and facing all Type 1 and Type 2 monuments, or as directed by the Project Engineer.
- Installation of Type 3 and Type 3-A monuments shall be completed in the same day that installation is commenced. Under no circumstances shall holes in the roadway be left open overnight.
- When installing Type 3-A monuments, the aluminum access cover shall be positively secured to the PVC pipe with screws or glue. The access cover shall be positively secured to the PVC pipe with screws or glue. The access cover shall be to provide a positive moisture barrier around the access cover.
- Control survey procedures, statistical analysis, and accuracy obtained for horizontal and vertical control shall be documented in the field book.
- Legible copies of the field books shall be submitted to the Project Engineer for review on a monthly basis.
- It is ultimately the prime Contractors responsibility to insure that these requirements, as well as any contained in the CDOT specifications, project special provisions, and CDOT Survey Manual are fulfilled under this contract.
- The minimum staking intervals for each item are described on the plans or in the CDOT Survey Manual. If the contractor wishes to reduce the minimum intervals, a Contract Modification Order must be negotiated and the cost of the item reduced a Contract Modification Order must be negotiated and the cost of the item reduced

Sheet Revisions		
Date	Description	Initials
mm/yy	XXXXXXXX	XXX



Right of Way Plans			
Control Diagram			
Project Number: IM 0252-351 Phase 5			
Project Location: I-25, Frontage Road & 8-Laning			
Project Location: Milepost 189.6 to 189.9			
Project Code	Last Mod. Date	Subset Sheets	Sheet No.
13705	07-18-08	2 of 2	3a
Total			6



<p>135</p> <p>FOUND: PIPE ON CAP NO STAMPING N: 1598907.20 E: 3179595.28</p>	<p>NO STAMPING</p>	<p>NICHOLL</p> <p>PLS 43<sup>b</sup></p>	<p>130</p> <p>FOUND: 3 1/4" ALUM. CAP N: 1600199.04 E: 3179612.37</p>	<p>1998</p> <p>T6S 34   35 R67W</p> <p>1/4</p> <p>17488</p>	<p>131</p> <p>FOUND: 2" ALUM. CAP N: 1602871.13 E: 3179650.00</p>	<p>1998</p> <p>T6S 27   26 R67W</p> <p>34   35</p> <p>17488</p>	<p>106</p> <p>FOUND: 2" ALUM. CAP N: 1605543.72 E: 3179687.57</p>
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Right of Way Unit 1

Kevin Williams

Sheet Revisions

Date	Description	Initials
11/08	DELETED POINTS 900-907	SLH



Prepared By: WOOLPERT, INC.

116 INVERNESS DRIVE EAST #105  
ENGLEWOOD, COLORADO 80112  
(303) 925-1400 PHONE  
(303) 925-1401 FAX

Right of Way Plans

Monumentation Sheet

Project Number: IM 0525-351 Phase 5				
Project Location: I-25, Frontage Road & 8-Laning				
Project Location: Milepost 189.6 to 189.9				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total
13705	07-18-08	1 of 1	4	6

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of adjoining owners and is prepared for Transportation Department purposes Only.
2. Survey Control Points set with a higher degree of accuracy than RDW Markers.
3. 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.
4. All R.D.W. Markers set from survey control points.
5. All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
6. All coordinates listed are project coordinates only.
7. Field survey control precision computed to exceed 1/20,000.

TABULATION OF CDOT RIGHT-OF-WAY MONUMENTS FOUND

POINT NO.	NORTHING	EASTING	DESCRIPTION
817	1603811.95	3177989.37	CDOT TYPE 2
818	1604519.88	3177907.16	CDOT TYPE 2
819	1604566.08	3177871.59	CDOT TYPE 2
820	1605201.28	3177797.83	CDOT TYPE 2
821	1605658.74	3177744.71	CDOT TYPE 2
822	1605662.20	3177774.51	CDOT TYPE 2
823	1605523.10	3178082.45	CDOT TYPE 2

TABULATION OF PERMANENT EASEMENT MARKERS TO BE SET

POINT NO.	NORTHING	EASTING	DESCRIPTION
908	1604849.56	3177838.68	CDOT TYPE 5
909	1604838.88	3177746.69	CDOT TYPE 5
910	1604967.24	3177731.99	CDOT TYPE 5
911	1605115.03	3177807.85	CDOT TYPE 5

QUANTITY OF MONUMENTS SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	6	
REFERENCE										
RIGHT OF WAY										
CONTROL										
ALIQUOT CORNER										
WITNESS POST										
PERMANENT EASEMENT										4

SURVEYOR'S STATEMENT (ROW PLAN):

I, \_\_\_\_\_, 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.

\_\_\_\_\_  
Michael D. Heimbuck PLS No. 17488 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 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.

\_\_\_\_\_  
Michael D. Heimbuck PLS No. 17488 Date \_\_\_\_\_



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Right of Way Unit 1

Kevin Williams

Sheet Revisions

Date	Description	Initials
09/08	UPDATED PE-502 OWNER	SLH
11/08	DELETED PE 500 AND PE 501	SLH

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

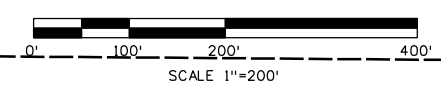
Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Right of Way Plans

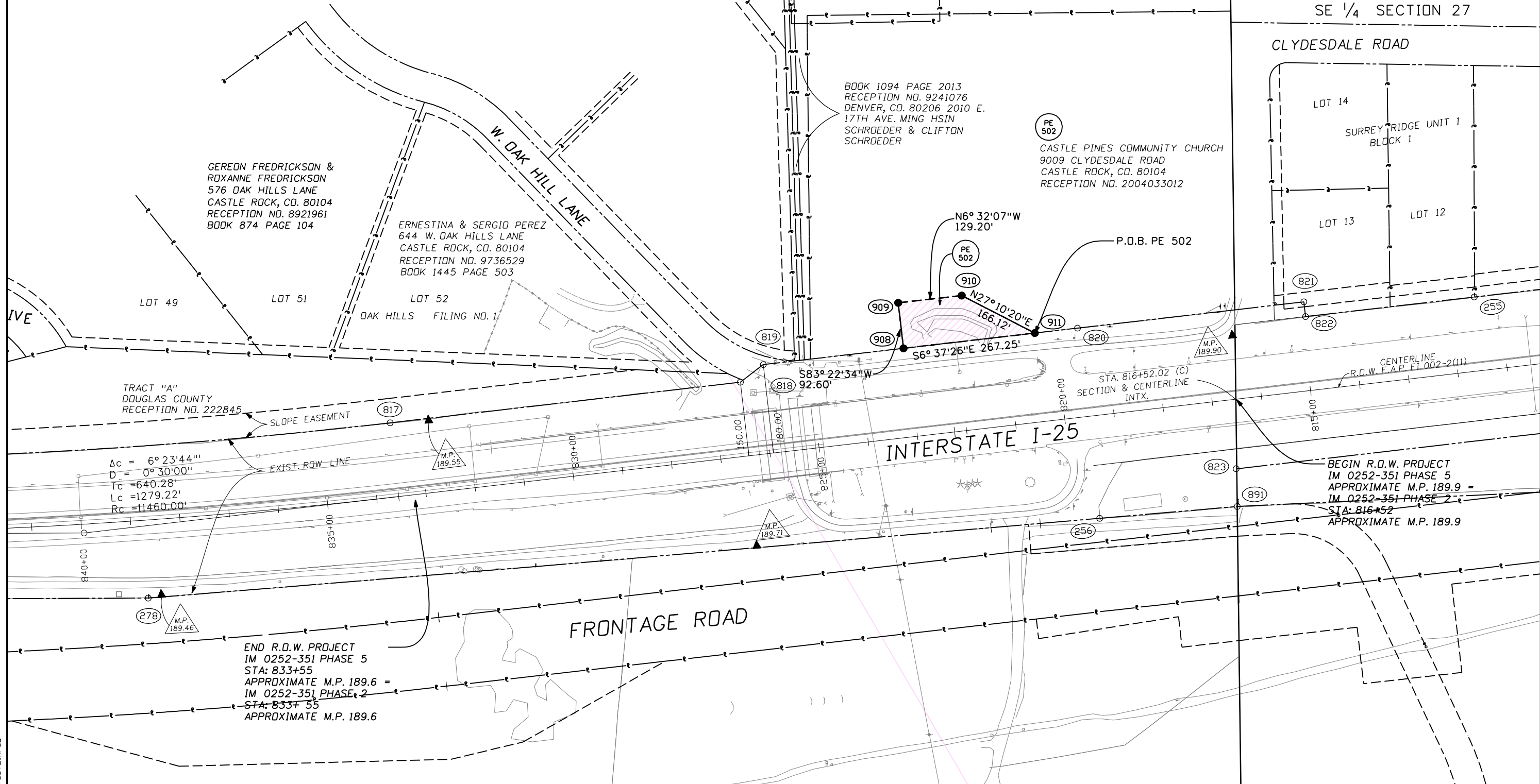
Plan Sheet

Project Number: IM 0252-351 Phase 5			
Project Location: I-25, Frontage Road & 8-Laning			
Project Location: Milepost 189.6 to 189.9			
Project Code: 13705	Last Mod. Date: 07-18-08	Subset Sheets: 1 OF 1	Sheet No.: 5
			Total: 6



T. 6 S., R. 67 W., 6th P.M.  
NE 1/4 SECTION 34

T. 6 S., R. 67 W.,  
6th P.M.  
SE 1/4 SECTION 27



GEREON FREDRICKSON &  
ROXANNE FREDRICKSON  
576 OAK HILLS LANE  
CASTLE ROCK, CO. 80104  
RECEPTION NO. 8921961  
BOOK 874 PAGE 104

ERNESTINA & SERGIO PEREZ  
644 W. OAK HILLS LANE  
CASTLE ROCK, CO. 80104  
RECEPTION NO. 9736529  
BOOK 1445 PAGE 503

BOOK 1094 PAGE 2013  
RECEPTION NO. 9241076  
DENVER, CO. 80206 2010 E.  
17TH AVE. MING HSIN  
SCHROEDER & CLIFTON  
SCHROEDER

PE 502  
CASTLE PINES COMMUNITY CHURCH  
9009 CLYDESDALE ROAD  
CASTLE ROCK, CO. 80104  
RECEPTION NO. 2004033012

TRACT "A"  
DOUGLAS COUNTY  
RECEPTION NO. 222845

$\Delta c = 6^{\circ} 23' 44''$   
 $D = 0^{\circ} 30' 00''$   
 $Tc = 640.28'$   
 $Lc = 1279.22'$   
 $Rc = 11460.00'$

END R.O.W. PROJECT  
IM 0252-351 PHASE 5  
STA: 833+55  
APPROXIMATE M.P. 189.6 =  
IM 0252-351 PHASE 2  
STA: 833+55  
APPROXIMATE M.P. 189.6

BEGIN R.O.W. PROJECT  
IM 0252-351 PHASE 5  
APPROXIMATE M.P. 189.9 =  
IM 0252-351 PHASE 2  
STA: 816+52  
APPROXIMATE M.P. 189.9

\$PLOT\_INFS