



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

JACOBS™707 17th Street, Suite 2300
Denver, Colorado 80202
Phone: 303-820-5240
Fax: 303-820-5298

Right of Way Plans

Title Sheet

CDOT Project Number: IM 2254-076 UNIT 1				
RTD Project Number: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E. Mississippi Ave				
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:	Total No. of Sheets:
17083	08-25-11	1 of 1	1.01	38

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADORIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. IM 2254-076 UNIT 1

STATE HIGHWAY I-225

ARAPAHOE COUNTY, COLORADO

Sec.'s 36, 25 & 24 T. 4 S., R. 67 W., 6th P.M.

Sec. 30 & 19 T. 4 S., R. 66 W., 6th P.M.

SHEET NO.

1.01
2.01-2.02
3.01-3.16
4.01
5.01
6.01-6.14
7.01-7.03

INDEX OF SHEETS

(1) Title Sheet
(2) Tabulation of Properties
(16) Land Survey Control Diagram
(1) Monumentation Sheets
(1) Key Map of Plan Sheets
(14) Plan Sheets
(3) Ownership Map
(38) Total Sheets

Scales of Original 11x17 Drawings

Plan Sheets 1"=50'

Ownership Map 1"=300'

Basis of Bearings: All bearings are based on the line connecting "Center" to "Pena" being a grid bearing of N15°14'45"E obtained from a Global Positioning System (GPS) survey based on National Geodetic Survey (NGS) data. Said grid bearing is NAD 83 (CONUS), UTM Zone 13 North. "Center" (PID AA8175), is a NGS mark monumented with a 1" rod driven to refusal inside a 3" PVC casting in a range box set flush. "Pena" (PID AE5246) is a NGS mark monumented with a steel rod enclosed in a 5 inch PVC pipe with logo lid surrounded by a concrete collar set flush with the ground.

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 Policy), Title Commitment for informational purposes only issued by H.C. Peck & Associates, Inc.

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.

RECORDER'S CERTIFICATE:
THIS PLAT WAS FILED FOR RECORD
IN THE OFFICE OF THE CLERK AND
RECORDER OF ARAPAHOE COUNTY
AT _____ ON THE _____ DAY
OF _____, 2009 A.D.
IN BOOK _____
PAGE _____
MAP _____
RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY: _____
DEPUTYDEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____

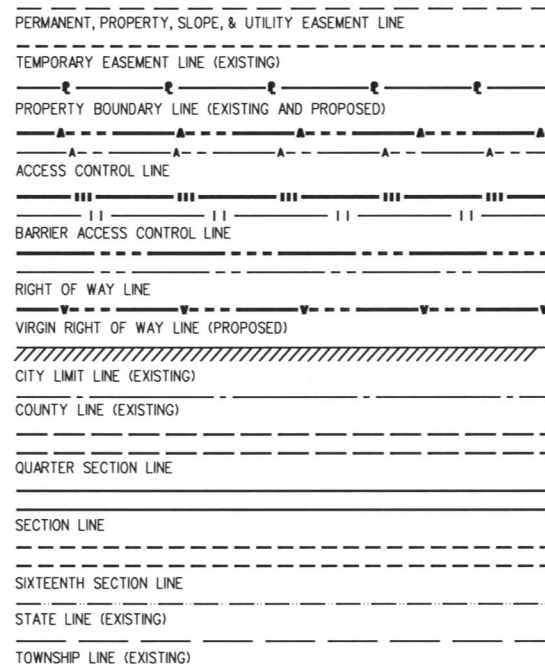
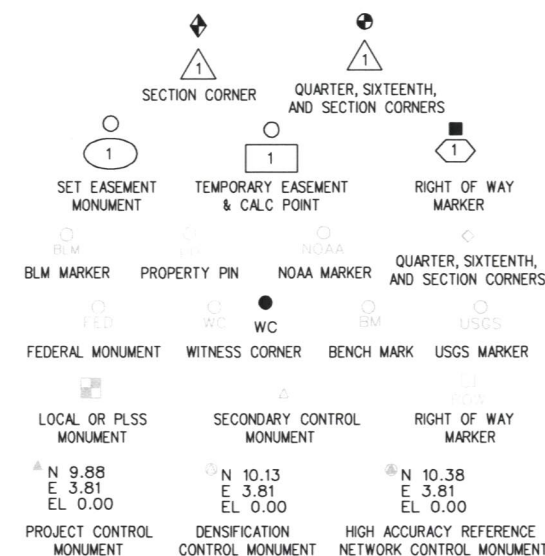
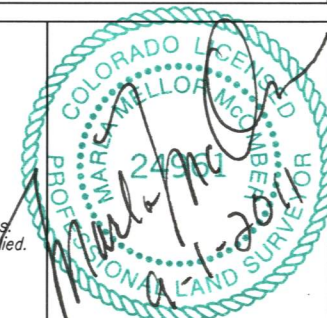
DATE _____

DIVISION ADMINISTRATOR

SURVEYOR STATEMENT (ROW PLAN)

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

PLS No. 24961

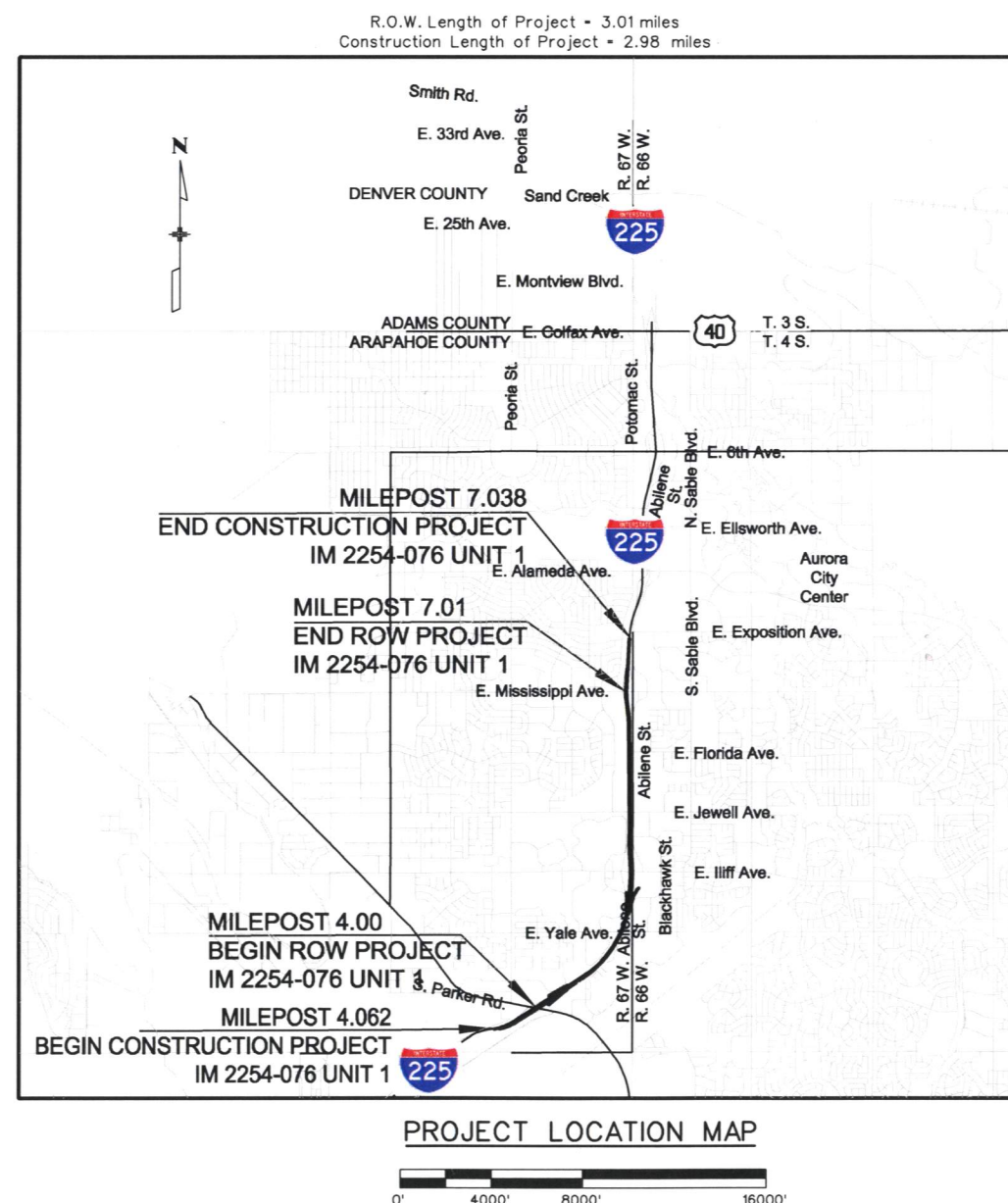


SURVEY/ROW

TOP OF CUT

TOE OF FILL

TERRAIN



Region 6 S.L.K.



Sheet Revisions

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Sheet Revisions

[illegible]

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**707 17th Street, Suite 2300
Denver, Colorado 80202
Phone: 303-820-5240
Fax: 303-820-5298**

CDOT Project Number: IM 2254-076 UNIT 1				
RTD Project Location: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E.Mississippi Ave				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	07-21-11	1 of 2	2.01	38

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Region 6 S.L.K.



Sheet Revisions

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Sheet Revisions

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Right of Way Plans

Tabulation of Properties

Project Location: S. Parker Rd to E.Mississippi Ave

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	07-21-11	2 of 2	2.02	38

[illegible]

[illegible][illegible]

JACOBS™

**707 17th Street, Suite 2300
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Phone: 303-820-5240
Fax: 303-820-5298**

Right of Way Plans Monumentation Sheet				
CDOT Project Number: IM 2254-076				
RTD Project Number: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E. Mississippi Ave				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	07-21-11	1 of 1	4.01	38

TABULATION OF ROW MARKERS TO BE SET						
Point	PROJECT		Station	Offset		Desc
	North	East				
476	416173.363	689760.799	1269+19.60	120.14	R	1225-4(2)206
482	416580.683	689886.232	1273+25.85	171.59	R	CUA-1
489	415157.857	689496.325	1258+89.54	157.03	R	5,PE-5
490	415157.758	689478.700	1258+83.12	140.70	R	5
492	415167.711	689482.691	1258+93.53	140.72	R	5
495	412978.110	687701.283	1231+06.29	132.75	R	pc.1225-4(3)201
504	411827.755	686152.120	1211+83.39	212.64	R	TE-2
505	411847.829	686155.831	1211+97.63	198.01	R	TE-2
513	412245.122	686594.852	1213+82.81	113.39	R	TE-2A
538	424664.308	689511.987	1357+92.06	270.66	R	TE-9

TABULATION OF COMMON USE AGREEMENT						
Point	PROJECT		Station	Offset	Desc	
	North	East				
460	414321.136	689036.857	1249+63.18	135.91	R	CUA-1
461	414359.985	689060.963	1250+07.57	134.95	R	CUA-1
462	414436.620	689109.794	1250+95.84	135.44	R	CUA-1
463	414540.252	689171.411	1252+12.95	135.07	R	CUA-1
464	414646.422	689232.220	1253+31.79	135.85	R	CUA-1
465	414779.425	689302.233	1254+77.78	135.80	R	CUA-1
466	414888.222	689355.496	1255+95.43	135.70	R	CUA-1
467	414913.332	689367.625	1256+22.51	135.97	R	CUA-1
468	414915.527	689360.915	1256+21.68	128.96	R	CUA-1
469	415071.916	689430.188	1257+88.06	128.55	R	CUA-1
470	415071.940	689412.709	1257+81.42	112.46	R	CUA-1
471	415158.829	689450.726	1258+73.96	114.34	R	CUA-1
472	415158.837	689462.996	1258+78.42	125.72	R	CUA-1
473	415188.399	689474.398	1259+09.26	125.40	R	CUA-1
474	415327.105	689543.092	1260+58.90	141.07	R	CUA-1
475	415212.916	689488.947	1259+36.62	130.05	R	CUA-1
476	416173.363	689760.799	1269+15.80	120.14	R	1225-4(2)206
477	416241.311	689760.924	1269+81.21	106.46	R	CUA-1
479	416378.121	689800.602	1271+20.61	119.75	R	CUA-1
480	416549.228	689860.570	1272+95.59	150.86	R	CUA-1
481	416571.919	689884.150	1273+20.91	170.81	R	CUA-1
482	416580.683	689886.232	1273+29.65	171.59	R	CUA-1
483	416734.855	689924.984	1274+83.35	189.38	R	1225-4(2)206
484	416791.245	689949.107	1275+40.44	206.71	R	STU-2254-060
485	416774.819	689954.827	1275+25.27	214.27	R	STU-2254-060
486	417139.676	690226.973	1278+97.28	452.66	R	STU-2254-060
487	417202.256	690244.948	1279+57.66	466.62	R	STU-2254-060
488	417320.433	690305.221	1280+72.34	520.49	R	STU-2254-060
489	415157.857	689496.325	1258+89.54	157.03	R	5,PE-5
490	415157.758	689478.700	1258+83.12	140.70	R	5
492	415167.711	689482.691	1258+93.53	140.72	R	5
493	415331.179	689533.648	1260+59.56	130.81	R	CUA-1
494	413296.138	688127.293	1236+27.77	137.44	R	CUA-1
495	412978.110	687701.283	1231+06.29	132.75	R	pc. 1225-4(3)201

TABULATION OF TEMPORARY EASEMENT MARKERS TO BE STAKED APPRAISAL ONLY						
Point	PROJECT	PROJECT	Station	Offset	Desc	
	North	East				
501	411878.590	686202.263	1212+53.33	198.24	R	TE-2
502	411853.580	686218.832	1212+53.21	228.24	R	TE-2
503	411814.008	686159.098	1211+81.55	227.95	R	TE-2
504	411827.755	686152.120	1211+83.39	212.64	R	TE-2
505	411847.829	686155.831	1211+97.63	198.01	R	TE-2
512	412195.588	686550.797	1217+18.58	129.76	R	TE-2A
513	412245.122	686594.852	1217+82.81	113.39	R	TE-2A
514	412313.593	686698.210	1219+06.79	114.55	R	TE-2A
518	415179.248	689565.836	1259+33.10	213.91	R	TE-5
519	415179.386	689590.489	1259+41.69	236.86	R	TE-5, TE-6
520	415158.386	689590.491	1259+23.09	244.45	R	TE-5, TE-6
521	415179.608	689629.884	1259+55.25	273.56	R	TE-6
522	415158.608	689630.002	1259+36.81	281.20	R	TE-6
527	415154.939	688981.322	1256+81.86	315.94	L	TE-7
528	415169.899	688981.238	1256+96.48	322.16	L	TE-7
529	415170.281	689049.179	1257+26.30	260.22	L	TE-7
530	415160.521	689049.234	1257+16.87	256.23	L	TE-7
531	415160.429	689054.492	1257+19.03	251.38	L	TE-7
532	415155.350	689054.520	1257+14.13	249.30	L	TE-7
537	424685.522	689506.965	1354+13.62	267.45	R	TE-9
539	424606.037	689515.218	1353+33.72	268.97	R	TE-9
540	424606.037	689505.202	1353+34.57	258.99	R	TE-9
541	424662.868	689502.052	1353+91.46	260.64	R	TE-9
542	424685.490	689496.696	1354+14.45	257.21	R	TE-9
543	425133.144	689400.979	1358+68.59	199.59	R	TE-10
544	425131.514	689391.088	1358+67.80	189.60	R	TE-10
545	425327.784	689344.617	1360+67.29	159.85	R	TE-11
546	425330.088	689354.348	1360+68.76	169.74	R	TE-11

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, 2006 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.

PROJECT COORDINATE DATUM:

Orthometric Heights are based on the NAVD88

Coordinates are based on the Universal Transverse Mercator (UTM) North Zone (13)

Units are in Meters and US Survey Feet (sft) Project (Ground) coordinates are

modified as follows:

1. UTM coordinates are converted from Meters to US Survey Feet.

One meter equals 3937 / 1200 feet.

2. Multiplied by the Scale factor = 1.000650402

3. Truncation applied to Coordinates:

Northing - 14,000,000 sft

Easting - 1,000,000 sft

Project coordinates were modified to ground at NGS B Order Horizontal Control

Station "MCDONNELL"

Designation - MCDONNELL NGS PID - KK2099

NAD 83(1992) Coordinates

Latitude = 39° 44' 34.68938" (N)

Longitude = 105° 00'03.94511" (W)

Ellp. Height = 1570.58 M. NAVD 88 Elevation = 1587.6 M. Geoid 03 (CONUS)

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TABULATION OF PERMANENT EASEMENT MARKERS TO BE STAKED APPRAISAL ONLY					
Point	PROJECT	PROJECT	Station	Offset	Desc
	North	East			
516	415168.278	689565.898	1259+23.36	217.94 R	PE-5
517	415158.248	689565.954	1259+14.47	221.65 R	PE-5, TE-5
523	415154.424	688889.719	1256+40.02	399.03 L	SE-7
524	415154.151	688841.064	1256+17.12	443.02 L	SE-7
525	415166.388	688840.995	1256+29.37	448.27 L	SE-7
526	415166.661	688889.650	1256+52.17	404.22 L	SE-7
533	415067.832	689467.319	1257+98.43	164.34 R	PE-8
534	415061.756	689467.351	1257+93.04	166.73 R	PE-8
535	415061.608	689438.784	1257+82.11	140.50 R	PE-8
536	415067.697	689441.386	1257+88.54	140.51 R	PE-8

[illegible]

SURVEYOR STATEMENT (ROW PLAN)

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

PLS No. 24961

date _____

SURVEYOR 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 warranty or warranty, either expressed or implied.

PLS No.

Date



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

Region 6 S.L.K.

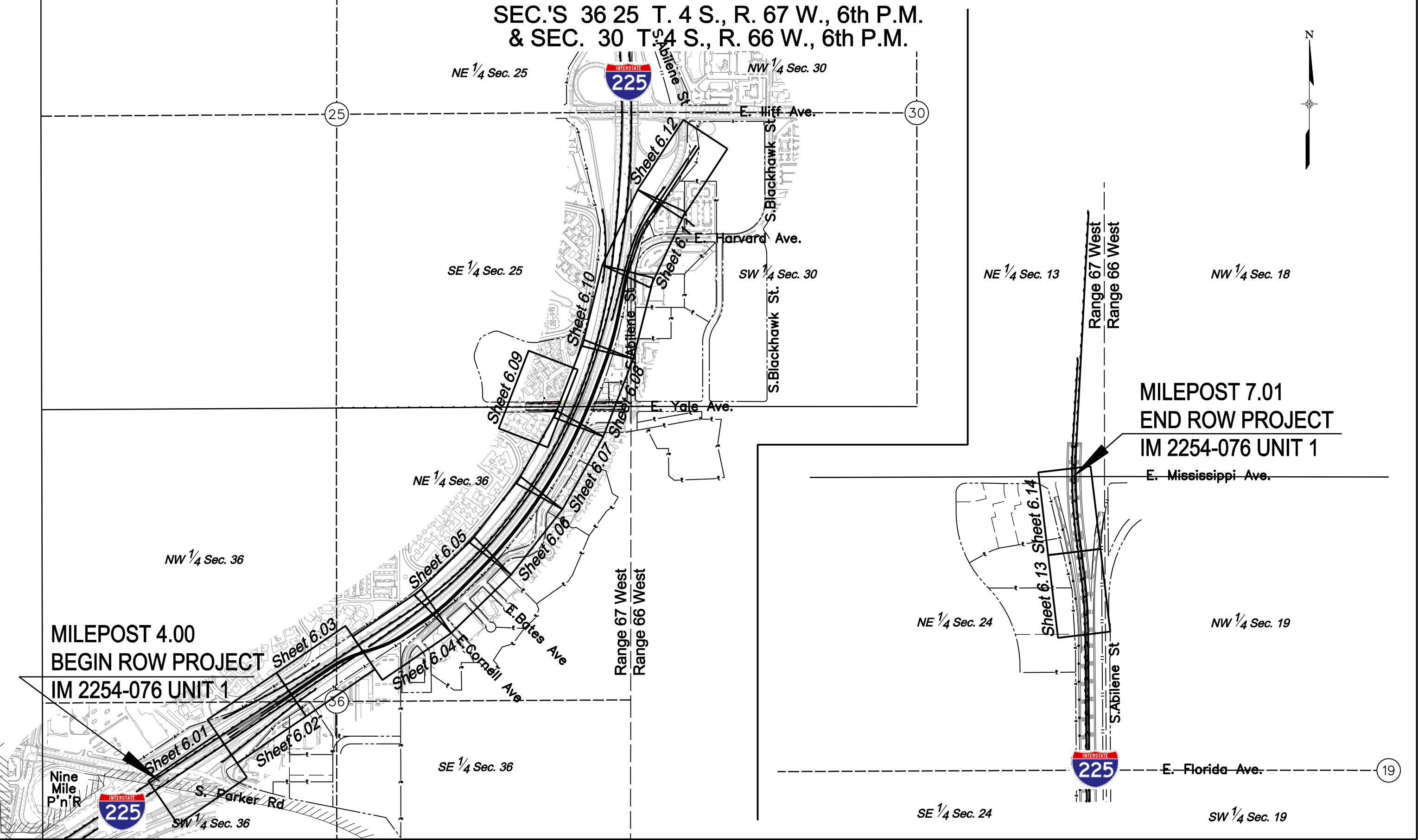


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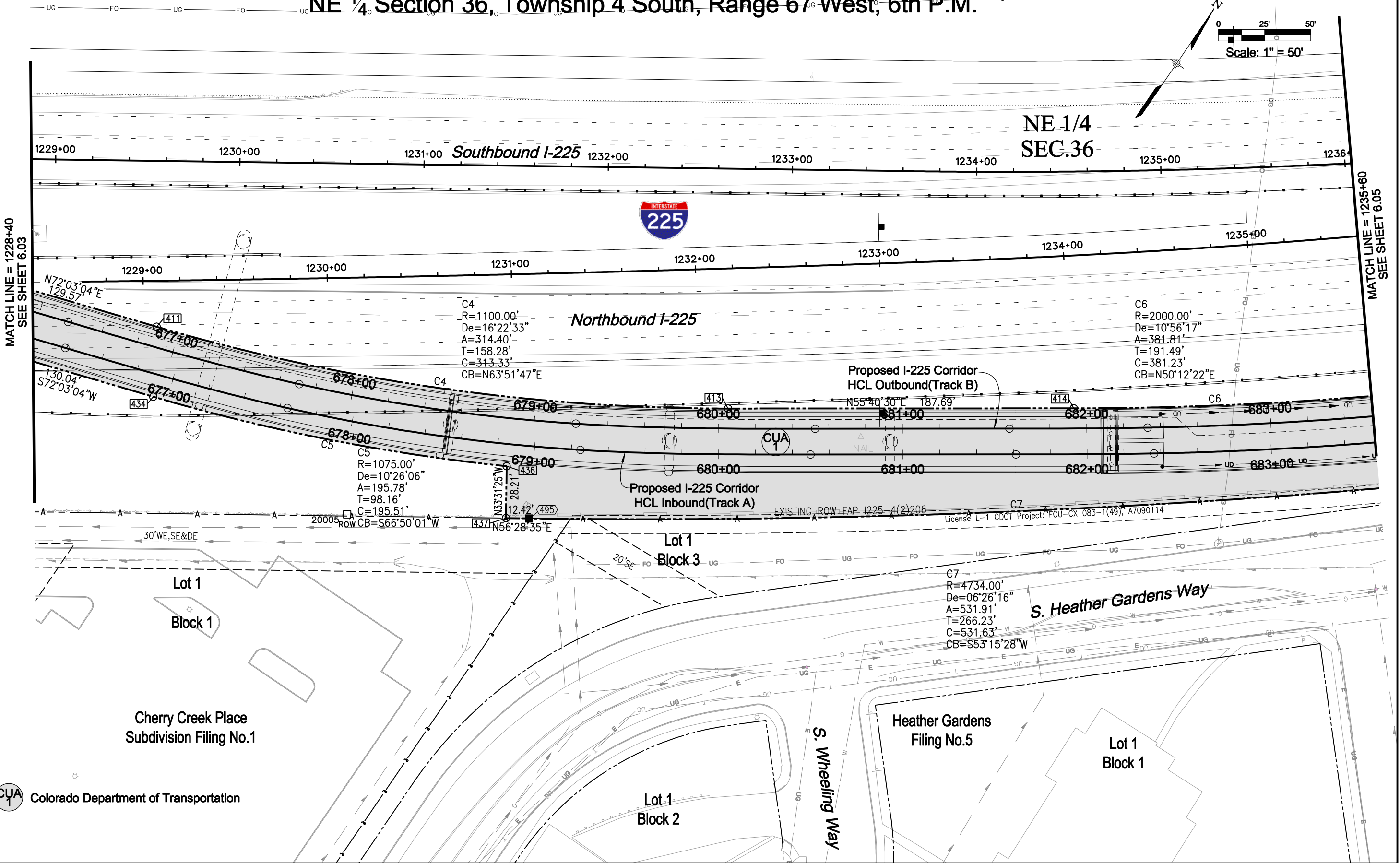
JACOBS™
707 17th Street, Suite 2300
Denver, Colorado 80202
Phone: 303-820-5240
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Right of Way Plans				
Key Plan				
CDOT Project Number: IM 2254-076 UNIT 1				
RTD Project Location: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E. Mississippi Ave				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	08-31-11	1 of 1	5.01	38



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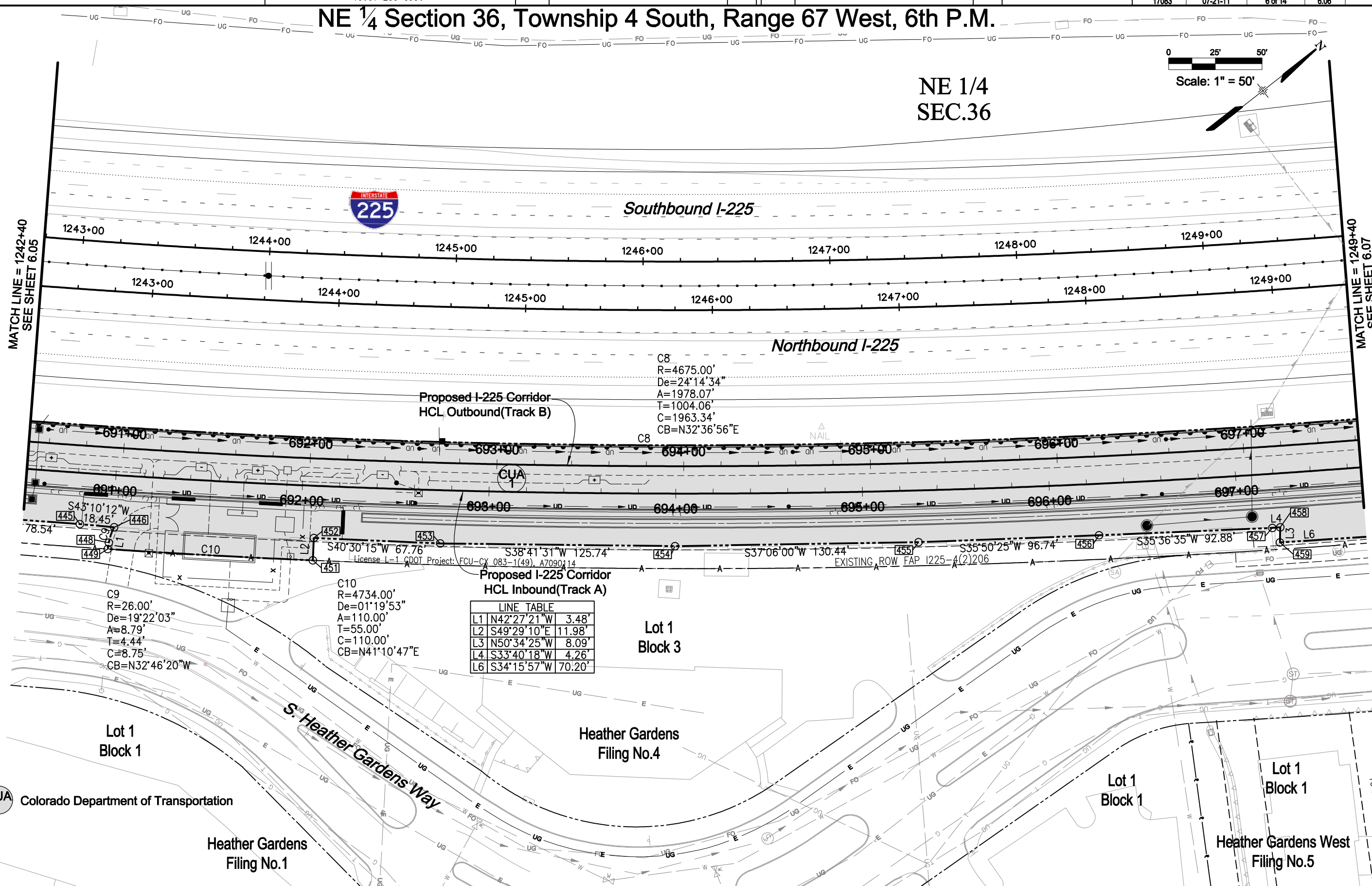
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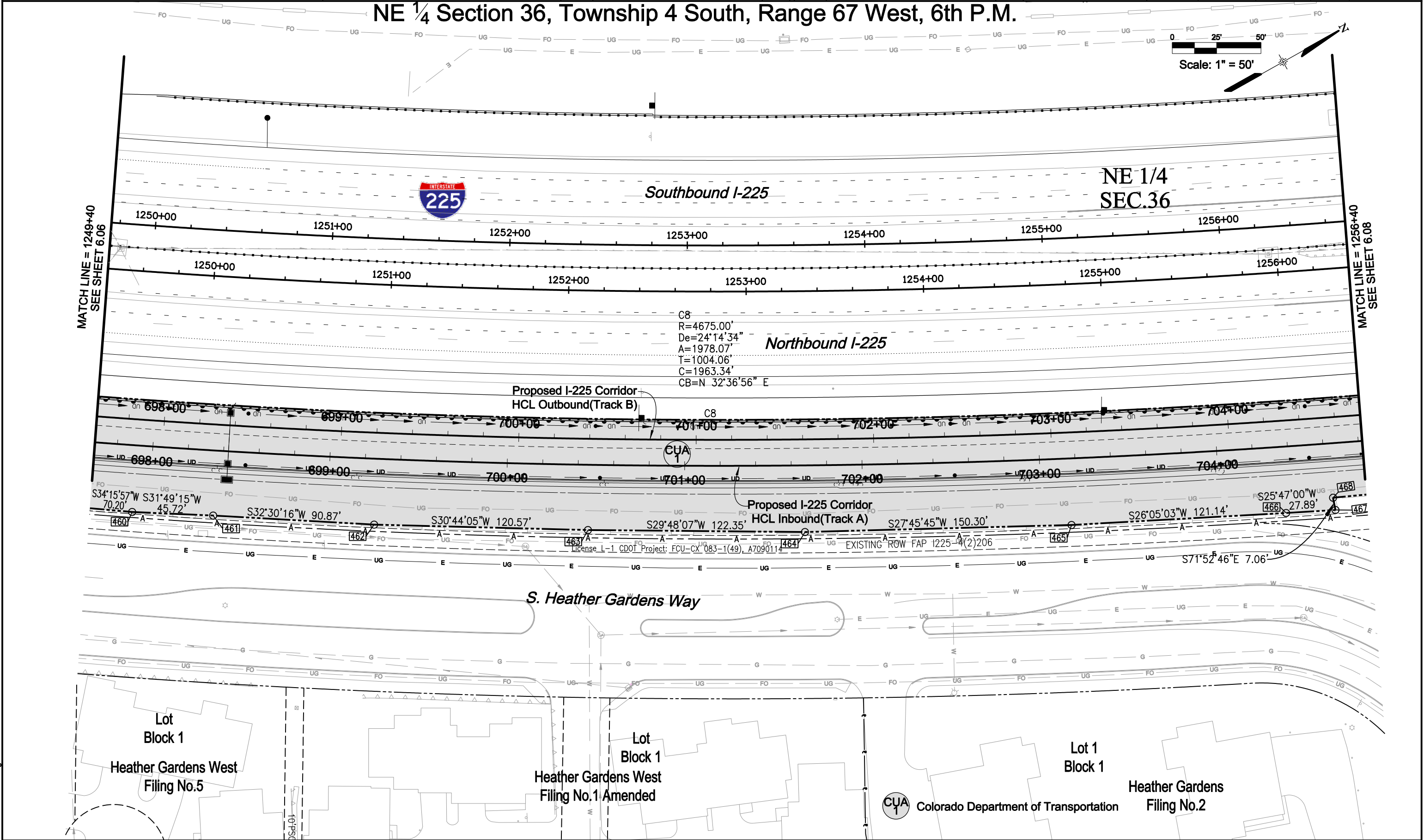
Date	Description	Initials

NE 1/4 Section 36, Township 4 South, Range 67 West, 6th P.M.

NE 1/4
SEC.36

0 25' 50'
Scale: 1" = 50'







Sheet Revisions

Date	Description	Initials

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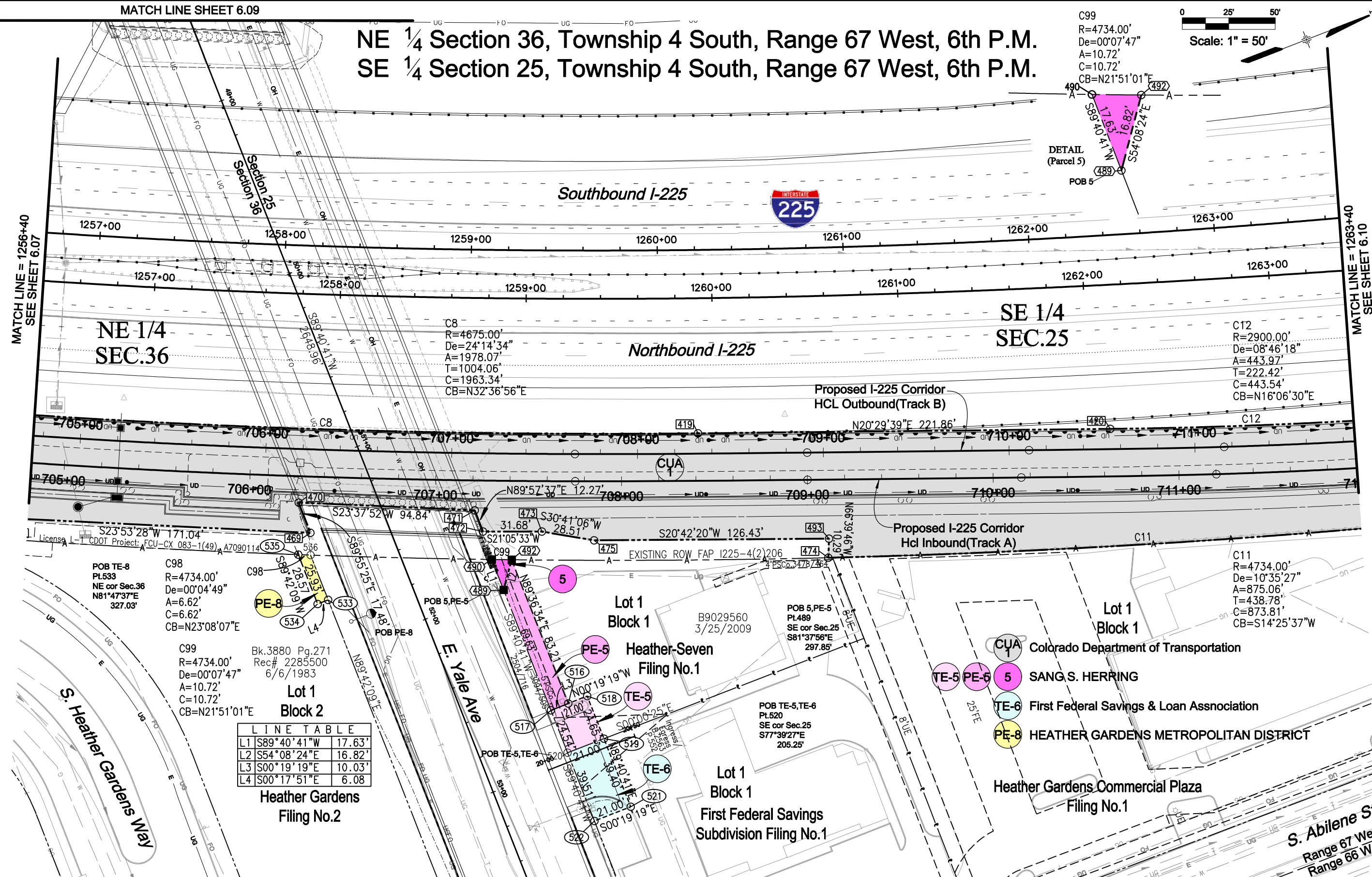
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Right of Way Plans

Plan Sheets

CDOT Project Number: IM 2254-076 UNIT 1				
RTD Project Location: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E. Mississippi Ave				
Project Code: 17083	Last Mod. Date: 07-21-11	Subset Sheets: 8 of 14	Sheet No.: 6.08	Total No. of Sheets: 38





Sheet Revisions

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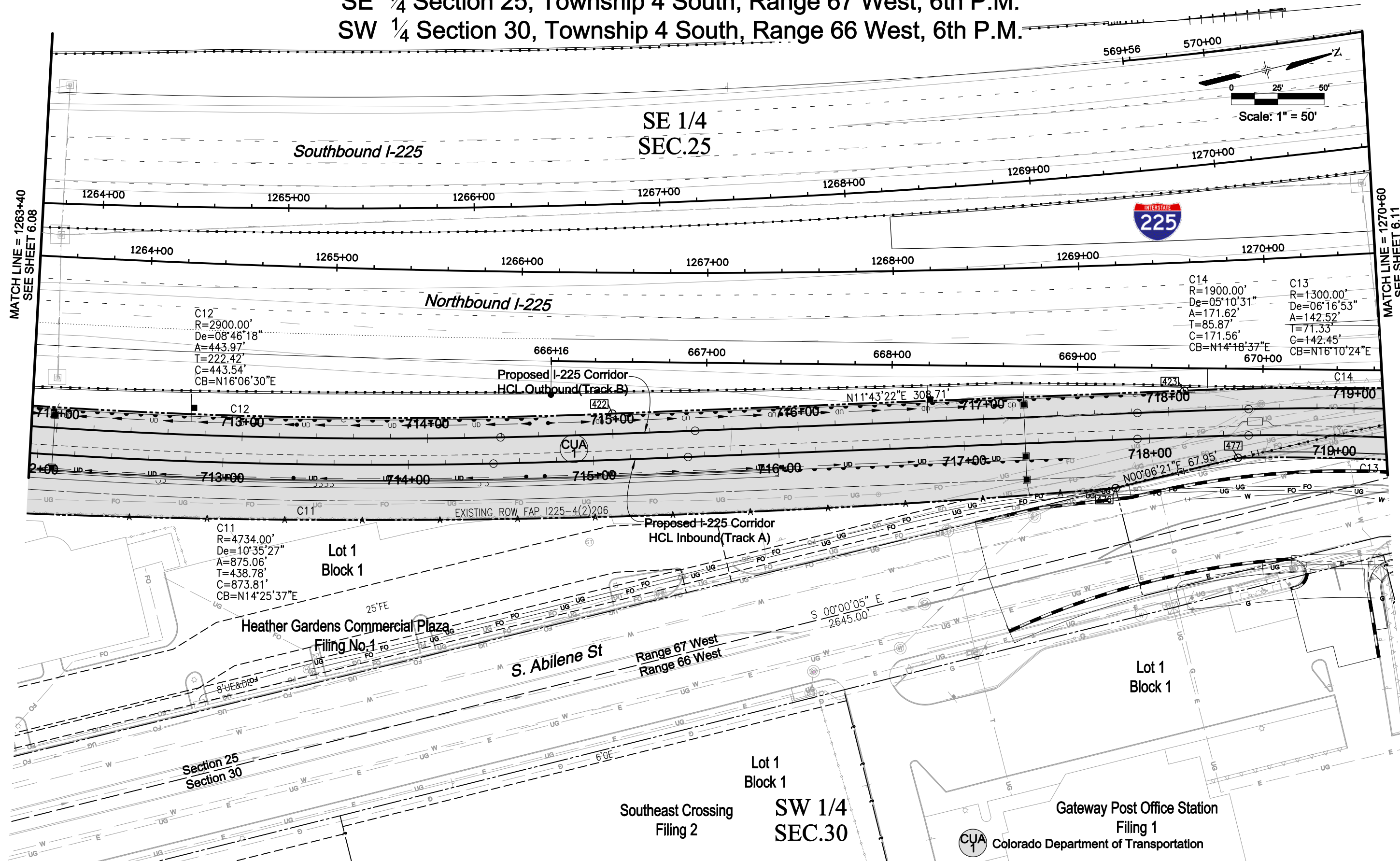


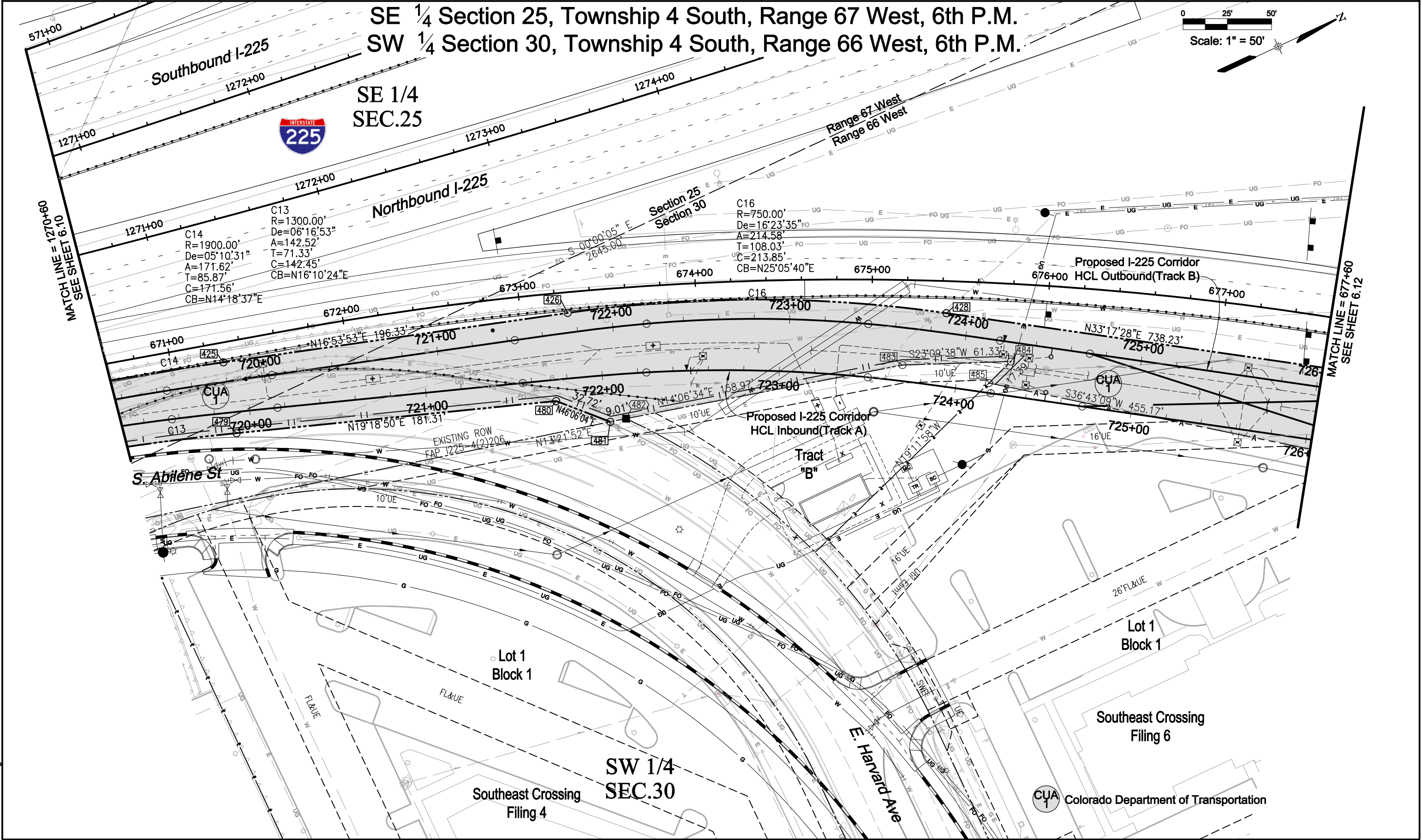
Right of Way Plans

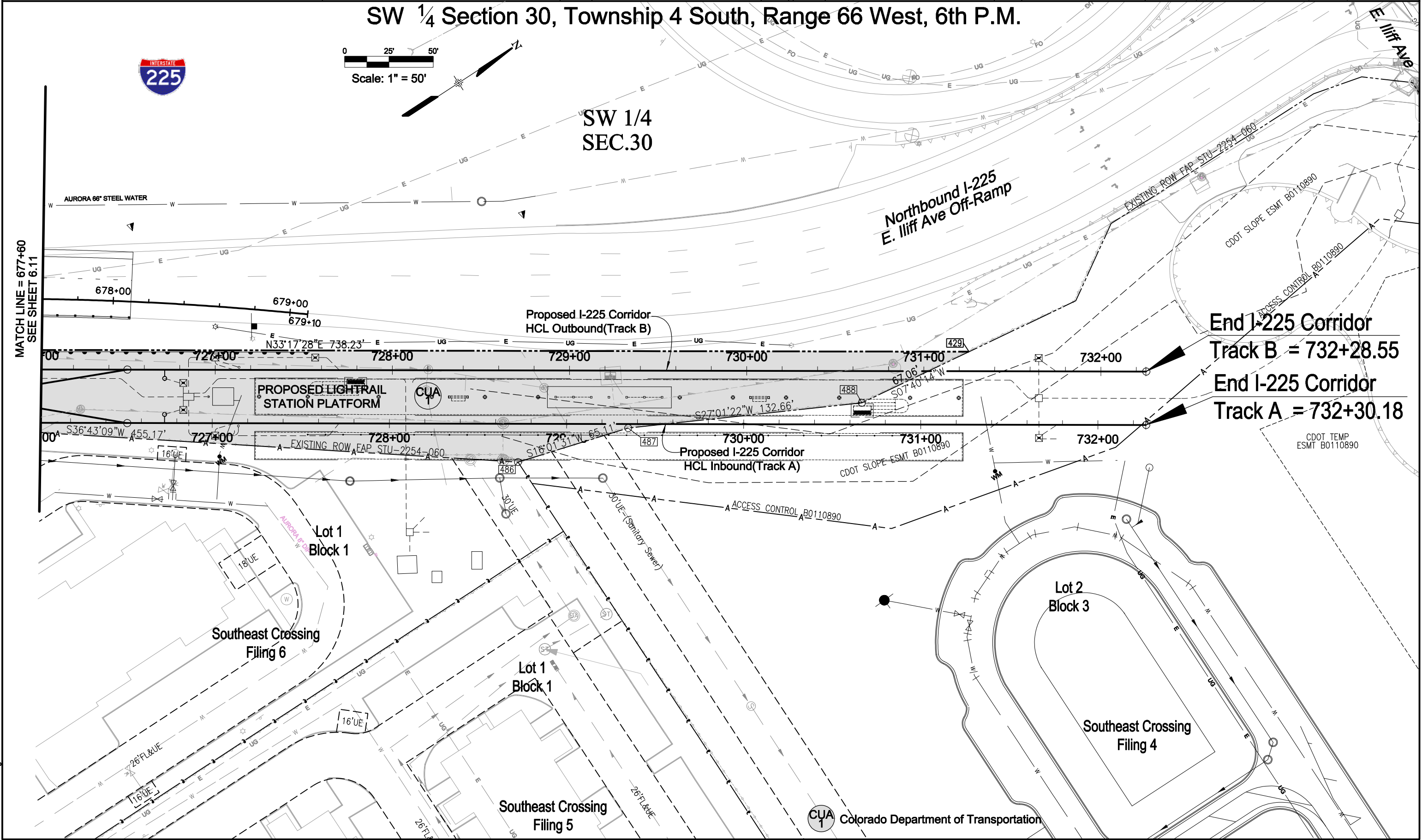
Plan Sheets

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RTD Project Location: Fastracks I-225 Corridor				
Project Location: S. Parker Rd to E. Mississippi Ave				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	03-14-12	10 of 14	6.10	38

SE ¼ Section 25, Township 4 South, Range 67 West, 6th P.M.
SW ¼ Section 30, Township 4 South, Range 66 West, 6th P.M.







Colorado Department of Transportation



2000 South Holly Street
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Region 6

S.L.K.



REGIONAL TRANSPORTATION DISTRICT
1560 BROADWAY #700
DENVER, COLORADO 80202
(303) 299-6990

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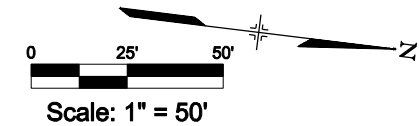
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NE 1/4 Section 24, Township 4 South, Range 67 West, 6th P.M.



Lot 1
Block 1
East By Southeast
Subdivision Filing 2

Lot 1
Block 1
Careunit of Aurora
Subdivision Filing 1

POB TE-9
Pt. 537
NE cor Sec. 24
N16°27'43"E
1043.67'

TE-9

TE-10

Southbound I-225



Northbound I-225

Northbound I-225 - Mississippi Off-Ramp

NE 1/4
SEC. 24

TE-9 EQUITY VENTURE, LLC, a California limited liability company

TE-10 Jefferson Hills Corporation, a Colorado non-profit corporation

Range 67 West
Range 66 West

S00°21'19"E
2640.87'

MATCH LINE = 1357+50
SEE SHEET 6.14

Colorado Department of Transportation



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

Region 6

S.L.K.



REGIONAL TRANSPORTATION DISTRICT
1560 BROADWAY #700
DENVER, COLORADO 80202
(303) 299-6990

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Right of Way Plans

Ownership Sheet

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Section 36, Township 4 South, Range 67 West, 6th P.M.

NW 1/4
SEC.36

SE 1/4
SEC.25

Section 25
Section 36

NE 1/4
SEC.36

MILEPOST 4.00
BEGIN ROW PROJECT
IM 2254-076 UNIT 1



S. PARKER RD

SW 1/4
SEC.36

AURORA CITY LIMITS

SE 1/4
SEC.36

CUA1

Colorado Department of Transportation
4201 E. Arkansas Ave
Denver, Co. 80222
Site: Interstate 225

TE-2

Red Lion Hotel Denver Southeast, LLC,
a Washington limited liability company
201 W. North River Dr.
Spokane, WA 99201-2284
Site: 3200 S Parker Rd

TE-2A

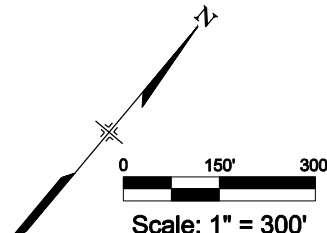
Proposed I-225 Transitway

S. HEATHER GARDENS WAY

E. CORNELL AVE

E. BETHANY PL

E. BATES AVE



Range 67 West
Range 66 West



Date	Description	Initials

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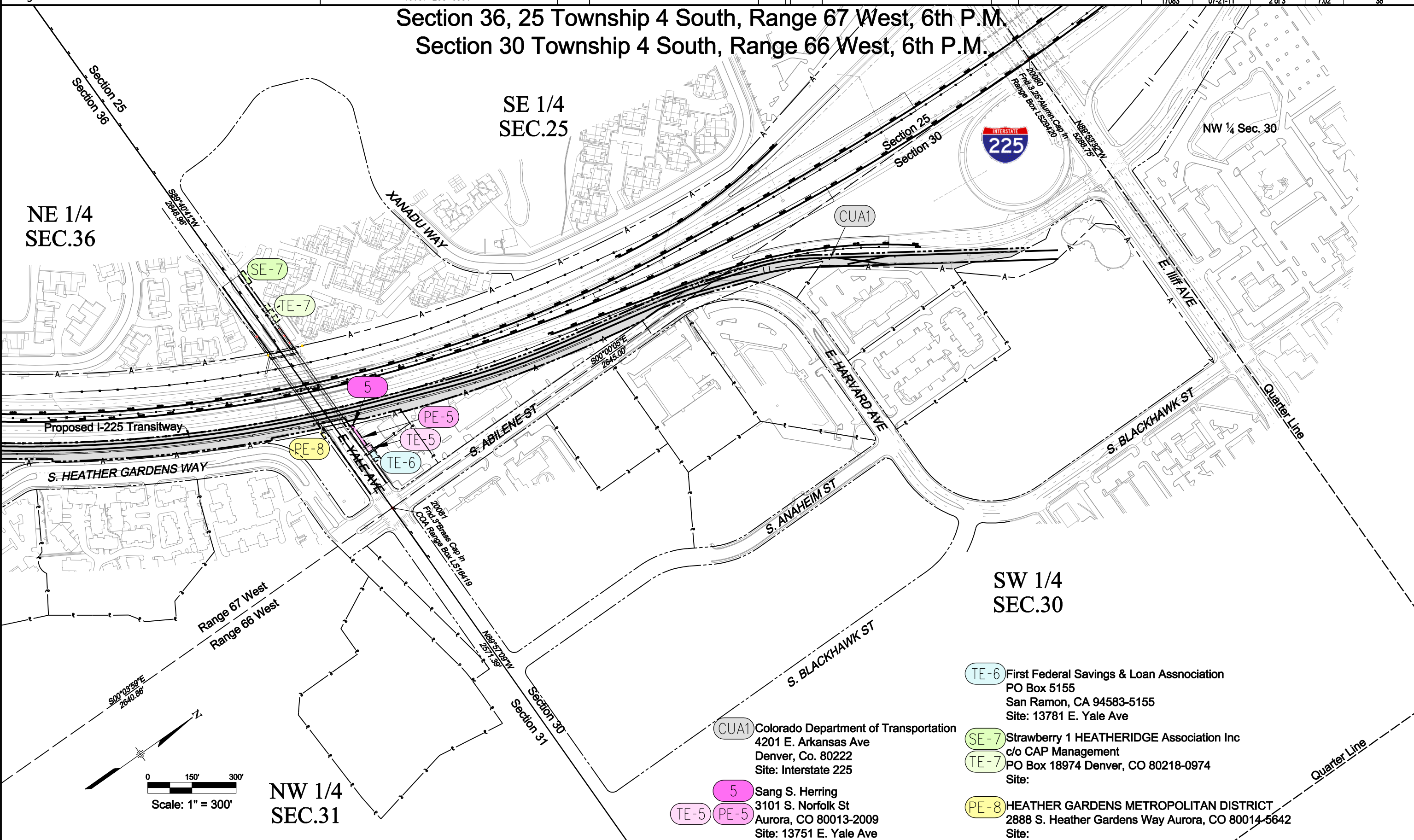
Section 36, 25 Township 4 South, Range 67 West, 6th P.M.
Section 30 Township 4 South, Range 66 West, 6th P.M.

SE 1/4
SEC.25

NE 1/4
SEC.36

SW 1/4
SEC.30

NW 1/4
SEC.31



TE-6 First Federal Savings & Loan Assnocation
PO Box 5155
San Ramon, CA 94583-5155
Site: 13781 E. Yale Ave

SE-7 Strawberry 1 HEATHERIDGE Association Inc
c/o CAP Management
TE-7 PO Box 18974 Denver, CO 80218-0974
Site:

PE-8 HEATHER GARDENS METROPOLITAN DISTRICT
2888 S. Heather Gardens Way Aurora, CO 80014-5642
Site:

CUA1 Colorado Department of Transportation
4201 E. Arkansas Ave
Denver, Co. 80222
Site: Interstate 225

5 Sang S. Herring
3101 S. Norfolk St
Aurora, CO 80013-2009
Site: 13751 E. Yale Ave



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

JACOBS

707 17th Street, Suite 2300
Denver, Colorado 80202
Phone: 303-820-5240
Fax: 303-820-5298

Right of Way Plans

Ownership Sheet

CDOT Project Number: IM 2254-076 UNIT 1
RTD Project Location: Fastracks I-225 Corridor

Project Location: S. Parker Rd to E. Iliff Ave

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17083	07-21-11	3 of 3	7.03	38

Section 24 Township 4 South, Range 67 West, 6th P.M.

SE 1/4
SEC.24

NE 1/4
SEC.24

SE 1/4
SEC.13

SW 1/4
SEC.19

NW 1/4
SEC.19

SW 1/4
SEC.18

Quarter Line
S 89°44'21" W
5322.21'

Quarter Line
N 89°57'01" W
2538.48'

Section 24
Section 13

Section 19
Section 18

S. POTOMAC ST

E. MISSISSIPPI AVE

S. ABILENE ST

Range 67 West
Range 66 West

MILEPOST 7.01
END ROW PROJECT
IM 2254-076 UNIT 1



- TE-9 EQUITY VENTURE, LLC, a California limited liability company
18831 Von Karman #800
Irvine, CA 92612-1533
Site: 1300 S. Potomac St
- TE-10 Jefferson Hills Corporation, a Colorado non-profit corporation
421 Zang Street
Lakewood, CO 80228-105
Site: 1290 S. Potomac St
- TE-11 Potomac East, L.P., a Colorado limited partnership
6795 E. Tennessee Ave. #601
Denver, CO 80224-1613
Site: 13790 E. Mississippi Ave.

20068
Fnd.Brass Cap

20067
Fnd.Brass Cap

