

FILING CERTIFICATION: DEPOSITED THIS ____ DAY OF ____ 20____ AT ____M., IN BOOK ____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE ____

SIGNED DEPT. 12/6/2022 stadlerj 2:25:16 PM \\Public\RDW1_Regional\Active_Projects\US_085\19934_NHPP_0852-110_Florida to MP210.3\RDW_Survey Drawings\Reference_Files\RDW\19934RDW_101_Title_Fed.dgn



COLORADO
Department of Transportation
Region 1

400 Inverness Pkwy. Ste 410, Englewood, CO 80112 | Phone: 303.365.7210
Right of Way-South Program Area | Shannon Hart, PLS

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
12/06/22	Added graphics for Parcel 5, Parcel 6, and Parcel 7	JKS	mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX



Right of Way Plans			
Title Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	12/06/22	1.01 of 1.01	1.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED
PROJECT NO. NHPP 0852-110
STATE HIGHWAY NO. 85

Sections 15 and 22
Township 4 South, Range 68 West
of the 6th Principal Meridian
DENVER COUNTY

R.O.W. Length of Project = 0.9 Miles
Const. Length of Project = 0.9 Miles

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01-2.01	(1) Tabulation of Properties
3.01-3.03	(3) Project Control Diagram
4.01-4.06	(6) Land Survey Control Diagram
5.01-5.01	(1) Monumentation Sheets
6.01-6.0X	(NA) Tabulation of Road Approach Sheets
7.01-7.17	(17) Plan Sheets
8.01-8.01	(1) Ownership Map
	(30) Total Sheets

Scales of Original 11"x17" Drawings
Plan Sheets 1"=50'
Ownership Map 1"=200'

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N89°42'43"E from the SW corner of the NW 1/4 of Section 22, being a 3 1/4" aluminum cap as described by monument record, to the SE corner of the NW 1/4 of Section 22, being a 3 1/4" aluminum cap as described by monument record. The survey data was obtained from a Global Navigation Satellite System (GNSS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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 policies 19031-FR, 19032-FR & 19033-FR provided by Front Range Title Company.

3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDDT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

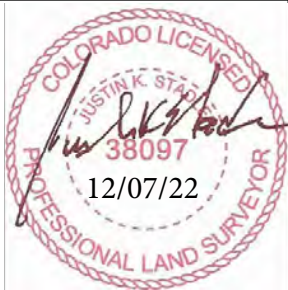
ROW PLANS AUTHORIZED: _____ DATE _____

CDDT CHIEF ENGINEER

SURVEYOR STATEMENT (ROW PLAN)

I, Justin K. Stadler, 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. 38097



SECTION CORNER

QUARTER AND SIXTEENTH SECTION CORNERS

SET EASEMENT MONUMENT

TEMPORARY EASEMENT POINT

RIGHT OF WAY MARKER

BLM MARKER

PROPERTY PIN

NOAA MARKER

QUARTER AND SIXTEENTH SECTION CORNERS (TOPO POINT)

FEDERAL MONUMENT

WITNESS CORNER

BENCH MARK

USGS MARKER

LOCAL OR PLSS MONUMENT

SECONDARY CONTROL MONUMENT

RIGHT OF WAY MARKER

PROJECT CONTROL MONUMENT

DENSIFICATION CONTROL MONUMENT

HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT

N 9.88
E 3.81
EL 0.00

N 10.13
E 3.81
EL 0.00

N 10.38
E 3.81
EL 0.00

PERMANENT, PROPERTY, SLOPE, & UTILITY EASEMENT LINE (PROPOSED AND EXISTING)
TEMPORARY EASEMENT LINE (PROPOSED AND EXISTING)
PROPERTY BOUNDARY LINE (PROPOSED AND EXISTING)
ACCESS CONTROL LINE (PROPOSED AND EXISTING)
BARRIER ACCESS CONTROL LINE (PROPOSED AND EXISTING)
RIGHT OF WAY LINE (PROPOSED AND EXISTING)
VIRGIN RIGHT OF WAY LINE (PROPOSED AND EXISTING)
CITY LIMIT LINE
COUNTY LINE
QUARTER SECTION LINE
SECTION LINE
SIXTEENTH SECTION LINE
STATE LINE
TOWNSHIP LINE

SURVEY/ROW

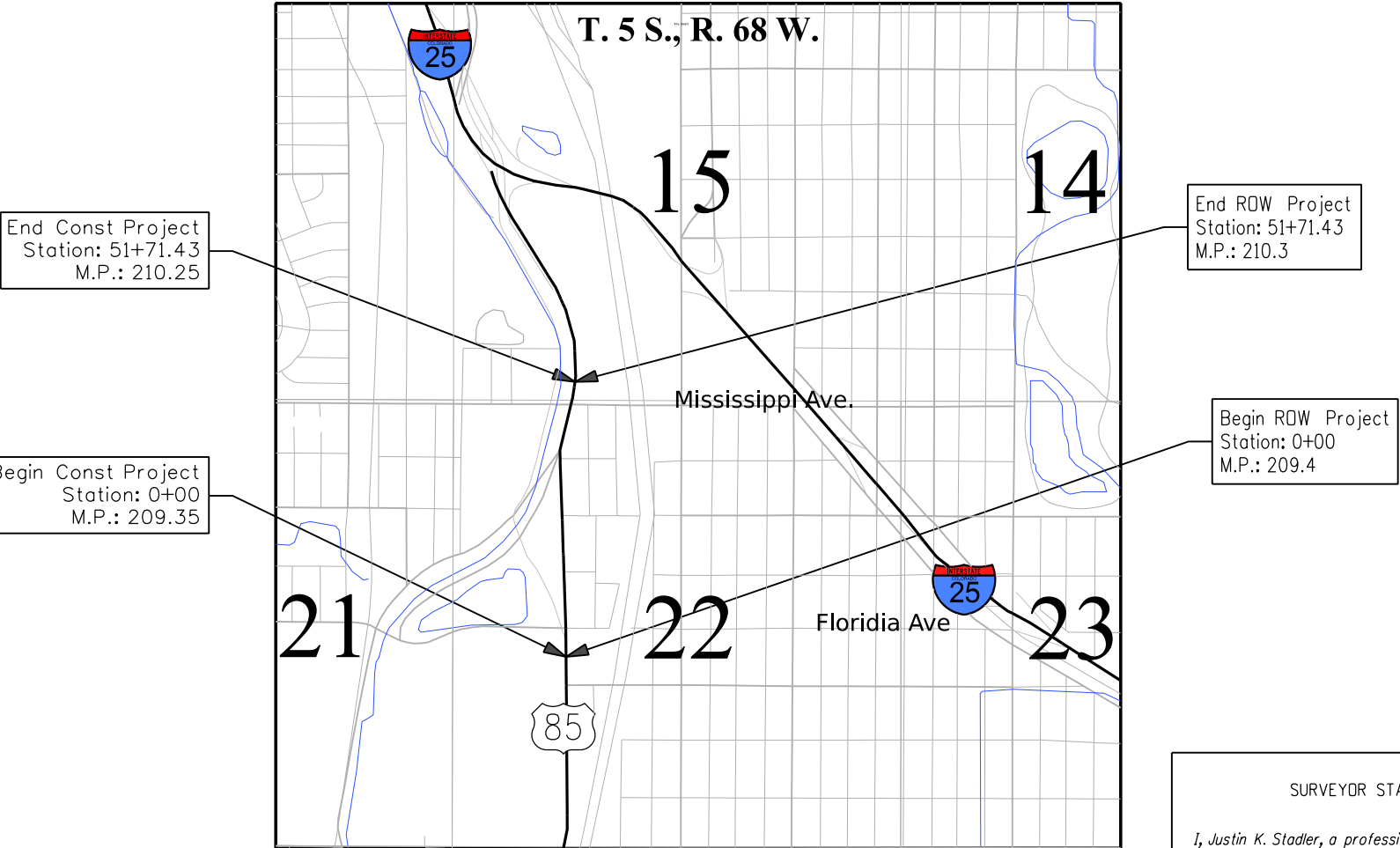
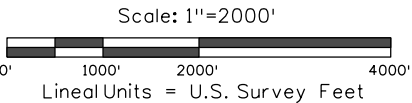
TOP OF CUT

TOE OF FILL

TERRAIN

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. Existing topo features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

PROJECT LOCATION MAP



2829 W. Howard Place
Denver, CO 80204
Phone: 303-757-9923
FAX: 303-757-9053

Region 1

KJL

Date

Description

Initials

12/05/22

Added parcels that were aquired through donations

Date

Description

Initials

Date

Description

Initials

Date

Description

Initials

Date

Description

Initials

Date

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Initials

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Description

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Date

Description

Initials

Project Number: NHPP 0852-110

Project Location: US 85 Santa Fe Dr.

Florida to MP-210.25

Project Code: 19934

Last Mod. Date: 12/06/22

Subset: 2.01 of 2.01

Sheet No.: 2.01

Sheet 1 - Tabulation of Properties

R.O.W. TABULATION OF PROPERTIES in Denver County U.S. Highway No. 85

Parcel No.

Ownership Name and Mailing Address

Site Address

Location

Area In Square Feet (Acres)

Area Of Parcel

Existing ROW

Net Area

Remainder Left

Remainder Right

Book and Page No. And/Or Reception No.

Title Commitment No.

Purpose of Parcel

RW-1

Circle K Stores, Inc.,

411 W. Florida Ave.,

180 sqft.

71,279 sqft.

Front Range Title

For the construction and maintenance of

a Texas Corporation

Denver, Co. 80223

T.4S. R68W. 6Tth P.M.

(0.004 acre)

(1.636 acre)

19031-FR

Traffic and Pedestrian facilities

PO Box 52085

Phoenix, AZ 85072

RW-2

Lindquist Partners, LLC,

1396 S. Santa Fe Drive

SW 1/4 NW 1/4 SEC. 22

43 sqft.

23,593 sqft.

Front Range Title

For the construction and maintenance of

A Colorado Limited Liability Company

Denver, Co. 80223

T.4S. R68W. 6Tth P.M.

(0.001 acre)

(0.542 acre)

19032-FR

Traffic and Pedestrian facilities

1391 S. Cherokee St.

Denver, CO 80223

RW-3

LTES, LLC.

1196 S. Santa Fe Drive

NW 1/4 W 1/4 SEC. 22

90 sqft.

13,822 sqft.

Front Range Title

For the construction and maintenance of

A Colorado Limited Liabily Company

Denver, Co. 80223

T.4S. R68W. 6Tth P.M.

(0.002 acre)

(0.317 acre)

19033-FR

Traffic and Pedestrian facilities

1196 S. Santa Fe Dr.

Denver, CO 80223

Parcel 7

BSP West, LLC.

501 W Tennessee Ave.

SW 14 SEC. 15

2420 sqft

107306 sqft

Aquired through donations.

4050 s. 500 Ste 500

Denver, CO 80223

T.4 S. R68W, 6TH P.PM.

(0.0556 acres)

(2.463 acres)

Salt Lake City, UT 84123

Parcel 5

Santa Fe & Mississippi Real

500 W. Mississippi Ave.

NW 1/4 SEC 22

1275 sqft

11949 sqft

Aquired through donations.

Denver, CO 80223

T.4 S. R68W, 6TH P.PM.

(0.0293 acre)

(0.274 acre)

1133 S. Platte River Dr.

Denver, CO 80223

Parcel 6

Colorado Flooring Industries, INC

1133 S. Platte River Dr.

NW 1/4 SEC 22

1072 sqft

99606.00

Aquired through donations.

1133 S. Platte River Dr.

Denver, CO 80223

T.4 S. R68W, 6TH P.PM.

(0.246 acre)

(2.287 acres)

Denver, CO 80223

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stodlerj 2:31:28 PM \\Public\ROW\Region1\Active_Projects\US_085\19934_NHPP_0852-110_Florida to MP210.3\ROW_Survey Drawings\19934ROW_TabProp02.dgn

11/8/2019 1:06:59 PM P:\Active_Projects\US_085\19934_NHPP_0852-110_Florida to MP210.3\ROW_Survey\Drawings\Reference_Files\Control_Diagrams\19934\SURV_PCD_Set.dgn

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SIGNED DEPT.



COLORADO
Department of Transportation
Region 1
400 Inverness Pkwy. Ste 410, Englewood, CO 80112 | Phone: 303.365.7210
Right of Way-South Program Area | Shannon Hart, PLS

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



DOT
Region 1
Blending the Best

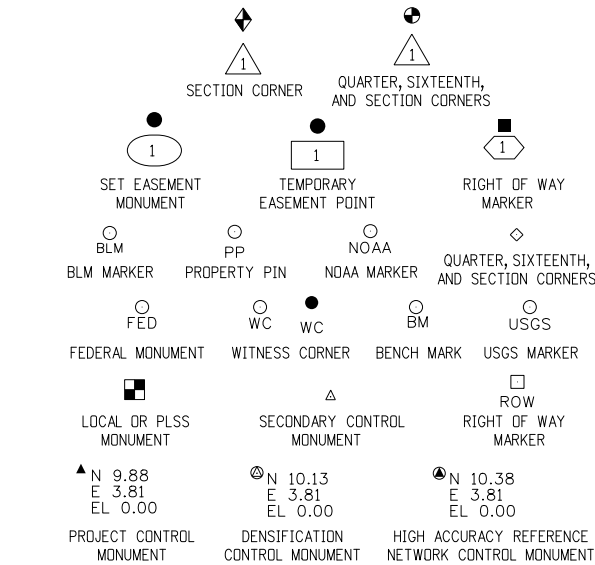
Project Control Diagram			
Title Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	10/28/19	3.01 of 3.03	3.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

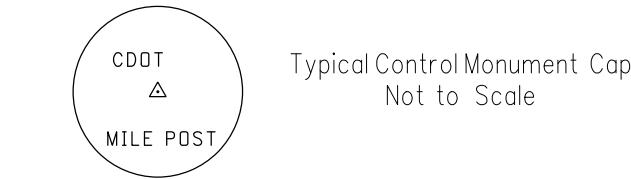
PROJECT CONTROL DIAGRAM

State Highway 85 MP 209.35 to 210.25
Sections 22 and 15
Township 4 South, Range 68 West
of the 6th Principal Meridian
County of Denver

SHEET NO.	INDEX OF SHEETS
3.01-3.01	(1) Title Sheet
3.02-3.02	(1) Coordinate Tables
3.03-3.03	(1) Plan Sheet
	(3) Total Sheets



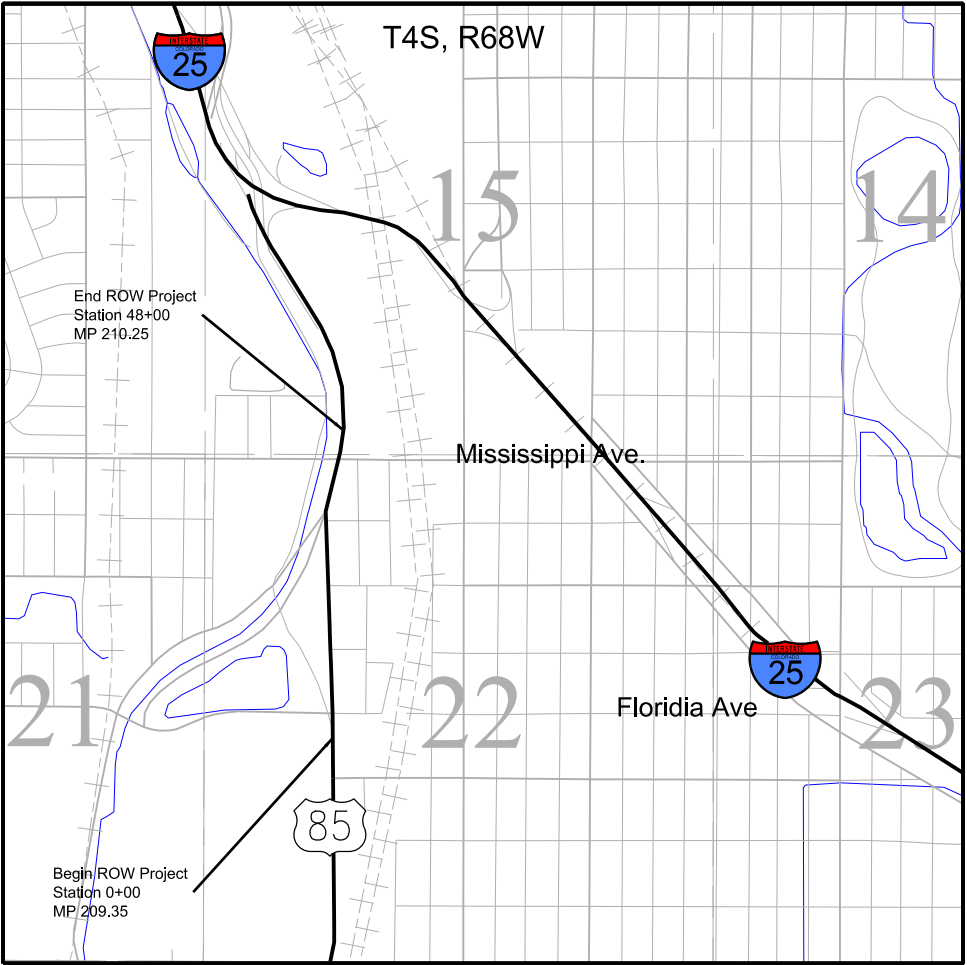
Note: For a complete listing of symbololgy used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight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



▲ CM-MP - ControlPoint Monuments set by CDOT. They are CDOT Type 2 monuments, a 3 1/4" dia. aluminum controlmonument cap (as shown) on a 3' x 3/4" dia. aluminum security rod on a 3' x 3/4" dia. smooth aluminum rod.

General Notes:

1. This Project ControlDiagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
2. 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 originalsignature of the ProfessionalLand Surveyor hereon named.
3. 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 typicalsurvey monument descriptions.



PROJECT LOCATION MAP

Scale: 1"=2000'
0' 1000' 2000' 4000'
Lineal Units = U.S. Survey Feet



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N89°42'43"E from the SW corner of the NW 1/4 of Section 22, being a 3 1/4" aluminum cap as described by monument record, to the SE corner of the NW 1/4 of Section 22, being a 3 1/4" aluminum cap as described by monument record. The survey data was obtained from a Global Navigation Satellite System (GNSS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Basis of Elevations: Project elevations are based on Bench Mark T355 PID KK0406 a standard bench mark disc set in the top of a concrete abutment with a NAVD elevation of 5263.44 ft. T355 is a first order benchmark.

COORDINATE DATUM: Coordinates are derived from a modified NAD 83 (2011) Colorado State Plane Central (0502) Zone. The combined scale factor used to modify the State Pane Coordinates is 1.0002659200 x Northing SPC & Easting SPC. The resulting coordinates are truncated by 1,000,000ft. in the Northing and 3,000,000ft. in the Easting.

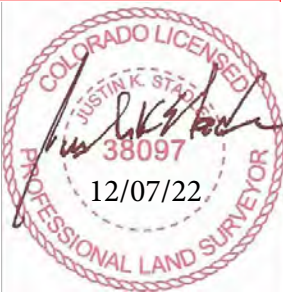
Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing * 1.00026592 - 1,000,000
Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting * 1.00026592 - 3,000,000

NOTICE: According to Colorado law you must commence any legalaction 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 (PROJECT CONTROL DIAGRAM)

I, Justin K. Stadler, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Project Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 38097





COLORADO

Department of Transportation

Region 1

400 Inverness Pkwy. Ste 410, Englewood, CO 80112 | Phone: 303.36

Right of Way-South Program Area | Shannon Hart, PLS

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

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

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



Project Control Diagram

Coordinate Tables

Project Number: NHPP 0852-110

Project Location: US-85 (Santa Fe Dr.)

Florida Ave. to Mississippi Ave.

Project Code:19934

Last Mod. Date:10/28/19

Subset:3.02 of 3.03

Sheet No.:3.02

CHARN GEODETIC COORDINATE SUMMARY TABLE									
Point No.	Geodetic Coordinates NAD83 (2011)		Elip Height (NAVD88) (sft)	Ortho Height (sft)	Mapping Angle	Grid Scale Factor	NAD 83 (2011) Zone 0502		Description
	Latitude(N)	Longitude(W)					SP Northing(sft)	SP Easting(sft)	
LARRY	39°39'13.25676"	105°03'23.93583"	5336.16	5390.83	0°16'47"	0.999727269	1663287.04	3124833.11	Found NGS horizontal control disk on top of a concrete monument stamped LARRY 1996
MCDONNELL	39°44'34.68961"	105°00'03.94526"	5152.98	5208.93	0°18'53"	0.999752273	1695891.64	3140296.23	Found NGS deep rod monument in 5" logo box stamped MCDONNELL 1991
RUBY	39°41'00.89458"	105°00'26.65722"	5337.48	5393.11	0°18'38"	0.999732375	1674249.45	3138639.44	Found NGS bench mark disk on top of a concrete monument stamped RUBY 1936 5390.54
T355	39°41'15.00587"	104°59'26.70527"	5207.55	5263.44	0°19'16"	0.999739283	1675703.11	3143318.41	Found NGS bench mark disk set I abutment of RR bridge stamped T355 1954
TRANSPORTATION	39°41'30.20319"	104°56'17.89898"	5391.52	5448.08	0°21'15"	0.999731248	1677327.81	3158068.72	Found NGS deep rod monument in 5" logo box stamped TRANSPORTATION 1995

GEODETIC COORDINATE TABLE									
Point No.	Geodetic Coordinates NAD-83 (2011)		Elip Height (NAVD88) (m)	Ortho Height (sft)	Mapping Angle	Grid Scale Factor	NAD 83 (2011) Zone 0502		Description
	Latitude(N)	Longitude(W)					SP Northing(sft)	SP Easting(sft)	
CP 209.22	39°41'14.32133"	104°59'30.35906"	5200.64	5256.51	0°19'14"	0.999739580	1675632.25	3143033.16	Found CDOT type II monument stamped 209.22
CP 209.35	39°41'21.02615"	104°59'32.54750"	5198.16	5254.03	0°19'13"	0.999740031	1676309.70	3142858.29	Found 1.5" Aluminum cap stamped 209.35
CP100	39°41'22.33929"	104°59'31.09204"	5199.69	5255.57	0°19'13"	0.999740024	1676443.20	3142971.33	Set CDOT type 5-s stamped CP100
CP101	39°41'27.87875"	104°59'31.82157"	5199.64	5255.52	0°19'13"	0.999740302	1677003.38	3142911.16	Set CDOT type 5-s stamped CP101
CP102	39°41'35.15999"	104°59'32.65456"	5197.54	5253.42	0°19'12"	0.999740767	1677739.75	3142841.93	Set CDOT type 5-s stamped CP102
CP103	39°41'31.21133"	104°59'38.63903"	5189.41	5245.27	0°19'09"	0.999740958	1677337.61	3142376.36	Set CDOT type 5-s stamped CP103
CP104	39°41'28.64426"	104°59'36.33505"	5194.16	5250.02	0°19'10"	0.999740603	1677078.87	3142557.91	Set CDOT type 5-s stamped CP104
CP105	39°41'40.92959"	104°59'32.50418"	5186.61	5242.50	0°19'13"	0.999741579	1678323.60	3142850.43	Set CDOT type 5-s stamped CP105
CP106	39°41'41.66102"	104°59'32.47966"	5185.50	5241.40	0°19'13"	0.999741668	1678397.62	3142851.93	Set CDOT type 5-s stamped CP106
RW257	39°41'21.20400"	104°59'32.68051"	5198.44	5254.31	0°19'12"	0.999740027	1676327.64	3142847.79	Found CDOT ROW monument stamped point 257

PROJECT COORDINATE TABLE				
Point No.	Project Coordinates		Elev(ft) (NAVD88)	Description
	Northing(ft)	Easting(ft)		
LARRY	663729.35	125664.07	5390.83	Found NGS horizontal control disk on top of a concrete monument stamped LARRY 1996
MCDONNELL	696342.61	141131.30	5208.93	Found NGS deep rod monument in 5" logo box stamped MCDONNELL 1991
RUBY	674694.67	139474.06	5393.11	Found NGS bench mark disk on top of a concrete monument stamped RUBY 1936 5390.54
T355	676148.71	144154.28	5263.44	Found NGS bench mark disk set I abutment of RR bridge stamped T355 1954
TRANSPORTATION	677773.84	158908.51	5448.08	Found NGS deep rod monument in 5" logo box stamped TRANSPORTATION 1995
CP 209.22	676077.83	143868.96	5256.51	Found CDOT type II monument stamped 209.22
CP 209.35	676755.47	143694.04	5254.03	Found 1.5" Aluminum cap stamped 209.35
CP100	676889.00	143807.11	5255.57	Set CDOT type 5-s stamped CP100
CP101	677449.33	143746.93	5255.52	Set CDOT type 5-s stamped CP101
CP102	678185.90	143677.68	5253.42	Set CDOT type 5-s stamped CP102
CP103	677783.64	143211.98	5245.27	Set CDOT type 5-s stamped CP103
CP104	677524.84	143393.58	5250.02	Set CDOT type 5-s stamped CP104
CP 105	678769.90	143686.17	5242.50	Set CDOT type 5-s stamped CP105
CP 106	678843.94	143687.68	5241.40	Set CDOT type 5-s stamped CP106
RW257	676773.41	143683.54	5254.31	Found CDOT ROW monument stamped point 257

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Right of Way-South Program Area | Shannon Hart, PL

Sheet Revisions	
Date	Description
mm/dd/yy	XXXXXXXXX

[illegible][illegible]

Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	10/28/19	3.03 OF 3.03	3.03



11/12/2019 6:58:39 AM P:\Active_Projects\US_085\19934_NHPP 0852-110_Florida to MP210.3\ROW_Survey\Drawings\Reference_Files\Control_Diagrams\19934SURV_PCD_Set.dgn

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Region 1
Blending the Best

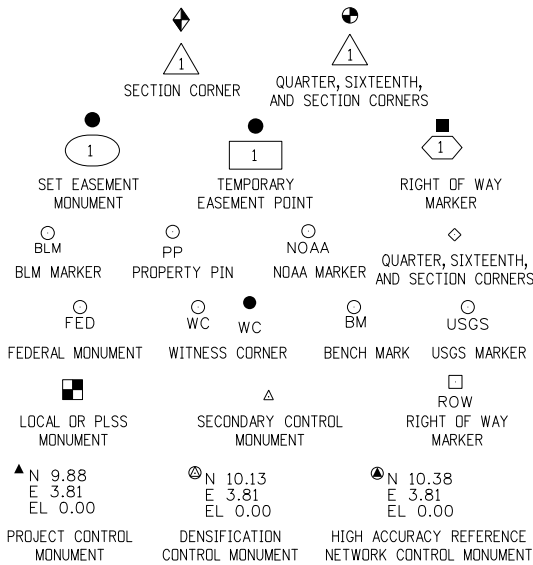
Land Survey Control Diagram			
Title Sheet			
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Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	10/28/19	4.01 of 4.06	4.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

LAND SURVEY CONTROL DIAGRAM

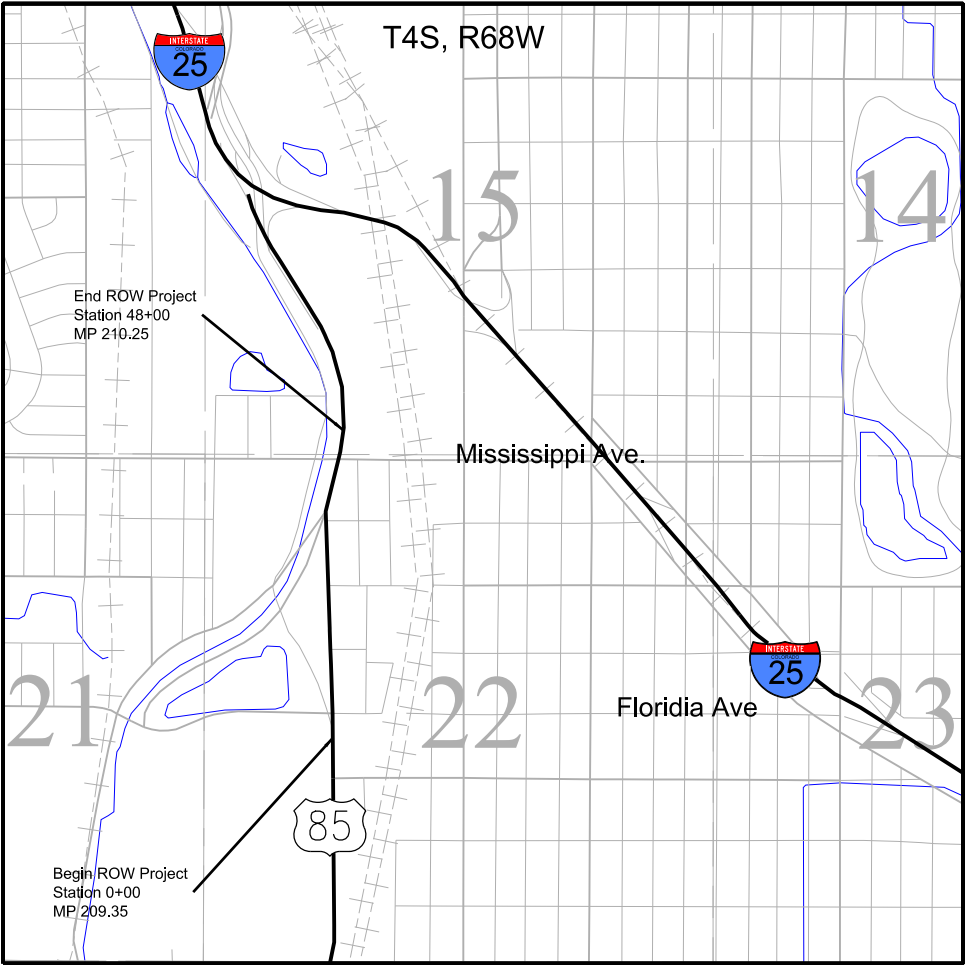
State Highway 85 MP 209.35 to 210.25
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of the 6th Principal Meridian
County of Denver

SHEET NO.	INDEX OF SHEETS
4.01-4.01	(1) Title Sheet
4.02-4.02	(1) Monument Coordinate Tables
4.03-4.06	(4) Plan Sheet
	(6) Total Sheets



General Notes:

- This Land Survey ControlDiagram supersedes the Preliminary Land Survey ControlDiagram filed with the Denver County Clerk and Recorders Office on (date)at (reception /bk. & pg.).
- Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this land survey control diagram.
- 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.
- 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

Scale: 1"=2000'
0' 1000' 2000' 4000'
Lineal Units = U.S. Survey Feet

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N89°42'43"E from the SW corner of the NW 1/4 of Section 22, being a 3 1/4" aluminum cap as described by monument record, to the SE corner of the NW 1/4 of Section 22, being a 3 1/4" aluminum cap as described by monument record. The survey data was obtained from a Global Navigation Satellite System (GNSS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Basis of Elevations: Project elevations are based on Bench Mark T355 PID KK0406 a standard bench mark disc set in the top of a concrete abutment with a NAVD elevation of 5263.44 ft. T355 is a first order benchmark.

COORDINATE DATUM: Coordinates are derived from a modified NAD 83 (2011) Colorado State Plane Central (0502) Zone. The combined scale factor used to modify the State Pane Coordinates is 1.0002659200 x Northing SPC & Easting SPC. The resulting coordinates are truncated by 1,000,000ft. in the Northing and 3,000,000ft. in the Easting.

Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing * 1.00026592 - 1,000,000
Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting * 1.00026592 - 3,000,000

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

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.

SURVEYOR STATEMENT (PROJECT CONTROL DIAGRAM)

I, Justin K. Stadler, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Project Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 38097



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Land Survey Control Diagram
Monument Coordinate Tables
Project Number: NHPP 0852-110
Project Location: US-85 (Santa Fe Dr.)
Florida Ave. to Mississippi Ave.
Project Code: 19934 | Last Mod. Date: 10/29/19 | Subset: 4.02 of 4.06 | Sheet No.: 4.02

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PP

FOUND ALIQUOT MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
10012	676845.01	145065.01	C1/4 corner, Sec22, T.4 S., R.68W., 6P.M. 3.25" Alum cap 2017 PLS 38010
203.2	676877.03	143641.49	3 1/4" aluminum cap stamped "JACOBS RM A 38010"
300	679484.90	142435.01	N1/4 corner, Sec22, T.4S., R.68W., 6P.M., calculated from R.M.
306	682129.36	145034.90	C1/4 corner, Sec22, T.4S., R.68W., 6P.M., calculated from R.M.
604.1	676863.83	143804.08	3 1/4" aluminum cap stamped "JACOBS RM B 38010"
4162	678158.22	142425.70	N1/16 corner, Sec22, T4S, R.68W., 6P.M. 1" iron bar
4164	676831.69	142416.59	W1/4 corner, Sec22, T.4S., R.68W., 6P.M., 3.25" Alum cap 1983 PLS16837
4168	678160.72	143746.26	NW1/16 corner, Sec22, T.4s., R.68W., 6P.M., 3.25" alum cap 2007 PLS36580
5300.1	682128.52	142411.23	E1/4 corner, Sec15, T.4.S, R.68W.,6P.M. 3.25" alum cap stamped "RLS 7735"
5307.1	682026.16	144994.17	cut X in concrete for tie
5308.1	682118.96	145004.28	cut X top of curb for tie
5309.1	682129.41	144984.72	1 1/4" yellow palastic cap stamped "27609"
5311.1	682169.95	145066.02	top nut fire hydrant for tie
10015	676838.35	143740.80	C-W 1/16 corner, Sec22, T.4 S., R.68W., 6P.M., calculated from R.M.
RM4	679437.49	145020.95	chiseled cross for tie
RM5	679537.89	145000.13	chiseled cross for tie
RM6	679550.91	145149.87	chiseled cross for tie
RM7	679429.06	145149.40	chiseled cross for tie
FOUND BOUNDARY MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
201.1	677387.844	143390.571	#5 REBAR
203.1	676878.083	143640.060	#5 REBAR
203.2	676877.027	143641.486	3 1/2" ALUMINUM CAP STAMPED "JACOBS RMA" ON TOP OF CURB
204.1	676875.803	143410.825	1 1/4" YELLOW PLASTIC CAP ILLEGIBLE
207.1	678074.832	143608.734	#5 REBAR
209.2	677573.491	143645.257	1 1/2" ALUMINUM CAP ILLEGIBLE 0.05' DOWN FROM GROUND
210.1	678074.397	143377.454	1" WASHER ILLEGIBLE
212.1	678160.959	143609.254	#5 REBAR
213.1	678283.354	143478.526	#5 REBAR BENT NORTHEAST
214.1	678283.809	143609.932	1 1/4" YELLOW PIN AND CAP STAMPED "9471" DOWN 0.8' FROM GROUND
215.1	678441.172	143534.010	1 1/4" YELLOW PIN AND CAP STAMPED "PLS 4571"
216.1	678530.281	143559.292	1 1/4" YELLOW PIN AND CAP ILLEGIBLE
217.1	678469.227	143611.295	1 1/4" YELLOW PIN AND CAP STAMPED "VANDYKE 9471"
219.1	678839.929	143321.756	#5 REBAR
221.1	678591.610	143235.342	1 1/4" YELLOW PIN AND CAP STAMPED "MES 10717"
223.2	678468.095	143215.940	#5 REBAR 0.05' DOWN FROM GROUND
224.1	678469.996	142458.044	CHISELED + IN CONCRETE
227.1	677923.762	142830.443	#5 REBAR
230.1	677989.178	142449.229	1"WASHER STAMPED "TJ EPKES 10108"
234.1	677759.983	143628.344	1 1/4" YELLOW PIN AND CAP ILLEGIBLE
235.1	678844.836	143017.169	1 1/4" YELLOW PIN AND CAP STAMPED "MES 10717"
236.1	678845.029	142460.300	1" WASHER STAMPED "PLS 29028"
236.2	678880.612	142455.366	CUT X IN CONCRETE AT TOP OF CURB
236.3	678844.358	142874.351	#5 REBAR
237.1	679444.866	142464.603	1" WASHER STAMPED "PLS 44579"
240.1	679435.020	143262.138	1" WASHER ILLEGIBLE
240.2	679434.834	143261.631	1" WASHER STAMPED "PLS 44579"
241.1	679429.878	143319.075	1 1/4" YELLOW PLASTIC CAP ILLEGIBLE
242.1	679427.854	143358.372	3/4" ALUMINUM CAP STAMPED "LS 14875 M SCHEAR" DOWN 0.20' FROM GROUND
244.1	679303.833	143448.866	1 1/4" YELLOW PLASTIC CAP STAMPED "TEC INC 4769" DOWN 0.40' FROM GROUND
246.1	679635.356	143885.313	1" WASHER STAMPED "PLS 4579"
247.1	679556.876	143987.274	1" WASHER STAMPED "PLS 34579"
252.1	681901.649	143725.655	#5 REBAR BENT SOUTHWEST WITH OBLITERATED YELLOW PLASTIC CAP
253.1	681898.924	143696.570	1 1/4" ALUMINUM CAP ILLEGIBLE
262.1	681700.436	143230.102	1 1/4" RED PLASTIC CAP STAMPED "NOLTE 38038"
264.1	681600.582	143435.999	#5 REBAR

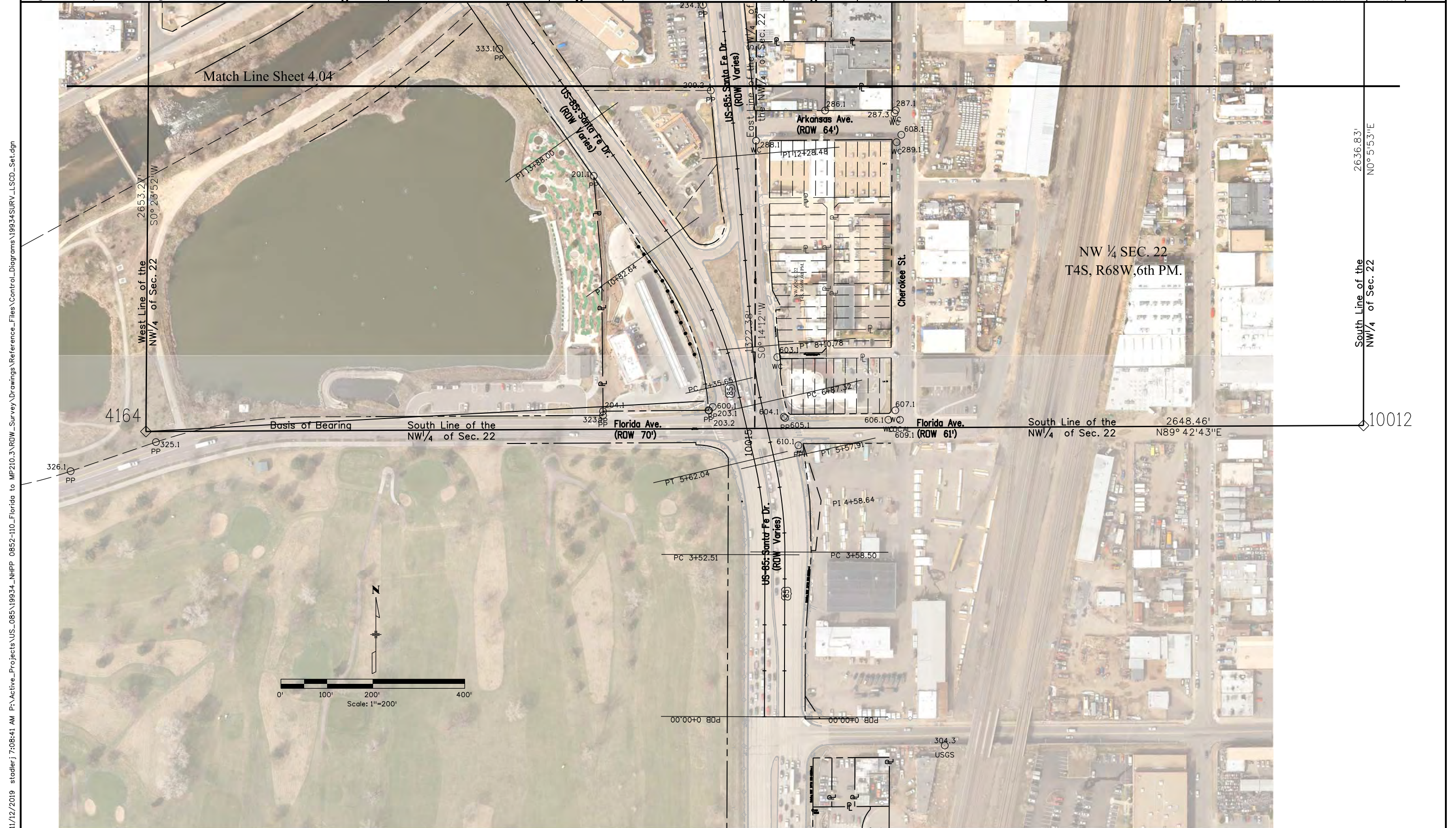
FOUND BOUNDARY MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
265.1	681506.395	143437.258	1 1/4" YELLOW PLASTIC CAP ILLEGIBLE BENT NORTHWEST
266.1	681509.063	143702.409	1 1/4" RED PLASTIC CAP STAMPED "NOLTE 38038"
269.2	680124.984	143540.252	#5 REBAR 0.15' DOWN FROM GROUND
270.2	679975.170	143548.038	#5 REBAR 0.15' DOWN FROM GROUND
270.3	679975.174	143547.995	#5 REBAR 0.15' DOWN FROM GROUND
286.1	677530.188	143893.806	1 1/4" RED PLASTIC CAP OBLITERATED
287.1	677530.625	144047.775	CHISELED + IN CONCRETE
287.3	677524.120	144045.045	CHISELED + IN CONCRETE
288.1	677464.622	143743.601	CHISELED + IN CONCRETE
289.1	677461.195	144049.425	CUT X IN CONCRETE
294.1	679193.388	143782.637	1 1/4" YELLOW PLASTIC CAP STAMPED "DENVER CITY ENGR"
301.1	679163.768	143812.090	#4 REBAR
302.1	678817.896	143969.004	3 1/2" ALUMINUM CAP DOWN 0.90' IN RANGE BOX
302.2	678846.01	143955.349	CHISELED + IN CONCRETE
303.1	678773.428	143954.308	CHISELED + IN CONCRETE
303.2	678829.32	143934.354	CHISELED + IN CONCRETE
303.3	678782.372	144006.723	CUT X IN CONCRETE
304.1	678595.547	143947.142	1 1/4" YELLOW PLASTIC CAP STAMPED "PLS 37929"
304.2	675889.79	144093.641	CLAVE
304.3	676148.713	144154.274	3 1/4" BRASS CAP USGS MONUMENT
304.4	680184.486	143253.724	1 1/4" YELLOW PLASTIC CAP STAMPED "LBS INC PLS 114"
304.5	680840.790	143247.861	1" WASHER IN CONCRETE FOOTING
310.1	678344.019	143680.364	1" WASHER
311.1	678344.659	143805.185	1 1/4" RED PLASTIC CAP ILLEGIBLE
311.2	678344.849	143806.422	CHISELED + IN CONCRETE
312.2	678187.788	143805.157	CHISELED + IN CONCRETE
313.2	678187.011	143679.087	1 1/2" YELLOW PLASTIC CAP ILLEGIBLE
314.1	678619.320	143682.593	1 1/4" RED PLASTIC CAP ILLEGIBLE
315.1	678619.966	143807.649	CHISELED + IN CONCRETE
316.1	678594.952	143820.454	CHISELED + IN CONCRETE
317.1	678520.193	143805.847	#4 REBAR BENT EAST
318.1	678519.253	143681.848	1 1/4" RED PLASTIC PIN AND CAP ILLEGIBLE
320.1	677668.116	143206.015	#4 REBAR UNEARTHED
323.1	676866.796	143410.825	1 1/4" YELLOW PLASTIC PIN AND CAP STAMPED "ESC 33202"
325.1	676808.757	142438.300	1 1/2" ALUMINUM CAP STAMPED "FLATIRONS 19588"
326.1	676745.500	142252.761	1 1/2" ALUMINUM CAP STAMPED "FLATIRONS 19588"
333.1	677664.360	143185.065	1 1/2" ALUMINUM CAP STAMPED "FLATIRONS 19588"
600.1	676885.212	143649.554	1" WASHER ILLEGIBLE AT TOP OF CURB
601.1	680184.186	143527.226	1 1/2" ALUMINUM CAP STAMPED "ZBS INC PLS 11434"
602.1	679547.746	144189.127	1" WASHER STAMPED "PLS 34579"
603.1	676993.567	143790.048	CHISELED TRIANGLE
605.1	676861.263	143806.846	1" WASHER ILLEGIBLE IN CHISELED + IN CONCRETE
606.1	676857.393	144031.597	CUT X IN CONCRETE
607.1	676877.880	144046.620	CUT X IN CONCRETE
608.1	677477.248	144059.609	3 1/2" ALUMINUM CAP 0.70' DOWN IN RANGE BOX
609.1	676857.127	144056.903	3 1/2" ALUMINUM CAP 0.90' DOWN IN RANGE BOX
610.1	676801.622	143835.767	1" WASHER ILLEGIBLE IN CHISELED + IN CONCRETE
620.1	678168.673	143963.522	3 1/2" ALUMINUM CAP STAMPED "37929" 0.50' DOWN IN RANGE BOX
621.1	678139.573	143763.589	CHISELED + IN CONCRETE
622.1	678166.743	143658.856	3 1/4" ALUMINUM CAP STAMPED 37929 0.40' DOWN IN RANGE BOX
623.1	678816.181	143663.826	3 1/4" ALUMINUM CAP STAMPED 37929 0.25' DOWN IN RANGE BOX
624.1	680122.054	143275.166	CHISELED + IN CONCRETE
5301.1	682128.720	142391.363	1" WASHER ILLEGIBLE
5302.1	682126.250	142408.345	1" WASHER ILLEGIBLE
5303.1	682105.040	142410.476	1" WASHER ILLEGIBLE
5304.1	680806.668	142423.109	3 1/2" ALUMINUM CAP STAMPED "37890" 0.60' DOWN IN RANGE BOX
5305.1	680909.501	142461.243	CUT X IN CONCRETE



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Land Survey Control Diagram			
Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	10/28/19	4.03 of 4.06	4.03





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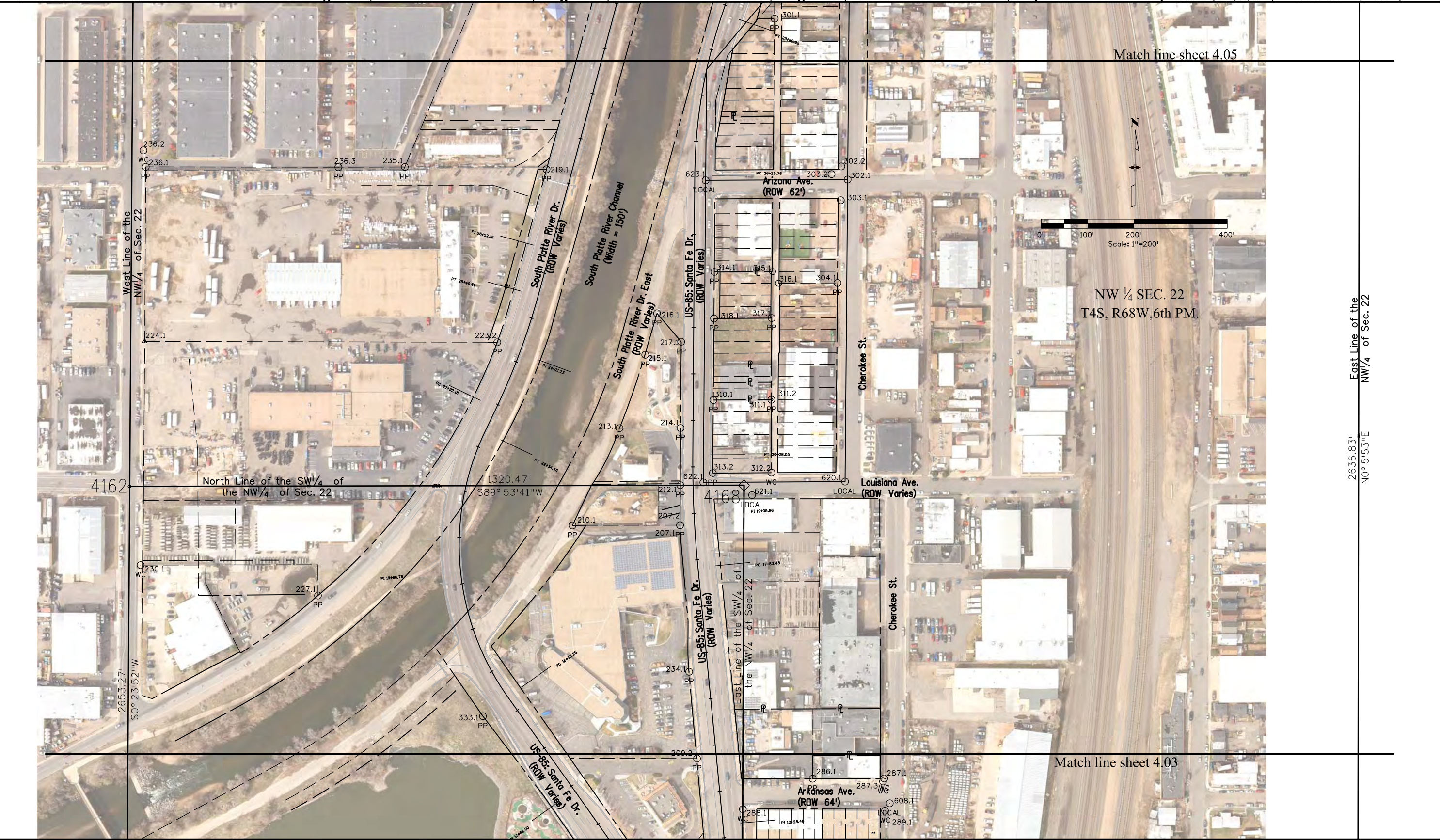
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Land Survey Control Diagram			
Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	10/30/19	4.04 of 4.06	4.04



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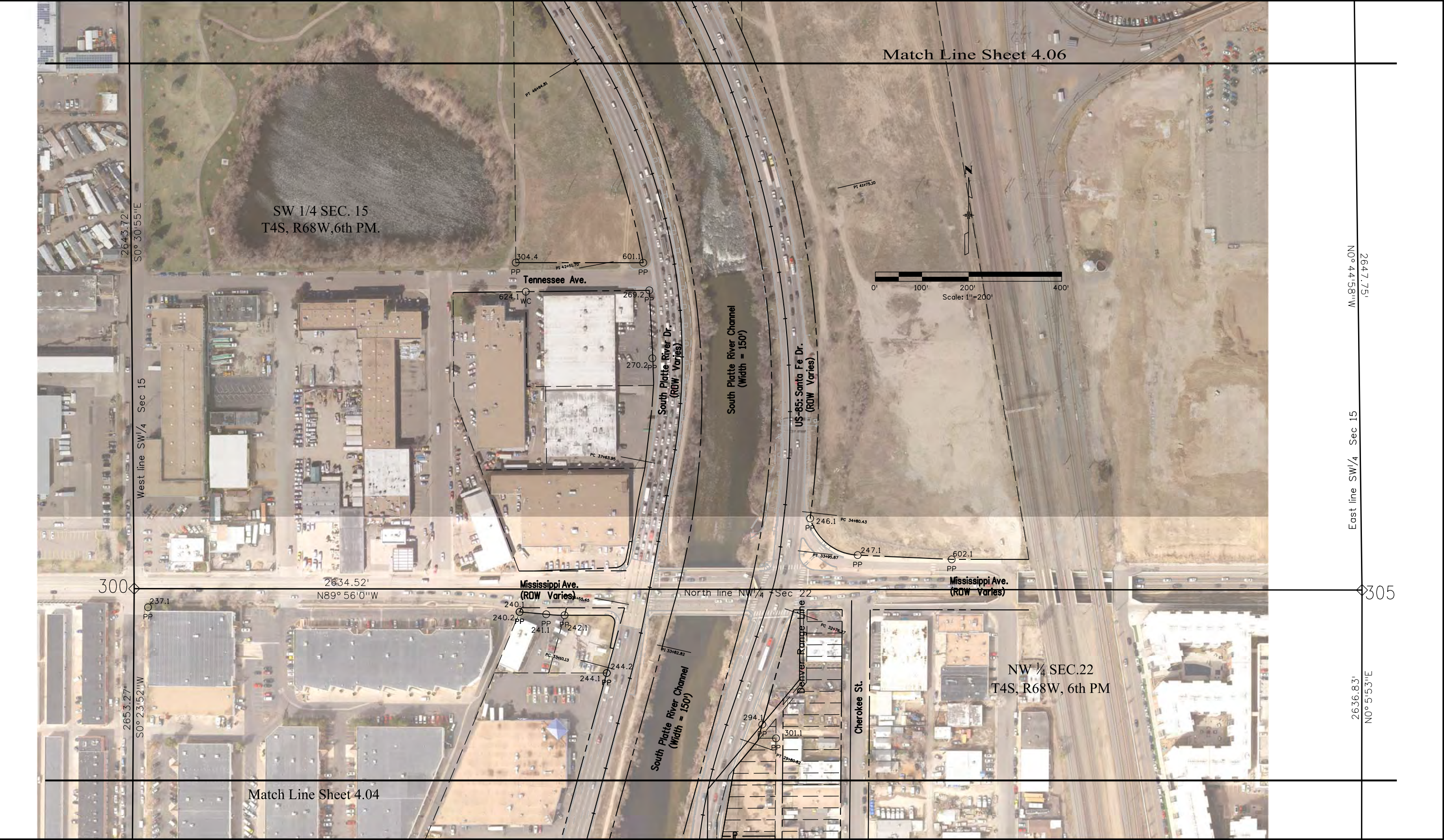
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Land Survey Control Diagram			
Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date:	Subset:	Sheet No.
19934	10/30/19	4.05 of 4.06	4.05





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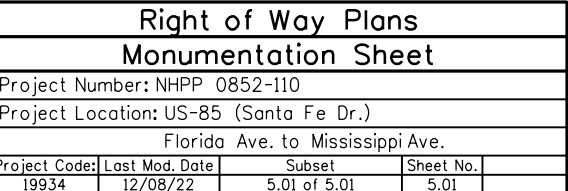
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Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	10/29/19	4.06 of 4.06	4.06

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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 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.

COORDINATE DATUM: Coordinates are derived from a modified NAD 83 (2011) Colorado State Plane Central (0502) Zone. The combined scale factor used to modify the State Plane Coordinates is 1.0002659200 x Northing SPC & Easting SPC. The resulting coordinates are truncated by 1,000,000ft. in the Northing and 3,000,000ft. in the Easting.

Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing * 1.00026592 - 1,000,000

Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting * 1.00026592 - 3,000,000

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR STATEMENT (R.O.W. MONUMENTS)

I, Justin K. Stadler, 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.

PLS No. 38097

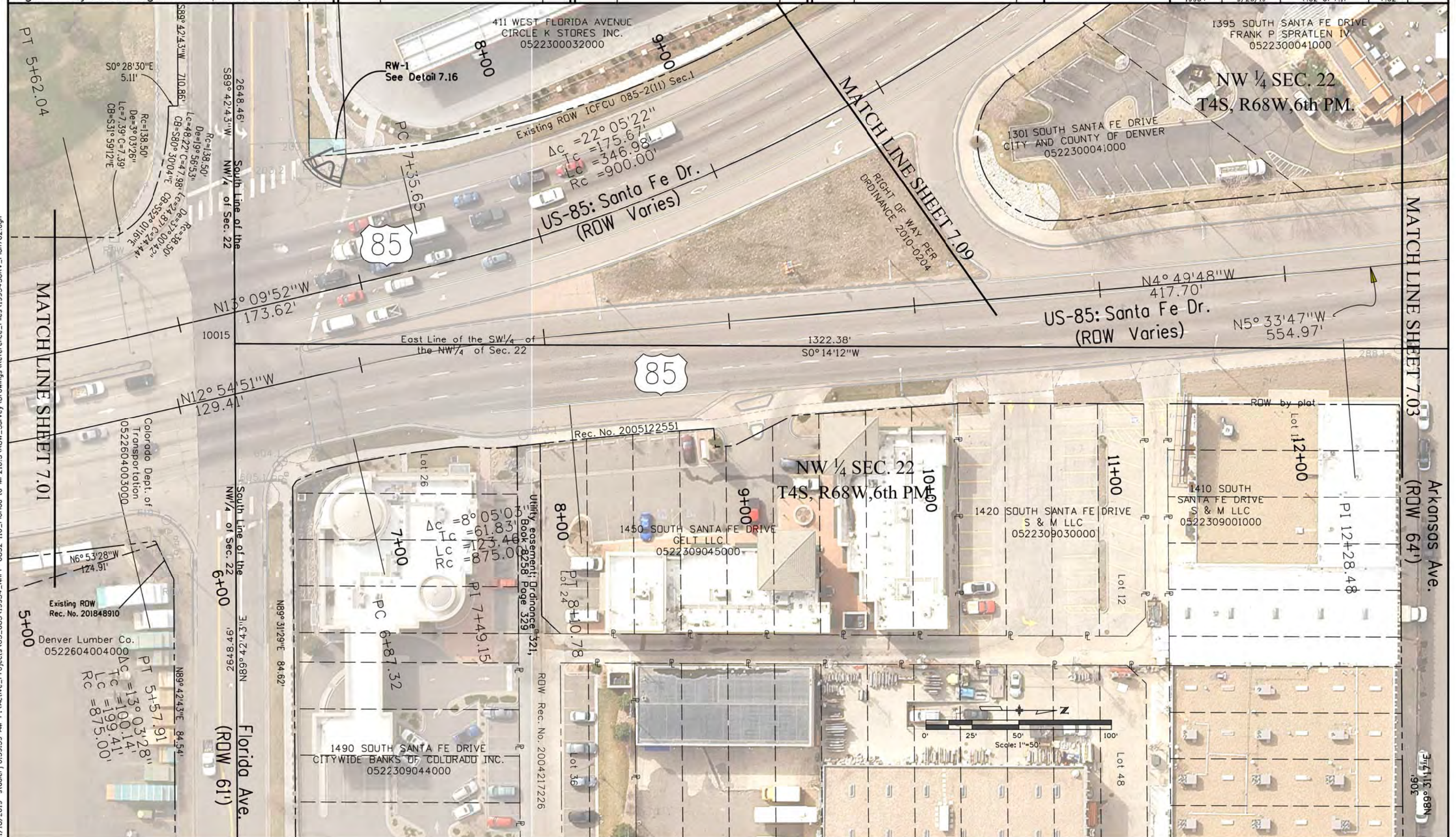
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Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	9/26/19	7.02 of 7.17	7.02





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Right of Way Plans			
Plan Sheet			
Project Number: NHP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	9/26/19	7.04 of 7.17	7.04



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Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	9/26/19	7.05 of 7.17	7.05



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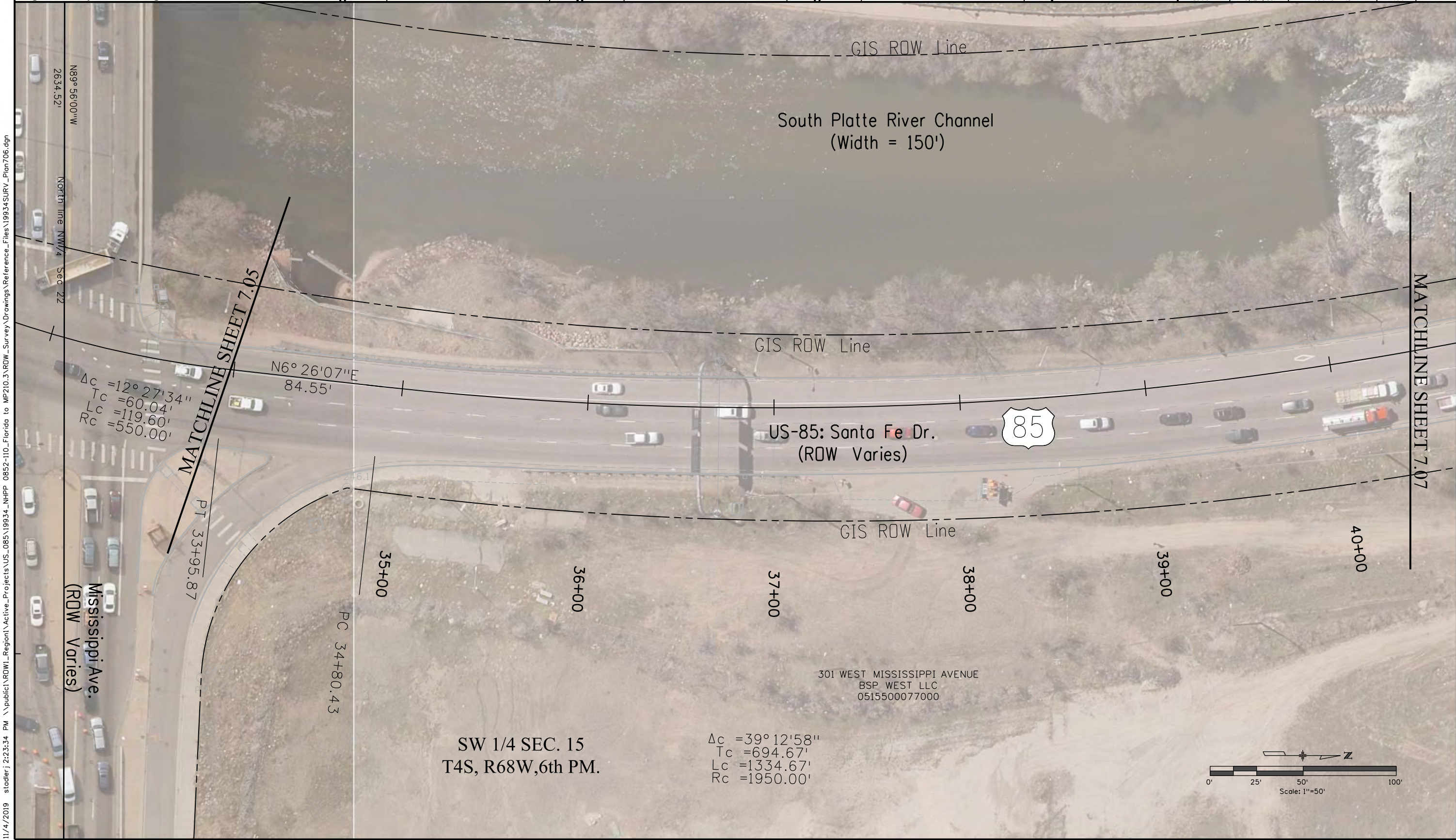
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Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	9/27/19	7.06 of 7.17	7.06



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Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	10/10/19	7.07 of 7.17	7.07



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Region 1
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Right of Way-South Program Area | Shannon Hart, PLS

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



Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	9/27/19	7.08 of 7.08	7.08



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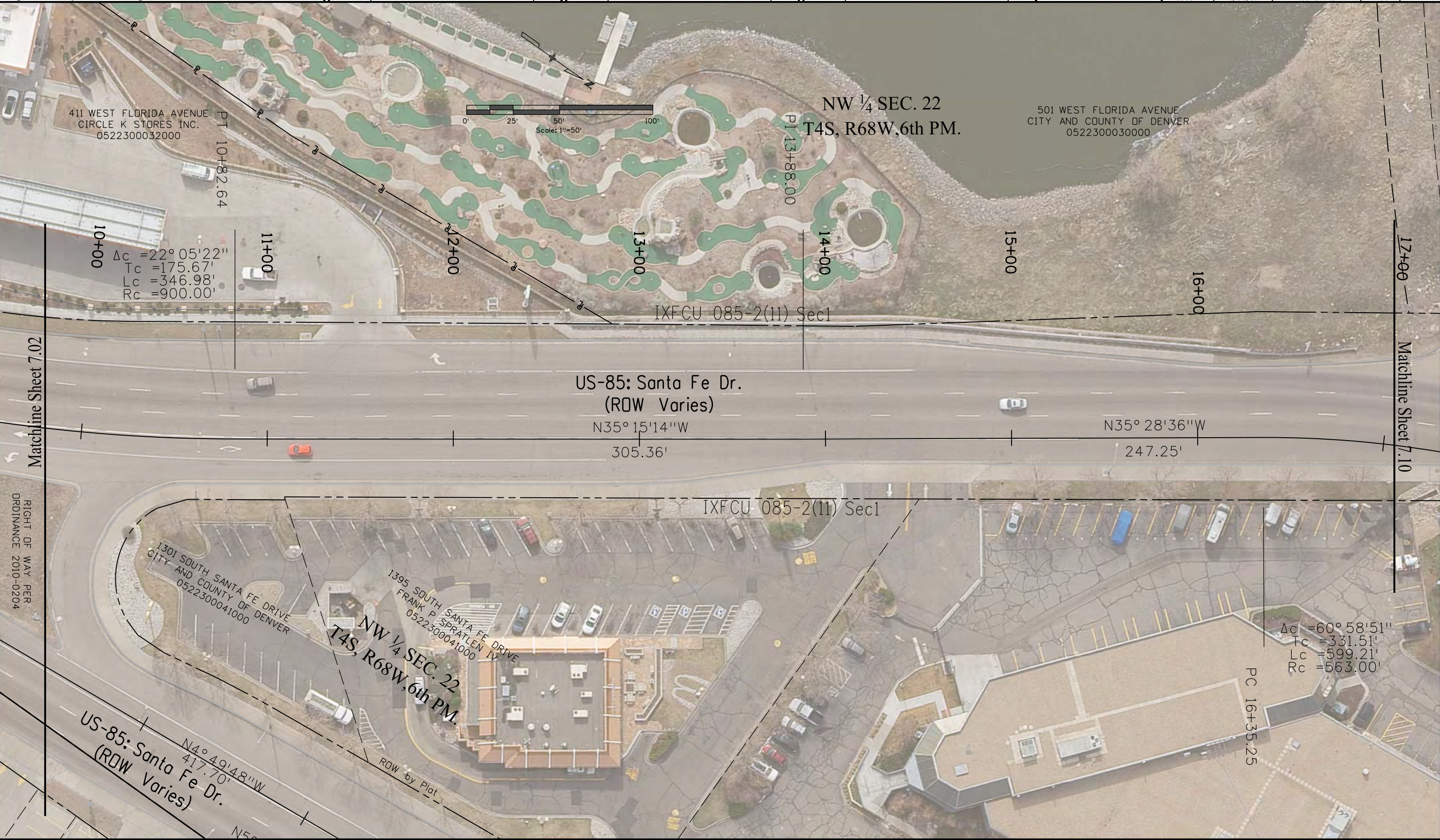
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Right of Way Plans
Plan Sheet
Project Number: NHPP 0852-110
Project Location: US-85 (Santa Fe Dr.)
Florida Ave. to Mississippi Ave.
Project Code: 19934
Last Mod. Date: 9/30/19
Subset: 7.09 of 7.17
Sheet No.: 7.09



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Sheet Revisions		
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Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date:	Subset	Sheet No.
19934	9/30/19	7.10 of 7.17	7.10

US-85: Santa Fe Dr. (ROW Varies)

South Platte River Channel (Width = 150')

South Platte River Dr. (ROW Varies)

South Platte River Dr. East (ROW Varies)

GIS ROW Line

Matchline Sheet 7.09

Matchline Sheet 7.11

PC 16+35.25

PT 19+66.76

PT 22+34.46

PC 22+92.18

PT 23+00

ΔC = 60° 58' 51"

Tc = 331.51'

Lc = 599.21'

Rc = 563.00'

N35° 28' 36" W 247.25'

N25° 30' 15" E 57.72'

S89° 53' 41" W 1320.47'

North Line of the SW 1/4 of the NW 1/4 of Sec. 22

1207 SOUTH PLATTE RIVER DRIVE
C M CLARK
0522400035000

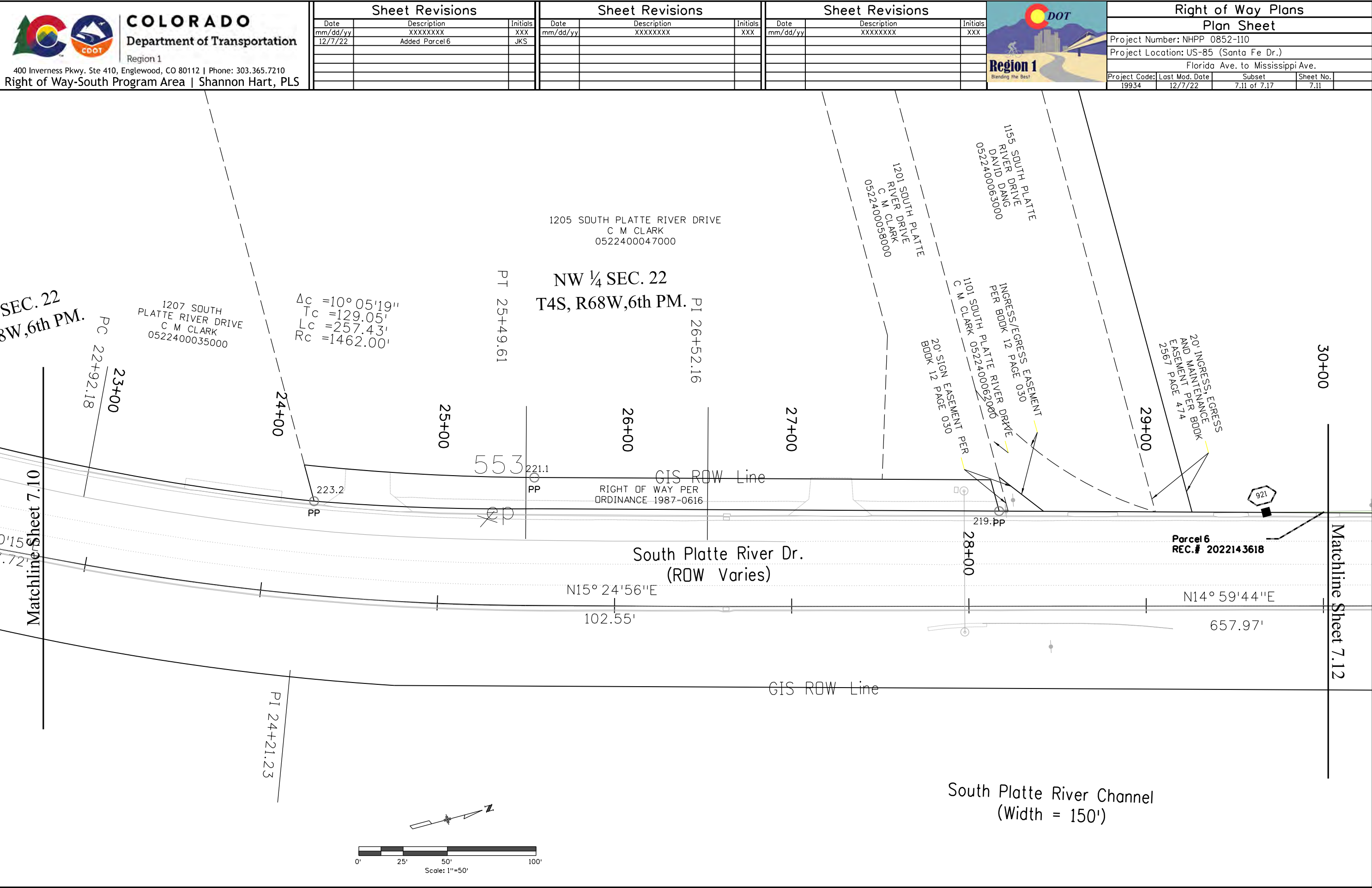
NW 1/4 SEC. 22
T4S, R68W, 6th PM.

VACATED SOUTH PLATTE RIVER DRIVE
PER ORDINANCE 591, SERIES 1977

ROW by Plat

Scale: 1"=50'

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Date	Description	Initials
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12/7/22	Added Parcel 6	JKS

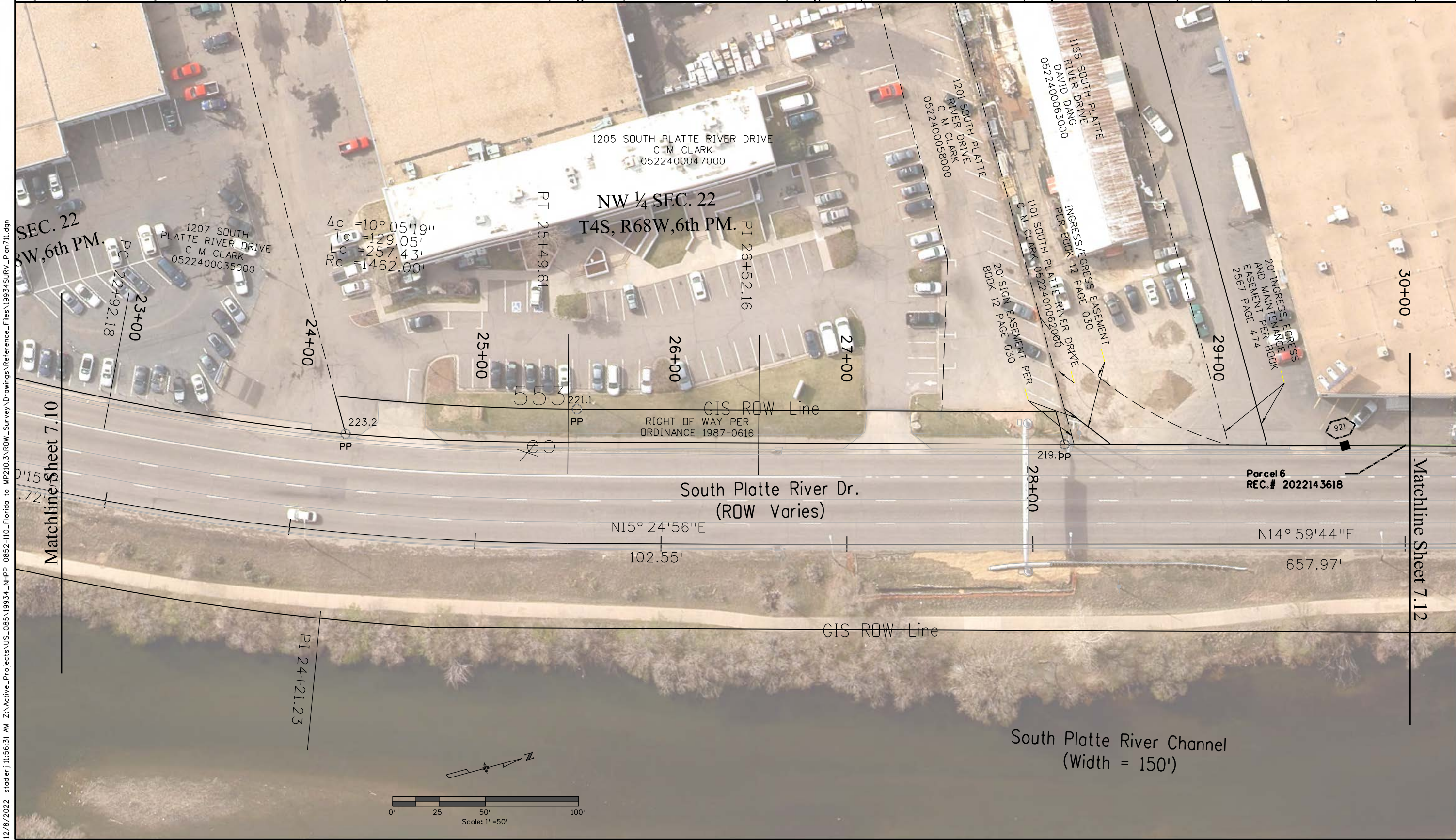
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Right of Way Plans				
Plan Sheet				
Project Number: NHPP 0852-110				
Project Location: US-85 (Santa Fe Dr.)				
Florida Ave. to Mississippi Ave.				
Project Code:	Last Mod. Date	Subset	Sheet No.	
19934	12/7/22	7.11 of 7.17	7.11	

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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX
12/06/22	Add graphics for Parcel 5 and Parcel 6	JKS

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

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



DOT
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Right of Way Plans				
Plan Sheet				
Project Number: NHPP 0852-110				
Project Location: US-85 (Santa Fe Dr.)				
Florida Ave. to Mississippi Ave.				
Project Code:	Last Mod. Date	Subset	Sheet No.	
19934	12/06/22	7.12 of 7.017	7.12	

The main drawing is a plan view of a road project. It shows a horizontal road segment with stationing from 30+00 to 37+00. A vertical road, labeled 'South line of the SW 1/4 Sec 15', runs from station 34+55.45 to 34+10.13. A curved road segment is shown with stationing from 33+82.82 to 33+10.13. The drawing includes several parcels: Parcel 5 (REC. # 2022143618) and Parcel 6 (REC. # 2022143618). The drawing also shows the 'South Platte River Channel (Width = 150\')' and the 'South Platte River Dr. (ROW Varies)'. The drawing includes a north arrow and a scale bar (0' to 100', Scale: 1"=50'). The drawing is bounded by 'Matchline Sheet 7.11' on the left and 'Matchline Sheet 7.13' on the right. The drawing includes a table of curve data:

$\Delta C = 4^\circ 28'18''$
$T_c = 72.70'$
$L_c = 145.32'$
$R_c = 1862.00'$

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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX
12/06/22	Add graphics for Parcel 5 and Parcel 6	JKS

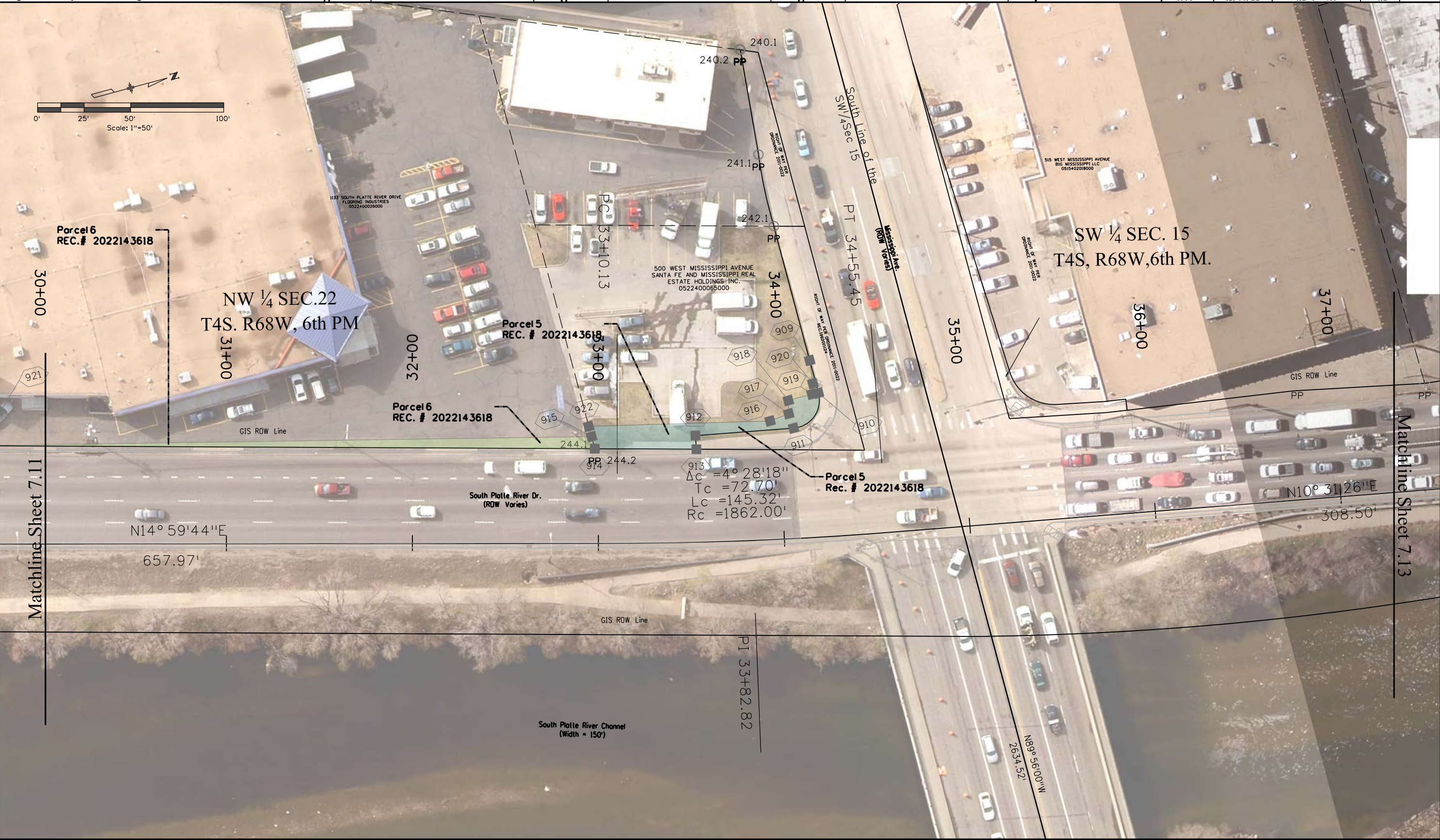
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Region 1
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Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	12/06/22	7.12 of 7.017	7.12



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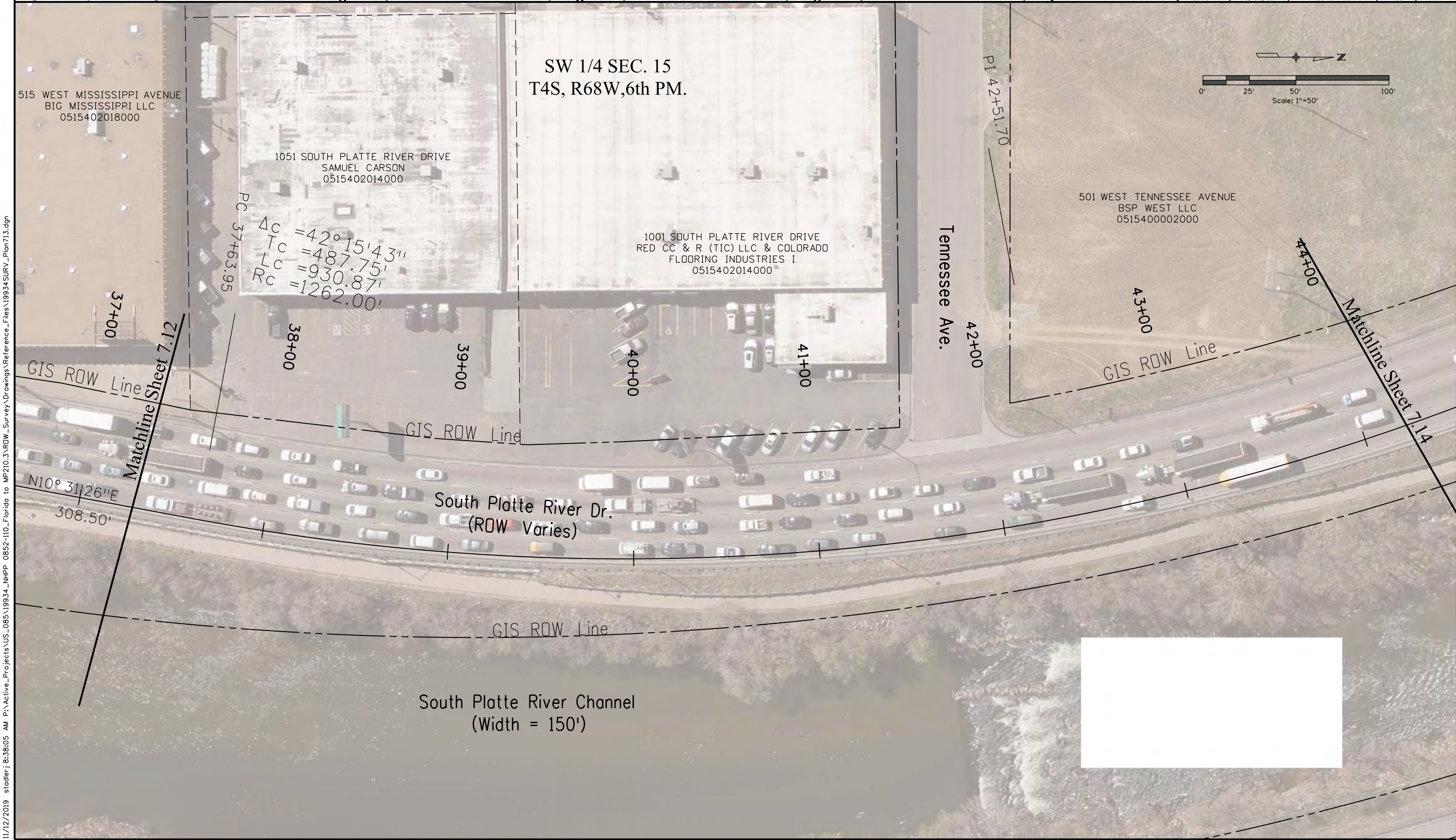
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mm/dd/yy	XXXXXXXX	XXX

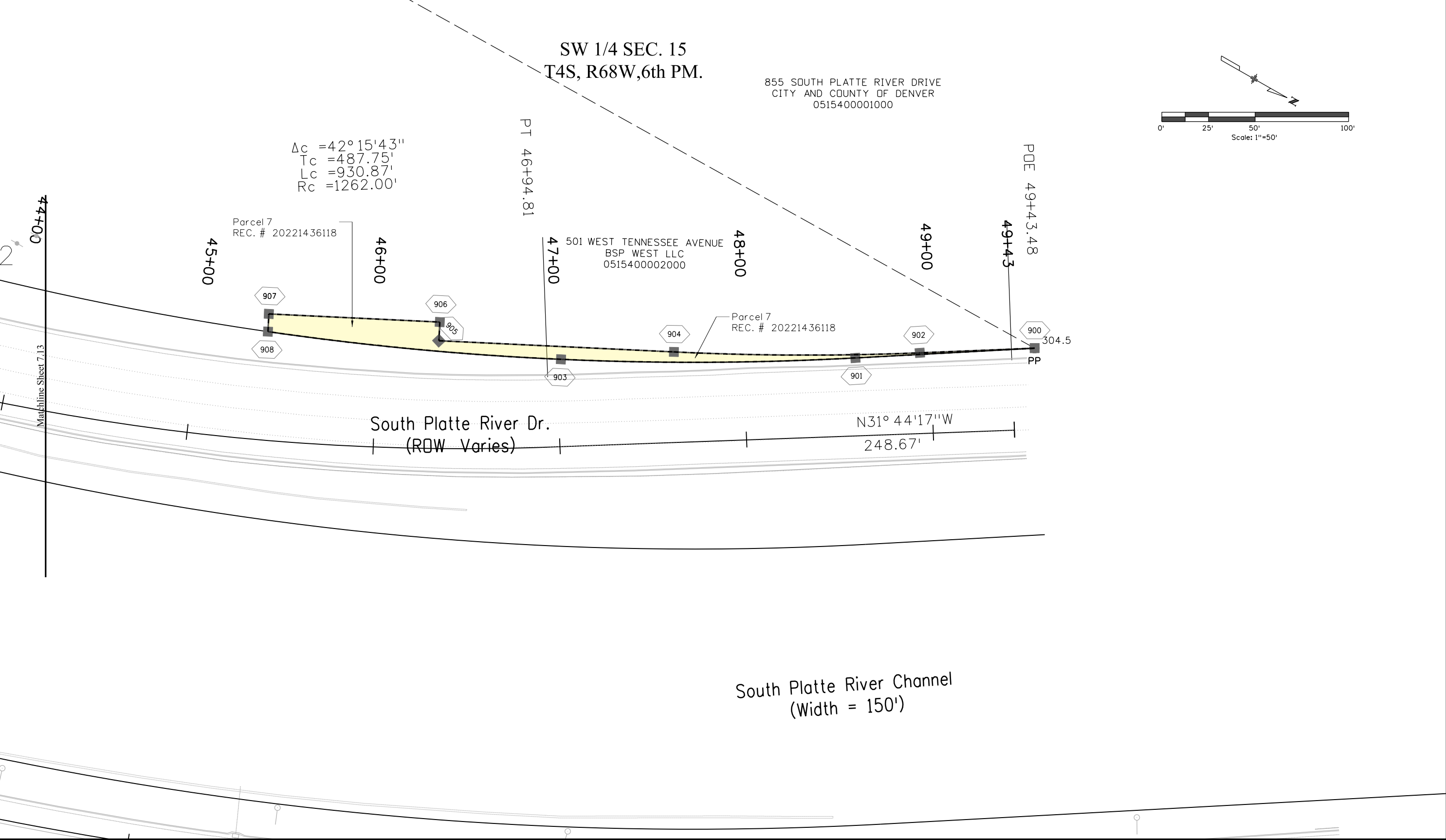
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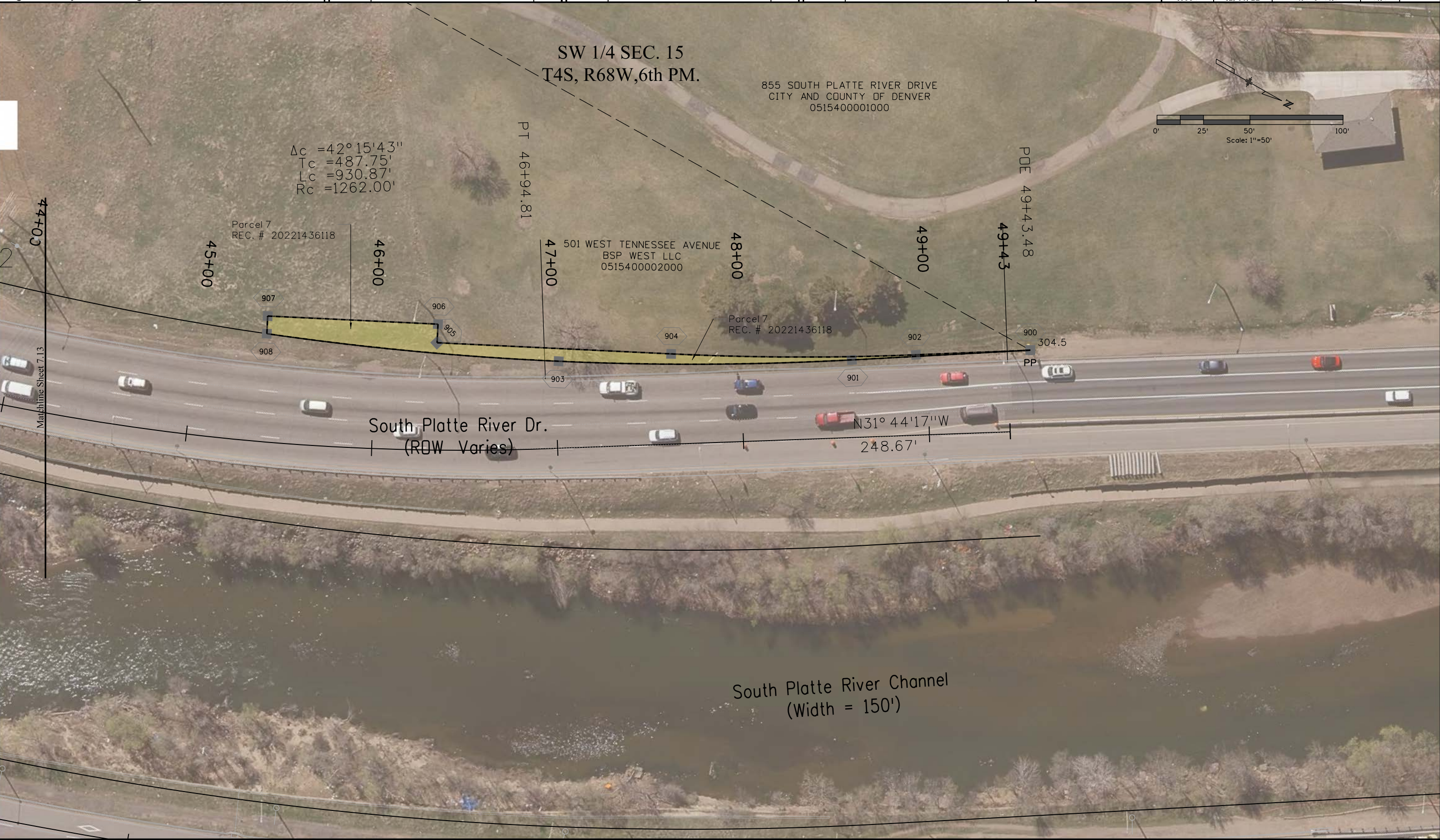
Right of Way Plans
Plan Sheet
Project Number: NHPP 0852-110
Project Location: US-85 (Santa Fe Dr.)
Florida Ave. to Mississippi Ave.
Project Code: 19934
Last Mod. Date: 9/30/19
Subset: 7.13 of 7.17
Sheet No.: 7.13



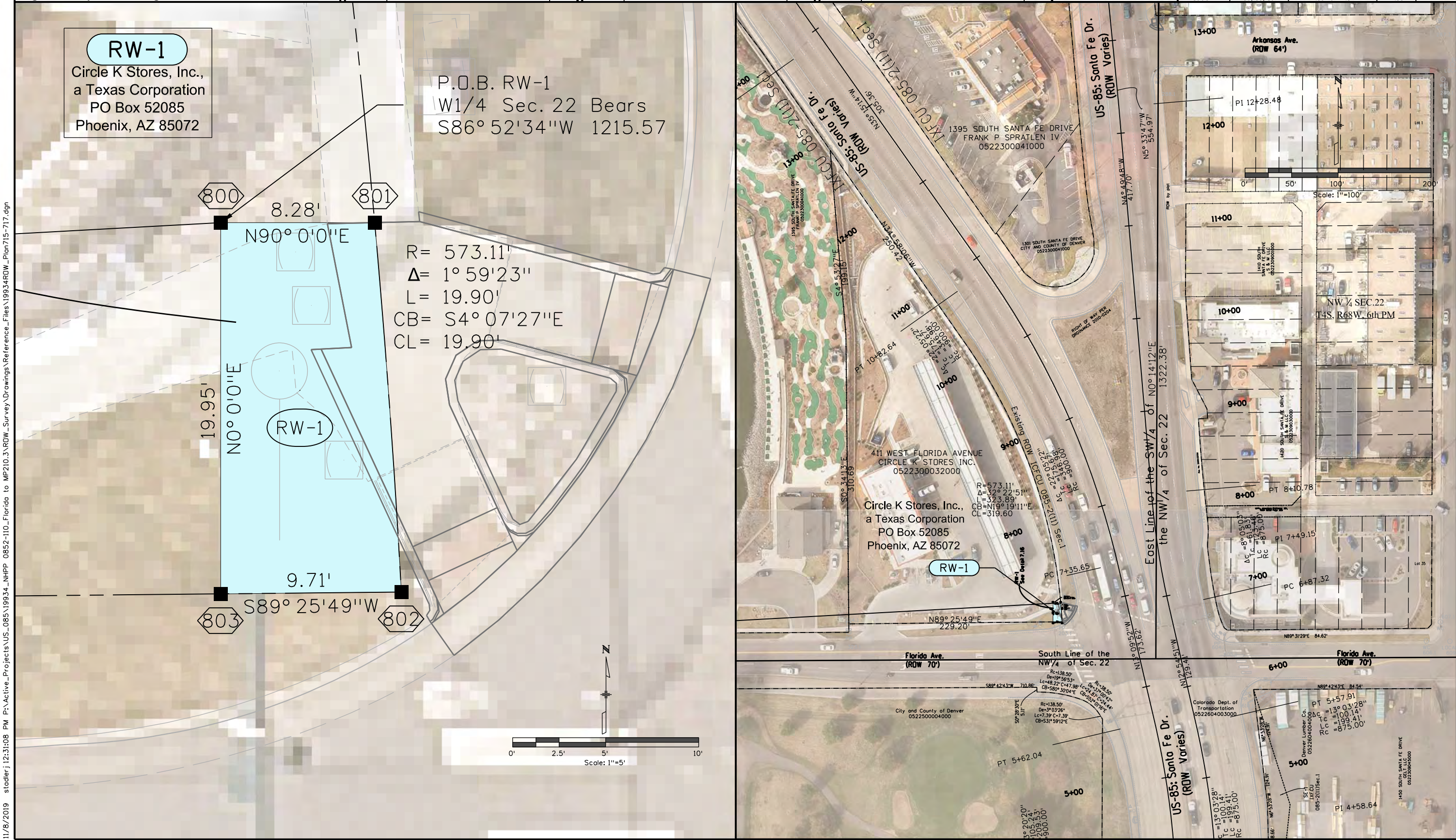
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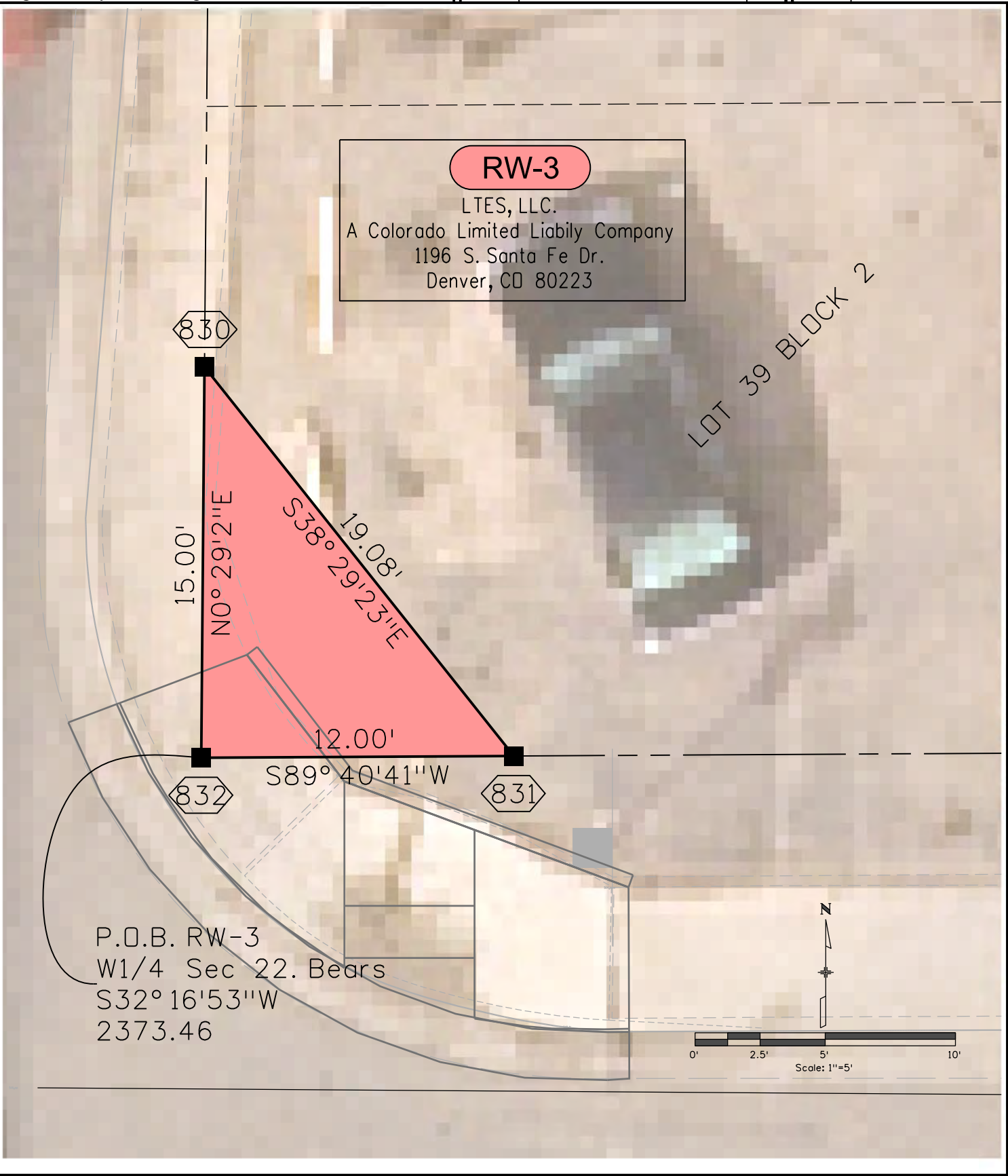
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Right of Way Plans			
Ownership Map			
Project Number: NHPP 0852-110			
Project Location: US-85 (Santa Fe Dr.)			
Florida Ave. to Mississippi Ave.			
Project Code:	Last Mod. Date	Subset	Sheet No.
19934	10/31/19	8.01 of 8.01	8.01

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