



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

Right of Way Plans			
Title Sheet			
Project Number: NH 0853-068			
Project Location: U.S.85 @ Bromley Lane			
Sections 7 & 18, T 1 South, Range 66 West of the 6th P.M.			
Project Code:	Last Mod. Date	Subset	Sheet No.
16168	09-21-11	1.01 of 1.01	1.01

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. NH 0853-068

STATE HIGHWAY NO. 85

ADAMS COUNTY

CITY OF BRIGHTON

R.O.W. Length of Project = 0.22 Miles

Const. Length of Project = 0.50 Miles

SHEET NO. INDEX OF SHEETS

1.01	(1) Title Sheet
2.01-2.02	(2) Tabulation of Properties
3.01-3.0X	(NA) Project Control Diagram
4.01-4.03	(3) Land Survey Control Diagram
5.01-5.01	(1) Monumentation Sheets
6.01-6.0X	(NA) Tabulation of Road Approach Sheets
7.01-7.03	(3) Plan Sheets
8.01-8.01	(1) Ownership Map
(11) Total Sheets	

Scales of Original 11x17 Drawings

Plan Sheets 1"=60' & 1"=50'

Ownership Map 1"=100'

Basis of Bearings: Bearings used in the calculations are based on a grid bearing of S.41°56'49"W. from Brighton 2 (NGS standard horizontal control disk set in concrete) to N260 RESET (NGS standard vertical control disk set in concrete).
The survey data was obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN) and NGS benchmarks as published for CDOT Project STA 0853-044.

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. Lineal units are in Survey Feet.

3. For title information, The Colorado Department of Transportation relied on Title Policy # 211010374, Title Commitment Order # 01118-10, dated 8/3/2011 and Order # 00354-11, dated 8/3/2011 prepared by Attorney's Title Guaranty Fund, Inc.

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

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.

End ROW Project
Station: 156+53.44
M.P.: 234.43

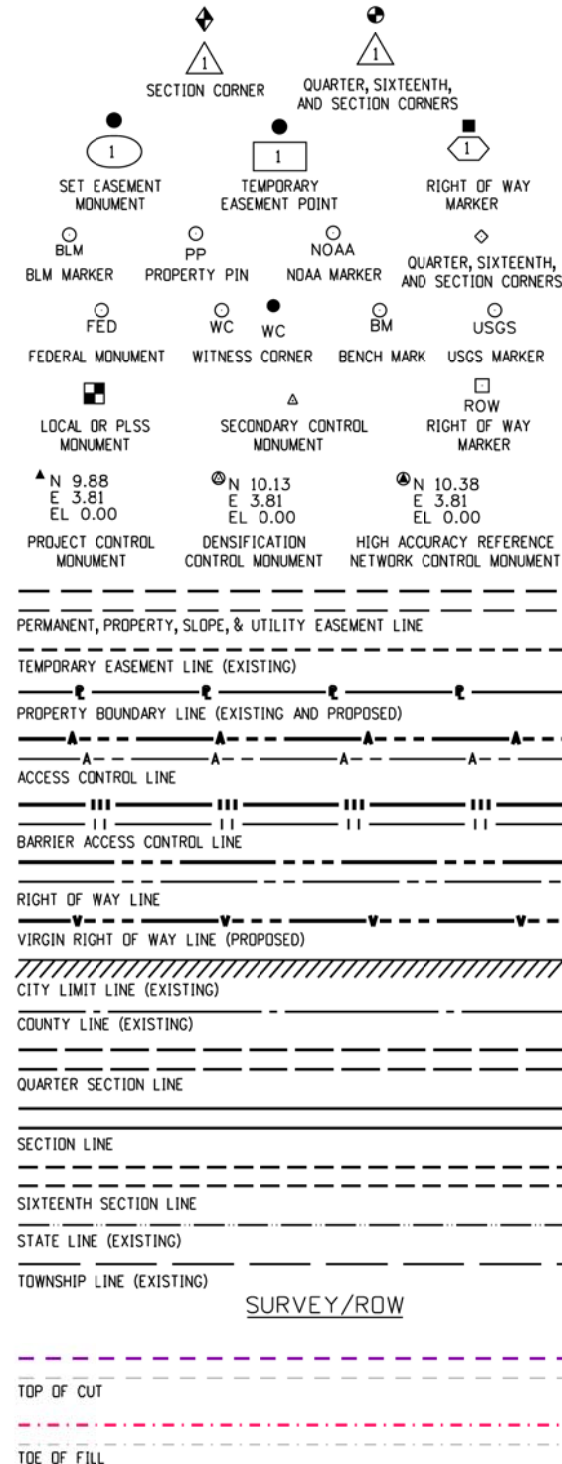
Begin ROW Project
Station: 145+03.20
M.P.: 234.01

End Const Project
Station: 160+40.00
M.P.: 234.48

Begin Const Project
Station: 137+00.00
M.P.: 232.80



PROJECT LOCATION MAP
NOT TO SCALE



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.

COLORADO DEPARTMENT OF TRANSPORTATION
FEDERAL-AID HIGHWAY PROJECT

ROW PLANS AUTHORIZED: _____ DATE _____

CDOT ROW PROGRAM MANAGER

SURVEYOR STATEMENT (ROW PLAN)

I, Kathryn Lyon, 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. 38110

ADAMS COUNTY SURVEY DEPOSITING CERTIFICATION

DEPOSITED THIS ___ DAY OF _____, 20___ AT ___ O'clock ___ M.

IN BOOK _____ AT PAGE _____ OF THE LAND SURVEYS/RIGHT OF WAY SURVEYS, UNDER RECEPTION NUMBER _____

BY _____ TITLE _____



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

Right of Way Plans			
Tabulation of Properties			
Project Number: NH 0853-068			
Project Location: U.S.85 @ Bromley Lane			
Sections 7 & 18, T. 1 South, R. 66 West of the 6th P.M.			
Project Code:	Last Mod. Date	Subset	Sheet No.
16168	09-21-11	2.01 of 2.02	2.01

R.O.W. TABULATION OF PROPERTIES IN ADAMS COUNTY U.S. NO. 85

Parcel No.	Ownership Name	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			
1	Alvin S. Smith and Associates Inc	10381 Meade Loop Westminster, CO 80031	SW 1/4 Sec 7, T1S, R66W, 6th PM	32,746			86,210	54,216		211010374 Order 01118-10	City of Brighton Public Right of Way for Bromley Road
	Site Address	880 S. Main St., Brighton, CO									
1A	Same As Above	Same As Above	SW 1/4 Sec 7, T1S, R66W, 6th PM	2,132							City of Brighton Public Right of Way for Main Street
	Site Address	Same As Above									
PE-1	Same As Above	Same As Above	SW 1/4 Sec 7, T1S, R66W, 6th PM	6,359							Installation,use and maintenance of sidewalk & utility facilities
	Site Address	Same As Above									
TE-1	Same As Above	Same As Above	SW 1/4 Sec 7, T1S, R66W, 6th PM	60,200							Construction of roadway and associated appurtenances and demolition for improvements
	Site Address	Same As Above									
TE-1A	Same As Above	Same As Above	SW 1/4 Sec 7, T1S, R66W, 6th PM	13,365							Construction of roadway slope
	Site Address	Same As Above									
PE-2	Main Street Storage, LLC	12191 West 64th Ave. #210 Anvada, CO 80004	SW 1/4 Sec 7, T1S, R66W, 6th PM	124						211010374 Order 00354-11	Installation,use and maintenance of sidewalk & utility facilities
	Site Address	728 and 730 Main Street Brighton, CO 80601									
TE-2	Same As Above	Same As Above	SW 1/4 Sec 7, T1S, R66W, 6th PM	580							Construction of roadway and associated appurtenances
	Site Address	Same As Above									
3	Colorado Department of Transportation	4201 E. Arkansas Ave. Denver, CO 80222	SW 1/4 Sec 7, T1S, R66W, 6th PM	332			6,332				City of Brighton Public Right of Way for Main Street
	Site Address	811 S. Main St. Brighton, CO									
TE-4	Wall Street Real Estate CO. Inc, as tenancy in severalty	737 South Main Street Brighton, CO 80601	SW 1/4 Sec 7, T1S, R66W, 6th PM	2,416							Construction of roadway appurtenances
	Site Address	737 South Main Street Brighton, CO 80601									



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

Land Survey Control Diagram			
Title Sheet			
Project Number: NH 0853-068			
Project Location: U.S.85 @ Bromley Lane			
Sec.7&18, T.1S., R.66W.; Sec.12&13, T.1S., R.67W. of the 6th P.M.			
Project Code:	Last Mod. Date	Subset	Sheet No.
16168	10-19-11	4.01 of 4.03	4.01

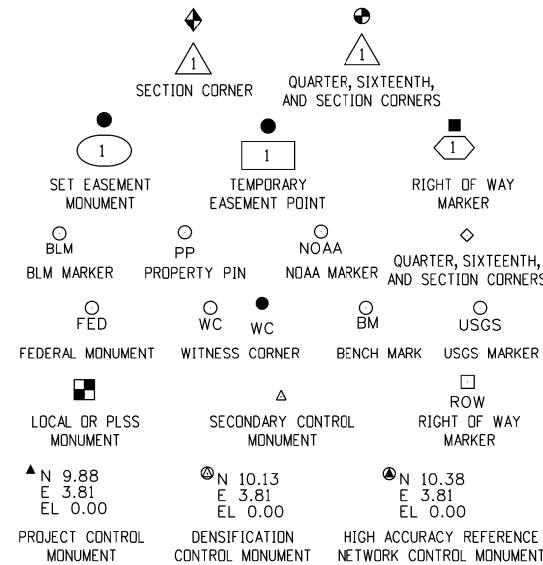
DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

LAND SURVEY CONTROL DIAGRAM

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

State Highway 85 MP 233.79 to 234.39
Section 7 & 18
Township 1 South, Range 66 West
Section 12 & 13
Township 1 South, Range 67 West
of the 6th Principal Meridian
County of Adams



Note: For a complete listing of symbolology 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.

General Notes:

1. This Land Survey Control Diagram is prepared for Colorado Department of Transportation purposes only. This Land Survey Control Diagram is not a Land Survey Plat, Boundary Survey or Right of Way Plat and does not address matters of title.
2. Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this control survey.
3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
4. 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 typical survey monument descriptions.
5. Horizontal Control Tolerance for Primary control meets CDOT class A (+/- 0.07' with 95% certainty.) Horizontal Control Tolerance for Secondary control meets CDOT class B (+/-0.13' with 95% certainty.)
6. Elevations were run to an accuracy of +/- 0.035 ft. times the square root of the distance traversed in miles.
7. Coordinates were established on the tabulated Secondary control monuments, Aliquots, found property pins and Right of Way markers using dual base RTK from Primary control points and meaning the two observations at each location.



PROJECT LOCATION MAP



8. Aliquots, Right of Way Markers and Property pins tabulated are Project specific coordinates having GPS derived elevations.
9. Survey information in orange field book indexed: 1113 (vert. & topo.).
10. BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on a grid bearing of S.41°56'49"W. from BRIGHTON 2 (NGS standard horizontal control disk set in concrete) to N260 RESET (NGS standard vertical control disk set in concrete). The survey data was obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN) and NGS benchmarks as published for CDOT Project STA 0853-044.
11. BASIS OF ELEVATIONS: Elevations are based on NGS published benchmark designation N260 RESET (PID: KK1304). NAVD 88 vertical datum is 4997.44 ft; Vertical Order - First, Class II.
12. COORDINATE DATUM: Project coordinates are modified Colorado State Plane Coordinate System, North Zone, NAD '83/(92) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.0002656471. The CHARN is based on the NAD '83(92) datum.
13. To convert State Plane Coordinates to Project Coordinates:
(State Plane Northing in USFT x 1.0002656471 - 324.142) = Project Northing).
(State Plane Easting in USFT x 1.0002656471 - 845.823) = Project Easting).
14. 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.
15. Lineal units are in U.S. Survey feet.

ADAMS COUNTY SURVEY DEPOSITING CERTIFICATION
 DEPOSITED THIS ___ DAY OF _____, 20___ AT ___ O'clock ___ M.,
 IN BOOK _____ AT PAGE _____ OF THE LAND SURVEYS/RIGHT OF WAY
 SURVEYS, UNDER RECEPTION NUMBER _____
 BY _____ TITLE _____

SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

I, Scott L. Kimminou, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation 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.

PLS No. 29757



2000 South Holly
Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9390

Region 6

SLK

Sheet Revisions

Date mm/dd/yy	Description XXXXXXXX	Initials XXX

LAND SURVEY CONTROL DIAGRAM

IN SECTIONS 7 & 18 T.1S., R.66W, AND SECTIONS 12 & 13 T.1S., R.67W. of the 6th P.M.
ADAMS COUNTY

Prepared by C.D.O.T. Region 6 R.O.W./Survey Dept.

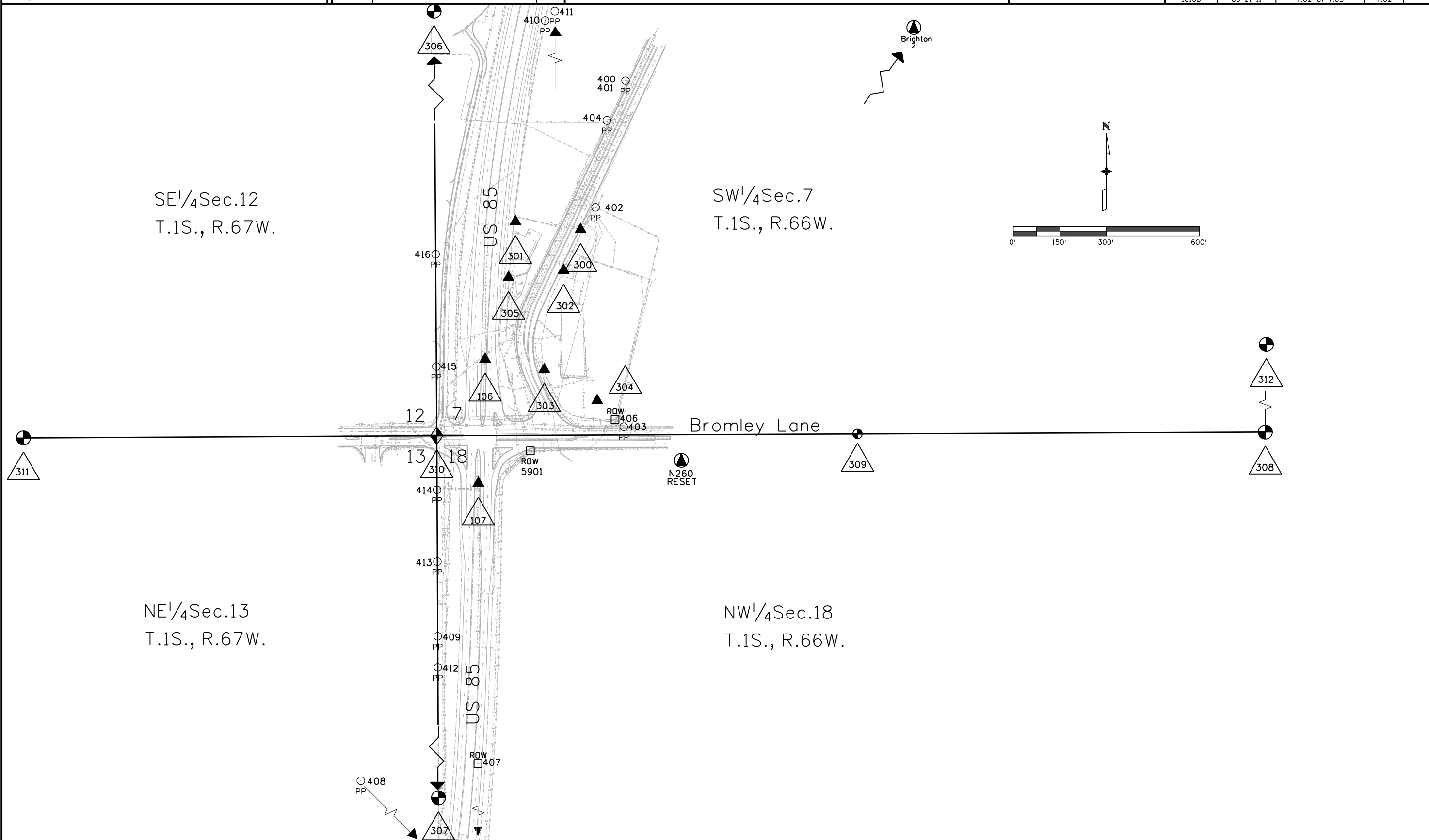
Land Survey Control Diagram

Plan Sheet

Project Number: NH 0853-068

Project Location: U.S.85 @ Bromley Lane

Project Code:	Last Mod. Date	Subset	Sheet No.
16168	09-21-11	4.02 of 4.03	4.02



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2000 South Holly
Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9390

Region 6

SLK

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

LAND SURVEY CONTROL DIAGRAM

IN SECTIONS 7 & 18 T.1S., R.66W, AND SECTIONS 12 & 13 T.1S., R.67W. of the 6th P.M.

ADAMS COUNTY

Prepared by C.D.O.T. Region 6 R.O.W./Survey Dept.

Land Survey Control Diagram

Plan Sheet

Project Number: NH 0853-068

Project Location: U.S.85 @ Bromley Lane

Project Code:	Last Mod. Date	Subset	Sheet No.
16168	10-20-11	4.03 of 4.03	4.03

GEODETIC COORDINATE TABLE

Point No.	Geodetic Coordinates NAD-83(92) (CHARN)		Ellip Height (NAVD88) (ft)	Ortho Height (ft)	Mapping Angle	Grid Scale Factor	NAD 83(92) Zone Colorado North		Description
	Latitude (N)	Longitude (W)					SP Northing (ft)	SP Easting (ft)	
Brighton 2	40°01'41.34462"	104°45'30.14283"	5163.080	5222	0°28'45.1"	0.999964350	1253970.09	3207681.28	Recovered Horizontal Control Disk Set in Top of Concrete Monument marked Brighton 2 USGS 1975
N260 Reset	39°58'19.52094"	104°49'29.80882"	4938.835	4997.440	0°26'10.2"	0.999968610	1233399.79	3189194.12	Recovered 3 1/2" Brass Cap marked "VERTICAL CONTROL MARK N260 RESET 1979 NATIONAL GEODETIC SURVEY" in concrete 0.1 feet above ground.

PRIMARY CONTROL MONUMENT COORDINATE TABLE - PROJECT SPECIFIC

Point No.	Northing (ft)	Easting (ft)	Elevation (ft)	Description
Brighton 2	1253979.06	3207687.57	5222.00	Recovered Horizontal Control Disk Set In Top of Concrete Monument Brighton 2 USGS 1975
106	1233735.01	3188564.43	4995.73	Recovered 3 1/4" Aluminum cap " CDOT 1.152137"
107	1233335.00	3188542.74	4999.34	Recovered 3 1/4" Aluminum cap " CDOT 1.151137"
N260 Reset	1233403.30	3189195.50	4997.44	Recovered 3 1/2" Brass Cap "VERTICAL CONTROL MARK N260 RESET 1979 NATIONAL GEODETIC SURVEY" in Concrete 0.1" above ground

SECONDARY CONTROL MONUMENT COORDINATE TABLE - PROJECT SPECIFIC

Point No.	Northing (ft)	Easting (ft)	Elevation (ft)	Description
300	1234152.87	3188872.00	4990.87	Set 5-S in asphalt sidewalk
301	1234178.64	3188662.17	4993.11	Set 5-S in asphalt parkinglot
302	1234021.19	3188817.17	4991.83	Set 5-S in concrete parking lot
303	1233701.64	3188755.28	4993.70	Set Nail with 1.5" washer stamped "CDOT 303"
304	1233601.53	3188925.59	4994.46	Set Nail with 1.5" washer stamped "CDOT 304"
305	1233998.18	3188639.87	4993.65	Set 1.5" aluminum cap stamped "CDOT 305"

FOUND ALIQUOT MONUMENT COORDINATE TABLE - PROJECT SPECIFIC (See General Note 8)

Point No.	Northing (ft)	Easting (ft)	Elevation (ft)	Description
306	1236132.33	3188391.63	4980.14	W 1/4 Corner Sec. 7 is a 3.25" Alum cap in range box marked RW Bayer PLS 6973 (1999)
307	1230846.23	3188420.91	5001.58	W 1/4 Corner Sec. 18 is a 3.25" Alum cap in range box marked LS 28283 (2002)
308	1233500.79	3191078.99	4996.26	S 1/4 Corner Sec. 7 is a 3.25 " Alum cap in range box illegible
309	1233494.83	3189764.70	4999.27	SW 1/16 Corner Sec. 7 is a 3.25 " Alum cap in range box illegible
310	1233489.02	3188408.59	4995.93	SW Corner Sec.7 is a 3.25" Alum cap in range box :Charles Russell PLS 23519 (Adams Cnty)
311	1233481.88	3187076.57	4981.13	E 1/16 Corner Sec. 12 is a 3.25" Alum cap in range box marked JR Eng PLS 30109 (2001)
312	1236138.55	3191052.88	4988.83	Center 1/4 Corner Sec 7 - 3.25" Alum cap in range box: Douglas Hoos PLS77269 (1991Adams Cnty)

TABULATION OF FOUND PROPERTY AND ROW MARKERS - PROJECT SPECIFIC (See General Note 8)

Point No.	Northing (ft)	Easting (ft)	Elevation (ft)	Description
5901	1233440.33	3188710.15	4995.17	3" Brass cap on concrete cylinder "CDOH ROW MARKER" in range box
400	1234634.00	3189016.96	4993.54	1.25" RPC "ALPHA ENGRG LS 12330"
401	1234634.08	3189016.90	4993.67	1" YPC "AAI LS 23027"
402	1234225.31	3188920.54	4989.99	1" RPC "AAI LS 23027"
403	1233517.98	3189011.31	4996.89	Chiseled "X" in concrete sidewalk
404	1234505.88	3188956.98	4992.12	1" RPC "PLS23027"
406	1233541.50	3188983.25	4995.12	3" Brass cap on concrete cylinder "CDOH ROW MARKER"
407	1231980.67	3188549.00	5000.10	3" BRASS CAP STAMPED "SHD/ROW MARKER/F006-1(11)/ST. 825+80" 0.7'
408	1232032.84	3188405.74	4999.11	1.25" YELLOW PLASTIC CAP "AAI RLS 28283"
409	1232842.35	3188411.63	4998.35	1.5" YELLOW PLASTIC CAP "AAI PLS23027"
410	1234827.01	3188757.95	4985.93	NOTES 1" DAMAGED ORANGE PLASTIC CAP " ? ENGRG LS12330"
411	1234950.99	3188784.15	4985.71	NOTES 1" YELLOW PLASTIC CAP "TERRA LS10102"
412	1232742.25	3188412.02	4997.78	1.5" DIAMETER STEEL PIPE 0.2' BELOW SURFACE
413	1233083.20	3188410.52	4997.76	1" RPC "AAI PLS 23027"
414	1233314.64	3188409.39	4997.67	1" RPC "AAI PLS 23027"
415	1233712.07	3188407.18	4995.64	SAW CUT "X" IN SIDEWALK
416	1234074.26	3188404.85	4991.20	BROKEN 1.5" YPC 0.3' BELOW GROUND



Sheet Revisions			Sheet Revisions			Sheet Revisions		
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Right of Way Plans Monumentation Sheet			
Project Number: NH 0853-068			
Project Location: U.S.85 @ Bromley Lane			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
16168	10-20-11	5.01 of 5.01	5.01



TABULATION OF CITY OF BRIGHTON R.O.W. MONUMENTS TO BE SET PER SECTION 38-51-104 C.R.S.			
Point No.	Northing(ft)	Easting(ft)	Description
500	1233541.43	3188971.43	Parcel 1
502	1233565.67	3188925.82	Parcel 1
503	1233712.20	3188960.91	Parcel 1
504	1233933.61	3188930.11	Parcel 1
505	1233991.27	3188897.74	Parcel 1
506	1234050.90	3188871.08	Parcel 1
507	1234061.31	3188867.54	Parcel 1
508	1234082.20	3188846.41	Parcel 1
509	1234082.86	3188835.46	Parcel 1
511	1234229.27	3188911.21	Parcel 1
512	1234112.08	3188904.66	Parcel 1
513	1234014.77	3188939.59	Parcel 1
514	1233957.10	3188971.96	Parcel 1
515	1233701.02	3189007.59	Parcel 1
516	1233643.06	3188993.71	Parcel 1
517	1233603.69	3188986.33	Parcel 1
519	1233938.51	3188767.49	Parcel 1A
520	1233916.69	3188775.29	Parcel 1A & TE-1
521	1233845.09	3188734.89	Parcel 1A



TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED			
Point No.	Northing(ft)	Easting(ft)	Description
700	1234223.92	3188922.48	TE-1A
701	1234128.28	3188928.58	TE-1A
702	1233944.56	3189038.80	TE-1A
703	1234274.51	3188932.50	TE-2
704	1234268.52	3188945.23	TE-2
705	1234223.24	3188923.93	TE-2
706	1234163.89	3188799.87	TE-4 & TE-5
707	1234167.28	3188785.26	TE-4 & TE-5
708	1234322.92	3188857.80	TE-4
709	1234312.41	3188868.51	TE-4
710	1234162.50	3188805.84	TE-5
711	1233870.53	3188669.74	TE-5
712	1233879.27	3188651.00	TE-5
713	1233440.87	3188841.17	TE-6
714	1233420.87	3188841.17	TE-6
715	1233420.63	3188785.17	TE-6
716	1233440.63	3188785.17	TE-6
717	1233369.91	3188637.75	TE-6A
718	1233329.90	3188636.64	TE-6A
719	1233205.62	3188618.16	TE-6A
720	1233354.91	3188622.33	TE-6A



TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
600	1233751.07	3189032.61	PE-1
602	1234226.54	3188916.96	PE-1
603	1234115.42	3188911.30	PE-1
604	1234019.94	3188945.58	PE-1
605	1233962.07	3188978.06	PE-1
606	1233751.92	3189023.02	PE-1
607	1234269.53	3188930.15	PE-1



POINTS FOR INFORMATIONAL PURPOSES ONLY			
Point No.	Northing(ft)	Easting(ft)	Description
518	1233904.82	3188751.86	Parcel 3
525	1233845.29	3188723.89	Parcel 3
526	1233670.18	3188900.19	TE-1
527	1233667.64	3188799.30	TE-1
528	1233925.44	3188793.28	TE-1
529	1233412.35	3188408.95	TE-1



TABULATION OF CDOT R.O.W. MONUMENTS TO BE SET.			
Point No.	Northing(ft)	Easting(ft)	Description
522	1233541.02	3188875.55	CDOT Type 1
523	1233566.82	3188815.98	CDOT Type 1
524	1233700.17	3188748.75	CDOT Type 1

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	2								1	
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
CITY OF BRIGHTON ROW	19									
WITNESS POST (REQUIRED)										

General Notes:

- All coordinates shown on this Monument Sheet are project specific.
- 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.
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- COORDINATE DATUM: Project coordinates are modified Colorado State Plane Coordinate System, North Zone, NAD '83/(92) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.0002656471. The CHARN is based on the NAD '83(92) datum.
- To convert State Plane Coordinates to Project Coordinates:
(State Plane Northing in USFT x 1.0002656471 - 324.142) = Project Northing).
(State Plane Easting in USFT x 1.0002656471 - 845.823) = Project Easting).

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SURVEYOR STATEMENT (R.O.W. MONUMENTS)	
<p>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.</p>	
<p>PLS No. xxxxx</p>	



Sheet Revisions

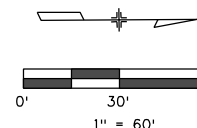
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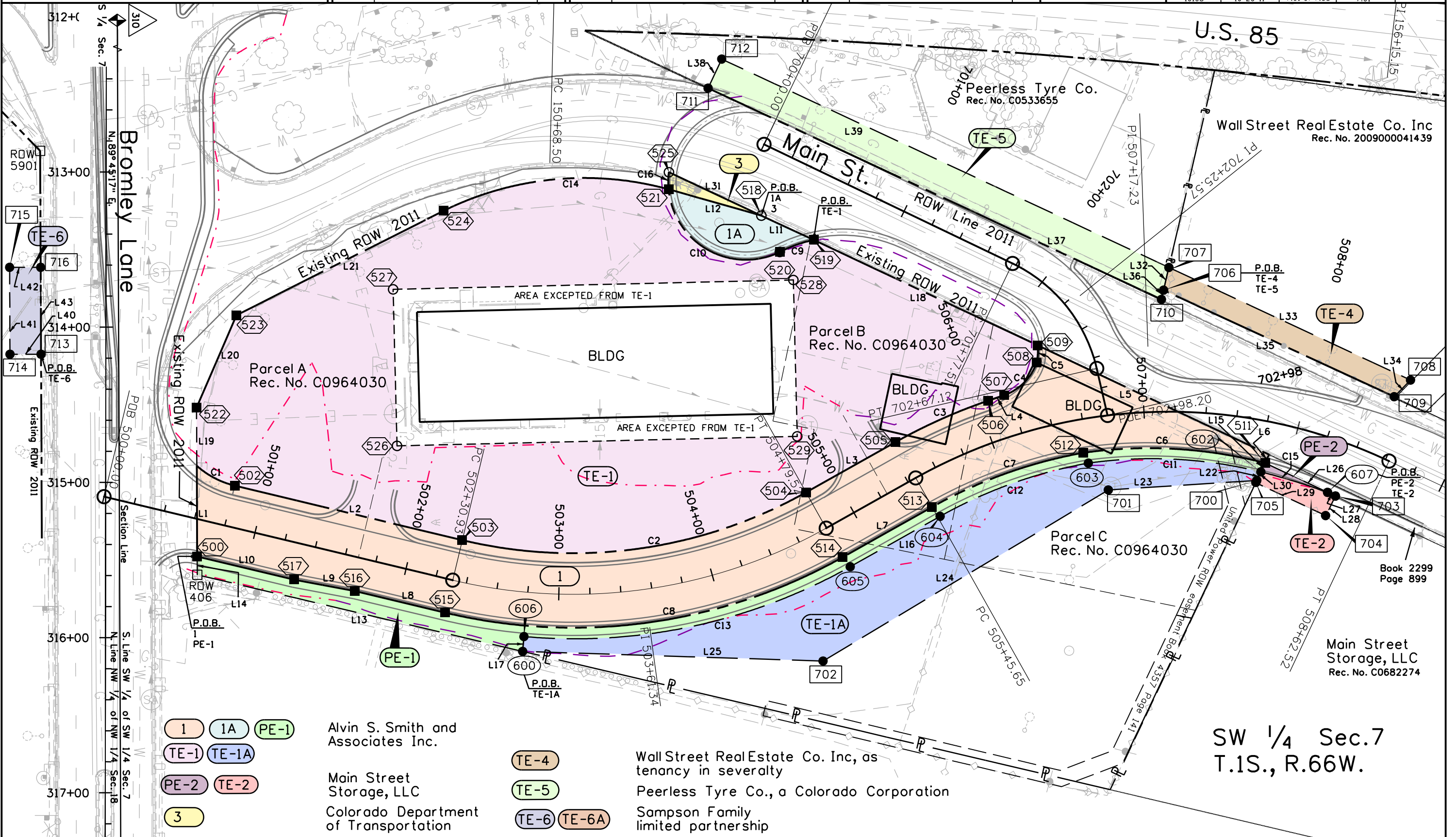
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Right of Way Plans

Plan Sheet

Project Number: NH 0853-068		
Project Location: U.S. 85 @ Bromley Lane		
Sec. 7 T.1S., R.66W.		
Project Code:	Last Mod. Date	Sheet No.
16168	10-20-11	7.01 of 7.03
Subset	7.01	



- 1 Alvin S. Smith and Associates Inc.
- 1A Alvin S. Smith and Associates Inc.
- PE-1 Alvin S. Smith and Associates Inc.
- TE-1 Alvin S. Smith and Associates Inc.
- TE-1A Alvin S. Smith and Associates Inc.
- PE-2 Main Street Storage, LLC
- TE-2 Main Street Storage, LLC
- 3 Colorado Department of Transportation
- TE-4 Wall Street Real Estate Co. Inc, as tenancy in severalty
- TE-5 Peerless Tyre Co., a Colorado Corporation
- TE-6 TE-6A Sampson Family limited partnership

SW 1/4 Sec.7
T.1S., R.66W.

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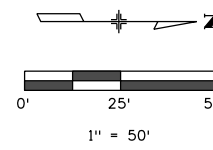
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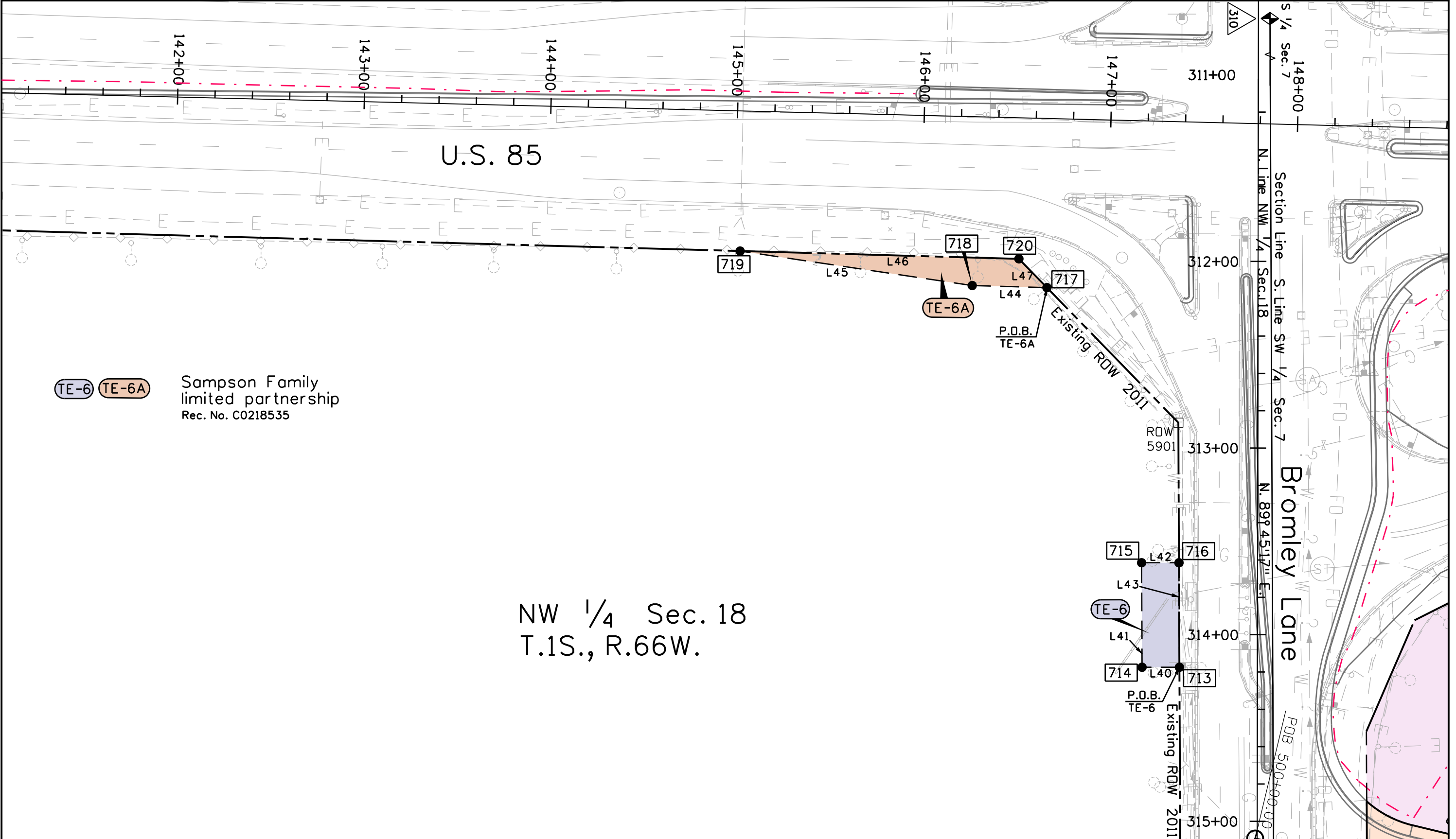


Right of Way Plans

Plan Sheet

Project Number: NH 0853-068
Project Location: U.S.85 @ Bromley Lane
Sec. 18 T.1S., R66W.

Project Code:	Last Mod. Date	Subset	Sheet Number
16168	09-23-11	7.02 of 7.03	7.02



TE-6 TE-6A

Sampson Family
limited partnership
Rec. No. C0218535

NW 1/4 Sec. 18
T.1S., R.66W.



Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
MM-DD-YY	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
MM-DD-YY	XXXXXXXX	XXX

Right of Way Plans

Plan Sheet

Project Number: NH 0853-068			
Project Location: U.S.85 @ Bromley Lane			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
16168	09-01-11	7.03 of 7.03	7.03

Line	Bearing	Distance
L1	S. 89°45'17" W.	58.42'
L2	N. 13°28'01" E.	150.68'
L3	N. 29°18'22" W.	66.13'
L4	N. 18°44'00" W.	11.00'
L5	N. 25°16'10" E.	164.74'
L6	S. 64°38'13" E.	6.00'
L7	S. 29°18'22" E.	66.13'
L8	S. 13°28'01" W.	59.60'
L9	S. 10°36'17" W.	40.05'
L10	S. 13°27'55" W.	64.02'

Line	Bearing	Distance
L18	N. 25°12'48" E.	159.55'
L4	S. 18°44'00" E.	11.00'
L3	S. 29°18'22" E.	66.13'
L2	S. 13°28'01" W.	150.68'
L19	S. 89°45'17" W.	37.46'
L20	N. 66°35'01" W.	64.92'
L21	N. 26°45'18" W.	149.34'

Line	Bearing	Distance
L27	N. 25°11'52" E.	5.50'
L28	S. 64°48'14" E.	14.08'
L29	S. 25°11'46" W.	50.04'
L30	N. 64°38'13" W.	7.72'

Curve	Chord	Chord Length	Delta	Radius	Length
C15	N. 17°03'56" E.	44.97'	05°49'34"	442.40'	44.99'

Curve	Chord	Chord Length	Delta	Radius	Length
C1	N. 27°37'15" E.	27.63'	28°18'27"	56.50'	27.91'
C2	N. 07°55'10" W.	223.54'	42°46'24"	306.50'	228.81'
C3	N. 24°05'39" W.	65.31'	10°25'25"	359.50'	65.40'
C4	N. 45°20'23" W.	29.71'	50°54'40"	34.56'	30.71'
C5	N. 86°32'03" W.	10.97'	18°01'57"	35.00'	11.02'
C6	S. 03°11'55" W.	117.37'	22°33'40"	300.00'	118.13'
C7	S. 19°44'51" E.	103.39'	19°06'23"	311.50'	103.88'
C8	S. 07°55'10" E.	258.54'	42°46'24"	354.50'	264.65'

Curve	Chord	Chord Length	Delta	Radius	Length
C5	S. 86°32'03" E.	10.97'	18°01'57"	35.00'	11.02'
C4	S. 45°20'23" E.	29.71'	50°54'40"	34.56'	30.71'
C3	S. 24°05'39" E.	65.31'	10°25'25"	359.50'	65.40'
C2	S. 07°55'10" E.	223.54'	42°46'24"	306.50'	228.81'
C1	S. 27°37'15" W.	27.63'	28°18'27"	56.50'	27.91'
C14	N. 05°27'44" W.	145.57'	41°35'35"	205.00'	148.82'
C10	N. 29°25'56" E.	82.22'	110°36'22"	50.00'	96.52'
C9	N. 19°40'19" W.	23.16'	14°57'17"	89.00'	23.23'

Line	Bearing	Distance
L12	S. 15°51'13" W.	62.11'
L31	N. 25°09'39" E.	65.78'

Curve	Chord	Chord Length	Delta	Radius	Length
C16	N. 88°54'31" W.	11.00'	12°37'41"	50.00'	11.02'

Line	Bearing	Distance
L11	N.. 24°53'49" E.	37.13'
L12	N. 15°51'13" E.	62.11'

Line	Bearing	Distance
L17	N. 84°58'34" W.	9.61'
L16	N. 29°18'22" W.	66.36'
L22	S. 64°38'13" E.	6.11'
L23	S. 03°39'10" E.	95.83'
L24	S. 30°57'33" E.	214.25'
L25	S. 01°50'09" W.	193.58'

Line	Bearing	Distance
L32	N. 76°54'25" W.	15.00'
L33	N. 24°59'33" E.	171.71'
L34	S. 45°31'12" E.	15.00'
L35	S. 24°48'17" W.	163.62'

Curve	Chord	Chord Length	Delta	Radius	Length
C9	S. 19°40'19" E.	23.16'	14°57'17"	89.00'	23.23'
C10	S. 29°25'56" W.	82.22'	110°36'22"	50.00'	96.52'

Curve	Chord	Chord Length	Delta	Radius	Length
C13	N. 12°04'36" W.	214.91'	34°27'33"	362.77'	218.18'
C12	N. 19°44'51" W.	101.45'	19°06'38"	305.57'	101.92'
C11	N. 02°54'50" E.	111.26'	21°55'14"	292.60'	111.95'

Line	Bearing	Distance
L36	S. 76°54'25" E.	6.13'
L37	S. 24°59'33" W.	322.13'
L38	N. 65°00'27" W.	20.68'
L39	N. 24°59'33" E.	317.77'
L32	S. 76°54'25" E.	15.00'

Line	Bearing	Distance
L10	N. 13°28'01" E.	64.02'
L9	N. 10°36'17" E.	40.05'
L8	N. 13°28'01" E.	59.60'
L7	N. 29°18'22" W.	66.13'
L15	S. 64°38'13" E.	6.36'
L16	S. 29°18'22" E.	66.36'
L17	S. 84°58'34" E.	9.61'
L13	S. 13°14'56" W.	215.33'
L14	S. 89°45'17" W.	11.82'

Line	Bearing	Distance
L15	N. 64°38'13" W.	6.36'
L26	N. 25°11'46" E.	44.50'

Line	Bearing	Distance
L40	S. 00°00'00" W.	20.00'
L41	S. 89°45'17" W.	56.00'
L42	N. 00°00'00" W.	20.00'
L43	N. 89°45'17" E.	56.00'

Curve	Chord	Chord Length	Delta	Radius	Length
C8	N. 07°55'10" W.	258.54'	42°46'24"	354.50'	264.65'
C7	N. 19°44'51" W.	103.39'	19°06'19"	311.50'	103.87'
C6	N. 03°11'55" E.	117.37'	22°33'40"	300.01'	118.13'
C11	S. 02°54'50" W.	111.26'	21°55'14"	292.60'	111.95'
C12	S. 19°44'51" E.	101.45'	19°06'38"	305.58'	101.93'
C13	S. 12°04'36" E.	214.91'	34°27'33"	362.77'	218.18'

Curve	Chord	Chord Length	Delta	Radius	Length
C15	S. 17°03'56" W.	44.97'	05°49'34"	442.40'	44.99'

Line	Bearing	Distance
L44	S. 01°35'52" W.	40.03'
L45	S. 08°27'15" W.	125.65'
L46	N. 01°35'52" E.	149.35'
L47	N. 45°47'39" E.	21.52'

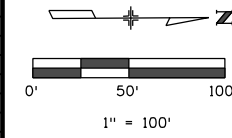
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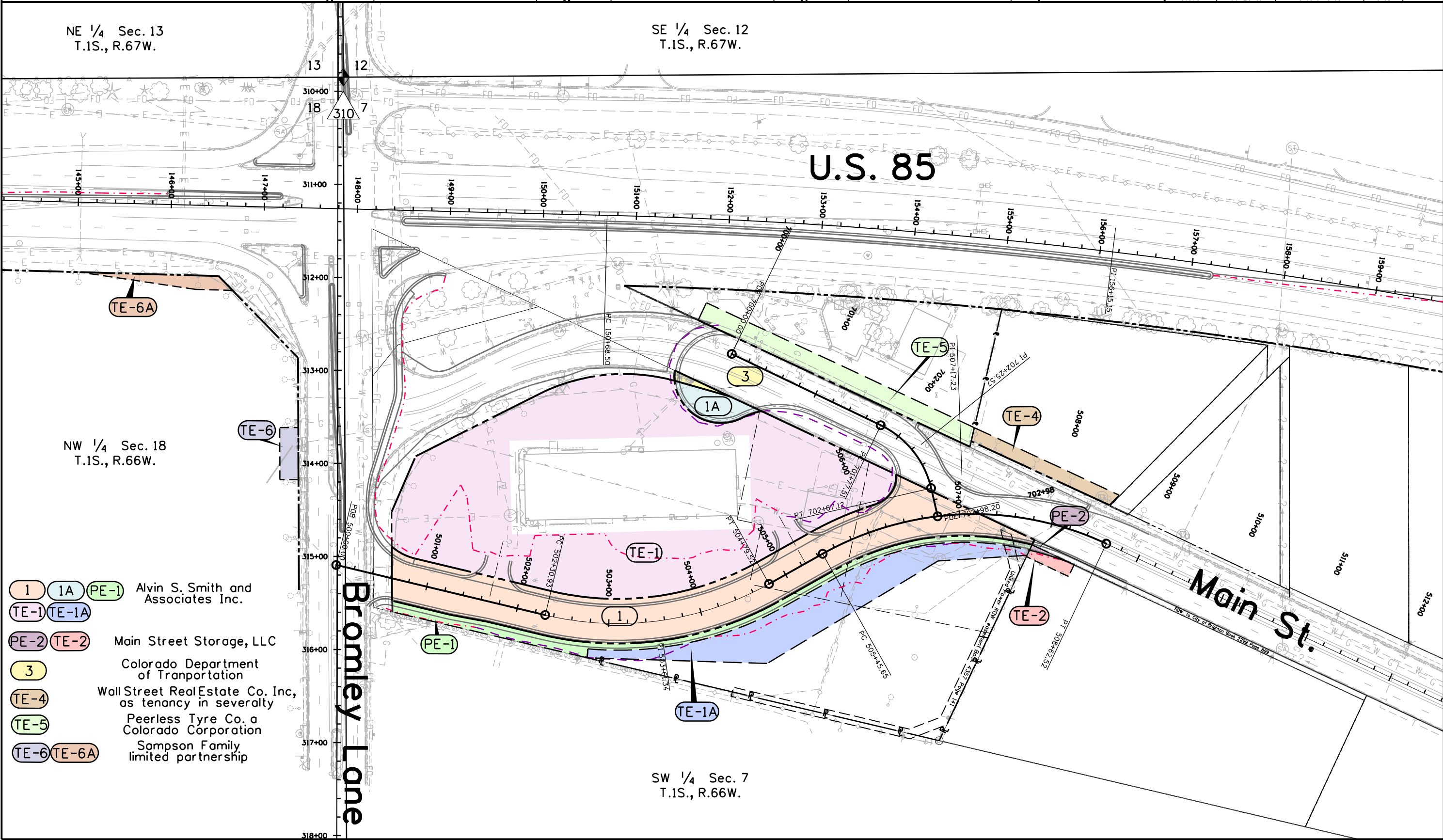
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Right of Way Plans			
Ownership Sheet			
Project Number: NH 0853-068			
Project Location: U.S.85 @ Bromley Lane			
Sec. 7 & 18 T.1S., R.66W.			
Project Code:	Last Mod. Date:	Subset	Sheet No.
16168	09-23-11	8.01 of 8.01	8.01



- 1 1A PE-1 Alvin S. Smith and Associates Inc.
- TE-1 TE-1A
- PE-2 TE-2 Main Street Storage, LLC
- 3 Colorado Department of Transportation
- TE-4 Wall Street Real Estate Co. Inc, as tenancy in severalty
- TE-5 Peerless Tyre Co. a Colorado Corporation
- TE-6 TE-6A Sampson Family limited partnership

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