

4670 Holly St.
Denver, CO 80216
Phone: 303-398-6728 FAX: 303-398-6781

Region 1

SLK

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Right of Way Plans			
Tabulation of Properties			
Project Number: NH 128A-006			
Project Location: 120th Avenue @ Federal Boulevard			
N $\frac{1}{2}$ Section 5, T2S, R68W & S $\frac{1}{2}$ Section 32, T1S, R68W			
Project Code	Last Mod. Date	Subset	Sheet Number
12876	07-20-15	2 of 3 to 3 of 1	2 of 1

Sheet 1 - Tabulation of Properties

R.O.W. TABULATION OF PROPERTIES IN ADAMS COUNTY U.S. Hwy 287

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Sheet Revisions

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Sheet Revisions

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Land Survey Control Diagram

Title Sheet

Project Number: NH 128A-006

Project Location: 120th Avenue at Federal Boulevard

N $\frac{1}{2}$ Section 5 T2S, R68W & S $\frac{1}{2}$ Section 32 T1S, R68W

Project Code: 17876	Last Mod. Date: 10-16-14	Subset: 4.01 of 4.03	Sheet No.: 4.01
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DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

LAND SURVEY CONTROL DIAGRAM

State Highway 287 MP 294.26 to 295.07

Sections 5 & 32

Township 1 South & Township 2 South Range 68 West

of the 6th Principal Meridian

County of Adams

SHEET NO.

4.01-4.01

4.02-4.02

4.03-4.03

INDEX OF SHEETS

(1) Title Sheet

(1) Monument Coordinate Tables

(1) Plan Sheet

(3) Total Sheets

GENERAL NOTES

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

2. **PROJECT BASIS OF BEARINGS:** All bearings are grid bearings of the Colorado State Plane Coordinate System, North Zone, NAD 1983 (1992) as determined by a fast static GPS survey. The line between points "S411" and "GPS-2" bears N.1°10'53"E., a distance of 4,596.35 feet, and is further described on sheets 4.01 - 4.03, to on the Land Survey Control Diagram.

3. **BASIS OF ELEVATION:** Elevations are based on NGS published benchmark designation S411 (PID KK1411), with an elevation of 5285.50 ft/1611.025 m (NAVD 88 vertical datum);
Vertical Order: First-Class II.
Project elevations were established by differential leveling, unless otherwise noted.

4. Elevations were run to an accuracy of +/- 0.035 ft. times the square root of the distance traversed in miles.

5. Primary Horizontal Control Tolerance meets C.D.O.T. Class A (+/- 0.07" with 95% certainty).

6. Coordinates were established on the tabulated secondary monuments with RTK using dual bases on the primary control points and meaning the two observations at each location.

7. To convert State Plane Coordinates to Project Coordinates:
(State Plane Northing in USFT x 1.0002737914) 1,000,000 = Project Northing
(State Plane Easting in USFT x 1.0002737914) 3,000,000 = Project Easting

8. Survey information in orange field books indexed: 1150 & 1164 (vert. & topo.)

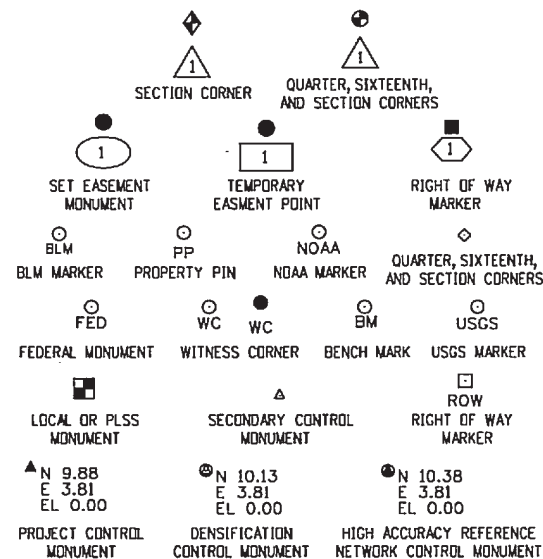
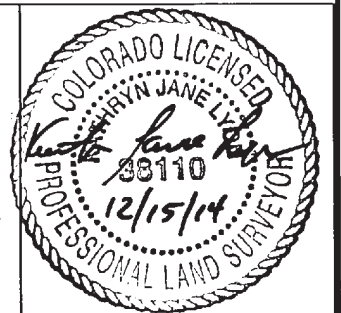
9. Coordinate Tables are Project coordinates unless otherwise noted.

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 (LAND SURVEY CONTROL DIAGRAM)

I, Kathryn Jane Lyon, 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. 38110

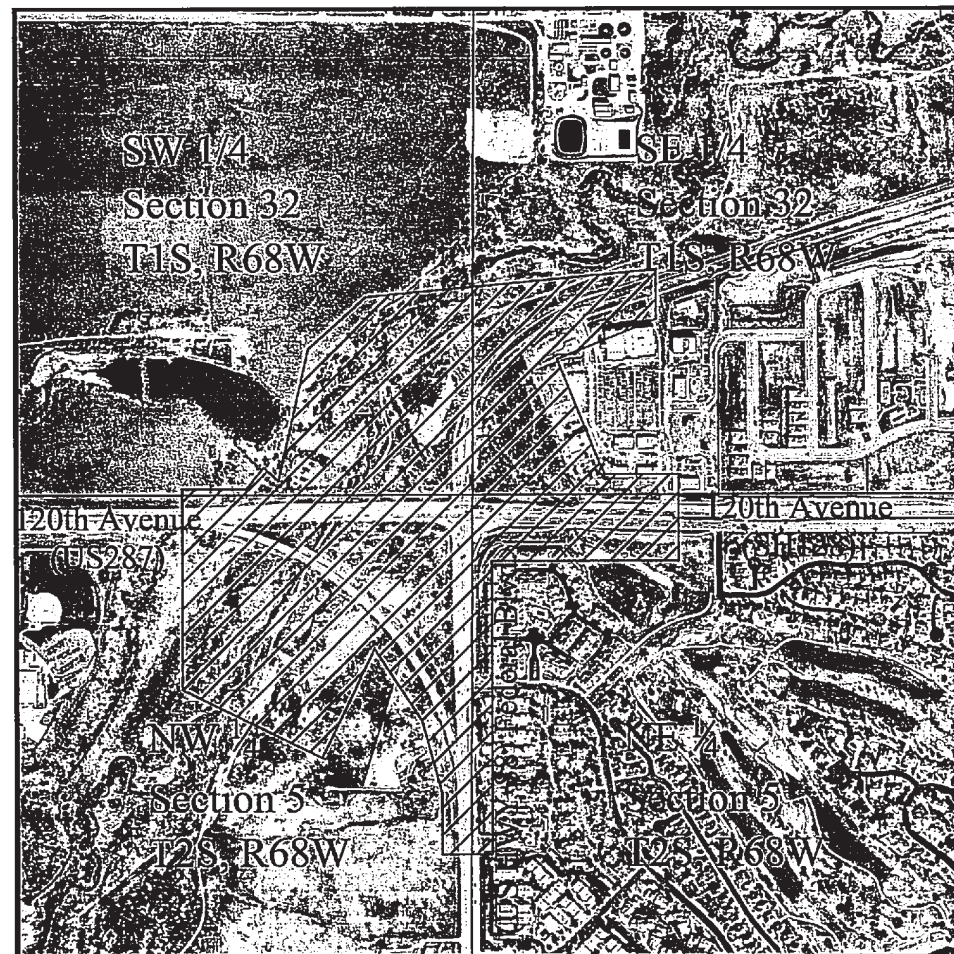


Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

General Notes:

- This Land Survey Control Diagram is not a boundary survey, and is prepared for the Colorado Department of Transportation purposes. No determination has been made to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
- 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.
- 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, 2006 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.

Adams County Depositing Certificate

Depositing this 19 day of December 2014 at 10:15O'clock AM. under Page 4367 No. 2014-124By: Am M. DeHennaTitle: Planning & Development Technician

PROJECT LOCATION MAP

0' 500' 1000' 2000'

Lineal Units = U.S. Survey Feet



Colorado Department of Transportation



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

Region 1

KJL

Sheet Revisions

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Sheet Revisions

Date	Description	Initials
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Land Survey Control

Diagram
Monument Coordinate Tables

Project Number: NH 128A-006				
Project Location: 120th Avenue at Federal Boulevard				
N1/2 Section 5 T2S, R68W & S1/2 Section 32 T1S, R68W				
Project Code:	Last Mod. Date	Subset	Sheet No.	
17876	10-16-14	4.01 of 4.03	4.02	

GEODETIC COORDINATE TABLE

Point No.	Geodetic Coordinates NAD-83(92) (CHARN)		Elip Height (NAVD88)(sft)	Ortho Height (sft)	Mapping Angle	Grid Scale Factor	NAD 83(92) Colorado North Zone 501		Description
	Latitude(N)	Longitude(W)					SP Northing(sft)	SP Easting(sft)	
A413	39°54'51.54768"	105°02'40.00157"	5211.39	5267.36	0°17'40"	0.999725353	1211963.77	3127785.18	Recovered 5/8" deep rod in logo box stamped "A413/1984"
100	39°54'50.33021"	105°01'28.93884"	5173.76	5230.04	0°18'26"	0.999727182	1211869.64	3133322.85	Set type 5S monument 1" brass cap stamped "CDOT CP100"
101	39°54'52.15664"	105°01'28.38865"	5169.02	5225.30	0°18'26"	0.999727357	1212054.68	3133364.73	3" brass cap on concrete cylinder "COLO DEPT OF HIGHWAYS R.O.W. MARKER"
102	39°54'50.43112"	105°02'02.67415"	5194.24	5250.38	0°18'04"	0.999726202	1211865.90	3130694.23	Set type 5S monument 1" brass cap stamped "CDOT CP102"
104	39°54'51.61447"	105°02'04.35464"	5192.34	5248.47	0°18'03"	0.999726259	1211984.95	3130562.66	Found nail and 1.5" washer stamped "DOUGLAS ORT PLS 37066"
GPS-2	39°55'20.33150"	105°01'29.14990"	5174.04	5230.36	0°18'25"	0.99972633	1214905.23	3133290.14	3.25" brass cap stamped "GPS-2 BROOM FIELD" set in concrete
S411	39°54'34.93467"	105°01'30.68158"	5229.25	5285.50	0°18'24"	0.999724974	1210311.11	3133195.40	Recovered 5/8" deep rod in logo box stamped "S411/1984"
U411	39°54'51.99582"	105°02'03.33189"	5191.61	5247.75	0°18'03"	0.999726283	1212023.95	3130642.14	Recovered 5/8" deep rod in logo box stamped "U411/1984"

FOUND ALIQUOT MONUMENT COORDINATE TABLE (Project Specific)

Point No.	Northing(sft)	Easting(sft)	Description
55	212261.49	134115.82	3.25" aluminum cap, illegible, in range box; S 1/4 Sec. 32 T1S R68W/ N 1/4 Sec. 5 T2S R68W
300	212259.46	131472.27	3.25" aluminum cap, illegible, in range box; SE Cor. Sec.31 / SW Cor. Sec.32 T1S R68W . NE Cor. Sec.6 / NW Cor. Sec.5 T2S R68W
301	212257.23	128836.65	3.25" aluminum cap, partially legible, stamped "LS 13225"; S 1/4 Sec. 31 T1S R68W / N 1/4 Sec. 6 T2S R68W
302	209600.25	131493.94	2.5" aluminum cap stamped "LS 10717"; E 1/4 Sec. 6 / W 1/4 Sec. 5 T2S R68W
304	214895.32	134102.49	2.5" aluminum cap stamped "LS 2140 FRANK R. DREXEL"; Center Sec. 32 T1S R68W
306	212262.83	136760.38	2" pipe with 2.5" aluminum cap stamped "LS 2149"; SE 1/4 Cor. Sec. 32 T1S R68W
308	214905.71	131456.10	3.25"aluminum cap, illegible; E 1/4 Sec. 31 / W 1/4 Sec. 32 T1S R68W
320	209616.17	134134.38	3.25" Aluminum cap, illegible, in range box; C 1/4 Sec.5 T2S R68W

PROJECT COORDINATE TABLE (Project Specific)

Point No.	Project Coordinates		Elev.(sft) (NAVD88)	Description
	Northing(sft)	Easting(sft)		
CP11	210332.52	134039.25	5291.75	Recovered 3.5" brass cap stamped "WESTMINSTER CP 11" in 5" logo box
100	212201.44	134180.73	5230.04	Set type 5S monument: 1" brass cap stamped "CDOT CP 100"
101	212386.53	134222.62	5225.30	Recovered 3" brass cap on concrete cylinder "COLO DEPT OF HIGHWAYS R.O.W. MARKER"
102	212197.70	131551.38	5250.38	Set type 5S monument 1" brass cap stamped "CDOT CP 102"
103	212384.04	134253.31	5225.84	Recovered 3.25" aluminum cap stamped "CDOH RM" as shown on 1993 Mon. Record
104	212316.78	131419.78	5248.47	Recovered nail and 1.5" washer stamped "DOUGLAS ORT PLS 37066"
108	212236.14	130708.35	5247.99	Set type 5S monument: 1" brass cap stamped "CDOT CP 108"
109	212688.25	131418.04	5240.44	Set type 5S monument: 1" brass cap stamped "CDOT CP 109"
110	212943.76	131415.43	5240.90	Set type 5S monument: 1" brass cap stamped "CDOT CP 110"
120	214926.93	131422.19	5242.91	Recovered chiseled "X" on inlet (RM for point 308)
228	212175.19	136712.00	5317.16	Found chiseled "X" in concrete curb
307	212195.01	131425.38		Recovered nail w/1.5" washer stamped "DOUGLAS ORT PLS 37066"
310	212226.47	136809.08		Set type 5S monument 1" brass cap stamped "RM CDOT PLS 38110" on inlet
311	212289.67	136812.37		Set type 5S monument 1" brass cap stamped "RM CDOT PLS 38110" on inlet
GPS-2	215237.86	134148.00	5230.36	Recovered 3.25" brass cap, set on concrete cylinder, stamped "GPS-2 Broomfield"
A413	212295.59	128641.55	5267.36	Recovered 5/8" deep rod in logo box stamped "A413/1984"
S411	210642.49	134053.24	5285.50	Recovered 5/8" deep rod in logo box stamped "S411/1984"
U411	212355.80	131499.29	5247.75	Recovered 5/8" deep rod in logo box stamped "U411/1984"
RM2	214851.50	131390.20	5243.56*	Recovered nail and 1" brass washer stamped "BELL 16828"
RM3	214939.86	131497.35	5242.58*	Set type 5S monument: 1" brass cap stamped "CDOT RM"
RM4	209650.770	134038.060	5284.25*	Set Type 5S monument: 1" brass cap stamped "CDOT LS 38110"
RM5	209531.580	134047.040	5283.63*	Set Type 5S monument: 1" brass cap stamped "CDOT LS 38110"
RM6	209604.170	134164.670	5288.41*	Set Type 5S monument: 1" brass cap stamped "CDOT LS 38110"
RM7	209647.490	134166.870	5290.30*	Set Type 5S monument: 1" brass cap stamped "CDOT LS 38110"
RM8	209665.830	134169.680	5291.55*	Found chiseled "X" in SW corner of concrete footer for light standard.

*Denotes GPS derived elevations

FOUND R.O.W. MONUMENT COORDINATE TABLE (Project Specific)

Point No.	Northing(sft)	Easting(sft)	Description
101	212386.53	134222.62	3" brass cap on concrete cylinder "COLO DEPT OF HIGHWAYS R.O.W. MARKER"
171	210480.02	134202.91	3" brass cap on concrete cylinder "COLO DEPT OF HIGHWAYS R.O.W. MARKER"
204	212320.77	132723.26	3" brass cap on concrete cylinder "COLO DEPT OF HIGHWAYS R.O.W. MARKER"
205	212320.38	132123.38	3" brass cap on concrete cylinder "COLO DEPT OF HIGHWAYS R.O.W. MARKER"
261	212153.09	132749.66	3" brass cap on concrete cylinder "COLO DEPT OF HIGHWAYS R.O.W. MARKER"

FOUND BOUNDARY MONUMENT COORDINATE TABLE

Point No.	Northing(sft)	Easting(sft)	Description
200	212386.53	134192.62	1.5" aluminum cap stamped "J.R.ENGR. RLS 17502"
202	212386.05	133573.34	1.5" aluminum cap stamped "MERRICK & CO PLS 13155"
203	212350.82	133173.37	1.5" aluminum cap stamped "MERRICK & CO PLS 13155"
207	210718.55	134045.30	#4 rebar
208	210825.02	134034.64	#3 rebar
209	211789.55	133516.25	#5 rebar
210	211879.38	133373.13	1.25" yellow plastic cap stamped "DC SURVEYING LS16412"
211	211878.76	133372.57	1.25" yellow plastic cap stamped "DC SURVEYING LS16412"
212	211943.62	133276.60	#5 rebar
213	213097.33	131502.55	P-K Nail in sidewalk
220	214865.72	131486.30	1.25" aluminum cap stamped "MERRICK & Co. LS 13155" in range box
221	213351.03	131403.42	Chiseled "X" in sidewalk
222	212299.53	131041.06	#5 rebar
223	212289.51	131041.32	#4 rebar
224	212599.54	131039.72	#4 rebar
225	212599.42	131039.03	#4 rebar
226	212434.27	131266.03	1.5" aluminum cap stamped "S.L.S.S. PLS 23321"
227	212599.17	131040.40	1.5" yellow plastic cap stamped "ASPEN SURVEY PLS 24968"
230	212298.56	130201.05	#5 rebar
231	212338.47	130200.83	#5 rebar
232	212338.64	130180.96	#5 rebar with broken, illegible cap
233	212938.31	131038.01	1.0" yellow plastic cap (PLS # illegible)
269	212171.82	132583.40	1.25" yellow plastic cap. partially illegible. stamped "LS 10717"
270	212074.13	130814.92	1.25" yellow plastic cap stamped "VLC, PLS 26606"
271	212180.29	132388.52	1.25" yellow plastic cap stamped "MILLER ENG SYR LS 10717"

Colorado Department of Transportation



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Region 1 Central Unit

KJL

Sheet Revisions

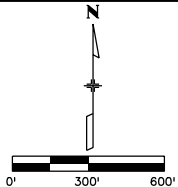
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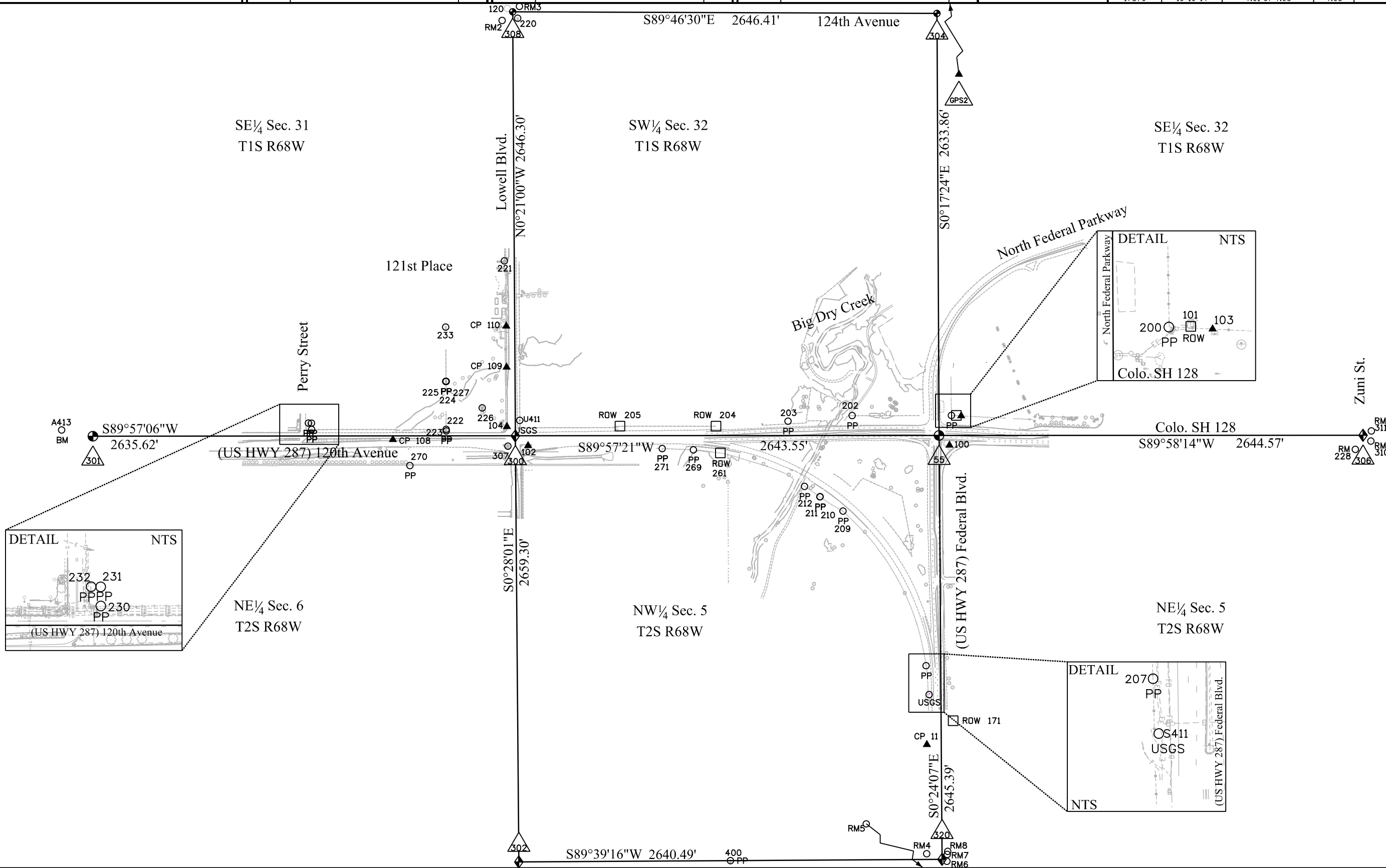
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Project Control Diagram

Plan Sheet

Project Number: NH 128A-006			
Project Location: 120th Avenue at Federal Boulevard			
N $\frac{1}{2}$ Section 5 T2S, R68W & S $\frac{1}{2}$ Section 32 T1S, R68W			
Project Code: 17876	Last Mod. Date: 10-16-14	Subset: 4.01 of 4.03	Sheet No.: 4.03





Sheet Revisions

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Sheet Revisions

Date	Description	Initials
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Right of Way Plans

Monumentation Sheet

Project Number: NH 128A-006			
Project Location: 120th Avenue @ FederalBoulevard			
N1/2 Section 5, T2S, R68W & S1/2 Section 32, T1S, R68W			
Project Code:	Last Mod. Date	Subset	Sheet Number
17876	07-20-15	5.01 to 5.01	5.01



TABULATION OF R.O.W. MONUMENTS TO BE SET

Point No.	Northing(ft)	Easting(ft)	Description
400	212211.17	133698.64	RW-2
403	211914.44	134038.25	RW-2
404	212042.08	134013.76	RW-2
405	212203.72	133806.03	RW-2
406	212633.3	133967.02	SE-1
408	212595.81	133994.72	SE-1
411	212385.96	134013.42	Nail with Pink Flagging



TABULATION OF R.O.W. POINTS FOR INFORMATIONAL PURPOSES

Point No.	Northing(ft)	Easting(ft)	Description
401	212211.37	133961.64	RW-2
402	212136.90	134036.69	RW-2



TABULATION OF FOUND ROW MARKERS TO BE SET IF NECESSARY

Point No.	Northing(ft)	Easting(ft)	Description
407	212631.65	133996.72	1.5 inch Alum Cap (Merrick & CO PLS 13155)
409	212545.26	134026.05	1.5 inch Alum Cap (LS 13155)
410	212477.11	134012.00	1.5 inch Alum Cap (Merrick & CO PLS 13155)



TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Point No.	Northing(ft)	Easting(ft)	Description
412	212385.89	133928.83	TE-1
413	212520.24	133894.55	TE-1
414	212533.70	133938.59	TE-1
415	212412.75	134012.40	TE-1
416	212075.05	132233.63	TE-3
417	212075.11	132315.90	TE-3
418	212062.11	132313.23	TE-3
419	212062.05	132233.63	TE-3



TABULATION OF ALIQUOT TO BE RESET

Point No.	Northing(ft)	Easting(ft)	Description
55	212261.49	134115.82	3.25" Aluminum Cap, illegible, in range box; S 1/4 Sec. 32 T1S R68W/ N 1/4 Sec. 5 T2S R68W

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	10									
CONTRL										
ALIQUOT CORNER					1					
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)										

General Notes:

- All centerline and offset stationing may not represent the centerline as constructed in the field.
- 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 survey monument descriptions.
- 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.

SURVEYOR STATEMENT (R.O.W. MONUMENTS)

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

PLS No. xxxxx

Colorado Department of Transportation



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Region 1

SLK

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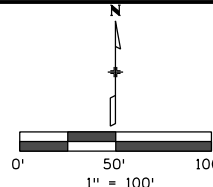
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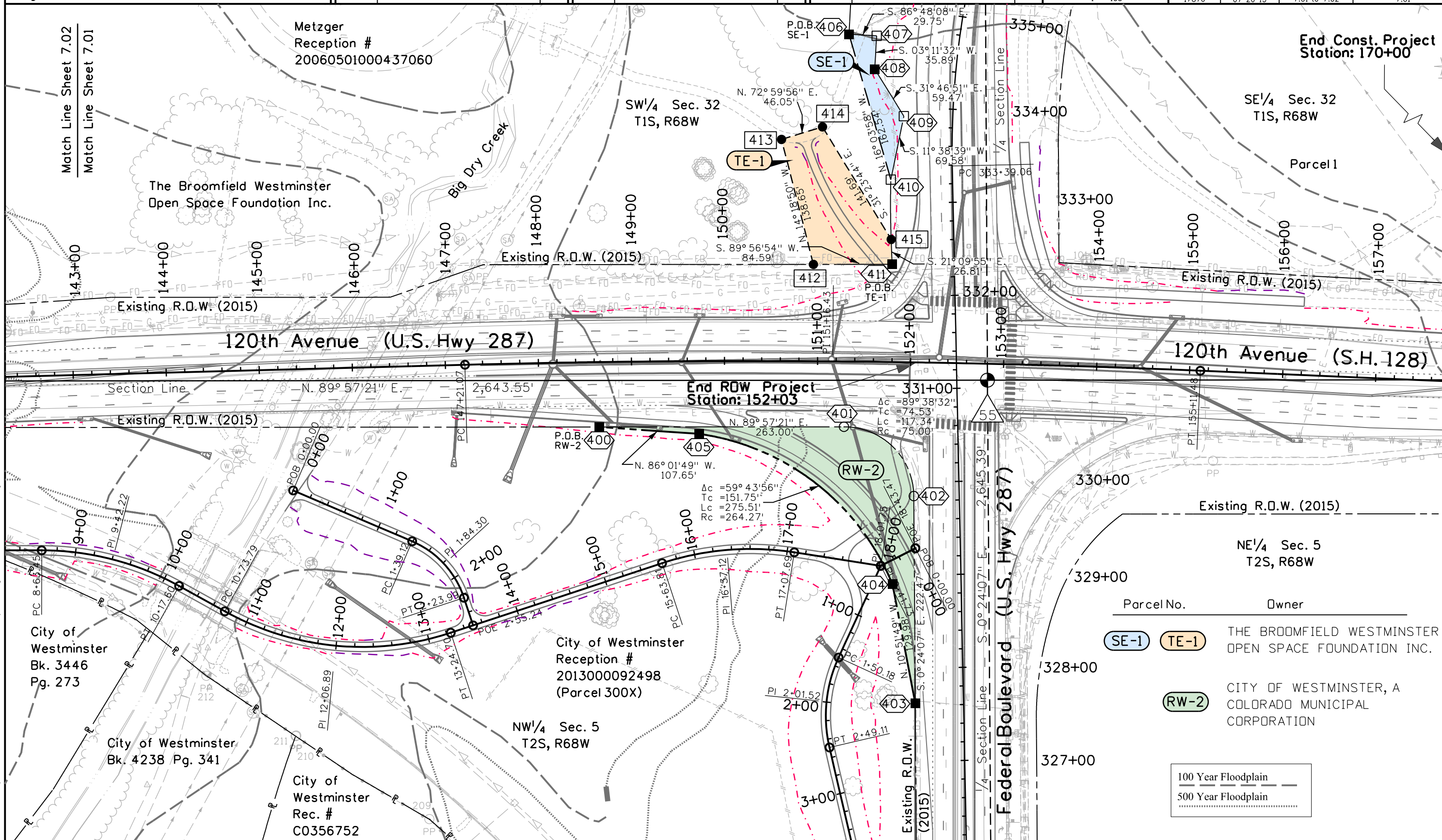
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Right of Way Plans

Plan Sheet

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17876	07-20-15	7.01 to 7.02	7.01



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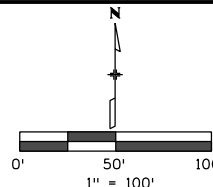
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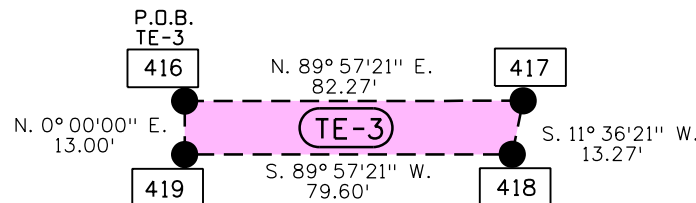


Right of Way Plans

Plan Sheet

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N 1/2 Section 5, T2S, R68W & S 1/2 Section 32, T1S, R68W			
Project Code: 17876	Last Mod. Date: 07-20-15	Subset: 7.01 to 7.02	Sheet Number: 7.02

Detail for TE-3
NTS



Parcel No.

Owner

TE-3

Academy of
Charter Schools

The Broomfield Westminster
Open Space Foundation Inc.

100 Year Floodplain
500 Year Floodplain

SW 1/4 Sec. 32
T1S, R68W

Metzger
Reception #
20060501000437060

Match Line Sheet 7.02

Match Line Sheet 7.01

129+00

130+00

131+00

132+00

133+00

134+00

135+00

136+00

137+00

138+00

139+00

140+00

141+00

142+00

143+00

144+00

Existing R.O.W. (2015)

Section Line

N. 89° 57' 21" E. 2,643.55'

120th Avenue (U.S. Hwy 287)

Begin Const. Project
Station: 133+00

Begin ROW Project
Station: 134+00

Existing R.O.W. (2015)

Existing R.O.W. (2015)

City of Westminster
Rec. # C0487601

Academy of Charter Schools
Reception # 2004062000437800
Parcel A

Existing Drainage
Easement

City of Westminster
Bk. 4331 Pg. 929

City of Westminster
Bk. 3446 Pg. 273

NW 1/4 Sec. 5
T2S, R68W



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SLK

Sheet Revisions

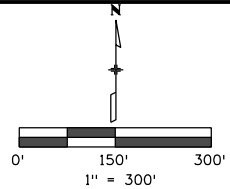
Date mm/dd/yy	Description XXXXXXXX	Initials XXX

Sheet Revisions

Date mm/dd/yy	Description XXXXXXXX	Initials XXX

Sheet Revisions

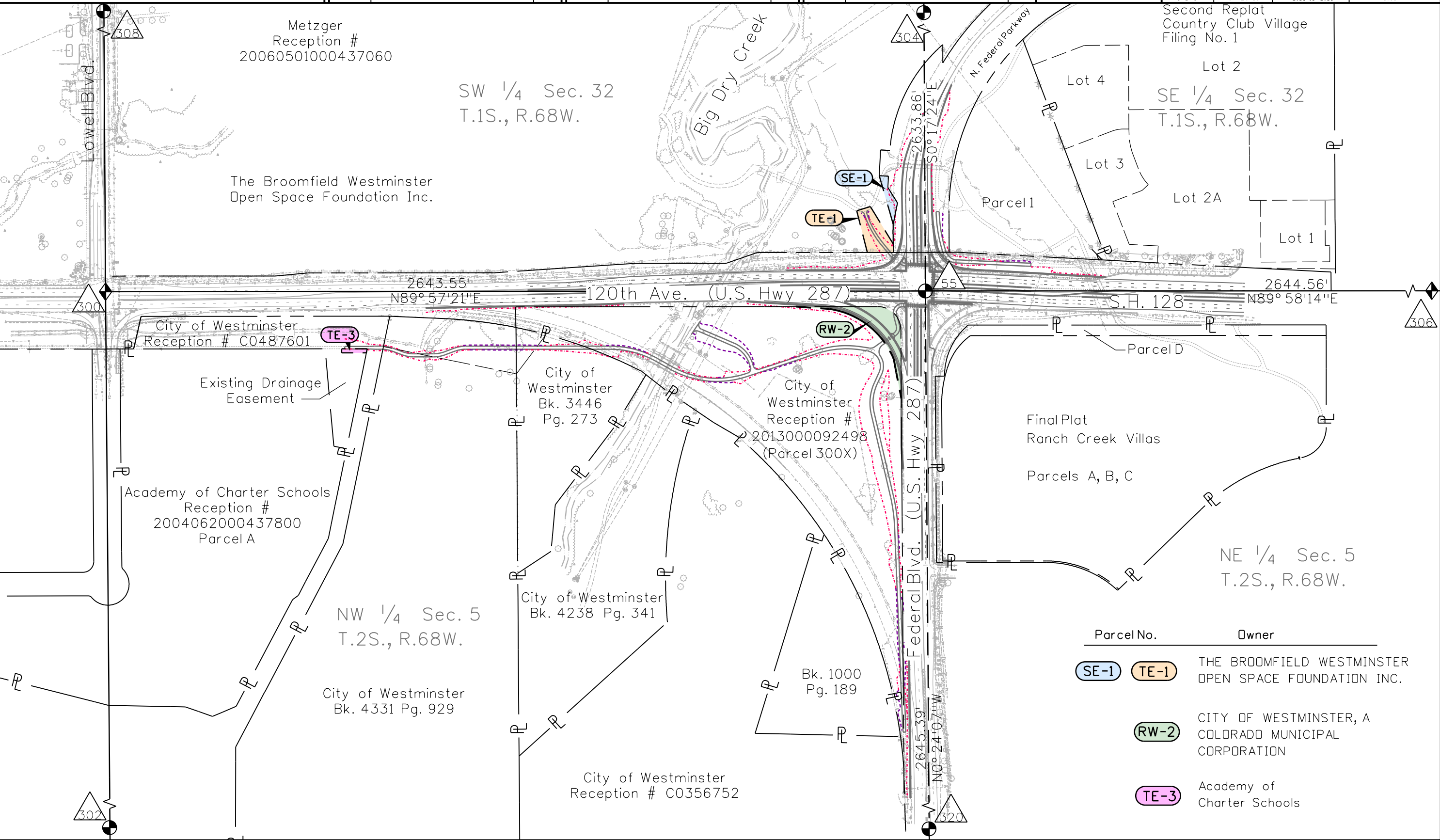
Date mm/dd/yy	Description XXXXXXXX	Initials XXX



Right of Way Plans

Ownership Sheet

Project Number: NH 128A-006			
Project Location: 120th Avenue @ Federal Boulevard			
N 1/2 Section 5, T2S, R68W & S 1/2 Section 32, T1S, R68W			
Project Code: 17876	Last Mod. Date: 07-20-15	Subset Sheets: 8.01 to 8.01	Sheet Number: 8.01



Parcel No.	Owner
SE-1 TE-1	THE BROOMFIELD WESTMINSTER OPEN SPACE FOUNDATION INC.
RW-2	CITY OF WESTMINSTER, A COLORADO MUNICIPAL CORPORATION
TE-3	Academy of Charter Schools