



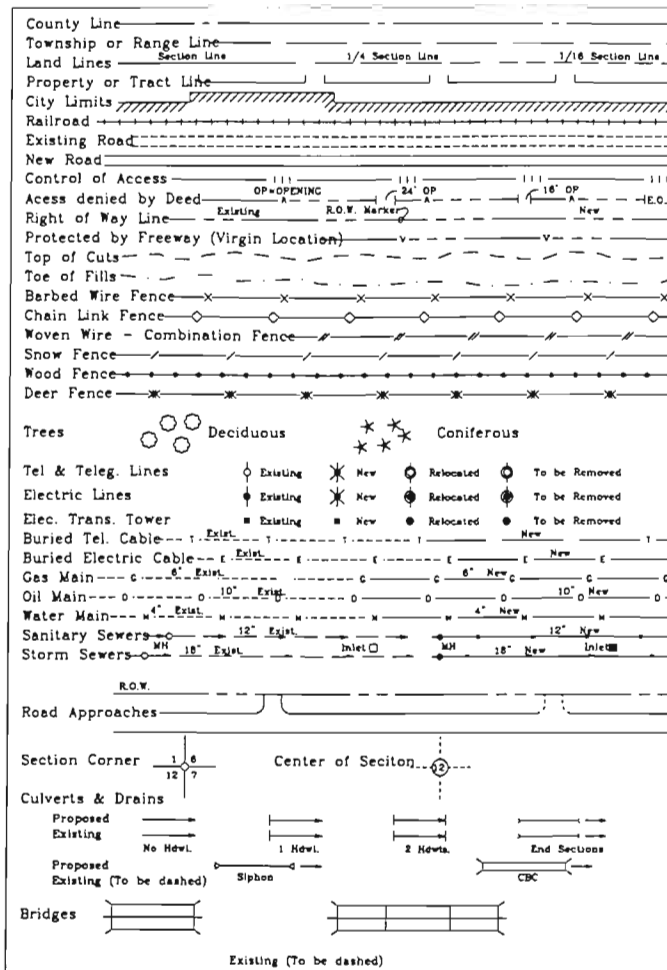
MULLER ENGINEERING CO., INC.
CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
777 S. WADSWORTH BLVD.
LAKEWOOD, COLORADO 80226
(303) 988-4939

mm/yy	Sheet	Revisions
	XXX	XXX

12660

RIGHT OF WAY	
TITLE SHEET	
NH 2873-102	
SH 287, 120th Avenue and Lowell Blvd.	
PROJECT CODE: 12660	SHEET NUMBER: 1

CONVENTIONAL SIGNS



DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. NH 2873-102 STATE HIGHWAY NO. 287

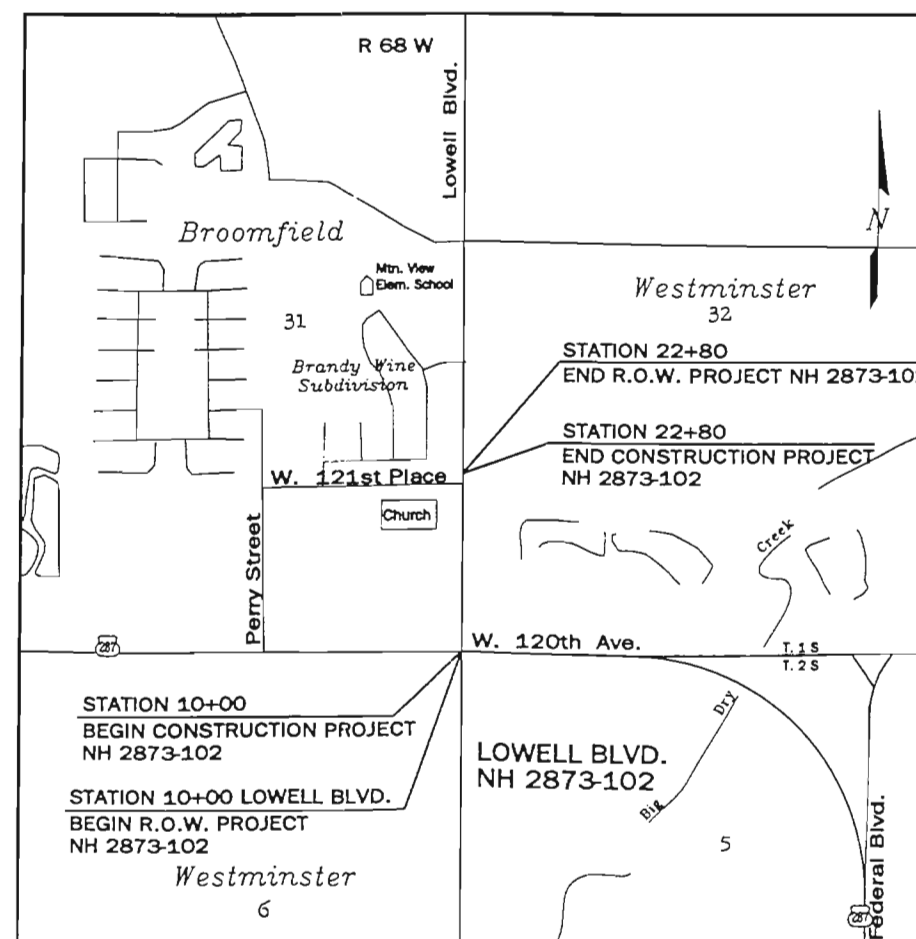
INDEX OF SHEETS

1	Title Sheet
2	Tabulation of Properties
3 - 3A	Control Diagram
4	Monumentation Sheet
5 - 6	Plan Sheets
7 - 8	Ownership Map

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 20'
OWNERSHIP MAP 1" = 20'

R.O.W. LENGTH OF PROJECT = 290.37 feet/0.0550 miles



VICINITY MAP

SCALE: 1"=200'

BASIS OF BEARINGS: is a line between the project Bench Mark Control Point 4 (also known as NGS 1st Order Bench Mark U 411) and Control Point 5 (also known as NGS 1st Order Bench Mark T 411). Both points being a stainless steel rod in range box. Location of both monuments match the NGS Data sheet description which may be obtained from the internet address http://www.ngs.noaa.gov/products_services.html or City of Broomfield Mapping Department. Said line Bears N00°24'53"W, 3875.41 feet.

Project Bench Mark: is 1st Order NGS Bench Mark U 411 (Control Point 4 hereon). Bench Mark is a stainless steel rod set in a range box, 28.9' east of the centerline of Lowell Boulevard and 100.1' north of the centerline of 120th Avenue. The elevation = 5247.74 feet (NAVD 88).

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED:

DATE

DIVISION ADMINISTRATOR

FEB 20 2001

DEPOSITED THIS DAY OF 19 AT M. FOR APPROVAL
ONLY IN BOOK OF THE COUNTY LAND SURVEY/RIGHT OF WAY
SECTION AT PAGE
DEPT.

DATE: DEC 19, 2000 TIME: 3:02 PM

NAME: S:\971A\JOB-DRAW\9718-corr.dwg



CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
777 S. WADSWORTH BLVD.
LAKEWOOD, COLORADO 80226
(303) 988-4939

[illegible]

TABULATION OF PROPERTIES	
NH 2873-102	
SH 287, 120th Avenue and Lowell Blvd.	
PROJECT CODE: 12660	SHEET NUMBER:

R.O.W. TABULATION OF PROPERTIES IN ADAMS COUNTY

S.H. NO. 287

[illegible]

DEPOSITED THIS _____ DAY OF _____, 19____, AT _____, _____, _____, FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY (LAND SURVEYS/RIGHT OF WAY
SURVEYS) AT PAGE _____, RECEPTION NUMBER _____, _____,
SCHEID _____, _____,
OF PT. _____

DATE: FEB 13, 2001 TIME: 5:09 PM

NAME: S:\9718\New folder\9718-1ADS.dwg

FEB 20 2001

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

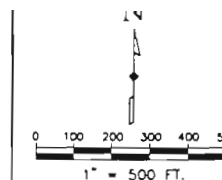
AUTHORIZED: _____ DATE _____

DIVISION ADMINISTRATOR



Region 6
2000 South Holly Street
Denver, CO 80222-4818
Phone: (303) 757-9990 FAX: (303) 757-9907

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO
SURVEY CONTROL DIAGRAM
120TH AND LOWELL
SECTIONS 31 & 32 T. 1 S., R. 68 W., 6TH PM
ADAMS COUNTY, COLORADO



RIGHT OF WAY	
SURVEY CONTROL DIAGRAM	
NH 2873-102	
SH 287, 120th Avenue and Lowell Blvd.	
PROJECT CODE: 12660	SHEET NUMBER: 3

LEGEND

- Indicates found Aliquot Land Corner
- Indicates Aliquot point number
- Indicates found property corner evidence
- Indicates property corner evidence point number
- Indicates found survey control monument

GENERAL NOTES

BASIS OF BEARINGS: is a line between the project Bench Mark Control Point 4 (also known as NGS 1st Order Bench Mark U 411) and Control Point 5 (also known as NGS 1st Order Bench Mark T 411). Both points being a stainless steel rod in range box. Location of both monuments match the NGS Data sheet description which may be obtained from the internet address http://www.ngs.noaa.gov/products_services.html or City of Broomfield Mapping Department. Said line Bears N00°24'53"W, 3875.41 feet.

Project Bench Mark: is 1st Order NGS Bench Mark U 411 (Control Point 4 hereon). Bench Mark is a stainless steel rod set in a range box, 28.9' east of the centerline of Lowell Boulevard and 100.1' north of the centerline of 120th Avenue. The elevation = 5247.74 feet (NAVD 88).

NOTE: This Control Survey, as shown, meets the minimum horizontal control tolerances of a Type A survey listed in the Colorado Department of Transportation Survey Manual, Chapter Three.

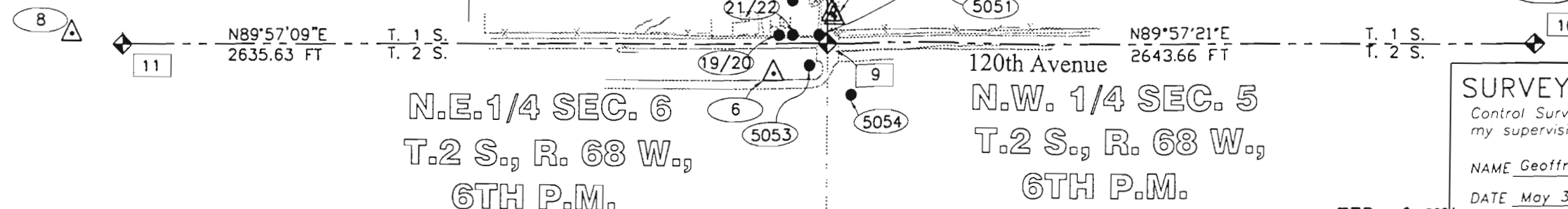
NOTE: This survey is not a complete boundary survey. Title Policy, Title Commitment, and Title Research were not requested on this project, therefore easements, rights and restrictions of record are not shown. The verification of the physical evidence, located by the survey and shown on these sheets, with the recorded documents were not requested on this project.

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

NOTE: No guarantee as to the accuracy of the information contained on the attached drawings is either stated or implied unless this sheet bears an original signature of the registered land surveyor herein named.

S.E. 1/4 SEC. 31
T.1 S., R. 68 W.,
6TH P.M.

S.W. 1/4 SEC. 32
T.1 S., R. 68 W.,
6TH P.M.



SURVEYOR CERTIFICATE (FIELD)

Control Survey and Monumentation was done under my supervision and checking.

NAME Geoffrey F. Stephenson P.L.S. NO. 23521


DATE May 30, 2000

FEB 20 2001

COLORADO
FORM 1260a
JULY 1996

SURVEYS AT PAGE 1
SIGNED DEPT.
DATE: DEC 19, 2000 TIME: 4:01 PM
NAME: S:\9714\RDW-DWG\9714-C2.dwg
05/10/2000

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 South Holly Street
Denver, CO 80222-4818
Phone: (303) 757-9990 FAX: (303) 757-9907

DEPARTMENT OF TRANSPORTATION – STATE OF COLORADO

SURVEY CONTROL DIAGRAM

120TH AND LOWELL

SECTIONS 31 & 32 T. 1 S., R. 68 W., 6TH PM

ADAMS COUNTY, COLORADO

SURVEY CONTROL DIAGRAM

NH 2873-102

SH 287, 120th Avenue and Lowell Blvd.

PROJECT CODE: 12660 SHEET NUMBER: 3A

SURVEY CONTROL - NAD83 (1992) - COLORADO STATE PLANE - NORTH ZONE - 501

POINT	LATITUDE (N)	LONGITUDE (W)	ELLIP. HEIGHT	NORTHING	EASTING	DESCRIPTION
4	39°54'51.99582"	105°02'03.33188"	5191.73	1212023.954	3130642.144	FOUND AS DESCRIBED BY NGS – 1ST ORDER BENCH MARK U 411 (PID KK1412)
5	39°55'30.28503"	105°02'03.43057"	5193.79	1215898.211	3130614.107	FOUND AS DESCRIBED BY NGS – 1ST ORDER BENCH MARK T 411 (PID KK1413)

SURVEY CONTROL (PROJECT COORDINATES)

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
2	1213019.1960	3130546.2832	5245.42	FOUND CUT X IN WALK AT N.W. CORNER OF 121ST PLACE & LOWELL BLVD. 5.2' NORTH OF NORTH FLOW LINE
3	1212035.2115	3130632.3786	5247.16	FOUND #5 REBAR 0.2' BELOW SURFACE SET 2" ALUM. CAP ON FOUND #5 REBAR CAP STAMPED "S.L.S.S. SURVEY CONTROL POINT"
4	1212023.9540	3130642.1440	5247.74	FOUND AS DESCRIBED BY NGS – 1ST ORDER BENCH MARK U 411 (PID KK1412)
5	1215899.2599	3130614.0994	5249.83	FOUND AS DESCRIBED BY NGS – 1ST ORDER BENCH MARK T 411 (PID KK1413)
6	1211819.9676	3130415.9010	5249.28	FOUND #5 REBAR 0.2' ABOVE SURFACE SET 2" ALUM. CAP ON FOUND #5 REBAR CAP STAMPED "S.L.S.S. SURVEY CONTROL POINT"
7	1212978.6794	3129109.4070	5257.95	FOUND #5 REBAR FLUSH WITH SURFACE SET 2" ALUM. CAP ON FOUND #5 REBAR CAP STAMPED "S.L.S.S. SURVEY CONTROL POINT"
8	1211963.6000	3127784.4700	5267.36	FOUND AS DESCRIBED BY NGS – 1ST ORDER BENCH MARK A 413 (PID KK1425)

FOUND ALIQUOT CORNERS (PROJECT COORDINATES)

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1214573.8825	3130598.9995	5243.00	FOUND 3 1/4" ALUM. CAP 0.5' BELOW SURFACE IN RANGE BOX, LID MARKED WATER, CAP STAMPED AS SHOWN
9	1211927.5860	3130615.0785	5250.11	FOUND 3 1/4" ALUM. CAP 0.2' BELOW SURFACE IN RANGE BOX, CAP WORN UNREADABLE
10	1211929.6200	3133258.7419	5227.93	FOUND 3 1/4" ALUM. CAP 0.2' BELOW SURFACE IN RANGE BOX WITH NO LID, CAP WORN HARD TO READ APPEARS TO BE STAMPED AS SHOWN
11	1211925.3996	3127979.4476	5264.58	FOUND 3 1/4" ALUM. CAP 0.2' BELOW SURFACE IN RANGE BOX WITH NO LID, CAP WORN SMOOTH

FOUND PROPERTY CORNER EVIDENCE (PROJECT COORDINATES)

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
14	1212606.3745	3130180.7199	5243.33	FOUND 1 1/4" YELLOW PLASTIC CAP 0.5' OUT OF GROUND NEXT TO 4" X 4" WOOD FENCE POST., CAP STAMPED " LINN INC PLS 14112"
15	1212494.1445	3130180.7899	5242.93	FENCE CORNER TEE INTERSECTION
16	1212082.5855	3130484.1555	5245.98	FOUND 1 1/4" YELLOW PLASTIC CAP 0.4' BELOW GROUND, CAP STAMPED "ENGR. SER. CO. LS 27609"
17	1212082.9967	3130483.4207	5246.03	FOUND 1 1/4" YELLOW PLASTIC CAP 0.3' BELOW SURFACE , CAP STAMPED "ROBINSON LS 2132"
19	1211957.5330	3130434.8938	5249.37	FOUND 1 1/4" YELLOW PLASTIC CAP FLUSH, CAP UNREADABLE
20	1211957.9501	3130434.1972	5248.84	FOUND 1 1/4" RED PLASTIC CAP 0.5' BELOW SURFACE, CAP STAMPED "CARLSON ASSOC."
21	1211957.4753	3130484.9162	5249.50	FOUND 1 1/4" YELLOW PLASTIC CAP 0.1' BELOW GROUND, CAP STAMPED "ENGR. SER. CO. LS 27609"
22	1211957.9476	3130484.2668	5249.49	FOUND #5 REBAR 0.1' BELOW SURFACE WITH REMNANTS OF YELLOW PLASTIC CAP
23	1211957.6219	3130584.9456	5249.70	FOUND #5 REBAR 0.1' ABOVE SURFACE NO CAP
24	1211957.9923	3130584.1487	5249.69	FOUND BENT #5 REBAR 0.1' ABOVE SURFACE NO CAP
100	1212233.6281	3130583.3309	5242.06	FOUND 1 1/4" YELLOW PLASTIC CAP 0.2' BELOW GROUND, CAP STAMPED "ENGR. SER. CO. LS 27609"
101	1212233.4486	3130408.3514	5239.08	FOUND 1 1/4" YELLOW PLASTIC CAP 0.1' ABOVE GROUND 0.2' SOUTH OF E-W WIRE FENCE LINE, CAP STAMPED "ENGR. SER. CO. LS 27609"
5050	1212968.4220	3130578.8270	5244.88	FOUND 1 1/4" YELLOW PLASTIC CAP AT S.W. COR. OF 121ST PLACE & LOWELL BLVD. FLUSH IN ASPH., CAP STAMPED " LINN INC PLS 14112"
5051	1211961.4130	3130582.5010	5249.54	FOUND 3 1/4" CDOT ALUM. CAP FLUSH, CAP STAMPED "REFERENCE POINT"
5052	1212233.6090	3130407.5550	5239.01	FOUND 1 1/4" YELLOW PLASTIC CAP FLUSH , CAP STAMPED "ROBINSON LS 2132"
5053	1211847.8370	3130548.5440	5250.02	FOUND 3 1/4" CDOT ALUM. CAP FLUSH, CAP STAMPED "REFERENCE POINT"
5054	1211742.6790	3130705.6770	5251.57	FOUND 1 1/4" YELLOW PLASTIC CAP 0.1' ABOVE SURFACE, CAP STAMPED "MILLER ENG. SUR. LS 10717"

FEB 20 2001



MULLER ENGINEERING CO., INC.

CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
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LAKEWOOD, COLORADO 80226
(303) 988-4939

Sheet Revisions

mm/yy	xxxx	xxx

MONUMENTATION SHEET

NH 2873-102

SH 287, 120th Avenue and Lowell Blvd.

PROJECT CODE: 12660

SHEET NUMBER:

4

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Transportation Department purposes Only.
2. Survey Control Points set with a higher degree of accuracy than ROW Markers.
3. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
4. All R.O.W. Markers set from survey control points.
5. All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
6. All coordinates listed are project coordinates only.
7. Field survey control precision computed to ± 0.10 ft. with a 95% certainty.
8. Commitments for title insurance supplied by First American Heritage Title Company.
9. Basis of Bearing:
is a line between the Bench Mark Control Point 4 (also known as NGS 1st Order Bench Mark U 411) and Control Point 5 (also known as NGS 1st Order Bench Mark T 411). Both points being a stainless steel rod in a range box. Location of both monuments match the NGS Data sheet description which may be obtained from the internet address http://www.ngs.noaa.gov/products_services.html or City of Broomfield Mapping Department. Said line Bears N00°24'53"W, 3875.41'. All coordinates are based upon the previously referenced monuments which are based upon the North American Datum of 1983-1992.
10. If during construction any control monuments are destroyed, they must be relocated and reset as Type 2.

SURVEYOR CERTIFICATE (FIELD)

Right of Way Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

SURVEYOR CERTIFICATE (OFFICE)

R.O.W. Plans and Legal Descriptions were prepared under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

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

POINT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
104	1211957.5070	3130519.8950	
105	1211992.5359	3130554.6828	
106	1212233.5306	3130553.2185	

TABULATION OF TEMPORARY EASEMENTS TO BE STAKED

POINT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
109	1211972.5200	3130534.8000	
110	1212233.5100	3130533.2200	
111	1212712.7871	3130550.3065	
112	1212712.7871	3130530.3061	
113	1212762.7871	3130530.0023	
114	1212762.7871	3130550.0027	

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE								INSTALL MONUMENT BOX (EACH)	ADJUST MONUMENT BOX (EACH)
	1	1A	2	2A	3	3A	4	5		
REFERENCE										
RIGHT OF WAY	3									
CONTROL										
ALIQUOT CORNER										
WITNESS POST										

DEPOSITED THIS _____ DAY OF _____, 19____, AT _____, FOR INFORMATION ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____ RECEPTION NUMBER _____ DEPT. _____

DATE: DEC 19, 2000 TIME: 4:02 PM

NAME: S:\9718\ROW-DWGS\9718-Monument.dwg

FEB 2 2001

MULLER

MULLER ENGINEERING CO., INC.
CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
777 S. WADSWORTH BLVD.
LAKEWOOD, COLORADO 80226
(303) 988-4939

Sheet Revisions

mm/yy	xxxx	xxx

PLAN SHEET

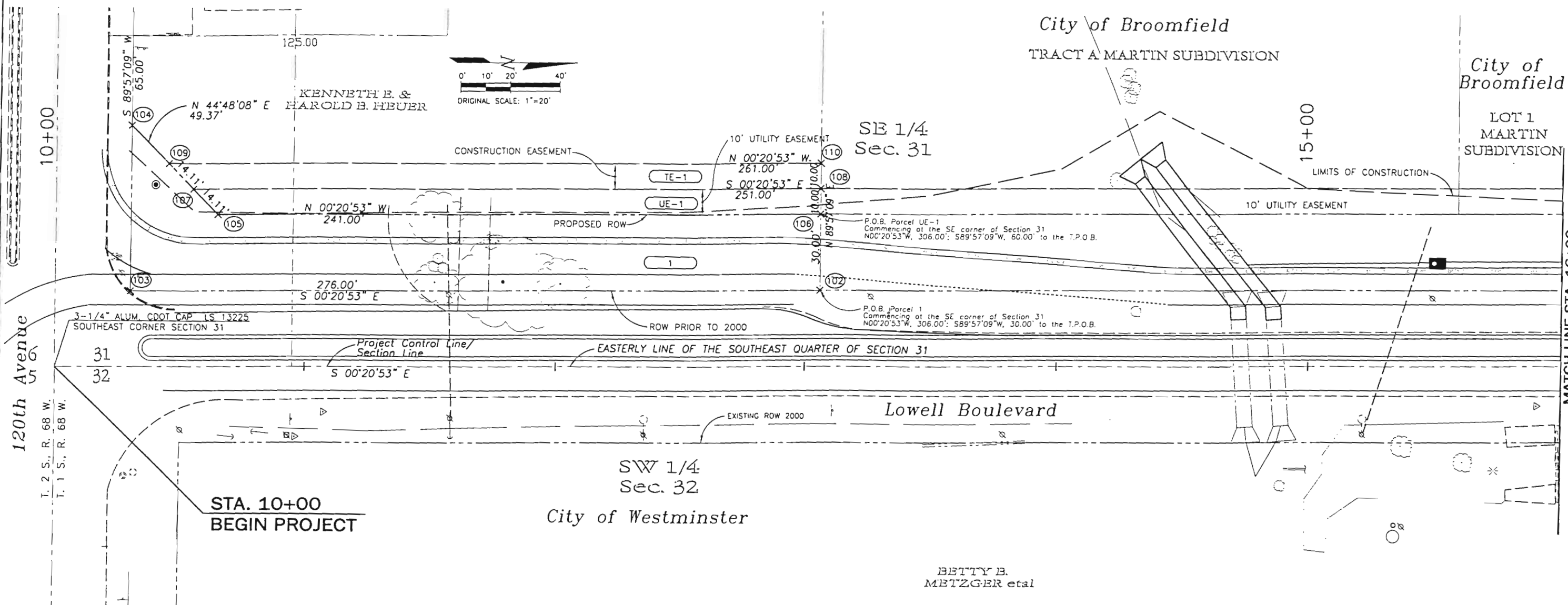
NH 2873-102

SH 287, 120th Avenue and Lowell Blvd.

PROJECT CODE: 12660

SHEET NUMBER: 5

DESIGNED THIS DAY OF 19 AT W. FOR INFORMATION
ONLY IN BOOK OF THE COUNTY LAND SURVEYOR'S OFFICE
DATE: FEB 14, 2001 TIME: 1:29 PM
NAME: S:\9718\New Folder\9718-pln.dwg



PARCEL NO.	OWNER
1	KENNETH E. AND HAROLD B. HEUER 11990 GRANT STREET NORTHGLENN, CO. 80233
UE-1	
TE-1	

- LEGEND
- CONTROL PNT. NO. AS STAMPED ON MONUMENT
 - COMPUTER NO.
 - ALIQUOT CORNERS POINT NO.
 - △ FOUND PROPERTY CONTROL

FEB 20 2001

MULLER

MULLER ENGINEERING CO., INC.
CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
777 S. WADSWORTH BLVD.
LAKEWOOD, COLORADO 80226
(303) 988-4939

Sheet Revisions		
mm/yy	xxxx	xxx

PLAN SHEET

NH 2873-102

SH 287, 120th Avenue and Lowell Blvd.

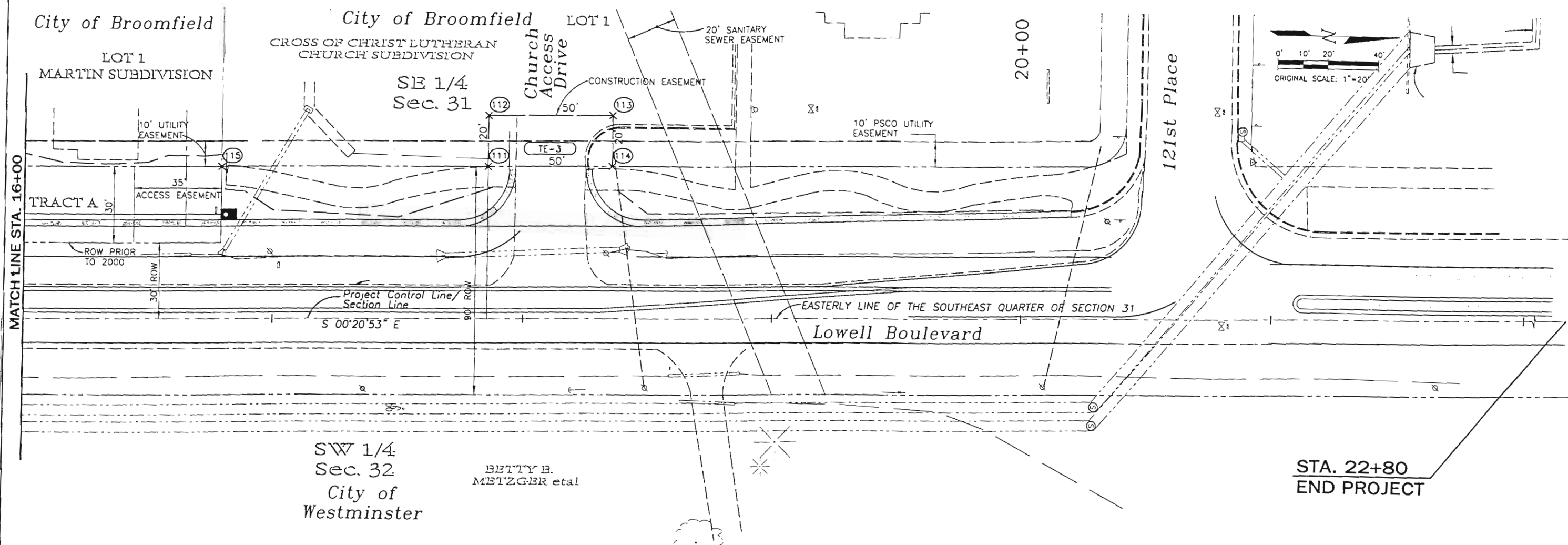
PROJECT CODE: 12660

SHEET NUMBER: 6

DEPOSITED THIS _____ DAY OF _____, 19____, AT _____, FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEY/RIGHT OF WAY
SURVEYS AT PAGE _____
SIGNED _____
DEPT. _____

DATE: FEB 14, 2001 TIME: 1:29 PM

NAME: S:\9718\New Folder\9718-pin1.dwg



PARCEL NO.

OWNER

3

CROSS OF CHRIST LUTHERAN CHURCH

LEGEND

- CONTROL PNT. NO. AS STAMPED ON MONUMENT
- COMPUTER NO.
- ALIQUOT CORNERS POINT NO.
- △ FOUND PROPERTY CONTROL

FEB 20 2001

MULLER

MULLER ENGINEERING CO., INC.
CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
777 S. MADSWORTH BLVD.
LAKEWOOD, COLORADO 80226
(303) 988-4939

Sheet Revisions		
mm/yy	xxxx	xxx

OWNERSHIP MAP

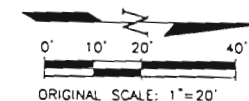
NH 2873-102

SH 287, 120th Avenue and Lowell Blvd.

PROJECT CODE: 12660

SHEET NUMBER:

7



DEPOSITED THIS _____ DAY OF _____, 19____, AT _____ M. FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/ACCU OF WAY
SURREY AT PAGE _____ RECEPTION NUMBER _____
SIGNATURE _____

DATE: FEB 14, 2001 TIME: 1:28 PM

MAVC: S:\9218\New Folder\9218-OWNERSHIP.dwg

SH 287

N89°57'09"E
2635.63'
10+00

N.E. 1/4
SEC. 6

120th Avenue

I. 2 S., R. 68 W.
I. 1 S., R. 68 W.

N.W. 1/4
SEC. 5

N89°57'21"E
2643.66'

MARK W. & MARILE S.
WEHDE

KENNETH E. HEUER &
HAROLD B. HEUER

KENNETH E. HEUER &
HAROLD B. HEUER

TRACT A MARTIN SUBDIVISION

City of Broomfield

LOT 1

City of Broomfield

SE 1/4
Sec. 31

15+00

10' UTILITY EASEMENT

MATCH LINE STA. 16+00

3-1/4" ALUM. CDOT CAP LS 13225
SOUTHEAST CORNER SECTION 31

Project Control Line/
Section Line

EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 31

S 00°20'53" E 2646.35'

Lowell Boulevard

SW 1/4
Sec. 32

BETTY B.
METZGER et al

City of Westminster

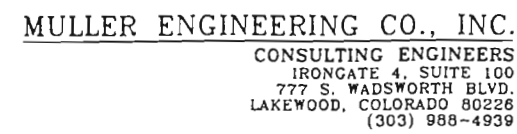
STA. 10+00
BEGIN PROJECT

PARCEL NO.		OWNER
1	UE-1	KENNETH E. HEUER AND HAROLD B. HEUER 11990 GRANT STREET NORTHGLENN, CO. 80233
TE-1		

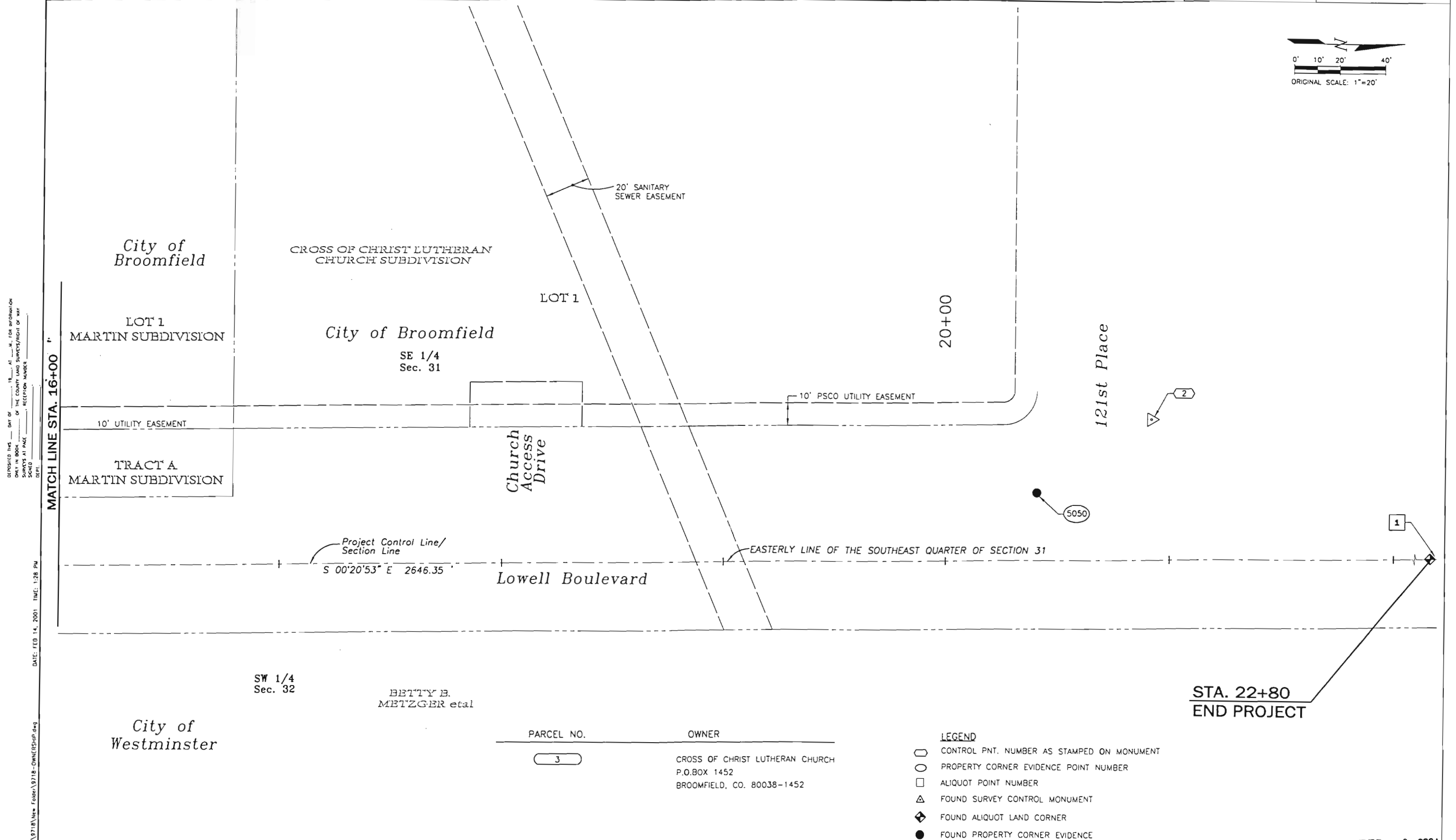
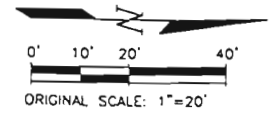
LEGEND

- CONTROL PNT. NUMBER AS STAMPED ON MONUMENT
- PROPERTY CORNER EVIDENCE POINT NUMBER
- ALIQUOT POINT NUMBER
- △ FOUND SURVEY CONTROL MONUMENT
- ◆ FOUND ALIQUOT LAND CORNER
- FOUND PROPERTY CORNER EVIDENCE

FEB 20 2001

[illegible]

RIGHT OF WAY	
OWNERSHIP MAP	
NH 2873-102	
SH 287, 120th Avenue and Lowell Blvd.	
PROJECT CODE: 12660	SHEET NUMBER: 8



FEB 20 2001

NAME: S:\9718\New Folder\9718-OWNERSHIP.dwg
DATE: FEB 14, 2001 TIME: 1:28 PM
DEPOSITED THIS _____ DAY OF _____, 18____, AT _____ M., FOR REGISTRATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE _____, RECEPTION NUMBER _____,
SCHOOL _____, _____,
COUNTY _____, _____,
STATE _____.