



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

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Sheet Revisions

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Right of Way Plans

Title Sheet

Project Number: SHE 088A-034			
Project Location: SH-88 (Federal Blvd) at Old Hampden			
Sec 32 T4S R68W, Sec 5 T5S R68W, Arapahoe County			
Project Code:	Last Mod. Date	Subset	Sheet No.
19766	05-21-2014	1.01 to 1.01	1.01

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED  
FEDERAL AID PROJECT NO. SHE 088A-034  
STATE HIGHWAY NO. 88  
ARAPAHOE COUNTY

R.O.W. Length of Project = 0.01 Miles  
Const. Length of Project = 0.04 Miles

SHEET NO.

1.01  
2.01  
3.01-3.03  
4.01-4.04  
5.01  
6.0X  
7.01  
8.0X

INDEX OF SHEETS

- (1) Title Sheet  
(1) Tabulation of Properties  
(3) Project Control Diagram  
(4) Land Survey Control Diagram  
(1) Monumentation Sheets  
(NA) Tabulation of Road Approach Sheets  
(1) Plan Sheets  
(NA) Ownership Map  
(11) Total Sheets

Scales of Original 11"x17" Drawings  
Plan Sheets 1"=40'

TITLE SHEET NOTES:

1. BASIS OF BEARINGS: Bearings are grid bearings of the Colorado state plane coordinate system of 1983, central zone, obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN) and the National Geodetic Survey's Continuously Operating Reference Stations (CORS). The line between point 4 (OXFORD) and point 64 (PLATTE), both point being 3-1/4" CDOH aluminum caps in logo boxes, described herein, bears N53°11'32"E, a distance of 6767.35 feet.
2. For Surveyor's Statement and General Notes, see Sheet 5.01

COLORADO DEPARTMENT OF TRANSPORTATION  
FEDERAL-AID HIGHWAY PROJECT

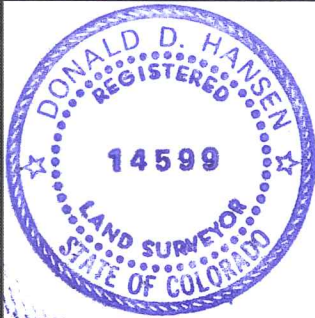
ROW PLANS AUTHORIZED: \_\_\_\_\_ DATE \_\_\_\_\_

CDDT ROW PROGRAM MANAGER

Surveyor's Statement (ROW Plan)

I, Donald D. Hansen, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that this Right-of-Way Plan was prepared under my responsible charge and that based upon my knowledge, information and belief, the research, calculations and evaluation of survey evidence were performed 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. 14599

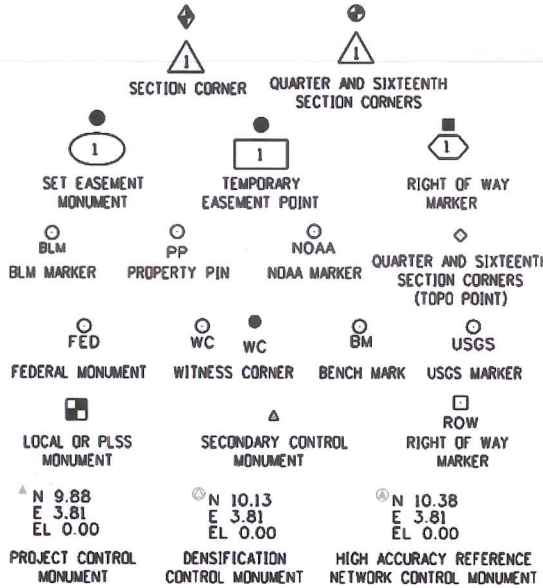


Arapahoe County Survey Depositing Certificate:

Deposited this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_M.  
in Book \_\_\_\_\_ at page \_\_\_\_\_ of Land Surveys/Right of Way Surveys, under  
Reception No. \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_



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

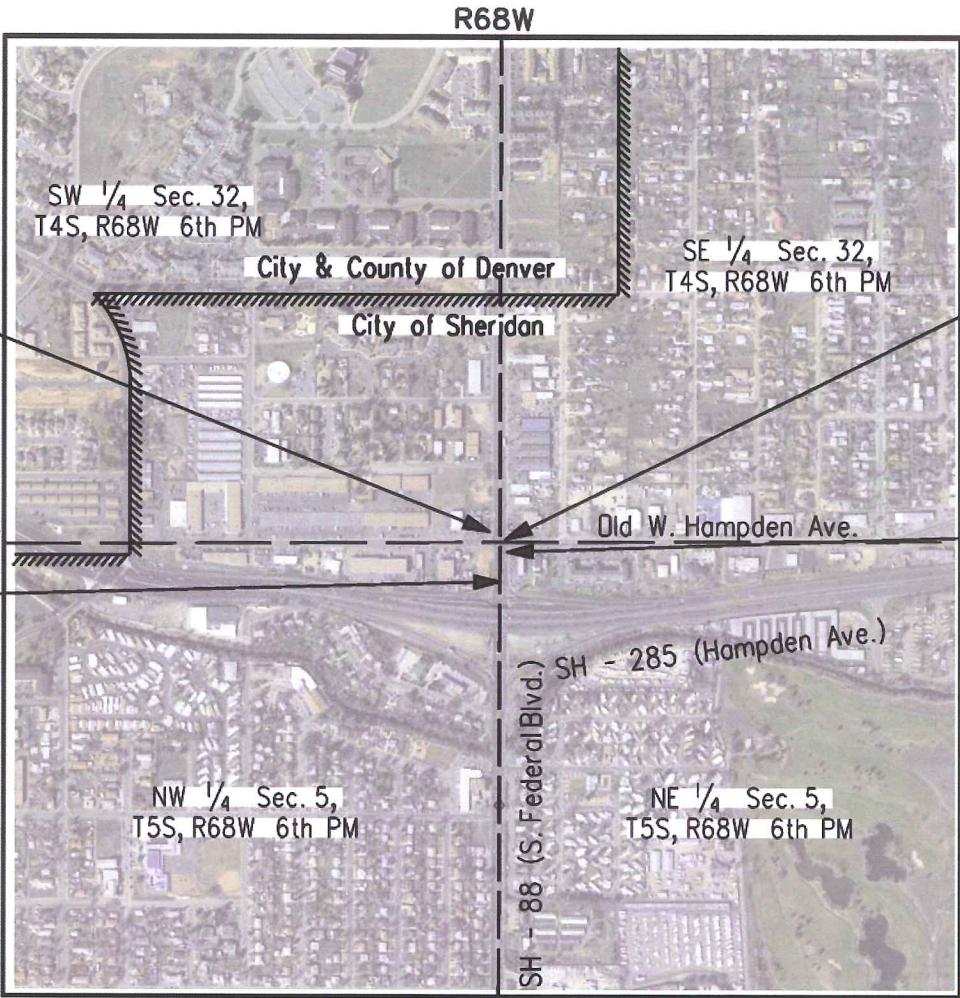
SURVEY/ROW

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 dated July 2006. 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





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mm/dd/yy	XXXXXXXX	XXX

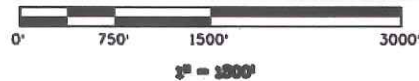
Sheet Revisions

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Project Control Diagram

Title Sheet

Project Number: SHE 088A-034			
Project Location: SH-88 (Federal Blvd) at Old Hampden Ave.			
Sec 32 T4S R68W, Sec 5 T5S R68W, Arapahoe County			
Project Code:	Last Mod. Date	Subset	Sheet No.
19766	04-30-2014	3.01 to 3.03	3.01



# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

## PROJECT CONTROL DIAGRAM

State Highway 88 MP 5.93 to 6.07  
Section 32, Township 4 South, Range 68 West  
Section 5, Township 5 South, Range 68 West  
of the 6th Principle Meridian  
County of Arapahoe

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

GENERAL NOTES:

- This **Project Control Diagram** is to document the recovery and/or establishment of survey points that will be the basis of future surveys for design purposes, and/or roadway construction. This Project Control Diagram is not a Monumented Land Survey or a Boundary Survey and does not address matters of title.
- BASIS OF BEARINGS:** Bearings are grid bearings of the Colorado state plane coordinate system of 1983, central zone, obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN) and the National Geodetic Survey's Continuously Operating Reference Stations (CORS). The line between point 4 (OXFORD) and point 64 (PLATTE), both point being 3-1/4" CDOH aluminum caps in logo boxes, described herein, bears N53°11'32"E, a distance of 6767.35 feet
- Geodetic coordinates are NAD'83 (1992) datum based on a Fast Static GPS survey holding published values on the primary control points shown herein.
- Project specific** coordinates were obtained by multiplying the project's state plane coordinates by 1.0002684000 and then truncating the northing by 1,000,000 and the easting by 3,000,000. Published units are in US survey feet: 1 survey foot = (1200/3937) meters
- Horizontal Control Tolerances meet the precision requirements of CDOT type A control (+/- 0.07' with 95% certainty).
- Vertical Datum: Elevations are NAVD '88 Datum established by digital differential levels run from NGS benchmark "G 394" (PID KK1348), elevation = 5273.16'.
- Elevations on control points were established by digital differential levels with an accuracy meeting or exceeding 0.035' times the square root of the distance leveled in miles.
- This Project Control Diagram was originally drafted in January/February of 2009 and the GPS survey on which it is based was executed in late December of 2008 in preparation for the US-285 at SH-088 (Federal Boulevard) bridge replacement inclusion in an American Recovery and Reinvestment Act (ARRA) project.

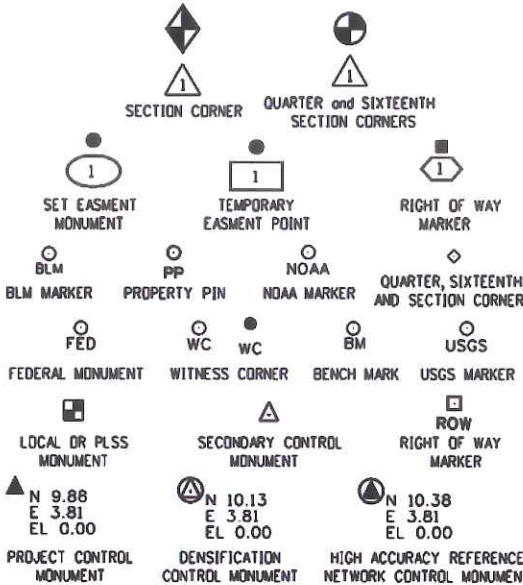
**NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

**NOTE:** This Project Control Diagram should be considered PRELIMINARY AND SUBJECT TO CHANGE, unless it bears the signature and seal of the Professional Land Surveyor in responsible charge.

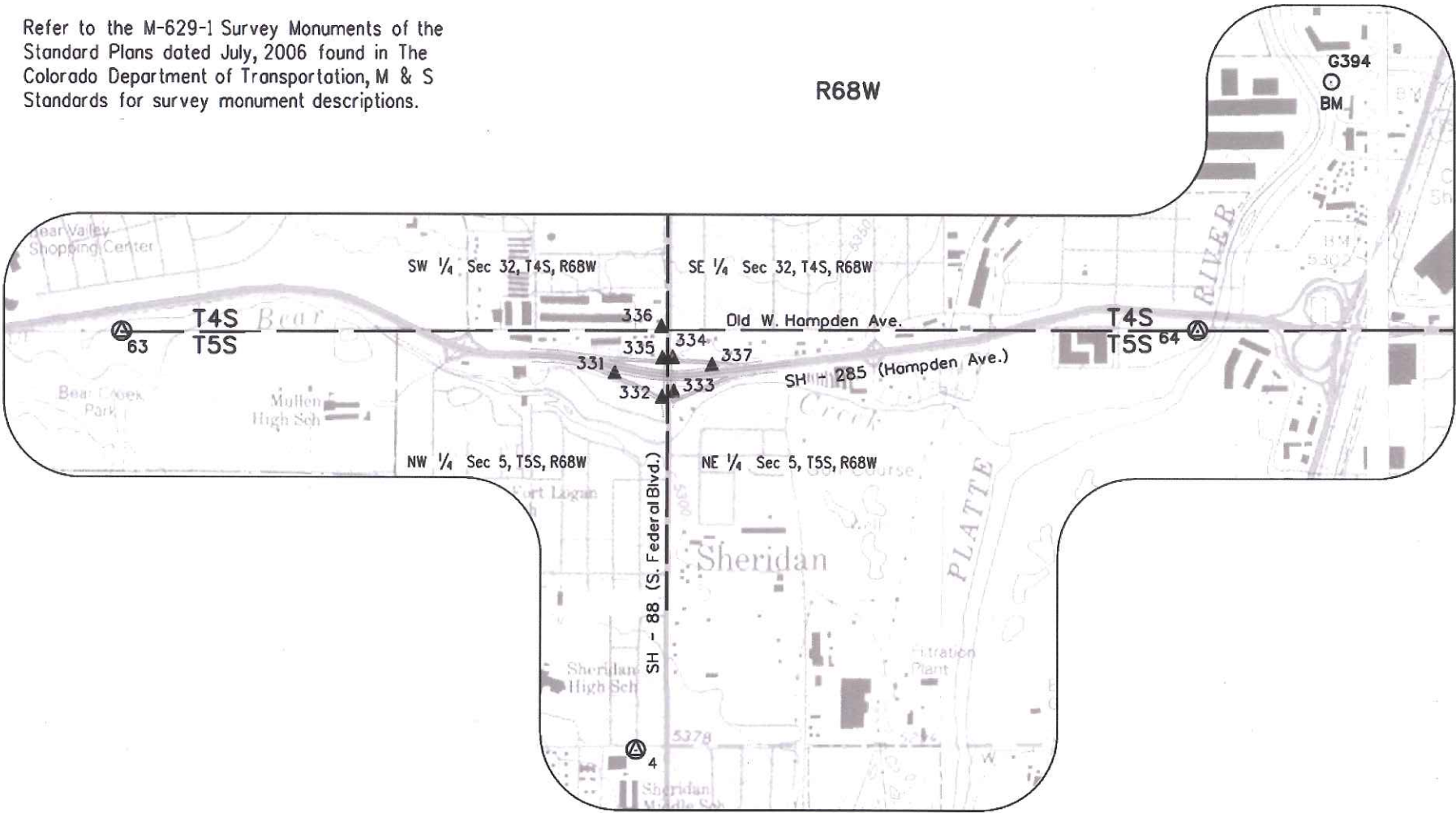
**Surveyor's Statement (Project Control Diagram):**

I, Donald D. Hansen, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that 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.

Donald D. Hansen, PLS No. 14599 Date



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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Project Control Diagram

Plan Sheet

Project Number: SHE 088A-034			
Project Location: SH-88 (Federal Blvd) at Old Hampden			
Sec 32 T4S R68W, Sec 5 T5S R68W, Arapahoe County			
Project Code:	Last Mod. Date	Subset	Sheet No.
19766	04-30-2014	3.01 to 3.03	3.02





Colorado Department of Transportation



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Sheet Revisions

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mm/dd/yy	XXXXXXXX	XXX

Project Control Diagram

Tabulation Sheet

Project Number: SHE 088A-034			
Project Location: SH-88 (Federal Blvd) at Old Hampden			
Sec 32 T4S R68W, Sec 5 T5S R68W, Arapahoe County			
Project Code:	Last Mod. Date	Subset	Sheet No.
19766	04-30-2014	3.01 to 3.03	3.03

Existant control used in constaining Fast Static GPS Survey (GPS derived Elevations)

Geodetic coordinates							Project Specific Coordinates				
Point	Latitude	Longittude	Ellipsoid Height	Convergence Angle	Northing (SP 502)	Easting (SP 502)	Point	Northing (Project)	Easting (Project)	Elevation NAVD'88	Description
4	39°38'31.76502"N	105°01'34.85640"W	5334.04	0°17'55.4"	1659131.919	3133386.364	4	659577.230	134227.365	5387.78	CDOT R6 Metro Net point "OXFORD," 3-1/4" Alum CDOH cap in box "3.041031 LS 13212 1990"
63	39°39'11.79782"N	105°02'38.47738"W	5268.70	0°17'15.3"	1663157.024	3128389.269	63	663603.415	129228.929	5322.64	CDOT R6 Metro Net point "BEAR," 1/4 cor. Sec 31/6, "+" on sandstone in Denver Land Mark box Nly side City of Denver's Bear Creek Park
64	39°39'11.54024"N	105°00'25.33050"W	5227.49	0°18'39.3"	1663185.351	3138803.198	64	663631.749	139645.653	5281.93	CDOT R6 Metro Net point "PLATTE," 3-1/4" Alum CDOH cap "PLATTE"
CTMC	39°43'17.49291"N	105°11'34.33618"W	5970.64	0°11'37.3"	1687841.250	3086394.015	CTMC	688294.266	87222.403	6024.24	CDOT R6 CTMC base station
DU	39°40'28.29695"N	104°57'47.69959"W	5351.16	0°20'18.7"	1671021.570	3151086.047	DU	671470.072	151931.798	5408.01	Compass Tools, Inc. (University of Denver) Base Station

Fast Static GPS Survey Project Control (Benched Elevations)

Geodetic coordinates							Project Specific Coordinates				
Point	Latitude	Longittude	Ellipsoid Height	Convergence Angle	Northing (SP 502)	Easting (SP 502)	Point	Northing (Project)	Easting (Project)	Elevation NAVD'88	Description
331	39°39'07.65739"N	105°01'37.30323"W	5255.21	0°17'53.9"	1662762.553	3133176.053	331	663208.838	134016.997	5309.24	Set CDOT Type 2 mon w/3-1/4" Alum Cap "CP 331," gore/EB Off Ramp
332	39°39'05.32339"N	105°01'31.45517"W	5244.18	0°17'57.6"	1662528.781	3133634.688	332	662975.003	134475.755	5298.23	Set CDOT Type 5S mon "332" SW island SH-285 & Federal Blvd.
333	39°39'05.86095"N	105°01'30.04230"W	5243.48	0°17'58.5"	1662583.750	3133744.911	333	663029.987	134586.008	5297.56	Set CDOT Type 2 mon w/3-1/4" Alum Cap "CP 333," SE quad SH-285 & Federal Blvd.
334	39°39'09.08555"N	105°01'30.15258"W	5250.23	0°17'58.4"	1662909.973	3133734.579	334	663356.298	134575.674	5304.30	Set CDOT Type 5S mon "334" NE island SH-285 & Federal Blvd.
335	39°39'09.05521"N	105°01'31.40146"W	5250.07	0°17'57.6"	1662906.393	3133636.916	335	663352.717	134477.984	5304.16	Set CDOT Type 5S mon "335" NW island SH-285 & Federal Blvd.
336	39°39'12.04749"N	105°01'31.51808"W	5262.59	0°17'57.5"	1663209.109	3133626.212	336	663655.514	134467.278	5316.67	Set CDOT Type 5S mon "336" NW quad Federal Blvd. & Hampden Ave.
337	39°39'08.36537"N	105°01'25.34688"W	5257.06	0°18'01.4"	1662839.072	3134110.833	337	663285.378	134952.028	5311.15	Set CDOT Type 2 mon w/3-1/4" Alum Cap "CP 337," gore/WB Off Ramp

Local site settings

Project latitude: 39°39'05.86096"N  
Project longitude: 105°01'30.04230"W  
Project height: 5242.482sft  
Ground scale factor: 1.0002684000  
False northing offset: 999553.763sft  
False easting offset: 2999158.903sft





Sheet Revisions

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Land Survey Control Diagram

Title Sheet

Project Number: SHE 088A-034	
Project Location: SH-88 (Federal Blvd) at Old Hampden	
Sec 32 T4S R68W, Sec 5 T5S R68W, Arapahoe County	
Project Code: 19766	Last Mod. Date: 05-07-2014
Subset: 4.01 of 4.04	Sheet No.: 4.01

SHEET NO.

4.01  
4.02  
4.03-4.04

INDEX OF SHEETS

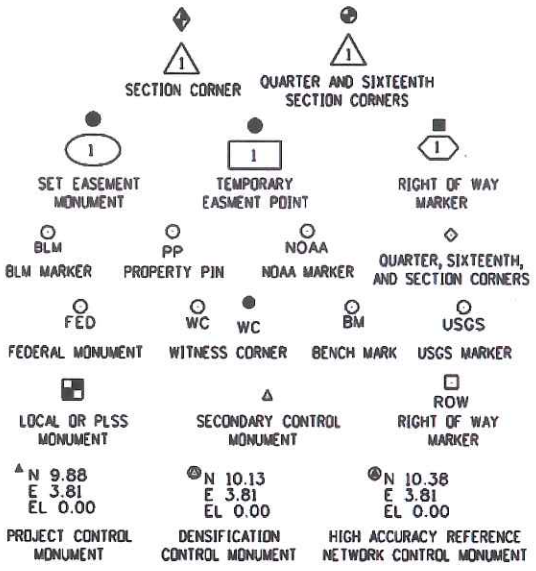
- (1) Title Sheet
- (1) Monument Coordinate Tables
- (2) Plan Sheet
- (4) Total Sheets

DEPARTMENT OF TRANSPORTATION

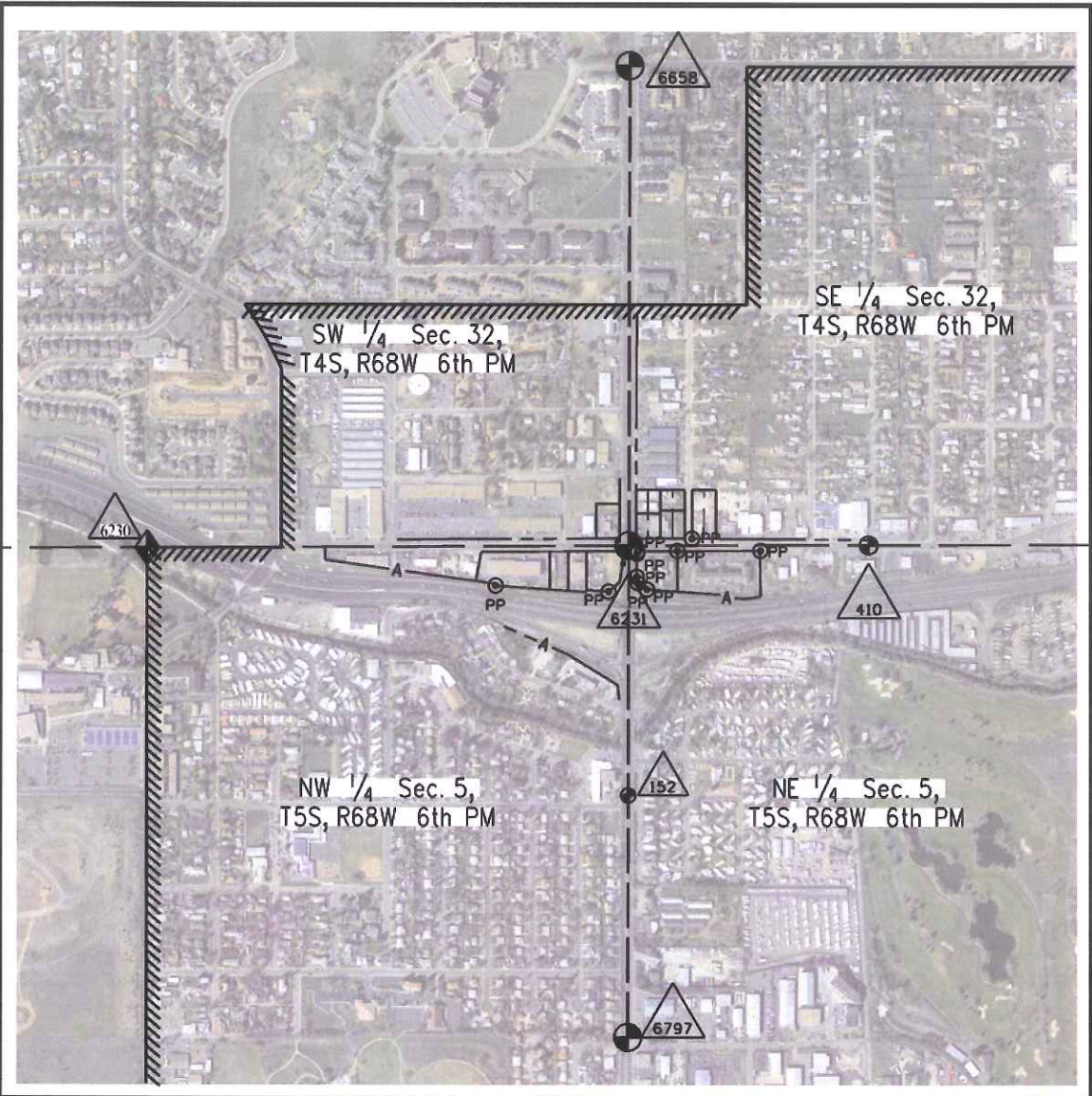
STATE OF COLORADO

LAND SURVEY CONTROL DIAGRAM

State Highway 88 MP 5.65 to 6.45  
Section 32, Township 4 South, Range 68 West  
Section 05, Township 5 South, Range 68 West  
of the 6th Principal Meridian  
County of Arapahoe



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.



PROJECT LOCATION MAP

Lineal Units = U.S. Survey Feet

GENERAL NOTES:

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- Project specific** coordinates were obtained by multiplying the project's state plane coordinates by 1.0002684000 and then truncating the northing by 1,000,000 and the easting by 3,000,000. Published units are in US survey feet: 1 survey foot = (1200/3937) meters.
- Vertical Datum: Elevations are NAVD '88 Datum established by digital differential levels run from NGS benchmark "G 394" (PID KK1348), elevation = 5273.16'. Methodology used for obtaining elevations on non-benched monuments is listed on the point coordinate tables.

**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's Statement (Land Survey Control Diagram)

I, **Donald D. Hansen**, 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. 14599







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Region 1

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Land Survey Control Diagram

Monument Coordinate Tables

Project Number: SHE 088A-034		
Project Location: SH-88 (Federal Blvd) at Old Hampden		
Sec 32 T4S R68W, Sec 5 T5S R68W, Arapahoe County		
Project Code: Last Mod. Date	Subset	Sheet No.
19766 05-08-2014	4.01 of 4.03	4.02

Aliquot Points from City and County of Denver Public Works Department

Geodetic and State Plane (NAD '83 (1992) Zone 502) coordinates							Project Specific Coordinates				Description
Point	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing	Easting	Point	Northing	Easting	Elevation NAVD'88	
6658	39°39'37.778806"	105°01'30.513587	5411.50		1665813.051	3133691.168	6658	666260.1552	134532.2507	5465.65	C4x 32 T04S R68W 3-1/4 Alum. Cap in box LS 28666 1994
6230	39°39'11.793053"	105°02'04.614621	5251.88		1663169.973	3131037.775	6230	663616.3678	131878.1455	5305.84	x 31 32 6 5 T04S/T05S R68W axel w/Tag LS 13155
6231	39°39'11.787808"	105°01'30.742647	5259.08		1663183.151	3133687.000	6231	663629.5494	134528.0816	5313.19	4x 32 5 T04S/T05S R68W 3-1/4 Cap in box LS 28666
6797	39°38'45.116315"	105°01'30.986984	5286.09		1660484.396	3133681.991	6797	660930.0700	134523.0712	5340.15	C4x 5 T05S R68W 1-1/2 Alum. Cap in box 12083

Recovered Aliquot Evidence - Corners and Reference Points - Double Based GPS-RTK

Point	Northing	Easting	Elev. (GPS)	Description
152	662259.35	134525.47	-	C-N 1/16 cor. Sec 5, calculated from monument record ties
302	663531.04	134497.07	5312.08	3.25" CDOT Alum. Cap 103.25 - Ref Point
401	660930.65	134523.32	5342.6	3.25" Alum. Cap GMS T5S R68W S5 C1/4 (N23°13'E 0.63' of Denver location - N23°12'E 0.58' of Arapahoe County location)
402	660919.17	134545.37	5343.28	chisled X in curb head - Ref Point
403	660856.72	134557.01	5344.61	PK nail in curb head - Ref Point
404	660857.55	134472.45	5344.33	chisled X in curb ramp - Ref Point
405	660907.95	134460.13	5344.03	chisled X in curb ramp - Ref Point
406	662219.85	134468.98	5302.66	3.25" CDOT Alum. Cap 68.95 in walk - Ref Point
407	662299.59	134480.06	5302.39	3.25" CDOT Alum. Cap 60.68 in walk - Ref Point
408	662278.25	134552.5	5302.37	3.25" CDOT Alum. Cap 33.00 in curb - Ref Point
409	662235.47	134552.42	5302.68	3.25" CDOT Alum. Cap 36.03 in curb - Ref Point
410	663632.76	135845.99	5329.51	2.5" Alum. Cap E 1/16 cor S 32 T4S/S 5 T5S R68W - See Mon. Record
411	663612.97	135816.85	5329.05	chisled X in curb - Ref Point
412	663611.6	135868.23	5329.32	PK nail in chisled X in curb - Ref Point
413	663657.91	135834.57	5329.86	operating nut of fire hydrant - Ref Point
414	663655.89	136549.66	5303.04	chisled X in curb - Ref Point E-E 1/64 cor S 32 T4S/S 5 T5S R68W
420	663663.56	137121.99	5294.41	nail & 1" Brass Tag - AZTEC LS 38064 - in power pole - Ref Point 32 33 5 4
421	663737.04	137257.6	5294.68	Orange Plastic Cap - illegible - in power pole - Ref Point 32 33 5 4
422	663602.57	137233.64	5291.63	nail & 1" Brass Tag - AZTEC LS 38064 - in power pole - Ref Point 32 33 5 4
423	663635.95	137281.3	5291.54	nail & 1" Brass Tag - AZTEC LS 38064 - in power pole - Ref Point 32 33 5 4

Recovered Property Evidence - Double Based GPS-RTK

Point	Northing	Easting	Elev. (GPS)	Description
204	663377.75	134415.96	5306.83	#5 rebar, no cap
207	663410.60	133796.36	5302.03	#4 rebar (bent) w/Yellow Plastic Cap
213	663458.47	134572.22	5308.83	1" Brass Cap 30830 FSI
214	663424.56	134577.67	5306.64	1" Copper Cap FIS PLS 30830
215	663400.92	134610.85	5306.36	1.5" Yellow Plastic Cap FRONTIER SURV PLS 30830
224	663600.17	134793.99	5316.75	1.25" Yellow Plastic Cap FRONTIER SURVEY LS 30830
270	663601.68	135250.76	5325.01	.75 x .75 inch spike
271	663667.97	134874.32	5317.93	2" Brass Cap LS 27257
300	663599.59	134577.27	5314.85	1" Brass Plug FSI LS 30830
301	663585.81	134572.42	5314.16	1" Brass Plug FSI LS 30830





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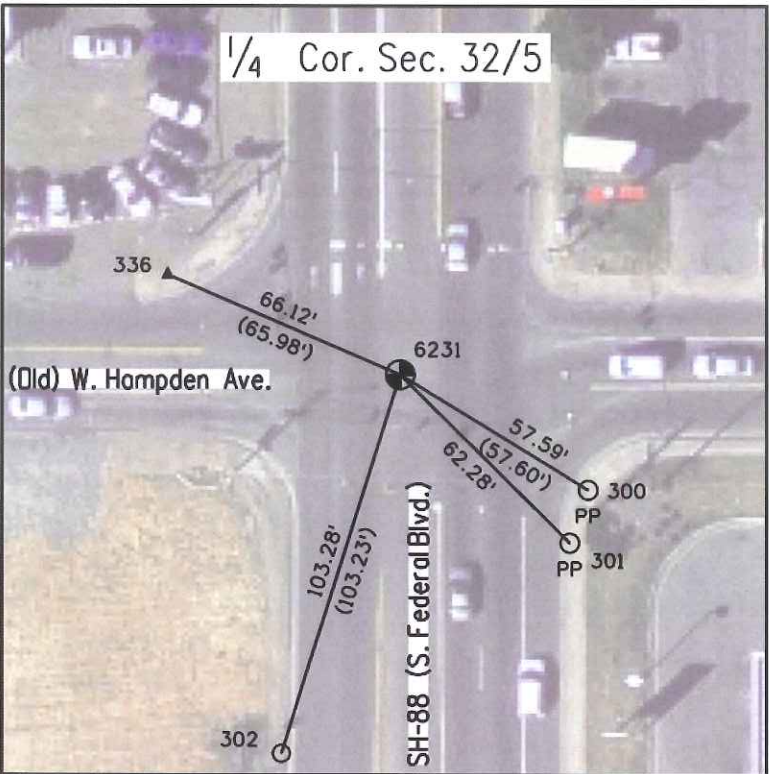
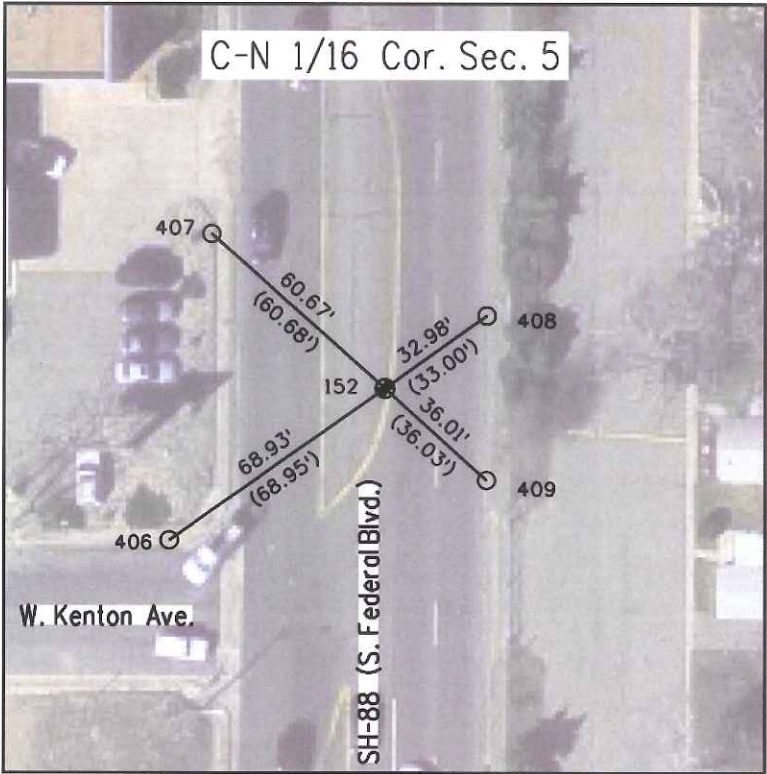
Land Survey Control Diagram

Plan Sheet

Project Number: SHE 088A-034			
Project Location: SH-88 (Federal Blvd) at Old Hampden			
Sec 32 T4S R68W, Sec 5 T5S R68W, Arapahoe County			
Project Code:	Last Mod. Date	Subset	Sheet No.
19766	05-08-2014	4.01 to 4.04	4.03



(000.00') = Monument Record distance







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Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Land Survey Control Diagram

Plan Sheet

Project Number: SHE 088A-034		
Project Location: SH-88 (Federal Blvd) at Old Hampden		
Sec 32 T4S R68W, Sec 5 T5S R68W, Arapahoe County		
Project Code: 19766	Last Mod. Date: 05-07-2014	Subset: 4.01 to 4.04
Sheet No. 4.04		







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

Right of Way Plans

Monumentation Sheet

Project Number: SHE 088A-034		
Project Location: SH-88 (Federal Blvd) at Old Hampden		
Sec 32 T4S R68W, Sec 5 T5S R68W, Arapahoe County		
Project Code:	Last Mod. Date	Subset
19766	05-21-2014	5.01 to 5.01
		Sheet No.
		5.01

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

(CDOT Type 1 unless otherwise noted)

Point No.	Northing	Easting	Description
501	663599.38	134495.02	ROW
502	663529.38	134494.89	ROW
503	663429.42	134477.70	ROW

TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET

(CDOT Type 6 unless otherwise noted)

Point No.	Northing	Easting	Description
1101	663599.29	134475.02	NWX PE-1
1102	663574.38	134494.98	SEX PE-1

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

(no permanent monuments to be set)

Point No.	Northing	Easting	Description
622	663585.85	134572.51	TE-2
624	663599.66	134577.27	TE-2
1111	663599.72	134602.27	TE-2

Land Surveyor's Notes:

These notes are to identify possible Areas of Concern and to document how specific survey and title issues were addressed in the preparation of this Right-of-Way Plan.

1. Aliquot Land Corners:

For the location of Public Land Survey System corners, in, north west and south of the intersection of S. Federal Boulevard and Old West Hampden Avenue state plane coordinate obtained from the City and County of Denver Public Works Department were converted to Project Specific coordinates and held. Common corner locations shown on Phase 7 of the Arapahoe County GPS Control Network were also converted and found to be reasonably close to those obtained from Denver. Corner accessories, and corners themselves when they could be safely accessed without lane closures, were located and measured using double-base RTK procedures. The monument for the center quarter of Section 5 was found 0.6' northerly of where both Denver and Arapahoe County's coordinates identified its location. No ties made prior to when the current monument being set were recovered. This surveyor used the location of the north-center 16<sup>th</sup> corner, as determined from four reference monuments, to establish the north-south quarter section line within this project. The recovered location of the east 16<sup>th</sup> corner common to Sections 32 and 5 together with the published location of the north quarter corner of Section 5 was used to establish the north line of the northeast quarter of Section 5.

2. Highway Right-of-Way:

Highway right of way is shown on plans for US-285, Project BU 016-1(13), and for State Highway No. 88, Project F 004-1(30). The right-of-way for the north-bound S. Federal Boulevard to east-bound W. Hampden Avenue turn lane was acquired by a Warranty Deed recorded on October 24, 2006 under Reception No. B6152297 and is described as Tract "A", Ham-Fed, Tract 1.

Mathematics for the plans/parcels in Project BU 016-1(13) lying westerly of S. Federal Boulevard seem to close within reason but when leaving and later returning to the Township line, the segments have the same bearing, but do not line up in the same plane. The plans do not give a tie to the north corner common to sections 5 and 6. The calculated position of the north quarter corner of section 6 lies 3.3' north and 9.4' east of the CDOT/City and County of Denver location. The calculated position of the northwest corner of section 6 lies 1.53' north of and 0.7' east of the City and County of Denver's location.

In calculating the boundaries of parcels 1 and 2, this surveyor held the relationship to the north-south centerline of Section 5 shown on the plans for BU 016-1(13) for the right-of-way lines for State Highway No. 88 and the angular relationships per the north lines of Section 5 for the remaining lines.

3. Title Concerns, Ownership Parcel 1:

The Title Commitment obtained for Parcel 1 identified several concerns in the last three (3) deed descriptions. Parcel 1 was acquired by Edward J. Clark evidenced by a Warranty Deed recorded February 1, 1938 in Book 396 at Page 522. The Colorado Department of Highways acquired Parcel 24 of Project BU 016-1(13) from Edward J. Clark by Special Warranty Deed recorded September 22, 1960 in Book 2215 at Page 276.

(1) Billie V. Clark obtained title to Parcel 1 by a Personal Representatives Deed recorded 1/12/2005 under Reception No. B5005307. This deed contained only one course in describing the parcel, the east line of the original deed recorded in 1938 and transferred in 1960. This deed also referenced the property by its address, 3000 (old) W Hampden Avenue, Sheridan, Colorado 80110.

(2) Vivadean Investments II, LLC, obtained title to Parcel 1 by Bargain and Sale Deed recorded 01/03/2013 under Reception No. D3001148. This deed contains an "assessors" style abbreviated metes and bound description. The description's caption incorrectly states that the property is in Douglas not Arapahoe County.

(3) Vivadean 3000 Investments, LLC, obtained title to Parcel 1 by Bargain and Sale Deed recorded 02/28/2014 under Reception No. D4016687. This deed contains the identical description described in (2) above.

GENERAL NOTES:

1. This **Monumentation Sheet(s)** and the Plan Sheets following it document how the existing Colorado Department of Transportation's Right of Way was determined and shows the relationships between the existing Rights of Way and parcels and/or easements that are being acquired. Where Rights of Way and/or easements are being acquired, this sheet tabulates monuments that are to be or have been set.

2. **BASIS OF BEARINGS:** Bearings are grid bearings of the Colorado state plane coordinate system of 1983, central zone, obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN) and the National Geodetic Survey's Continuously Operating Reference Stations (CORS). The line between point 4 (OXFORD) and point 64 (PLATTE), both point being 3-1/4" CDOH aluminum caps in logo boxes, described herein, bears N53°11'32"E, a distance of 6767.35 feet.

3. Coordinate values tabulated on this Monumentation Sheet are project specific only.

**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:

This **Right-of-Way Plan** Set is subject to change. Until such time as the Plan Set bears the signature and seal of the Surveyor in responsible charge and has been deposited in the appropriate county(ies), it is the users responsibility to verify with CDOT that their plan set is up to date.

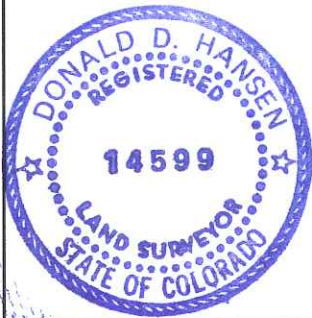
QUANTITY OF MONUMENTS TO BE SET

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

Surveyor's Statement (ROW Plan):

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

PLS No. 14599

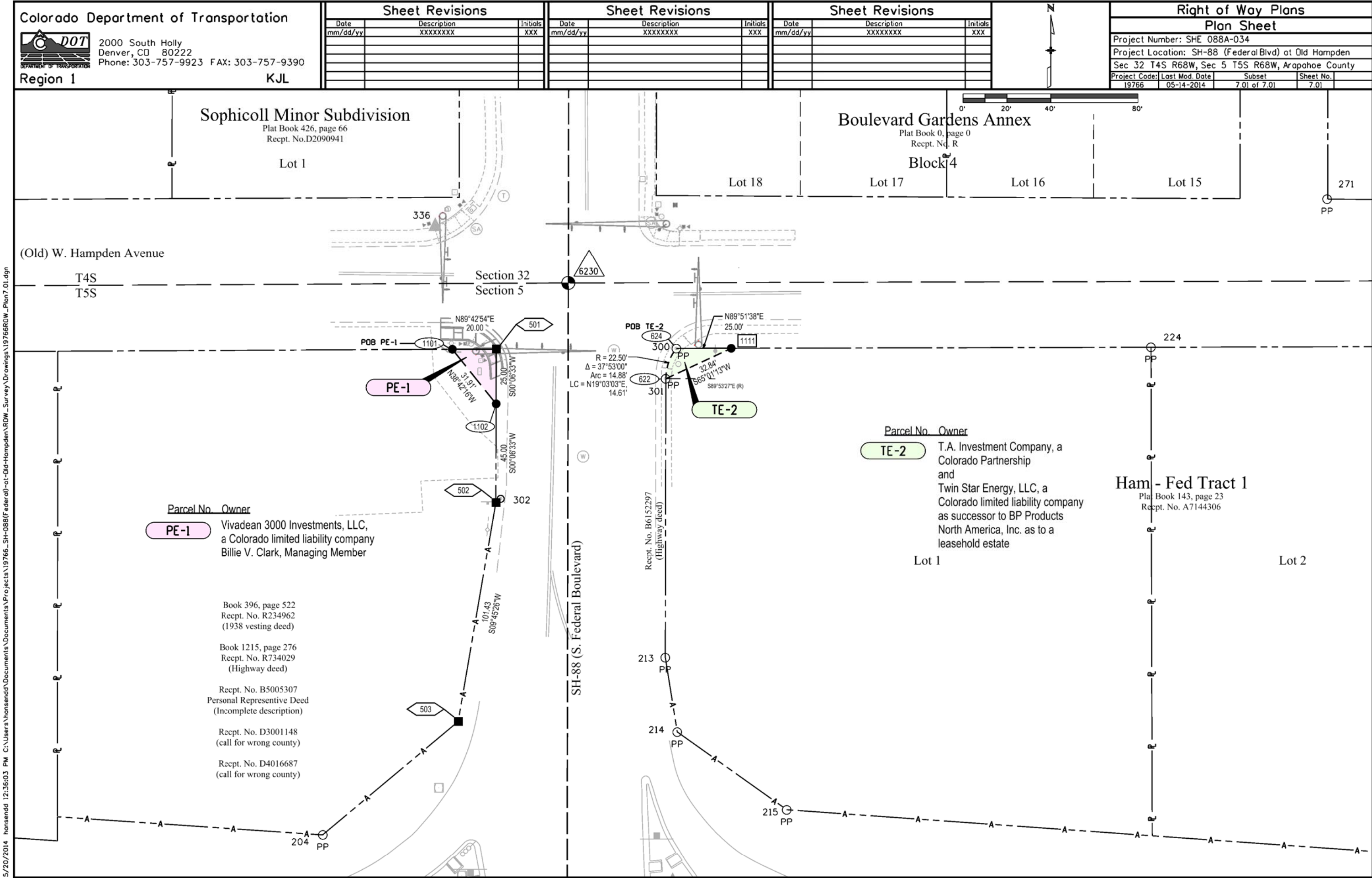


Surveyor's Statement (ROW Monuments):

I, \_\_\_\_\_, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that the Right-of-Way monuments depicted on this Right-of-Way Plan were set under my responsible charge and based upon my knowledge, information and belief, adequate research, calculations and evaluation of survey evidence were performed 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





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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
mm/dd/yy	XXXXXXXX	XXX

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

Right of Way Plans

Plan Sheet

Project Number: SHE 088A-034

Project Location: SH-88 (Federal Blvd) at Old Hampden

Sec 32 T4S R68W, Sec 5 T5S R68W, Arapahoe County

Project Code:	Last Mod. Date	Subset	Sheet No.
19766	05-14-2014	7.01 of 7.01	7.01

Sophicoll Minor Subdivision

Plat Book 426, page 66  
Recpt. No.D2090941

Lot 1

Boulevard Gardens Annex

Plat Book 0, page 0  
Recpt. No. R

Block 14

Lot 18

Lot 17

Lot 16

Lot 15

271

(Old) W. Hampden Avenue

T4S  
T5S

Section 32  
Section 5

Parcel No. Owner

PE-1 Vivadean 3000 Investments, LLC,  
a Colorado limited liability company  
Billie V. Clark, Managing Member

Book 396, page 522  
Recpt. No. R234962  
(1938 vesting deed)

Book 1215, page 276  
Recpt. No. R734029  
(Highway deed)

Recpt. No. B5005307  
Personal Representative Deed  
(Incomplete description)

Recpt. No. D3001148  
(call for wrong county)

Recpt. No. D4016687  
(call for wrong county)

Parcel No. Owner

TE-2 T.A. Investment Company, a  
Colorado Partnership  
and  
Twin Star Energy, LLC, a  
Colorado limited liability company  
as successor to BP Products  
North America, Inc. as to a  
leasehold estate

Lot 1

Ham - Fed Tract 1

Plat Book 143, page 23  
Recpt. No. A7144306

Lot 2