

ENGINEERS  
ARCHITECTS  
SURVEYORS  
SCIENTISTS



**Farnsworth**  
GROUP

DocuSigned by:  
*Jeff Eickelman*  
8CC7062CB941423...  
11/2/2021

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S82°54'46"E from "CM 0467" (CDDT Type 5 Monument, MP 4.67) to "CM 0485" (CDDT Type 5 Monument, MP 4.85), as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

2. For title information, The Colorado Department of Transportation relied on Title Commitments prepared by H.C. Peck & Associates, Inc.

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

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

*COLORADO DEPARTMENT OF TRANSPORTATION  
FEDERAL-AID HIGHWAY PROJECT*

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

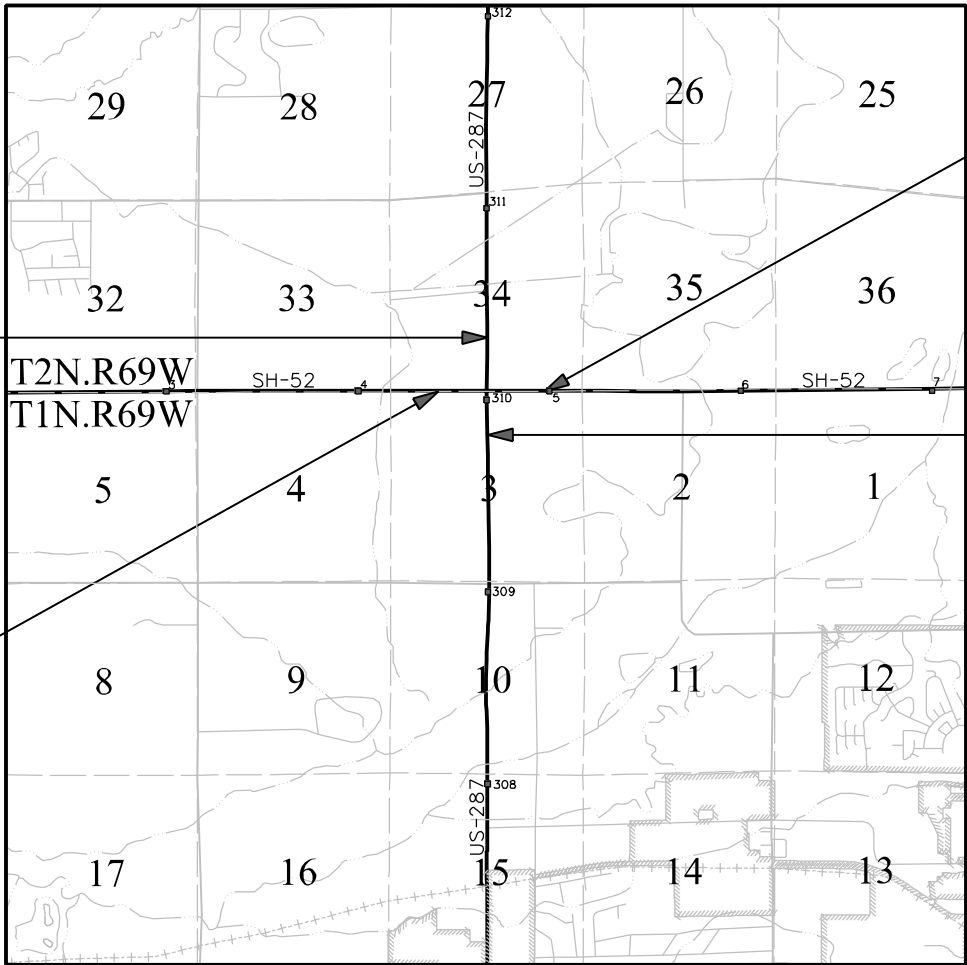
\_\_\_\_\_  
*CDDT CHIEF ENGINEER*

<u>SHEET NO. INDEX OF SHEETS</u>	
1.01	(1) Title Sheet
2.01-2.02	(2) Tabulation of Properties
3.01-3.03	(3) Project Control Diagram
4.01-4.03	(3) Land Survey Control Diagram
5.01-5.02	(2) Monumentation Sheets
-	(NA) Tabulation of Road Approach Sheets
7.01-7.05	(5) Plan Sheets
8.01	(1) Ownership Map
	(17) Total Sheets

Scales of Original 11"x17" Drawings  
Plan Sheets 1"=60'  
Ownership Map 1"=500'

**RIGHT OF WAY PLANS OF PROPOSED  
FEDERAL AID PROJECT NO. SHE 2873-193  
US HIGHWAY NO. 287 & STATE HIGHWAY NO. 52  
BOULDER COUNTY**





















US Hwy 287 Length of Project = 0.61 Miles  
 CD Hwy 52 Length of Project = 0.63 Miles



## PROJECT LOCATION MAP



Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication. Existing top 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).

				
TIE CORNER	1/4 AND 1/16 SECTION CORNERS	SET EASEMENT MONUMENT	TEMPORARY EASEMENT POINT	RIGHT OF WAY MARKER
				
BLM MARKER	PROPERTY PIN	NOAA MARKER	QUARTER AND SIXTEENTH SECTION CORNERS (TOPO POINT)	
				
FEDERAL MONUMENT	WITNESS CORNER	WITNESS CORNER	BENCH MARK	USGS MARKER
				
LOCAL OR PLSS MONUMENT	SECONDARY CONTROL MONUMENT		ROW RIGHT OF WAY MARKER	
				
N 9.88 E 3.81 EL 0.00	N 10.13 E 3.81 EL 0.00	N 10.38 E 3.81 EL 0.00		
PROJECT CONTROL MONUMENT	DENSIFICATION CONTROL MONUMENT	HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT		

PERMANENT, PROPERTY, SLOPE, & UTILITY EASEMENT LINE (PROPOSED AND EXISTING)

TEMPORARY EASEMENT LINE (PROPOSED AND EXISTING)

PROPERTY BOUNDARY LINE (PROPOSED AND EXISTING)

\_\_\_\_\_A\_\_\_\_\_A\_\_\_\_\_A\_\_\_\_\_

\_\_\_\_\_A\_\_\_\_\_A\_\_\_\_\_A\_\_\_\_\_

ACCESS CONTROL LINE (PROPOSED AND EXISTING)

BARRIER ACCESS CONTROL LINE (PROPOSED AND EXIST)

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-----**V**-----**V**-----**V**-----

CITY LIMIT LINE  
 \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

\_\_\_\_\_

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STATE LINE

\_\_\_\_\_

TOWNSHIP LINE

SURVEY/ROW

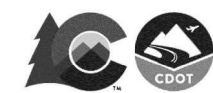
## TERRAIN

TOP OF CUT

TOE OF FILL

## TERRAIN

Colorado Department of Transportation



10601 W. 10th Street  
Greeley, CO 80634  
Phone: 970-350-2152  
FAX: 970-350-2198

Region 4

PAH



Sheet Revisions

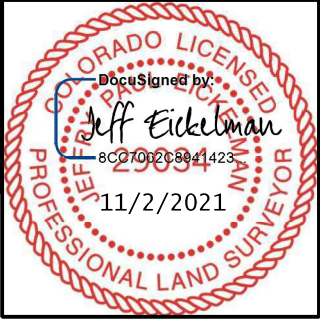
Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Tabulation of Properties

Project Number: SHE 2873-193			
Project Location: US 287 & SH 52 Intersection Impv.			
Project Code: 22456	Last Mod. Date: 11/01/2021	Subset: 2.01 of 2.02	Sheet No.: 2.01

R.O.W. TABULATION OF PROPERTIES IN

BOULDER

COUNTY

STATE HIGHWAY NO. 52

Parcel No.	Ownership Name	County Parcel Id	Sec.	Area Of Parcel	Whole Property (WP) Sq Ft/Acre per Assessor	Existing ROW	Net Area (RL+RR)	WP Remainder Left (RL) of Project Alignment	WP Remainder Right (RR) of Project Alignment	CDOT Purchase Reception No.	Title Commitment Company and Commitment No.	Purpose of Parcel
	Mailing Address											
	City, State Zip											
	Site Address											
TE-1	WOODS, BARY B & JERILYN J, ETAL.	131534000046	SW 1/4,	1,180	232,503							ACTIVITIES ASSOCIATED WITH ROADWAY CONSTRUCTION
	10531 MINERAL RD	10531 MINERAL RD	SECTION 34,	0.027	5.338	0.000	0.000	0.000	0.000			
	LONGMONT, CO 80504	LONGMONT, CO 80504	T2N, R69W									
RW-2	COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC	131534000045	SE 1/4 & SW 1/4,	61,702	852,458						07990B2019	PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENANCES
		N/A	SECTION 34,	1,416	19.570	0.000	0.000	0.000	0.000			
	5201 ST. VRain RD, BLDG 1		T2N, R69W									
TE-2	COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC	131534000045	SE 1/4 & SW 1/4,	776	852,458							ACTIVITIES ASSOCIATED WITH ROADWAY CONSTRUCTION
		N/A	SECTION 34,	0.018	19.570	0.000	0.000	0.000	0.000			
	5201 ST. VRain RD, BLDG 1		T2N, R69W									
RW-3	COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC	146503000020	NW 1/4,	6,244	1,520,728						07978A2019	PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENANCES
			SECTION 3,	0.143	34.911	0.000	0.000	0.000	0.000			
	5201 ST. VRain RD, BLDG 1		T1N, R69W									
PE-3	COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC	146503000020	NW 1/4,	12,813	1,520,728							CONSTRUCTION, USE & MAINTENANCE OF ROADWAY IMPROVEMENTS & ALL RELATED ACTIVITIES
			SECTION 3,	0.294	34.911	0.000	0.000	0.000	0.000			
	5201 ST. VRain RD, BLDG 1		T1N, R69W									
RW-4	COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC	146503000019	NE 1/4,	16,835	3,367,924						07982B2019	PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENANCES
		10760 MINERAL RD	SECTION 3,	0.386	77.317	0.000	0.000	0.000	0.000			
	5201 ST. VRain RD, BLDG 1	LONGMONT, CO 80504	T1N, R69W									
PE-4	COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC	146503000019	NE 1/4,	13,383	3,367,924						07982B2019	CONSTRUCTION, USE & MAINTENANCE OF ROADWAY IMPROVEMENTS & ALL RELATED ACTIVITIES
		10760 MINERAL RD	SECTION 3,	0.307	77.317	0.000	0.000	0.000	0.000			
	5201 ST. VRain RD, BLDG 1	LONGMONT, CO 80504	T1N, R69W									
TE-4	COUNTY OF BOULDER, A BODY CORPORATE AND POLITIC	146503000019	NE 1/4,	17,189	3,367,924							ACTIVITIES ASSOCIATED WITH ROADWAY CONSTRUCTION
		10760 MINERAL RD	SECTION 3,	0.395	77.317	0.000	0.000	0.000	0.000			
	5201 ST. VRain RD, BLDG 1	LONGMONT, CO 80504	T1N, R69W									

11/1/2021 2:01:02 PM j.eickelmann Intersection Survey\22456\ROW\_Survey\Drawings\22456ROW\_TabProp01.dgn





Colorado Department of Transportation



10601 W. 10th Street  
Greeley, CO 80634  
Phone: 970-350-2161

Region 4

MDG

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Project Control Diagram

Title Sheet

Project Number: SHE 2873-193			
Project Location: US 287 & SH 52 Intersection Impv.			
Project Code: 22456	Last Mod. Date: 02-19-19	Subset: 3.01 of 3.03	Sheet No.: 3.01

DEPARTMENT OF TRANSPORTATION  
STATE OF COLORADO

PROJECT CONTROL DIAGRAM

US Highway 287 MP 4.28 to 5.03

Section 34

Township 2 North, Range 69 West

Section 3

Township 1 North, Range 69 West

of the 6th Principal Meridian

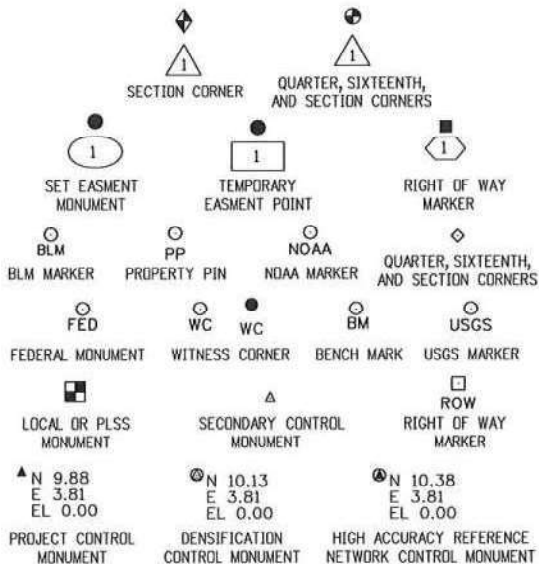
County of Boulder

SHEET NO.

3.01  
3.02  
3.03

INDEX OF SHEETS

(1) Title Sheet  
(1) Coordinate Tables  
(1) Plan Sheet  
(3) Total Sheets



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 2012. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

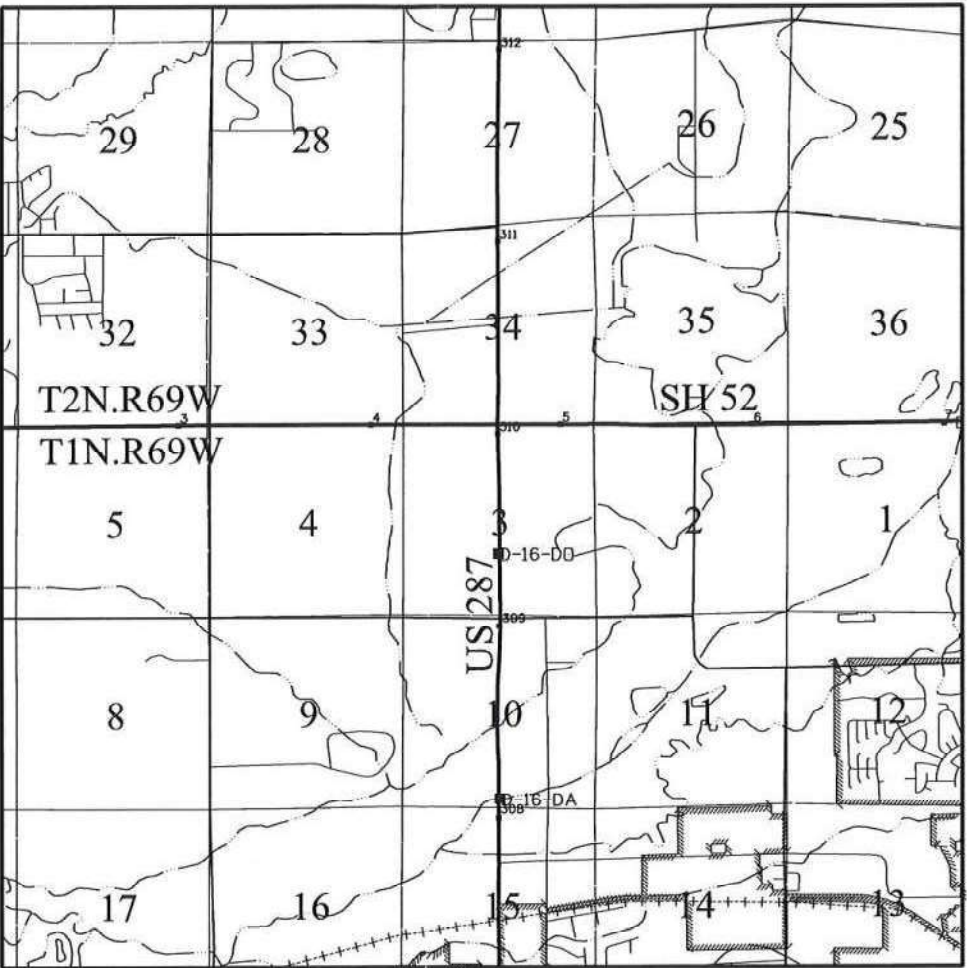


Typical Control Monument Cap  
Not to Scale

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

General Notes:

1. This Project Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
2. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
3. Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2012 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S 82° 54' 46" E from the Control Monument "CM 0467" (CDOT Type 5 Monument, MP 4.67), Section 34, Township 2 North, Range 69 West, Sixth P.M. and the Control Monument "CM 0485" (CDOT Type 5 Monument, MP 4.85), Section 3, Township 1 North, Range 69 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

Basis of Elevations: Project elevations are GPS derived, using GEOID 12, based on a NAVD 88 elevation of 1574.569m on NGS Benchmark "C 454" (Stamped "C 454 2003" NGS stainless steel rod in sleeve).

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(2011) coordinates. The project seed point (CM 0467) coordinates are: Northing = 388629.177m, Easting = 948290.969m, and Elevation = 1537.699m. The ground scale factor used to modify the coordinates is 1.00027988896262. Project Coordinates are truncated by 300,000m in the Northing and 900,000m in the Easting.

To get from Project to State Plane coordinates: convert project coordinates to metric, add the truncation, subtract the seed point northing and easting, divide by the ground scale factor, then add the seed point northing and easting.

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 (PROJECT CONTROL DIAGRAM)

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

PLS No. 34169



Colorado Department of Transportation



10601 W. 10th Street  
Greeley, CO 80634  
Phone: 970-350-2161

Region 4

MDG

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Project Control Diagram

Coordinate Tables

Project Number: SHE 2873-193			
Project Location: US 287 & SH 52 Intersection Impv.			
Project Code:	Last Mod. Date	Subset	Sheet No.
22456	02-19-19	3.02 of 3.03	3.02

CHARN GEODETIC COORDINATE TABLE

(adjusted field data) (meters)

NAME	COORDINATES NAD 83(2011)		ELLIPS. HEIGHT	MAPPING ANGLE	SCALE	NAD 83(2011) ZONE 0501		DESCRIPTION
	LATITUDE	LONGITUDE				NORTHING	EASTING	
C 454	40°05'00.44522" N	105°11'48.21013" W	1558.264	0°11'45"	0.999961086	388131.049	940267.035	Stainless Steel Deep Rod
HAPPY JACK	40°06'46.34217" N	105°05'01.90508" W	1537.257	0°16'08"	0.999959726	391436.160	949877.275	Horizontal Control Disk In Concrete Monument
TESSAR	40°05'14.86880" N	105°09'01.68689" W	1613.748	0°13'33"	0.999960886	388590.422	944210.305	Stainless Steel Deep Rod

PROJECT COORDINATE SUMMARY TABLE (feet)

NAME	PROJECT COORDINATES		ELEV. (NAVD 88)	DESCRIPTION
	NORTHING	EASTING		
CM 0428	290655.965	156377.756	5118.554	CDOT Type 2 Monument (MP 4.28)
CM 0447	290660.601	157339.727	5114.507	CDOT Type 2 Monument (MP 4.47)
CM 0465	288817.339	158398.767	5087.712	CDOT Type 5 Monument (MP 4.65)
CM 0466	289695.147	158339.157	5093.080	CDOT Type 5 Monument (MP 4.66)
CM 0467	290777.558	158434.620	5100.574	CDOT Type 5 Monument (MP 4.67)
CM 0468	292649.308	158397.843	5088.015	CDOT Type 5 Monument (MP 4.68)
CM 0469	291854.360	158407.414	5093.862	CDOT Type 5 Monument (MP 4.69)
CM 0485	290659.732	159382.290	5085.282	CDOT Type 5 Monument (MP 4.85)
CM 0503	290779.577	160313.112	5071.917	CDOT Type 2 Monument (MP 5.03)

GEODETIC COORDINATE TABLE

(adjusted field data) (meters)

NAME	COORDINATES NAD 83(2011)		ELLIPS. HEIGHT	MAPPING ANGLE	SCALE	NAD 83(2011) ZONE 0501		DESCRIPTION
	LATITUDE	LONGITUDE				NORTHING	EASTING	
CM 0428	40°05'14.45705" N	105°06'35.88772" W	1543.225	0°15'07"	0.999960891	388592.126	947664.211	CDOT Type 2 Monument (MP 4.28)
CM 0447	40°05'14.46087" N	105°06'23.51377" W	1541.970	0°15'15"	0.999960891	388593.538	947957.338	CDOT Type 2 Monument (MP 4.47)
CM 0465	40°04'56.20331" N	105°06'09.99771" W	1533.776	0°15'24"	0.999961146	388031.868	948280.044	CDOT Type 5 Monument (MP 4.65)
CM 0466	40°05'04.87845" N	105°06'10.71386" W	1535.415	0°15'24"	0.999961024	388299.350	948261.880	CDOT Type 5 Monument (MP 4.66)
CM 0467	40°05'15.56813" N	105°06'09.42359" W	1537.699	0°15'24"	0.999960876	388629.177	948290.969	CDOT Type 5 Monument (MP 4.67)
CM 0468	40°05'34.06210" N	105°06'09.78878" W	1533.876	0°15'24"	0.999960626	389199.528	948279.762	CDOT Type 5 Monument (MP 4.68)
CM 0469	40°05'26.20783" N	105°06'09.71148" W	1535.656	0°15'24"	0.999960731	388957.295	948282.679	CDOT Type 5 Monument (MP 4.69)
CM 0485	40°05'14.36190" N	105°05'57.24065" W	1533.017	0°15'32"	0.999960893	388593.273	948579.738	CDOT Type 5 Monument (MP 4.85)
CM 0503	40°05'15.50421" N	105°05'45.26062" W	1528.923	0°15'40"	0.999960877	388629.792	948863.374	CDOT Type 2 Monument (MP 5.03)
C 454	40°05'00.44522" N	105°11'48.21013" W	1558.264	0°11'45"	0.999961086	388131.049	940267.035	Stainless Steel Deep Rod
HAPPY JACK	40°06'46.34217" N	105°05'01.90508" W	1537.257	0°16'08"	0.999959726	391436.160	949877.275	Horizontal Control Disk In Concrete Monument
TESSAR	40°05'14.86880" N	105°09'01.68689" W	1613.748	0°13'33"	0.999960886	388590.422	944210.305	Stainless Steel Deep Rod





Colorado Department of Transportation

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Greeley, CO 80634  
Phone: 970-350-2161

Region 4

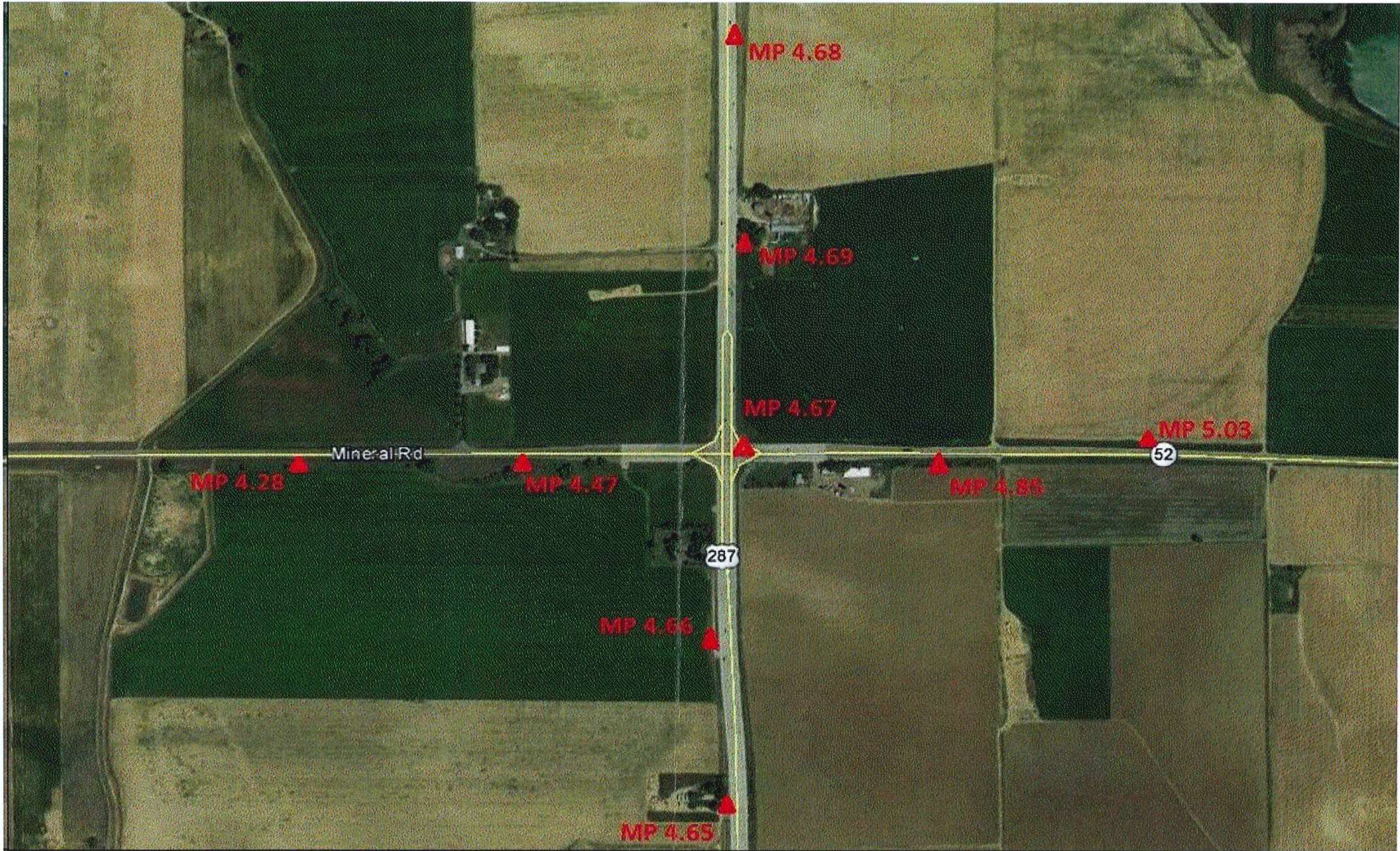
MDG

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Project Control Diagram			
Plan Sheet			
Project Number: SHE 2873-193			
Project Location: US 287 & SH 52 Intersection Impv.			
Project Code:	Last Mod. Date	Subset	Sheet No.
22456	02-19-19	3.03 of 3.03	3.03





Colorado Department of Transportation

Address 1 (Optional)  
Address 2  
City, CO Zip  
Phone: XXX-XXX-XXXX  
FAX: XXX-XXX-XXXX

Region #

Initials



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Land Survey ControlDiagram

Title Sheet

Project Number: SHE 2873-193

Project Location: US-287/SH-52

Boulder County

Project Code:	Last Mod. Date	Subset	Sheet No.
22456	9/29/2021	4.01 of 4.03	4.01

SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

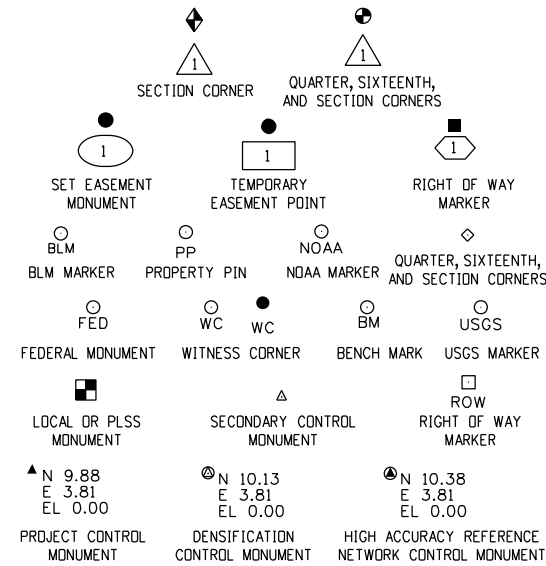
I, Jeffrey P. Eickelman, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, 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. 29034

DEPARTMENT OF TRANSPORTATION  
STATE OF COLORADO

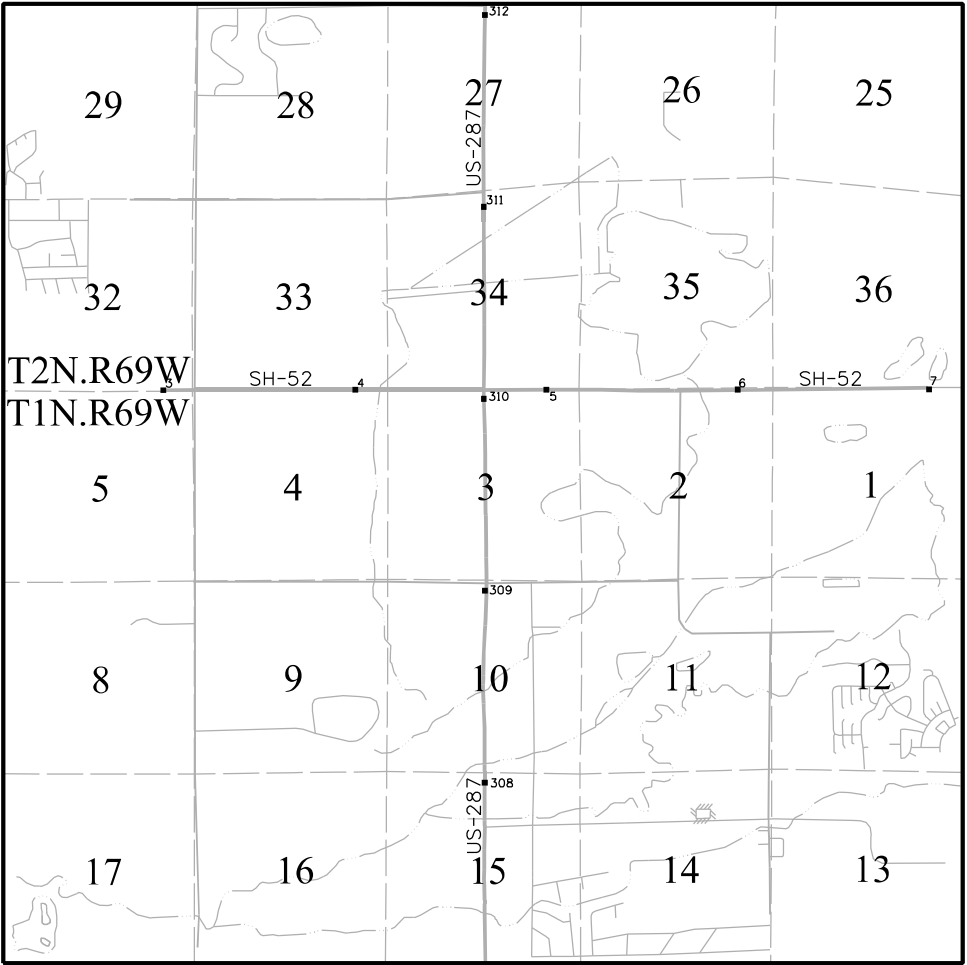
LAND SURVEY CONTROL DIAGRAM

US Highway No. 287 & State Highway No. 52  
Section 34, Township 2 North, Range 69 West  
of the 6th Principal Meridian and  
Section 3, Township 1 North, Range 69 West  
of the 6th Principal Meridian  
County of Boulder



General Notes:

- This Land Survey ControlDiagram is not a boutndary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. 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 land survey control diagram.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
- Refer to the M-629-1 Survey Monuments of the Standard found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP




SHEET NO.

4.01  
4.02  
4.03

INDEX OF SHEETS

(1) Title Sheet  
(1) Monument Coordinate Tables  
(1) Plan Sheet  
(3) Total Sheets

Colorado Department of Transportation



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Region 4


PAH

ENGINEERS

ARCHITECTS

SURVEYORS

SCIENTISTS



Farnsworth  
GROUP

Sheet Revisions


Date	Description	Initials

Sheet Revisions


Date	Description	Initials

Sheet Revisions

Date	Description	Initials

DocuSigned by:  
  
6027662C8341423

11/2/2021



Land Survey Control Diagram  
Monument Coordinate Tables

Project Number: SHE 2873-193

Project Location: US 287 & SH 52 Intersection Impv.

Project Code: 22456

Last Mod. Date: 9/29/2021

Subset: 4.01 of 4.03

Sheet No.: 4.02

◇

FOUND ALIQUOT MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
35001	290639.57	158364.88	3.25" ALUM. CAP - N1/4, PLS 11415 1990
35075	293501.08	158354.23	3.25" ALUM. CAP - C1/4, PLS 16877 1996
35117	290611.55	155745.15	3.25" ALUM. CAP - PLS 11415 1990
35152	288035.96	158408.04	3.25" ALUM. CAP - C1/4, 1990
35153	290664.71	161009.62	2.5" ALUM. CAP - DB&CO PLS 23529 1994

○  
PP

FOUND BOUNDARY MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
202	290569.65	158426.10	3.25" ALUM. CAP - CDOH POINT 231, PLS 24657
32292	290758.26	157053.95	1" BRASS WASHER ON FENCE POST, LS 24305
34012	290336.12	158310.15	1" YELLOW PLASTIC CAP, DAMAGED
34016	290749.28	155743.51	2" ALUM. CAP FLUSH - CIVIL ART PLS 24305

□

ROW

FOUND R.O.W. MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
34011	289919.73	158436.80	3.25" ALUM. CAP - CDOH POINT 231, PLS 24657
34013	290873.67	158423.66	1.25" ALUM. CAP 0.34' ABOVE - DB&CO PLS 23529
34014	291604.43	158422.83	1.25" ALUM. CAP 0.20' ABOVE - DB&CO PLS 23529

△

SUPPLEMENTAL PROJECT COORDINATE TABLE				
Point No.	Project Coordinates		Elev(ft) (NAVD88)	Description
	Northing(ft)	Easting(ft)		
32	291125.05	158364.20	5097.47	SET FARNSWORTH CONTROL POINT
33	290715.59	158849.23	5095.06	SET FARNSWORTH CONTROL POINT
34	290712.09	158730.74	5097.27	SET FARNSWORTH CONTROL POINT
35	291919.83	158365.21	5093.75	SET FARNSWORTH CONTROL POINT
36	290229.02	158370.99	5097.59	SET FARNSWORTH CONTROL POINT

9/29/2021 1:24:49 PM J:\2019\0190609.00 - US 287-SH 52 Intersection Survey\22456\ROW\_Survey Drawings\22456SURV\_LLSCD-Coord.dgn



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Region 4

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ARCHITECTS  
SURVEYORS  
SCIENTISTS



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



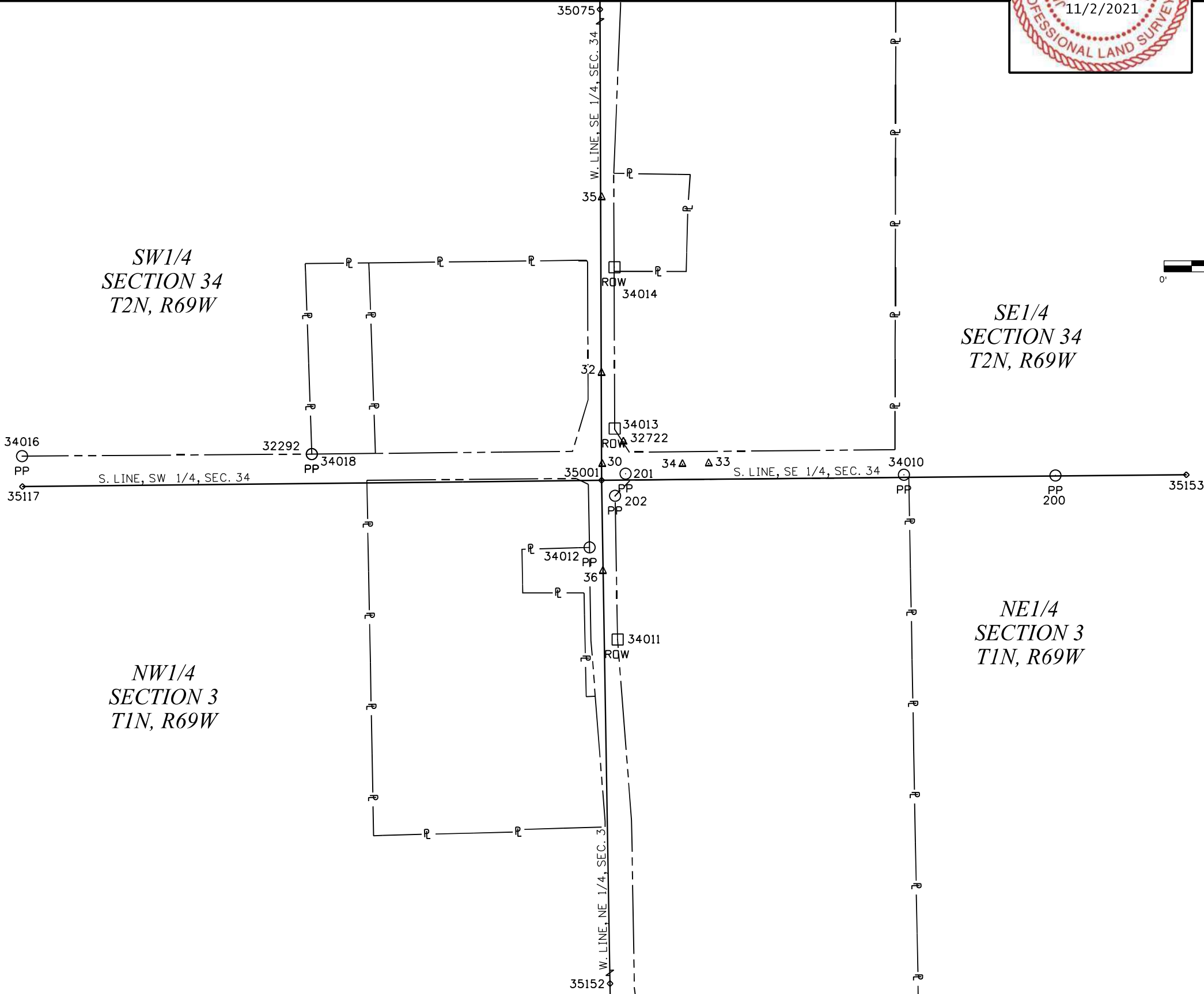
Land Survey Control Diagram

Plan Sheet

Project Number: SHE 2873-193

Project Location: US 287 & SH 52 Intersection Impv.

Project Code:	Last Mod. Date	Subset	Sheet No.
22456	9/29/2021	4.01 of 4.03	4.03



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Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



Right of Way Plans				
Monumentation Sheet				
Project Number: SHE 2873-193				
Project Location: US-287/SH-52				
Project Code:	Last Mod. Date	Subset	Sheet No.	
22456	9/29/2021	5.01 to 5.02	5.01	
SURVEYOR STATEMENT FOR THE CALCULATED POSITIONS OF ROW MONUMENTS				
I, <u>Jeffrey P. Eickelman</u> , 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, the research and evaluation of the survey evidence were performed and the calculated positions of these R.O.W. monuments were 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. 29034				



TABULATION OF R.O.W. MONUMENTS TO BE SET					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
100	290761.39	157341.71	CDOT TYPE 1 MONUMENT	199+39.20	-58.30
101	290795.07	157340.55	CDOT TYPE 1 MONUMENT	199+41.22	-91.99
102	290803.32	158144.11	CDOT TYPE 1 MONUMENT	207+44.81	-95.88
103	290891.43	158245.56	CDOT TYPE 1 MONUMENT	1760+94.89	-118.08
105	290647.30	158170.91	CDOT TYPE 1 MONUMENT	207+67.76	60.28
108	290464.14	158307.79	CDOT TYPE 1 MONUMENT	209+03.64	244.18
109	290621.68	158248.63	CDOT TYPE 1 MONUMENT	208+45.34	86.32
110	289974.64	158435.92	CDOT TYPE 1 MONUMENT	1751+78.04	62.99
111	290205.12	158460.44	CDOT TYPE 1 MONUMENT	1754+08.20	90.41
112	290536.35	158454.63	CDOT TYPE 1 MONUMENT	1757+39.47	88.75
113	290604.73	158478.36	CDOT TYPE 1 MONUMENT	1758+17.55	113.33
114	290641.73	158591.77	CDOT TYPE 1 MONUMENT	1758+43.12	227.19
116	290836.91	158455.26	CDOT TYPE 1 MONUMENT	1760+41.09	91.58
117	291403.23	158453.63	CDOT TYPE 1 MONUMENT	1766+17.41	90.36
118	291584.50	158421.37	CDOT TYPE 1 MONUMENT	1767+88.70	58.22
120	290808.44	158475.38	CDOT TYPE 1 MONUMENT	210+76.10	-99.20
121	290811.80	158744.89	CDOT TYPE 1 MONUMENT	213+45.63	-101.09
122	290777.02	159542.51	CDOT TYPE 1 MONUMENT	240+40.04	-61.98
123	290998.53	158266.39	CDOT TYPE 1 MONUMENT	1762+01.97	-97.17
124	291635.17	158265.74	CDOT TYPE 1 MONUMENT	1768+38.61	-97.36
125	291628.62	158301.20	CDOT TYPE 1 MONUMENT	1768+32.03	-61.91
126	291635.53	158295.18	CDOT TYPE 1 MONUMENT	1768+38.95	-67.93

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 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.

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

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(2011) coordinates. The project seet point (CM 0467) coordinates are: Northing = 388629.177m, Easting = 948290.969m, and Elevation = 1537.699m. The ground scale factor used to modify the coordinates is 1.00027988896262. Project Coordinates are truncated by 300,000m in the Northing and 900,000m in the Easting.

To get from Project to State Plane coordinates: convert project coordinates to metric, add the truncation, subtract the seed point northing and easting, divide by the ground scale factor, then add the see point northing and easting.

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.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	21									
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT									14	
PROJECT POINTS										
WITNESS POST (REQUIRED)										

SURVEYOR STATEMENT FOR SET 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 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 and the field survey was 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.



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Sheet Revisions

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Sheet Revisions

Date	Description	Initials



Right of Way Plans

Monumentation Sheet

Project Number: SHE 2873-193

Project Location:US 287 & SH 52 Intersection Impv.

Project Code:	Last Mod. Date	Subset	Sheet No.
22456	9/29/2021	5.01 to 5.02	5.02

TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
200	290644.23	157833.52	PERMANENT EASEMENT	204+33.36	61.52
201	290613.90	157833.84	PERMANENT EASEMENT	204+33.52	91.85
202	290617.45	158165.65	PERMANENT EASEMENT	207+65.34	90.10
203	290585.63	158262.17	PERMANENT EASEMENT	208+61.68	122.44
204	290578.88	158495.85	PERMANENT EASEMENT	210+95.33	130.47
205	290616.89	158612.38	PERMANENT EASEMENT	212+12.06	93.09
206	290617.45	158667.36	PERMANENT EASEMENT	212+67.04	92.83
207	290630.44	158667.18	PERMANENT EASEMENT	212+66.94	79.84
208	290635.66	159215.75	PERMANENT EASEMENT	218+15.52	77.60
209	290649.35	159394.26	PERMANENT EASEMENT	219+94.10	64.87
210	290806.35	159468.45	PERMANENT EASEMENT	220+66.14	-91.72
211	290806.97	159518.45	PERMANENT EASEMENT	221+16.14	-92.07
212	290778.05	159518.84	PERMANENT EASEMENT	221+16.38	-63.14
213	290780.23	159468.81	PERMANENT EASEMENT	420+66.36	-65.60

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
401	290779.11	157053.22	STAKED LOCATION	196+53.81	-77.59
402	290779.69	157109.95	STAKED LOCATION	197+07.54	-77.87
403	290758.87	157110.48	STAKED LOCATION	197+07.95	-57.04
414	290631.39	158767.19	STAKED LOCATION	213+63.94	79.43
415	290618.39	158767.36	STAKED LOCATION	213+64.05	92.43
416	290619.06	158836.21	STAKED LOCATION	214+32.90	92.14
417	290632.05	158835.79	STAKED LOCATION	214+32.55	79.15
418	290635.04	159150.77	STAKED LOCATION	217+47.54	77.87
419	290610.04	159151.11	STAKED LOCATION	217+51.09	102.87
420	290611.05	159256.89	STAKED LOCATION	218+56.23	102.43
421	290638.78	159256.51	STAKED LOCATION	218+55.59	74.70
425	290777.96	159641.73	STAKED LOCATION	222+39.27	62.39
426	290808.51	159641.87	STAKED LOCATION	222+39.57	-92.93
427	290809.13	159691.92	STAKED LOCATION	222+89.63	-93.28
428	290778.44	159691.87	STAKED LOCATION	222+89.41	-62.59
429	290651.94	159666.28	STAKED LOCATION	222+63.14	63.77
430	290626.94	159666.63	STAKED LOCATION	222+63.35	88.77
431	290627.57	159732.95	STAKED LOCATION	223+29.67	88.50
432	290652.57	159732.61	STAKED LOCATION	223+29.47	63.50
433	289819.88	158444.59	STAKED LOCATION	1750+41.80	68.18
434	290204.02	158485.47	STAKED LOCATION	1754+26.78	115.42
435	290532.35	158479.71	STAKED LOCATION	1757+55.15	113.77
436	290808.98	158518.54	STAKED LOCATION	1760+12.24	154.85
437	290847.29	158480.23	STAKED LOCATION	1760+71.45	116.56
438	291303.21	158266.08	STAKED LOCATION	1765+6.65	-97.26
439	291303.17	158253.15	STAKED LOCATION	1765+27.50	-110.19
440	291363.17	158253.09	STAKED LOCATION	1765+87.50	-110.21
441	291363.21	158266.02	STAKED LOCATION	1765+66.65	-97.28
442	291405.57	158478.63	STAKED LOCATION	1766+29.73	115.36
443	291571.32	158447.92	STAKED LOCATION	1767+95.50	84.77
444	291584.53	158447.90	STAKED LOCATION	1767+88.71	84.76
445	291604.43	158447.88	STAKED LOCATION	1768+18.62	84.75

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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

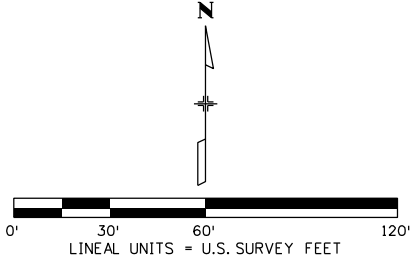
Date	Description	Initials



Right of Way Plans

Plan Sheet

Project Number: SHE 2873-193			
Project Location: US 287 & SH 52 Intersection Impv.			
Project Code: 22456	Last Mod. Date: 9/30/2021	Subset: 7.01 of 7.05	Sheet No.: 7.01



APN: 131534000046  
WOODS, GARY B & JERILYN J, ETAL  
REC. NO. 3395050

TE-1

1,180 +/- SQ.FT.  
(0.027 +/- AC.)

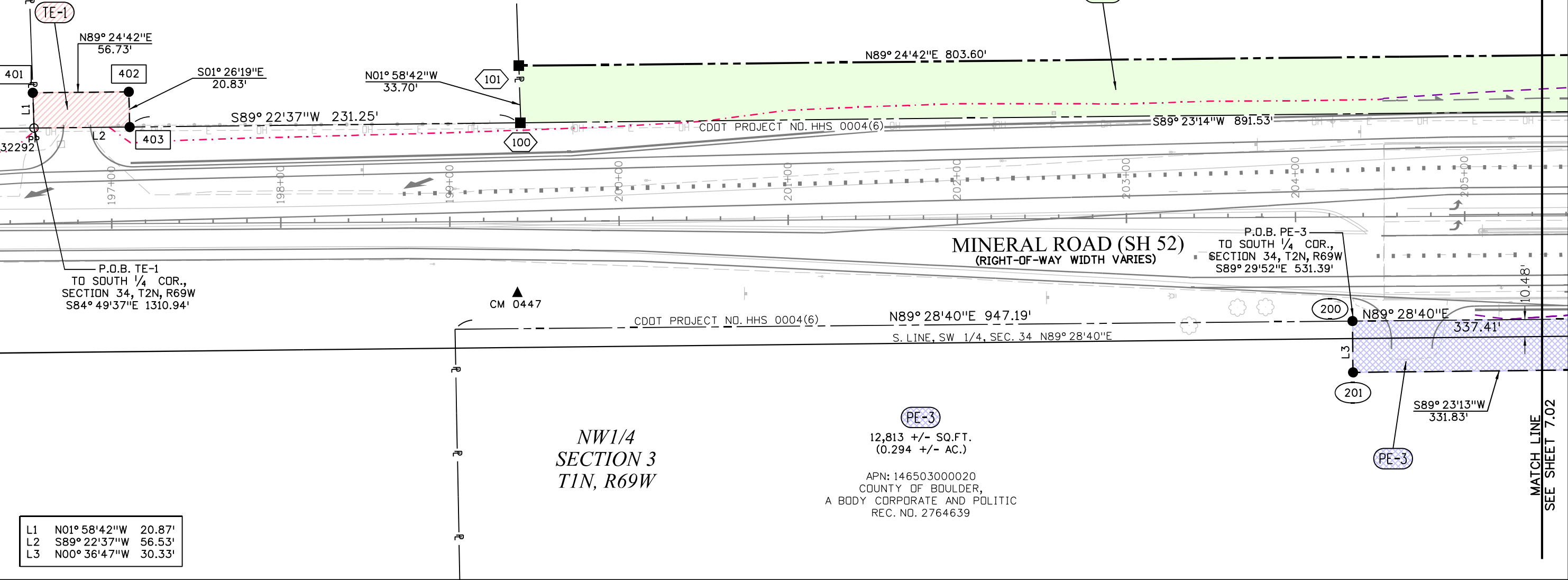
APN: 131534000045  
COUNTY OF BOULDER,  
A BODY CORPORATE AND POLITIC  
REC. NO. 2589155

RW-2

61,702 +/- SQ.FT.  
(1.416 +/- AC.)

SW1/4  
SECTION 34  
T2N, R69W

RW-2



L1	N01° 58'42"W	20.87'
L2	S89° 22'37"W	56.53'
L3	N00° 36'47"W	30.33'

9/30/2021 jfinley 11:22:11 AM J:\2019\0190609.00 - US 287-SH 52 Intersection Survey\22456\RDW\_Survey\Drawings\22456RDW\_Plan01.dgn





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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



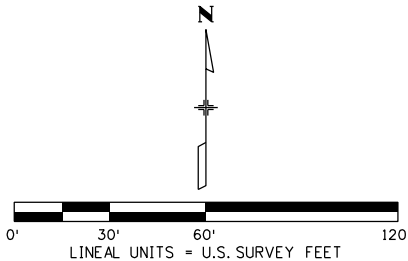
Right of Way Plans

Plan Sheet

Project Number: SHE 2873-193

Project Location:US 287 & SH 52 Intersection Impv.

Project Code:	Last Mod. Date	Subset	Sheet No.
22456	9/30/2021	7.01 of 7.05	7.03



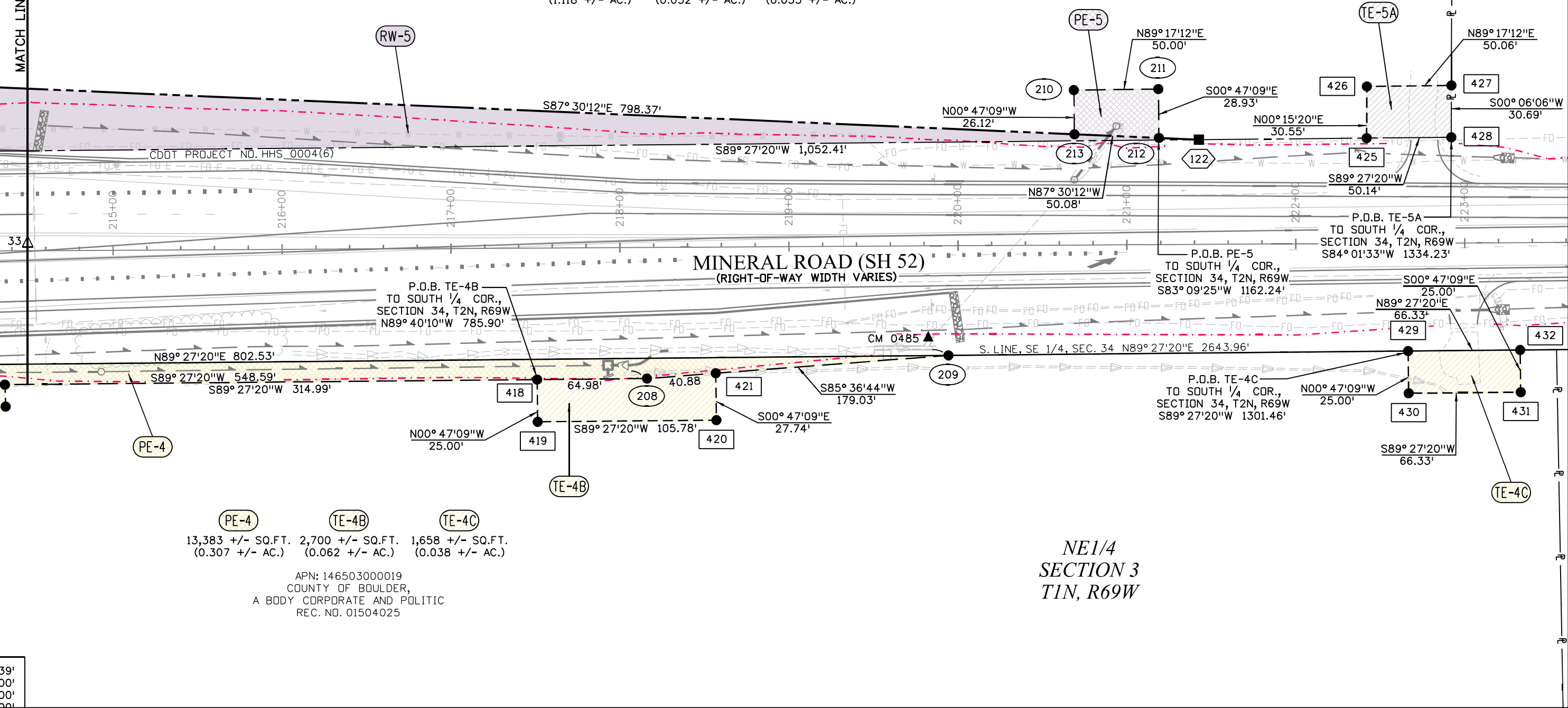
APN: 131534000037  
JULIUS A. VAN THUYNE, JR.  
REC. NO. 03477258

**(RW-5)** 48,703 +/- SQ.FT. (1.118 +/- AC.)  
**(PE-5)** 1,376 +/- SQ.FT. (0.032 +/- AC.)  
**(TE-5A)** 1,534 +/- SQ.FT. (0.035 +/- AC.)

SE1/4  
SECTION 34  
T2N, R69W

MATCH LINE - SEE SHEET 7.02

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**(PE-4)** 13,383 +/- SQ.FT. (0.307 +/- AC.)  
**(TE-4B)** 2,700 +/- SQ.FT. (0.062 +/- AC.)  
**(TE-4C)** 1,658 +/- SQ.FT. (0.038 +/- AC.)

APN: 146503000019  
COUNTY OF BOULDER,  
A BODY CORPORATE AND POLITIC  
REC. NO. 01504025

NE1/4  
SECTION 3  
T1N, R69W



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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

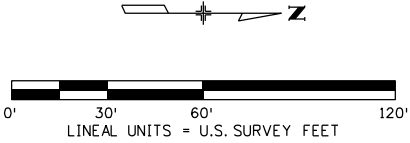
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Date	Description	Initials

Right of Way Plans

Plan Sheet

Project Number: SHE 2873-193			
Project Location: US 287 & SH 52 Intersection Impv.			
Project Code: 22456	Last Mod. Date: 9/30/2021	Subset: 7.01 of 7.05	Sheet No.: 7.04



APN: 146503000002  
DENNIS ROSS MINTLE  
REC. NO. 2737454

APN: 146503000020  
COUNTY OF BOULDER,  
A BODY CORPORATE  
AND POLITIC  
REC. NO. 2764639

MATCH LINE - SEE SHEET 7.02

NW1/4  
SECTION 3  
T1N, R69W

NE1/4  
SECTION 3  
T1N, R69W

P.O.B. TE-4  
TO SOUTH 1/4 COR.,  
SECTION 34, T2N, R69W  
N05° 42' 26" W 723.43'

N00° 56' 57" W  
54.92'

N. 107TH STREET (US 287)  
(120' PUBLIC RIGHT-OF-WAY)

16.5' TEL ESMNT  
REC. 927429

RW-4

TE-4

**(RW-4)** 16,835 +/- SQ.FT. 17,189 +/- SQ.FT.  
(0.387 +/- AC.) (0.395 +/- AC.)

APN: 146503000019  
COUNTY OF BOULDER,  
A BODY CORPORATE AND POLITIC  
REC. NO. 01504025

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SCIENTISTS

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Sheet Revisions

Date	Description	Initials
6/22/22	Added Contours	GP

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

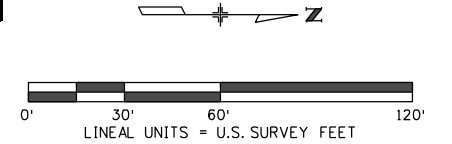
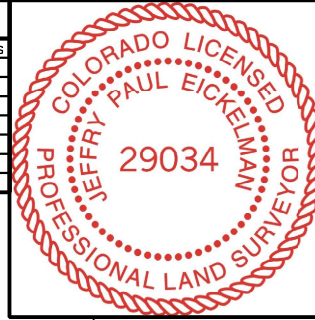
Right of Way Plans

Plan Sheet

Project Number: SHE 2873-193

Project Location: US 287 & SH 52 Intersection Impv.

Project Code:	Last Mod. Date	Subset	Sheet No.
22456	01/06/2022	7.01 of 7.05	7.05



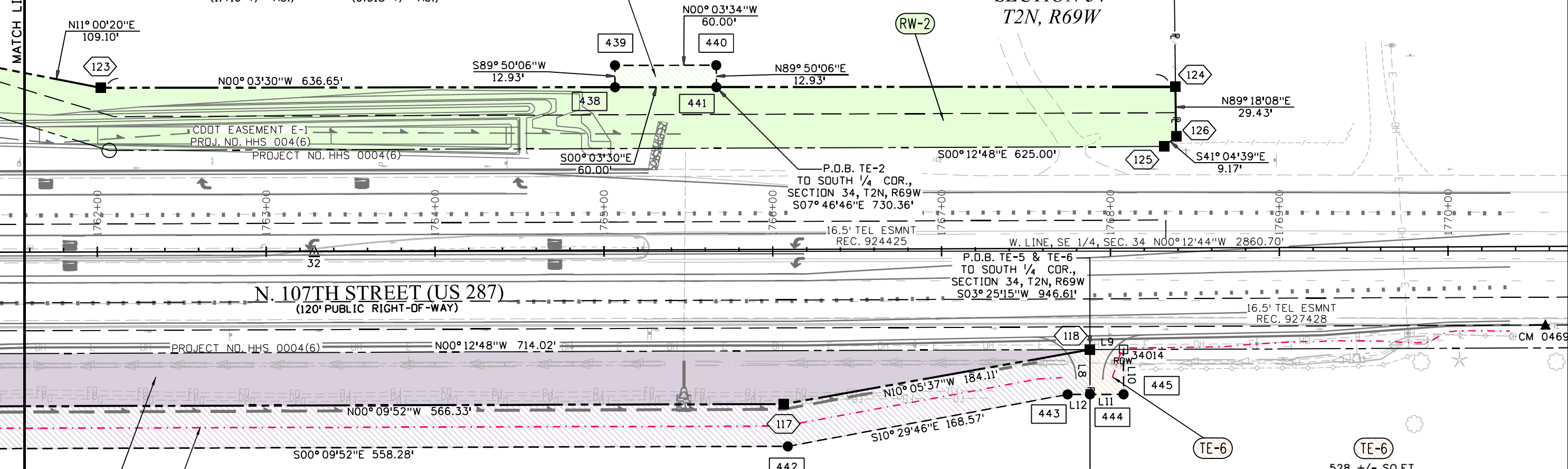
MATCH LINE - SEE SHEET 7.02

APN: 131534000045  
COUNTY OF BOULDER,  
A BODY CORPORATE AND POLITIC  
REC. NO. 2589155

**(RW-2)** 61,702 +/- SQ.FT.  
(1.416 +/- AC.)

**(TE-2)** 776 +/- SQ.FT.  
(0.018 +/- AC.)

*SW1/4  
SECTION 34  
T2N, R69W*



**(TE-6)** 528 +/- SQ.FT.  
(0.012 +/- AC.)

HERNANDEZ, ROBERTO & JAVIER  
APN: 131534000036  
REC. NO. 02649551

**(RW-5)** 48,703 +/- SQ.FT. 19,831 +/- SQ.FT.  
(1.118 +/- AC.) (0.455 +/- AC.)

*SE1/4  
SECTION 34  
T2N, R69W*

APN: 131534000037  
JULIUS A. VAN THUYNE, JR.  
REC. NO. 03477258

L8	S89°56'20"W	26.54'
L9	N00°12'48"W	19.84'
L10	N89°47'12"E	26.59'
L11	S00°04'07"E	19.91'
L12	S00°04'07"E	13.21'

6/16/2022 2:32:58 PM J:\2019\0190609.00 - US 287-SH 52 Intersection Survey\22456\ROW\_Survey Drawings\22456ROW\_Plan05.dgn



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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



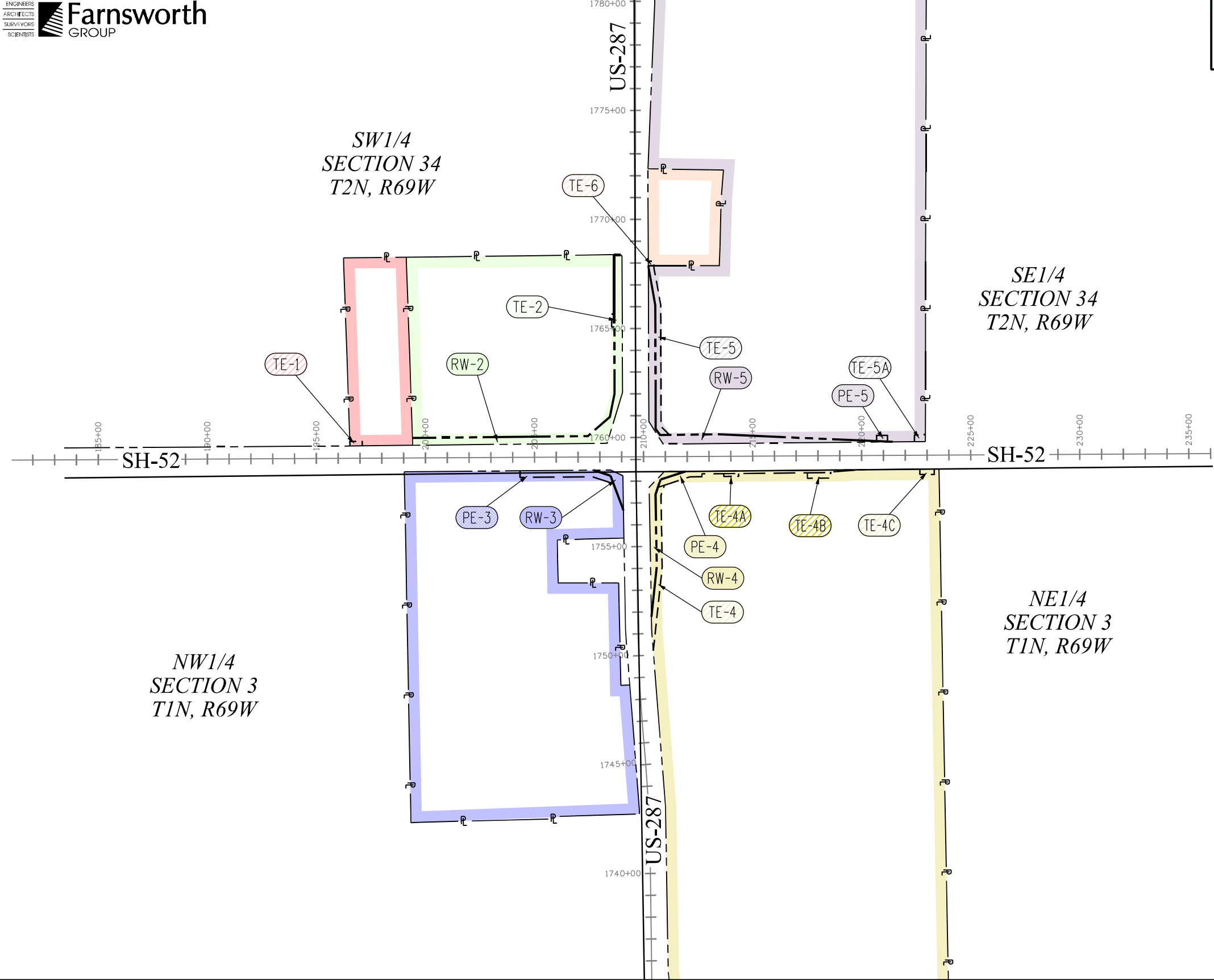
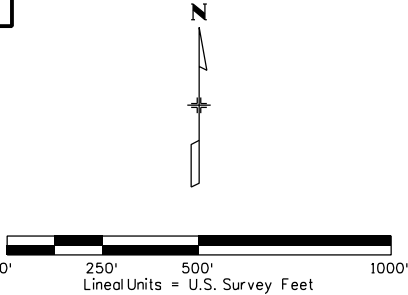
Right of Way Plans

Ownership Sheet

Project Number: SHE 2873-193

Project Location: US 287 & SH 52 Intersection Impv.

Project Code:	Last Mod. Date	Subset	Sheet No.
22456	9/29/2021	8.01 of 8.01	8.01



TE-1

WOODS, GARY B &  
JERILYN J, ETAL  
10531 MINERAL RD  
LONGMONT, CO 80504

RW-2 RW-3 RW-4 PE-3 PE-4  
TE-2 TE-4 TE-4A TE-4B TE-4C

COUNTY OF BOULDER,  
A BODY CORPORATE AND POLITIC  
5201 ST. VRAIN RD, BLDG 1  
LONGMONT, CO 80503

RW-5  
PE-5 TE-5 TE-5A

JULIUS A. VAN THUYNE, JR.  
5890 N. 115TH ST  
LONGMONT, CO 80504

TE-6

HERNANDEZ, ROBERTO & JAVIER  
6374 N 107TH ST  
LONGMONT, CO 80504

9/29/2021 1:27:59 PM jfinley 1:27:59 PM J:\2019\0190609.00 - US 287-SH 52 Intersection Survey\22456\RDW\_Survey\Drawings\22456RDW\_Ownership.dgn