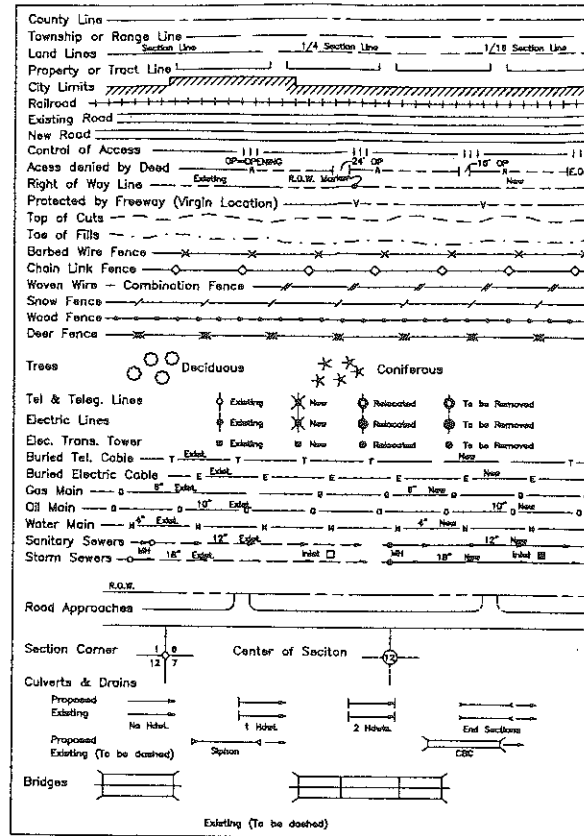


# CONVENTIONAL SIGNS



## CITY AND COUNTY OF BROOMFIELD

### RIGHT-OF-WAY PLAN

FOR  
CDOT PROJECT NO. SHO 2873-120  
U.S. HIGHWAY 287 & MIDWAY BLVD.  
BROOMFIELD, COLORADO

AS CONSTRUCTED		
NO REVISIONS	REVISED	VOID

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLO	SHO 2873-120	1	8

REVISIONS	
SUB ACCOUNT 13763	

### INDEX OF SHEETS

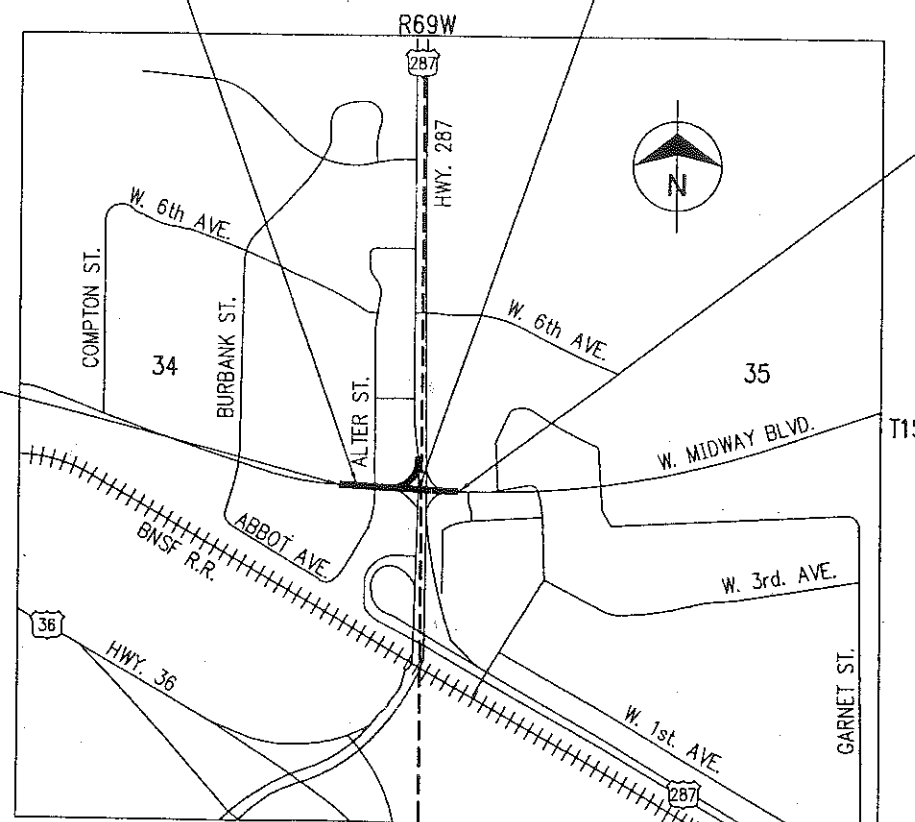
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	TABULATION OF PROPERTIES
3	SURVEY CONTROL PLAN
4	SURVEY CONTROL NOTES
5	MONUMENTATION PLAN
6-7	RIGHT-OF-WAY PLANS
8	OWNERSHIP MAP

BEGIN CONST. SHO 2873-120  
STA 4+83

BEGIN ROW SHO 2873-120  
STA 5+74

END ROW SHO 2873-120  
STA 8+80

END CONST. SHO 2873-120  
STA 11+05



### BASIS OF BEARINGS:

BEARINGS USED IN THE CALCULATION OF COORDINATES ARE BASED ON A GRID BEARING OF S06°43'07"E FROM CITY AND COUNTY OF BROOMFIELD GPS POINT NGS M413 (CP 113) TO CITY AND COUNTY OF BROOMFIELD GPS POINT NO. 9 (CP 109) AS OBTAINED FROM GPS OBSERVATIONS MADE BY GLORISO MURRAY SURVEYS, LLC, (G.M.S., LLC) ON MAY 1, 2002. BOTH POINTS ARE BASED UPON NAD 83/92 COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN).

**BROOMFIELD COUNTY SURVEY DEPOSITING CERTIFICATE:**

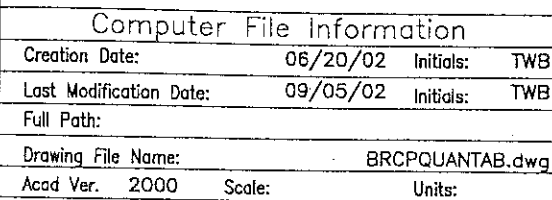
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BY: \_\_\_\_\_

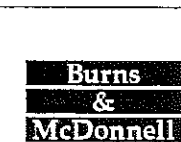
TITLE: \_\_\_\_\_

AUGUST, 2002  
B&McD PROJECT NO. 30622

R.O.W. TABULATION OF PROPERTIES IN THE CITY AND COUNTY OF BROOMFIELD W. MIDWAY BLVD. & US HWY 287								
PARCEL NO.	OWNER	ADDRESS	LOCATION T.1S. R. 69W. 6TH P.M.	AREA IN S.F., REMAINDERS IN S.F.			PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER		
1	PPM ASSOCIATES	2005 W. MIDWAY BOULEVARD BROOMFIELD, CO 80020	SE 1/4, NE 1/4 SEC. 34 PARK PLAZA MIDWAY LOT 1	446	446	65,115	1	
2	CUSTOMER SUPPORT DATA, INC.	1995 W. MIDWAY BOULEVARD BROOMFIELD, CO 80020	SE 1/4, NE 1/4 SEC. 34 ATLAS INDUSTRIAL PARK REPLAT BLOCK 2, LOT 2	714	714	27,898	2	
TE-2	CUSTOMER SUPPORT DATA, INC.	1995 W. MIDWAY BOULEVARD BROOMFIELD, CO 80020	SE 1/4, NE 1/4 SEC. 34 ATLAS INDUSTRIAL PARK REPLAT BLOCK 2, LOT 2	392			TE-2	FOR ROADWAY CONSTRUCTION
3	A-B PERTROLEUM, INC.	525 U.S. HIGHWAY 287 BROOMFIELD, CO 80020	SE 1/4, NE 1/4 SEC. 34 ATLAS INDUSTRIAL PARK REPLAT BLOCK 2, LOT 2	1757	1757	36,489	3	
TE-3	A-B PERTROLEUM, INC.	525 U.S. HIGHWAY 287 BROOMFIELD, CO 80020	SE 1/4, NE 1/4 SEC. 34 ATLAS INDUSTRIAL PARK REPLAT BLOCK 2, LOT 2	1007			TE-3	FOR ROADWAY CONSTRUCTION



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Void:

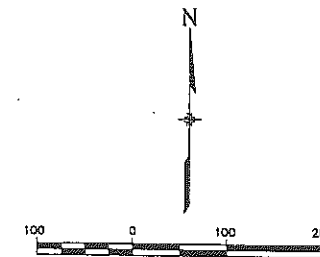
TABULATION OF PROPERTIES	
RIGHT-OF-WAY	
U.S. 287 & MIDWAY BLVD	

	Project No./Code
	SHO 2873-120
	SUB ACCOUNT 13763
	DATE 03-05-08

T. 1 S., R. 69 W., 6th P.M.

CITY & COUNTY  
OF BROOMFIELD  
NGS M413  
NE COR SEC 34 T1S, R69W  
OF THE 6th P.M.  
FOUND RANGE BOX AND TIES

CITY & COUNTY  
OF BROOMFIELD  
GPS No. 9



**LEGEND**



CITY AND COUNTY OF  
BROOMFIELD GPS  
CONTROL POINT #



ALIQUOT CORNERS  
POINT #



FOUND PROPERTY  
CORNER AND TEMPORARY  
CONTROL #

NE 1/4 SECTION 34

NW 1/4 SECTION 35

SE 1/4 SECTION 34

SW 1/4 SECTION 35

**BROOMFIELD COUNTY SURVEY DEPOSITING CERTIFICATE:**

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
200\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_  
AT PAGE \_\_\_\_\_ OF LAND SURVEYS/RIGHT OF WAY  
SURVEYS, UNDER RECEPTION NO. \_\_\_\_\_

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

S 1/4 CORNER, SEC 35, T1S,  
R69W OF THE 6th P.M.  
MONUMENT FOUND 3 1/4" ALUM  
CAP, LS 6973 RW BAYER ASSOC.

SE CORNER SEC 34, T1S, R69W  
MONUMENT FOUND 2"  
ALUMINUM CAP, 0.8' BELOW  
SURFACE

**Computer File Information**

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Last Modification Date:	09/05/02	Initials:	TWB
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Acad Ver.	2000	Scale:	Units:

**Sheet Revisions**


COLORADO DEPARTMENT OF TRANSPORTATION



4201 East Arkansas Avenue  
Denver, Colorado 80222



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SURVEY CONTROL PLAN

U.S. 287 & MIDWAY BLVD.

Project No./Code

SHO 2873-120

SUB ACCOUNT 13763

Sheet Number 03 OF 08



Glorso Murray  
Surveys, LLC  
2280 S. Xanadu Way  
Suite 215  
Aurora, CO 80014  
(303) 755-8300

BASIS OF BEARINGS: Bearings used in the calculation of coordinates are based on a grid bearing of S06°43'07"E from City and County of Broomfield GPS point NGS M413 (CP 113) to City and County of Broomfield GPS point No. 9 (CP 109) as obtained from GPS observations made by Glorso Murray Surveys, LLC, (G.M.S., LLC) on May 1, 2002. Both points are based upon NAD 83/92 Colorado High Accuracy Reference Network (CHARN).

BASIS OF ELEVATIONS: Project is based on a elevation of 5390.831 FT (NAVD 88) on City and County of Broomfield GPS point No. 9 (also known as CP 109) which is a 3" brass cap in the ground, on the north side of the "Blue Star Memorial Park" stone sign, on the east side of the parking area of Blue Star Memorial Park located at the southeast intersection of U.S. Highway 287 and West 6th Avenue.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83/92 coordinates. State Plane Coordinates were modified to mean project elevation of 5390.831 FT. The combined elevation/scale factor used to modify coordinates was 0.999715115. The CHARN is based on NAD 83/92 datum.

CP - Control Point Monuments set by G.M.S., LLC. They are CDOT Type 2 monuments, a 3-1/4" dia. aluminum cap control monument cap on a 3' X 3/4" dia. finned aluminum security rod on a 3' X 3/4" smooth aluminum rod.

NOTE: This control survey is for the use of the Colorado Department of Transportation personnel. The survey is not a complete Boundary Survey. Title Policy, Title Commitment, and Title Research were not a part of this control survey, therefore, easements, rights, and restrictions of record are not shown. The verification of the physical evidence with relation to easements, rights of way, property boundaries, and restriction, as described in the instrument of record, were not included in this control survey.

NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years 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 statement shown.

NOTE: 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.

NOTE: The Contractor shall maintain and reset any Control or Aliquot Monuments affected by construction.

NOTE: This survey was done by a RTK GPS survey. (No ellipsoidal height data available.)

SURVEYOR'S STATEMENT: I, Dean F. Glorso, a Professional Land Surveyor in the State of Colorado, hereby state that this Control Survey Diagram was prepared under my direct supervision this 4th day of June, 2002, from a field survey performed under my direct supervision and checking for and on behalf of the City and County of Broomfield, State of Colorado, and is not a Land Survey Plat or Right-Of-Way Survey Plat and to the best of my knowledge and belief this control survey, as shown, meets the minimum horizontal control tolerances of a Type A Survey as listed in the Colorado Department of Transportation Survey Manual Chapter Three (Revised 4/02/96).

Dean F. Glorso P.L.S. 16109

EXISTING MONUMENTS & GMS, LLC, TEMPORARY CONTROL POINTS			
POINT NO.	NORTHING	EASTING	DESCRIPTION
301	1215059.335	3115357.762	Set Chiseled crows foot in sidewalk (GMS)
302	1215118.387	3115549.463	Found 1 1/2" Aluminum cap LS 9652 in sidewalk
303	1215046.924	3115793.808	Set Chiseled crows foot in sidewalk (GMS)
309	1215696.182	3115314.616	Found chiseled cross in sidewalk
313	1215171.364	3115598.737	Found 1 1/2" Aluminum cap (illegible) in top of curb
314	1215176.631	3115770.650	Found chiseled cross in gutter pan
315	1215171.551	3115773.496	Found chiseled cross in gutter pan
316	1215192.590	3115771.257	Found PK nail in asphalt
319	1214825.159	3115731.651	Found chiseled crows foot in sidewalk
320	1214811.516	3115869.681	Found No. 4 rebar - No Cap
321	1214759.768	3115816.819	Found No. 4 rebar - No Cap
322	1214838.349	3115607.256	Found Mag nail & Tag LS 14070 in sidewalk
323	1214927.468	3115606.759	Found Mag nail & Tag LS 14070 in sidewalk
324	1214808.609	3115273.552	Found No. 4 rebar - No Cap

ALIQUOT CORNERS			
POINT NO.	NORTHING	EASTING	DESCRIPTION
200	1217525.854	3115681.683	NE Corner Section 34
201	1212231.511	3115719.787	SE Corner Section 34
202	1212249.101	3118358.964	S 1/4 Corner Section 35

POINT NAME (ASSIGNED)	Δ GEODETIC COORDINATES NAD-83/92 (CHARN)		COMBINED SCALE FACTOR	NAD 83/92 COLORADO N. ZONE		PROJECT COORDINATES		ELEVATION	DESCRIPTION
	LATITUDE(N)	LONGITUDE(W)		NORTHING	EASTING	NORTHING	EASTING		
109	39°55'30.44106"N	105°05'24.74296"W	0.999715115	1215836.756	3114930.796	1216183.048	3115818.446	5390.83	GIS-9 - BROOMFIELD GIS MONUMENT
113	39°56'04.48138"N	105°05'29.74504"W	0.999715115	1219278.943	3114525.272	1219626.396	3115412.806	5435.76	NGS-M413 - NGS MONUMENT
128	39°55'19.06893"N	105°05'30.26862"W	0.999715115	1214683.896	3114505.617	1215030.040	3115393.146	5406.14	CP128A - SET CDOT TYPE 2 CONTROL MONUMENT
129	39°55'18.51495"N	105°05'27.76825"W	0.999715115	1214628.739	3114700.676	1214974.867	3115588.260	5410.43	CP128B - SET CDOT TYPE 2 CONTROL MONUMENT
130	39°55'20.03866"N	105°05'25.75840"W	0.999715115	1214783.639	3114856.549	1215129.811	3115744.178	5408.17	CP128C - SET CDOT TYPE 2 CONTROL MONUMENT

**GMS**  
Glorso Murray  
Surveys, LLC  
2280 S. Xanadu Way  
Suite 215  
Aurora, CO 80014  
(303) 755-8300

#### Computer File Information

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#### Sheet Revisions

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COLORADO DEPARTMENT OF TRANSPORTATION



4201 East Arkansas Avenue  
Denver, Colorado 80222



As Constructed

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SURVEY CONTROL NOTES

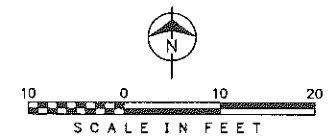
U.S. 287 & MIDWAY BLVD.

Project No./Code

SHO 2873-120

SUB ACCOUNT 13763

Sheet Number 04 OF 08



RIGHT-OF-WAY MONUMENTS TO BE SET			
POINT	NORTHING	EASTING	DESCRIPTION
501	1215135.87	3115279.30	Type I Monument
502	1215162.13	3115308.93	Type I Monument
503	1215149.39	3115368.99	Type I Monument
504	1215138.22	3115379.00	Type I Monument
505	1215130.40	3115542.65	Type I Monument
506	1215150.41	3115579.58	Type I Monument

GENERAL NOTES:

1. THIS RIGHT OF WAY PLAN IS NOT A BOUNDARY SURVEY OF ALL ADJOINING OWNERS AND IS PREPARED FOR CITY AND COUNTY OF BROOMFIELD, PURPOSES ONLY.
2. SURVEY CONTROL POINTS SET WITH A HIGHER DEGREE OF ACCURACY THAN ROW MARKERS.
3. THIS CONTROL SURVEY IS FOR THE USE OF THE CITY AND COUNTY OF BROOMFIELD PERSONNEL. THE SURVEY IS NOT A COMPLETE BOUNDARY SURVEY. TITLE POLICY, TITLE COMMITMENT, AND TITLE RESEARCH WERE NOT A PART OF THIS CONTROL SURVEY, THEREFORE, EASEMENTS, RIGHTS, AND RESTRICTIONS OF RECORD ARE NOT SHOWN. THE VERIFICATION OF THE PHYSICAL EVIDENCE WITH RELATION TO EASEMENTS, RIGHTS OF WAY, PROPERTY BOUNDARIES, AND RESTRICTION, AS DESCRIBED IN THE INSTRUMENT OF RECORD, WERE NOT INCLUDED IN THIS CONTROL SURVEY.
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.
- BASIS OF BEARINGS: BEARINGS USED IN THE CALCULATION OF COORDINATES ARE BASED ON A GRID BEARING OF S06°43'07"E FROM CITY AND COUNTY OF BROOMFIELD GPS POINT NGS M413 (CP 113) TO CITY AND COUNTY OF BROOMFIELD GPS POINT NO. 9 (CP 109) AS OBTAINED GPS OBSERVATIONS MADE BY GLORSO MURRAY SURVEYS,LLC (G.M.S., LLC) ON MAY 1, 2002. BOTH POINTS ARE BASED UPON NAD 83/92 COLORADO HIGH ACCURACY REFERENCE NETWORK (CHAIN).
- \* IF DURING CONSTRUCTION ANY CONTROL MONUMENTS ARE DESTROYED, THEY WILL NEED TO 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 \_\_\_\_\_



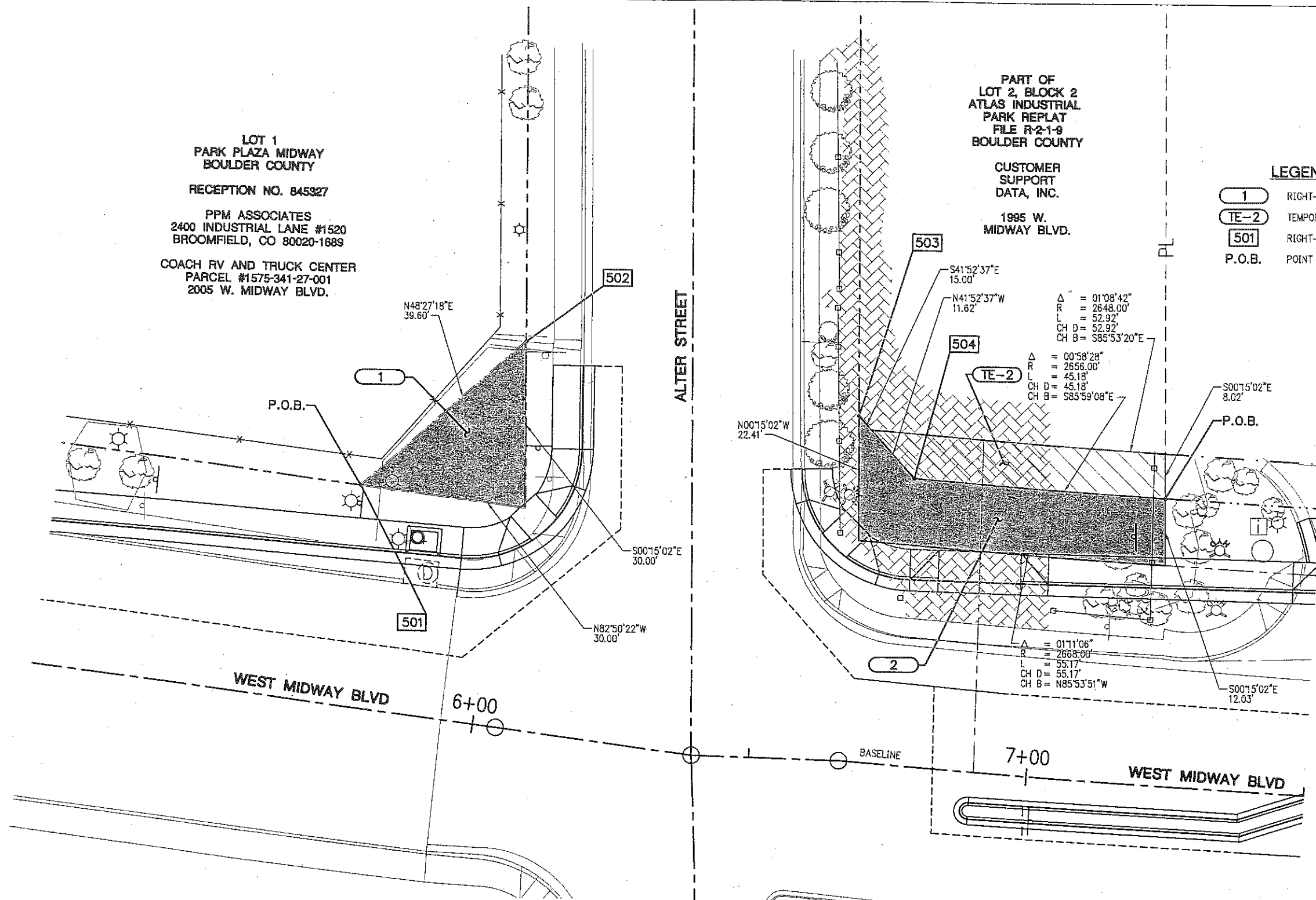
Glorso Murray  
Surveys, LLC

2260 S. Xanadu Way  
Suite 215  
Aurora, CO 80014  
(303) 755-8300

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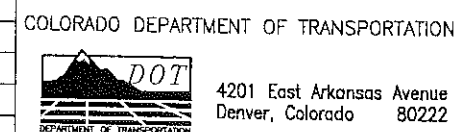
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RIGHT-OF-WAY PLAN
RIGHT-OF-WAY U.S. 287 & MIDWAY BLVD.

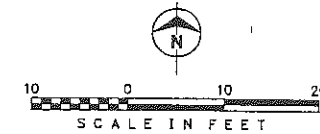
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SHO 2873-120
SUB ACCOUNT 13763
Sheet Number 06 OF 08

**GAS** Glorioso Murray  
Surveys, LLC  
2260 S. Xanadu Way  
Suite 215  
Aurora, CO 80014  
(303) 755-8300

PART OF  
LOT 2, BLOCK 2  
ALTAS INDUSTRIAL  
PARK REPLAT  
FILE R-2-1-9  
BOULDER COUNTY

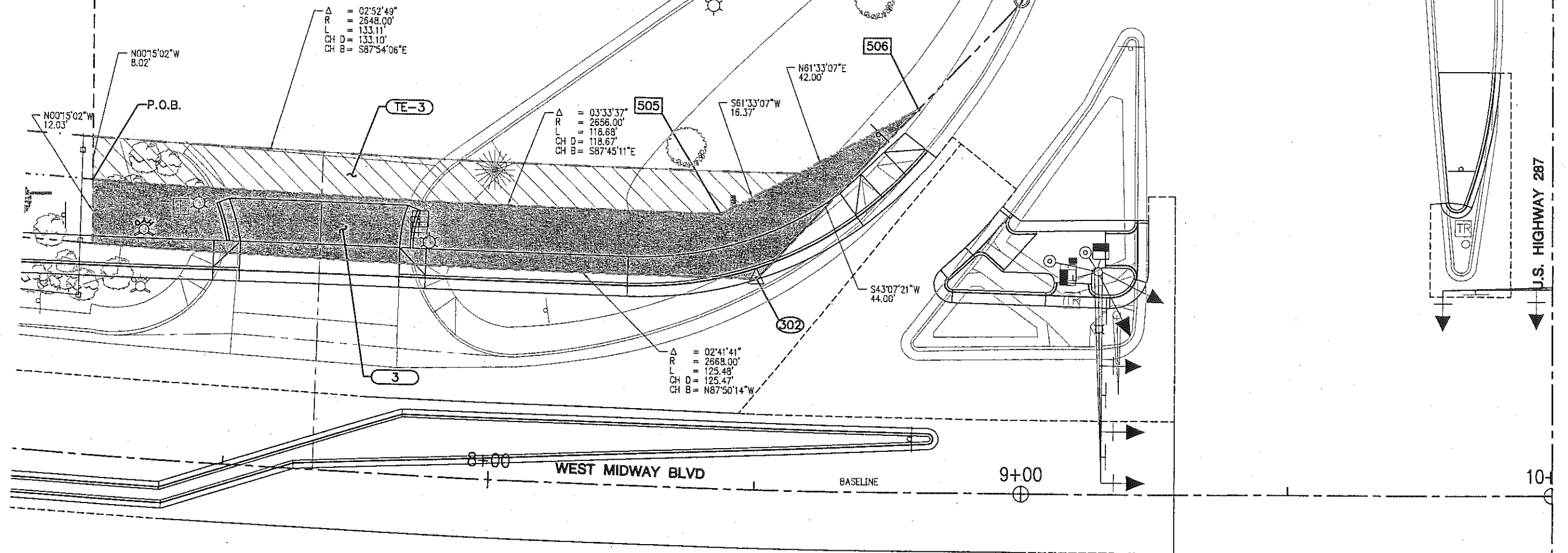
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A B PATROLEUM INC.  
1245 W. ALAMEDA AVENUE  
DENVER, CO 80223

CONOCO GAS STATION  
PARCEL #1575-341-09-003  
525 HWY 287



LEGEND



- 403 RIGHT-OF-WAY TO BE ACQUIRED  
TE 403 TEMPORARY CONSTRUCTION EASEMENT  
505 RIGHT-OF-WAY MONUMENT TO BE SET  
302 FOUND MONUMENT  
P.O.B. POINT OF BEGINNING



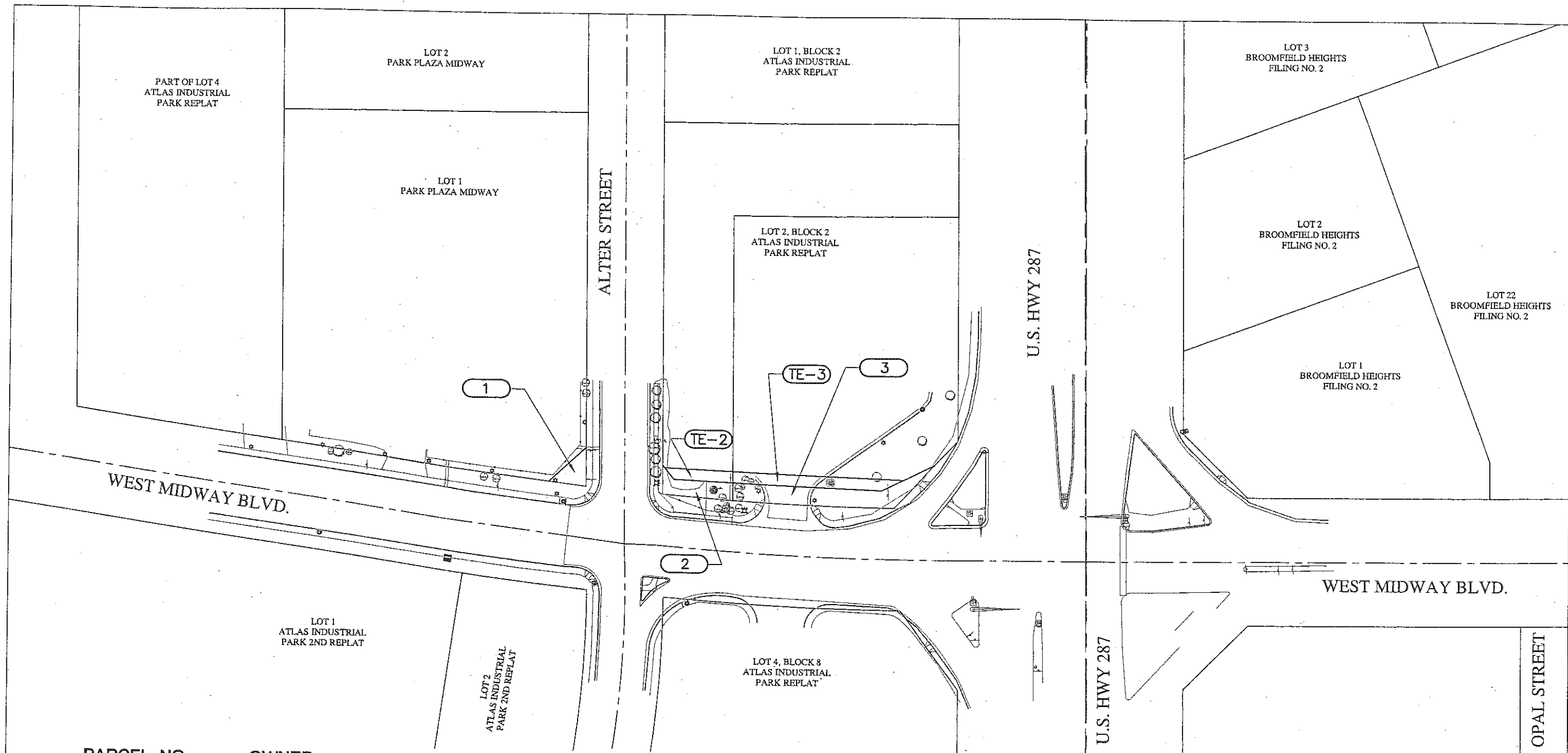
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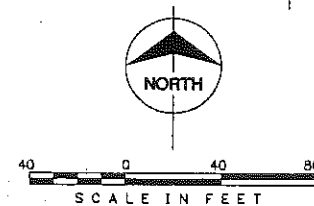
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Surveys, LLC  
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Suite 215  
Aurora, CO 80014  
(303) 755-8300

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PARCEL NO.	OWNER
1	PPM ASSOCIATES
TE-2 2	CUSTOMER SUPPORT DATA, INC.
TE-3 3	A-B PATROLEUM, INC.



**GMS**

Glors Murray  
Surveys, LLC  
2260 S. Kanadu Way  
Suite 215  
Aurora, CO 80014  
(303) 755-8300

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