

COLORADO DEPARTMENT OF TRANSPORTATION



Region 4
Address: 1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2153 FAX: (970) 350-2178

RIGHT OF WAY PLANS UNIT: David Mantych, PLS

Sheet Revisions

mm/yy	04/07
	Add new plan sheet (Sheet 7). Change Sheet No. 7 to Sheet No. 8; Revisions on Sheets 2, 4, 5, 8
	JTO

Sheet Revisions

mm/yy	XXXXX	XXX

Sheet Revisions

mm/yy	XXXXX	XXX

RIGHT OF WAY PLANS

TITLE SHEET

PROJECT NUMBER: STA 060A-010				
PROJECT LOCATION: SH 60 @ 83RD AVE - 2 RIVERS PKWY				
PROJECT LOCATION:				
Project Code:	Last Mod. Date	Subst Sheets	Sheet No.	Total No. of Sheets
14368	04-10-07	1 of 1	1	11

INDEX OF SHEETS

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

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. STA 060A-010
STATE HIGHWAY NO. 60
WELD COUNTY
RIGHT OF WAY
LENGTH OF PROJECT: 0.56 MILES



CONVENTIONAL SIGNS

County Line	-----
Township or Range Line	-----
Land Lines	Section Line 1/4 Section Line 1/16 Section Line
Property or Tract Line	-----
City Limits	-----
Railroad	+++++
Existing Road	=====
New Road	=====
Control of Access	-----
Access denied by Deed	OP=Opening 24OP 18OP EOA
Right of Way Line	-----
Protected by Freeway(Virgin Location)	-----
Top of Cuts	-----
Toe of Fills	-----
Barbed Wire Fence	-----
Chain Link Fence	-----
Woven Wire-Combination Fence	-----
Snow Fence	-----
Wood Fence	-----
Deer Fence	-----
Trees	Deciduous Coniferous
Tel. & Teleg. Lines	-----
Electric Lines	-----
Elec. Trans. Tower	-----
Buried Tel. Cable	-----
Buried Electric Cable	-----
Gas Main	-----
Oil Main	-----
Water Main	-----
Sanitary Sewers	-----
Storm Sewers	-----
Road Approaches	New Existing
Section Corner	Center of Section
Culverts & Drains	Proposed Existing
Bridges	Existing (to be dashed)

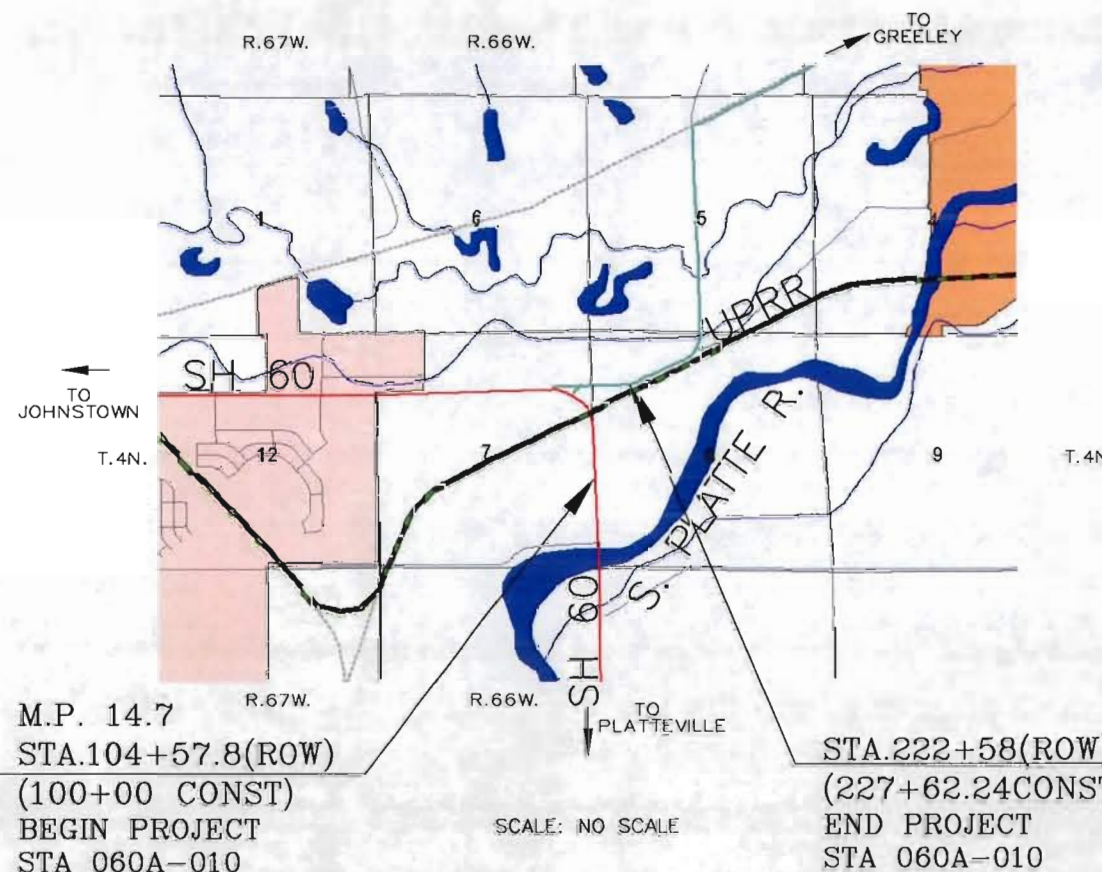
BASIS OF BEARINGS

All bearings are based on a line connecting the W 1/4 corner of Section 8, T. 4 N., R. 66 W., of the 6th P.M. (2 3/8" alum. cap in range box - LS 13155) and the NW corner of the S 1/2 of the NW 1/4 of Section 8 (2 3/8" alum. cap in range box - LS 13155) as bearing N.3°04'46"W.

W 1/4 corner Sec. 8
(2 2/8" alum. cap in range
box - LS 13155)

NW corner of the S 1/2
of the NW 1/4 Sec. 8
(2 3/8" alum. cap in range
box - LS 13155)

N. 3° 04' 46" W.



SCALE: NO SCALE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED

DATE

DIVISION ADMINISTRATOR

Region 4
1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2153 Fax: (970) 350-2178

R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY S.H. NO. 60

[illegible]

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14368	4/4/2007	1 of 1	2	11

[illegible]

Region 1
1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2173 Fax: (970) 350-2223

Survey Unit: Mark Guerrero

Project Number: STA 060A-010

Project Location: SH 60 at 83rd Avenue in Weld County

Project Location: Two Rivers Parkway

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14368	02/18/2005	1 of 3	3	3

PROJECT COORDINATES SUMMARY TABLE (FEET)

POINT NAME	PROJECT COORDINATES		ELEV (NAVD 88)	DESCRIPTION
	NORTHING	EASTING		
CP 1454 (MP 14.54)	51915.67	74287.80	4729.30	CDOT Type II Control Monument
CP 1472 (MP 14.72)	51989.35	75244.87	4729.08	CDOT Type II Control Monument
CP 1481 (MP 14.81)	52009.18	76087.80	4716.09	CDOT Type II Control Monument
CP 1486 (MP 14.86)	51531.28	75843.40	4725.49	CDOT Type II Control Monument
CP 1500 (MP 15.00)	50850.92	75915.22	4722.07	CDOT Type II Control Monument
CP 1516 (MP 15.16)	50020.13	76032.20	4722.89	CDOT Type II Control Monument
CP 1548 (MP 15.48)	48312.07	76096.78	4712.08	CDOT Type II Control Monument

GEODETIC COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	GEODETIC COORDINATES NAD-83(92) (CHARN)		ELLIP. HEIGHT	MAPPING ANGLE	SCALE	NAD 83(92) ZONE 0502	
	LATITUDE(N)	LONGITUDE(W)				NORTHING (m)	EASTING (m)
CP 1454 (MP 14.54)	40° 19' 48.86326"	104° 49' 03.81653"	1423.620	0° 26' 27.02232"	0.999957806	415711.126	972379.122
CP 1472 (MP 14.72)	40° 19' 49.51826"	104° 48' 51.45454"	1423.543	0° 26' 35.00981"	0.999957810	415733.578	972670.750
CP 1481 (MP 14.81)	40° 19' 49.64955"	104° 48' 40.57134"	1419.573	0° 26' 42.04181"	0.999957811	415739.619	972927.607
CP 1486 (MP 14.86)	40° 19' 44.94700"	104° 48' 43.77420"	1422.439	0° 26' 39.97234"	0.999957780	415593.993	972853.131
CP 1500 (MP 15.00)	40° 19' 38.22013"	104° 48' 42.91518"	1421.391	0° 26' 40.52738"	0.999957736	415386.677	972875.018
CP 1516 (MP 15.16)	40° 19' 30.00356"	104° 48' 41.48847"	1421.636	0° 26' 41.44922"	0.999957684	415133.520	972910.663
CP 1548 (MP 15.48)	40° 19' 13.12428"	104° 48' 40.82609"	1418.334	0° 26' 41.87721"	0.999957581	414613.043	972930.342
M 261 (Densification Point)	40° 19' 20.45920"	104° 43' 49.12827"	1417.981	0° 29' 50.35293"	0.999957625	414895.895	979814.638
KING (Densification Point)	40° 24' 25.46098"	104° 55' 55.78931"	1499.741	0° 22' 00.83292"	0.999960558	424173.690	962600.166
JOHNSON (Densification Point)	40° 21' 33.11482"	104° 58' 57.64299"	1507.059	0° 20' 03.33117"	0.999958633	418831.743	958343.488

BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on the "State Plane " grid bearing of S 79°36'45" E from the Densification Point "JOHNSON" (NGS Stainless Steel Deep Rod stamped JOHNSON 1992), Section 35, Township 5 North, Range 68 West, Sixth P.M. and the Densification Point "M 261" (NGS Bench Mark Disk set in a concrete post stamped "M 261 1939), Section 12, Township 4 North, Range 66 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

BASIS OF ELEVATIONS: Project is based on a NAVD 88 elevation of 1460.715m on Contrl Point 1051 (CDOT Type II Control Monument stamped "MP 10.51"). All other Control Point elevations on this project were derived from GPS observations.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(92) coordinates. State Plane Coordinates were modified to a mean project elevation of 1460.715m. The combined elevation/scale factor used to modify the coordinates was 0.9997287249. Project Coordinates are truncated by 400,000 in the Northing and 950,000 in the Easting. The CHARN is based on NAD 83(92) datum.

Typical Control
Monument Cap
Not to Scale

CP - Control Point Monuments set by CDOT.

They are CDOT Type 2 monuments: a 3-1/4" dia. aluminum control monument cap (as shown) on a 3' X 3/4" dia. finned aluminum security rod and a 3' X 3/4" dia. smooth aluminum rod.

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 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 named hereon.

SURVEYORS STATEMENT: I, Lee K. Groves, a Professional Land Surveyor in the State of Colorado, hereby state that this Project Control Diagram was prepared under my direct supervision this _____ day of _____, from a field survey performed under my supervision and checking on behalf of the Department of Transportation, 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 CDOT Type A Survey and this topographic survey, as shown, meets the minimum horizontal control tolerances of a CDOT Type C or D Survey as listed in the Colorado Department of Transportation Survey Manual Chapter Five (Revised October, 2003).

Lee K. Groves L.S. 34169

COLORADO DEPARTMENT OF TRANSPORTATION

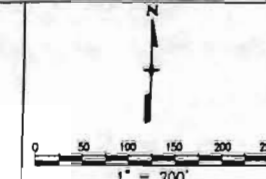


Region 4
1420 2nd Street
Greeley, CO 80631
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Survey Unit: Mark Guerrero

Sheet Revisions

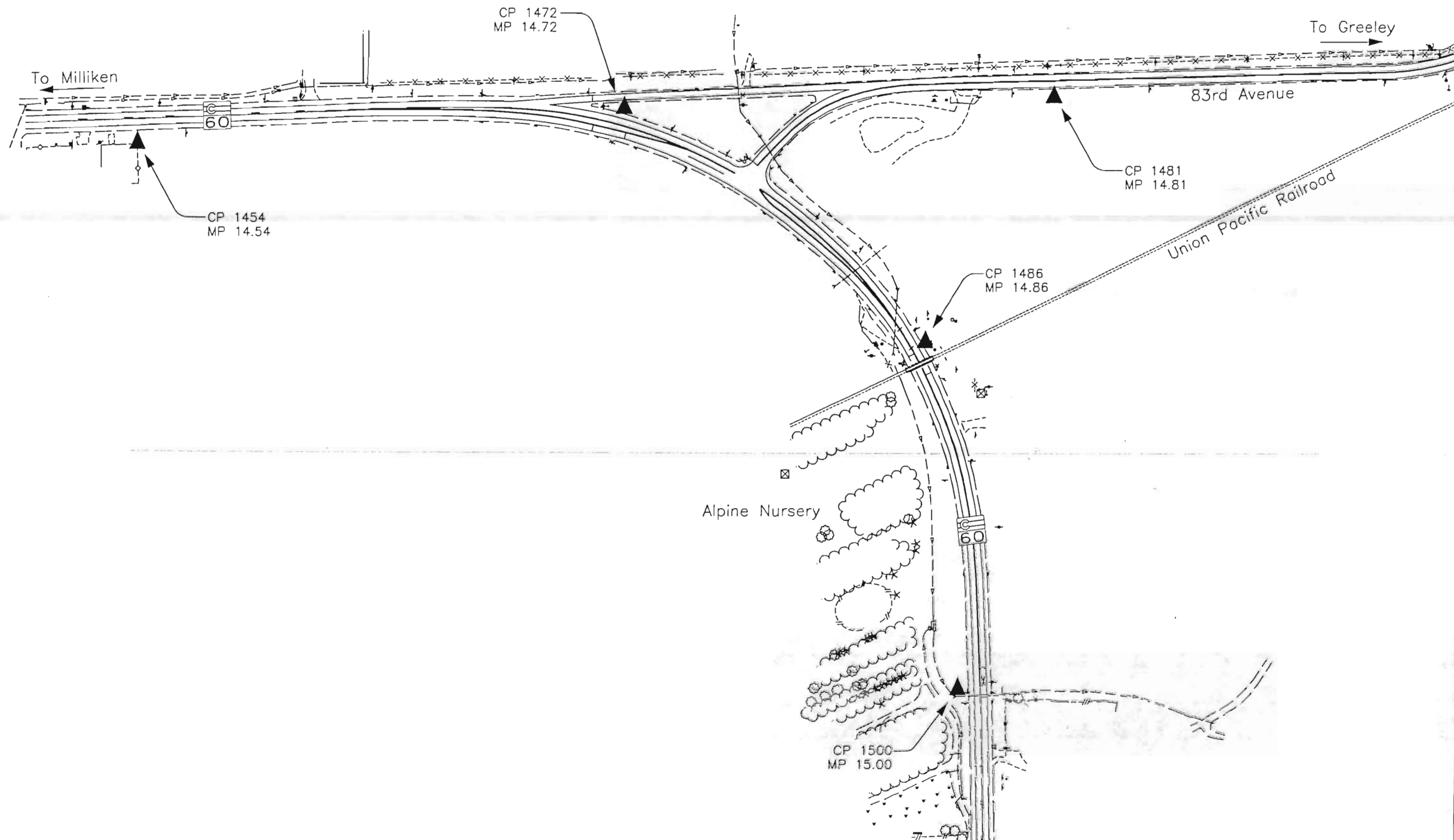
SH 60 14.40 RP to 14.80 RP
Weld County, Colorado
Section 7 & 8, Township 4 North, Range 66 West, 6th P.M.



Project Control Diagram

Plan Sheet

Project Number: STA 060A-010				
Project Location: SH 60 at 83rd Avenue in Weld County				
Project Location: Two Rivers Parkway				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14368	02/18/2005	2 of 3	3-A	3



COLORADO DEPARTMENT OF TRANSPORTATION

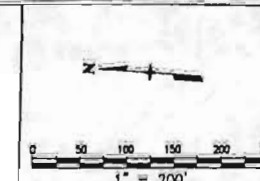


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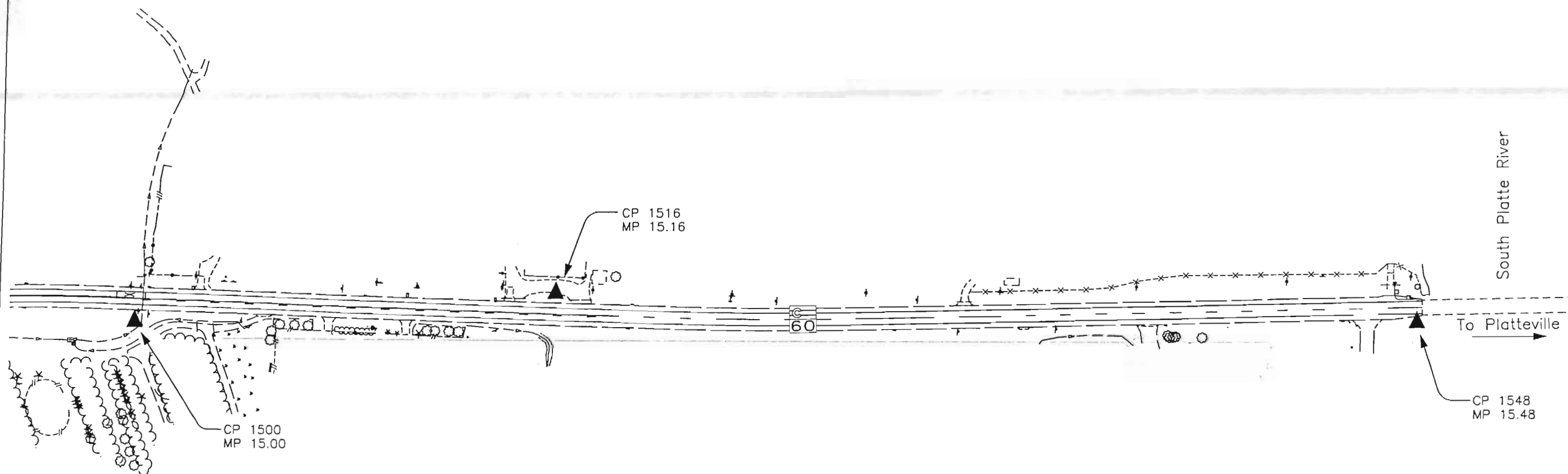
SH 60 14.40 RP to 14.80 RP
Weld County, Colorado
Section 7 & 8, Township 4 North, Range 66 West, 6th P.M.



Project Control Diagram

Plan Sheet

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14368	02/18/2005	3 of 3	3-8	3



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RIGHT OF WAY PLANS UNIT: David Mantych, PLS

Sheet Revisions		
06/06	Add points 211-214	JTO
04/07	Add points 215-218	JTO

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

RIGHT OF WAY PLANS				
MONUMENTATION SHEET				
PROJECT NUMBER: STA 060A-010				
PROJECT LOCATION: SH 60 @ 83RD AVE - 2 RIVERS PKWY				
PROJECT LOCATION:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14368	04-04-07	1 of 2	4	11

TABULATION OF R.O.W. MARKERS
TO BE SET BY STATE FORCES

POINT NO.	NORTHING	EASTING
201	50826.468	76020.664
202	51387.985	76000.288
204	51629.096	76026.562
205	51691.035	76024.314

TABULATION OF PERMANENT EASEMENT
POINTS TO BE STAKED

POINT NO.	NORTHING	EASTING
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TABULATION OF TEMPORARY EASEMENT
POINTS TO BE STAKED

POINT NO.	NORTHING	EASTING
211	52019.322	75465.103 TE-3
212	52119.265	75461.730 TE-3
213	52120.951	75511.702 TE-3
214	52021.008	75515.074 TE-3
215	50853.337	76019.689 TE-1
216	50855.331	76074.653 TE-1
217	50920.289	76072.296 TE-1
218	50918.294	76017.332 TE-1

TABULATION OF ALIQUOT CORNERS
TO BE RESET

POINT NO.	NORTHING	EASTING	
106	50719.630	75988.658	W 1/4 COR. SEC. 8
107	52034.602	75917.912	N 1/16 COR. SEC. 7/8

TABULATION OF POINTS
FOR INFORMATION ONLY

POINT NO.	NORTHING	EASTING	
3	52035.182	76727.284	
4	51649.098	75938.652	
6	50826.175	76009.895	
12	51137.473	75998.034	
14	51432.132	75950.325	
36	51459.252	75948.866	
47	51621.977	75940.111	
101	53274.204	73307.364	N 1/4 COR. SEC. 7
102	53358.953	75856.977	NE COR. SEC. 7
103	53448.502	78423.989	N 1/4 COR. SEC. 8
104	52036.465	78517.057	N 1/16 COR. SEC. 8
105	50672.035	77299.441	W 1/16 COR. SEC. 8
108	52021.590	74642.879	NE 1/16 COR. SEC. 7 (WC)
110	53315.672	74579.669	E 1/16 COR. SEC. 6, 7
111	50623.421	73424.205	C 1/4 COR. SEC. 7
125	51147.082	75995.704	
126	51446.462	75979.598	
127	50825.441	75982.965	
128	51663.429	75967.925	
129	52034.624	75947.954	
203	51460.458	76008.186	
205	51691.035	76024.314	
209	51429.797	75888.699	
210	51562.606	75818.837	

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 meets the minimum horizontal control tolerances of a CDOT Type B survey (4/29/92).
8. Commitments for title insurance supplied by First American Title Insurance Co.
9. All aliquot corners referenced on this sheet are in Township 4 North, Range 66 West of the 6th Principal Meridian.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	6
REFERENCE								
RIGHT OF WAY	4							
CONTROL								
ALIQUOT CORNER						2		
WITNESS POST								

SURVEYOR CERTIFICATE (OFFICE)

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, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was 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 of warranty, either expressed or implied.

John Obrochta PLS No. 30112 Date _____

SURVEYOR CERTIFICATE (FIELD)

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

Lee K. Groves PLS No. 34169 Date _____

COLORADO DEPARTMENT OF TRANSPORTATION



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RIGHT OF WAY PLANS UNIT: David Mantych, PLS

Sheet Revisions

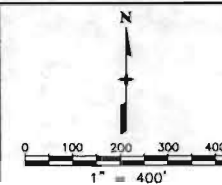
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Sheet Revisions

mm/yy	XXXXX	XXX

Sheet Revisions

mm/yy	XXXXX	XXX

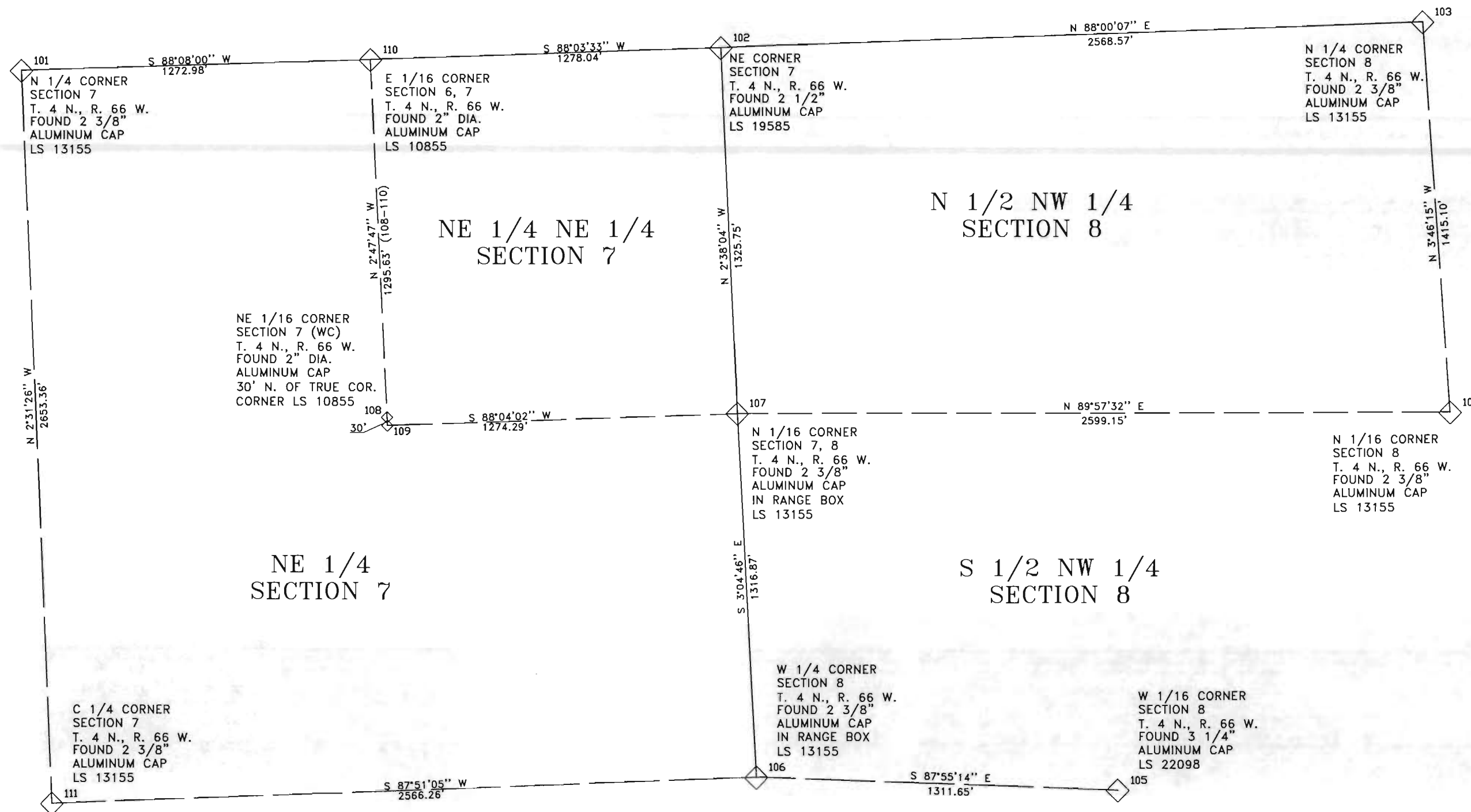


RIGHT OF WAY PLANS

MONUMENTATION SHEET

PROJECT NUMBER: STA 060A-010				
PROJECT LOCATION: SH 60 @ 83RD AVE - 2 RIVERS PKWY				
PROJECT LOCATION:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14368	11-04-05	2 of 2	4A	10

T.4 N., R.66W., 6TH P.M.





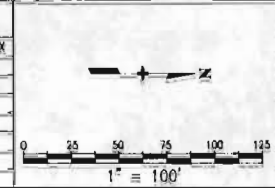
R4 ROW
1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2153 Fax: (970) 350-2178

Right of Way Plans Unit David G. Mantych

Sheet Revisions		
04/07	Add TE-1	JTO

Sheet Revisions		
mm/yy	XXXX	XXX

Sheet Revisions		
mm/yy	XXXX	XXX



Right of Way Plans				
Plan Sheet				
Project Number: STA 060A-010				
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14368	04/04/2007	1 of 2	5	10

T. 4 N, R. 66 W,
6th Principal Meridian

Eugene Kammerzell
Janet M. Kammerzell
22465 Hwy. 60
Milliken, CO 80543

Vern L. Kammerzell
12614 Hwy. 60
Milliken, CO 80543

STA. 104+57.8
BEGIN PROJECT
STA 060A-010

SE 1/4
SEC. 7

S 1/2
NE 1/4
SEC. 7

State Hwy. 60

RR License
Agreement

Union Pacific Railroad

Edward J. Kammerzell
Shirley M. Kammerzell
5049 Lester Ct.
Greeley, CO 80634

S 1/2
NW 1/4
SEC. 8

SW 1/4
SEC. 8

Jeffrey W. Russell
Lori A. Russell
22544 Hwy. 60
Milliken, CO 80543

Lot A
Recorded Exemption No.
1057-8-2-RE-1586

① RML Property Investors LLC
C/O Harvey Deutsch
9145 E. Kenyon Ave. Ste 200
Denver, CO 80237

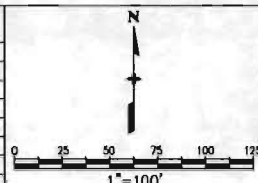
TE ①



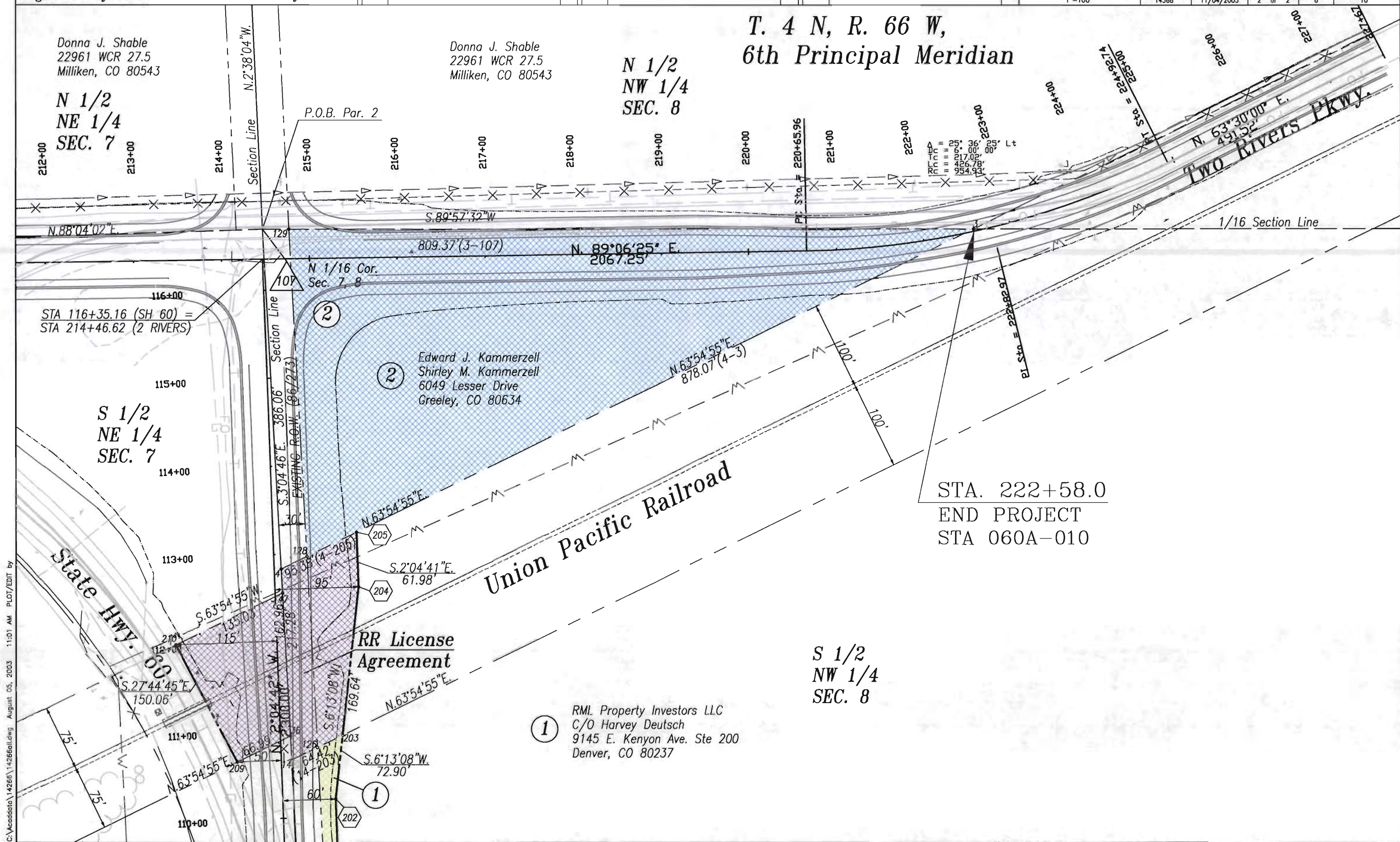
R4 ROW
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Phone: (970) 350-2153 Fax: (970) 350-2178

Right of Way Plans Unit David G. Mantych

Sheet Revisions		
mm/yy	xxxxxx	xxx

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Right of Way Plans				
Plan Sheet				
Project Number: STA 060A-010				
Project Location: SH 60 @ 83rd Ave - 2 Rivers Pkwy				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
4158	11/04/2025	2 of 2	6	10





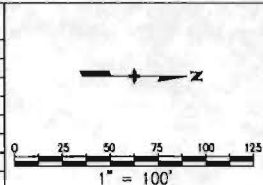
R4 ROW
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Right of Way Plans Unit David G. Mantych

Sheet Revisions		
06/06	Md TE-3	JTO

Sheet Revisions		
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Right of Way Plans				
Plan Sheet				
Project Number: STA 060A-010				
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14368	06/16/2006	3 of 3	7	11

T. 4 N, R. 66 W,
6th Principal Meridian

S 1/2
NE 1/4
SEC. 7

PISta =207+00.74

Hwy. 60

1/16 Section Line

S.88°04'02"W

211

212

213

214

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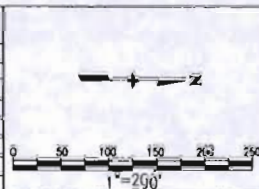
R4 ROW
1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2153 Fax: (970) 350-2178

Right of Way Plans Unit David G. Mantych

Sheet Revisions		
06/06	Add TE-3	JTO
04/07	Add TE-1	JTO

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX



Right of Way Plans				
Ownership Map				
Project Number: STA 060A-010				
Project Location: SH 60 @ 83rd Ave - 2 Rivers Pkwy				
Project Location:				
Project Code:	Last Mod. Date:	Subst. Sheets:	Sheet No.:	Total No. of Sheets:
14368	04/04/2007	1 of 1	8	11

