



Region 1
18500 East Colfax Avenue
Aurora, CO 80011
Phone: (303) 757-9117 FAX: (303) 757-9746

Right of Way Plans Unit: Kevin Williams

Sheet Revisions

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Sheet Revisions

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AzTEC CONSULTANTS, inc.

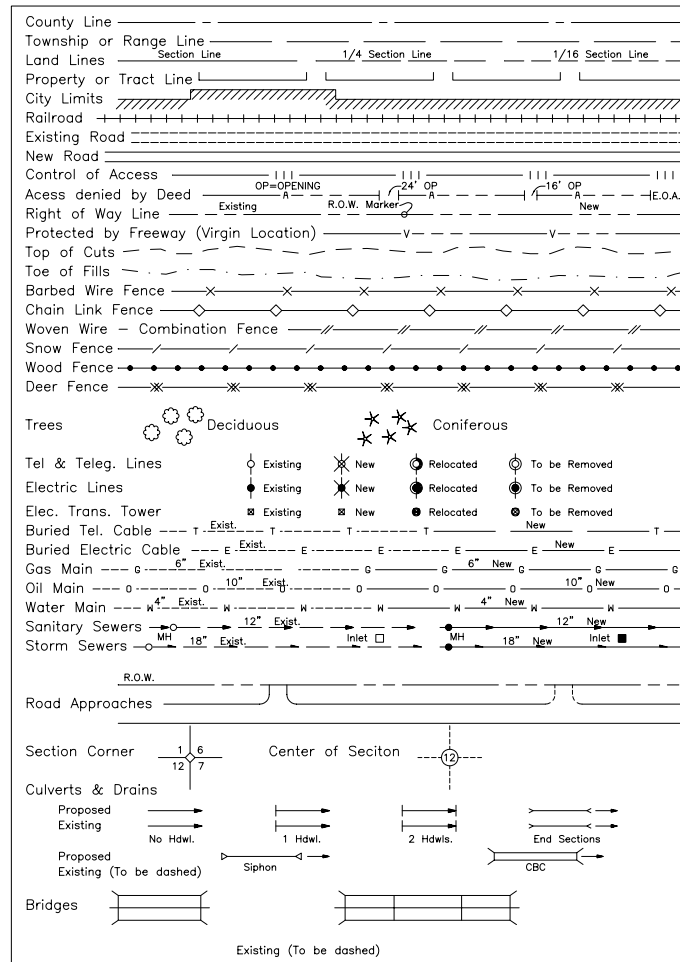
300 West Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898 Fax: (303)713-1897

Right of Way Plans

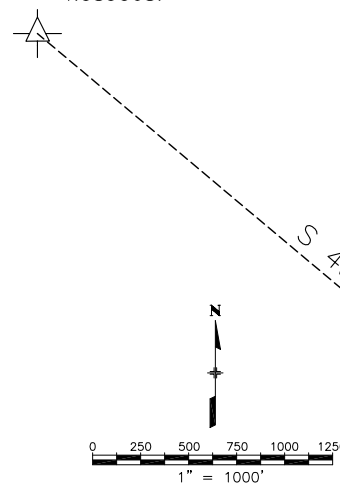
Title Sheet

Project Number: STA 0831-099				
Project Location: SH 83 @ RUSSELLVILLE ROAD				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15283	03-29-06	1 of 1	1	9

CONVENTIONAL SIGNS



Found standard 3-1/4"
Douglas County GIS aluminum
capped monument stamped
4.089068.



Basis of Bearings:
The Basis of Bearings for this project is
the bearing of S 49°59'11" E Grid
Bearing Colorado Coordinate System
Central Zone NAD 83 between Douglas
County GIS control points 4.089068 and
4.095075.

Found standard 3-1/4"
Douglas County GIS aluminum
capped monument stamped
4.095075.

COUNTY OF DOUGLAS STATE OF COLORADO

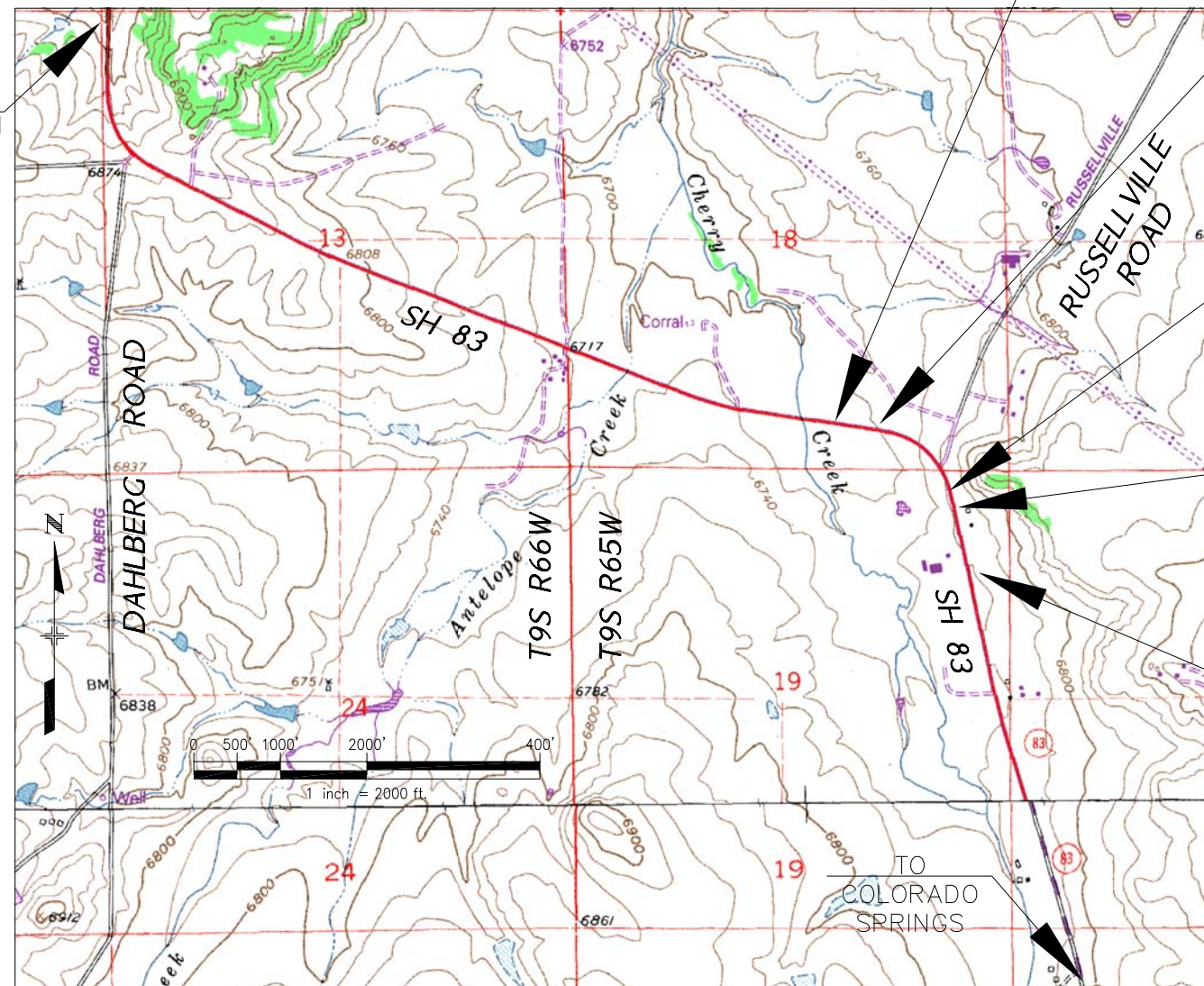
RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. STA 0831-099 DOUGLAS COUNTY PROJECT NO. CI-04-018 STATE HIGHWAY NO. 83 RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1"=100'
OWNERSHIP MAP 1"=300'
R.O.W. LENGTH OF PROJECT - 0.40 Miles

TO
FRANKTOWN

S. LAKE
GULCH
ROAD



STA 0831-099 STATION 44+00 =
S0170(7)Sec.1 STATION 540+82.65
END CONSTRUCTION PROJECT

STA 0831-099 STATION
37+95.52 =
S0170(7)Sec.1 STATION
546+87.13
BEGIN ROW PROJECT

S0170(7)Sec.1 STATION EQUATION
562+57.5 BK
559+63.3 AH

STA 0831-099 STATION
16+66.71 =
S0170(7)Sec.1 STATION
565+23.93
END ROW PROJECT

STA 0831-099 STATION
13+00 =
S0170(7)Sec.1 STATION
568+90.64
BEGIN CONSTRUCTION
PROJECT

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____

DIVISION ADMINISTRATOR

Region 1
Project Code: 15283
DATE: November, 2005



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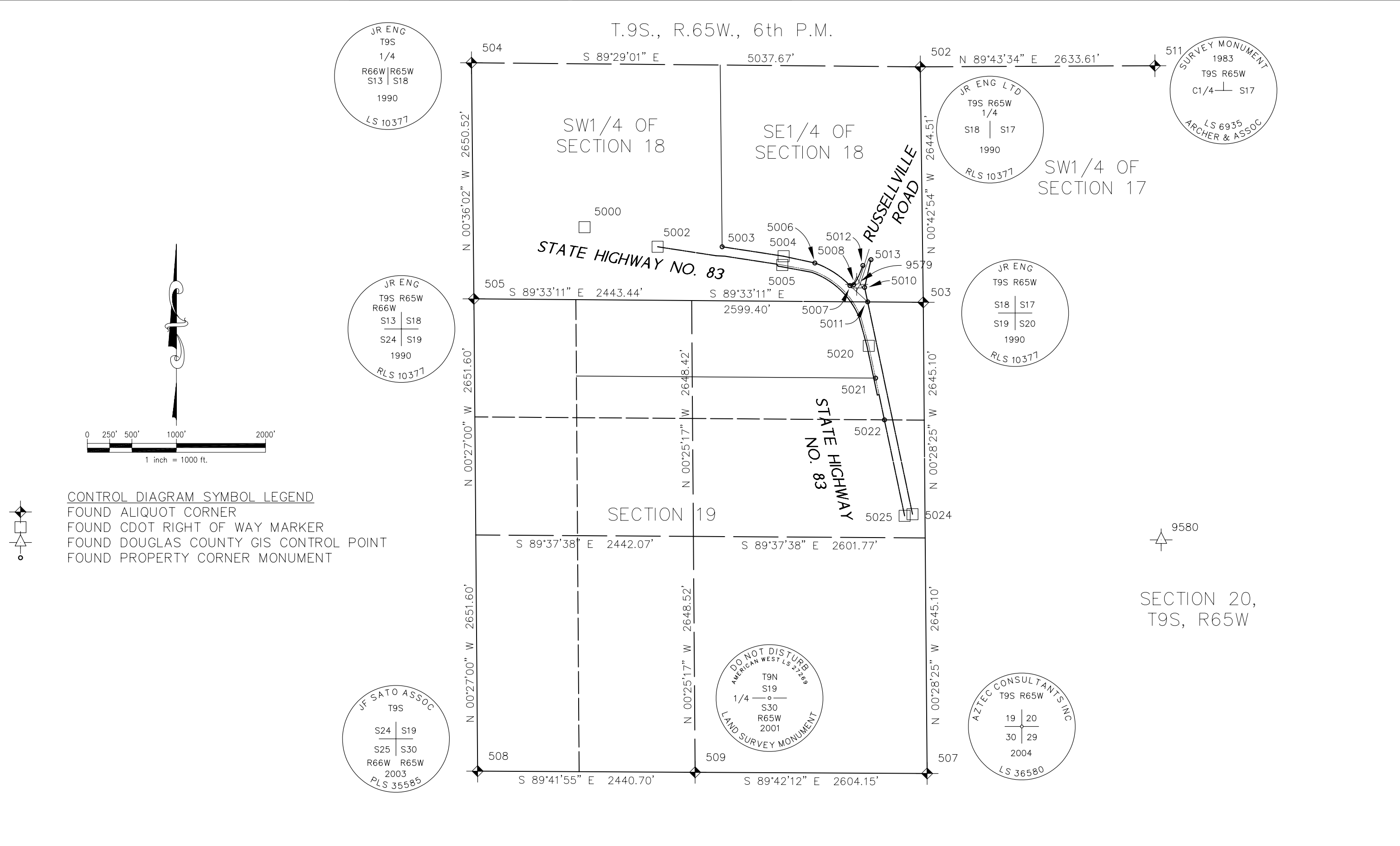
AzTEC CONSULTANTS, inc.

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Phone: (303)713-1898 Fax: (303)713-1897

Right of Way Plans

Survey Control Diagram

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Project Location: SH 83 @ RUSSELLVILLE ROAD				
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15283	03-29-06	1 of 4	3	9





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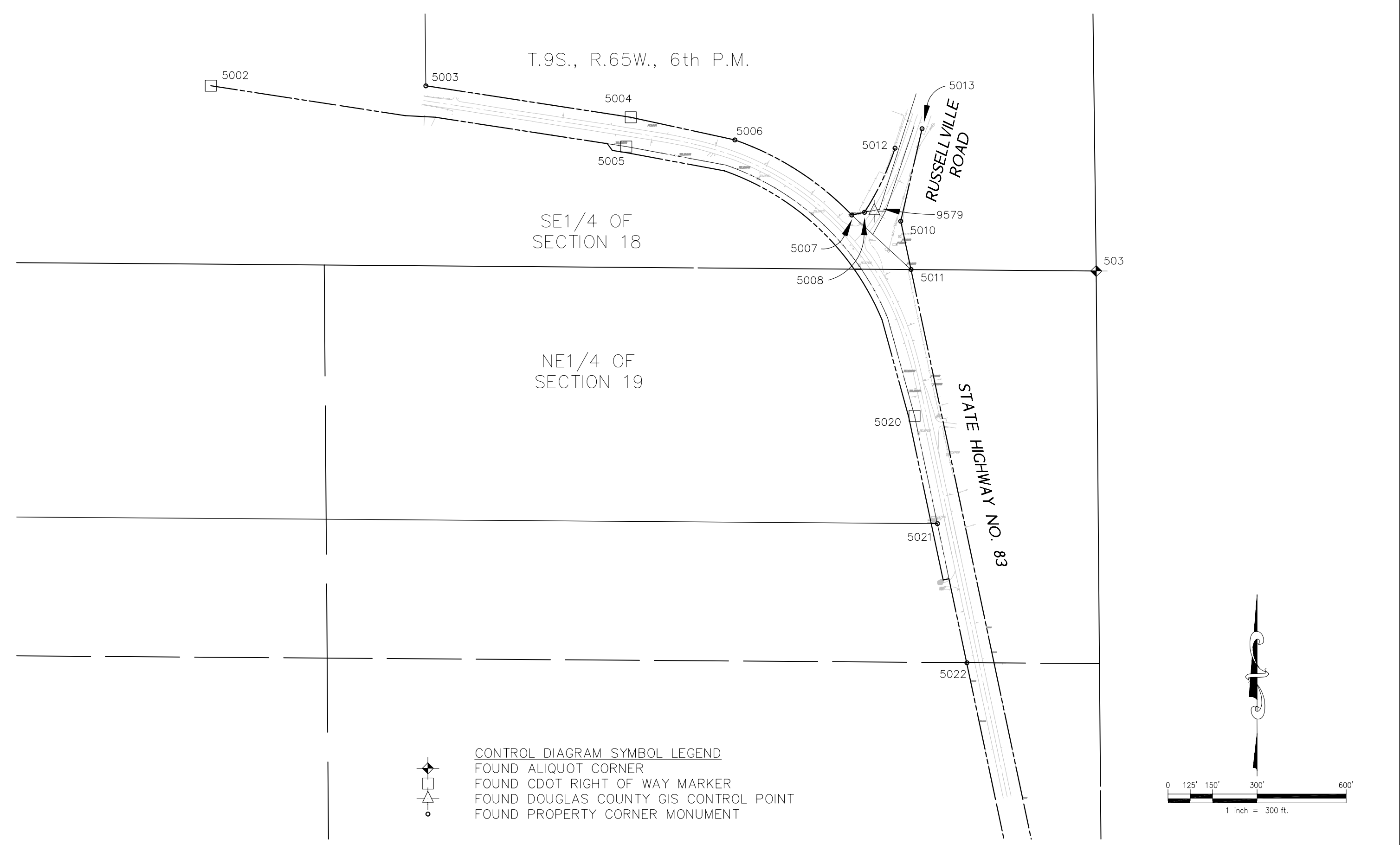
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15283	03-29-06	2 of 4	3A	9



COLORADO DEPARTMENT OF TRANSPORTATION

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Survey Control Diagram

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Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15283	12-05-05	3 of 4	3B	9

FOUND RIGHT OF WAY MARKERS

POINT #	PROJECT COORDINATES		NAVD 1988 ELEV.	DESCRIPTION
	NORTHING	EASTING		
5000	1522184.13	3223789.17	6731.78	FND. 3" CDOT BRASS CAP IN CONC POST
5002	1521964.26	3224608.97	6719.22	FND. 3" CDOT BRASS CAP IN CONC POST
5004	1521858.21	3226023.15	6720.09	FND. 3" CDOT BRASS CAP IN CONC POST
5005	1521759.33	3226008.03	6720.57	FND. 3" CDOT BRASS CAP IN CONC POST
5020	1520852.09	3226978.81	6758.03	FND. 3" CDOT BRASS CAP IN CONC POST
5024	1518961.45	3227469.71	6762.32	FND. 3" CDOT BRASS CAP IN CONC POST
5025	1518942.85	3227381.63	6759.58	FND. 3" CDOT BRASS CAP IN CONC POST

FOUND PROPERTY CORNER MONUMENTS

POINT #	PROJECT COORDINATES		NAVD 1988 ELEV.	DESCRIPTION
	NORTHING	EASTING		
5003	1521963.95	3225333.14	6718.13	FND. REBAR WITH WHITE PLASTIC CAP ILLEGIBLE
5006	1521781.86	3226373.64	6733.00	FND. REBAR WITH PLASTIC CAP LS 6935
5008	1521538.00	3226810.17	6758.13	FND. #5 REBAR WITH 1-1/2" ALUM CAP LS 30109
5009	1521528.90	3226767.38	6754.49	FND. #5 REBAR WITH 1-1/2" ALUM CAP LS 30109
5010	1521508.12	3226932.28	6773.58	FND. #5 REBAR WITH NO CAP
5011	1521345.36	3226966.87	6774.64	FND. #5 REBAR WITH 1-1/2" ALUM CAP LS 30109
5012	1521753.94	3226912.99	6761.19	FND. #5 REBAR WITH 1-1/2" ALUM CAP LS 30109
5013	1521819.61	3227004.01	6762.88	FND. #5 REBAR WITH 1-1/2" ALUM CAP LS 30109
5021	1520489.29	3227055.77	6754.68	FND. #5 REBAR WITH NO CAP

FOUND ALIQUOT CORNERS

POINT #	PROJECT COORDINATES		DESCRIPTION
	NORTHING	EASTING	
502	1523984.52	3227557.40	W1/4 COR SEC 17 FND. 3-1/4" ALUM CAP STAMPED JR ENG RLS 10377 1990
503	1521340.21	3227590.41	NW COR SEC 20 FND. 3-1/4" ALUM CAP STAMPED JR ENGINEERING RLS 10377 1990
504	1524029.92	3222519.94	W1/4 COR SEC 18 FND. 3-1/4" ALUM CAP STAMPED JR ENG RLS 10377 1990
505	1521379.54	3222547.72	SW COR SEC 18 FND. 3-1/4" ALUM CAP STAMPED JR ENG RLS 10377 1990
507	1516050.19	3227634.15	SW COR SEC 20 FND. #5 REBAR WITH 1-1/2" ALUM CAP STAMPED M&M LS 9644 UPGRADED TO #6 REBAR WITH 3-1/4" ALUM CAP STAMPED AZTEC CONSULTANTS INC LS 36580 2004
508	1516076.51	3222589.37	SW COR SEC 19 FND. 2-1/2" ALUM CAP STAMPED JF SATO ASSOC PLS 35585 2003
509	1516063.68	3225030.04	S1/4 COR SEC 19 FND. 3-1/4" ALUM CAP STAMPED AMERICAN WEST LS 27269 2001
511	1523997.10	3230190.99	C1/4 COR SEC 17 FND. 2-1/2" ALUM CAP STAMPED ARCHER & ASSOC LS 6935 1983

FOUND PROJECT CONTROL POINTS

POINT #	PROJECT COORDINATES		NAVD 1988 ELEV.	DESCRIPTION
	NORTHING	EASTING		
9579	1521541.88	3226842.76	6761.21	FND. 3-1/4" DOUGLAS COUNTY GIS ALUM CAP STAMPED 4.089068
9580	1518672.94	3230260.20	6936.50	FND. 3-1/4" DOUGLAS COUNTY GIS ALUM CAP STAMPED 4.095075

GENERAL NOTES:

1) Project Basis of Bearings:
The Basis of Bearings for this project is the bearing of S 49°59’11” E Grid Bearing Colorado Coordinate System Central Zone NAD 83 between Douglas County GIS control point 4.089068, a standard Douglas County GIS 3-1/4” alum. cap on a 3/4” alum. rod driven flush with ground stamped 4.089068, located at the intersection of State Highway No. 83 with Russellville Road in the SE1/4 of Section 18, T.9S., R.65W., 6th P.M. and Douglas County GIS control point 4.095075, a standard Douglas County GIS 3-1/4” alum. cap on a 3/4” alum. rod driven flush with ground stamped 4.095075, located near the center of Section 20, T.9S., R.65W., 6th P.M.

2) Project Benchmark:
Top of Douglas County GIS control point 4.089068. Elevation = 6761.21’ NAVD 88.

3) Project Coordinate Basis:
Project coordinates are modified Colorado State Plane Central Zone NAD 83 coordinates. The combined factor used to modify the coordinates is 1.00038021970.
Project coordinates are derived from State Plane coordinates using the following formulas:
Project northing = (State Plane northing - 0.18) * 1.00038021970.
Project easting = (State Plane easting - 0.37) * 1.00038021970.

4) Units:
Project coordinates and elevations are published in US Survey Feet units.

5) The field work for this survey was completed in October, 2004.

Surveyor’s Certification:
I, Dean E. Cates, a Registered Professional Land Surveyor in the State of Colorado do hereby state that the survey represented by this map was made under my supervision and that this map and the notes shown hereon accurately represent said survey to the best of my knowledge, information and belief.

Dean E. Cates, PLS No. 22561
for and on behalf of Aztec Consultants, Inc.

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.

Sheet Revisions		
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mm/yy	XXXXX	XXX



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15283	12-05-05	4 of 4	3C	9

GEODETIC COORDINATE SUMMARY TABLE

POINT	LATITUDE	LONGITUDE	HEIGHT	THETA	SCALE FACTOR	STATE PLANE COORDINATES		PROJECT COORDINATES		NAVD 88 ELEV.
						NORTH	EAST	NORTH	EAST	
502	39°16'03.87954"N	104°42'02.01552"W	6721.90	0°30'15"	0.9999401298	1523405.47	3226331.06	1523984.52	3227557.40	6778.06
503	39°15'37.75080"N	104°42'01.89178"W	6812.93	0°30'15"	0.9999397702	1520762.17	3226364.06	1521340.21	3227590.41	6869.07
504	39°16'04.76122"N	104°43'06.03844"W	6675.28	0°29'35"	0.9999401422	1523450.85	3221295.52	1524029.92	3222519.94	6731.27
505	39°15'38.57295"N	104°43'05.97523"W	6664.45	0°29'35"	0.9999397813	1520801.48	3221323.28	1521379.54	3222547.72	6720.42
507	39°14'45.52253"N	104°42'01.90207"W	6702.57	0°30'15"	0.9999390995	1515478.36	3226409.75	1516054.39	3227636.12	6758.68
508	39°14'46.17496"N	104°43'06.02590"W	6807.52	0°29'35"	0.9999391075	1515500.46	3221364.91	1516076.51	3222589.36	6863.45
509	39°14'45.83954"N	104°42'35.01505"W	6760.89	0°29'54"	0.9999391034	1515487.64	3223804.65	1516063.68	3225030.03	6816.90
511	39°16'03.77357"N	104°41'28.54044"W	6801.17	0°30'36"	0.9999401283	1523418.05	3228963.64	1523997.10	3230190.98	6857.42
5000	39°15'46.41653"N	104°42'50.10910"W	6675.76	0°29'45"	0.9999398877	1521605.77	3222564.26	1522184.13	3223789.17	6731.78
5002	39°15'44.17392"N	104°42'39.71415"W	6663.18	0°29'51"	0.9999398571	1521385.97	3223383.75	1521964.26	3224608.97	6719.22
5003	39°15'44.10865"N	104°42'30.51050"W	6662.05	0°29'57"	0.9999398562	1521385.67	3224107.64	1521963.95	3225333.13	6718.13
5004	39°15'43.00439"N	104°42'21.75266"W	6664.00	0°30'03"	0.9999398412	1521279.96	3224797.39	1521858.20	3226023.14	6720.09
5005	39°15'42.02882"N	104°42'21.95577"W	6664.47	0°30'03"	0.9999398280	1521181.13	3224782.28	1521759.33	3226008.03	6720.56
5006	39°15'42.21984"N	104°42'17.30658"W	6676.89	0°30'05"	0.9999398306	1521203.65	3225147.75	1521781.86	3226373.64	6733.00
5008	39°15'39.77269"N	104°42'11.78578"W	6702.01	0°30'09"	0.9999397975	1520959.88	3225584.12	1521538.00	3226810.17	6758.13
5009	39°15'39.68649"N	104°42'12.33067"W	6698.37	0°30'09"	0.9999397963	1520950.78	3225541.34	1521528.90	3226767.38	6754.49
5010	39°15'39.46689"N	104°42'10.23727"W	6717.46	0°30'10"	0.9999397933	1520930.01	3225706.17	1521508.12	3226932.28	6773.58
5011	39°15'37.85585"N	104°42'09.81578"W	6718.52	0°30'10"	0.9999397716	1520767.32	3225740.75	1521345.36	3226966.87	6774.64
5012	39°15'41.89725"N	104°42'10.45499"W	6705.07	0°30'10"	0.9999398262	1521175.74	3225686.89	1521753.94	3226912.99	6761.19
5013	39°15'42.53816"N	104°42'09.29086"W	6706.76	0°30'11"	0.9999398349	1521241.38	3225777.88	1521819.65	3227004.01	6762.88
5020	39°15'32.98125"N	104°42'09.71913"W	6701.91	0°30'10"	0.9999397063	1520274.23	3225752.68	1520852.09	3226978.81	6758.03
5021	39°15'29.39007"N	104°42'08.78143"W	6698.56	0°30'11"	0.9999396586	1519911.57	3225829.62	1520489.29	3227055.77	6754.68
5024	39°15'14.25892"N	104°42'03.69163"W	6706.19	0°30'14"	0.9999394606	1518384.30	3226243.40	1518961.45	3227469.71	6762.32
5025	39°15'14.08282"N	104°42'04.81306"W	6703.46	0°30'13"	0.9999394584	1518365.71	3226155.35	1518942.85	3227381.63	6759.58
9579	39°15'39.80823"N	104°42'11.37119"W	6705.09	0°30'09"	0.9999397980	1520963.76	3225616.69	1521541.88	3226842.76	6761.21
9580	39°15'11.16448"N	104°41'28.26319"W	6880.29	0°30'36"	0.9999394208	1518095.91	3229032.83	1518672.94	3230260.20	6936.50

CONSTRUCTION SURVEYING AND MONUMENTATION REQUIREMENTS:

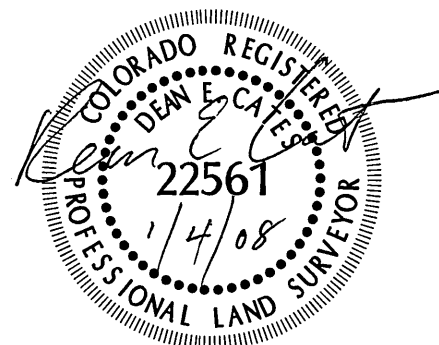
- 1) This Control Survey Diagram represents the horizontal and vertical control for the project established by the Division. It is possible that some of the survey control monuments listed have been disturbed or obliterated. It is the Contractor’s responsibility to verify the existence and stability of the control monuments before submitting a big price.
- 2) All Type 1 and Type 2 monuments shall be set flush with the ground. Witness posts shall be installed 1 foot from and facing all Type 1 and Type 2 monuments, or as directed by the Project Engineer.
- 3) Installation of Type 3 and Type 3-A monuments shall be completed in the same day that installation is commenced. Under no circumstances shall holes in the roadway be left open overnight.
- 4) When installing Type 3-A monuments, the aluminum access cover shall be positively secured to the PVC pipe with screws or glue. The access cover shall be caulked with asphalt caulking between the cover and the edges of the roadway surface to provide a positive moisture barrier around the access cover.
- 5) Control survey procedures, statistical analysis, and accuracy obtained for horizontal and vertical control shall be documented in the field book.
- 6) Legible copies of field books shall be submitted to the Project Engineer for review on a monthly basis.
- 7) It is ultimately the prime Contractors responsibility to insure that these requirements, as well as any contained in the CDOT specifications, project special provisions, and CDOT Survey Manual are fulfilled under this contract.
- 8) The minimum staking intervals for each item are described on the plans or in the CDOT Survey Manual. If the contractor wishes to reduce the minimum intervals, a Contract Modification Order must be negotiated and the cost of the item reduced accordingly.

[illegible]

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Right of Way Plans					
Monumentation Sheet					
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15283	01-03-08	1 of 1	4	9	

A 20' right of way is granted to Mountain View Electric Association in Book 177 at Page 96 affects the S1/2 of Section 18 and in Book 1141 at Page 2251 affects the S1/2 of the S1/2 of Section 18 and the N1/2 of the N1/2 of Section 19, and is located 10' either side of the poles as constructed.

[illegible]



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Sheet Revisions

01/08	REVISED LEGEND	DEC

Sheet Revisions

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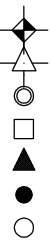
Right of Way Plans

Plan Sheet

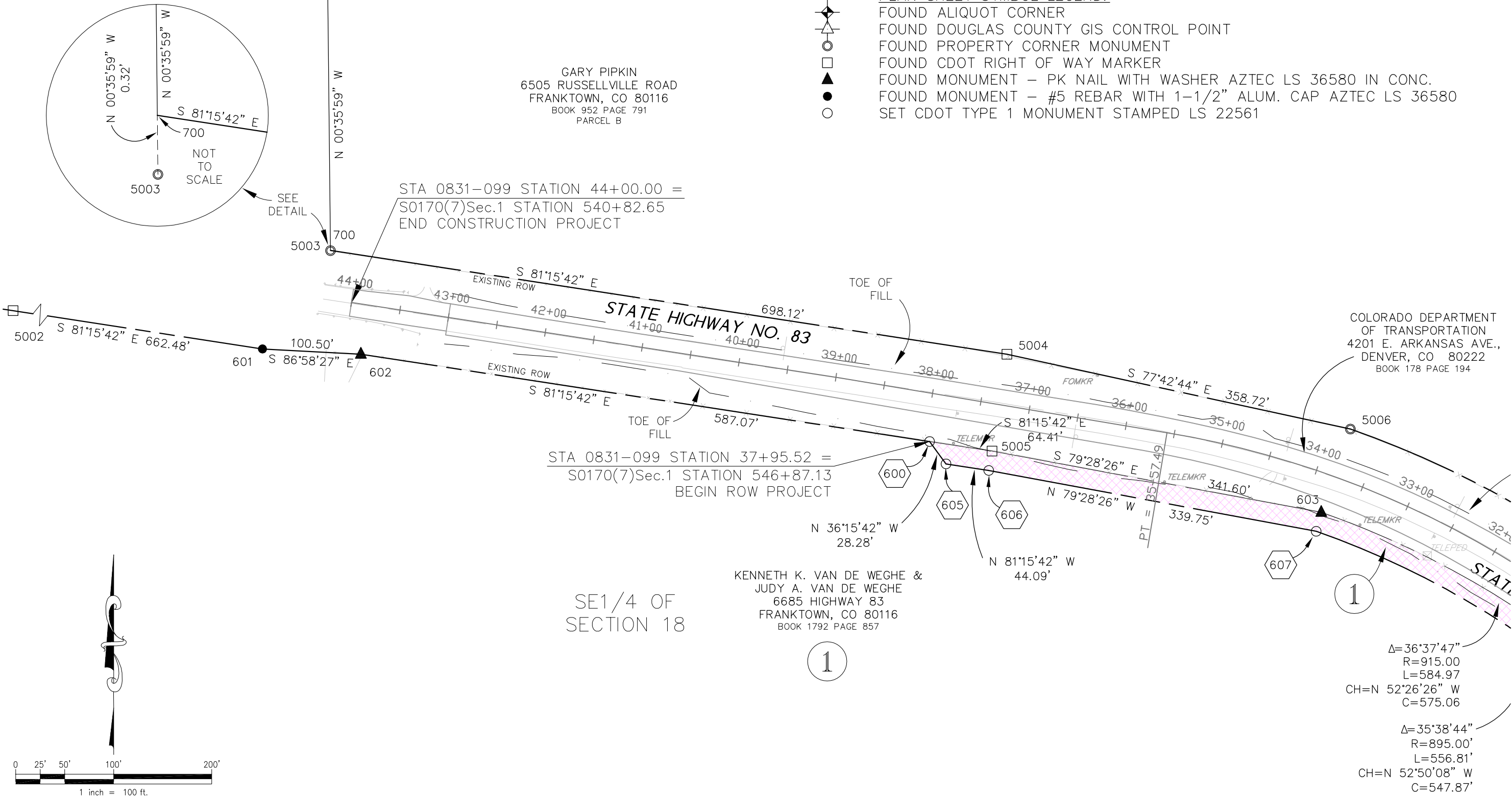
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T.9S., R.65W., 6th P.M.



PLAN SHEET SYMBOL LEGEND:
FOUND ALIQUOT CORNER
FOUND DOUGLAS COUNTY GIS CONTROL POINT
FOUND PROPERTY CORNER MONUMENT
FOUND CDOT RIGHT OF WAY MARKER
FOUND MONUMENT - PK NAIL WITH WASHER AZTEC LS 36580 IN CONC.
FOUND MONUMENT - #5 REBAR WITH 1-1/2" ALUM. CAP AZTEC LS 36580
SET CDOT TYPE 1 MONUMENT STAMPED LS 22561





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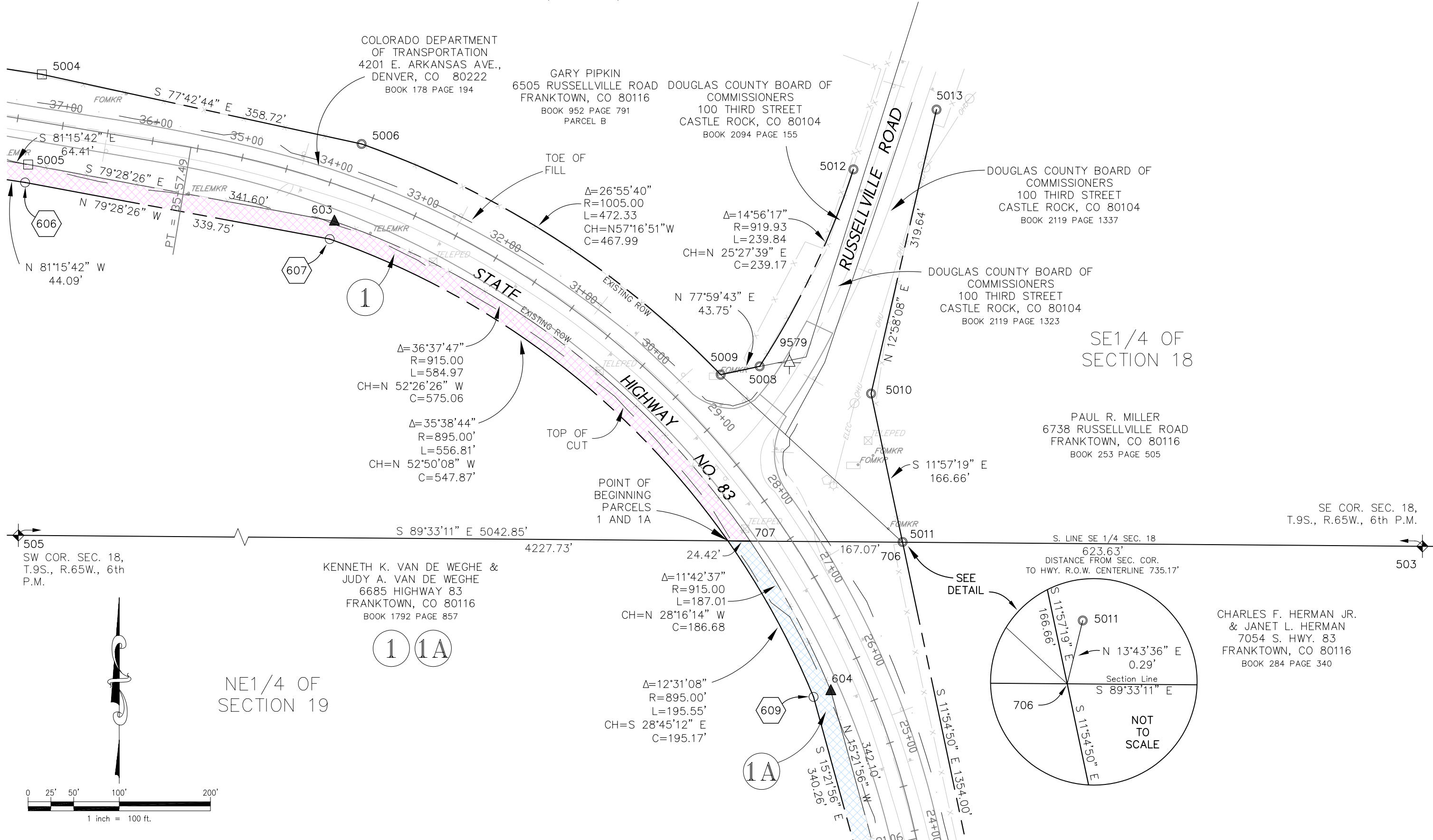


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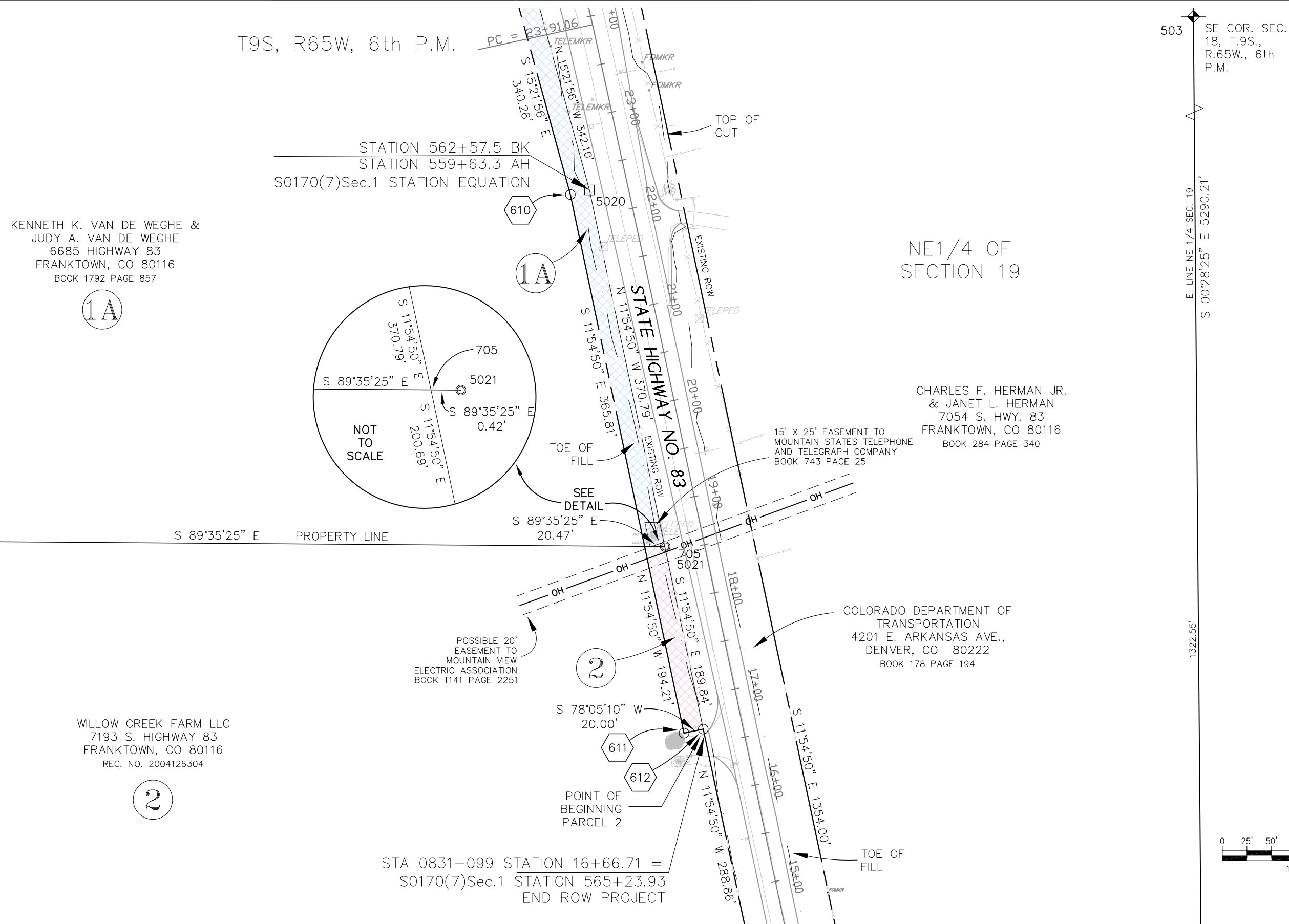
T9S, R65W, 6th P.M.



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Plan Sheet

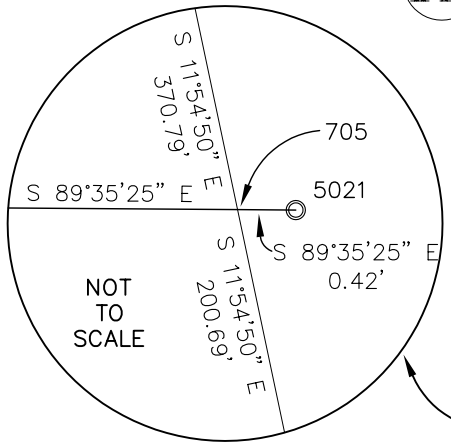
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T9S, R65W, 6th P.M.

STATION 562+57.5 BK
STATION 559+63.3 AH
S0170(7)Sec.1 STATION EQUATION

KENNETH K. VAN DE WEGHE &
JUDY A. VAN DE WEGHE
6685 HIGHWAY 83
FRANKTOWN, CO 80116
BOOK 1792 PAGE 857

1A



S 89°35'25" E PROPERTY LINE

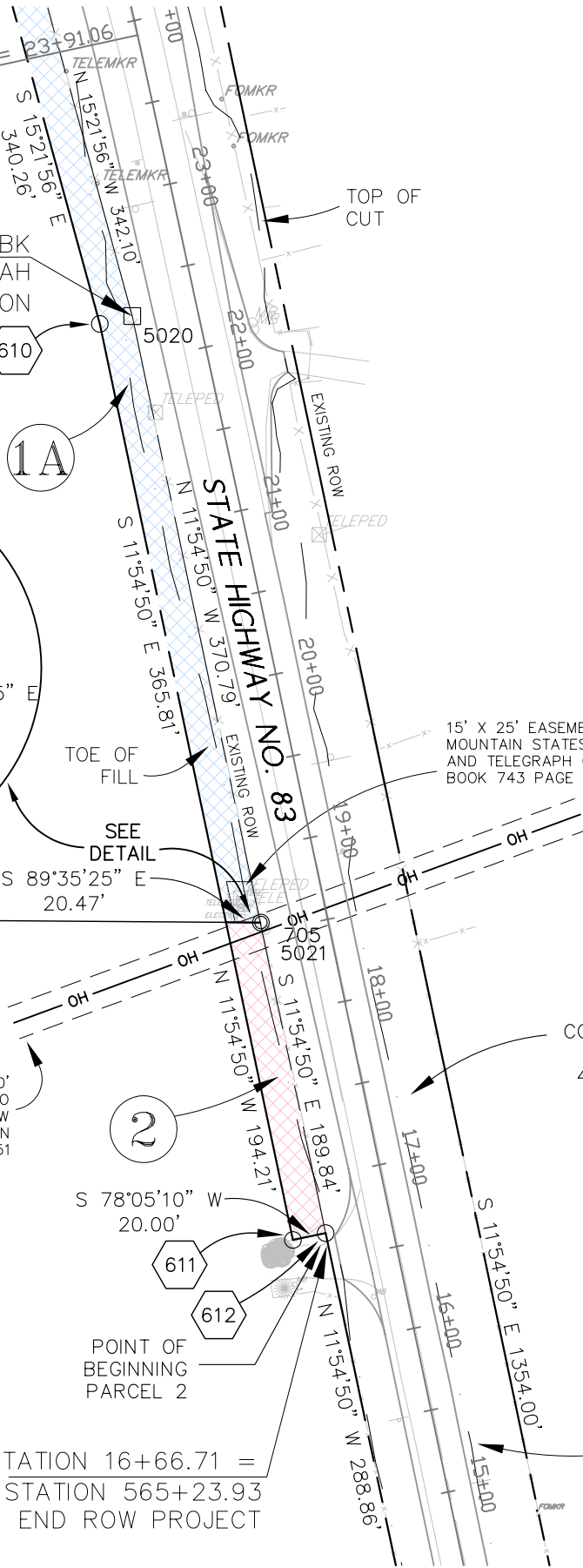
TOE OF FILL
SEE DETAIL
S 89°35'25" E 20.47'

POSSIBLE 20' EASEMENT TO MOUNTAIN VIEW ELECTRIC ASSOCIATION BOOK 1141 PAGE 2251

WILLOW CREEK FARM LLC
7193 S. HIGHWAY 83
FRANKTOWN, CO 80116
REC. NO. 2004126304

2

STA 0831-099 STATION 16+66.71 =
S0170(7)Sec.1 STATION 565+23.93
END ROW PROJECT



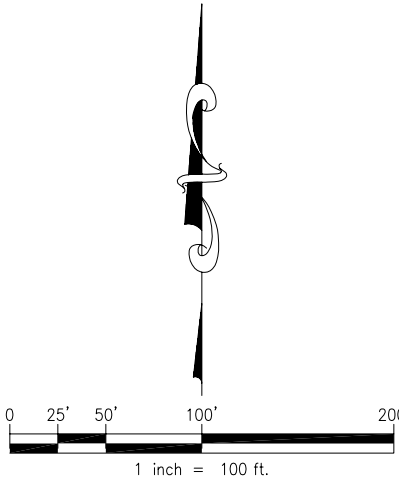
CHARLES F. HERMAN JR.
& JANET L. HERMAN
7054 S. HWY. 83
FRANKTOWN, CO 80116
BOOK 284 PAGE 340

COLORADO DEPARTMENT OF TRANSPORTATION
4201 E. ARKANSAS AVE.,
DENVER, CO 80222
BOOK 178 PAGE 194

SE COR. SEC.
18, T.9S.,
R.65W., 6th
P.M.

E. LINE NE 1/4 SEC. 19
S 00°28'25" E 5290.21'

1322.55'





Region 1
18500 East Colfax Avenue
Aurora, CO 80011
Phone: (303) 757-9117 FAX: (303) 757-9746

Right of Way Plans Unit: Kevin Williams

mm/yy	XXXX	XXX

mm/yy	XXXX	XXX



AzTEC CONSULTANTS, inc.

300 West Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898 Fax: (303)713-1897

Project Number: STA 0831-099				
Project Location: SH 83 @ RUSSELLVILLE ROAD				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15283	03-29-06	3 of 4	8	9

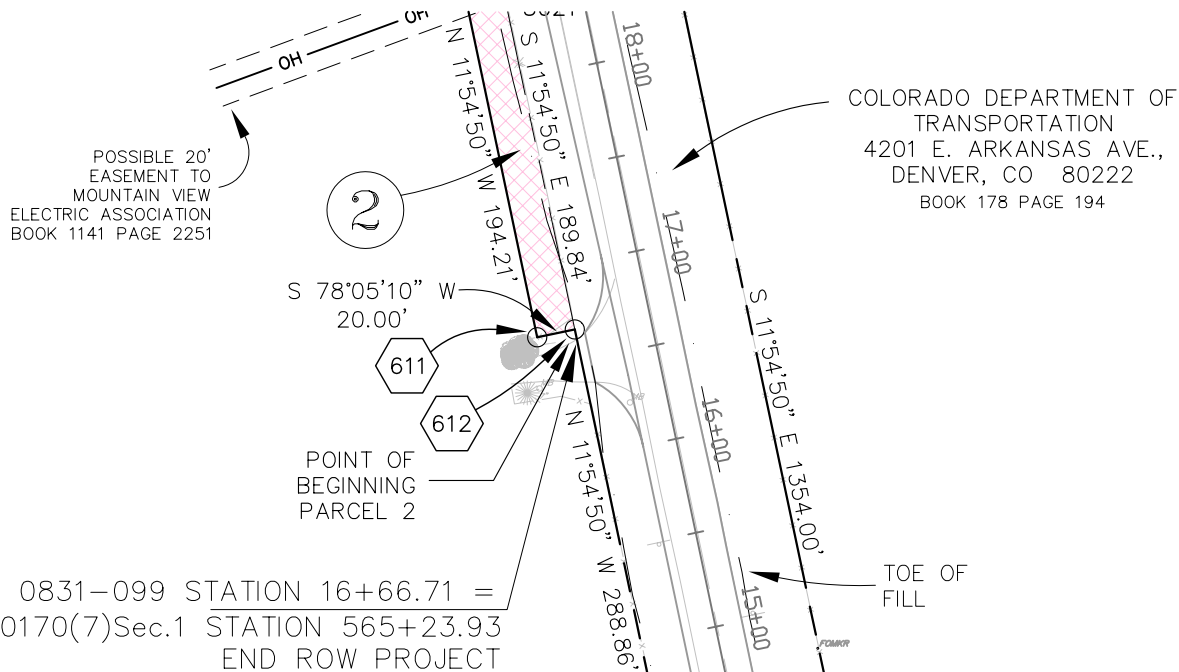
WILLOW CREEK FARM LLC
7193 S. HIGHWAY 83
FRANKTOWN, CO 80116
REC. NO. 2004126304

2

N1/2 NE1/4 OF
SECTION 19

S1/2 NE1/4 OF
SECTION 19

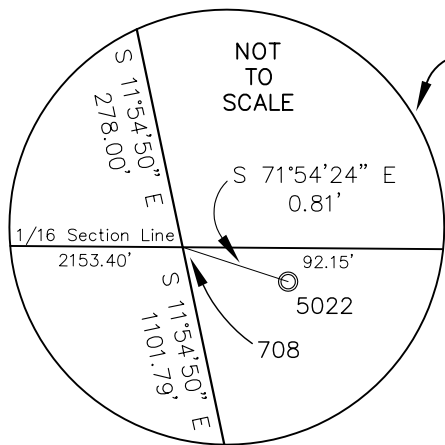
STA 0831-099 STATION 16+66.71 =
S0170(7)Sec.1 STATION 565+23.93
END ROW PROJECT



COLORADO DEPARTMENT OF
TRANSPORTATION
4201 E. ARKANSAS AVE.,
DENVER, CO 80222
BOOK 178 PAGE 194

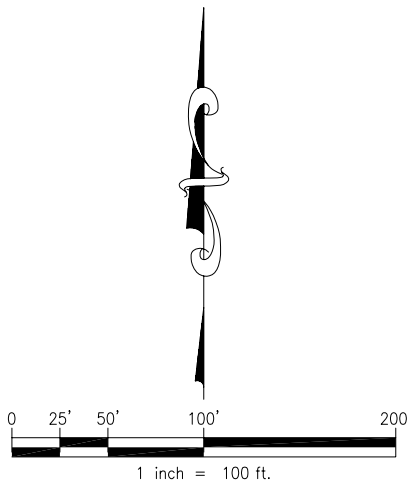
CHARLES F. HERMAN JR.
& JANET L. HERMAN
7054 S. HWY. 83
FRANKTOWN, CO 80116
BOOK 284 PAGE 340

N1/16 COR.
SEC. 19/20,
NO MONUMENT
FOUND OR SET



STA 0831-099 STATION 13+00.00 =
S0170(7)Sec.1 STATION 568+90.64
BEGIN CONSTRUCTION PROJECT

T9S, R65W, 6th P.M.



1322.55'

3967.66' E. LINE NE 1/4 SEC. 19
N 00°28'25" W 5290.21'

SW COR. SEC.
20, T.9S.,
R.65W., 6th
P.M.

507

5025

5024



Region 1
18500 E. Colfax Ave.
Aurora, CO 80011
Phone: (303) 757-9117 FAX: (303) 757-9746

Right of Way Plans Unit: Kevin Williams

Sheet Revisions

mm/yy	XXXX	XXX

Sheet Revisions

mm/yy	XXXX	XXX



AzTEC CONSULTANTS, inc.

300 West Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898 Fax: (303)713-1897

Right of Way Plans

Ownership Map

Project Number: STA 0831-099				
Project Location: SH 83 @ RUSSELLVILLE ROAD				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15283	03-29-06	1 of 1	9	9

T.9S., R.65W., 6th P.M.

SE1/4 OF
SECTION 18

GARY PIPKIN
6505 RUSSELLVILLE ROAD
FRANKTOWN, CO 80116
BOOK 952 PAGE 791

DOUGLAS COUNTY BOARD OF
COMMISSIONERS
100 THIRD STREET
CASTLE ROCK, CO 80104
BOOK 2094 PAGE 155
BOOK 2119 PAGE 1323
BOOK 2119 PAGE 1337

RUSSELLVILLE ROAD

SW1/4 OF
SECTION 17

STA 0831-099 STATION
37+95.52 =
S0107(7) Sec.1 STATION
546+87.13
BEGIN ROW PROJECT

COLORADO DEPARTMENT OF
TRANSPORTATION
4201 E. ARKANSAS AVE.,
DENVER, CO 80222
BOOK 178 PAGE 194

PAUL R. MILLER
6738 RUSSELLVILLE ROAD
FRANKTOWN, CO 80116
BOOK 253 PAGE 505

S. LINE SE1/4 SEC. 18

E. LINE SE1/4 SEC. 18

18 17
19 20

KENNETH K. VAN DE WEGHE &
JUDY A. VAN DE WEGHE
6685 HIGHWAY 83
FRANKTOWN, CO 80116
BOOK 1792 PAGE 857

1 1A

CHARLES F. HERMAN JR.
& JANET L. HERMAN
7054 S. HWY. 83
FRANKTOWN, CO 80116
BOOK 284 PAGE 340

1A

STATE HIGHWAY NO. 83

NW1/4 OF
SECTION 20

WILLOW CREEK FARM LLC
7193 S. HIGHWAY 83
FRANKTOWN, CO 80116
REC. NO. 2004126304

2

N1/2 NE1/4 OF
SECTION 19

STA 0831-099 STATION
16+66.71 =
S0107(7)Sec.1 STATION
565+23.93
END ROW PROJECT

S1/2 NE1/4 OF
SECTION 19

