

COLORADO DEPARTMENT OF TRANSPORTATION



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

RIGHT OF WAY PLANS UNIT: DANIEL GARCIA

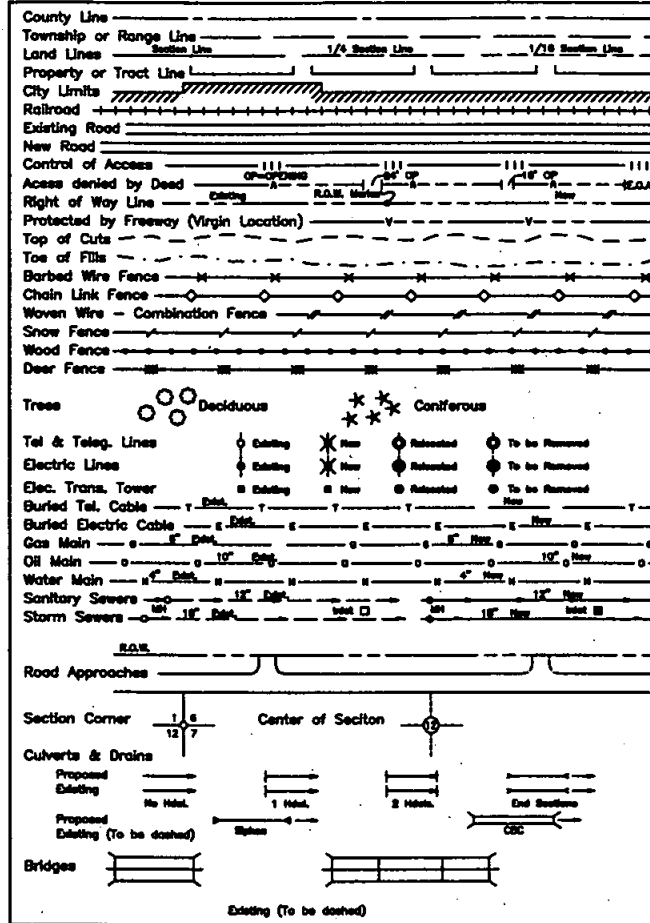
Sheet Revisions

REV	DATE	DESCRIPTION

RIGHT OF WAY

TITLE SHEET	
STA 0852-081	
SH 85, N. Louviers Inter.	
PROJECT CODE: 12318	SHEET NUMBER: 1

CONVENTIONAL SIGNS



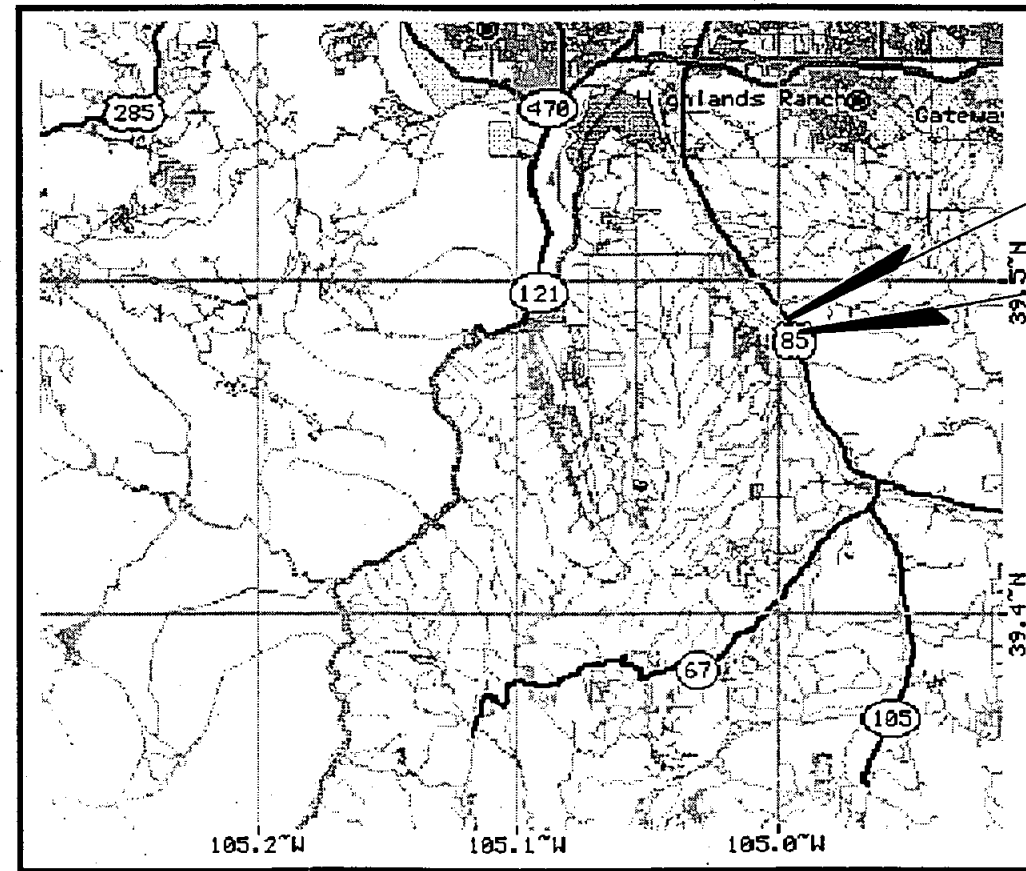
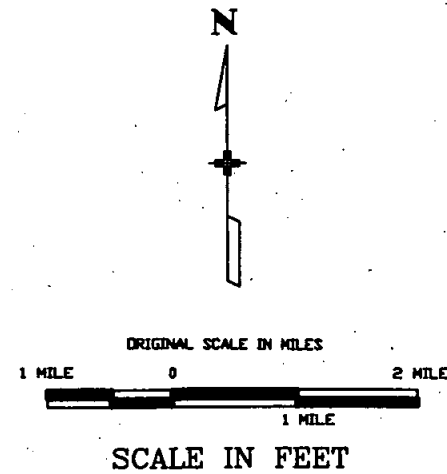
DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. STA 0852-081 STATE HIGHWAY NO. 85 DOUGLAS COUNTY RIGHT OF WAY

INDEX OF SHEETS

1	Title Sheet
2	Tabulation of Properties
3	Control Diagram
4	Monumentation Sheets
5 - 8	Plan Sheets

SCALES OF ORIGINAL DRAWINGS
PLAN SHEETS
OWNERSHIP MAP
R.O.W. LENGTH OF PROJECT



122+50 END STA 0852-081
REF PT 194.08
SH 85
N. LOUVIERS INTERSECTION

102+50.56 BEGIN STA 0852-081
REF PT 193.71
SH 85
N. LOUVIERS INTERSECTION

T. 7 S.

East Line of the W 1/2 SW 1/4 of Sec. 34
S 0°09'57" E
CW 1/16 CORNER SEC. 34
FOUND 2.5" Alu. Cap LS 6935

BASIS OF BEARINGS

All bearings are based on the East line of the West One-half of the South West Quarter of Section 34, Township 6 South, Range 68 West assumed to bear S 0°09'57" E a distance of 2656.06 feet, monumented as shown.

W 1/16 CORNER SEC. 34 & 3
FOUND 0.21" Alu. Cap LS 6935

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____
DIVISION ADMINISTRATOR

FILED CERTIFICATION: I, _____, AT _____, FOR INFORMATION DEPOSITED THIS _____ DAY OF _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____ REVISION NUMBER _____

DRAWN BY: _____

TITLE: SH 85, N. LOUVIERS INTER. STA 0852-081, PLAN SHEET NO. 1, FEB 2000 08:07:34.7 PLOT/EDIT BY C. Guerrero

COLORADO DEPARTMENT OF TRANSPORTATION



Region 1
18500 E. Colfax Ave
Aurora, CO 80011
Phone: (303) 747-9117 FAX: (303) 757-9746

RIGHT OF WAY PLANS UNIT:

Sheet Revisions

2/99	Revised TE-1, Change Owner name for Parcel 1, TE-1	OGG
2/99	Added Parcel TE-2	OGG

RIGHT OF WAY
TABULATION OF PROPERTIES
STA 0852-081 (ROW)
SH 85, N. Louviers Inter.
Project Code: 12318 Sheet Number: 2

R.O.W. TABULATION OF PROPERTIES IN DOUGLAS COUNTY

S.H. NO. 85

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN HECTARES				REC. INFO	REMARKS	
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT	RIGHT		
			T. 7 S., R. 68 W., 6TH P.M.							
			Douglas County							
1	ERS CONSTRUCTORS, INC.	8012 U.S. South Highway 85	SW 1/4 of Section 34	0.172		0.172			16.1+/-	
		Sedalia, CO 80135		(0.425 ac)		(0.425 ac)			(40 ac)	
TE-1 REV	(Same As Above)	(Same As Above)	(Same As Above)	0.159		0.159				For the purpose of fence and drainage construction.
				(0.392 ac)		(0.392 ac)				
2	WARD R. KELLEY	1699 S. Perry Park	(Same As Above)	0.078		0.078				
		Sedalia, CO 80135		(0.193 ac)		(0.193 ac)				
		(303) 688-9233								
TE-2	(Same As Above)	(Same As Above)	(Same As Above)	0.025		0.025				For the purpose of fence construction.
				(0.063 ac)		(0.063 ac)				
4	DENNIS A. DEVRIES and	60 N. U.S. Hwy 67	(Same As Above)	598.9 sm		598.9 sm			0.7+/-	
	SYLVIA A. DEVRIES	Sedalia, CO 80135		(6446 sf)		(6446 sf)			(2 ac)	
		(303) 688-9561								
TE-4	(Same As Above)	(Same As Above)	(Same As Above)	240.0 sm		240.0 sm				For the purpose of driveway construction
				(2583 sf)		(2583 sf)				
TE-4A	(Same As Above)	(Same As Above)	(Same As Above)	82.2 sm		82.2 sm				For the purpose of driveway construction
				(884 sf)		(884 sf)				
TE-6	Lloyd A. Norton and	8360 N. US Hwy 85	(Same As Above)	256.0 sm		256.0 sm				For the purpose of driveway construction and inlet
	Wanda C. Norton	Littleton, CO 80125		(2755 sf)		(2755 sf)				installation
		(303) 791-7983								

FILING CERTIFICATION: THIS PLAN IS AT THE OFFICE OF THE COUNTY LAND SURVEYOR/RIGHT OF WAY SURVEYS AT PAGE RECEPTION NUMBER

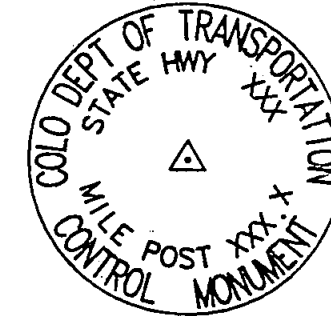
SIGNED DEPT.

TITLE: sh.dwg 14 FEB 2000 09:07:34.7 PLOT/EDIT by C. Guerrero



DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO CONTROL SURVEY DIAGRAM

Project C R100-027
SH 85 MP 193.0 to MP 194.3
SECTION 34, T. 6 S., R. 68 W.
SECTION 3, T. 7 S., R. 68 W.
OF THE 6th P.M.
DOUGLAS COUNTY, COLORADO



COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	GRID TIE COORDINATES NAD-83/92 (METERS)		ELEV (M)	MAPPING ANGLE	SCALE	NAD 83/92 ZONE CENTRAL		DESCRIPTION
	LATITUDE (N)	LONGITUDE (W)				NORTHING (M)	EASTING (M)	
US 85 CH-MP 194.15	39° 29' 02.83070"	104° 59' 43.11418"	1723.699	0° 19' 05.8909"	0.9999558214	488173.296	957819.82	CDOT Type 2 Control Monument
US 85 CH-MP 194.0	39° 28' 54.08360"	104° 59' 37.67887"	1729.140	0° 19' 09.3189"	0.999957931	487904.272	957951.21	CDOT Type 2 Control Monument
US 85 CH-MP 193.8	39° 28' 44.43418"	104° 59' 34.01570"	1731.452	0° 19' 11.6292"	0.999957622	487607.188	958040.41	CDOT Type 2 Control Monument
US 85 CH-MP 193.7	39° 28' 37.59446"	104° 59' 29.92344"	1734.169	0° 19' 14.2102"	0.999957404	487396.808	958139.39	CDOT Type 2 Control Monument
US 85 CH-MP 193.5	39° 28' 28.19954"	104° 59' 26.41245"	1737.704	0° 19' 16.4245"	0.999957107	487107.555	958224.92	CDOT Type 2 Control Monument
US 85 CH-MP 193.3	39° 28' 20.04009"	104° 59' 20.42668"	1737.223	0° 19' 20.1997"	0.999956850	486856.734	958369.40	CDOT Type 2 Control Monument
US 85 CH-MP 193.1	39° 28' 09.39700"	104° 59' 17.84717"	1744.106	0° 19' 21.8265"	0.999956517	486528.866	958432.90	CDOT Type 2 Control Monument
US 85 CH-MP 192.9	39° 27' 59.28007"	104° 59' 14.19619"	1746.018	0° 19' 24.1292"	0.999956204	486217.370	958521.92	CDOT Type 2 Control Monument

TYPICAL:
▲ CH-MP - Control Monuments were set by CDOT. They were CDOT type 2 monuments, a 3-1/4" dia. aluminum control monument cap (as shown) on a 3" X 3/4" dia. fluted aluminum security rod on a 3" X 3/4" dia. smooth aluminum rod.

PROJECT COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	PROJECT COORDINATES		ELEV (Ft)	DESCRIPTION
	NORTH (Ft)	EAST (Ft)		
US 85 CH-MP 194.15	601609.44	142456.98	5655.17	CDOT Type 2 Control Monument
US 85 CH-MP 194.0	600726.52	142888.19	5673.02	CDOT Type 2 Control Monument
US 85 CH-MP 193.8	599751.52	143180.95	5680.61	CDOT Type 2 Control Monument
US 85 CH-MP 193.7	599061.07	143505.79	5689.52	CDOT Type 2 Control Monument
US 85 CH-MP 193.5	598111.82	143786.46	5701.12	CDOT Type 2 Control Monument
US 85 CH-MP 193.3	597288.66	144260.62	5699.54	CDOT Type 2 Control Monument
US 85 CH-MP 193.1	596212.63	144469.03	5722.12	CDOT Type 2 Control Monument
US 85 CH-MP 192.9	595190.34	144761.22	5728.40	CDOT Type 2 Control Monument

BASIS OF BEARINGS: Bearings used in the calculation of coordinates are based on a grid bearing of N. 16°28'18" W. from US 85 CH-MP 193.5 to US 85 CH-MP 193.7.

BASIS OF ELEVATIONS: Project is based on the Colorado Department of Highways (CDOH) benchmark M307 RESET 1982 cap set in the top of the east end of the southeast concrete abutment of the Denver and Rio Grande railroad overpass over U.S. Highway 85 at reference post 200.0 with an elevation of 5444.73 ft.

NOTE: This control survey is for the use of Colorado Department of Transportation personnel. The survey is not a complete boundary survey and does not subdivide land. Title policy, title commitment, and title research were not 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 restrictions, as described in the instruments of record, was not included in this control survey.

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.

SURVEYORS STATEMENT: I, Kevin A. Williams, a Professional Land Surveyor in the State of Colorado, hereby state that this Control Survey Diagram was prepared under my supervision this 30th day of January 1997, from a field survey performed under my supervision from August 25th, 1996 to October 3rd, 1996, and checking for and 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 Type B Survey.

Kevin A. Williams L.S. 28294

CONSTRUCTION SURVEYING AND MONUMENTATION REQUIREMENTS:

- 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 bid price.
- 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.
- 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.
- 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.
- Control survey procedures, statistical analysis, and accuracy obtained for horizontal and vertical control shall be documented in the field book.
- Legible copies of the field books shall be submitted to the Project Engineer for review on a monthly basis.
- It is ultimately the prime Contractor's 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.
- 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.

Computer File Information		Sheet Revisions		Colorado Department of Transportation		As Constructed		SURVEY CONTROL DIAGRAM	
Creation Date:	1/6/97 Initials: FY/BC			Region 1 Construction 18500 E Colfax Avenue Aurora, Colorado 80011 Phone: 303-757-9744 FAX: 303-757-9746		No Revisions:		Project C R100-027	
Last Modification Date:	1/30/97 Initials: FY/BC					Revised:		S.H. 85 - LOUMERS	
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Drawing File Name:	11237csd.dwg					Survey Coordinator:		JPC	
Acad Ver.	R12 Scale: 1"=200' Units: FEET					Sheet Subst: Survey		Subset Sheets: 1/3	
<small>D:\wrkdsk\11237\11237CSU.DWG FEB 1997 09:43:51.7 PLOT/EDIT by LISA JOHNSON</small>								Sheet Number	

SURVEYS AT PAGE
 RECEPTION NUMBER
 SIGNED
 DEPT.



DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO CONTROL SURVEY DIAGRAM

Project C R100-027
SH 85 MP 193.0 to MP 194.3
SECTION 34, T. 6 S., R. 68 W.
SECTION 3, T. 7 S., R. 68 W.
OF THE 6th P.M.
DOUGLAS COUNTY, COLORADO



TO CASTLE ROCK

FOUND:
US 85 CM-MP 192.9
GPS PROJECT STATION
N: 595180.34
E: 144761.22
EL: 5726.40

FOUND:
US 85 CM-MP 193.7
GPS PROJECT STATION
N: 598081.07
E: 143503.79
EL: 5689.52

FOUND:
US 85 CM-MP 193.5
GPS PROJECT STATION
N: 598111.82
E: 143786.46
EL: 5701.12

FOUND:
US 85 CM-MP 193.3
GPS PROJECT STATION
N: 597289.86
E: 144260.82
EL: 5689.54

FOUND:
US 85 CM-MP 193.1
GPS PROJECT STATION
N: 598212.83
E: 144469.03
EL: 5722.12

FOUND:
1.174" ARCHER PLASTIC CAP LS 6925
N: 597289.86
E: 144260.82
EL: 5689.54

FOUND:
1.174" ARCHER RED PLASTIC CAP LS 6925
N: 597289.86
E: 144260.82
EL: 5689.54

FOUND:
1.174" ARCHER PLASTIC CAP LS 6925
N: 597289.86
E: 144260.82
EL: 5689.54

FOUND:
1.174" ARCHER PLASTIC CAP LS 6925
N: 597289.86
E: 144260.82
EL: 5689.54

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1.174" ARCHER PLASTIC CAP LS 6925
N: 597289.86
E: 144260.82
EL: 5689.54

FOUND:
1.174" ARCHER PLASTIC CAP LS 6925
N: 597289.86
E: 144260.82
EL: 5689.54

FOUND:
1.174" ALUMINUM CAP JR DEV RLS 10377
N: 598257.23
E: 143252.77

FOUND:
1.174" ALUMINUM CAP JR DEV RLS 10377
N: 598257.23
E: 143252.77

TO DENVER



Computer File Information		Sheet Revisions		Colorado Department of Transportation		As Constructed		SURVEY CONTROL DIAGRAM	
Creation Date:	1/6/97 Initials: FY/BC			Region 1 Construction 18500 E Colfax Avenue Aurora, Colorado 80011 Phone: 303-757-9744 FAX: 303-757-9746		No Revisions:		Project C R100-027	
Last Modification Date:	1/30/97 Initials: FY/BC					Revised:		S.H. 85 - LOUVERS	
Full Path:	d:\wrkdsk\11237					Void:		11237	
Drawing File Name:	11237csd.dwg							Sheet Subset: Survey Subset Sheets: 3/3	
Acad Ver. R12	Scale: 1"=200' Units: FEET			Survey Coordinator JPC				Sheet Number	

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COLORADO DEPARTMENT OF TRANSPORTATION



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

RIGHT OF WAY PLANS UNIT: DANIEL GARCIA

Sheet Revisions

mm/yy	xxxx	xxx

RIGHT OF WAY

CONTROL SURVEY DIAGRAM

STA 0852-081

SH 85, N. Louviers Inter.

PROJECT CODE: 12318

SHEET NUMBER: 3

CONTROL SURVEY DIAGRAM IS ON FILE IN THE
DOUGLAS COUNTY CLERK AND RECORDERS OFFICE

LAND SURVEY PLAT #1673
DEPOSITED MAY 5, 1997

COLORADO DEPARTMENT OF TRANSPORTATION



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

RIGHT OF WAY PLANS UNIT: DANIEL GARCIA

Sheet Revisions

mm/yy	xxxx	xxx

RIGHT OF WAY

MONUMENTATION SHEET

STA 0852-081

SH 85, N. Louviers Inter.

PROJECT CODE: 12318 SHEET NUMBER: 4

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

POINT NO.	NORTHING	EASTING
500	599675.55	143276.64
502	600401.02	143044.40
504	600728.07	142925.79
505	601064.14	142768.28
506	601212.08	142732.04
507	601370.52	142671.96
613	601141.46	142743.90

TABULATION OF TEMPORARY EASEMENT
POINTS TO BE STAKED

POINT NO.	NORTHING	EASTING
309	601399.38	142664.03
355	600833.80	142911.93
405	600822.60	142881.49
604	599678.89	143280.74
605	599810.45	143238.64
606	599992.09	143290.14
607	600035.68	143166.56
608	600402.64	143049.14
609	600581.21	142984.37
610	600729.99	142930.42
611	601154.19	142784.27
612	601221.12	142761.26
621	601378.77	142702.00
622	601405.19	142693.92
625	601497.29	142665.77
626	601489.98	142639.15

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 computed to exceed 1/20,000.
8. Commitments for title insurance supplied by TITLE AMERICA OF DENVER

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	7							
CONTROL								
ALIQUOT CORNER								
WITNESS POST								

SURVEYOR CERTIFICATE (FIELD)

Control Survey and 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 _____

FILMS CERTIFICATION
 DEPOSITED THIS _____ DAY OF _____ AT _____, FOR INFORMATION
 ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
 SURVEYS AT PAGE _____ RECEPTION NUMBER _____

BOUND
 DOT.

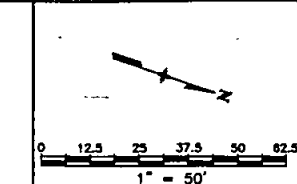


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RIGHT OF WAY PLANS UNIT: DANIEL GARCIA

Sheet Revisions

2/98	Revised TE-1, Changed Owner name for Parcel 1, TE-1	CGC

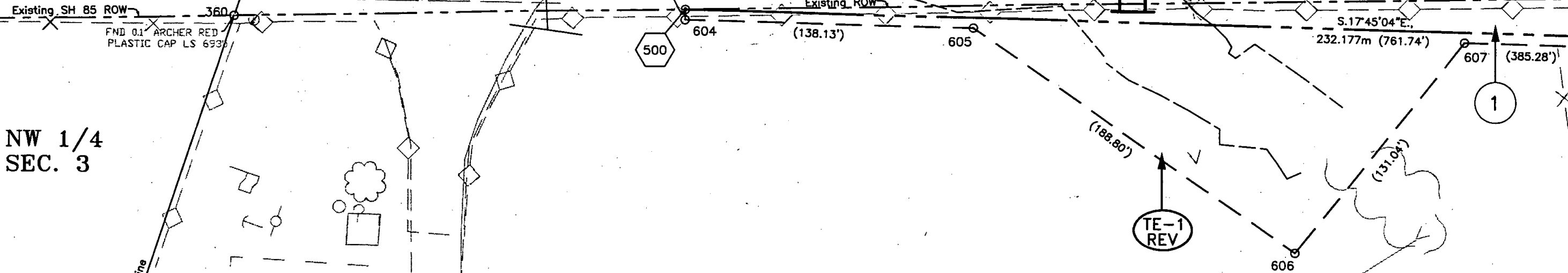
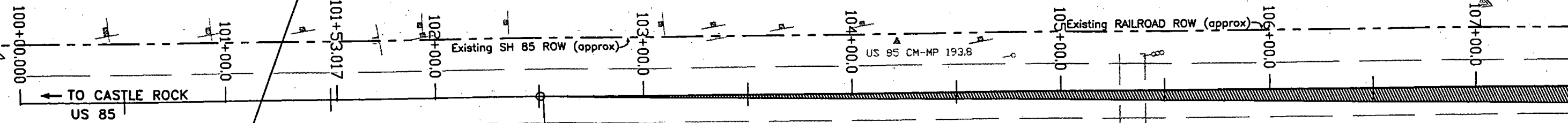


RIGHT OF WAY	
PLAN SHEET	
STA 0852-081	
SH 85, N. Louviers Inter.	
PROJECT CODE: 12318	SHEET NUMBER: 5

T. 7 S., R. 68 W.,
6th P.M.

T. 6 S., R. 68 W., 6th P.M.

E 1/2 SW 1/4
SEC. 34



1 ERS CONSTRUCTORS, INC.
TE-1 REV

SHOWED DEPT. _____
 REPORTED THIS _____ DAY OF _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____ RECEPTION NUMBER _____



Region 1
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RIGHT OF WAY PLANS UNIT: DANIEL GARCIA

Sheet Revisions

DATE	REVISION	BY
2/99	Revised TE-1, Changed Owner name for Parcel 1, TE-1	CGG
2/99	Added Parcel TE-2	CGG

RIGHT OF WAY

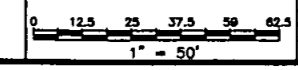
PLAN SHEET

STA 0852-081

SH 85, N. Louviers Inter.

PROJECT CODE: 12318

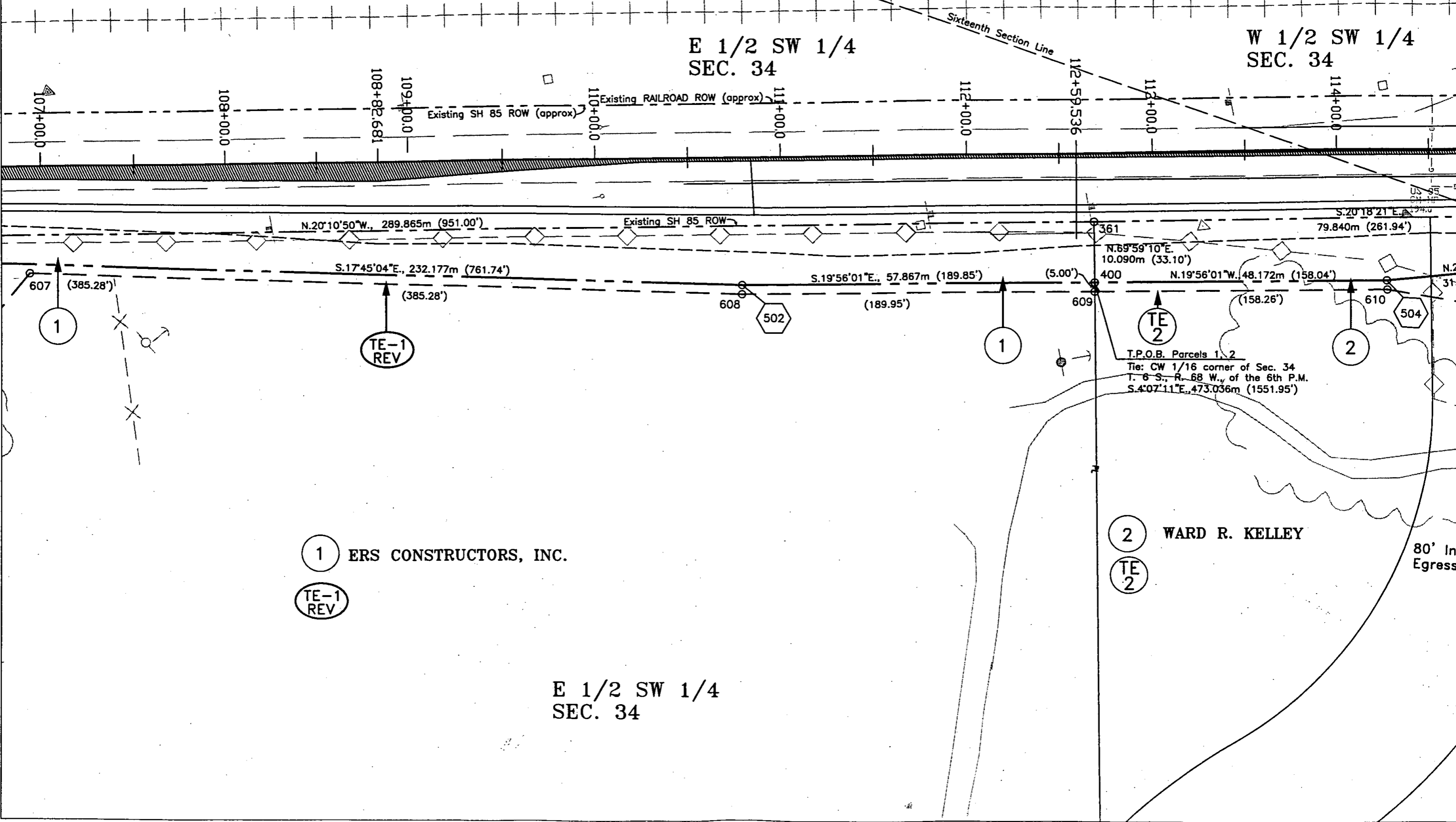
SHEET NUMBER: 6



T. 6 S., R. 68 W., 6th P.M.

E 1/2 SW 1/4
SEC. 34

W 1/2 SW 1/4
SEC. 34



1 ERS CONSTRUCTORS, INC.
TE-1 REV

2 WARD R. KELLEY
TE 2

E 1/2 SW 1/4
SEC. 34

THESE CALCULATIONS
 WERE MADE BY
 _____ AT
 _____ ON
 _____ DAY OF _____
 _____ OF THE COUNTY LAND SURVEYOR/RIGHT OF WAY
 _____ SURVEYS AT PAGE _____ RECEPTION NUMBER _____

SIGNED _____
 DEPT. _____
 12318ROW.dwg 14 FEB 2000 07:11:46.2 PLOT/EDIT by C. Guerrero

COLORADO DEPARTMENT OF TRANSPORTATION



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RIGHT OF WAY PLANS UNIT: DANIEL GARCIA

Sheet Revisions

NO.	DESCRIPTION	DATE
2/98	Added Parcel TE-2	008

RIGHT OF WAY

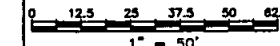
PLAN SHEET

STA 0852-081

SH 85, N. Louviers Inter.

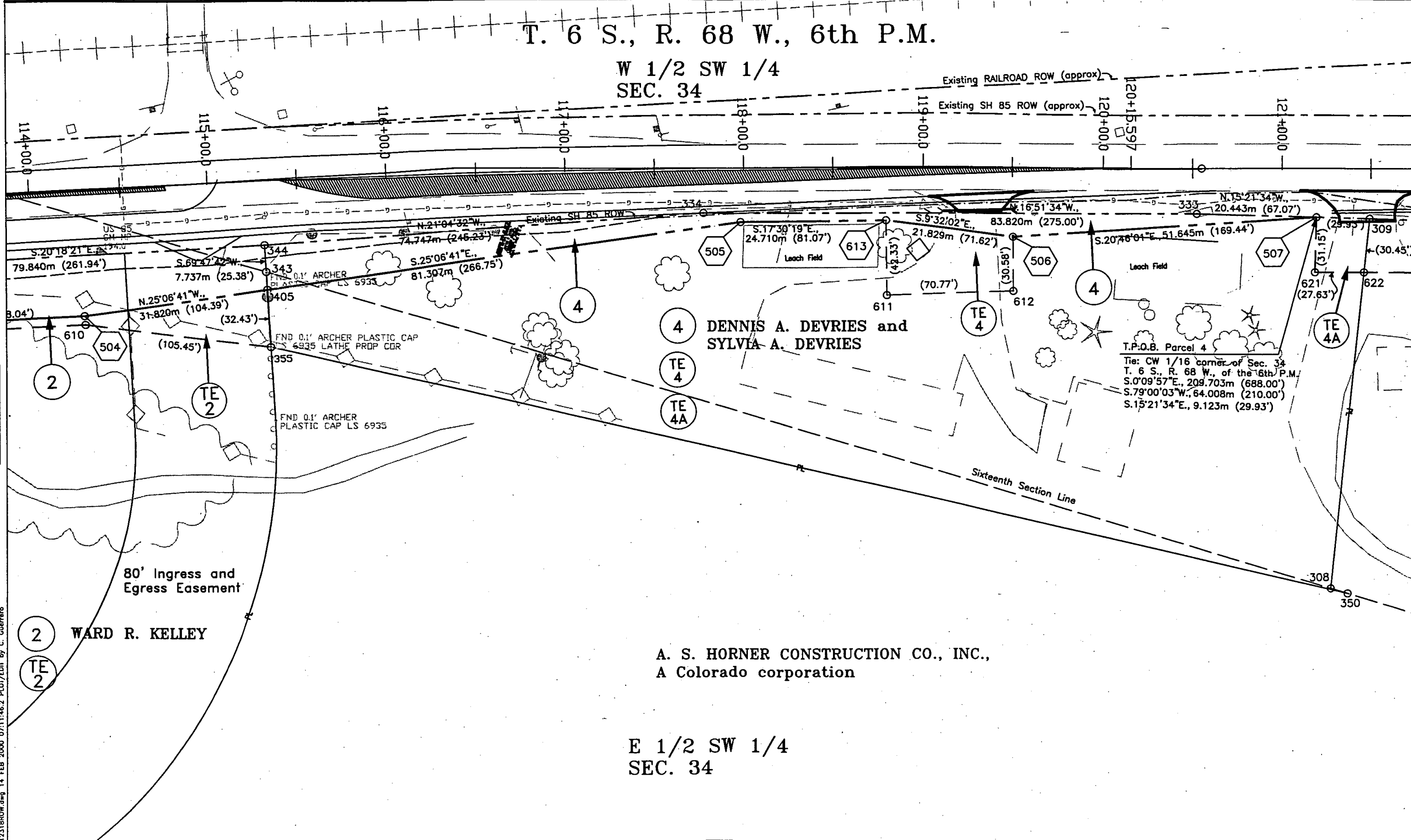
PROJECT CODE: 12318

SHEET NUMBER: 7



T. 6 S., R. 68 W., 6th P.M.

**W 1/2 SW 1/4
SEC. 34**



ALL INFORMATION FOR INFORMATION AT THE DAY OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE RECEPTION NUMBER

DRAWN BY: [blank]
 CHECKED BY: [blank]
 DEPT.: [blank]

12318ROW.dwg 14 FEB 2000 07:11:46.2 PLOT/EDIT by C. Guerrero

A. S. HORNER CONSTRUCTION CO., INC.,
A Colorado corporation

**E 1/2 SW 1/4
SEC. 34**

COLORADO DEPARTMENT OF TRANSPORTATION

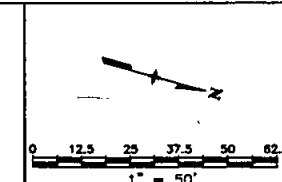


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RIGHT OF WAY PLANS UNIT: DANIEL GARCIA

Sheet Revisions

mm/yy	xxxx	xxx



RIGHT OF WAY

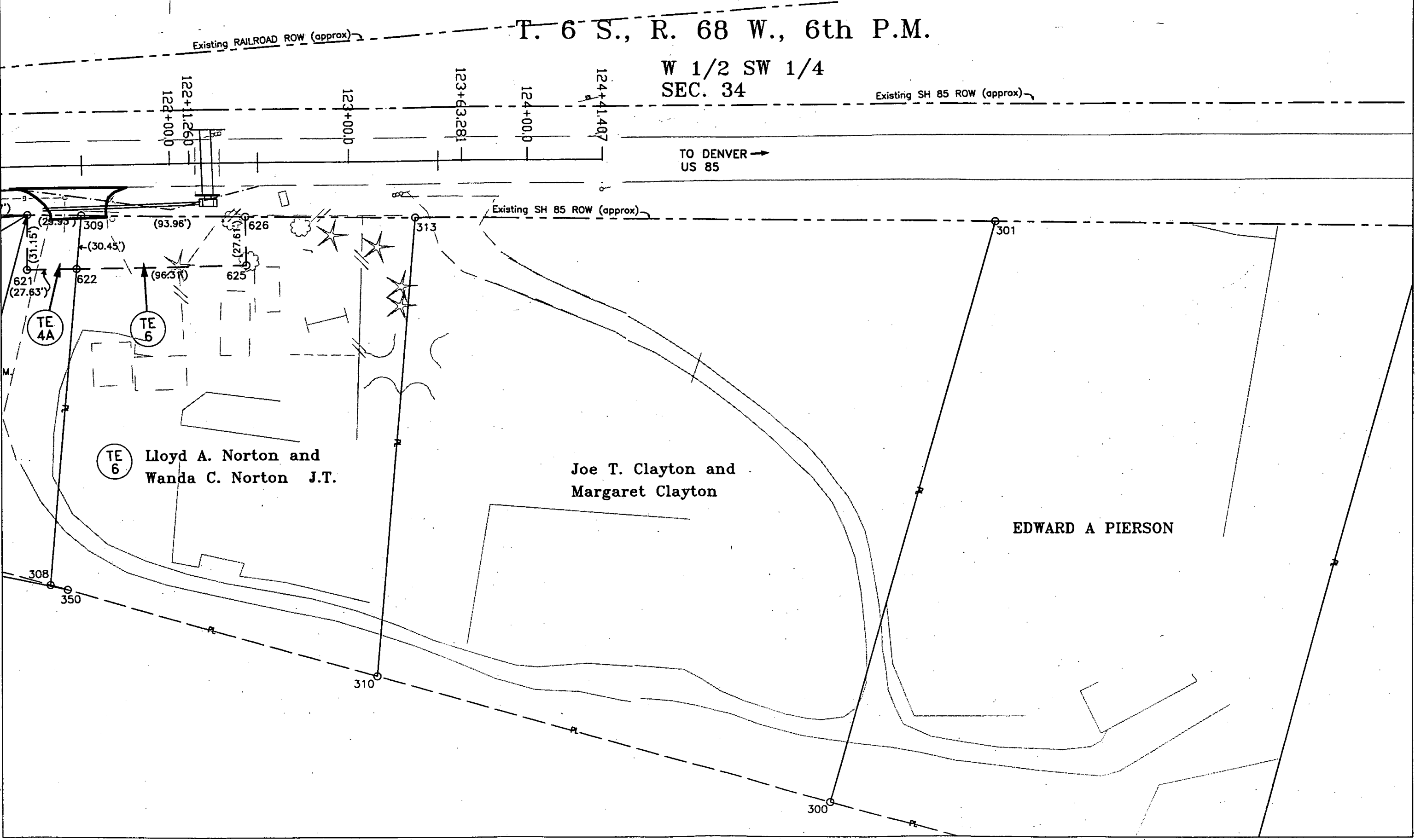
PLAN SHEET

STA 0852-081

SH 85, N. Louviers Inter.

PROJECT CODE: 12318

SHEET NUMBER: 8



RETURN MAPS TO THE COUNTY CLERK'S OFFICE AT THE DAY OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE RECEPTION NUMBER.

12318ROW.dwg 14 FEB 2000 07:11:46.2 PLOT/EDIT by C. Guerrero