



Region 6

PED

Sheet Revisions

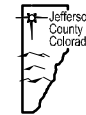
Date	Description	Initials
6/22/09	CDOT Redlines	D.E.S

MULLER ENGINEERING CO., INC.

CONSULTING ENGINEERS
IRONGATE 4, SUITE 100
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Jefferson County
Division of
Highways & Transportation

Right of Way

TITLE SHEET

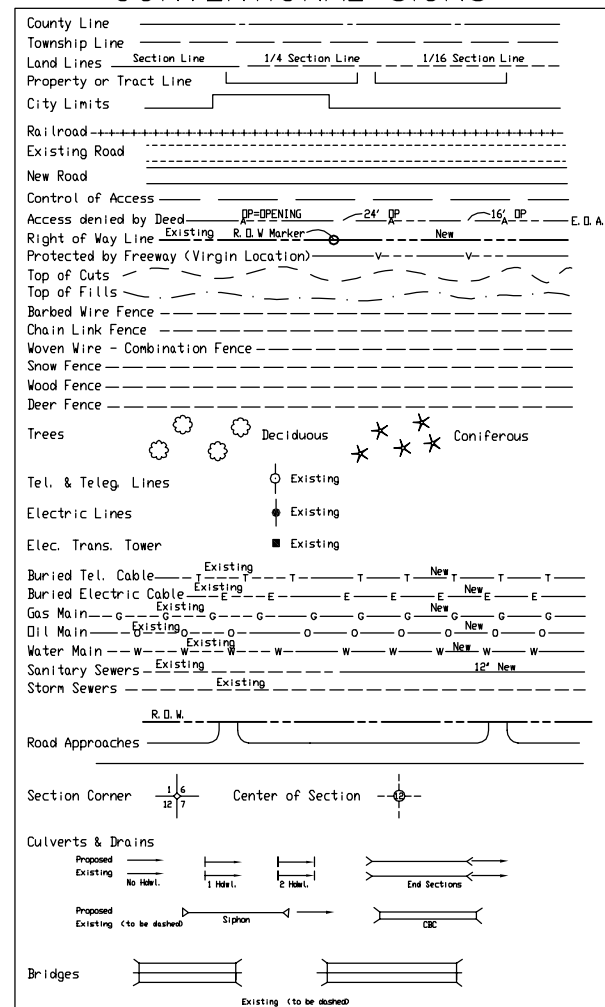
Project Number: STA. 1211-067

Project Location: S.H. 121 and Bowles

Project Location: Jefferson County

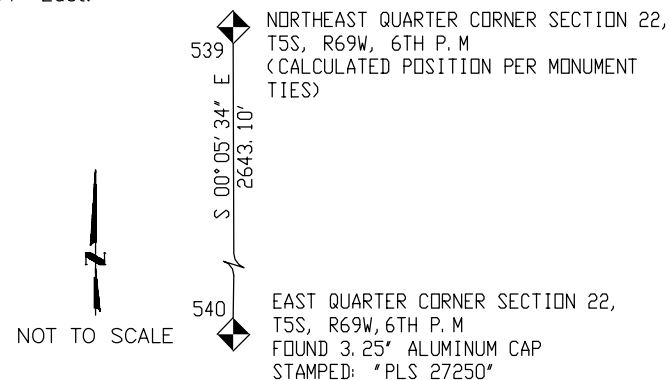
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15938	04-13-09	1 of 1	1	10

CONVENTIONAL SIGNS



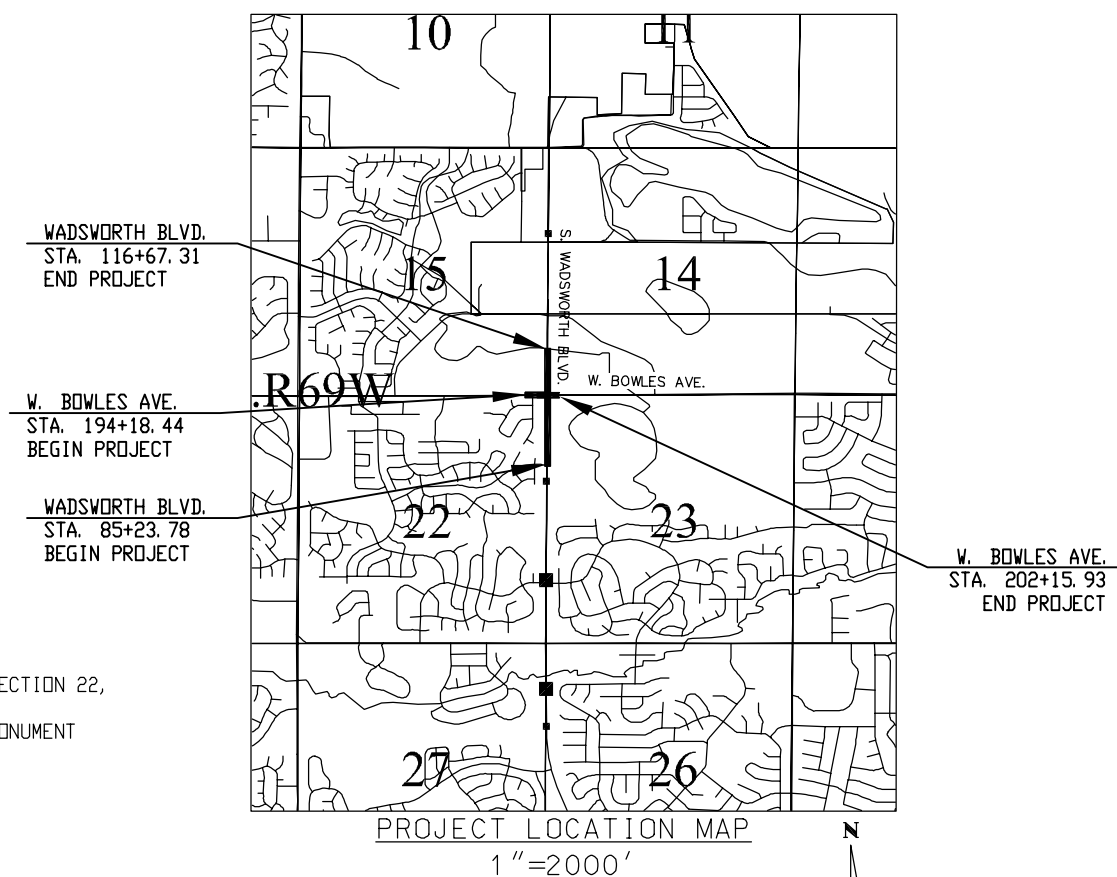
BASIS OF BEARING:

Based on the line connecting the Northeast Quarter corner of Section 22, T5S, R69W (Original monument calculated per found monument ties) and the East Quarter Corner of Section 22 (Found 3.25" Aluminum cap stamped PLS 27250 as bearing South 00°05'34" East.



DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. STA. 1211-067
WADSWORTH AND BOWLES INTERSECTION
STATE HIGHWAY NO. 121
SECTIONS 14, 15, 22, AND 23, TOWNSHIP 5
SOUTH, RANGE 69 WEST OF THE 6TH P.M
COUNTY OF JEFFERSON
RIGHT OF WAY PROJECT CODE NO. 15938
M.P 4 TO M.P 5



<u>SHEET NO.</u>	<u>INDEX OF SHEETS</u>
1	Title Sheet
2	Tabulation of Properties
3, 3A	Control Diagram
4	Monumentation Sheets
5 - 8	Plan Sheets
9	Ownership Sheet

SURVEYORS CERTIFICATION: I, George G. Smith Jr., 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 or warranty, either expressed or implied.

George G. Smith Jr., PLS 19003

Date _____

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED:

DATE _____

DIVISION ADMINISTRATOR

CLERK & RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF JEFFERSON) ss

THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20____
IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

CLERK AND RECORDER

BY _____
DEPUTY CLERK AND RECORDER

PROJECT CONTROL DIAGRAM

STATE HIGHWAY NO. 121

SECTIONS 14, 15, 22 AND 23 T5S, R69W, 6TH P.M.

JEFFERSON COUNTY

M.P 4 TO M.P 5

BASIS OF BEARINGS: Bearings are Based on the line between NGS monuments, "Marston" and "Q 409" as bearing North 03°12'48" West, Colorado State Plane Coordinates, Central Zone, NAD83(2007). "Marston" is a standard disk set in the top of a 12" cylindrical concrete monument and "Q 409" is a standard NGS disk.

BASIS OF ELEVATION: Vertical control was established by differential leveling from NGS Point No. Q 409 to Site Control Points. The published orthometric height of Q 409 is 5543.77 ft NAVD 1988.

Site Benchmark: Point No. 5 (Q 409)
Northing 647119.635, Easting 116130.849, El=5543.77 NAVD 1988

COORDINATE DATUM: Project coordinates were derived from GPS observations from Stations "Marston" and "Q-409" and are truncated modified Colorado Central Zone State Plane coordinates in U.S. Survey, Feet NAD 83 (2007). To Convert Project coordinates to State Plane Coordinates, add 1,000,000 ft to the Northing and 3,000,000 ft to the Easting, multiply by a combined scale factor of 0.99971300 and applied at zero, zero.

"Marston" – Modified Colorado Central Zone State Plane Coordinates:
Northing 638307.739, Easting 116625.567
"Marston" – Geodetic Coordinate Data
Latitude 39° 35' 02.15929 N
Longitude 105° 05' 21.77941 W

"Q 409" – Modified Colorado Central Zone State Plane Coordinates:
Northing 647119.635, Easting 116130.849
"Q 409" – Geodetic Coordinate Data
Latitude 39° 36' 29.24605 N
Longitude 105° 05' 27.58992 W

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 statement shown.

NOTE: This Project Control Diagram was prepared for The County of Jefferson purposes. It is not a Boundary Survey, Land Survey Plat or Right of Way Plat.

SECONDARY PROJECT COORDINATES SUMMARY TABLE (FEET) GROUND

POINT NAME	PROJECT COORDINATES APPLIED AT ZERO, ZERO		ELEVATION (NAVD 88)	DESCRIPTION
	NORTHING	EASTING		
CP-1	647814.394	116174.845	5550.09	FOUND 2.5" ALUMINUM CAP
CP-2	648487.276	116378.519	5549.74	FOUND PK NAIL IN ASPHALT
CP-3	649343.230	115965.973	5569.88	FOUND 2.5" ALUMINUM CAP
CP-4	647621.474	115908.954	5550.40	SET #5 REBAR W/PLASTIC CAP, STAMPED CONTROL POINT
CP-5	647119.635	116130.849	5543.77	Q409 SITE BENCHMARK
CP-13	646297.634	116105.991	5617.61	FOUND 2.5" ALUMINUM CAP
CP-17	648280.858	115944.185	5568.07	SET #5 REBAR W/PLASTIC CAP, STAMPED CONTROL POINT
CP-18	648885.372	115965.674	5573.89	SET #5 REBAR W/PLASTIC CAP, STAMPED CONTROL POINT
CP-23	646765.911	115945.971	5557.26	SET #5 REBAR W/PLASTIC CAP, STAMPED CONTROL POINT
CP-27	647793.282	115334.366	5570.53	SET #5 REBAR W/PLASTIC CAP, STAMPED CONTROL POINT
CP-30	647939.917	115182.328	5573.40	FOUND PK NAIL IN ASPHALT
CP-539	647704.836	116033.517		NE COR. SEC. 22, CALCULATED POSITION PER REFERENCE TIES
CP-540	645061.739	116037.792		E 1/4 COR. SEC. 22, FND. 3.25" ALUM. CAP "PLS 27250"
CP-541	650331.474	116042.386		E 1/4 COR. SEC. 15, FND. 3.25" ALUM. CAP "PLS 9133"
CP-542	647729.611	118679.106		S 1/4 COR. SEC. 14, FND. 3.25" ALUM. CAP "PLS 25279"
CP-543	647678.327	113397.259		N 1/4 COR. SEC. 22, FND. 3.25" ALUM. CAP "PLS 25622"

GEODETIC COORDINATES SUMMARY TABLE (FEET) (ADJUSTED FIELD DATA)

POINT NAME	GEODETIC COORDINATES (NAD-83(92) (CHARN)		ELEV. (NAVD 88)	MAPPING ANGLE	SCALE	NAD 83(92) GRID	
	LATITUDE (N)	LONGITUDE (W)				NORTHING	EASTING
CP-1	39°36'36.10854" N	105°05'26.98797" W	5550.09	00°15'29"	0.9999753083	1647341.474	3115280.507
CP-2	39°36'42.74775" N	105°05'24.34748" W	5549.74	00°15'31"	0.9999755947	1648014.162	3115484.123
CP-3	39°36'51.22320" N	105°05'29.56824" W	5569.88	00°15'27"	0.9999759618	1648869.871	3115071.695
CP-4	39°36'34.21425" N	105°05'30.39548" W	5550.40	00°15'27"	0.9999752268	1647148.609	3115014.692
CP-5	39°36'29.24605" N	105°05'27.58992" W	5543.77	00°15'29"	0.9999750134	1646646.914	3115236.524
CP-13	39°36'21.12553" N	105°05'27.95470" W	5617.61	00°15'28"	0.9999746659	1645825.149	3115211.673
CP-17	39°36'40.72761" N	105°05'29.90758" W	5568.07	00°15'27"	0.9999755074	1647807.804	3115049.913
CP-18	39°36'46.69943" N	105°05'29.59836" W	5573.89	00°15'27"	0.9999757656	1648412.144	3115071.396
CP-23	39°36'25.75935" N	105°05'29.97176" W	5557.26	00°15'27"	0.9999748640	1646293.291	3115051.699
CP-27	39°36'35.93721" N	105°05'37.72528" W	5570.53	00°15'22"	0.9999753009	1647320.368	3114440.269
CP-30	39°36'36.93822" N	105°05'39.66163" W	5573.40	00°15'21"	0.9999753440	1647420.974	3114288.275

SURVEYORS CERTIFICATION: I, George G. Smith Jr., a Professional Land Surveyor in the State of Colorado, hereby certify that this Project Control Diagram was prepared under my direct supervision and checking this 4th day of October, 2008, from a Control Survey performed under my supervision 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 and Vertical Accuracy Tolerance for a CDOT Class B – Secondary Survey, and Topographic, Survey as shown, meets the applicable Minimum Horizontal and Vertical Accuracy Tolerance for a Class C or D TMOSS Survey in accordance with the CDOT Survey Manual.

George G. Smith Jr., PLS 19003

CLERK & RECORDER'S CERTIFICATE:
STATE OF COLORADO)
ss.
COUNTY OF JEFFERSON)
THIS INSTRUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY, COLORADO AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 20____
IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

CLERK AND RECORDER

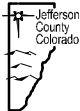
BY _____
DEPUTY CLERK AND RECORDER

Sheet Revisions		
Date	Description	Initials
6/22/09	CDOT comments	D.E.S

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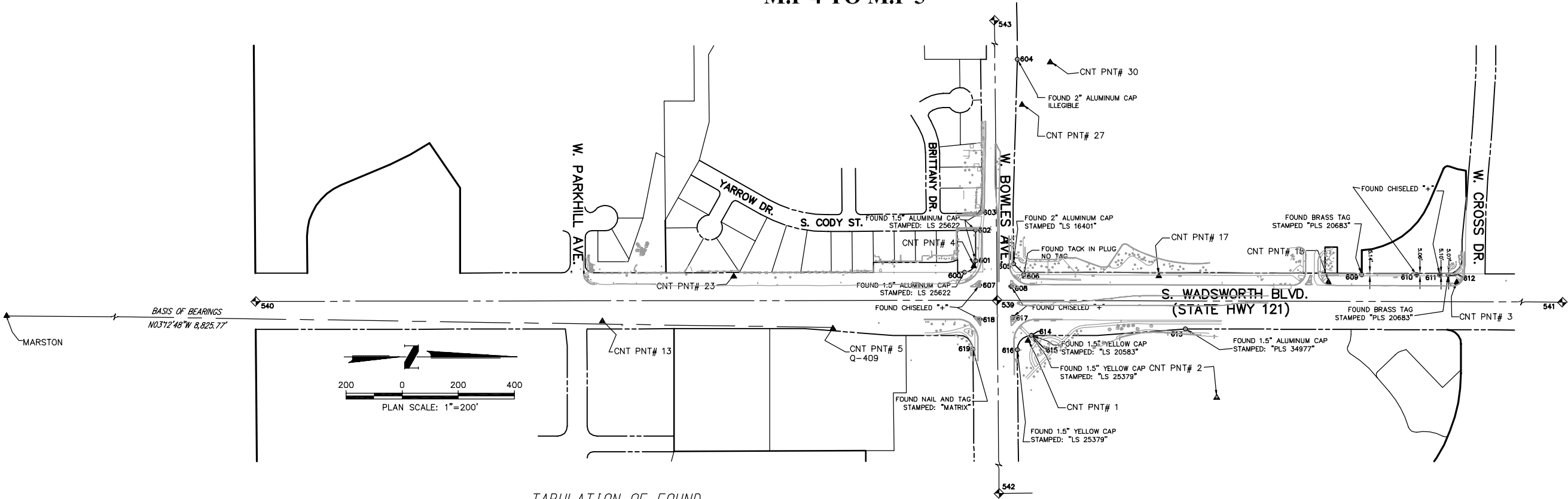


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Jefferson County
Division of
Highways & Transportation

Right of Way				
SURVEY CONTROL DIAGRAM				
Project Number: STA. 1211-067				
Project Location: S.H. 121 and Bowles				
Project Location: Jefferson County				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15938	04-13-09	2 of 2	3A	10

PROJECT CONTROL DIAGRAM
STATE HIGHWAY NO. 121
SECTIONS 14, 15, 22 AND 23 T5S, R69W, 6TH P.M.
JEFFERSON COUNTY
M.P 4 TO M.P 5



TABULATION OF FOUND
PROPERTY PINS

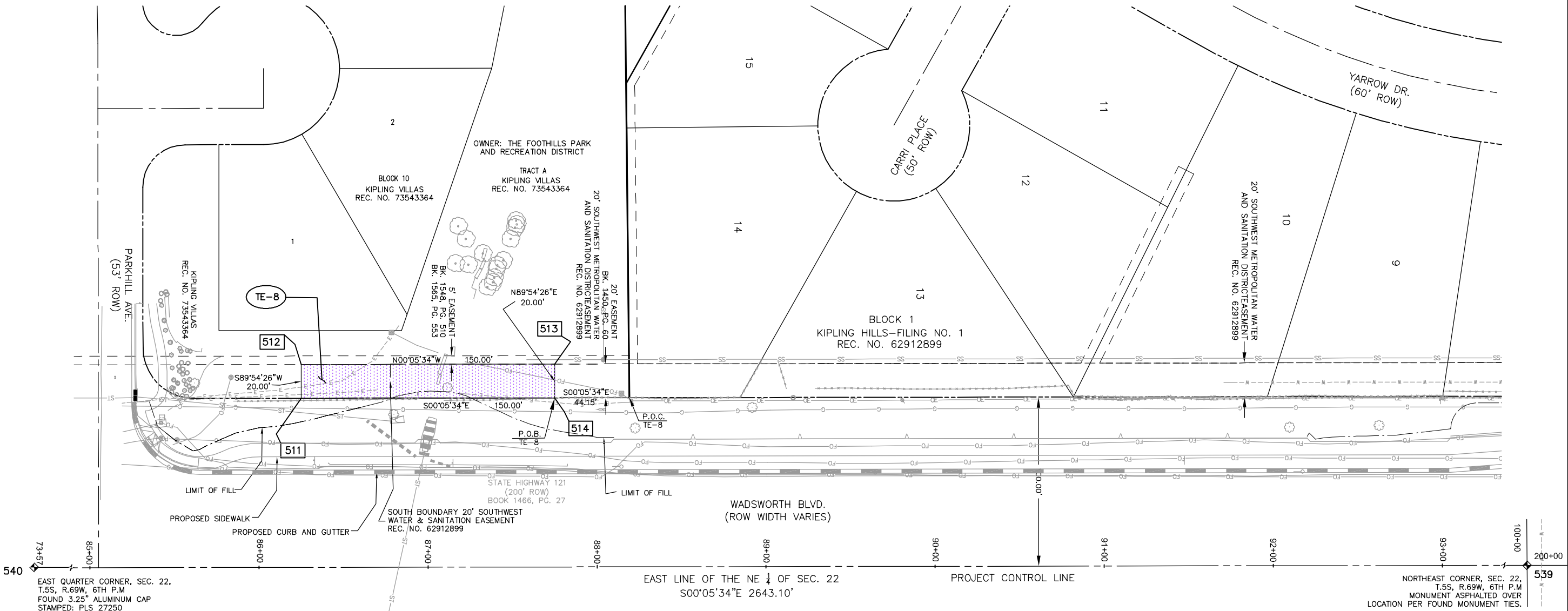
POINT NO.	NORTHING	EASTING
600	647588.425	115933.710
601	647628.370	115893.312
602	647627.367	115783.824
603	647645.806	115720.583
604	647776.215	115174.998
605	647763.338	115903.641
606	647799.549	115942.223
609	649003.924	115943.040
610	649200.017	115943.626
611	649282.461	115943.941
612	649311.957	115944.013
613	648375.773	116135.831
614	647826.791	116159.045
615	647826.690	116159.238
616	647776.532	116209.783
619	647618.483	116208.295

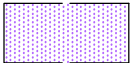
TABULATION OF FOUND
REFERENCE TIES
NE CORNER SECTION 22 (#539),
T5S, R69W, 6TH P.M.

POINT NO.	NORTHING	EASTING
607	647641.963	115979.937
608	647754.387	115984.389
617	647760.055	116094.373
618	647642.969	116101.584

[illegible]

T5S, R69W, 6 P.M.
NE 1/4 SEC. 22



 TEMPORARY CONSTRUCTION EASEMENT (TE-8)

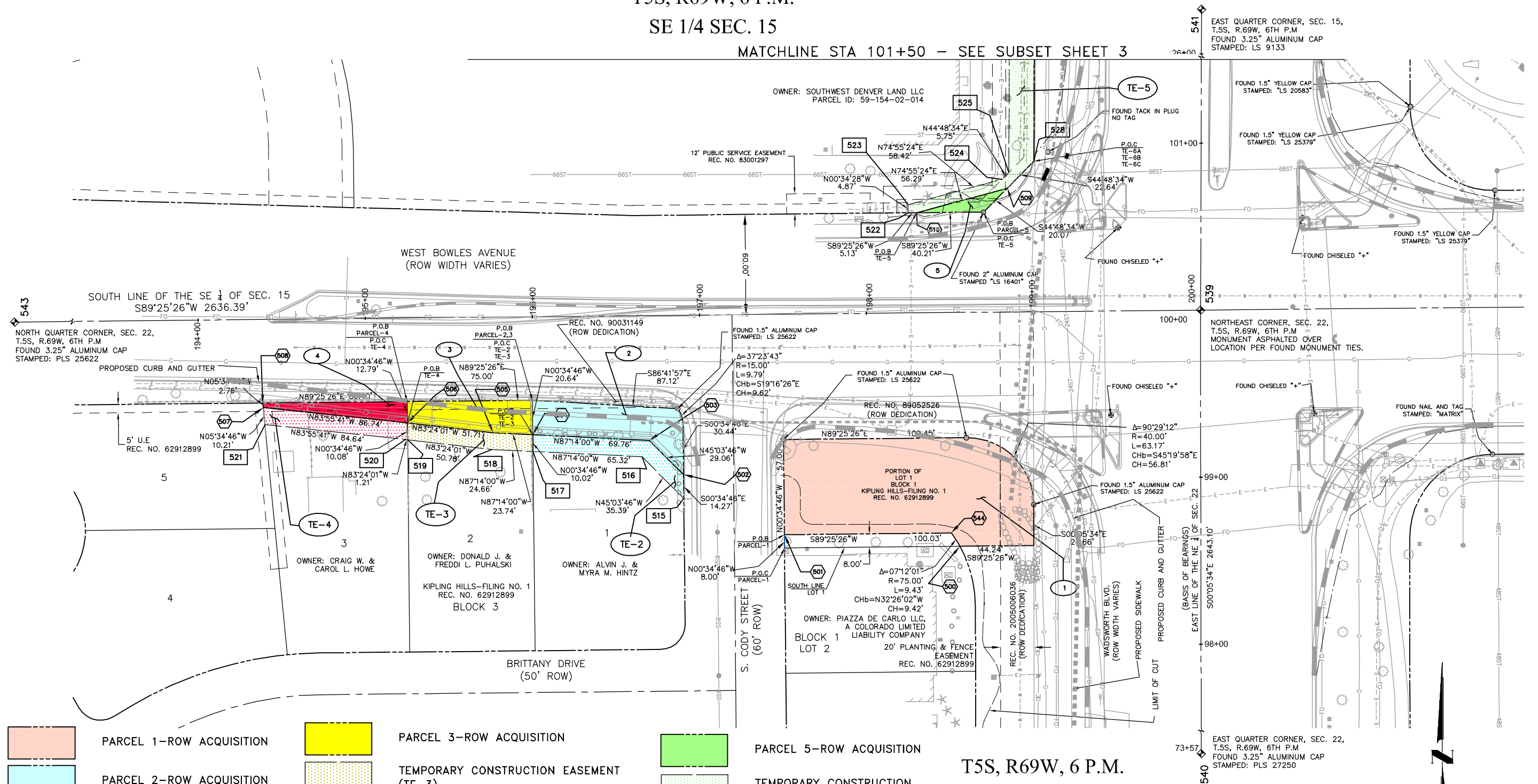
PROJECT BASELINE CONTROL				
DESCR.	PT. #	STA	NORTHING	EASTING
NE 1/4 SEC. 22	PT. 539	100+00	647704.836	116033.517
E 1/4 SEC. 22	PT. 540	73+57	645061.739	116037.792

Sheet Revisions		
Date	Description	Initials
6/22/09	CDOT Redlines	D.E.S

Right of Way PLAN SHEET				
Project Number: STA. 1211-067				
Project Location: S.H. NO. 121 and Bowles				
Project Location: Jefferson County				
Project Code: 15938	Last Mod. Date: 04-13-09	Subset Sheets: 2 of 4	Sheet No.: 6	Total No. of Sheets: 10

T5S, R69W, 6 P.M.
SE 1/4 SEC. 15

MATCHLINE STA 101+50 - SEE SUBSET SHEET 3



	PARCEL 1-ROW ACQUISITION		PARCEL 3-ROW ACQUISITION		PARCEL 5-ROW ACQUISITION
	PARCEL 2-ROW ACQUISITION		TEMPORARY CONSTRUCTION EASEMENT (TE-3)		TEMPORARY CONSTRUCTION EASEMENT (TE-5)
	TEMPORARY CONSTRUCTION EASEMENT (TE-2)		PARCEL 4-ROW ACQUISITION		
			TEMPORARY CONSTRUCTION EASEMENT (TE-4)		

T5S, R69W, 6 P.M.
NE 1/4 SEC. 22

PLAN SCALE: 1"=30'



Region 6

Sheet Revisions

Date	Description	Initials
6/22/09	CDOT Redlines	D.E.S

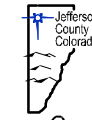
MULLER ENGINEERING CO., INC.



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Right of Way

PLAN SHEET

Project Number: STA. 1211-067

Project Location:	S.H. NO. 121 and Bowles
-------------------	-------------------------

Project Location: Jefferson County

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15938	04-13-09	3 of 4	7	10

SE 1/4 SEC. 15

LOT 1, BLOCK 1
SOUTHWEST PLAZA REGIONAL
SHOPPING CENTER FILING NO. 1
REC. NO. 80100824

MATCHLINE STA 101+50 - SEE SUBSET SHEET 2

OWNER: SOUTHWEST DENVER LAND LLC
PARCEL ID: 59-154-02-014

— LEASE PARCEL BOUNDARY

8' PUBLIC SERVICE EASEMENT

8' PUBLIC SERVICE EASEMENT
REC. NO. 8309892

15.0

IE-bA

REC, NO. 200709103

44' DENVER WATER EASEMENT
PARCEL 6
REC. NO. 81068260

MATCHLINE STA 109+64 - SEE SUBSET SHEET 4

PROPOSED CURB AND GUTTER

WADSWORTH BLVD.
(ROW WIDTH VARIES)

EAST LINE OF THE SE $\frac{1}{4}$ OF SEC. 15
 —○ N00°11'36"E 2626.65'

539
NORTHEAST CORNER, SEC. 22,
T.5S, R.69W, 6TH P.M.
MONUMENT ASPHALTED OVER
LOCATION PER FOUND MONUMENT TIES.

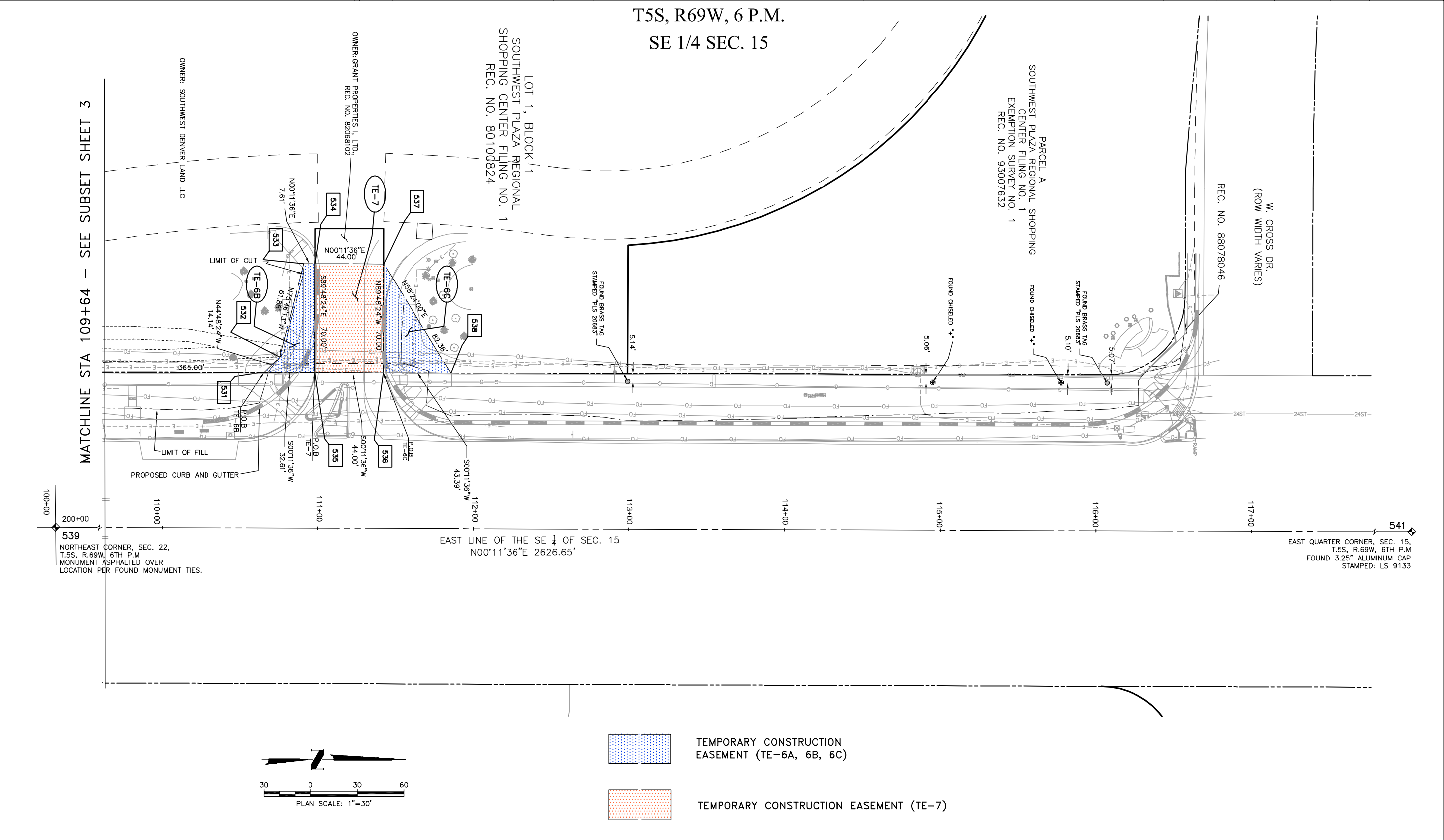
PROPOSED PEDESTRIAN
BRIDGE

FOUND 1.5" ALUMINUM CAP
STAMPED: "PLS 34977"

PLAN SCALE: 1"=30'

TEMPORARY CONSTRUCTION
EASEMENT (TE-5)

TEMPORARY CONSTRUCTION
EASEMENT (TE-6A, 6B, 6C)



Sheet Revisions		
Date	Description	Initials
6/22/09	CDOT Comments	D.E.S

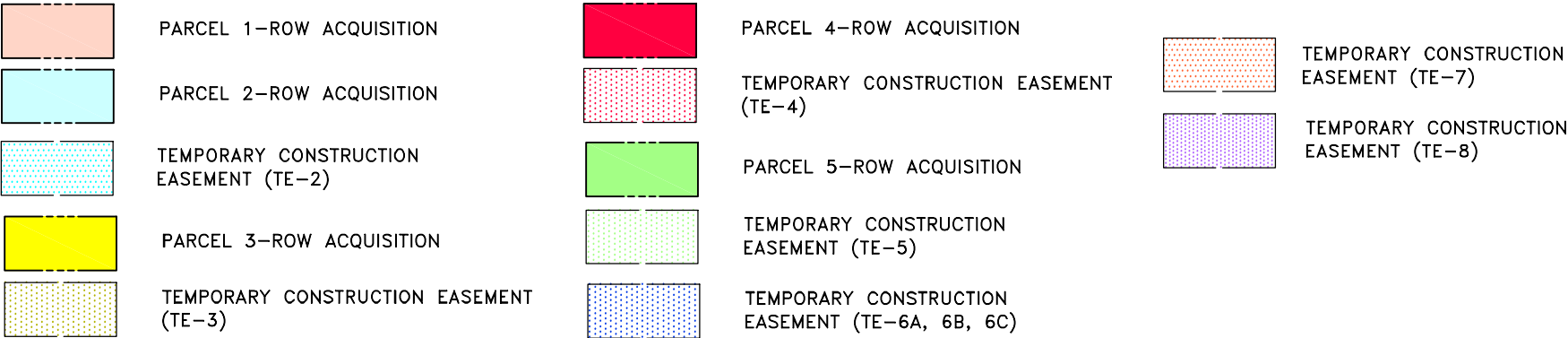
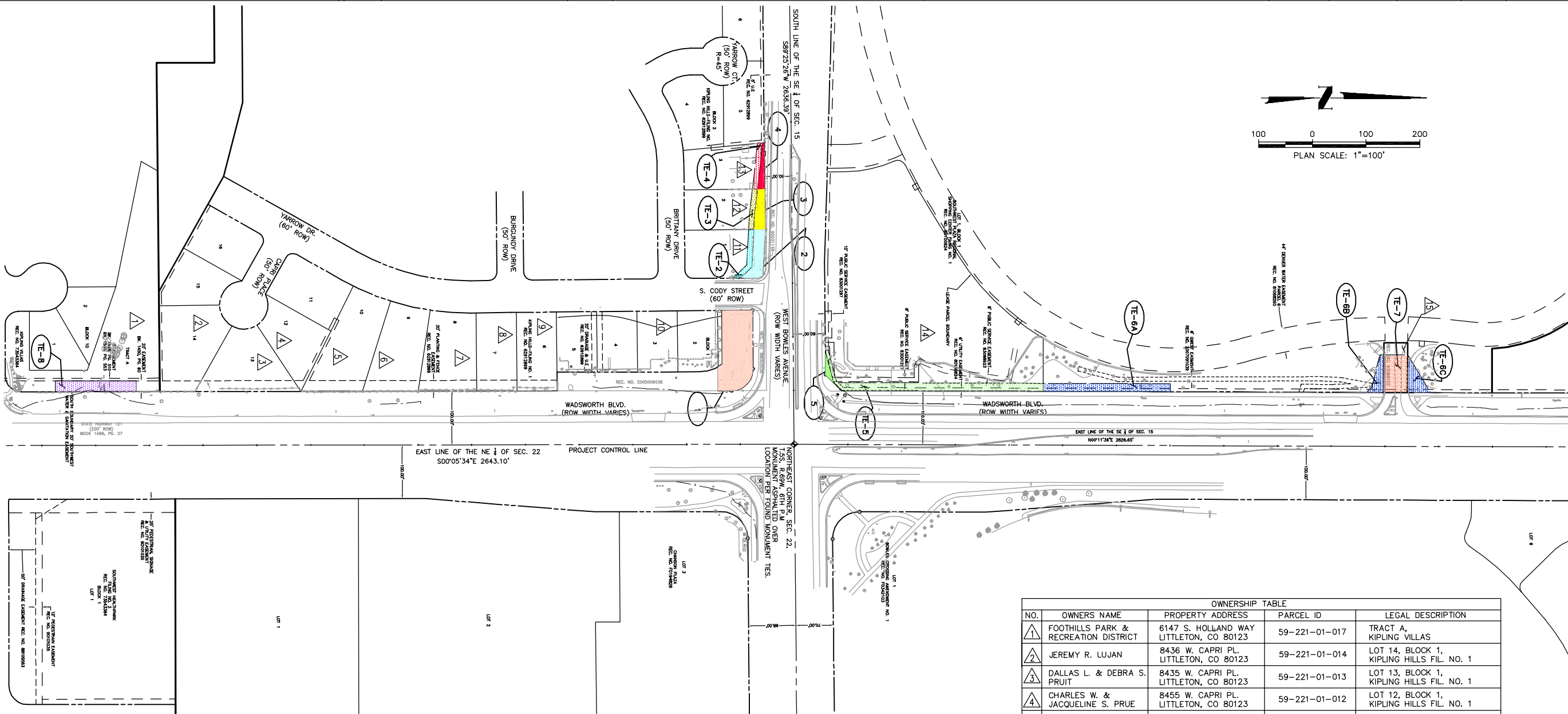
MULLER ENGINEERING CO., INC.
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Jefferson County
Division of
Highways & Transportation

Right of Way OWNERSHIP MAP				
Project Number: STA. 1211-067				
Project Location: S.H. NO. 121 and Bowles				
Project Location: Jefferson County				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15938	04-13-09	1 of 1	9	10



OWNERSHIP TABLE			
NO.	OWNERS NAME	PROPERTY ADDRESS	LEGAL DESCRIPTION
1	FOOTHILLS PARK & RECREATION DISTRICT	6147 S. HOLLAND WAY LITTLETON, CO 80123	TRACT A, KIPLING VILLAS
2	JEREMY R. LUJAN	8436 W. CAPRI PL. LITTLETON, CO 80123	LOT 14, BLOCK 1, KIPLING HILLS FIL. NO. 1
3	DALLAS L. & DEBRA S. PRUIT	8435 W. CAPRI PL. LITTLETON, CO 80123	LOT 13, BLOCK 1, KIPLING HILLS FIL. NO. 1
4	CHARLES W. & JACQUELINE S. PRUE	8455 W. CAPRI PL. LITTLETON, CO 80123	LOT 12, BLOCK 1, KIPLING HILLS FIL. NO. 1
5	GREGORY L. HOWARD	6022 S. CODY WAY LITTLETON, CO 80123	LOT 10, BLOCK 1, KIPLING HILLS FIL. NO. 1
6	EDWARD L. ZIMMERMAN	6002 S. CODY WAY LITTLETON, CO 80123	LOT 9, BLOCK 1, KIPLING HILLS FIL. NO. 1
7	JAMES M. & DEBORAH SHANAHAN	5992 S. CODY WAY LITTLETON, CO 80123	LOT 8, BLOCK 1, KIPLING HILLS FIL. NO. 1
8	RAYMOND J. & DARLENE M. TAYLOR	5982 S. CODY WAY LITTLETON, CO 80123	LOT 7, BLOCK 1, KIPLING HILLS FIL. NO. 1
9	DANIEL K. & BETH A. WILLIAMS	5972 S. CODY WAY LITTLETON, CO 80123	LOT 6, BLOCK 1, KIPLING HILLS FIL. NO. 1
10	PIAZZA DE CARLO LLC	5912 S. CODY ST. LITTLETON, CO 80123	LOTS 1-5, BLOCK 1, KIPLING HILLS FIL. NO. 1
11	ALVIN J. & MYRA M. HINTZ	8511 W. BRITTANY DR. LITTLETON, CO 80123	LOT 1, BLOCK 3, KIPLING HILLS FIL. NO. 1
12	DONALD J. & FREDDI L. PUHALSKI	8541 W. BRITTANY DR. LITTLETON, CO 80123	LOT 2, BLOCK 3, KIPLING HILLS FIL. NO. 1
13	CRAIG W. & CAROL L. HOWE	8561 W. BRITTANY DR. LITTLETON, CO 80123	LOT 3, BLOCK 3, KIPLING HILLS FIL. NO. 1
14	SOUTHWEST DENVER LAND LLC	8441 W. BOWLES AVE. LITTLETON, CO 80123	LOT 1, BLK 1, SOUTHWEST PLAZA REGIONAL SHOPPING CTR FLG. #1
15	GRANT PROPERTIES I, LTD.,	VACANT LAND LITTLETON, CO 80123	REC. NO. 82068102