



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
02/26/13	Project Construction stationing, Sheets 2.01, 2.02, 2.04, 2.06, 5.02, 7.01, 7.02, 7.03, 7.04, 7.05 & 8.01	DDH						
07/15/14	Sheet 2.01, 2.03, 2.04, 2.05, 2.06	DDH						
8/10/23	Revised Shets. 2.01, 2.06, 7.02, 8.01	JAD						



Right of Way Plans			
Title Sheet			
Project Number:	Sta 1281-011, Unit 2		
Project Location:	SH 128, 120th Ave. extension		
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	05-29-2012	1.01 of 1.01	1.01

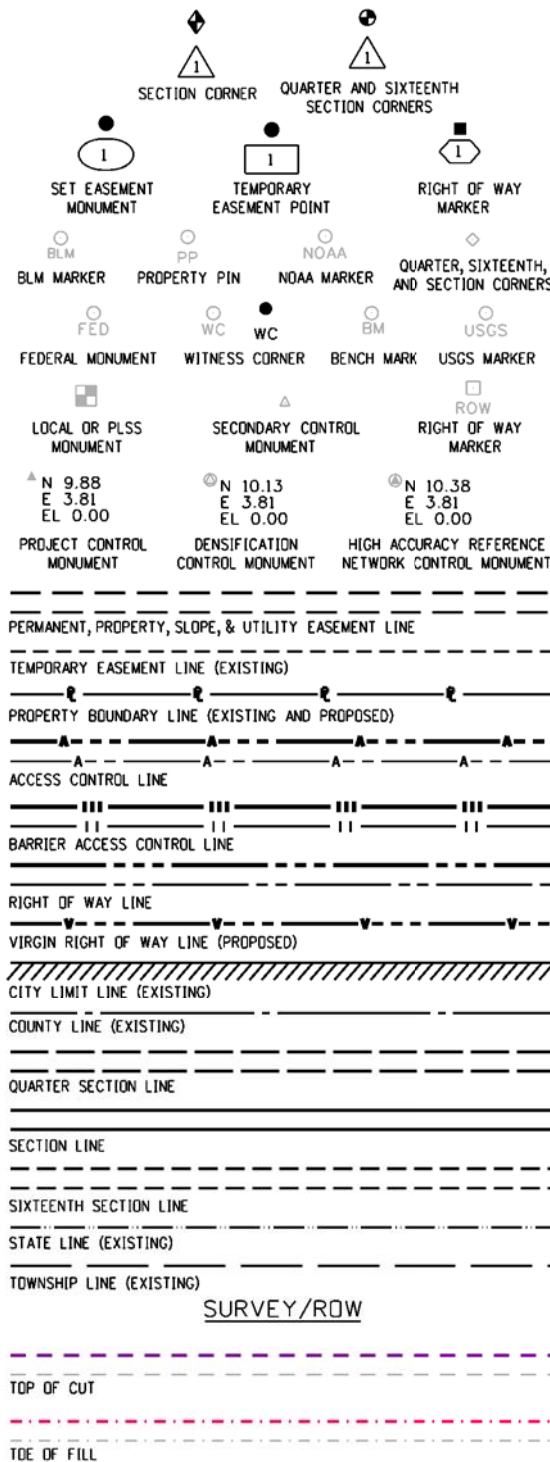
DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. STA 1281-001, PHASE 2 STATE HIGHWAY NO. 128 CITY and COUNTY of BROOMFIELD

R.O.W. Length of Project = 0.62 Miles
Const. Length of Project = 0.76 Miles

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01-2.06	(6) Tabulation of Properties
3.01-3.0X	(NA) Project Control Diagram
4.01-4.04	(4) Land Survey Control Diagram
5.01-5.04	(4) Monumentation Sheets
6.01-6.0X	(NA) Tabulation of Road Approach Sheets
7.01-7.05	(5) Plan Sheets
8.01-8.02	(2) Ownership Map
(22) Total Sheets	

Scales of Original 11x17 Drawings
Plan Sheets 1"=100'
Ownership Map 1"=200'

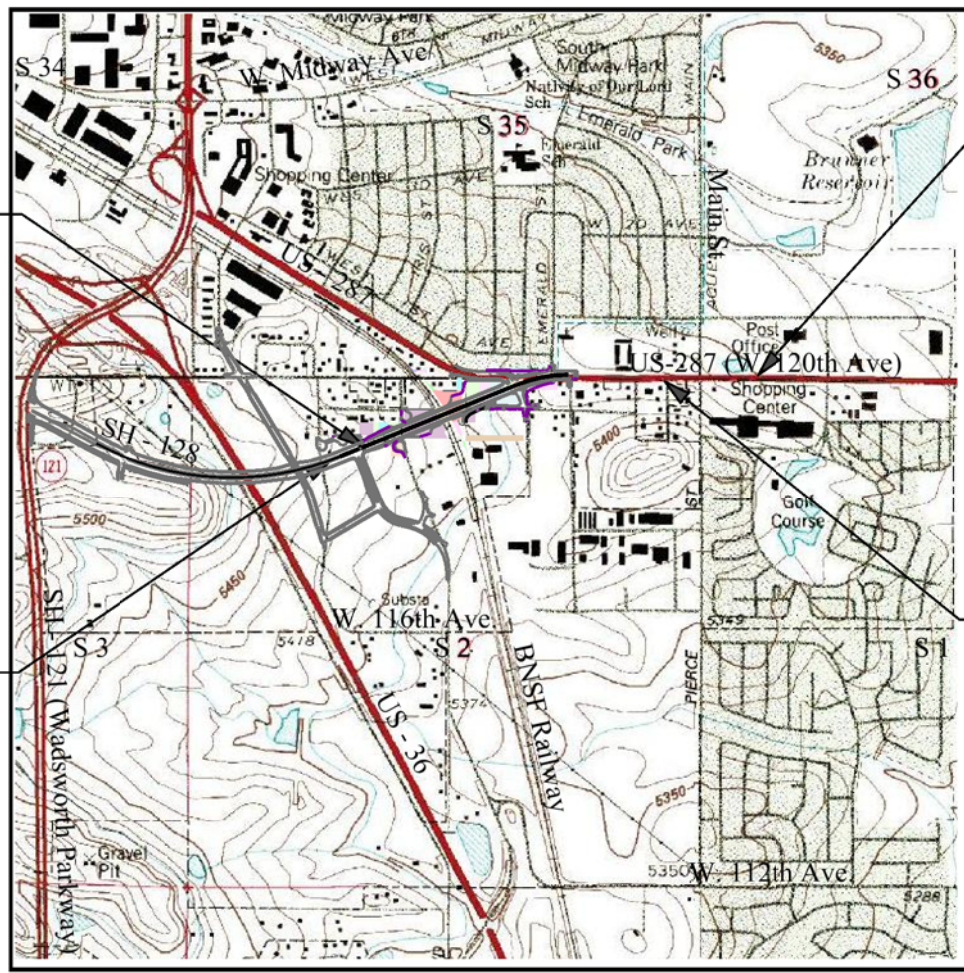


Begin ROW Project
Station: 67+05
M.P.: XX.XX

Begin Const Project
Station: 63+36
M.P.: XXX.XX

End Const Project
Station: 109+74
M.P.: 297.12

End ROW Project
Station: 99+57
M.P.: 297.14



PROJECT LOCATION MAP



- TITLE SHEET NOTES:**
- BASIS OF BEARINGS:** Bearings are Grid bearings of the Universal Transverse Mercator (UTM) coordinate system, Zone 13-N obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN) and the National Geodetic Survey's Continuously Operating Reference Stations (CORS). The line between the northwest corner of Section 2, Township 2 South, Range 69 West of the Sixth Principal Meridian, marked by a 2-1/2" aluminum cap, and the north quarter corner of said Section 2, marked by a 3-1/4" aluminum cap in range box (LS "6973"), bears N89°56'47"E, a distance of 2639.40 feet.
 - For Surveyor's Statement and General Notes, see Sheet 5.01

**COLORADO DEPARTMENT OF TRANSPORTATION
FEDERAL-AID HIGHWAY PROJECT**

ROW PLANS AUTHORIZED: _____ DATE _____

CDOT ROW PROGRAM MANAGER

City and County of Broomfield Depositing Certificate:

Deposited this _____ day of _____, 201____, at _____ o'clock ____M. under Reception No. _____

By: _____

Title: _____

7/15/2014 12:15:01 PM C:\Users\honsendd\Documents\Projects\15782\ROW_Survey\Drawings\15782_Pn2_ROW_TitleSht.dgn

Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).



Sheet Revisions		
Date	Description	Initials
02/26/13	recording info. Parcels AP-202, AP-203, AP-204	DDH
07/15/14	update remarks Parcel AP-PE-206, add recording info. parcel AP-205	DDH
8/10/23	Added area notes to AP-205	JAD

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans			
Tabulation of Properties			
Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	05-29-2012	2.01 to 2.06	2.01

R.O.W. Tabulation of Properties in City and County of Broomfield S.H. No. 128

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book / Page No. and/or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
			T02S, R69W/6th PM NW 1/4 Sec. 2								
AP-201	Colorado Department of Transportation 4201 Arkansas Ave. Denver, CO 80222	11805 Colmans Street Broomfield, CO 80020		18,725					2012000597	NF00371-3	Bruce R. Mock and Jere J. Mock, Corrected Warranty Deed 4/14/2011
			Colmans Lakeview Sub. Block 9								
AP-202Rev	Lee William Milne 11905 Colmans Street Broomfield, CO 80020	7775 W. 119 th Avenue Broomfield, CO 80020	Lot 21 + S 1/2 vacated alley	6,749					2012011542	NF00830-2	Lee Wm Milne, Warranty Deed, 9/19/2012
AP-203	John C. Ostlund Jr. 7655 W. 119th Avenue Broomfield, CO 80020	7655 W. 119th Avenue Broomfield, CO 80020	Lots 19 & 20 + S 1/2 vacated alley	13,497					2012003462	NF00832-2	John C. Ostlund, Jr., Warranty Deed 3/23/2012
AP-204Rev	Lee William Milne 11905 Colmans Street Broomfield, CO 80020	11905 Colmans Street Broomfield, CO 80020	Lots 17 & 18 + S 1/2 vacated alley	16,546					2012011543	NF00831-2	Lee William Milne, Warranty Deed, 9/19/2012
AP-205	Arapahoe Land & Investment Co., a Colorado General Partnership 11936 Colmans Street Broomfield, CO 80020	11936 & 11950 Colmans Street Broomfield, CO 80020	Block 10 Wly of RR + vacated alley + N 1/2 vacated 119th Ave.	116,568 95,243 sq. ft. (After Disposal)					2013005437	NF00829-4	Arapahoe Lnd & Investment Co., Warranty Deed, 4/16/2013 Parcel AP-205 area revised area after disposal
TE-205	same as above	same as above	same as above	116,568							expired, for subsoil water & geo-technical investigations
AP-PE-206	BNSF Railway Co., a Delaware Corporation c/o Angela Frazier Jones Lang LaSalle Americas, Inc. 3017 Lou Menk Dr., Suite 100 Ft. Worth, TX 76131-2800		NE 1/4 & NW 1/4 Sec. 2	18,740							For the purpose set forth in the Construction and Maintenance Agreement referenced in the overlying Easement Agreement.



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
02/26/13	recording information parcels AP-208Rev2 & AP-210	DDH		XXXXXXXX	XXX		XXXXXXXX	XXX

Right of Way Plans			
Tabulation of Properties			
Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	05-29-2012	2.01 to 2.06	2.02

R.O.W. Tabulation of Properties in City and County of Broomfield S.H. No. 128

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book / Page No. and/or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
			T02S, R69W 6th PM								
			NE 1/4 & NW 1/4 Sec. 2 Colmans Lakeview Sub.								
207	Stewart Holdings, LLLP, a Colorado limited liability partnership	11850 Vance Street Broomfield, CO 80020	Blk 3, Lots 13-17 + S 1/2 vacated alley + vacated 119th Pl. + Blk 10, Lots 10-12 + part vacated alley	62,695				10,624		NF00845-3	
PE-207	same as above		vacated 119th Ave. S/Blk. 10 & E/RR	681							For the construction, maintence and use of utilities
TE-207	same as above		vacated 119th Place, Blk. 10, Lots 10-12, + N 1/2 vacated alley	29,682							expired, for subsoil water & geo-technical investigations
TE-207A	same as above	11871 Vance Street Broomfield, CO 80020	part Blk. 10 Ely/RR + part vacated alley	6,197							For the construction and use of temporary Railroad shoo-fly and associated appurtenances
AP-208, Rev 2	Farkhondeh Kaighobad	15101 Prairie Place Broomfield, CO 80023	NE 1/4 Sec. 2 Colmans Lakeview Sub. Blk 12, Lots 1-2 + N 1/2 vacated alley	13,497					2013000955	NF00837	Rule & Order, 1/17/2013
209	City and County of Broomfield	One DesCombes Drive Broomfield, CO 80023	Moormeier Automotive Center Lot 1	33,012						NF00849-4	
AP-210	Moormeier Investments, L.L.C., a Colorado limited liability company	1370 Bellaire Broomfield, CO 80020	Lot 2	29,375					2012006225	NF00834-2	Special Warranty Deed, 5/23/2012

Colorado Department of Transportation



2000 South Holly
Denver, CO 80222
Phone: 303-757-9923 FAX: 303-757-9390

Region 6

SLK

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
07/15/14	recording info. parcel AP-213	DDH		XXXXXXXX	XXX		XXXXXXXX	XXX

Right of Way Plans			
Tabulation of Properties			
Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	04-17-2012	2.01 to 2.06	2.03

R.O.W. Tabulation of Properties in City and County of Broomfield S.H. No. 128

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book / Page No. and/or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
			T02S, R69W 6th PM NE 1/4 Sec. 2								
			Colmans Lakeview Sub.								
AP-211	Colorado Department of Transportation 4201 Arkansas Ave. Denver, CO 80222	7350 W. 120th Avenue Broomfield, CO 80020	Blk. 2, Lots 6-8 except N 10'; + Lots 15-19 + vacated alley, + Lots 13-14 except E 5' + S 1/2 vacated alley	66,362					2012000593	NF00835	Shaw Aryan, Corrected Warranty Deed 12/14/2010
AP-212	Colorado Department of Transportation 4201 Arkansas Ave. Denver, CO 80222	7330 W. 120th Avenue Broomfield, CO 80020	Blk. 2, Lots 9 & 10 except N 10'	11,498					2012000595	NF00833	B.E. "Red" Nikkel, Corrected Warranty Deed 12/07/2010
AP-213	Shaw Aryan and Fay Maten	7300 W. 120th Avenue Broomfield, CO 80020	Blk. 2, Lots 11 & 12 except N 10'	11,498					2012007848	NF00836-2	together w/any interest in N 1/2 adjoining vacated alley Rule & Order 6/28/2012
214	Stewart Holdings, LLLP, a Colorado limited liability limited partnership 11850 Vance Street Broomfield, CO 80020	7300 W. 119th Pl. Broomfield, CO 80020	part Blk. 11, Lot 12	225				328,994		NF00846-3	
PE-214	same as above	same as above	part Blk. 11, Lot 3	498							for the construction, maintenance and use of roadway, roadway appurtenances, drainage features and utilities
PE-214A	same as above	7300 W. 119th Pl., 11850 & 11870 Vance St., & 11875 Upham St. Broomfield, CO 80020	vacated 119th Ave. Sly/Blk. 11	35,993							For the construction, maintenance and use of utilities
TE-214	same as above		part Blk. 11, Lots 3-12	4,685							
TE-214A	same as above		part of NE 1/4 Sec. 2	1,491							For the construction and use of temporary Railroad shoo-fly and associated appurtenances
AP-215	Colorado Department of Transportation 4201 Arkansas Ave. Denver, CO 80222	7230 & 7270 W. 120th Avenue Broomfield, CO 80020	Blk 1, Lots 1-6 + N 1/2 vacated alley adjoining W36' Lot 4	36,577					2012000596	NF00847-2	Corinne S. Reza and David Reza, Corrected Warranty Deed 4/27/2011 together w/any interest in N 1/2 vacated alley adjoining Lots 1-3

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Colorado Department of Transportation



2000 South Holly
Denver, CO 80222
Phone: 303-757-9923 FAX: 303-757-9390

Region 6

SLK

Sheet Revisions		
Date	Description	Initials
02/26/13	recording information parcels 216 & 219	DDH
07/15/14	recording information parcel AP-218	DDH

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans			
Tabulation of Properties			
Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	05-29-2012	2.01 to 2.06	2.04

R.O.W. Tabulation of Properties in City and County of Broomfield S.H. No. 128

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book / Page No. and/or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
			T02S, R69W 6th PM NE 1/4 Sec. 2								
216	Peerless Tyre Co., a Colorado corporation 4705 Paris Street Denver, CO 80239	11985 Teller Street Broomfield, CO 80020	Colmans Lakeview Sub. part Lot 7, Blk. 1, except N 10'	1,275				15,726	2013000966	NF00848-3	Corrected Warranty Deed, 1/17/2013
TE-216	same as above			1,155							for construction of roadway and roadway appurtenances
AP-217	Colorado Department of Transportation 4201 Arkansas Avenue Denver, CO 80222	7823, 7843 & 7863 W. 119th Ave. Broomfield, CO 80020	NW 1/4 Sec. 2 Colmans Lakeview Sub. Blk. 9, Lots 22-24 + S 1/2 adjoining vacated alley	20,246					2012000594	NF00871-2	Mark Mycielski, Corrected Warranty Deed, 4/13/2011
AP-218	Joel P. James, undivided 1/2 interest and Leo S. Beluscak, undivided 1/2 interest 7400 W 120th Avenue Broomfield, CO 80020	7400 & 7402 W. 120th Avenue Broomfield, CO 80020	NE 1/4 Sec. 2 Colmans Lakeview Sub. Blk. 3, Lot 12	6,949					2012017029	NF01070-2	together w/any interest in N 1/2 adjoining vacated alley Warranty Deed, 12/31/2012
219	Olson Investments, LLC, a Colorado limited liability company 7076 Uinta Street Centennial, CO 80112-1352	11920 Upham Street Broomfield, CO 80020	part Lot 14, Blk. 1	132				13,366	2012017027	NF00885-3	131 sq. ft. is in vacated alley
TE-219	same as above			1,549							for construction of roadway and roadway appurtenances 240 sq. ft. is in vacated alley

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Sheet Revisions		
Date	Description	Initials
07/15/14	Recording info. parcel 220, PE-223	DDH

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

Right of Way Plans			
Tabulation of Properties			
Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	05-29-2012	2.01 to 2.06	2.05

R.O.W. Tabulation of Properties in City and County of Broomfield S.H. No. 128

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book / Page No. and/or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
			T02S, R69W 6th PM NE 1/4 Sec. 2								
220	B & B Investments Co., LLC, a Colorado limited liability company c/o Theresa A. Speicher 1700 Lincoln Street, #1700 Denver, CO 80203	7260 & 7290 W. 119th Place Broomfield, CO 800020	Colmans Lakeview Sub. part Lot 1, Blk. 12	50				32,168	2013001594	NF00886-3	Warranty Deed, 01/30/2013
TE-220	same as above		part Lots 1-5, Blk. 12	1,390							for construction of roadway and roadway appurtenances
TE-221	David & Harriet Couillard Living Trust 181 Emerald Street Broomfield, CO 80020	11992 Teller Street Broomfield, CO 80020	Olson Subdivision part Lot 32, except N 10'	204						NF00884-2	for construction of roadway and roadway appurtenances
TE-222	Diamond Shamrock Stations, Inc. c/o Ad Valorem Tax Department P.O. Box 690110 San Antonio, TX 78269-0110	6910 W. 120th Avenue Broomfield, CO 80020	part Lot 9, Except N 10'	98							for construction of roadway appurtenances, including storm drainage inlets
PE-223	Guy E. Thompson and Bonnie A. Thompson 11925 Colmans Way Broomfield, CO 80020	11925 Colmans Way Broomfield, CO 80020	T02S, R69W 6th PM NW 1/4 Sec. 2 Colmans Lakeview Sub. part Lot 16, Blk. 9	209					2013003257	NF01171-2	For the construction, maintenance and use of utilities 198 sq. ft. is in vacated alley Permanent Easement, 03/05/2013
TE-224	Laser RN Properties, LLC, a Colorado limited liability company 7460 W. 120th Avenue Broomfield, CO 80020	7460 W. 120th Avenue Broomfield, CO 80020	part Lots 6 & 7, Blk. 3, + N 1/2 vacated alley adjoining Lots	2,592							For the construction and use of temporary Railroad shoo-fly and associated appurtenances

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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
02/26/13	add PE-227	DDH	mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX
07/15/14	recording info. parcel PE-227	DDH						
8/10/23	Added parcel AP-205-EX with associated notes	JAD						

Right of Way Plans			
Tabulation of Properties			
Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	05-29-2012	2.01 to 2.06	2.06

R.O.W. Tabulation of Properties in City and County of Broomfield S.H. No. 128

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book / Page No. and/or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
			T01S, R69W 6th PM								
TE-225	DW & CB, LLC, a Washington limited liability company P.O. Box 32327 Bellingham, WA 98228	vacant land, no address	part of SW 1/4 Sec. 35	1,424						For the construction and use of temporary Railroad shoo-fly and roadway/utility construction	
TE-226	ABA Partnership, LLP, a Colorado limited liability partnership 506 E. Simpson Street Lafayette, CO 80026-2330	7435 W. 120th Avenue Broomfield, CO 80020	part of SW 1/4 Sec. 35	2,116						For the construction and use of temporary Railroad shoo-fly and roadway/utility construction	
PE-227	7400 Highway 287, LLC a Colorado limited liability company 5745 Rustic Knolls Dr. Boulder, CO 80301	7400 Highway 287 Broomfield, CO 80020	part of SE 1/4 Sec. 35 Block 2, East Broomfield	94				2013007804	NF01268-2	For the construction, maintenance and use of roadway, roadway appurtenances, drainage features and utilities Permanent Easement, 5/31/2013	
AP-205-EX	Department of Transportation, State of Colorado 2829 W Howard Place Denver CO 80204	11936 Colmans Way Broomfield CO	Section 2 T2S R69W 6th PM	21,325 sq. ft. (0.489 Ac.)						Parcel AP-205-EX disposed of by CDOT. Disposal deed recorded at Reception No. 2021020925 on 11/19/2021 in the Broomfield County Clerk and Recorders Office	



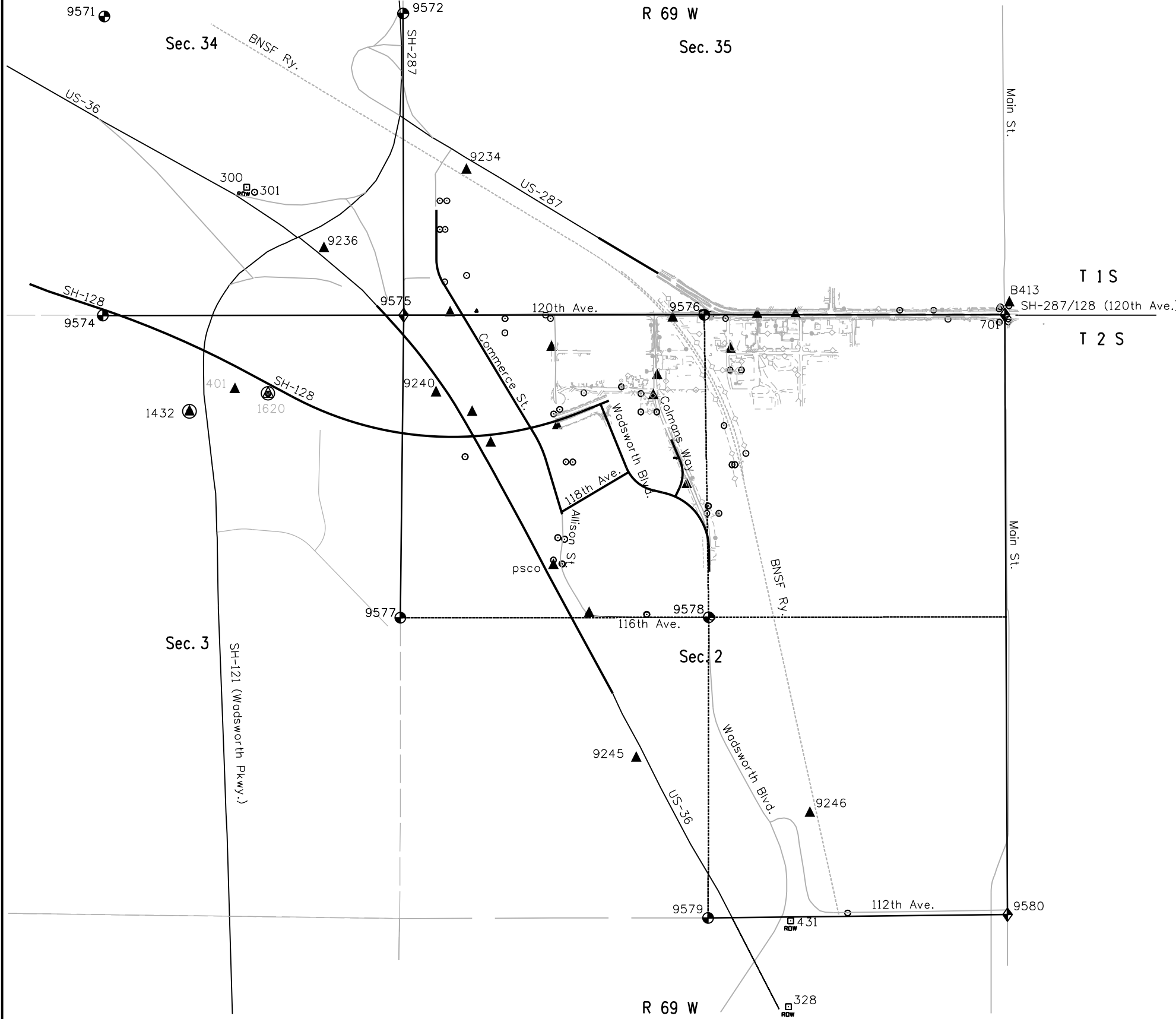
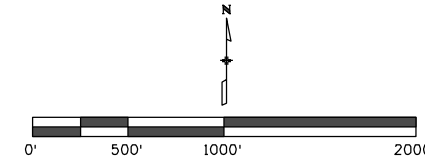
Sheet Revisions

Date	Description	Initials

Right of Way Plans

Land Survey Control Diagram

Project Number: STA 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
15782	03-26-2012	4.01 to 4.02	4.01



GENERAL NOTES:

1. This **Land Survey Control Diagram** is an updated version of the Diagram deposited in the Records of the City and County of Broomfield under Reception No. 2008003162.
2. This **Land Survey Control Diagram** is to document the recovery and/or establishment of survey points that will be the basis of future surveys for design purposes, right-of-way acquisitions, monumentation, and/or roadway construction. This Land Survey Control Diagram is not a Monumented Land Survey or Boundary Survey and does not address matters of title.
3. **BASIS OF BEARINGS:** All bearings shown, or computed from coordinates listed herein, are grid bearings of the Universal Transverse Mercator (UTM) Zone 13 North, determined by a fast static GPS survey of the control points shown hereon and from control established for CDOT Project NH 0361-070 (PC: 14133), US Route 36 EIS. The line between point 9575 and point 9576, described herein, bears N89°56'47"E, a distance of 2,639.40 feet.
4. Geodetic coordinates are NAD'83 (1992) based on a fast static GPS survey holding published values on the primary control points shown herein.
5. **Project specific** coordinates were obtained by multiplying the project's UTM coordinates by 1.000650402 and then truncating the northing by 14,000,000 and the easting by 1,000,000. Published units are in US survey feet: 1 survey foot = (1200/3937) meters.
6. Horizontal Control Tolerances of Project Control Points meet the precision requirements of CDOT type A control (+/- 0.07' with 95% certainty).
7. Vertical Datum: Elevations are NAVD'88 established by digital differential levels by CDOT consultant crews from NGS benchmark "F 413" (PID - KK1429), elevation = 5,409.79'. Note: Benched elevations on points "PSCO" and "JEFFCO RESET" were different from those observed for the US-36 EIS
8. Elevations on control points were established by electronic differential levels with an accuracy meeting or exceeding 0.035' times the square root of the distance leveled in miles.

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.

Surveyor's Statement (Land Survey Control Diagram):

I, Donald D. Hansen, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is 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.

PLS No. 14599

City And County Of Broomfield Survey Depositing Certificate:

Deposited this ____ day of _____, 201__, at ____ o'clock ____ M. in Book ____ at page ____ of Land Surveys/Right of Way Surveys, under Reception No. _____

By: _____

Title: _____



2000 South Holly
Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9923

Region 6

SLK

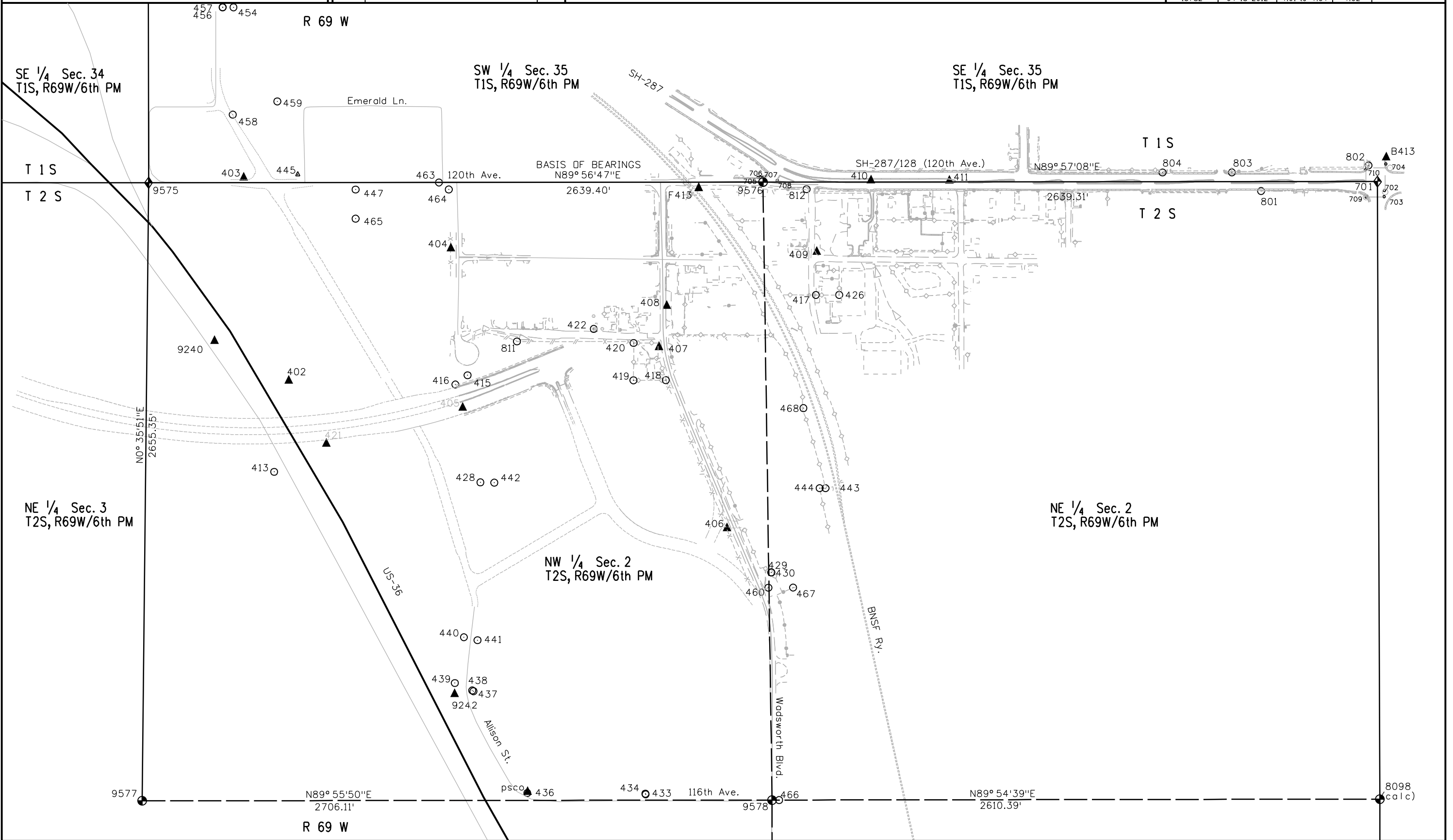
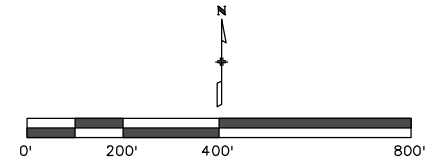
Sheet Revisions

Date	Description	Initials

Right of Way Plans

Land Survey Control Diagram

Project Number: STA 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code	Last Mod. Date	Subset	Sheet No.
15782	04-18-2012	4.01 to 4.04	4.02





Sheet Revisions

Date mm/yy	Description XXXXXXXX	Initials XXX

Right of Way Plans

Land Survey Control Diagram

Project Number: STA 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	03-26-2012	4.01 to 4.04	4.03

Existant control from Project NH 0361-070 used in constraining Fast Static GPS Survey ((P) - Benched elevations this project)

Name	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing (UTM 13-N)	Easting (UTM 13-N)	Name	Northing (Project)	Easting (Project)	Elevation NAVD'88	Description
1432	39°54'43.05405"N	105°05'50.35674"W	5502.96	-0°03'44.8"	14494689.471	1613126.767	1432	504116.843	614175.948	5557.94 (P)	NGS disk in conc. "JEFFCO 1977 1980", JEFFCORESET, PID - KK1432
9240	39°54'44.69298"N	105°05'22.60195"W	5412.52	-0°03'27.0"	14494852.984	1615288.803	9240	504280.462	616339.390	5467.68 (P)	CDOT Type 2 mon. w/3-1/4" Alum. Cap "9240"
9242	39°54'29.71260"N	105°05'09.34925"W	5365.91	-0°03'18.5"	14493336.725	1616319.614	9242	502763.217	617370.872	5421.30 (P)	CDOT Type 2 mon. w/3-1/4" Alum. Cap "9242"
B413	39°54'52.53196"N	105°04'18.03795"W	5309.22	-0°02'45.6"	14495641.344	1620318.409	B413	505069.335	621372.267	5364.77	NGS deep rod in logo box, "B 413 1984" PID - KK1424
psco	39°54'25.57148"N	105°05'05.32147"W	5356.04	-0°03'15.9"	14492917.557	1616632.964	psco	502343.771	617684.398	5411.28 (P)	4" Brass Cap in conc., PSCO "No. 120 W.C."

Local site settings

Project latitude: 39°44'34.68938"N
Project longitude: 105°00'03.94511"W
Project height: 5241.559sft
Ground scale factor: 1.0006504025
False northing offset: 13990612.660sft
False easting offset: 998933.270sft

NGS CORS stations used in constraining Units 1 and 3 of this Project's Fast Static GPS Survey

Name	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing (UTM 13-N)	Easting (UTM 13-N)	Name	Northing (Project)	Easting (Project)	Elevation NAVD'88	Description
P041	39°56'58.15000"N	105°11'39.31685"W	5677.15	-0°07'29.0"	14508398.667	1585975.376	P041				P041 (MARSHALL FIELD CORS ARP) NAD'83 (CORS) 2002, PID - DG7429
TMGO	40°07'51.34512"N	105°13'57.71720"W	5499.14	-0°08'59.9"	14574495.760	1575373.634	TMGO				TMGO (TABLE MOUNTAIN CORS ARP) NAD'83 CORS 2002, PID - AF9516

Adjacent Control Points from Project NH 0361-070 (GPS derived elevations)

Name	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing (UTM 13-N)	Easting (UTM 13-N)	Name	Northing (Project)	Easting (Project)	Elevation NAVD'88	Description
9234	39°55'03.97962"N	105°05'19.20471"W	5350.73	-0°03'24.8"	14496803.537	1615555.355	9234	506232.278	616606.087	5405.97	CDOT Type 2 mon. w/3-1/4" Alum. Cap "9234"
9236	39°54'57.17776"N	105°05'35.21812"W	5406.64	-0°03'35.1"	14496116.808	1614307.430	9236	505545.102	615357.351	5461.80	CDOT Type 2 mon. w/3-1/4" Alum. Cap "9236"
9245	39°54'13.01885"N	105°05'00.00939"W	5328.41	-0°03'12.5"	14491647.488	1617045.576	9245	501072.876	618097.278	5383.68	CDOT Type 2 mon. w/3-1/4" Alum. Cap "9245"
9246	39°54'08.27486"N	105°04'40.44545"W	5303.88	-0°02'59.9"	14491166.265	1618569.212	9246	500591.340	619621.905	5359.23	CDOT Type 6 mon. w/2" Alum. cap "9246"

Fast Static GPS Survey Project Control (field GPS measurements in August 2006) (Benched elevations)

Name	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing (UTM 13-N)	Easting (UTM 13-N)	Name	Northing (Project)	Easting (Project)	Elevation NAVD'88	Description
401	39°54'44.96645"N	105°05'45.24534"W	5485.56	-0°03'41.5"	14494882.477	1613525.111	401	504309.974	614574.551	5540.55	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 401"
402	39°54'43.00367"N	105°05'18.51701"W	5410.14	-0°03'24.4"	14494681.795	1615606.815	402	504109.162	616657.509	5465.35	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 402"
403	39°54'51.63188"N	105°05'21.00530"W	5388.34	-0°03'26.0"	14495554.720	1615413.869	403	504982.654	616464.537	5443.49	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 403"
404	39°54'48.62943"N	105°05'09.57680"W	5377.76	-0°03'18.6"	14495250.153	1616303.731	404	504677.889	617354.978	5432.99	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 404"
405	39°54'41.86753"N	105°05'08.91857"W	5383.41	-0°03'18.2"	14494566.147	1616354.344	405	503993.438	617405.524	5438.70	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 405"
406	39°54'36.76508"N	105°04'54.34544"W	5343.88	-0°03'08.8"	14494048.976	1617489.003	406	503475.932	618541.021	5399.31	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 406"
407	39°54'44.45381"N	105°04'58.10225"W	5361.94	-0°03'11.3"	14494826.949	1617197.093	407	504254.410	618248.921	5417.30	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 407"
408	39°54'46.20186"N	105°04'57.68235"W	5360.59	-0°03'11.0"	14495003.732	1617229.963	408	504431.309	618281.812	5415.96	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 408"
409	39°54'48.50030"N	105°04'49.41961"W	5343.01	-0°03'05.7"	14495235.628	1617873.763	409	504663.355	618926.031	5398.39	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 409"
410	39°54'51.53064"N	105°04'46.43483"W	5340.39	-0°03'03.8"	14495541.935	1618106.521	410	504969.861	619158.940	5395.79	Set CDOT Type 1 mon. (~18" smooth rod) w/3-1/4" Alum. Cap in median "CP 410"
411	39°54'51.52533"N	105°04'42.11494"W	5331.19	-0°03'01.0"	14495541.101	1618442.993	411	504969.026	619495.532	5386.60	Set CDOT Type 1 mon. (~18" smooth rod) w/3-1/4" Alum. Cap in median "CP 411"
421	39°54'40.33004"N	105°05'16.43072"W	5401.95	-0°03'23.0"	14494411.201	1615769.053	421	503838.392	616819.953	5457.19	Recovered 3" Brass Cap in conc. "STATE HIGHWAY DEPT. R.O.W. MARKER"
1620	39°54'44.55983"N	105°05'41.50767"W	5482.14	-0°03'39.1"	14494841.037	1613816.199	1620	504268.507	614865.828	5537.22	Recovered CDOT Type 2A mon., no cap, in Traffic box (disturbed R6 Metro Network point no. 1620 (BROOMFIELD))
F413	39°54'51.20478"N	105°04'55.92156"W	5354.29	-0°03'09.9"	14495509.644	1617367.577	F413	504937.549	618419.517	5409.79	Recovered NGS 5/8" stainless steel rod in logo box, "F 413 1984", PID - KK1429

Aliquot evidence from Control Diagram for Project NH 036-070 Fast Static GPS Survey (GPS derived elevations)

Name	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing (UTM 13-N)	Easting (UTM 13-N)	Name	Northing (Project)	Easting (Project)	Elevation NAVD'88	Description
9571	39°55'17.28202"N	105°05'59.98542"W	5385.10	-0°03'51.0"	14498152.414	1612380.649	9571	507582.038	613429.345	5440.08	2.5" Alum Cap, flush w/gnd, "COUNTY OF BOULDER NW4 NE4 SW4 SE4 SEC 34"
9572	39°55'17.56279"N	105°05'26.33204"W	5357.37	-0°03'29.4"	14498178.015	1615001.637	9572	507607.656	616052.037	5412.51	2.5" Alum Cap in Range box, illegible (1/4 S34 S35)
9573	39°54'51.31269"N	105°06'33.99315"W	5537.49	-0°04'12.8"	14495528.756	1609728.874	9573	504956.674	610775.845	5592.18	2.5" Alum Cap in Range box "T1S R69W 33 34" remainder obliterated
9574	39°54'51.36182"N	105°06'00.12742"W	5500.73	-0°03'51.1"	14495530.631	1612366.653	9574	504958.550	613415.339	5555.57	3.25" Alum Cap "T1S R69W 1/4 S34/S3 T2S R69W 1996 PLS 20699"
9575	39°54'51.40402"N	105°05'26.24864"W	5397.64	-0°03'29.3"	14495532.083	1615005.446	9575	504960.003	616055.849	5452.69	2.5" Alum Cap, 0.8' below ground "T1S 34 35 32 T2S R69W"
9576	39°54'51.45351"N	105°04'52.38406"W	5346.00	-0°03'07.6"	14495534.551	1617643.134	9576	504962.472	618695.252	5401.28	3.5" Alum Cap in Range Box "RW BAYER ASSOC S35/ 2 2S R69W 994 6973"
9577	39°54'25.17024"N	105°05'26.56939"W	5381.66	-0°03'29.5"	14492878.599	1614977.768	9577	502304.793	616028.153	5436.68	3.25" Alum Cap, 0.8' above ground "T2S R69W 1/4 S3 S2 1997 LS 13155"
9578	39°54'25.22836"N	105°04'51.85268"W	5326.70	-0°03'07.2"	14492881.877	1617682.114	9578	502308.073	618734.258	5381.98	3.25" Alum. Cap in "Landmark" box "T2S R69W C1/4 S2 1999 RLS 1802"
9579	39°53'59.17205"N	105°04'51.87878"W	5344.27	-0°03'07.2"	14490246.323	1617677.689	9579	499670.805	618729.830	5399.55	3.25" Alum Cap in "Land Corner" box "1/4 S2/S11 1994 PLS 23904"
9580	39°53'59.47534"N	105°04'18.16252"W	5295.41	-0°02'45.6"	14490274.754	1620304.397	9580	499699.254	621358.246	5350.88	3.25" Alum Cap, in Range Box, no lid, illegible except for "+" (S2 S1/S11 S12)
9581	39°53'33.13935"N	105°04'52.16020"W	5293.27	-0°03'07.4"	14487613.180	1617653.372	9581	497035.949	618705.497	5348.52	3.25" Alum Cap, 0.6' below asphalt in "LAND CORNER" box, illegible (C4 S11)



Sheet Revisions

Date mm/dd/yy	Description XXXXXXXX	Initials XXX

Right of Way Plans

Land Survey Control Diagram

Project Number: STA 1281-011, Unit 2			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	04-18-2012	4.01 to 4.04	4.04

Recovered property evidence (doubled based RTK)

Name	Northing (Project)	Easting (Project)	Elevation (GPS)	Description
300	506082.32	614676.40	5453.03	3" brass cap "STATE HIGHWAY DEPT. R.O.W. MARKER"
301	506039.85	614747.33	5451.81	1" yellow plastic cap, illegible
328	498891.02	619433.15	5381.11	3" brass cap "STATE HIGHWAY DEPT. R.O.W. MARKER"
329	497828.53	619899.01	5360.26	6" conc. post, no cap
330	497838.66	619921.86	5358.95	No. 5 rebar, no cap
413	503718.05	616595.47	5473.12	1" yellow plastic cap "R. NOBBE 23899"
415	504132.89	617425.86	5439.48	1.5" aluminum cap "FLATIRONS SURV 16406"
416	504093.36	617373.87	5441.12	1.5" aluminum cap "MERRICK 13155"
417	504477.73	618922.10	5398.85	1" yellow plastic cap "JR PYLE 12111"
418	504111.72	618277.86	5415.78	1.5" aluminum cap "FLATIRONS SURV _6406"
419	504111.12	618138.60	5419.47	No. 3 rebar, no cap
420	504271.42	618139.41	5420.96	1.5" aluminum cap "FLATIRONS SURV _6406"
422	504331.99	617968.04	5426.47	0.75" red plastic cap "PLS 27258"
423	498633.54	619326.90	5382.96	3" brass cap "STATE HIGHWAY DEPT. R.O.W. MARKER"
424	497748.33	619715.14	5363.24	3" brass cap "STATE HIGHWAY DEPT. R.O.W. MARKER"
425	497738.39	619692.19	5362.00	3.25" aluminum cap "CDOT ROW 23899"
426	504477.81	619022.47	5396.13	1.5" yellow plastic cap "JR PLYE 12111"
427	497733.64	619691.98	5362.14	1.5" yellow plastic cap "24968"
428	503672.86	617481.27	5428.37	1" yellow plastic cap "MS&M ENG. CO. LS 2568 "
429	503286.12	618730.68	5394.20	1" yellow plastic cap "LS 2568"
430	503285.93	618730.94	5394.09	1.5" aluminum cap "KEN ENGR 5648"
431	499645.48	619455.03	5375.08	3" brass cap "STATE HIGHWAY DEPT. R.O.W. MARKER"
432	499714.09	619954.60	5368.42	1.5" aluminum cap "PLS 27601"
433	502332.42	618191.08	5394.97	1" yellow plastic cap "HAMMER PLS 24307"
434	502335.40	618190.09	5394.15	2" aluminum cap "PSC OF COLO PLS 13155"
436	502338.24	617682.87	5411.64	2" aluminum cap "PSC OF COLO PLS 13155"
437	502775.75	617451.59	5419.32	4" brass cap PSCO "W.C. No. 121"
438	502779.20	617445.91	5419.31	2" aluminum cap "PSC OF COLO PLS 13155"
439	502810.87	617371.37	5422.18	1.5" aluminum cap "MERRICK 13155"
440	503007.45	617410.36	5420.70	1.5" aluminum cap "MERRICK 13155"
441	502994.83	617468.93	5418.73	1" square bolt
442	503671.59	617540.85	5427.21	1.5" aluminum cap "FLATIRONS SURV 16406"
443	503647.88	618963.97	5394.36	T-Rail
444	503647.85	618938.48	5395.28	T-Rail
445	504995.71	616696.26	5442.04	1.5" aluminum cap, aerial panel point, "MERRICK & CO 254"
447	504930.70	616945.42	5439.12	1.5" aluminum cap "MERRICK & CO PLS 13155"
452	505964.46	616373.41	5414.90	No. 4 rebar, no cap
453	505964.65	616435.26	5412.64	No. 4 rebar, no cap
454	505713.27	616420.76	5421.40	nail & 1" washer "14142"
456	505713.12	616373.98	5422.16	nail & 1" washer "14142"
457	505714.01	616374.38	5422.12	No. 4 rebar, no cap
458	505252.60	616417.44	5434.74	1.5" aluminum cap "10945 CR MOORE"
459	505309.04	616609.05	5442.38	No. 3 rebar, no cap
460	503220.29	618718.47	5393.98	1" yellow plastic cap "LS5431"
463	504961.06	617303.14	5430.62	3.25" aluminum cap "14070"
464	504931.07	617345.44	5429.62	1.5" aluminum cap "13155 MERRICK"
465	504805.79	616945.21	5438.55	1.5" aluminum cap "13155 MERRICK"
466	502308.13	618764.15	5380.76	1" red plastic cap "14070"
467	503220.89	618824.37	5389.96	1.5" aluminum cap "5648 KEN ENGR"
468	503991.65	618868.78	5406.23	No. 3 rebar, no cap

Recovered Aliquot evidence (doubled based RTK) Phase 2

Name	Northing (Project)	Easting (Project)	Elevation (GPS)	Description
701	504964.67	621334.57	5366.94	3.25" Alum Cap in Range Box .5' Below Roadway
702	504926.520	621364.546	5366.73	mag nail w/ 1" washer "GILLAN LS 30098"
703	504900.029	621363.309	5367.97	Chisled X in conc curb
704	505040.567	621370.665	5365.93	mag nail w/ 1" washer "GILLAN LS 30098"
705	504983.110	618673.624	5402.00	Chisled X in conc curb
706	504983.481	618694.932	5401.64	Chisled X in conc curb
707	504989.224	618707.732	5401.22	Chisled X in conc curb
708	504969.156	618756.630	5401.31	Chisled X in conc nose of median
709	504898.460	621286.068	5368.79	Chisled X in NE threaded stud of base of mast arm pole
710	505016.230	621283.762	5367.82	Chisled X in conc curb

Recovered property evidence (doubled based RTK) Phase 2

Name	Northing (Project)	Easting (Project)	Elevation (GPS)	Description
801	504924.29	620834.63	5371.80	1" yellow plastic cap "23031"
802	505034.18	621296.27	5366.17	Chisled "+" in pan of curb
803	505004.34	620709.22	5371.53	MAG nail & washer in sidewalk
804	505004.05	620411.58	5371.82	MAG nail & washer in sidewalk
811	504278.302	617638.278	5435.58	1.5" alum cap "FLATIRONS SURV 16406"
812	504931.931	618882.612	5399.06	0.5" hole drilled in conc sidewalk



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date mm/dd/yy	Description XXXXXXXXXX	Initials XXX	Date mm/dd/yy	Description XXXXXXXXXX	Initials XXX	Date mm/dd/yy	Description XXXXXXXXXX	Initials XXX

Right of Way Plans Monumentation Sheet			
Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	03-27-2012	5.01 to 5.04	5.01

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Tabulation of Right-of-Way Monuments to be Set
(CDOT Type 1 (unless noted otherwise)
with Point No, Project Code & PLS No. of surveyor in charge)

Point No.	Northing (sft)	Easting (sft)	Description
4175	504908.4585	619877.1068	216
4176	504913.0419	619977.0813	216
4189	504503.5120	618882.7930	207
4190	504465.3320	618788.7620	207
4191	504603.2041	619572.5509	220
4192	504593.1958	619562.5632	220
4193	504798.2157	619586.3118	219
4194	504787.1957	619562.3253	219
4203	504573.1583	619517.5877	214
4204	504603.1457	619502.5509	214
5046	504358.8739	618704.1218	AP-205
5047	504413.1647	618703.3240	AP-205
5203	504797.4720	618695.3980	207
5218	504331.6466	617813.2126	AP-217
5246	504467.0487	618242.9569	AP-204Rev
5250	504466.6465	617813.0471	AP-217
5438	504302.0862	618283.1592	AP-205
5439	504302.5033	618733.0082	AP-205
5475	504797.3600	618576.0520	207
5489	504797.5865	618832.4420	AP-218
5498	504932.5864	618832.2764	AP-218
5728	504798.3509	619748.2717	AP-215
5729	504808.3509	619748.2595	AP-215
5746	504808.4585	619877.2295	AP-215
5832	504467.6618	618922.8367	AP-208Rev2
5833	504467.7452	619022.8166	AP-208Rev2
8124	504111.6710	618277.8686	AP-201
8137	504111.1940	618138.6783	AP-201

SURVEYOR'S NOTES:

These notes are to identify possible Areas of Concern and to document how specific survey and title issues were addressed in the preparation of this Right-of-Way Plan.

1. Aliquot parts of sections:
 - a. The original government survey plat of Township 2 South, Range 69 West of the 6th PM subdivided the northeast and northwest quarters of the northern tier of sections into two pairs of Lots and labeled the southern 80 acre lot in each quarter section as Lot 1 and the northern, variable sized lot, as Lot 2. The original government patents in Section 2 referenced aliquot portions of the section, not portions of the government lots and the area given in the patents does not correspond to the area arrived at through normal subdivision calculations. When calculating aliquot section lines, normal subdivision of section methods, as laid out in the U.S. Department of The Interior, Bureau of Land Management's Manual of Surveying Instructions, were followed.
 - b. The center quarter corner of Section 2, as marked and referenced on Monument Records filed with the State Board, falls approximately 20 feet easterly of its theoretical position and very close to being on a line between the east and west quarter corners. The monument is on the centerline of existing Wadsworth Boulevard. While this monument was not honored in all instances in the Unit 1 & 3, it was held in all relevant calculations in Unit 2.
 - c. The east quarter corner of Section 2 was not recovered in the field. Its location was determined by meaning the location shown on Land Survey Plats by Scott Cox and Associates and by Merrick and Company.
2. Railroad:

The BNSF Railway Co. Right-Of-Way is based on reconciling the as-surveyed mainline track tangents, northwesterly and southeasterly of 120th Avenue with the three-centered curves shown on the original filing map of the Denver Western and Pacific Railroad, Valuation Track and Station Maps of the Colorado and Southern Railway Co., miscellaneous Colorado and Southern Railway Co. track and right-of-way maps in CDOT archives, the location shown on the Plat of Colman's Lakeview Subdivision, and original deed descriptions. Difficulties in determining the right-of-way location were exacerbated by Colorado and Southern Railway Company's practice of changing the track information to reflect adding or lengthening of spiral curves without maintaining a record of the original track location.

GENERAL NOTES:

1. This **Right-of-Way Plan** is to document right-of-way acquisitions and monumentation of lands required to construct and operate the proposed roadway. This Plan is a survey of land whose title is vested in, or is to be acquired by, or under the jurisdiction of, The Colorado Department of Transportation. Title lines of lands adjoining the Right of Way or proposed Right of Way, are based on positions determined from evidence adjoining the Right of Way and from record documents, not from field surveys of the entire adjoining properties. Title investigations on parcels adjoining the proposed Right-of-Way were limited to informational title commitments.
2. **BASIS OF BEARINGS:** Bearings are Grid bearings of the Universal Transverse Mercator (UTM) coordinate system, Zone 13-N obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN) and the National Geodetic Survey's Continuously Operating Reference Stations (CORS). The line between the northwest corner of Section 2, Township 2 South, Range 69 West of the Sixth Principal Meridian, marked by a 2-1/2" aluminum cap, and the north quarter corner of said Section 2, marked by a 3-1/4" aluminum cap in range box (LS "6973"), bears N89°56'47"E, a distance of 2639.40 feet.
3. All coordinates shown on this Monumentation Sheet are **project specific** coordinates. **Project specific** coordinates were obtained by multiplying the project's UTM coordinates by 1.000650402 and then truncating the northing by 14,000,000 and the easting by 1,000,000. Published units are in US survey feet: 1 survey foot = (1200/3937) meters.
4. For title information, the surveyor in responsible charge relied on informational title commitments Issued for Stewart Title by Front Range Title of Downtown Denver.

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.

For continuation of SURVEYOR'S NOTES see sheet 5.02

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE	4							1	1	
ROW	27								1	
CONTROL										
ALIQUDT CORNER						1				
PERMANENT EASEMENT	4									12
PROJECT POINTS										
WITNESS POST (REQUIRED)										

Surveyor's Statement (ROW Monuments):

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

PLS No. _____

Surveyor's Statement (ROW Plan):

I, **Donald D. Hansen**, a Professional Land Surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that this Right-of-Way Plan was prepared and the research, calculations and evaluation of the survey evidence were performed under my responsible charge and, based upon my knowledge, information and belief, in accordance with applicable standards of practice defined by Colorado Department of Transportation documents. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 14599



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2000 South Holly
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Region 6

SLK

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
02/26/13	add points 4955, 5227-5228 (PE-227)	DDH	MM-DD-YY	XXXXXXXX	XXX	MM-DD-YY	XXXXXXXX	XXX

Right of Way Plans			
Monumentation Sheet			
Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	03-27-2012	5.01 to 5.04	5.02

0000 Tabulation of Permanent Easement Points to be set (CDOT Type1 (unless noted otherwise) with Point No, Project Code & PLS No. of surveyor in charge)

Point No.	Northing (sft)	Easting (sft)	Description
5447	504446.3413	618684.8428	AP-PE-206
5448	504607.2342	618586.6871	AP-PE-206
5449	504645.5568	618681.0684	AP-PE-206
5450	504645.5568	618681.0684	AP-PE-206

0000 Tabulation of Permanent Easement Points to be set (CDOT Type 6 (unless noted otherwise) with Point No, Project Code & PLS No. of surveyor in charge)

Point No.	Northing (sft)	Easting (sft)	Description
5029	504332.6285	618883.0022	PE-207/TE-207A
5044	504332.6235	618857.5080	PE-207/TE-207A
5266	504480.0715	618242.9409	PE-223
5267	504467.0186	618210.7940	PE-223
5478	504278.7052	618883.0684	PE-207
5631	504332.6619	618923.0022	PE-214
5638	504333.1626	619522.8821	PE-214
5639	504273.1626	619522.9556	PE-214
5640	504272.6619	618923.0758	PE-214

0000 Tabulation of Information Only Points No Monuments to be set

Point No.	Northing (sft)	Easting (sft)	Description
4955	505009.4765	618710.0131	ROW AP - PE-227
5036	504932.6281	618882.2664	AP-218
5050	504602.3733	618589.8696	AP-205
5108	504332.0488	618243.1225	AP-204Rev
5125	504602.0860	618282.7913	AP-205
5227	505015.9809	618702.4174	227-PE
5228	505009.9044	618697.2140	227-PE
5229	505001.0448	618707.5600	227-PE
5474	504797.3604	618576.0525	207
5605	504923.1622	619522.1585	AP-213
5614	504923.1956	619562.1585	AP-215
5615	504923.5419	619977.0684	216
5619	504798.1957	619562.3118	219
5624	504603.1958	619562.5509	220
5634	504602.6617	618922.6711	AP-208Rev2
5658	504662.6700	618932.5975	209
5659	504922.6698	618932.2787	209
5718	504662.7760	619059.5675	209
5719	504922.7758	619059.2486	209
5727	504798.3208	619712.2818	AP-215
5743	504808.3208	619712.2695	AP-215
5756	504923.4584	619877.0884	216/AP-215
5862	504333.2794	619662.8620	214
5872	504603.1582	619517.5509	214A

0000 Tabulation of Temporary Easement Points to be Staked No Permanent Monuments to be set

Point No.	Northing (sft)	Easting (sft)	Description
4205	504593.1499	619507.5632	TE-214
4206	504592.7631	619044.1234	TE-214
4207	504590.9039	619039.5446	TE-214
4208	504581.5699	619039.5561	TE-214
4209	504581.5632	619031.5561	TE-214
4210	504565.0944	619031.5763	TE-214
4211	504902.4585	619877.1142	TE-216
4212	504902.5294	619962.0942	TE-216
4213	504880.5294	619962.1211	TE-216
4214	504880.5419	619977.1211	TE-216
4221	504560.4821	619022.7029	TE-214
4231	504992.1807	618383.8056	TE-225
4232	505063.7054	618317.4787	TE-225
4233	505070.6233	618324.6997	TE-225
4234	505012.1764	618379.2240	TE-225
4235	505012.1953	618399.4302	TE-225
4237	504797.3983	618616.5524	TE-224
4238	504486.0342	618831.7737	TE-207A
4239	504359.9504	618882.9687	TE-207A
4240	504272.6497	618908.4390	TE-214A
4241	504131.6226	618946.2271	TE-214A
4242	504597.1991	619566.5583	TE-220
4243	504597.395	619801.2082	TE-220
4244	504798.2357	619610.3089	TE-219
4245	504780.7887	619572.3332	TE-219
4246	504663.2041	619572.4774	TE-219
4247	504923.6239	620075.3223	TE-221
4248	504918.4977	620075.3266	TE-221
4253	504919.4024	620954.7343	TE-222
4254	504924.3579	620954.7302	TE-222
4255	505012.1970	618401.2210	TE-226
4256	505012.3043	618515.9186	TE-226
4957	504992.3043	618515.9373	TE-226
5037	504932.2615	618470.2099	TE-224
5440	504272.6309	618885.8651	TE-214A
5611	504663.1958	619562.4774	TE-219
5672	504603.395	619801.2009	TE-220
5925	504919.4191	620974.7343	TE-222
5956	504918.4643	620035.3266	TE-221
5959	504923.5912	620036.1796	TE-221
5967	504924.3739	620973.8724	TE-222
8937	504992.2135	618418.9374	TE-226

SURVEYOR'S NOTES: continued from Sheet 5.01

3. Utilities:
Visible evidence of utility features within and adjacent to the proposed roadway corridors are shown. Recorded easements provided to the surveyor whose locations are able to be calculated and that fall within the proposed roadway corridors are shown.
 - a. Underground utility locations were determined from visible surface evidence and location marks placed by Underground Consulting Solutions, City and County of Broomfield, and Jacobs Carter Burgess.
 - b. A supplemental utility investigation was performed by Hartwig and Associates

4. Irrigation ditches and water rights:
At one time, a number of irrigation ditches and laterals crossed the proposed rights-of-way shown herein. It is the Surveyor's belief that these ditches have been abandoned and/or their water shares have been acquired by the City and County of Broomfield. The Surveyor does **not** have expertise in water shares or ditch rights and has addressed them in an informational forum only.
Equity Ditch is the only readily identifiable ditch in Unit 2 It flowed through parcels 207 and 210 and under 120th Avenue. The ditch has been abandoned and the ditch company dissolved. Equity Ditch carries surface drainage only and this drainage has been addressed by the project.

5. Subdivision Plats and Land Survey Plats:
The alignments for the proposed roadways shown in this Right-of-Way Plan in many instances either abut or intersect lands whose boundaries are defined by or are shown on Subdivision Plats or Land Survey Plats. These plats and surveys often contain ambiguities and/or errors that cause uncertainty in the surveyor's ability to locate the boundaries on the ground. The following paragraphs list some of the assumptions and procedures the surveyor utilized in determining the boundaries of the rights-of-way CDOT proposes acquiring. The list is **NOT** inclusive and while the surveyor believes he has utilized the best methods available, he acknowledges that other methods exist. It is the surveyor's intent to provide CDOT and the City and County of Broomfield with maps and descriptions that clearly define the size and location of the real estate interests they are acquiring. These plans are not an attempt to identify or solve title/property conflicts outside the right-of-way corridor.
 - a. Map of East Broomfield & West Broomfield, first recorded in Boulder County in Plat Book 3 at page 47 on August 21, 1923 by The Adolph J. Zang Investment Company with note "Platted by G. C. Burnham Sept 1923" (the month after it was recorded). The lines on this plat are shown as being parallel with the south and west lines of the southwest quarter of Section 35, T1S, R69W. The surveyor used CDOT's aliquot measurements to determine the locations shown.

For continuation of SURVEYOR'S NOTES see sheet 5.03



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
MM-DD-YY	XXXXXXXX	XXX	MM-DD-YY	XXXXXXXX	XXX	MM-DD-YY	XXXXXXXX	XXX

Right of Way Plans Monumentation Sheet			
Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	03-26-2012	5.01 to 5.04	5.03

SURVEYOR'S NOTES: continued from Sheet 5.02

- b. Parcels AP-202Rev, AP-203, AP-204Rev, AP-205, 207, AP-208Rev2, 209, AP-210, AP-211, AP-212, AP-213, 214, AP-215, 216, AP-217, AP-218, 219, 220, PE-223, TE-224: Colman's Lakeview Subdivision, first recorded in Jefferson County in Plat Book 2 at page 70 on December 15, 1908 by Watson F. Colman and Ralph W. Colman, Surveyed by H. B. Matthews. The caption on this plat states that it is a subdivision of the N-1/2 of the N-1/2 of the NW-1/4 and N-1/2 of the NW-1/4 of the NE-1/4 of section 2. In recreating the lots and blocks in this subdivision, this surveyor held the north-south lines lying easterly of the easterly right-of-way lines of Allison St. as parallel with their widths prorated to the difference in north line of Section 2. The east-west block and alley lines were held parallel with the north lines on Section 2 at plat distances. This plat is similar to other plats of the same era and has similar deficiencies. Among the deficiencies are the following:
 - i. The plat contains no section subdivision information other than on the Boulder/Jefferson county line between the northwest corner of Section 2 and the east sixteenth corner.
 - ii. Platted lots do not fill the aliquot portions called for in the caption on the plat, and the probability that those signing the plat also owned the lands on the south and west of the un-dimensioned streets, makes determining rights of way widths of perimeter streets questionable. Deeds by Watson E. Colman and his successors near the time the subdivision was platted, clearly indicate that 119th Avenue (Portland Street) was considered to be 60' in width. The Plat should have called for it being a portion of the north 690 feet of the north half of the northwest quarter and of the north 690 feet of the northwest quarter of the northeast quarter of Section 2. Township 02 South, Range 69 West.
 - iii. The angle shown on the plat at the southwest corner of Block 12 is 3 minutes of arc smaller than one would expect from other dimensions given on the plat. The alignment of Lakeview Avenue (now Allison St.) is not parallel with Commercial Avenue (now Wadsworth Blvd.) suggests Lakeview Avenue may have been centered on the north-south sixteenth line.
 - iv. The east sixteenth corner shown on the plat is 8 feet easterly of a fence corner and the north-south fence line is 30 feet easterly of the northeasterly corner of Block 1 and the offset increases proceeds southerly.
 - v. Several lot and other portions of this subdivision were sold by metes and bounds descriptions prior the plat be recorded. How these transfers might affect lot, block or roadway locations and junior/senior rights was not addressed.
 - vi. Alleys do not physically exist in Colman's Lakeview Subdivision. Some alleys were vacated by the adjoining property owners in vacation deeds while others were vacated by resolutions of the County Commissioners. CDOT and its title company was able to recover vacation documents for most of the alleys and streets affected by this project. For several parcels, including AP-213, AP-215, AP-218, 219, and PE-223, the vesting deed did not include the adjoining vacated land. It appears that the adjoining owner at the time of the vacation did not document their interest in the vacation by quit claim or other methods, then, after their deaths, the personal representative's or executor's deed transferring title did not include the vacations. CDOT will address adverse claims to the vacated lands when and if they occur.

- c. Olson Subdivision, first recorded in Jefferson County in Plat Book 10 at page 59 on July 28, 1952 by Harry A. Olson and Esther Olson; Surveyor: Floyd H. Miller. This plat is purported to be of the north 380 feet of the east half of the northeast quarter of Section 2. It is obvious that the section was not subdivided to determine the westerly boundary. The adjoining Blocks of Colman's Lakeview Subdivision were not accurately located or shown (the width of Teller Street is shown as being 50 feet wide and does not address the additional 8 feet mentioned in paragraph "b. iv." above. In rebuilding this subdivision, this surveyor worked from the north and east sections lines, placing all platting errors in the westerly tier of lots. (Parcel TE-221 & TE-222)
- d. Moormeier Automotive Center, was recorded in Jefferson County in Plat Book 130 at page 58, under Reception No. F0294098 on August 30, 1996 by Moormeier Investment, LLC; Surveyor: Roger Kelley, PLS 24667, of Baseline Surveying. This is a re-plat of a portion of Block 2, Colman's Lakeview Subdivision. This surveyor found only minor differences in the locations shown on this plat near 120th Avenue. The differences were in an east-west direction mainly related to proportioning, a 0.23' difference in the location of northwest corner of Block 2 onto the north section line, and 1.08' difference at the southwest corner caused by a difference in the angle at the lot corners or error in determining the location of the Railroad right-of-way line. (Parcel 209 & AP-210)
- e. Land Survey Plat, Reception No. F0157234 (JEFFCO), filed on 12/11/1995, by Roger Kelley, PLS 24667, survey done prior to the platting of Moormeier Automotive Center. (Parcel 209 & AP-210)
- f. Land Survey Plat, Reception No. F1389119 (JEFFCO), filed on 12/27/2001, by Jan Richard Pyle, PLS 12111, of D.R.A. Surveying, Inc. for Consolidated Hardwoods. Survey is of all of Block 11, Colman's Lakeview Subdivision, together with the vacated alley therein, except the east 5 feet thereof and except Lots 1 & 2. Survey was performed without a Title Commitment. Deeds for Lots 1 and 2 and Lots 23 and 24 of Block 11, indicated the vacated alley adjoining those four lots should have been divided between the two ownerships. This survey also accepted recovered monuments in the Blocks to the east and west, causing the block to be about 4 feet longer than shown on the plat and an angle at the lot corners that is over 21 minutes different than shown. (Parcel 214, TE-214)
- g. Land Survey Plat, Reception No. 2002002850, filed on 3/15/2002, by James V. Heinritz, PLS 24958, Survey is of Lots 1 and 2, Block 11 together with the north half of the vacated alley adjoining said lots. Survey held all the control used by the survey in "f" above but shows the vacated alley as divided southerly of Lots 1 and 2. (Parcel AP-208Rev2)
- h. Land Survey Plat, Reception No. 2005013980, filed on 10/07/2005, by Ronald W. Flanagan, PLS 26958, of Colorado Engineering & Surveying, Inc. for Joe Bellum. This survey relies on recovered monuments in determining property location. CDOT did not search for or recover the monuments shown. A calculation, based on ties from adjoining surveys, places the CDOT's calculated position of the property approximately 2.5 feet westerly of where this survey indicates it is. Recovered monuments near the site are shown graphically but their mathematical relationship to the property is not documented. (Parcel 220)

- i. Plats and surveys in section 35, Township 1 South, Range 69 West were used in verifying the location of US-287 and easements adjoining the highway. Except for sidewalk reconstruction (which fall within existing easements), utility relocation in adjoining streets, and possible railroad shoo-fly construction (temporary easements only), parcels in Section 35 are not directly or permanently affected by this project.
- 6. Areas of Concern:

The following Areas of Concern have been noted by the Surveyor for the benefit of the agents or appraisers using these plans for acquisitions By CDOT. This list may not note all Areas of Concern.

 - a. Title to vacated alleys adjoining the parcels listed in paragraph "5. b. vi" above, creates a question of marketability of title, creating an Area of Concern.
 - b. Colman Way/Wadsworth Boulevard (Wadsworth Ave./Commerce Avenue) lying southerly of Colman's Lakeview Subdivision Right of Way: A Quit-Claim deed, for right of way 30 feet on each side of the centerline of a highway beginning at a point in the centerline of Commerce Ave. and ending at a point in the centerline of Wadsworth Ave., dated June 15, 1922 from Ida B. Mierley and Theron G. Nies to Jefferson County was recorded in Book 226 at page 293 on June 15, 1922. A survey made on June 6, 1922 by County Surveyor, C. E. Lytle, from which this deed was obviously written, was filed in Plat Book A at page 5. While curves described in this description closely match those of the as-built centerline of Wadsworth Boulevard prior to Unit 1 & 3 construction, the tangent length and ties to the land corner common to sections 2, 3, 10 and 11 from the point of beginning and point of terminus fall far short of the existing distances and exceed of any acceptable surveying error that would have been allowed then or now. While additional rights of way has been dedicated, or are in the process of being dedicated or defined for Colmans Way/Wadsworth Boulevard, and while the road has been a public highway for over 90 years, the location of the right-of-way lines is still in question, creating an Area of Concern.
 - c. An encroachment onto Parcel AP-205 exists. A fence line, approximately 5 feet north of the centerline of vacated 119th Avenue near the southwest corner of Parcel AP-205 and approximately 4 feet north of the same centerline near the southeast corner of said parcel, exists. Within the area between the fence line and the vacated centerline, portions of approximately 10 mobile-home trailers exit, creating an Area of Concern.

For continuation of SURVEYOR'S NOTES see sheet 5.04



Sheet Revisions		
Date	Description	Initials
MM-DD-YY	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
MM-DD-YY	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
MM-DD-YY	XXXXXXXX	XXX

Right of Way Plans			
Monumentation Sheet			
Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	03-26-2012	5.01 to 5.04	5.04

SURVEYOR'S NOTES: continued from Sheet 5.03

- a. The title to the land underlying the mobile-home park, lying southerly of parcel AP-205 and easterly of Parcel AP-201, was originally described in the Records of Jefferson County in Book 169 at page 517 on May 20, 1910 and then later re-described in a Quite Title Decree in Book 2400 at page 195, Index No. (72)504934 on July 20, 1972. The Decree was in favor of the plaintiff, Ernest C. Roberts, who acquired the land by a deed (with the same description as in Book 169 at page 517) on March 26, 1949, by a Warranty Deed recorded in Book 629 at page 287, Index No. (1949)456831. The mathematics the Decree matches what should be the call for the centerline of vacated 119th Avenue, but calculations would put the location of the westerly right-of-way line of the railroad easterly of where this surveyor has determined its location. No documentation was recovered to explain how the addition land along the southerly boundary (approximately 30 feet wide) was acquired or how the right-of-way line for Wadsworth Boulevard was determined. An Improvement Survey Plat by Mark Douglas Shear, PLS 18475 of Timberline Land Surveying Co., dated 12-17-2003, for Ronald and Gloria Dubon, the owners of the mobile-home park at that time, was deposited in the Office of the City and County of Broomfield Clerk and Recorder under Reception No. 2004016816 on November 12, 2004. This survey is based on 3 un-documented monuments, one of which had an illegible surveyor's cap and two with no identifying marks. Dimensions on this survey are several tenths to two feet larger than those given in the Decree description and fall within the fence lines along the northerly and southerly boundaries but outside the fence lines along Colmans Way. Project Roadway and utility construction will be occurring in Colmans Way near the westerly boundary of the mobile-home park. The inability to accurately locate the easterly right-of-way line of Colmans Way creates an Area of Concern.



Sheet Revisions

Date	Description	Initials
02/26/13	update RR shoofly design	DDH

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

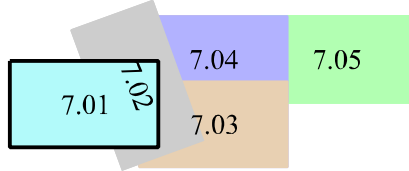
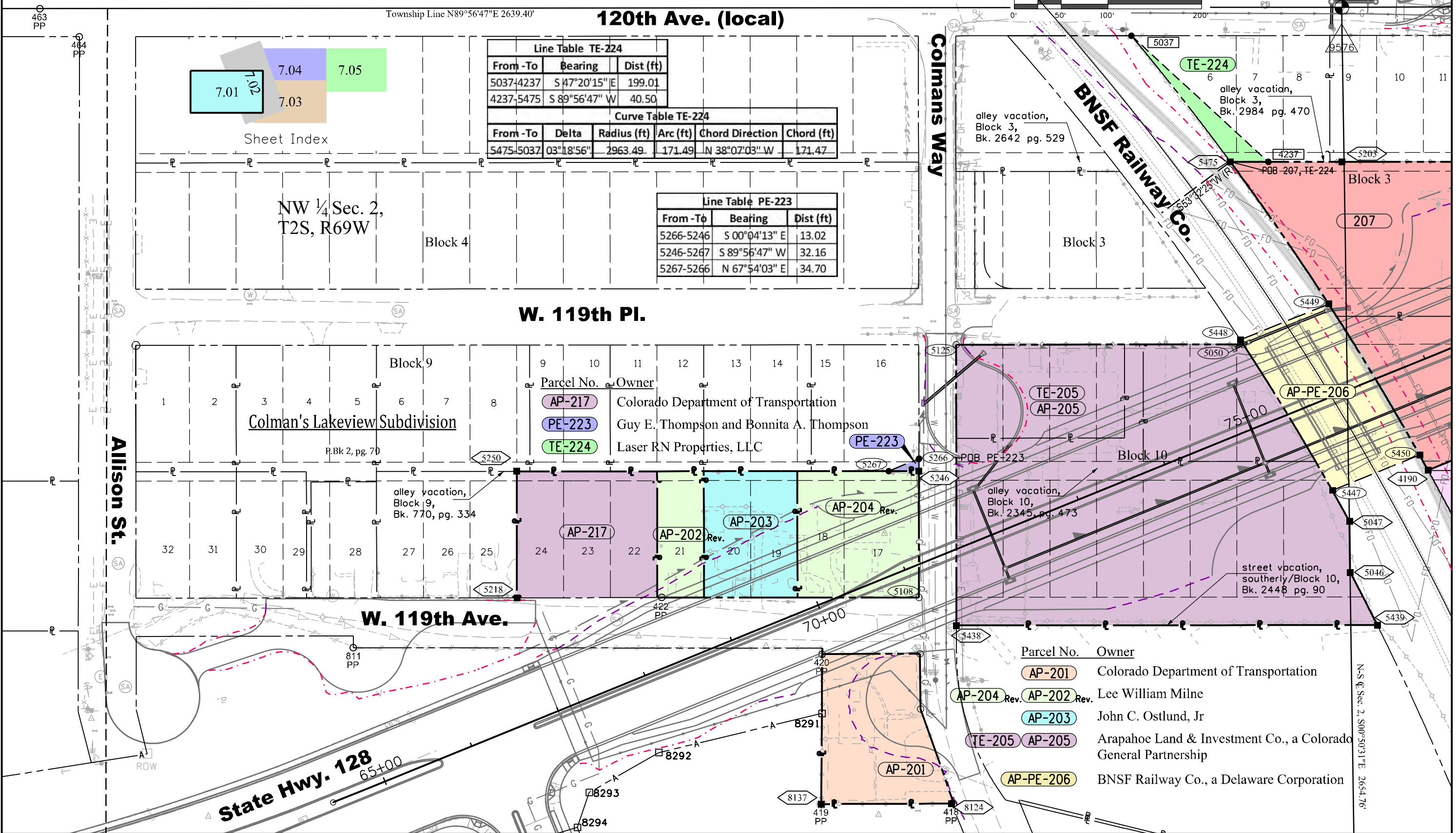
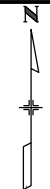
Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Plan Sheet

Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	05-29-2012	7.01 of 7.05	7.01



Line Table TE-224

From -To	Bearing	Dist (ft)
5037-4237	S 47°20'15" E	199.01
4237-5475	S 89°56'47" W	40.50

Curve Table TE-224

From -To	Delta	Radius (ft)	Arc (ft)	Chord Direction	Chord (ft)
5475-5037	03°18'56"	2963.49	171.49	N 38°07'03" W	171.47

Line Table PE-223

From -To	Bearing	Dist (ft)
5266-5246	S 00°04'13" E	13.02
5246-5267	S 89°56'47" W	32.16
5267-5266	N 67°54'03" E	34.70

NW 1/4 Sec. 2,
T2S, R69W

W. 119th Pl.

Colman's Lakeview Subdivision

Parcel No.	Owner
AP-217	Colorado Department of Transportation
PE-223	Guy E. Thompson and Bonnita A. Thompson
TE-224	Laser RN Properties, LLC

Parcel No.	Owner
AP-201	Colorado Department of Transportation
AP-204 Rev.	Lee William Milne
AP-202 Rev.	Lee William Milne
AP-203	John C. Ostlund, Jr
TE-205	Arapahoe Land & Investment Co., a Colorado General Partnership
AP-205	Arapahoe Land & Investment Co., a Colorado General Partnership
AP-PE-206	BNSF Railway Co., a Delaware Corporation

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Region 6

SLK

Sheet Revisions

Date	Description	Initials
02/26/13	add PE-227, update RR shoofly & hydrology design	DDH
8/10/23	Added parcel AP-205-EX and notes - Revised AP-205 configuration/area	JAD

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Plan Sheet

Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	05-29-2012	7.01 to 7.05	7.02



- Parcel No. Owner
- TE-205 AP-205 Arapahoe Land & Investment Co., a Colorado general partnership
 - AP-PE-206 BNSF Railway Co., a Delaware Corporation
 - PE-207 207 Stewart Holdings, LLLP, a Colorado limited liability limited partnership
 - TE-207A TE-207
 - PE-214 214
 - TE-214A TE-214
 - AP-208 Rev2 Farkhondeh Kaighobad
 - 209 City and County of Broomfield
 - AP-218 Joel P. James, an undivided one-half interest and Leo S. Beluscak, an undivided one-half interest
 - TE-224 Laser RN Properties, LLC, a Colorado limited liability company
 - TE-225 DW & CB, LLC, a Washington limited liability company
 - TE-226 ABA Partnership, LLP, a Colorado limited liability company
 - PE-227 7400 Highway 287, LLC, a Colorado limited liability company
- SW 1/4 Sec. 35, T1S, R69W

Line Table PE-227

From-To	Bearing	Dist (ft)
5229-5228	N 49°25'32" W	13.62
5228-5227	N 40°34'28" E	8.00
5227-4955	S 49°25'32" E	10.00
4955-5229	S 16°13'18" W	8.78

Line Table TE-226

From-To	Bearing	Dist (ft)
4255-4256	N 89°56'47" E	114.70
4256-4957	S 00°03'13" E	20.00
4957-8937	S 89°56'47" W	97.00

Curve Table TE-226

From-To	Delta	Radius (ft)	Arc (ft)	Chord Direction	Chord (ft)
8937-4255	00°30'59"	2963.49	26.71	N 41°33'31" W	26.71

Line Table TE-225

From-To	Bearing	Dist (ft)
4232-4233	N 46°13'40" E	10.00
4234-4235	N 89°56'47" E	20.21
4236-4231	S 89°56'47" W	33.45

Curve Table TE-225

From-To	Delta	Radius (ft)	Arc (ft)	Chord Direction	Chord (ft)
4231-4232	01°51'47"	3000.00	97.55	N 42°50'26" W	97.55
4233-4234	01°31'18"	3010.00	79.93	S 43°00'41" E	79.93
4235-4236	00°30'26"	3025.00	26.78	S 41°44'24" E	26.78

Line Table Parcel 207

From-To	Bearing	Dist (ft)
5475-5203	N 89°56'47" E	119.35
5203-5474	N 89°57'08" E	187.03
5474-4189	S 00°04'13" E	290.88
4189-4190	S 67°54'03" W	103.06

Curve Table Parcel 207

From-To	Delta	Radius (ft)	Arc (ft)	Chord Direction	Chord (ft)
4190-5475	07°34'15"	2963.49	391.59	N 32°40'27" W	391.31

Line Table PE-207

From-To	Bearing	Dist (ft)
5044-5029	N 89°59'20" E	25.49
5029-5478	S 00°04'13" E	53.92

Curve Table PE-207

From-To	Delta	Radius (ft)	Arc (ft)	Chord Direction	Chord (ft)
5478-5044	01°09'13"	2963.49	59.67	N 25°21'49" W	59.67

Line Table TE-207A

From-To	Bearing	Dist (ft)
4190-4238	N 67°54'03" E	48.00
4238-4239	S 22°05'57" E	136.08
4239-5029	S 00°04'13" E	27.32
5029-5044	S 89°59'20" W	25.49

Curve Table TE-207A

From-To	Delta	Radius (ft)	Arc (ft)	Chord Direction	Chord (ft)
5044-4190	02°56'54"	2963.49	152.49	N 27°24'53" W	152.48

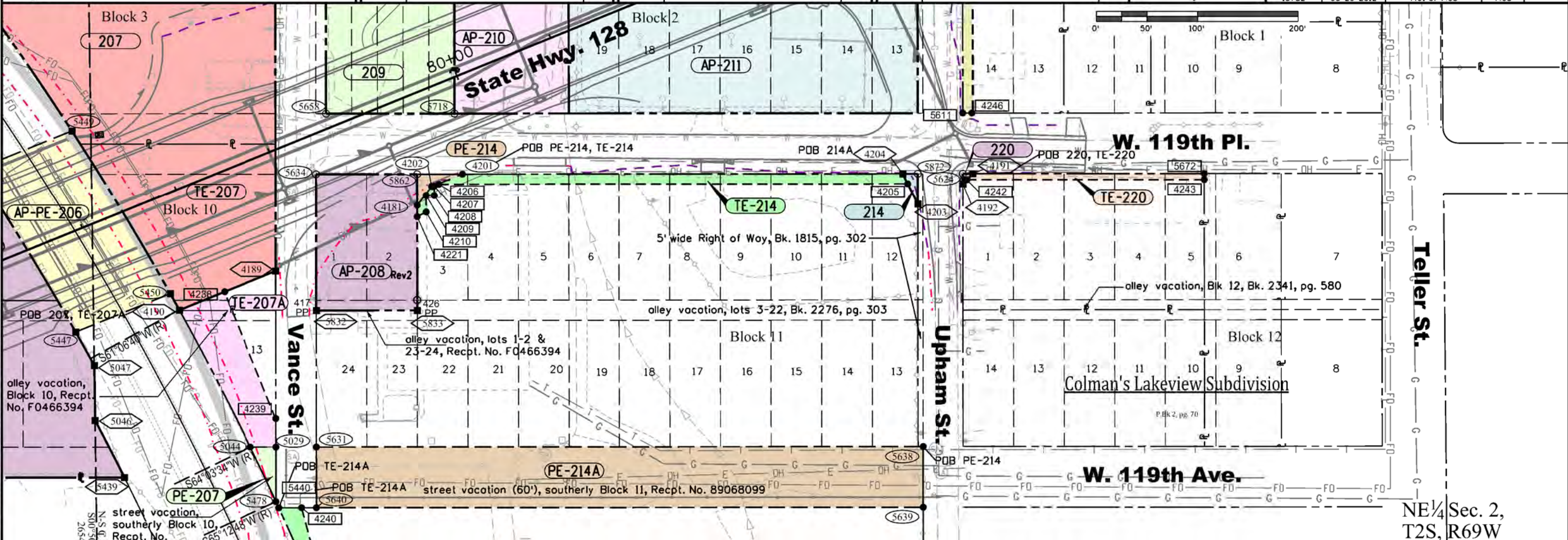
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RECORDED AT REC. # 2021020925
BROOMFIELD COUNTY
AP-205 REVISED AREA = 95,243 SQ. FT

Sheet Index

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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
02/26/13	update RR shoofly & hydrology design	DDH		XXXXXXX	XXX		XXXXXXX	XXX

Right of Way Plans			
Plan Sheet			
Project Number:	Sta 1281-011, Unit 2	Subset	Sheet No.
Project Location:	SH 128, 120th Ave. extension		
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	7.01 of 7.05	7.03
15782	05-29-2012		



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From -To	Bearing	Dist (ft)
4201-4202	S 67°54'03" W	32.95
4202-4181	S 37°23'47" W	23.46
4181-5862	N 00°04'13" W	31.00
5862-4201	N 89°57'08" E	44.82

From -To	Bearing	Dist (ft)
5638-5639	S 00°04'13" E	60.00
5639-5640	S 89°57'08" W	599.88
5640-5631	N 00°04'13" W	60.00
5631-5638	N 89°57'08" E	599.88

From -To	Bearing	Dist (ft)
4204-5872	N 89°57'08" E	15.00
5872-4203	S 00°04'13" E	30.00
4203-4204	N 26°37'51" W	33.55

From -To	Bearing	Dist (ft)
4204-4205	S 26°37'51" E	11.18
4205-4206	S 89°57'08" W	463.44
4206-4207	S 67°54'03" W	4.94
4207-4208	S 00°04'13" E	9.33
4208-4209	S 89°57'08" W	8.00
4209-4210	S 00°04'13" E	16.47
4210-4221	S 62°32'06" W	10.00
4221-4181	N 0°04'13" W	11.26
4181-4202	N 37°23'47" E	23.46
4202-4201	N 67°54'03" E	32.95
4201-4204	N 89°57'08" E	435.08

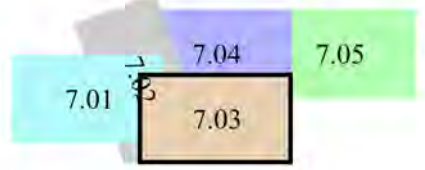
From -To	Bearing	Dist (ft)
4191-4192	S 44°56'27" W	14.14
4192-5624	N 00°04'13" W	10.00
5624-4191	N 89°57'08" E	10.00

From -To	Bearing	Dist (ft)
4191-5672	N 89°57'08" E	228.65
5672-4243	S 00°04'13" E	6.00
4243-4242	S 89°57'08" W	234.65
4242-4191	N 44°56'27" E	8.48

From -To	Bearing	Dist (ft)
5440-4240	N 89°57'08" E	22.57
4240-4241	S 15°00'00" E	146.00

From -To	Delta	Radius (ft)	Arc (ft)	Chord Direction	Chord (ft)
4241-5440	02°57'57"	2963.49	153.40	N 23°10'28" W	153.38

Parcel No.	Owner
AP-PE-206	BNSF Railway Co., a Delaware Corporation
207	Stewart Holdings LLLP, a Colorado limited liability limited partnership
214	Farkhondeh Kaighobad
220	B & B Investment Co., LLC, a Colorado limited liability company



Sheet Index



2000 South Holly
Denver, CO 80222
Phone: 303-757-9923 FAX: 303-757-9390

Region 6

SLK

Sheet Revisions

Date	Description	Initials
02/26/13	update RR shoofly & hydrology design	djh

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



Right of Way Plans

Plan Sheet

Project Number: Sta 1281-011, Unit 2		
Project Location: SH 128, 120th Ave. extension		
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO		
Project Code:	Last Mod. Date	Sheet No.
15782	05-29-2012	7.01 to 7.05
		7.04

- Parcel No. Owner
- TE-207 207 Stewart Holdings LLLP, a Colorado limited liability limited partnership
 - TE-214 PE-214 214
 - TE-208 AP-208 Rev. Farkhondeh Kaighobad
 - 209 City and County of Broomfield
 - AP-210 Moormeier Investments, LLC, a Colorado limited liability company
 - AP-215 AP-212 AP-211 Colorado Department of Transportation
 - AP-213 Shaw Aryan and Fay Maten
 - TE-216 216 Peerless Tyre Co., a Colorado corporation
 - AP-218 Joel P. James an undivided one-half interest and Leo S. Beluscak an undivided one-half interest
 - TE-219 219 Olson Investments, LLC, a Colorado limited liability company
 - TE-220 220 B & B Investment Co., LLC, a Colorado limited liability company

Line Table Parcel 209

From-To	Bearing	Dist (ft)
5659-5719	N 89°57'08" E	126.97
5719-5718	S 00°04'13" E	260.00
5718-5658	S 89°57'08" W	126.97
5658-5659	N 00°04'13" W	260.00

Line Table Parcel 216

From-To	Bearing	Dist (ft)
4175-5756	N 00°04'13" W	15.00
5756-5615	N 89°57'08" E	99.98
5615-4176	S 00°04'13" E	10.50
4176-4175	S 87°22'30" W	100.08

Line Table Parcel 219

From-To	Bearing	Dist (ft)
4194-5619	N 00°04'13" W	11.00
5619-4193	N 89°57'08" E	24.00
4193-4194	S 65°19'29" W	26.40

Line Table TE-216

From-To	Bearing	Dist (ft)
4175-4176	N 87°22'30" E	100.08
4176-4214	S 00°04'13" E	32.50
4214-4213	S 89°57'08" W	15.00
4213-4212	N 00°04'13" W	22.00
4212-4211	S 89°57'08" W	84.98
4211-4175	N 00°04'13" W	6.00

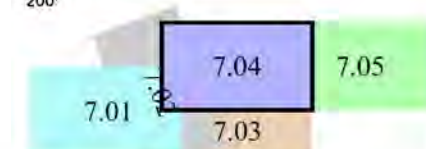
Line Table TE-219

From-To	Bearing	Dist (ft)
4194-4193	N 65°19'29" E	26.40
4193-4244	N 89°57'08" E	24.00
4244-4245	S 65°19'29" W	41.79
4245-4246	S 00°04'13" E	117.58
4246-5611	S 89°57'08" W	10.00
5611-4194	N 00°04'13" W	124.00

SE 1/4 Sec. 35,
T1S, R69W

Broomfield Heights Filing No. 1 Amended

Recpt. No. 557555 (Boulder Cnty.)

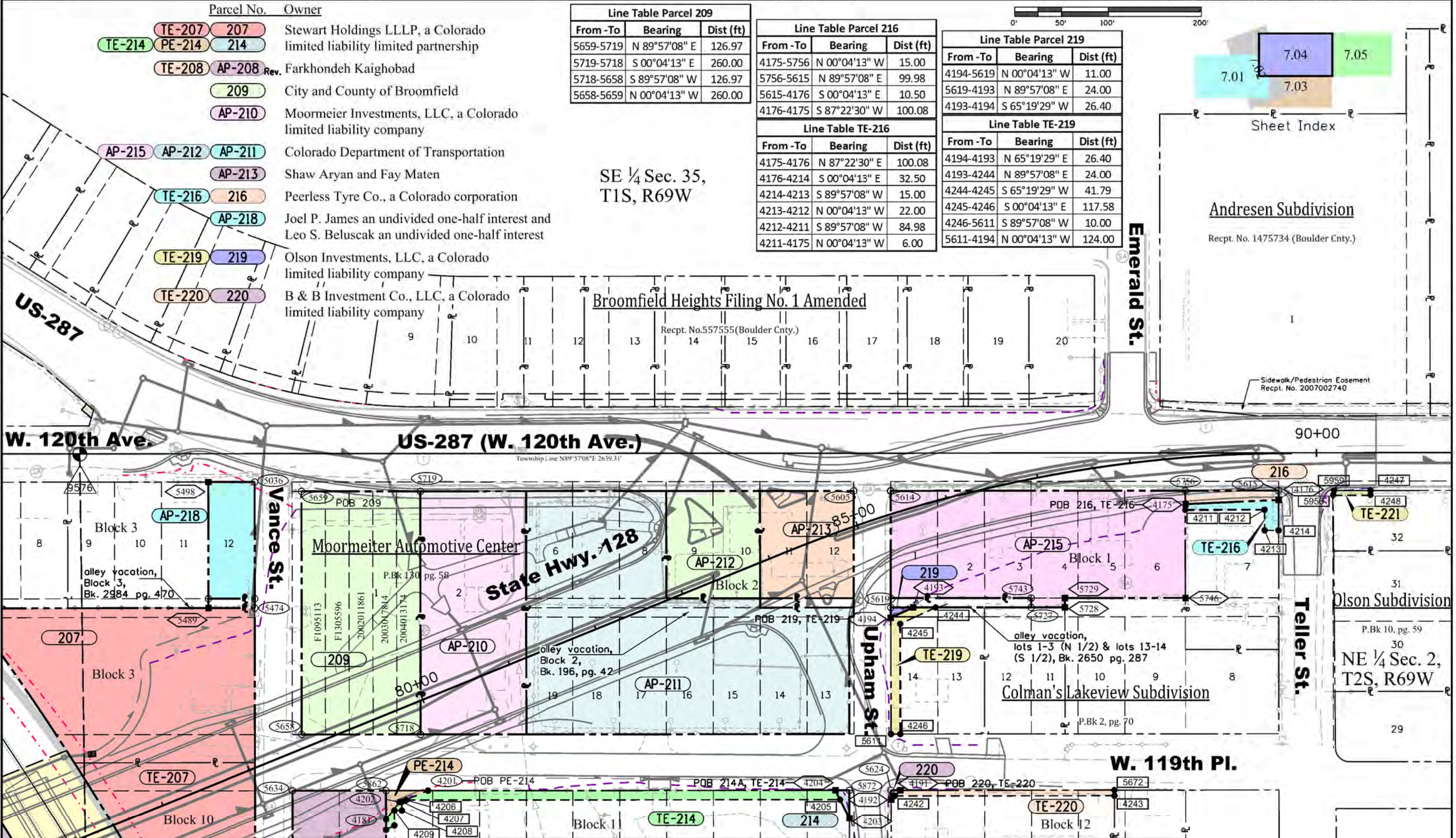


Andresen Subdivision

Recpt. No. 1475734 (Boulder Cnty.)

Sidewalk/Pedestrian Easement
Recpt. No. 2007002740

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Sheet Revisions

Date	Description	Initials
02/26/13	update hydrology design	DDH

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

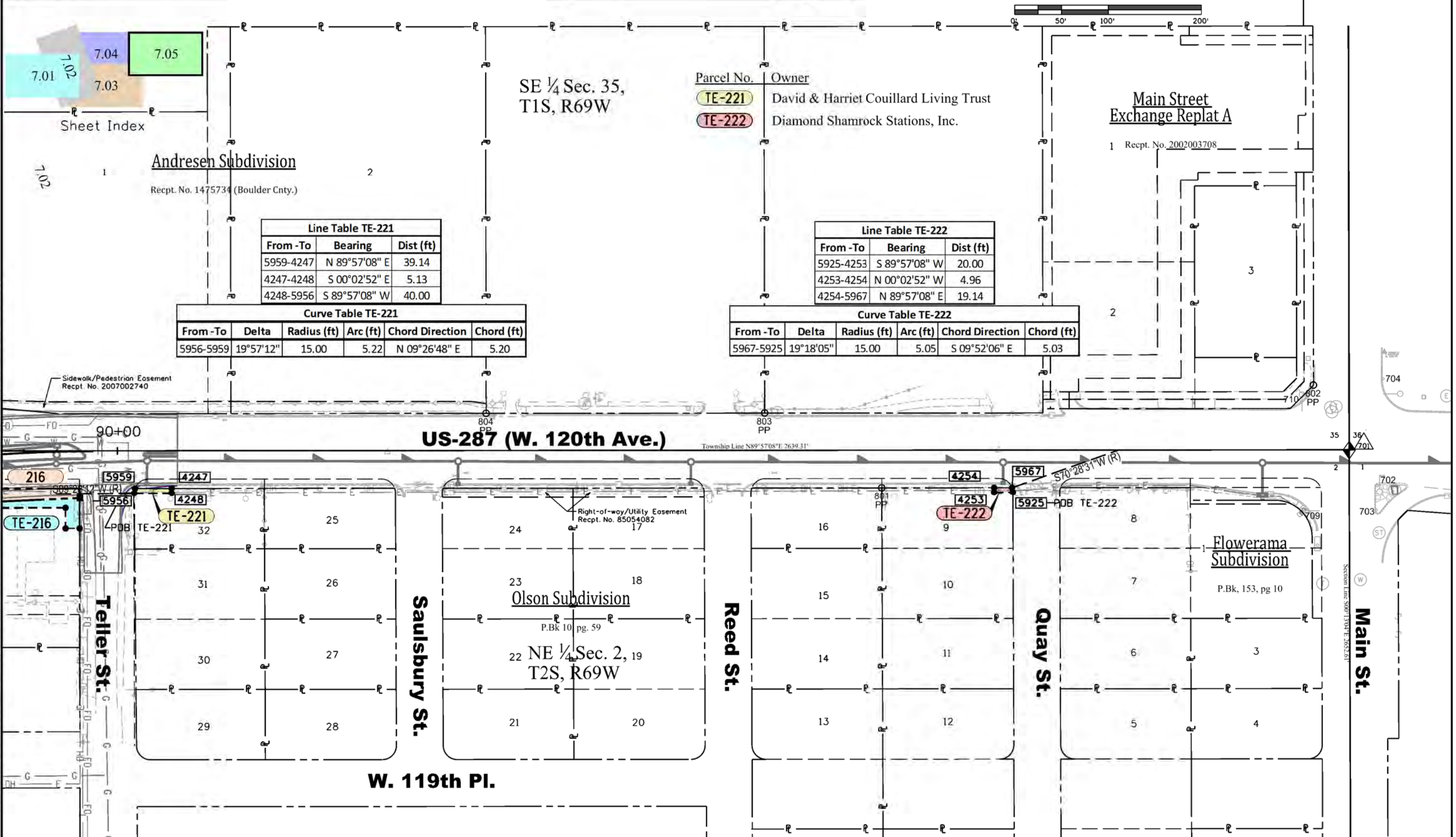
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Right of Way Plans

Plan Sheet

Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	05-29-2012	7.01 to 7.05	7.05



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Colorado Department of Transportation



2000 South Holly
Denver, CO 80222
Phone: 303-757-9923 FAX: 303-757-9390

Region 6

SLK

Sheet Revisions

Date	Description	Initials
02/26/13	add PE-227, add/update RR shoofly	DDH
8/10/23	Added parcel AP-205-EX- Revised AP-205 configuration/area	JAD

Sheet Revisions

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mm/dd/yy	XXXXXXXX	XXX

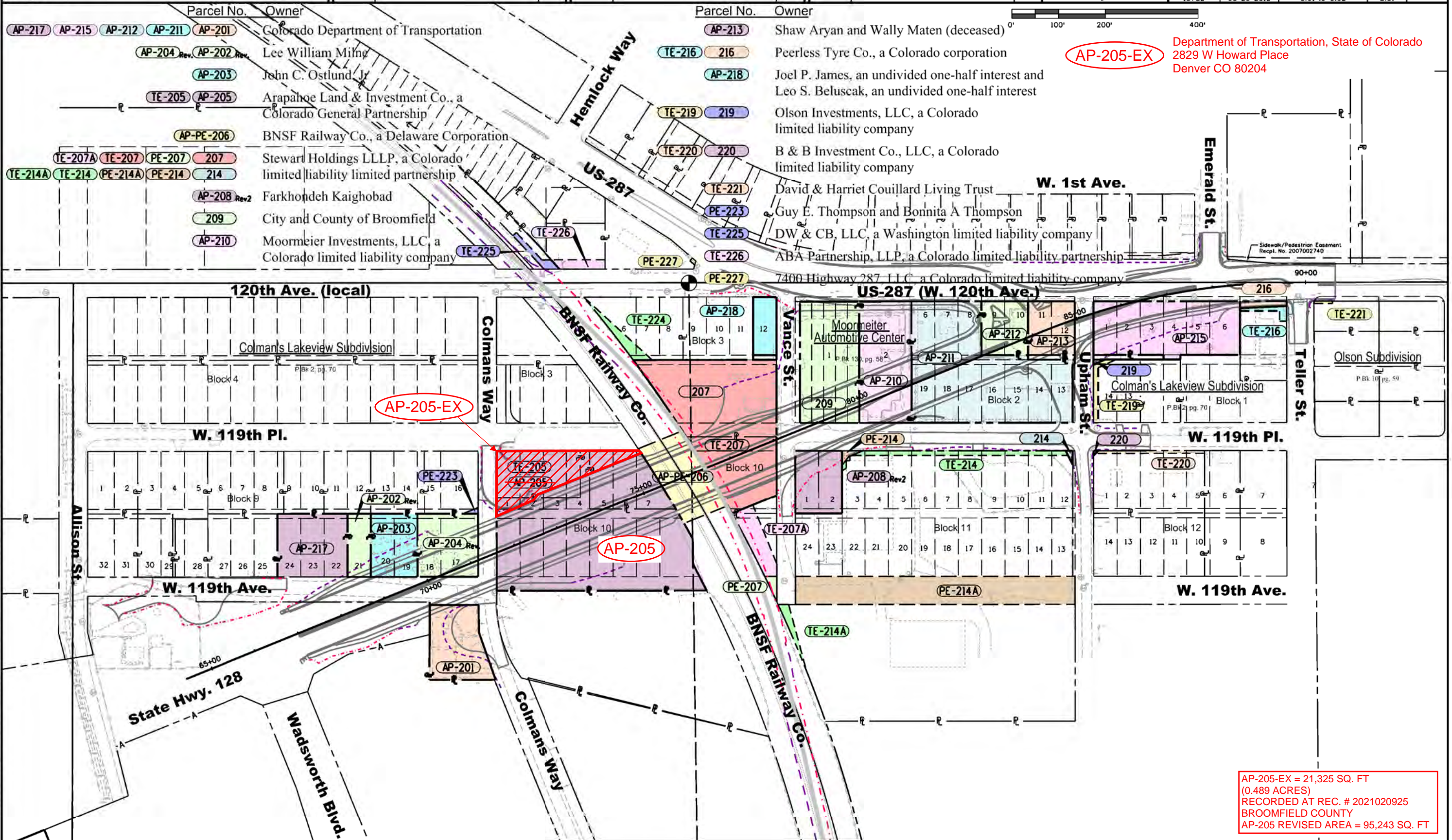
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Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Ownership Sheet

Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	05-29-2012	8.01 to 8.02	8.01



Department of Transportation, State of Colorado
2829 W Howard Place
Denver CO 80204

AP-205-EX = 21,325 SQ. FT
(0.489 ACRES)
RECORDED AT REC. # 2021020925
BROOMFIELD COUNTY
AP-205 REVISED AREA = 95,243 SQ. FT

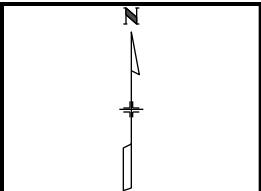
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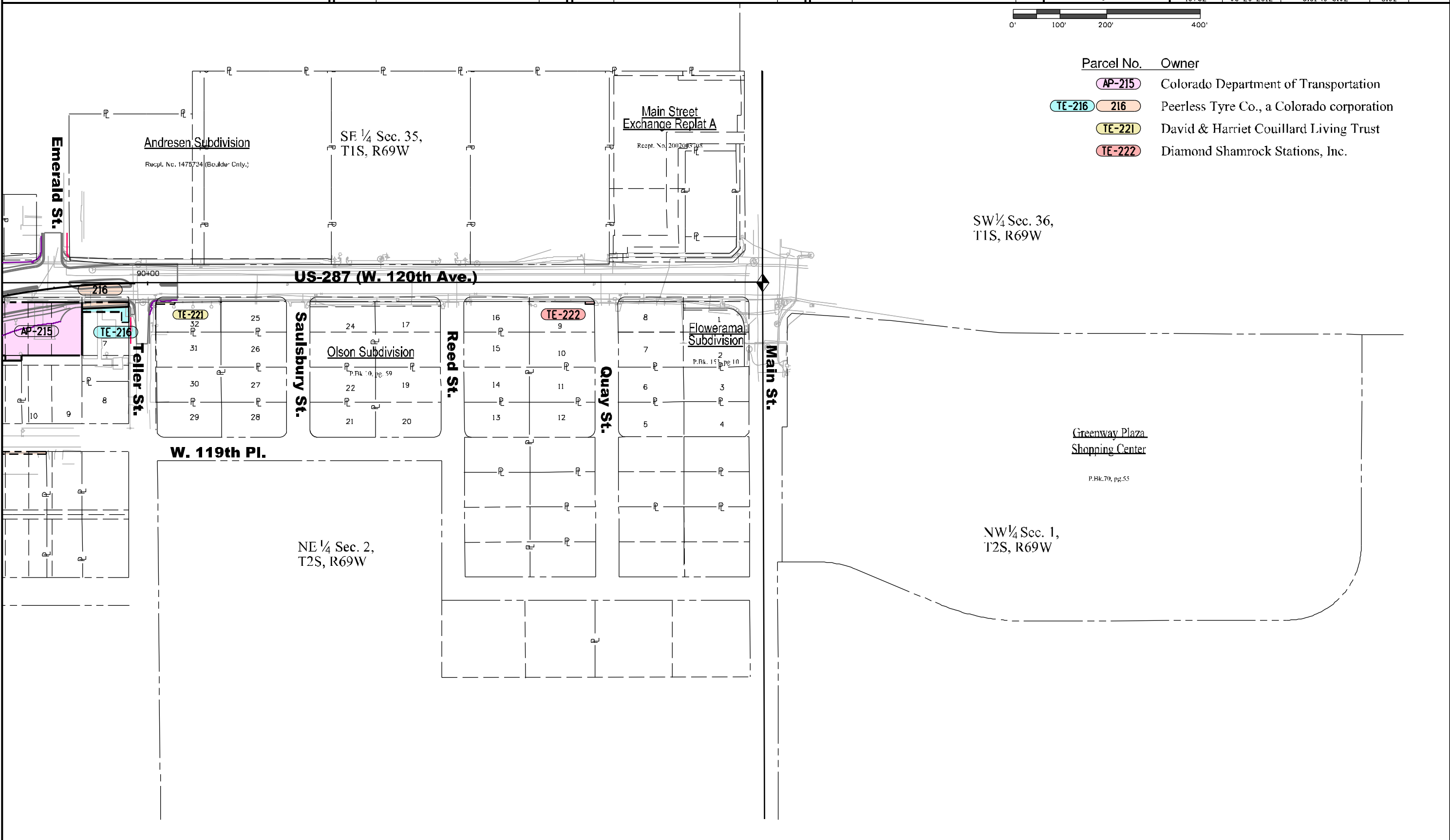
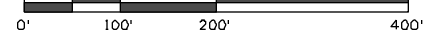
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Sheet Revisions		
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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



Right of Way Plans			
Ownership Sheet			
Project Number: Sta 1281-011, Unit 2			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2, T2S, R69W/6th PM, Broomfield, CO			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	05-29-2012	8.01 to 8.02	8.02



Parcel No.	Owner
AP-215	Colorado Department of Transportation
TE-216	Peerless Tyre Co., a Colorado corporation
TE-221	David & Harriet Couillard Living Trust
TE-222	Diamond Shamrock Stations, Inc.