



Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Right of Way Plans

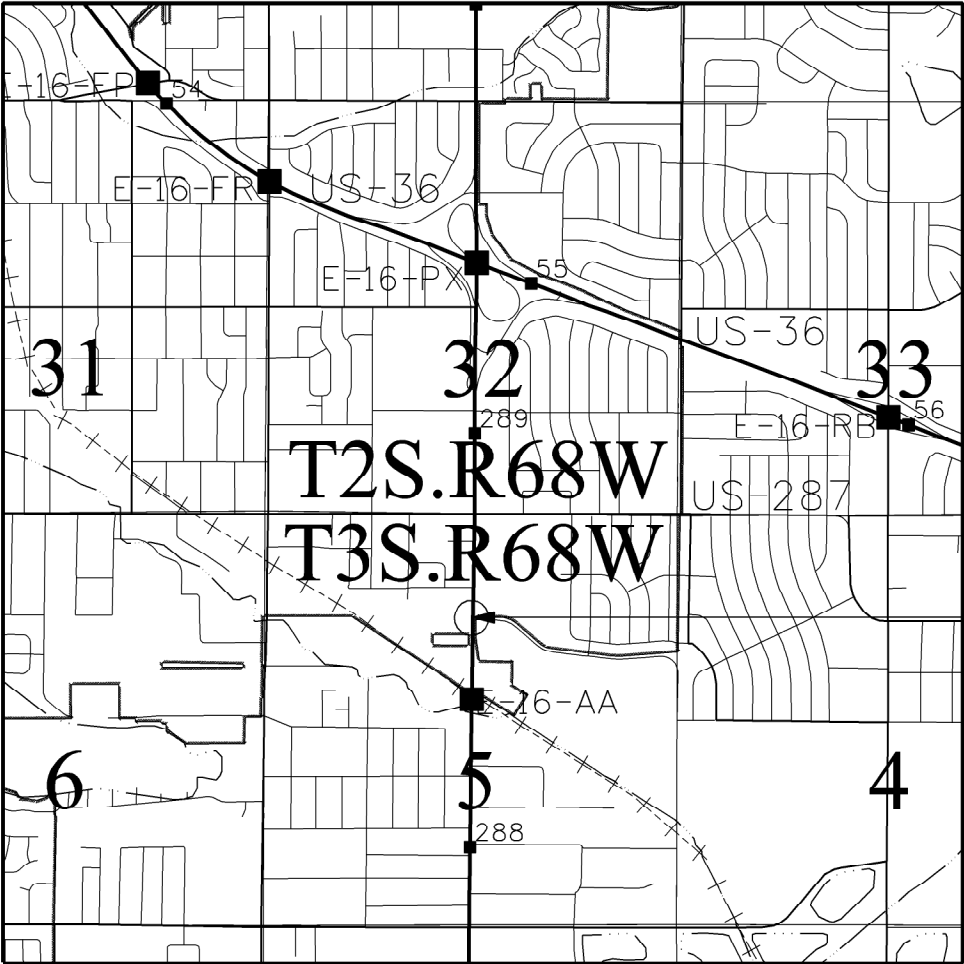
TITLE SHEET

Project Number: STA 2873-148				
Project Location: Federal Blvd. @ 70th Ave.				
Project Location: S.H. 287				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
16047	09-13-07	1 of 1	1	5

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. STA 2873-148
STATE HIGHWAY NO. 287
ADAMS COUNTY
RIGHT OF WAY PROJECT CODE NO. 16047

SHEET NO.	INDEX OF SHEETS
1	Title Sheet
2	Tabulation of Properties
3	Control Diagram
4	Monumentation Sheet
5	Plan Sheet

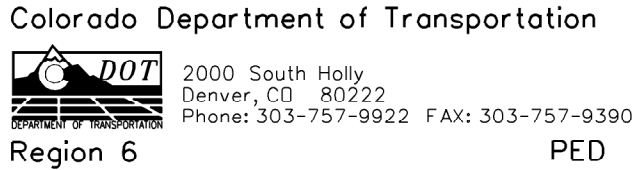


Intersection Only

PROJECT LOCATION MAP
NOT TO SCALE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____
DIVISION ADMINISTRATOR



PED

Right of Way Plans				
TABULATION OF PROPERTIES				
Project Number: STA 2873-148				
Project Location: Federal Blvd. @ 70th Ave.				
Project Location: S.H. 287				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
16047	09-13-07	1 of 1	2	5

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2000 South Holly
Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9390

Region 6

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Sheet Revisions

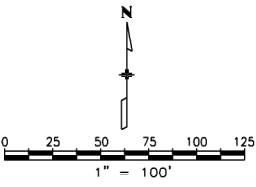
Date mm/yy	Description	Initials
	XXXXXXXX	XXX

LAND SURVEY CONTROL DIAGRAM
IN SECTION 5 T.3S., R.68W. of the 6th P.M.
ADAMS COUNTY

Prepared by C.D.O.T. Region 6 R.O.W./SURVEY DEPT.

Land Survey Control Diagram
Title Sheet

Project Number: STA 2873-148				
Project Location: Federal Blvd. / 70th Ave. Intersection				
Project Location: S.H. 287				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
16047	09-13-07	1 of 1	3	5



GENERAL NOTES

- This control survey is for the use of the Colorado Department of Transportation personnel. The survey is not a Land Survey Plat, Boundary Survey or Right of Way Plat and does not address matters of title.
- 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.
- No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of the professional land surveyor hereon named.
- BASIS OF BEARINGS:**
All bearings are grid bearings of the UTM system, Zone 13 North, NAD 1983 (1992) as published for CDOT project NH 0361-070 (US36-EIS). The line between points A723 (PK in asphalt-panel pnt.) and A453 (NGS deep rod in logo box) bears S. 41°13'24" E.
- BASIS OF ELEVATION:**
Elevations are based on a First Order Class II leveling project by CDOT that established a field elevation on Z452 of 5,392.89ft/1643.756m in NAVD 88.
- Elevations were run to an accuracy of +/- 0.035 ft. times the square root of the distance traversed in miles.
- Primary Horizontal Control Tolerance meets C.D.O.T. Class A (+/- 0.07' with 95% certainty)
- Secondary Horizontal Control Tolerance meets C.D.O.T. Class B (+/- 0.13' with 95% certainty)
- To convert UTM Grid Coordinates to Project Coordinates:
(UTM Grid Northing in USFT x 1.000650402) - 14,000,000 = Project Northing in USFT
(UTM Grid Easting in USFT x 1.000650402) - 1,000,000 = Project Easting in USFT
- Survey information in orange field book indexed: 1100 (vert.&topo.).

SURVEYOR STATEMENT

I, _____, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that 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.

xxxxxxx PLS No. xxxxx

Date

BASIS OF GPS SURVEY IN U.S. SURVEY FEET

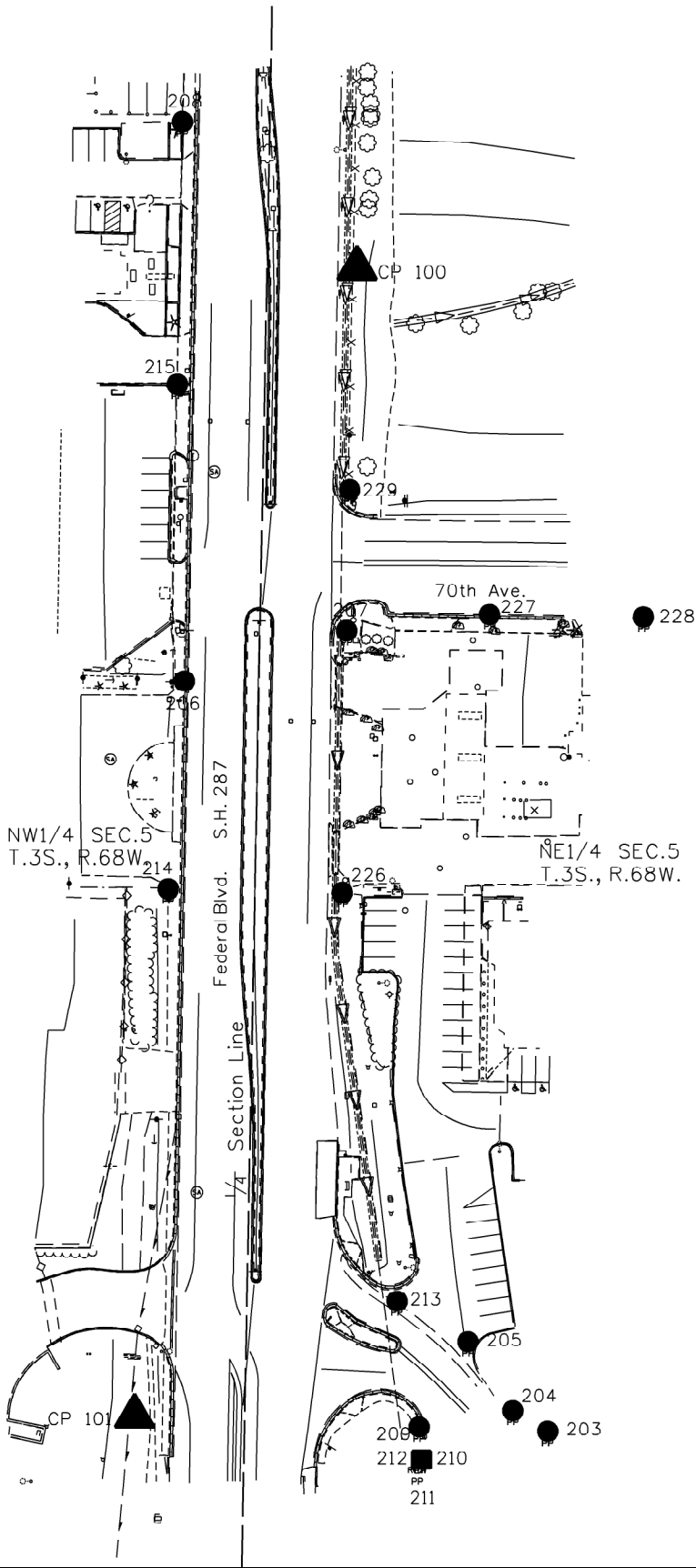
PNT	LATITUDE (N)	LONGITUDE (W)	UTM GRID COORDINATES		ELLIPSOID HEIGHT	ORTHOMETRIC ELEVATION	CONVERGENCE ANGLE
			NORTH	EAST			
A453	39°50'35.81594"	105°02'21.96077"	14469669.407	1629348.060	5443.005	5498.584 (GPS)	-0°01'30.95284"
A723	39°49'37.89901"	105°01'16.09465"	14463809.531	1634482.222	5239.710	5295.496 (GPS)	-0°00'48.73666"

SECONDARY SURVEY CONTROL POINT TABULATION-PROJECT SPECIFIC-U.S. SURVEY FEET

PNT	NORTHING	EASTING	ELEVATION	DESCRIPTION OF MONUMENTS
100	472056.15	634503.97	5272.92	3.25" alum cap "CDDT CP 100 4.070030" Type 2
101	471398.71	634376.64	5264.88	3.25" alum cap "CDDT CP 101 4.069030" Type 2

SECONDARY RECOVERED MONUMENTATION-PROJECT SPECIFIC-U.S. SURVEY FEET

PNT	NORTHING	EASTING	ELEVATION	DESCRIPTION OF MONUMENTS
203	471389.25	634613.00	5260.34 (GPS)	1.25" YPC "KELLEY PLS 24667"
204	471401.22	634593.04	5261.51 (GPS)	1.25" YPC "KELLEY PLS 24667"
205	471440.71	634567.34	5262.87 (GPS)	NAIL & 1" BRASS WASHER "PLS 24667"
206	471819.04	634404.90	5266.76 (GPS)	CHISELED X
207	471847.88	634497.89	5266.72 (GPS)	1.25" PPC "LS 20277"
208	472139.36	634403.82	5276.61 (GPS)	1.25" YPC "CLC INC LS-24966"
209	471391.58	634539.43	5262.76 (GPS)	NAIL & 1" BRASS WASHER "PLS 24667"
210	471367.47	634538.46	5259.76 (GPS)	NAIL & 1" BRASS WASHER "PLS 24667"
211	471373.45	634540.04	5260.61 (GPS)	1" YPC "LS 9133"
212	471373.62	634538.59	5260.24 (GPS)	3.25" BRASS CAP IN CON. "CDDT ROW"
213	471463.84	634526.76	5263.60 (GPS)	NAIL & 1" BRASS WASHER "PLS 24667"
214	471699.95	634395.76	5265.37 (GPS)	BENT #4 REBAR
215	471988.96	634400.97	5271.98 (GPS)	1.25" BROKEN ILLEGIBLE YPC
226	471697.94	634495.55	5264.14 (GPS)	1" YPC "LS 9133"
227	471857.02	634579.93	5266.20 (GPS)	NAIL IN ILLEGIBLE 1" DPC
228	471855.60	634668.02	5265.61 (GPS)	BROKEN AND ILLEGIBLE 1.25" YPC
229	471928.61	634499.82	5269.44 (GPS)	1.25" YPC "LS 10945"



Colorado Department of Transportation



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Region 6

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Sheet Revisions

Date mm/yy	Description	Initials
XXXXXXX	XXXXXXX	XXX

Sheet Revisions

Date mm/yy	Description	Initials
XXXXXXX	XXXXXXX	XXX

Right of Way Plans

MONUMENTATION SHEET

Project Number: STA 2873-148				
Project Location: Federal Blvd. @ 70th Ave.				
Project Location: S.H. 287				
Project Code: 16047	Last Mod. Date: 08-23-07	Subset Sheets: 1 of 1	Sheet No.: 4	Total No. of Sheets: 5

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

Point No.	Northing	Easting	Sta. Offset
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TABULATION OF SURVEY CONTROL POINTS
TO BE SET OR RESET

Point No.	Northing	Easting	Sta. Offset
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TABULATION OF R.O.W. MARKERS
TO BE RESET AFTER CONSTRUCTION

Point No.	Northing	Easting	Sta. Offset
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TABULATION OF PERMANENT EASEMENT
MARKERS TO BE SET

Point No.	Northing	Easting	Sta. Offset
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TABULATION OF ALIQUOT CORNERS
TO BE RESET

Point No.	Northing	Easting	Sta. Offset
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TABULATION OF TEMPORARY EASEMENT
POINTS TO BE STAKED

Point No.	Northing	Easting	Sta. Offset
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GENERAL NOTES

- This Right of Way Plan is not a complete boundary survey of all adjoining owners and is prepared for Transportation Department purposes only.
- Survey Control Points set with a higher degree of accuracy than R.O.W. markers.
- 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
- All R.O.W. markers set from control monuments.
- All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
- All coordinates listed are project coordinates only.
- Field survey control precision meets the minimum horizontal control tolerances of a CDDT Type B survey (1-29-1992)
- Commitments for title insurance supplied by XXXXXXX.

QUANTITY OF MONUMENTS TO BE SET

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

SURVEYOR STATEMENT (ROW PLAN)

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

_____ PLS No. xxxxx _____ Date

SURVEYOR STATEMENT (ROW MONUMENTS)

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

_____ PLS No. xxxxx _____ Date



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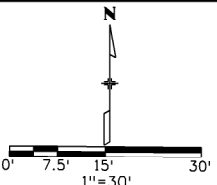
Date mm/yy	Description XXXXXXXX	Initials XXX

Sheet Revisions

Date mm/yy	Description XXXXXXXX	Initials XXX

Sheet Revisions

Date mm/yy	Description XXXXXXXX	Initials XXX



Right of Way Plans

PLAN SHEET

Project Number: STA 2873-148
Project Location: Federal Blvd. @ 70th Ave.
Project Location: S.H. 287
Project Code: 16047
Last Mod. Date: 09-13-07
Subset Sheets: 1 of 1
Sheet No.: 5
Total No. of Sheets: 5

Parcel No.	Owner
(PE-1)	Regis Jesuit Holding, Inc.
(TE-2)	FELIX LEONARD POMPONIO and ROSE MARIE POMPONIO
(TE-3)	Rap West, LLC

NW1/4 SEC.5
T.3S.,R.68W.

NE1/4 SEC.5
T.3S.,R.68W.

7001 Federal Blvd.

Reception # C0922285

Federal Blvd. SH 287

1/4 Section Line
N.1°07'05"E.

W. 70th Ave.

Bk. 4947
Pg. 741

6990 Federal Blvd.