



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

Right of Way Plans Unit: Kevin A. Williams

Sheet Revisions

mm/yy	XXXXX	XXX

Sheet Revisions

mm/yy	XXXXX	XXX

Prepared By:



**MOUNTAIN SURVEYING &
MAPPING, INC.**

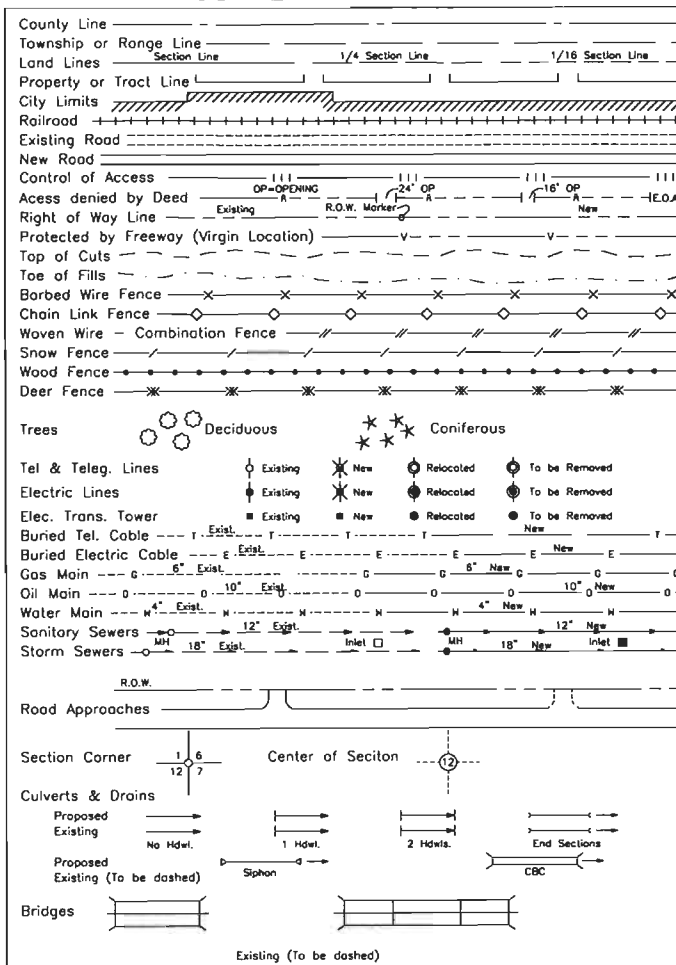
8751 E. HAMPDEN AVE. SUITE 8-1
DENVER, COLORADO 80231
(303) 306-1858

Right of Way Plans

Title Sheet

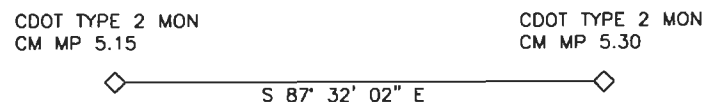
Project Number:	STA C470-026
Project Location:	S.H. 83/86 Resurface & Climbing Lanes
Project Location:	S.H. 86 Franktown to Castle Rock
Project Code:	14657
Last Mod. Date:	11/25/2003
Subsect Sheets:	1 of 1
Sheet No.:	1
Total No. of Sheets:	19

CONVENTIONAL SIGNS



BASIS OF BEARINGS

BASIS OF BEARING: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983/92. The basis of grid bearing is the line between CDOT secondary control monuments (type 2) on State Highway No. 86 MP 5.15 and MP 5.30. That bearing being S 87°32'02" E.



DATE: NOV. 25, 2003
PROJECT CODE: 14657
Region 1

BEGIN R.O.W. PROJECT STA C470-026 STA. 166+63.10
F.A.S.P. NO. S 0040 (2) STA. 166+63.10
MILE POST= 3.10

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. STA C470-026
STATE HIGHWAY 86
DOUGLAS COUNTY, COLORADO
SECTION 5, T. 8 S., R. 66 W., 6TH P.M. &
SECTIONS 32 & 33, T. 7 S., R. 66 W., 6TH P.M.
RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS

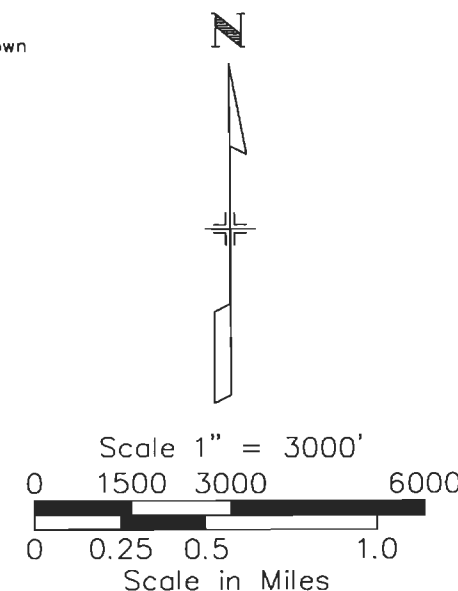
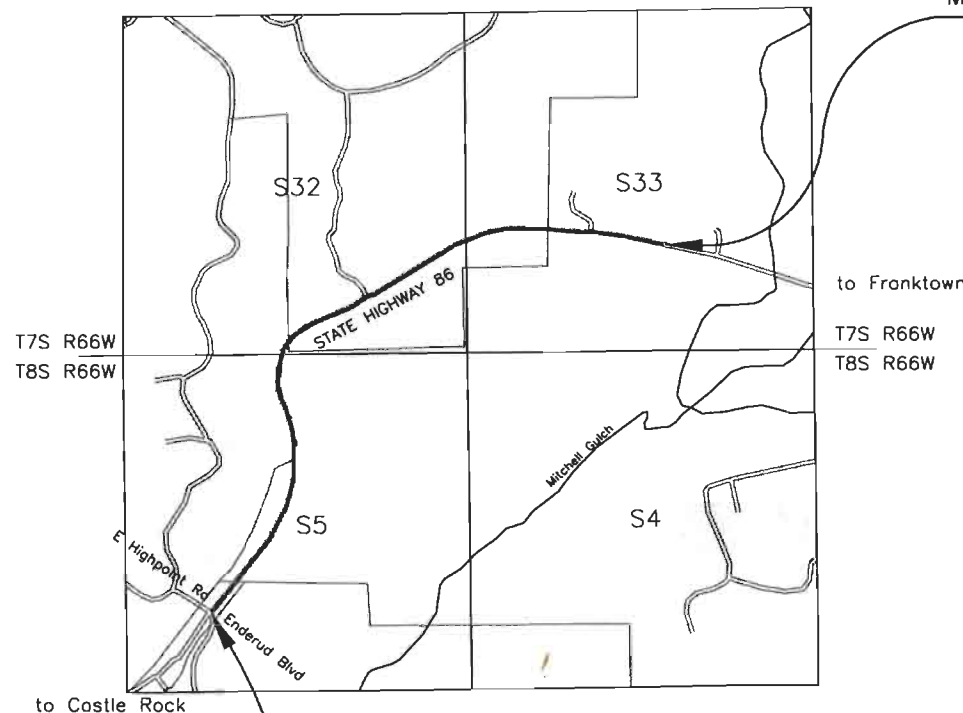
LAND SURVEY CONTROL DIAGRAM: 1" = 200'

PLAN SHEETS: 1" = 200'

OWNERSHIP MAPS: 1" = 200'

R.O.W. LENGTH OF PROJECT: 2.2 MILES

END R.O.W. PROJECT STA C470-026 STA. 260+00
F.A.S.P. NO. S 0040 (2) STA. 260+00
MILE POST= 5.30



DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED:

DATE

DIVISION ADMINISTRATOR

FILING CERTIFICATION: DEPOSITED THIS DAY OF 19 AT M. FOR INFORMATION
ONLY IN BOOK OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE RECEPTION NUMBER

SIGNED
DEPT.

Plot Date: 07 JAN 2004 10:42 Plo/Edited By: SC/BR
File Info: P:\Projects\CDOT\03039 ROW Drawings\03039_FINAL_ROW.DWG

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

Sheet Revisions

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Prepared By:	
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8751 E. HAMPDEN AVE. SUITE B-1
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Tabulation Of Properties

Project Location: S.H. 83/86 Resurface & Climbing Lanes

Project Location:S.H. 86 Franktown to Castle Rock

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14657	11/25/2003	1 of 1	2	19

State Highway 86

[illegible]

COLORADO DEPARTMENT OF TRANSPORTATION



Region 1
Address: 18500 E. Colfax Avenue
Aurora, CO 80011
Phone: (303) 757-9744 FAX: (303) 757-9746

Survey Unit: Joseph Conway

Sheet Revisions

mm/yy	xxxxx	xxx

State Highway No. 86 MP 3.1 to MP 5.3
Being a part of Section 5, Township 8 South, Range 66 West,
and a part of Sections 32 & 33, Township 7 South,
Range 66 West of the 6th Principal Meridian,
County of Douglas, State of Colorado.

Land Survey Control Diagram

Title Sheet

Project Number:	STA C470-026
Project Location:	S.H. 83/86 Resurface & Climbing Lanes
Project Location:	S.H. 86 Franktown to Castle Rock
Project Code:	14657
Last Mod. Date:	01-06-2004
Subset Sheets	1 of 7
Sheet No.	3
Total No. of Sheets	19

Prepared By:



**MOUNTAIN SURVEYING &
MAPPING, INC.**

8751 E. HAMPDEN AVE. SUITE B-1
DENVER, COLORADO 80231
(303) 306-1858

BASIS OF BEARINGS: All bearings are grid bearings of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983/92. The basis of grid bearing is the line between CDOT secondary control monuments (type 2) on State Highway No. 86 MP 5.15 and MP 5.30. That bearing being S 87°32'02" E.

BASIS OF ELEVATIONS: Project is based on NAVD 88 Vertical Datum. A bench loop was run starting at NSRS Benchmark TT 17A (1976.226 m). All control monuments on this project were tied through a bench loop. Note TT 17A is a posted elevation benchmark.

COORDINATE DATUM: Coordinates on this project are for the exclusive use of the CDOT for the construction of this project and are considered Project Coordinates only.

NOTE: This control survey is for the use of the Colorado Department of Transportation personnel. The survey is not a complete Boundary Survey. Title Policy, Title Commitment, and Title Research were not part of this control survey, therefore, easements, rights, and restrictions of record are not shown. The verification of the physical evidence with relation to easements, rights of way, property boundaries, and restriction, as described in the instruments of record, were not included in this control survey.

NOTE: 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: 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.

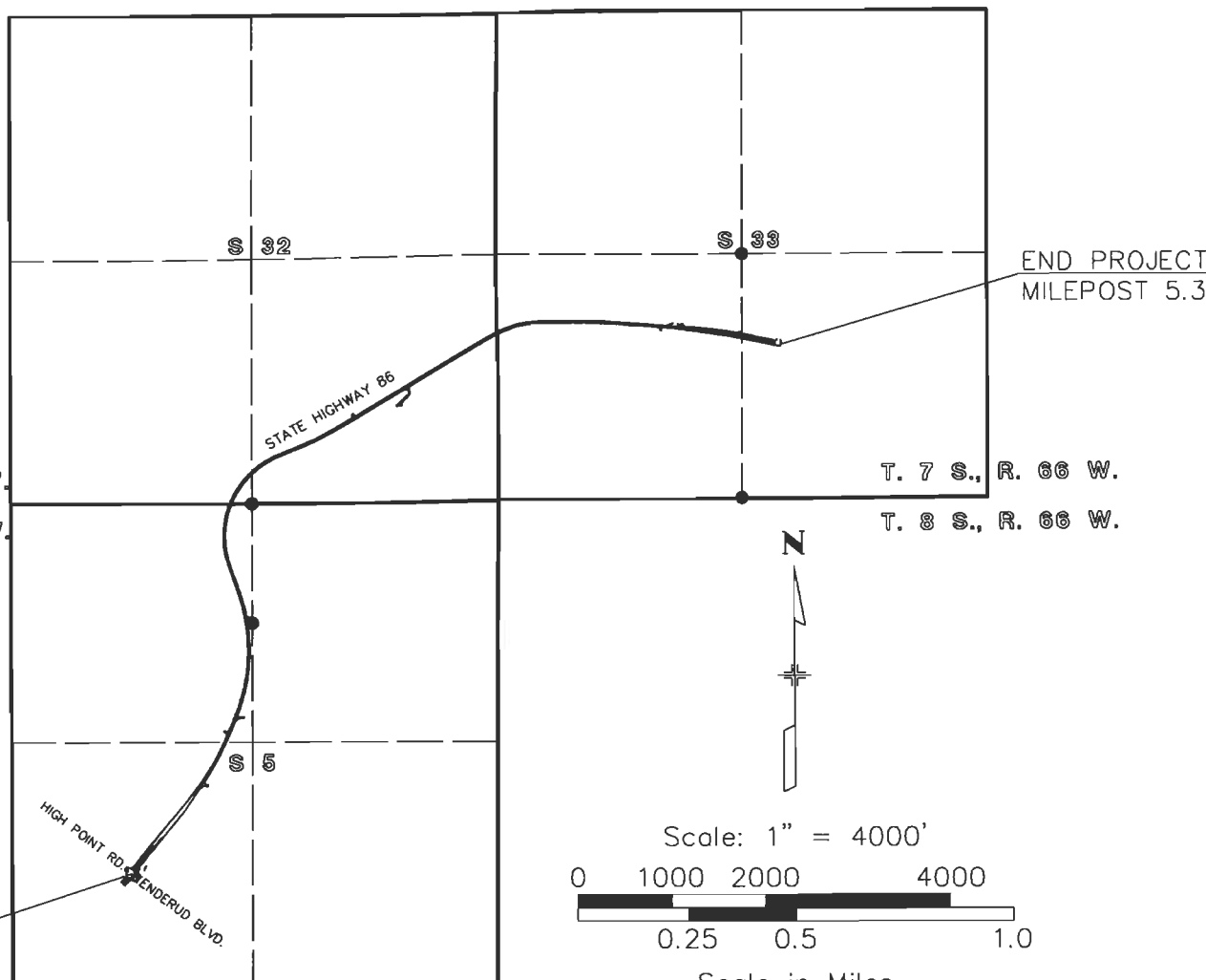
SURVEYORS STATEMENT: I, Kevin C. Hoffman, a Professional Land Surveyor in the State of Colorado, hereby state that this Land Survey Control Diagram was prepared under my direct supervision this _____ day of _____, from a field survey performed under my supervision and checking for and on behalf of the 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 control tolerances of a Type B Survey as listed in the Colorado Department of Transportation Survey Manual Chapter Three (Revised 4/29/92).

COLORADO DEPARTMENT OF TRANSPORTATION PICS 3.0.4

Project number: 14657
Project identifier: STA C470-026
Route 86, from MP 3.1 to MP 5.3
Project location: East of Castle Rock in Douglas County, Colorado

Project Latitude 39.232296
Project Longitude 104.475928
Project Elevation 1943.5997m
Zone Colorado Central
Scale Factor 0.9999485695
Combined Factor 0.9996436563
Northing Reduction 400000
Easting Reduction 900000
Units are METERS.

Kevin C. Hoffman PLS 22568



CONSTRUCTION SURVEYING AND MONUMENTATION REQUIREMENTS:

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

FILING CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____, 19____, AT _____, FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE _____, RECEPTION NUMBER _____

SIGNED _____
DEPT. _____

COLORADO DEPARTMENT OF TRANSPORTATION



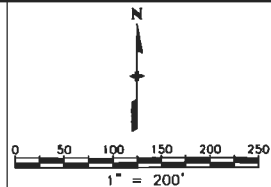
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Survey Unit: Joseph Conway

Sheet Revisions

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State Highway No. 86 MP 3.1 to MP 5.3
Being a part of Section 5, Township 8 South, Range 66 West,
and a part of Sections 32 & 33, Township 7 South,
Range 66 West of the 6th Principal Meridian,
County of Douglas, State of Colorado.



Land Survey Control Diagram

Monumentation Sheet

Project Number: STA C470-026				
Project Location: S.H. 83/86 Resurface & Climbing Lanes				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14657	01-06-2004	2 of 7	3a	19

Prepared By:



**MOUNTAIN SURVEYING &
MAPPING, INC.**

8751 E. HAMPDEN AVE. SUITE B-1
DENVER, COLORADO 80231
(303) 306-1858

TABULATION OF PRIVATE SURVEY MARKERS FOUND

POINT NO.	NORTHING	EASTING	DESCRIPTION	STATION	OFFSET
1394	252545.96	244340.88	1 1/4" PC PLS 12405	170+47.96	110.41' Right
1396	252582.08	244370.31	1 1/4" PC PLS 12405	170+94.56	110.35' Right
1403	252659.56	244433.58	1 1/4" PC PLS 12405	171+94.58	110.32' Right
1409	252705.93	244471.56	1 1/4" PC PLS 12405	172+54.52	110.41' Right
1411	252754.01	244510.59	1 1/4" PC PLS 12405	173+16.45	110.21' Right
1417	252801.98	244549.91	1 1/4" PC PLS 12405	173+78.47	110.32' Right
1425	252850.09	244589.16	1 1/4" PC PLS 12405	174+40.56	110.27' Right
1427	252896.40	244626.84	1 1/4" PC PLS 12405	175+00.26	110.15' Right
1433	252944.36	244665.96	1 1/4" PC PLS 12405	175+62.15	110.10' Right
1439	252992.90	244705.58	1 1/4" PC PLS 12405	176+24.81	110.07' Right
1446	253078.99	244775.88	1 1/4" PC PLS 12405	177+32.72	111.32' Right
1452	253077.81	244697.13	1 1/4" PC MERRICK & CO. LS 22100	176+84.61	50.03' Right
3001	252359.14	244136.81	#5 REBAR NO CAP	167+74.17	70.56' Right
3002	252369.06	244144.79	1 1/4" PC CONTROL PLS 14121	167+86.91	70.47' Right
3009	252734.46	244443.05	1 1/4" PC MERRICK & CO. PLS 22100	172+58.57	70.28' Right
3010	252826.00	244491.87	1 1/4" PC MERRICK & CO. PLS 22100	173+60.35	50.17' Right
3011	253050.05	244674.69	1 1/4" PC MERRICK & CO. PLS 22100	176+49.53	50.00' Right
3012	253529.02	244879.91	1/2" REBAR NO CAP	181+61.79	49.03' Left
3018	255029.38	245213.90	#5 REBAR NO CAP	197+73.39	72.34' Left
3019	254593.40	244701.72	FND 1 1/4" PC UNREADABLE	192+53.32	600.91' Left
3102	255050.05	245207.39	#3 REBAR NO CAP	197+95.78	75.18' Left
9101	255067.77	245345.63	#5 REBAR NO CAP	197+88.65	64.02' Right
9104	256565.60	245334.07	2" ALUM CAP STANTEC PLS 25942	214+37.90	67.67' Right
9105	256792.01	245660.36	2" ALUM GAP STANTEC PLS 25942	218+69.87	70.04' Right
9106	256985.02	245780.25	2" ALUM CAP STANTEC PLS 25942	220+54.77	59.95' Left
9107	256922.14	245608.52	2" ALUM CAP STANTEC PLS 25942	218+72.15	70.01' Left
9108	256758.07	245332.82	2" ALUM CAP STANTEC PLS 25942	215+70.83	71.70' Left
9109	256762.87	245332.87	1 1/2" ALUM CAP MS&M ENGR CO LS 2568 BDRY 14	215+73.73	75.34' Left
9110	255342.38	245134.14	#5 REBAR NO CAP	201+08.56	68.84' Left
9115	257189.24	246191.06	2" ALUM CAP STANTEC PLS 25942	225+20.33	60.02' Left
9116	257543.23	246991.04	2" ALUM CAP STANTEC PLS 25942	233+89.79	50.05' Right
9117	258060.09	247847.27	2" ALUM CAP STANTEC PLS 25942	243+89.93	49.74' Right
9118	258208.90	247842.75	2" ALUM CAP STANTEC PLS 25942	244+62.92	80.02' Left
9119	258080.43	247920.23	2" ALUM CAP STANTEC PLS 25942	244+62.92	70.01' Right
9120	258358.92	248689.72	2" ALUM CAP STANTEC PLS 25942	252+99.55	49.97' Left
9121	258209.04	248692.35	2" ALUM CAP STANTEC PLS 25942	252+99.63	99.94' Right
9123	258338.87	249285.66	#5 REBAR NO CAP	258+91.36	50.39' Left
9125	258231.18	249375.22	1 1/4" YELLOW PLASTIC CAP HIGH PLAINS PLS 30127	259+88.96	50.06' Right
9126	258186.32	249954.46	1 1/4" YELLOW PLASTIC CAP HIGH PLAINS PLS 30127	265+69.94	50.05' Right
9127	258201.13	250593.35	#5 REBAR NO CAP	272+01.47	50.07' Left
9128	258099.29	250593.33	#5 REBAR NO CAP	272+20.91	49.90' Right
9129	258078.48	250695.12	1" RED PLASTIC CAP DAVID E. ARCHER LS 6935	272+20.91	49.90' Right
9131	257999.39	251543.43	#5 REBAR NO CAP	266+14.06	50.05' Left
9138	258286.43	249958.27	#5 REBAR NO CAP	265+66.01	50.05' Left
9160	257440.22	246936.40	2" ALUM CAP STANTEC PLS 25942	232+89.80	110.03' Right
9161	257043.59	246278.92	2" ALUM CAP STANTEC PLS 25942	225+21.95	110.06' Right
9162	256827.15	245843.04	2" ALUM CAP STANTEC PLS 25942	220+50.07	109.89' Right
9163	257267.29	246340.01	2" ALUM CAP STANTEC PLS 25942	226+89.81	49.94' Left
9165	258093.84	247710.02	2" ALUM CAP STANTEC PLS 25942	242+89.84	50.06' Left
9166	258171.14	247780.08	2" ALUM CAP STANTEC PLS 25942	243+89.76	80.06' Left
9167	258384.94	248455.28	2" ALUM CAP STANTEC PLS 25942	250+65.59	79.98' Left
9268	258235.00	248457.82	2" ALUM CAP STANTEC PLS 25942	250+65.57	69.98' Right

TABULATION OF R.O.W. MARKERS FOUND

POINT NO.	NORTHING	EASTING	DESCRIPTION	STATION	OFFSET
3026	255644.53	245028.05	3" BRASS CAP IN CONC STATE HWY DEPT R.O.W. MARKER	204+28.80	70.00' Left
9102	255388.03	245265.25	3" BRASS CAP IN CONC. STATE HWY DEPT R.O.W. MARKER	201+07.51	69.99' Right
9122	258341.99	249240.72	2" ALUM CAP STANTEC PLS 25942 NEXT TO BUSTED ROW MARKER	258+46.30	50.03' Left
9124	258192.35	249228.98	3" BRASS CAP IN CONC STATE HWY DEPT. R.O.W. MARKER	258+46.15	100.07' Right
9130	258175.99	250715.94	CDOT TYPE II PROJ #086A-037 PT #9535 PLS 11434	273+25.50	49.99' Left
9133	257981.68	251626.03	CDOT TYPE II PROJ #086A-037 PT #9536 PLS 11434	266+98.53	49.98' Left
9134	257978.62	251689.06	3" BRASS CAP IN CONC STATE HWY DEPT R.O.W. MARKER	267+60.81	60.14' Left
9135	257851.17	251661.95	3" BRASS CAP IN CONC STATE HWY DEPT R.O.W. MARKER	267+60.90	70.16' Right
9164	257578.16	246855.19	3" BRASS CAP IN CONC STATE HWY DEPT R.O.W. MARKER	232+91.51	50.03' Left

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Transportation Department purposes Only.
2. Survey Control Points set with a higher degree of accuracy than ROW Markers.
3. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
4. All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
5. All coordinates listed are project coordinates only.
6. Field survey control precision computed to exceed 1/20,000.

SURVEYOR CERTIFICATE (FIELD)

Control Survey and Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

SURVEYOR CERTIFICATE (OFFICE)

R.O.W. Plans and Legal Descriptions were prepared under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

FILED CERTIFICATION: _____
DEPOSITED THIS _____ DAY OF _____, 19____, AT _____, M., FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE _____ RECEPTION NUMBER _____
SIGNED _____
DEPT. _____

FILING CERTIFICATION: DEPOSITED THIS _____ DAY OF _____, 19____, AT _____, FOR INFORMATION ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____, RECEPTION NUMBER _____, SIGNED _____, DEPT. _____

COLORADO DEPARTMENT OF TRANSPORTATION



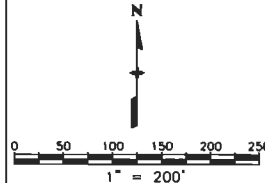
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Sheet Revisions

mm/yy	xxxxx	xxx

State Highway No. 86 MP 3.1 to MP 5.3
Being a part of Section 5, Township 8 South, Range 66 West,
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County of Douglas, State of Colorado.



Land Survey Control Diagram

Monumentation Sheet

Project Number: STA C470-026				
Project Location: S.H. 83/86 Resurface & Climbing Lanes				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14657	01-06-2004	3 of 7	3b	19

Prepared By:



MOUNTAIN SURVEYING & MAPPING, INC.

8751 E. HAMPDEN AVE. SUITE B-1
DENVER, COLORADO 80231
(303) 306-1858

TABULATION OF ALIQUOT CORNERS FOUND OR RESTORED

POINT NO.	NORTHING	EASTING	DESCRIPTION
9100	255051.38	245337.63	1 1/2" ALUM CAP C.R. MOORE PLS 10945 N 1/16 SECTION 5
9103	256335.38	245335.31	3 1/4" ALUM CAP PLS 17669 S 1/4 SECTION 32
9150	259044.96	250593.38	2 1/2" ALUM CAP ZBS INC. PLS 11434 C 1/4 CORNER SECTION 33
9151	256395.18	250593.26	2 1/2" ALUM CAP ARCHER LS 6935 S 1/4 CORNER SECTION 33

GEODETIC COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	GEODETIC COORDINATES NAD-83(92) (CHARN)		ELLIP. (NAVD88)m	MAPPING ANGLE	SCALE	NAD 83(92) ZONE 0502	
	LATITUDE(N)	LONGITUDE(W)				NORTHING (m)	EASTING (m)
HARN STA N 393	39° 22' 45.84133" N	104° 51' 32.33290" W	1879.690	0° 24' 15.42154"	0.999947680	476621.767	969629.848
SH 86 CM-MP 2.90	39° 22' 36.88071" N	104° 48' 42.29181" W	1980.898	0° 26' 02.66468"	0.999947471	476375.219	973701.358
SH 86 CM-MP 3.10	39° 22' 48.93645" N	104° 48' 27.31006" W	1989.401	0° 26' 12.11351"	0.999947753	476749.709	974057.080
SH 86 CM-MP 3.25	39° 22' 54.49293" N	104° 48' 22.89592" W	1986.309	0° 26' 14.89746"	0.999947885	476921.860	974161.409
SH 86 CM-MP 3.35	39° 22' 58.08816" N	104° 48' 17.68094" W	1984.360	0° 26' 18.18649"	0.999947970	477033.681	974285.360
SH 86 CM-MP 3.50	39° 23' 05.66073" N	104° 48' 12.93323" W	1984.957	0° 26' 21.18083"	0.999948151	477268.068	974397.187
SH 86 CM-MP 3.65	39° 23' 12.11371" N	104° 48' 11.27097" W	1983.104	0° 26' 22.22920"	0.999948306	477467.365	974435.438
SH 86 CM-MP 3.80	39° 23' 19.59845" N	104° 48' 14.36927" W	1970.056	0° 26' 20.27513"	0.999948487	477697.604	974359.529
SH 86 CM-MP 3.90	39° 23' 24.51172" N	104° 48' 14.91887" W	1954.922	0° 26' 19.92850"	0.999948607	477849.015	974345.217
SH 86 CM-MP 3.95 (TT 17A)	39° 23' 24.73027" N	104° 48' 20.03895" W	1959.260	0° 26' 16.69932"	0.999948612	477854.817	974222.651
SH 86 CM-MP 4.00	39° 23' 30.43512" N	104° 48' 13.32600" W	1944.738	0° 26' 20.93311"	0.999948752	478031.969	974381.932
SH 86 CM-MP 4.20	39° 23' 34.29104" N	104° 48' 02.18375" W	1920.015	0° 26' 27.96041"	0.999948847	478152.922	974647.625
SH 86 CM-MP 4.35	39° 23' 39.40643" N	104° 47' 51.46088" W	1904.664	0° 26' 34.72322"	0.999948973	478312.646	974902.975
SH 86 CM-MP 4.50	39° 23' 42.73380" N	104° 47' 46.17601" W	1900.027	0° 26' 38.05632"	0.999949056	478416.232	975028.630
SH 86 CM-MP 4.70	39° 23' 46.62969" N	104° 47' 37.12329" W	1893.172	0° 26' 43.76578"	0.999949153	478538.051	975244.296
SH 86 CM-MP 4.85	39° 23' 47.62195" N	104° 47' 25.78288" W	1884.774	0° 26' 50.91806"	0.999949178	478570.764	975515.389
SH 86 CM-MP 5.00	39° 23' 46.39964" N	104° 47' 16.82586" W	1878.771	0° 26' 56.56716"	0.999949147	478534.749	975729.991
SH 86 CM-MP 5.10 (J 337)	39° 23' 45.31173" N	104° 47' 15.82676" W	1880.798	0° 26' 57.19728"	0.999949120	478501.388	975754.158
SH 86 CM-MP 5.15	39° 23' 45.59555" N	104° 47' 07.18877" W	1872.044	0° 27' 02.64517"	0.999949127	478511.763	975960.764
SH 86 CM-MP 5.30	39° 23' 45.29120" N	104° 46' 59.49216" W	1867.204	0° 27' 07.49934"	0.999949119	478503.829	976144.989
SH 86 CM-MP 6.50 (KULLMAN)	39° 23' 27.52152" N	104° 45' 33.35592" W	1840.370	0° 28' 01.82457"	0.999948681	477972.396	978210.372

PROJECT COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	PROJECT COORDINATES		ELEV(ft)	DESCRIPTION
	NORTH (ft)	EAST (ft)		
HARN STA N393	251940.67	229577.93	6222.12	FOUND NGS BRASS DISK IN ROCK
SH 86 CM-MP 2.90	251131.50	242940.64	6554.50	FOUND NSRS BRASS DISK V 336
SH 86 CM-MP 3.10	252360.57	244108.12	6582.52	SET CDOT TYPE 2 MON.
SH 86 CM-MP 3.25	252925.57	244450.52	6572.43	SET CDOT TYPE 2 MON.
SH 86 CM-MP 3.35	253292.57	244857.33	6566.05	SET CDOT TYPE 2 MON.
SH 86 CM-MP 3.50	254061.83	245224.35	6568.01	SET CDOT TYPE 2 MON.
SH 86 CM-MP 3.65	254715.92	245349.89	6561.95	SET CDOT TYPE 2 MON.
SH 86 CM-MP 3.80	255471.57	245100.76	6519.12	SET CDOT TYPE 2 MON.
SH 86 CM-MP 3.90	255968.50	245053.78	6469.44	SET CDOT TYPE 2 MON.
SH 86 CM-MP 3.95	255987.54	244651.52	6483.67	FOUND NSRS BRASS DISK TT 17A
SH 86 CM-MP 4.00	256568.95	245174.28	6436.02	SET CDOT TYPE 2 MON.
SH 86 CM-MP 4.20	256965.92	246046.29	6354.92	SET CDOT TYPE 2 MON.
SH 86 CM-MP 4.35	257490.14	246884.35	6304.59	SET CDOT TYPE 2 MON.
SH 86 CM-MP 4.50	257830.10	247296.75	6289.38	SET CDOT TYPE 2 MON.
SH 86 CM-MP 4.70	258229.92	248004.56	6266.90	SET CDOT TYPE 2 MON.
SH 86 CM-MP 4.85	258337.28	248894.29	6239.38	SET CDOT TYPE 2 MON.
SH 86 CM-MP 5.00	258219.08	249598.61	6219.72	SET CDOT TYPE 2 MON.
SH 86 CM-MP 5.10	258109.59	249677.93	6226.36	FOUND NSRS BRASS DISK J 337
SH 86 CM-MP 5.15	258143.64	250356.01	6197.68	SET CDOT TYPE 2 MON.
SH 86 CM-MP 5.30	258117.60	250960.64	6181.83	SET CDOT TYPE 2 MON.
NSRS STA KULLMAN	256373.43	257739.23	6094.00	FOUND NOAA DEEP ROD KULLMAN

COLORADO DEPARTMENT OF TRANSPORTATION PICS 3.0.4

Project number: 14657
Project identifier: STA C470-026
Route 86, from MP 3.1 to MP 5.3
Project location: East of Castle Rock in Douglas County, Colorado

Project Latitude: 39.232296
Project Longitude: 104.475928
Project Elevation: 1943.5997m
Zone: Colorado Central
Scale Factor: 0.9999485695
Combined Factor: 0.9996436563
Northing Reduction: 400000m
Easting Reduction: 900000m
Units are METERS.

Note: Elevations are derived from a differential level loop, which began at Station TT 17A (MP 3.95). The elevation at J 337 (MP 5.10) is relative to this project and is 0.15 feet lower than the posted NSRS elevation. Stations N 393 and V 336 were not included in the level loop, the elevations reported here are from the NSRS.

COLORADO DEPARTMENT OF TRANSPORTATION



Region 1
Address: 18500 E. Colfax Avenue
Aurora, CO 80011
Phone: (303) 757-9744 FAX: (303) 757-9746

Survey Unit: Joseph Conway

Sheet Revisions

mm/yy	xxxxx	xxx

State Highway No. 86 MP 3.1 to MP 5.3
Being a part of Section 5, Township 8 South, Range 66 West,
and a part of Sections 32 & 33, Township 7 South,
Range 66 West of the 6th Principal Meridian,
County of Douglas, State of Colorado.

Land Survey Control Diagram

Plan Sheet

Project Number: STA C470-026
Project Location: S.H. 83/86 Resurface & Climbing Lanes
Project Location:

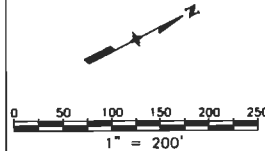
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14657	01-06-2004	4 of 7	3c	19

Prepared By:



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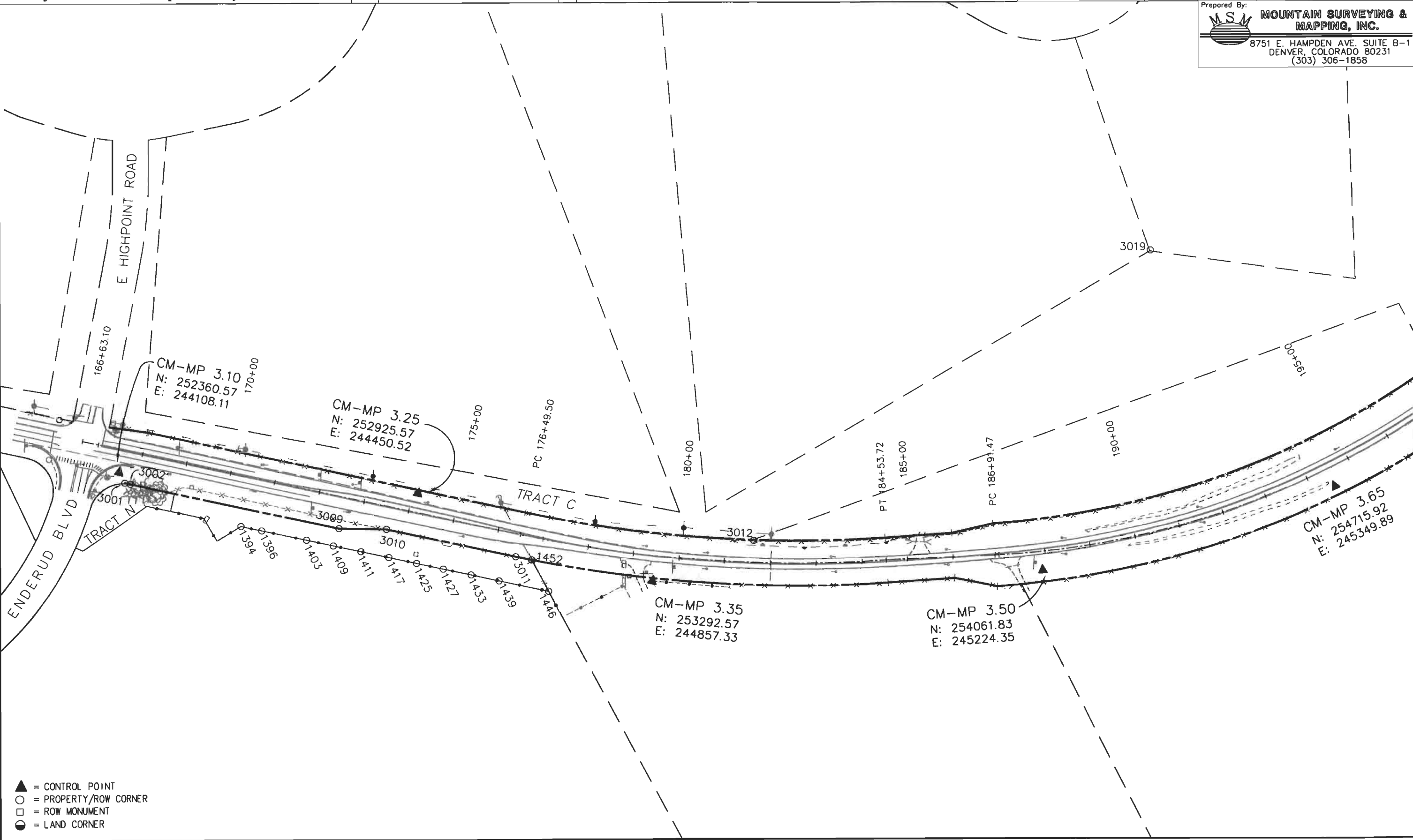
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(303) 306-1858



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DEPT. _____

Plot Date: 07 JAN 2004 10:39 Plot/Edited By: DAW
File Info: P:\Projects\CDOT\030339 ROW DRAWINGS\030339-LS04.dwg



- ▲ = CONTROL POINT
- = PROPERTY/ROW CORNER
- = ROW MONUMENT
- = LAND CORNER

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Survey Unit: Joseph Conway

Sheet Revisions

mm/yy	xxxxx	xxx

State Highway No. 86 MP 3.1 to MP 5.3
Being a part of Section 5, Township 8 South, Range 66 West,
and a part of Sections 32 & 33, Township 7 South,
Range 66 West of the 6th Principal Meridian,
County of Douglas, State of Colorado.

Land Survey Control Diagram

Plan Sheet

Project Number: STA C470-026
Project Location: S.H. 83/86 Resurface & Climbing Lanes
Project Location:

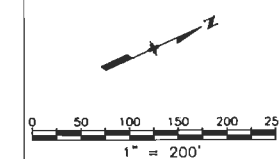
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14657	01-06-2004	5 of 7	3d	19

Prepared By:



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(303) 306-1858

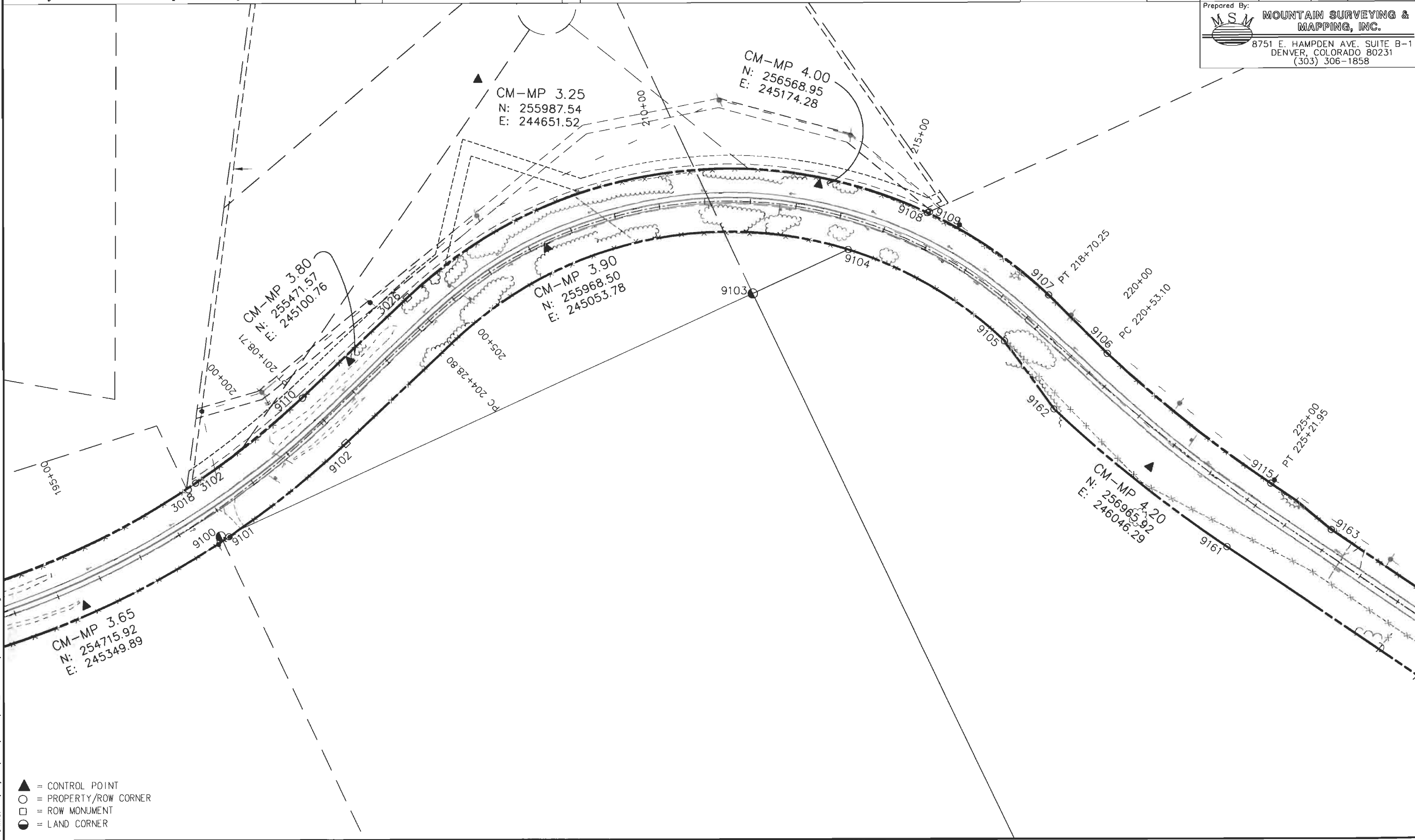


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File Info: P:\Projects\CDOT\03039 ROW DRAWINGS\03039-LSCD.dwg

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- = ROW MONUMENT
- = LAND CORNER



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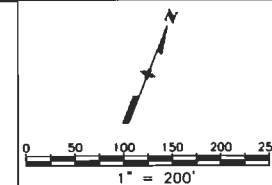
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Address: 18500 E. Colfax Avenue
Aurora, CO 80011
Phone: (303) 757-9744 FAX: (303) 757-9746

Survey Unit: Joseph Conway

Sheet Revisions

mm/yy	xxxxx	xxx

State Highway No. 86 MP 3.1 to MP 5.3
Being a part of Section 5, Township 8 South, Range 66 West,
and a part of Sections 32 & 33, Township 7 South,
Range 66 West of the 6th Principal Meridian,
County of Douglas, State of Colorado.



Land Survey Control Diagram

Plan Sheet

Project Number: STA C470-026				
Project Location: S.H. 83/86 Resurface & Climbing Lanes				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14657	01-06-2004	6 of 7	3e	19

Prepared By:



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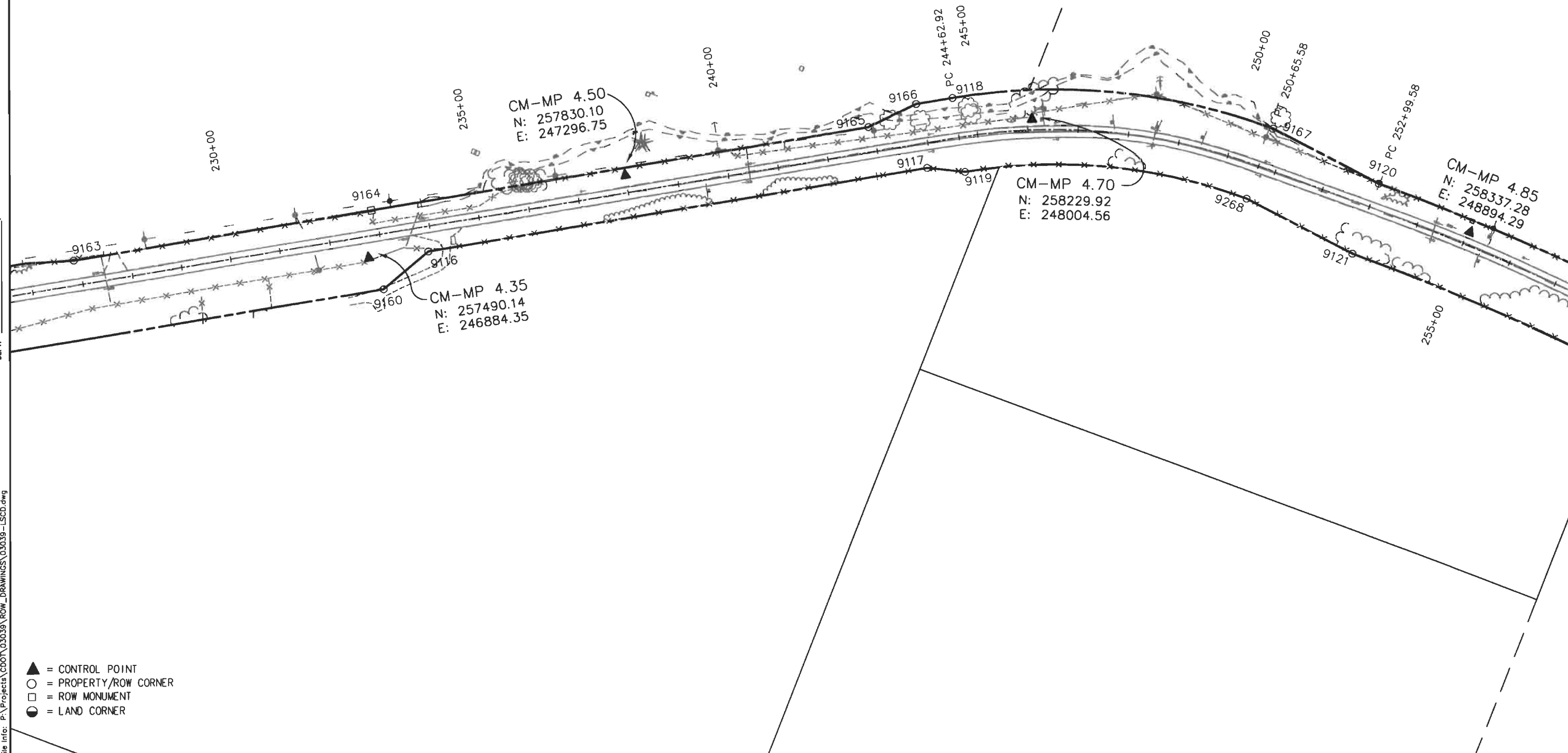
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File Info: P:\Projects\CDOT\03039 ROW DRAWINGS\03039-LSCD.dwg

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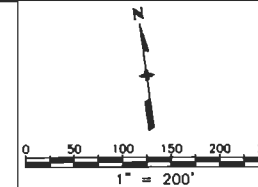
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Address: 18500 E. Colfax Avenue
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Phone: (303) 757-9744 FAX: (303) 757-9746

Survey Unit: Joseph Conway

Sheet Revisions

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State Highway No. 86 MP 3.1 to MP 5.3
Being a part of Section 5, Township 8 South, Range 66 West,
and a part of Sections 32 & 33, Township 7 South,
Range 66 West of the 6th Principal Meridian,
County of Douglas, State of Colorado.



Land Survey Control Diagram

Plan Sheet

Project Number:	STA C470-026
Project Location:	S.H. 83/86 Resurface & Climbing Lanes
Project Location:	S.H. 86 Franktown to Castle Rock
Project Code:	14657
Last Mod. Date:	01-06-2003
Subset Sheets:	7 of 7
Sheet No.:	3f
Total No. of Sheets:	19

Prepared By:



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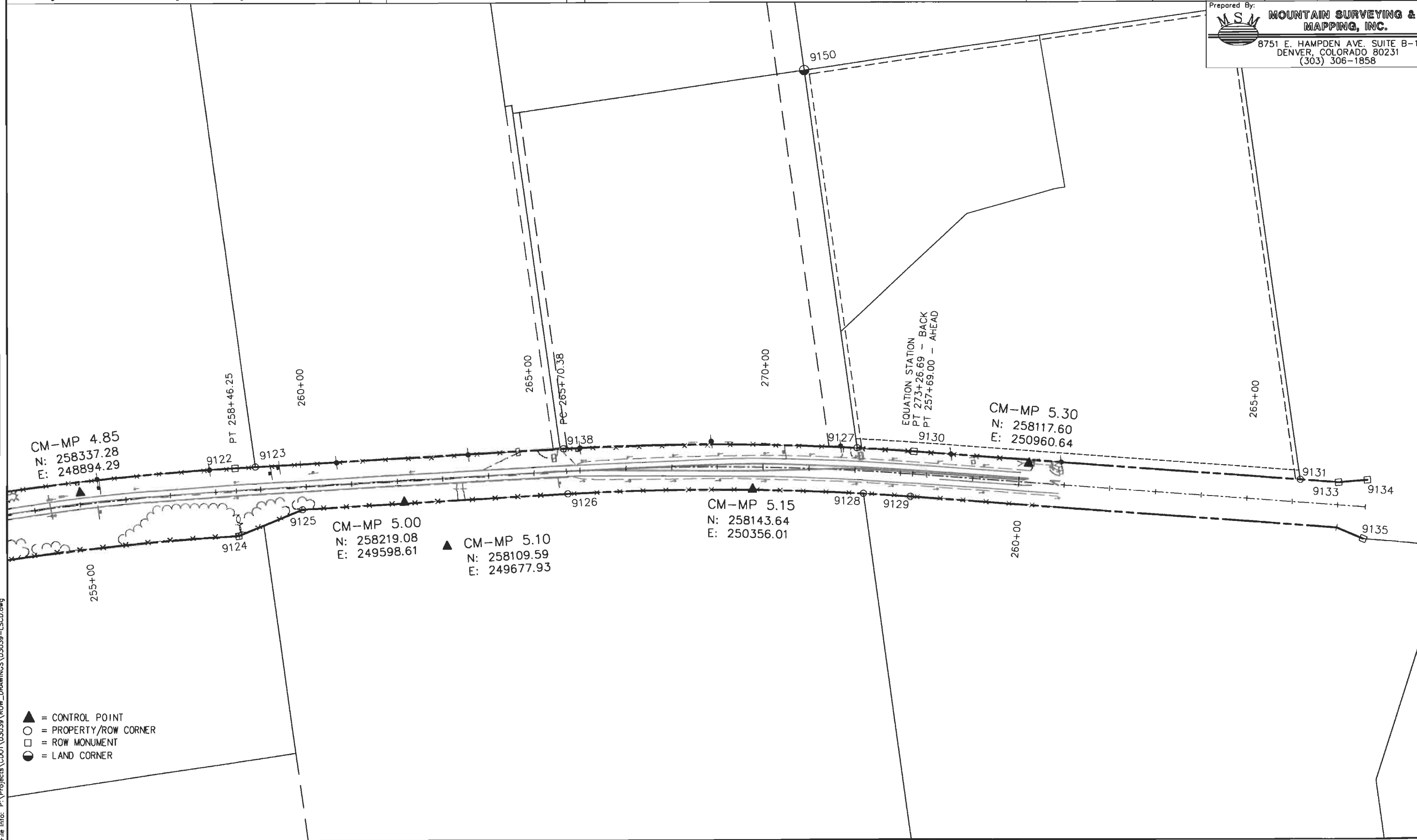
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Plot Date: 07 JAN 2004 10:39 Plt/Edited By: DAW
File Info: P:\Projects\CDOT\03039 ROW DRAWINGS\03039-LSCD.dwg

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- = ROW MONUMENT
- = LAND CORNER



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RECEPTION NUMBER _____
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Plot Date: 03/03/09 - LSCD.dwg, 07:08AM / 03/03/09 - LSCD.dwg
File Info: P:\Projects\CDOT\030309\030309 - LSCD.dwg

COLORADO DEPARTMENT OF TRANSPORTATION



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Aurora CO 80011
Phone: (303) 757-9117 FAX: (303) 757-9746

Survey Unit: Joe Conway

Sheet Revisions		
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Sheet Revisions		
mm/yy	XXXXX	XXX

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DENVER, COLORADO 80231
(303) 306-1858

Right of Way Plans				
Monumentation Sheet				
Project Number: STA C470-026				
Project Location: S.H. 83/86 Resurface & Climbing Lanes				
Project Location:				
Project Code:	Last Mod. Date	Subst Sheets	Sheet No.	Total No. of Sheets
14657	11/25/2003	1 of 1	4	19

TABULATION OF R.O.W. MARKERS
TO BE SET

POINT NO.	NORTHING	EASTING	STATION	OFFSET
800	252385.41	244011.33	167+15.13	43.23' LT.
801	252455.09	244060.14	168+00.03	49.51' LT.
802	253113.27	244597.21	176+49.47	50.00' LT.
803	253787.13	245004.87	184+52.67	49.99' LT.
804	253920.82	245065.34	185+99.40	49.99' LT.
805	254011.61	245084.46	186+90.00	69.98' LT.
806	253747.84	245096.83	184+54.77	49.99' RT.
807	253880.71	245156.93	186+00.60	49.99' RT.
808	253956.62	245213.20	186+92.94	69.98' RT.
809	255690.43	245160.31	204+28.80	70.00' RT.
810	257224.32	246249.21	225+89.86	60.04' LT.
811	257508.96	246972.86	233+56.52	70.01' RT.
812	258286.06	249963.06	265+70.82	50.05' LT.
813	258077.77	250697.16	257+70.07	50.05' RT.
814	257883.33	251607.94	267+01.37	49.98' RT.

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Transportation Department purposes Only.
2. Survey Control Points set with a higher degree of accuracy than ROW Markers.
3. NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
4. All R.O.W. Markers set from survey control points.
5. All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
6. All coordinates listed are project coordinates only.
7. Field survey control precision computed to exceed 1/20,000.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	15							
CONTROL								
ALIQUOT CORNER								
WITNESS POST	15							

SURVEYOR CERTIFICATE (FIELD)

Control Survey and Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

SURVEYOR CERTIFICATE (OFFICE)

R.O.W. Plans and Legal Descriptions were prepared under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

COLORADO DEPARTMENT OF TRANSPORTATION



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

Right of Way Plans Unit: Kevin A. Williams

Sheet Revisions

mm/yy	XXXXX	XXX	mm/yy	XXXXX	XXX

Sheet Revisions

mm/yy	XXXXX	XXX	mm/yy	XXXXX	XXX

Prepared By:



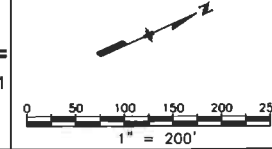
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MAPPING, INC.

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(303) 306-1858

Right of Way Plans

Plan Sheet

Project Number:	STA C470-026
Project Location:	S.H. 83/86 Resurface & Climbing Lanes
Project Location:	S.H. 86 Franktown to Castle Rock
Project Code:	14657
Last Mod. Date:	11/25/2003
Sublet Sheets:	1 of 5
Sheet No.:	5
Total No. of Sheets:	19



T. 8 S., R. 66 W., 6th P.M.

NW 1/4 SECTION 5

SW 1/4 SECTION 5

BEGIN PROJ. & CONST.

STA C470-026

STA. 166+63.10 AT M.P. 3.10 =

STA. 166+63.10 AT M.P. 3.10

PROJ. F.A.S.P. 0040(2)

CASTLE OAKS
LOT 1

1
PFC ASSOCIATES C/O
PARK LAND COMPANY
7600 E. ARAPAHOE ROAD
SUITE. B-211
ENGLEWOOD, CO 80112
RECEPTION NO. 205749

CASTLE OAKS
LOT 2

5
FOUNDERS VILLAGE MASTER
ASSOCIATION C/O PCMS
8100 SO. QUEBEC ST.
SUITE. B-210
ENGLEWOOD, CO 80112
RECEPTION NO. 8731703

LOT 3

TRACT C

1

5

5

5

5

5

6

SKY CLIFF STROKE CENTER
1200 SOUTH STREET
CASTLE ROCK, CO 80104
RECEPTION NO. 99087863
BOOK 1766 PAGE 1494

NE 1/4 SECTION 5

ENDERUD BLVD

SEE SHEET 5A FOR
CURVE TABLES

LEGEND

- = FOUND ALIQUOT CORNERS & REFERENCE POINTS
- = FOUND PRIVATE MARKERS
- 300 ● = TEMPORARY EASEMENT CORNER
- = FOUND C.D.O.H./C.D.O.T. MONUMENTATION
- 800 ■ = SET CDOT TYPE 1 MONUMENT
- (C) = CALCULATED BEARING/DISTANCE
- (R) = BEARING/DISTANCE FROM RIGHT-OF-WAY PLANS
- (M) = MEASURED BEARING/DISTANCE

2
FOUNDERS VILLAGE MASTER
ASSOCIATION C/O PCMS
8100 SO. QUEBEC ST.
SUITE. B-210
ENGLEWOOD, CO 80112
RECEPTION NO. 8731703

3
TOWN OF CASTLE ROCK
100 NO. WILCOX STREET
CASTLE ROCK, CO 80104
RECEPTION NO. 8731703

4
DOROTHY A. MORGAN
11154 PINE VALLEY DRIVE
FRANKTOWN, CO 80116
RECEPTION NO. 2003024018

4
DEBORAH A. & CLIFFORD P. MANNING
4490 EAST HIGHWAY 86
CASTLE ROCK, CO 80104
RECEPTION NO. 9400037
BOOK 1172 PAGE 113

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File Info: P:\Projects\CDOT\030303\030303_ROW.DWG



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

Right of Way Plans Unit: Kevin A. Williams

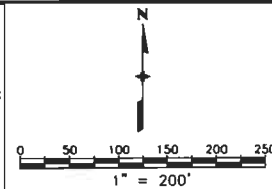
Sheet Revisions			Sheet Revisions		
mm/yy	xxxxx	xxx	mm/yy	xxxxx	xxx

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Right of Way Plans				
Plan Sheet				
Project Number: STA C470-026				
Project Location: S.H. 83/86 Resurface & Climbing Lanes				
Project Location: S.H. 86 Franktown to Castle Rock				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14657	11/25/2003	2 of 5	5A	19

CURVE TABLES FROM SHEET 5

CENTERLINE CURVE TABLE		
C1	Δ=16°08'54" (C) R=2853.46' (C) L=804.22' (C) T=404.79' (C) C=801.56' (C) CB=N 31°10'22" E	Δ=16°05'00" (R) R=2865.00' (R) L=804.20' (R) T=404.80' (R) - - - - -
	Δ=44°30'06" (C) R=1824.70' (C) L=1417.24' (C) T=746.53' (C) C=1381.89' (C) CB=N 02°05'08" E	Δ=42°19'00" (R) R=1910.00' (R) L=1410.60' (R) T=739.20' (R) - - - - -

R.O.W. CURVE TABLE		
C3	Δ=16°04'58" (C) R=2915.00' (C) L=818.23' (C) T=411.82' (C) C=815.55' (C) CB=N 31°10'22" E	Δ=16°05'00" (R) R=2915.00' (R) L=818.30' (R) T=411.90' (R) C=815.60' (R) - - - - -
	Δ=41°55'22" (C) R=2001.96' (C) L=1464.82' (C) T=766.94' (C) C=1432.36' (C) CB=N 02°04'57" E	Δ=42°19'00" (R) R=1985.00' (R) L=1466.00' (R) T=768.20' (R) C=1432.90' (R) - - - - -
C5	Δ=16°04'58" (C) R=2815.00' (C) L=790.16' (C) T=397.70' (C) C=787.57' (C) CB=N 31°10'22" E	Δ=16°05'00" (R) R=2815.00' (R) L=790.22' (R) T=397.50' (R) C=787.80' (R) - - - - -
	Δ=41°53'48" (C) R=1861.98' (C) L=1361.54' (C) T=712.82' (C) C=1331.41' (C) CB=N 02°05'21" E	Δ=41°19'00" (R) R=1845.00' (R) L=1362.60' (R) T=714.10' (R) C=1331.80' (R) - - - - -

CURVE TABLES & OWNERSHIP NAMES FROM SHEET 6

CENTERLINE CURVE TABLE		
C2	Δ=44°30'06" (C) R=1824.70' (C) L=1417.24' (C) T=746.53' (C) C=1381.89' (C) CB=N 02°05'08" E	Δ=42°19'00" (R) R=1910.00' (R) L=1410.60' (R) T=739.20' (R) - - - - -
	Δ=87°07'41" (C) R=947.90' (C) L=1441.45' (C) T=901.54' (C) C=1306.53' (C) CB=N 24°25'32" E	Δ=87°28'00" (R) R=955.00' (R) L=1457.80' (R) T=913.70' (R) - - - - -
C8	Δ=06°18'34" (C) R=4257.62' (C) L=468.85' (C) T=234.66' (C) C=468.62' (C) CB=N 63°34'38" E	Δ=09°23'00" (R) R=2865.00' (R) L=469.20' (R) T=235.10' (R) - - - - -

R.O.W. CURVE TABLE		
C4	Δ=41°55'22" (C) R=2001.96' (C) L=1464.82' (C) T=766.94' (C) C=1432.36' (C) CB=N 02°04'57" E	Δ=42°19'00" (R) R=1985.00' (R) L=1466.00' (R) T=768.20' (R) C=1432.90' (R) - - - - -
	Δ=41°53'48" (C) R=1861.98' (C) L=1361.54' (C) T=712.82' (C) C=1331.41' (C) CB=N 02°05'21" E	Δ=41°19'00" (R) R=1845.00' (R) L=1362.60' (R) T=714.10' (R) C=1331.80' (R) - - - - -

R.O.W. CURVE TABLE		
C9	Δ=88°01'39" (C) R=870.54' (C) L=1337.48' (C) T=841.08' (C) C=1209.76' (C) CB=N 24°24'55" E	Δ=87°28'00" (R) R=880.00' (R) L=1343.30' (R) T=841.80' (R) C=1216.60' (R) - - - - -
	Δ=09°23'19" (M) R=2973.27' (M) L=487.21' (M) T=244.15' (M) C=486.66' (M) CB=N 63°35'36" E	Δ=09°23'00" (R) R=2975.00' (R) L=487.20' (R) T=244.10' (R) C=486.70' (R) - - - - -
C11	Δ=87°52'29" (C) R=1011.20' (C) L=1550.88' (C) T=974.37' (C) C=1403.29' (C) CB=N 24°26'04" E	Δ=87°28'00" (R) R=1020.00' (R) L=1557.10' (R) T=975.90' (R) C=1410.20' (R) - - - - -
	Δ=09°20'09" (M) R=2818.70' (M) L=459.28' (M) T=230.15' (M) C=458.77' (M) CB=N 63°34'05" E	Δ=09°00'00" (R) R=2925.00' (R) L=459.40' (R) T=230.17' (R) C=458.90' (R) - - - - -

8

JAMES G. & BEVERLY R. KEMP
1960 ROCKY VIEW ROAD
CASTLE ROCK, CO 80108
RECEPTION NO. 9666336
BOOK 1389 PAGE 784

9

JOHN & ELSIE CORONEOS
1972 ROCKY VIEW ROAD
CASTLE ROCK, CO 80108
RECEPTION NO. 9882208
BOOK 1611 PAGE 1120

10

STEVEN W. & PAMELA K. ENGLER
1984 ROCKY VIEW ROAD
CASTLE ROCK, CO 80104
RECEPTION NO. 9637033
BOOK 1354 PAGE 975

1

PFC ASSOCIATES C/O
PARK LAND COMPANY
7600 E. ARAPAHOE ROAD
SUITE. B-211
ENGLEWOOD, CO 80112
RECEPTION NO. 205749

5

FOUNDERS VILLAGE MASTER
ASSOCIATION C/O PCMS
8100 SO. QUEBEC ST.
SUITE. B-210
ENGLEWOOD, CO 80112
RECEPTION NO. 8731703

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COLORADO DEPARTMENT OF TRANSPORTATION



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

Right of Way Plans Unit: Kevin A. Williams

Sheet Revisions

mm/yy	XXXXX	XXX	mm/yy	XXXXX	XXX

Sheet Revisions

mm/yy	XXXXX	XXX	mm/yy	XXXXX	XXX

Prepared By:



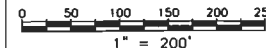
MOUNTAIN SURVEYING & MAPPING, INC.

8751 E. HAMPDEN AVE. SUITE B-1
DENVER, COLORADO 80231
(303) 306-1858

Right of Way Plans

Plan Sheet

Project Number:	STA C470-026
Project Location:	S.H. 83/86 Resurface & Climbing Lanes
Project Location:	S.H. 86 Franktown to Castle Rock
Project Code:	14657
Last Mod. Date:	11/25/2003
Sublet Sheets:	3 of 5
Sheet No.:	6
Total No. of Sheets:	19



T. 8 S., R. 66 W., 6th P.M.

T. 7 S., R. 66 W., 6th P.M.

NW 1/4 SECTION 5

LOT 4

SW 1/4 SECTION 32

SE 1/4 SECTION 32

12

HIDDEN MESA, L.L.C.
1805 SHEA CENTER DRIVE SUITE 250
HIGHLANDS RANCH, CO 80129
RECEPTION NO. 2002129903

LOT 3

LOT 3

STATE HIGHWAY 86

DESIGN CURVE DATA (TYPICAL)
Δ = 86° 51' 42"
T = 886.09
R = 936.00
L = 1419.00
C = 1286.96
E = 352.89
M = 256.27

NE 1/4 SECTION 5

7
TOWN OF CASTLE ROCK
100 NORTH WILCOX STREET
CASTLE ROCK, CO 80104
RECEPTION NO. 99076429
BOOK 1751 PAGE 942
(SUBJECT TO A CONSERVATION
EASEMENT AS DESCRIBED IN
BOOK 1751 PAGE 927)

11
TOWN OF CASTLE ROCK
100 NORTH WILCOX STREET
CASTLE ROCK, CO 80104
RECEPTION NO. 2003060698

SE 1/4 SECTION 32

LEGEND

- = FOUND ALIQUOT CORNERS & REFERENCE POINTS
- = FOUND PRIVATE MARKERS
- 300 ● = TEMPORARY EASEMENT CORNER
- = FOUND C.D.O.H./C.D.O.T. MONUMENTATION
- 800 ■ = SET CDOT TYPE 1 MONUMENT
- (C) = CALCULATED BEARING/DISTANCE
- (R) = BEARING/DISTANCE FROM RIGHT-OF-WAY PLANS
- (M) = MEASURED BEARING/DISTANCE

SEE SHEET 5A FOR CURVE
TABLES & OWNERSHIP NAMES

PLANS CERTIFICATION:
I, _____, AT _____, FOR INFORMATION
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DEPT. _____

Plot Date: 18 NOV 2003 09:35 Plotted/Edited By: SC/BP
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6
SKY CLIFF STROKE CENTER
1200 SOUTH STREET
CASTLE ROCK, CO 80104
RECEPTION NO. 99087863
BOOK 1766 PAGE 1494



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

Right of Way Plans Unit: Kevin A. Williams

Sheet Revisions

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Sheet Revisions

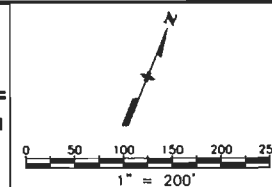
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Prepared By:



MOUNTAIN SURVEYING &
MAPPING, INC.

8751 E. HAMPDEN AVE. SUITE B-1
DENVER, COLORADO 80231
(303) 306-1858



Right of Way Plans

Plan Sheet

Project Number:	STA C470-026
Project Location:	S.H. 83/86 Resurface & Climbing Lanes
Project Location:	S.H. 86 Franktown to Castle Rock
Project Code:	14657
Last Mod. Date:	11/25/2003
Subset Sheets:	4 of 5
Sheet No.:	7
Total No. of Sheets:	19

T. 7 S., R. 66 W., 6th P.M.

SE 1/4 SECTION 32

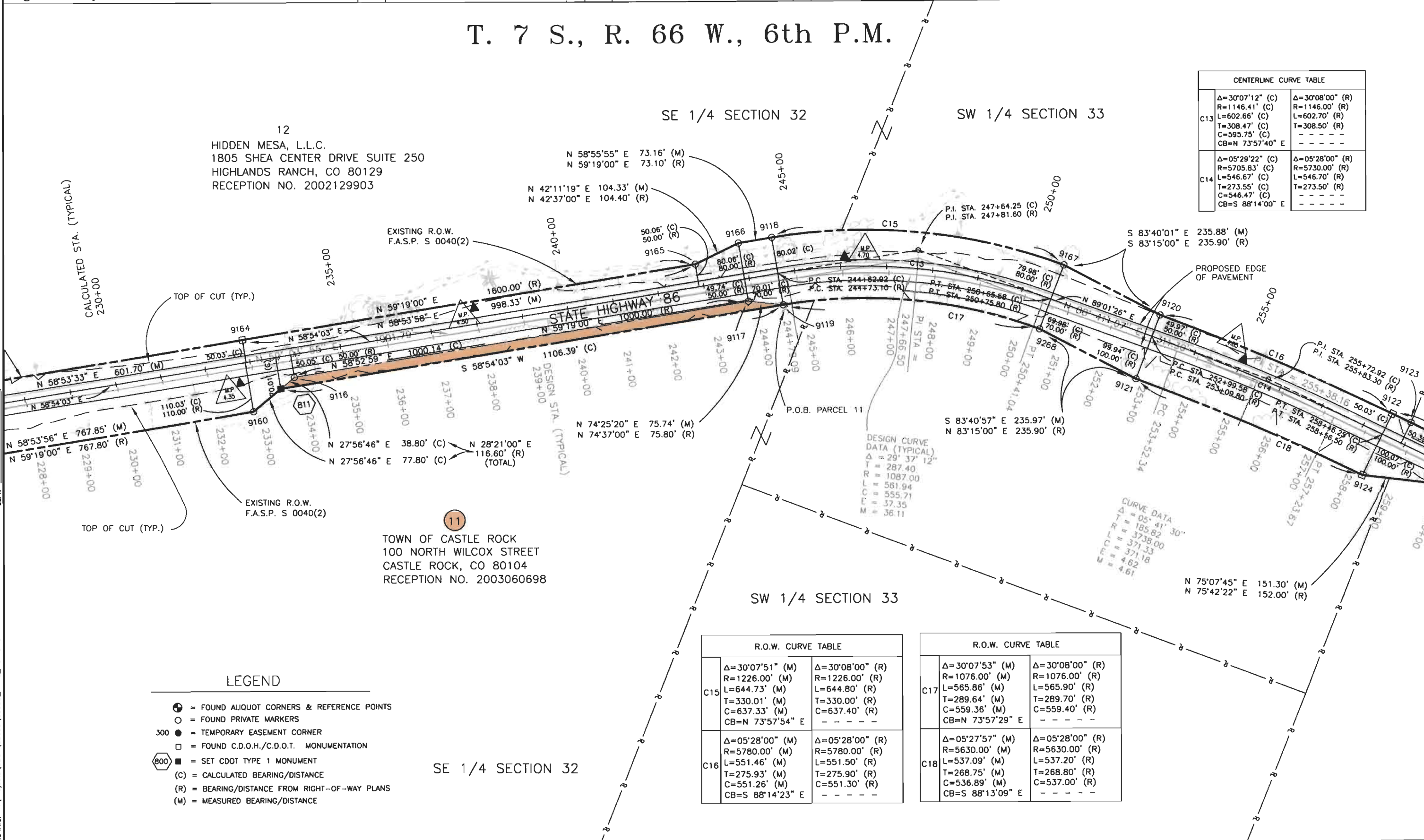
SW 1/4 SECTION 33

12

HIDDEN MESA, L.L.C.
1805 SHEA CENTER DRIVE SUITE 250
HIGHLANDS RANCH, CO 80129
RECEPTION NO. 2002129903

CENTERLINE CURVE TABLE			
C13	$\Delta=30^{\circ}07'12''$ (C)	$\Delta=30^{\circ}08'00''$ (R)	
	$R=1146.41'$ (C)	$R=1146.00'$ (R)	
	$L=602.66'$ (C)	$L=602.70'$ (R)	
	$T=308.47'$ (C)	$T=308.50'$ (R)	
	$C=595.75'$ (C)		
	$CB=N 73^{\circ}57'40'' E$		
C14	$\Delta=05^{\circ}29'22''$ (C)	$\Delta=05^{\circ}28'00''$ (R)	
	$R=5705.83'$ (C)	$R=5730.00'$ (R)	
	$L=546.67'$ (C)	$L=546.70'$ (R)	
	$T=273.55'$ (C)	$T=273.50'$ (R)	
	$C=546.47'$ (C)		
	$CB=S 88^{\circ}14'00'' E$		

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LEGEND

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- 300 ● = TEMPORARY EASEMENT CORNER
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- 800 ■ = SET CDOT TYPE 1 MONUMENT
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- (R) = BEARING/DISTANCE FROM RIGHT-OF-WAY PLANS
- (M) = MEASURED BEARING/DISTANCE

SE 1/4 SECTION 32

SW 1/4 SECTION 33

R.O.W. CURVE TABLE

C15	$\Delta=30^{\circ}07'51''$ (M)	$\Delta=30^{\circ}08'00''$ (R)
	$R=1226.00'$ (M)	$R=1226.00'$ (R)
	$L=644.73'$ (M)	$L=644.80'$ (R)
	$T=330.01'$ (M)	$T=330.00'$ (R)
	$C=637.33'$ (M)	$C=637.40'$ (R)
	$CB=N 73^{\circ}57'54'' E$	
C16	$\Delta=05^{\circ}28'00''$ (M)	$\Delta=05^{\circ}28'00''$ (R)
	$R=5780.00'$ (M)	$R=5780.00'$ (R)
	$L=551.46'$ (M)	$L=551.50'$ (R)
	$T=275.93'$ (M)	$T=275.90'$ (R)
	$C=551.26'$ (M)	$C=551.30'$ (R)
	$CB=S 88^{\circ}14'23'' E$	

R.O.W. CURVE TABLE

C17	$\Delta=30^{\circ}07'53''$ (M)	$\Delta=30^{\circ}08'00''$ (R)
	$R=1076.00'$ (M)	$R=1076.00'$ (R)
	$L=565.86'$ (M)	$L=565.90'$ (R)
	$T=289.64'$ (M)	$T=289.70'$ (R)
	$C=559.36'$ (M)	$C=559.40'$ (R)
	$CB=N 73^{\circ}57'29'' E$	
C18	$\Delta=05^{\circ}27'57''$ (M)	$\Delta=05^{\circ}28'00''$ (R)
	$R=5630.00'$ (M)	$R=5630.00'$ (R)
	$L=537.09'$ (M)	$L=537.20'$ (R)
	$T=268.75'$ (M)	$T=268.80'$ (R)
	$C=536.89'$ (M)	$C=537.00'$ (R)
	$CB=S 88^{\circ}13'09'' E$	

COLORADO DEPARTMENT OF TRANSPORTATION



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Right of Way Plans Unit: Kevin A. Williams

Sheet Revisions

mm/yy	XXXXX	XXX	mm/yy	XXXXX	XXX

Sheet Revisions

mm/yy	XXXXX	XXX	mm/yy	XXXXX	XXX

Prepared By:



MOUNTAIN SURVEYING &
MAPPING, INC.

8751 E. HAMPDEN AVE. SUITE B-1
DENVER, COLORADO 80231
(303) 306-1858

Right of Way Plans

Plan Sheet

Project Number:	STA C470-026
Project Location:	S.H. 83/86 Resurface & Climbing Lanes
Project Location:	S.H. 86 Franktown to Castle Rock
Project Code:	14657
Last Mod. Date:	11/25/2003
Subset Sheets:	5 of 5
Sheet No.:	8
Total No. of Sheets:	19

T. 7 S., R. 66 W., 6th P.M.

SW 1/4 SECTION 33

SE 1/4 SECTION 33

30' INGRESS-EGRESS EASEMENT

60' INGRESS-EGRESS EASEMENT

LOT 1-A

10' UTILITY EASEMENT

10' UTILITY EASEMENT

OAKLAND HEIGHTS AMENDED

LOT 2

LOT 3

MILLERS VALLEY SUBDIVISION
1ST AMENDMENT

13
STEPHEN R. TREPTOW
5271 E. HIGHWAY 86
FRANKTOWN, CO 80116
RECEPTION NO. 99084009
BOOK 1761 PAGE 1029

14
JEANNINE GAGNON MILES
18385 E. GUNNISON PLACE
AURORA, CO 80017
RECEPTION NO. 8601747
BOOK 628 PAGE 865

LOT 2-A1
(AS MODIFIED BY LOT LINE VACATION
CERTIFICATE 01020393 & 01036556)

15
COMMUNITY BAPTIST CHURCH
P.O. BOX 387
FRANKTOWN, CO 80116
RECEPTION NO. 9207474

CENTERLINE CURVE TABLE

C19	$\Delta=07^{\circ}46'28''$ (C)	$\Delta=07^{\circ}34'00''$ (R)
	$R=5573.91'$ (C)	$R=5730.00'$ (R)
	$L=756.31'$ (C)	$L=756.70'$ (R)
	$T=378.74'$ (C)	$T=378.90'$ (R)
	$C=755.73'$ (C)	- - - - -
	$CB=S\ 81^{\circ}41'01''\ E$	- - - - -

R.O.W. CURVE TABLE

C20	$\Delta=07^{\circ}28'09''$ (M)	$\Delta=07^{\circ}29'00''$ (R)
	$R=5840.83'$ (M)	$R=5840.00'$ (R)
	$L=761.42'$ (M)	$L=763.72'$ (R)
	$T=381.25'$ (M)	$T=382.40'$ (R)
	$C=760.88'$ (M)	$C=763.20'$ (R)
	$CB=S\ 81^{\circ}40'57''\ E$	- - - - -
C21	$\Delta=07^{\circ}28'15''$ (C)	$\Delta=07^{\circ}28'00''$ (R)
	$R=5760.46'$ (C)	$R=5760.00'$ (R)
	$L=751.12'$ (C)	$L=750.60'$ (R)
	$T=376.09'$ (C)	$T=375.80'$ (R)
	$C=750.59'$ (C)	$C=750.00'$ (R)
	$CB=S\ 81^{\circ}41'04''\ E$	- - - - -

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EXISTING R.O.W.
F.A.S.P. S 0040(2)

EQUATION STATION
P.T. STA. 273+26.69 (C)
P.T. STA. 273+37.70 (R) BK =
P.T. STA. 257+69.00 (R) AHD =

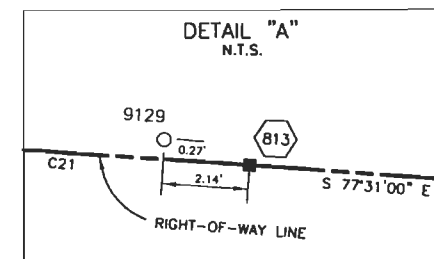
EXISTING R.O.W.
F.A.S.P. S 0040(2)

END PROJ. & CONST.
STA C470-026
STA. 260+00 AT M.P. 5.30 =
STA. 260+00 AT M.P. 5.30
PROJ. F.A.S.P. S 0040(2)

LEGEND

- ⊕ = FOUND ALIQUOT CORNERS & REFERENCE POINTS
- = FOUND PRIVATE MARKERS
- 300 ● = TEMPORARY EASEMENT CORNER
- = FOUND C.D.O.H./C.D.O.T. MONUMENTATION
- 800 ■ = SET CDOT TYPE 1 MONUMENT
- (C) = CALCULATED BEARING/DISTANCE
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- (M) = MEASURED BEARING/DISTANCE

DETAIL "A"
N.T.S.



COLORADO DEPARTMENT OF TRANSPORTATION



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

Right of Way Plans Unit: Kevin A. Williams

Sheet Revisions

mm/yy	XXXXX	XXX

Sheet Revisions

mm/yy	XXXXX	XXX

Prepared By:



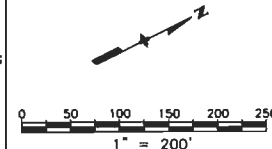
MOUNTAIN SURVEYING & MAPPING, INC.

8751 E. HAMPDEN AVE. SUITE B-1
DENVER, COLORADO 80231
(303) 306-1858

Right of Way Plans

Ownership Map

Project Number: STA C470-026				
Project Location: S.H. 83/86 Resurface & Climbing Lanes				
Project Location: S.H. 86 Franktown to Castle Rock				
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:	Total No. of Sheets:
14657	11-25-03	1 of 4	9	19



T. 8 S., R. 66 W., 6th P.M.

SW 1/4 SECTION 5

NW 1/4 SECTION 5

BEGIN PROJ. & CONST.
STA C470-026
STA. 166+63.10 AT M.P. 3.10 =
STA. 166+63.10 AT M.P. 3.10
PROJ. F.A.S.P. 0040(2)

1
PFC Associates C/O
Park Land Company
7600 E Arapahoe Road Suite 211
Englewood, CO 80112
Book 314, Page 728
Reception No. 205749

5
Jon L. & Jennie M. Swanson
4545 E. Highway 86
Castle Rock, CO 80104
Reception No. 9356717
Book 1162, Page 2102

2
Founders Village Master
Association C/O PCMS
8100 S Quebec Street Suite B-210
Englewood, CO 80112
Reception No. 8731703

3
Town of Castle Rock
100 N. Wilcox Street
Castle Rock, CO 80104
Reception No. 8731703

4
Dorothy A Morgan
11154 Pine Valley Drive
Franktown, CO 80116
Reception No. 2003024018

Deborah A. & Clifford P. Manning
4490 E. Highway 86
Castle Rock, CO 80104
Reception No. 9400037
Book 1172, Page 113

6
Sky Cliff Stroke Center
1200 South Street
Castle Rock, CO 80104
Reception No. 99087863
Book 1766, Page 1494

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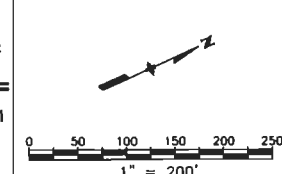
Region 1
18500 E. Colfax Avenue
Aurora, CO 80011
Phone: (303) 757-9117 FAX: (303) 757-9746

Right of Way Plans Unit: Kevin A. Williams

Sheet Revisions			Sheet Revisions		
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Prepared By:

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8751 E. HAMPDEN AVE. SUITE B-1
DENVER, COLORADO 80231
(303) 306-1858



Right of Way Plans				
Ownership Map				
Project Number: STA C470-026				
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Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14657	11-25-03	2 of 4	10	19

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T. 8 S., R. 66 W., 6th P.M.

T. 7 S., R. 66 W., 6th P.M.

NW 1/4 SECTION 5

SW 1/4 SECTION 32

NE 1/4 SECTION 5

SE 1/4 SECTION 32

8
James G. & Beverly R. Kemp
1960 Rocky View Road
Castle Rock, CO 80108
Reception No. 9666336
Book 1389, Page 784

9
John & Elsie Coroneos
1972 Rocky View Road
Castle Rock, CO 80108
Reception No. 9882208
Book 1611, Page 1120

10
Steven W. & Pamela K. Engler
1984 Rockyview Road
Castle Rock, CO 80104
Reception No. 9637033
Book 1354, Page 975

12
Hidden Mesa LLC
1805 Shea Center Drive Suite 250
Highlands Ranch, CO 80129
Reception No. 2002129903

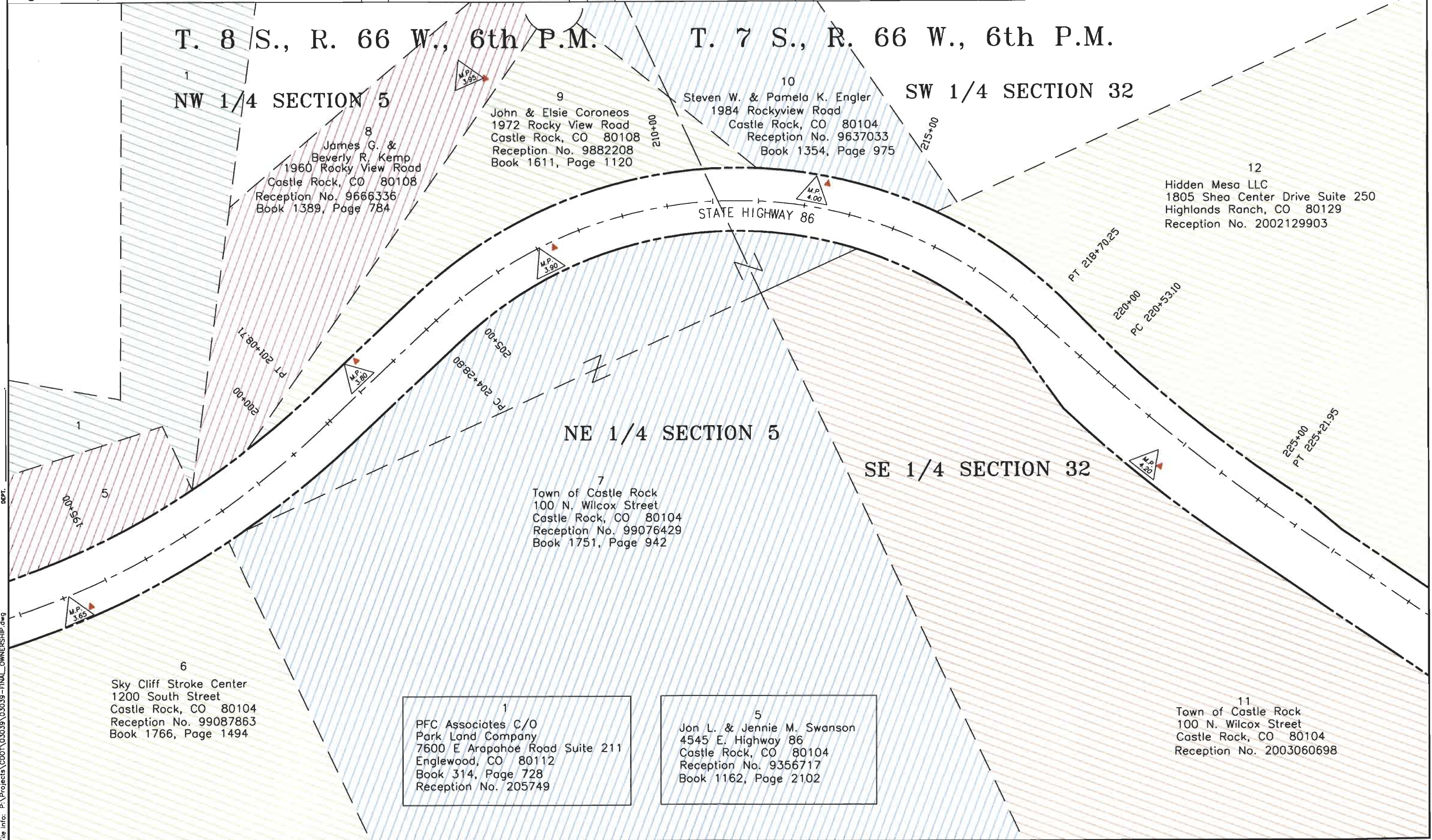
7
Town of Castle Rock
100 N. Wilcox Street
Castle Rock, CO 80104
Reception No. 99076429
Book 1751, Page 942

6
Sky Cliff Stroke Center
1200 South Street
Castle Rock, CO 80104
Reception No. 99087863
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PFC Associates C/O
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Jon L. & Jennie M. Swanson
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Book 1162, Page 2102

11
Town of Castle Rock
100 N. Wilcox Street
Castle Rock, CO 80104
Reception No. 2003060698



COLORADO DEPARTMENT OF TRANSPORTATION



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Right of Way Plans Unit: Kevin A. Williams

Sheet Revisions

mm/yy	XXXXX	XXX

Sheet Revisions

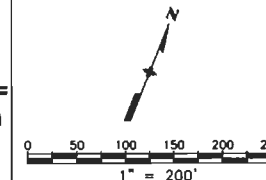
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Prepared By:



**MOUNTAIN SURVEYING &
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8751 E. HAMPDEN AVE. SUITE B-1
DENVER, COLORADO 80231
(303) 306-1858



Right of Way Plans

Ownership Map

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T. 7 S., R. 66 W., 6th P.M.

SE 1/4 SECTION 32

SW 1/4 SECTION 33

12
Hidden Mesa LLC
1805 Shea Center Drive Suite 250
Highlands Ranch, CO 80129
Reception No. 2002129903

230+00

240+00

PC 244+62.92
245+00

250+00

PT 250+65.58

PC 252+99.58

255+00

STATE HIGHWAY 86

M.P.
4.50

M.P.
4.35

M.P.
4.70

M.P.
4.85

11

11

Town of Castle Rock
100 N. Wilcox Street
Castle Rock, CO 80104
Reception No. 2003060698

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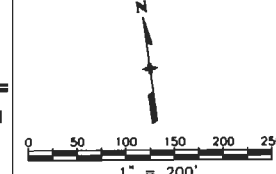


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mm/yy	XXXX	XXX	mm/yy	XXXX	XXX

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Right of Way Plans				
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Project Number: STA C470-026				
Project Location: S.H. 83/86 Resurface & Climbing Lanes				
Project Location: S.H. 86 Franktown to Castle Rock				
Project Code:	Lost Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14657	11-25-03	4 of 4	12	19

FILING CERTIFICATION:
 DEPOSITED THIS ____ DAY OF ____, 20__, AT ____ M., FOR INFORMATION
 ONLY IN BOOK ____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
 SURVEYS AT PAGE ____, RECEPTION NUMBER ____
 SIGNED _____
 DEPT. _____

Plot Date: 25 NOV 2003 07:04 Plot/Edited By: SC/BP
 File Info: P:\Projects\CDOT\03039\03039-Final_OWNERSHIP.dwg

