



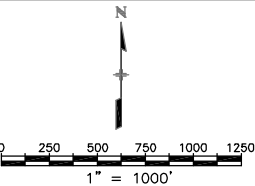
Region 6  
2000 South Holly Street  
Denver, CO 80222  
Phone: (303) 757-9922 FAX: (303) 757-9053

Right of Way Plans & Survey Unit: Patricia Dickerson, PLS II

Sheet Revisions		
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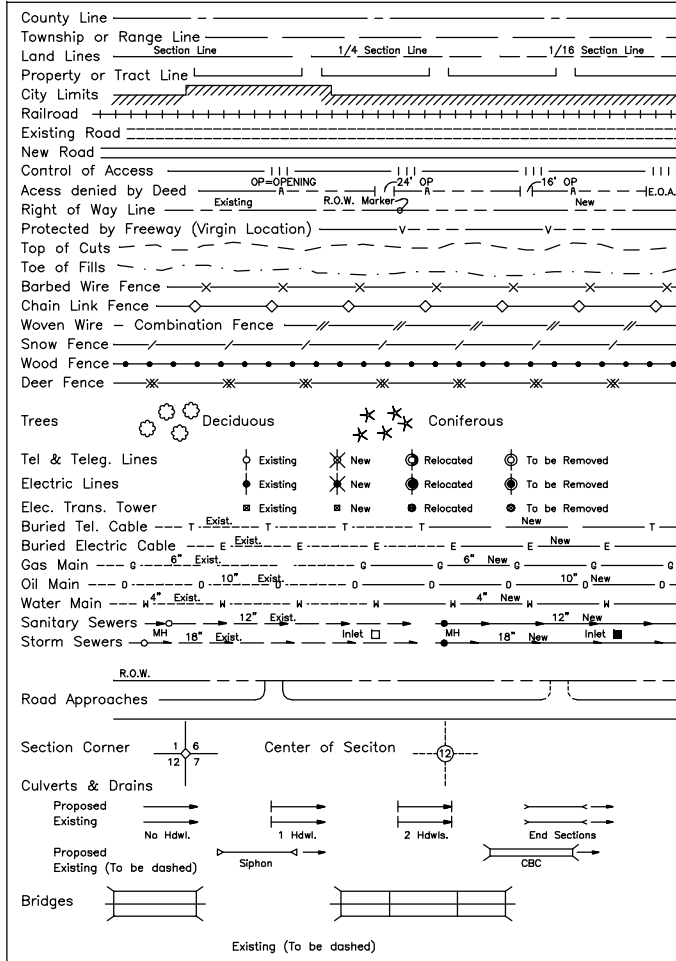
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Right of Way Plans					
Title Sheet					
Project Number: STA R600-189, Unit 1					
Project Location: SH-88, Belleview Ave. at S. Clarkson St.					
Sections 10-11-14-15, T5S, R68W 6th PM, Arapahoe Cnty.					
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets	
13857	11-28-03	1 of 1	1	7	

CONVENTIONAL SIGNS



# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

## RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. STA R600-189 STATE HIGHWAY NO. 88 ARAPAHOE COUNTY RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS

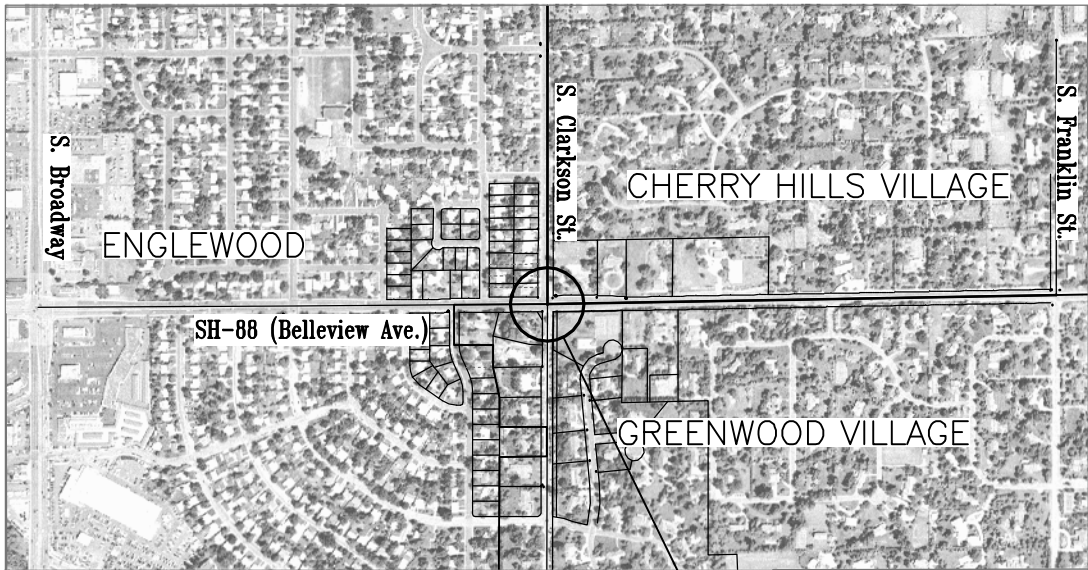
PLAN SHEETS 1" = 20'

OWNERSHIP MAP

R.O.W. LENGTH OF PROJECT

INDEX OF SHEETS

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



INTERSECTION ONLY

BASIS OF BEARINGS:

Grid bearings of the Colorado coordinate system of 1983, central zone, determined by a fast static GPS survey of the control points shown herein. The line between GPS point 250 and point 1100 (100) bears S88°00'29"E, a distance of 365.08'.

DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: \_\_\_\_\_ DATE \_\_\_\_\_

DIVISION ADMINISTRATOR



Right of Way Plans & Survey Unit: Patricia Dickerson, PLS III

Sheet Revisions			Sheet Revisions			Sheet Revisions			Right of Way Plans				
mm/yy	XXXXX	XXX	mm/yy	XXXXX	XXX	mm/yy	XXXXX	XXX	Tabulation of Properties Sheet				
									Project Number: STA R600-189, Unit 1				
									Project Location: SH-88, Bellevue Ave. at S. Clarkson St.				
									Sec.s 10-11-14-15, T5S, R68W 6th PM, Arapahoe Cnty.				
									Project Code: Last Mod. Date Subset Sheets Sheet No. Total No. of Sheets				
									13857	11-24-03	1 of 1	2	7

S.H. NO. 88

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COLORADO DEPARTMENT OF TRANSPORTATION



Region 6  
2000 S. Holly St., Rm. 167  
Denver, CO 80222  
Phone: (303) 757-9922 FAX: (303) 757-9053

Right of Way Plans & Survey Unit: Patricia Dickerson, PLS-II

Sheet Revisions

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Survey Control Diagram

Title Sheet

Project Number: STA R600-189, Unit 1

Project Location: SH-88, Belleview Ave. at S. Clarkson St.

Sections 10-11-14-15, T5S, R68W 6th PM, Arapahoe Cnty.

Project Code:	Last Mod. Date	Subest Sheets	Sheet No.	Total No. of Sheets
13857	11-28-03	1 of 2	3	7

GPS Control Points

Geodetic/Colorado coordinate system of 1983 central zone

Point	Latitude	Longitude	Elev. Geiod	Elev. Ortho. NGVD'29	Conv. Angle	Scale Factor - Combined	Northing (survey ft.)	Easting (survey ft.)	NGS Name/PID
55	39° 36' 09.29382" N	104° 57' 36.07695" W	5452.22	5507.69	0° 20' 26.0"	0.999714039	1644820.900	3152150.580	BAUR/AE5258
56	39° 36' 42.17819" N	105° 02' 12.01102" W	5314.31	5368.72	0° 17' 32.0"	0.999722024	1648028.880	3130536.490	WYNETKA/AE5256
57	39° 39' 04.08022" N	104° 58' 24.09980" W	5322.38	5378.03	0° 19' 55.7"	0.999728006	1662483.750	3148289.350	W409/KK1489
250	39° 37' 27.10735" N	104° 58' 42.29850" W	5391.85	5447.27	0° 19' 44.2"	0.999720290	1652663.770	3146922.278	
251	39° 37' 39.70941" N	104° 58' 42.75902" W	5359.29	5414.67	0° 19' 44.0"	0.999722403	1653938.641	3146878.926	
1100	39° 37' 26.96122" N	104° 58' 37.63779" W	5396.73	5452.14	0° 19' 47.2"	0.999720051	1652651.080	3147287.040	
1102	39° 37' 26.33477" N	104° 58' 49.47224" W	5380.06	5435.46	0° 19' 39.7"	0.999720818	1652582.383	3146361.416	

GPS Control Points

Project specific coordinates (U.S. Survey Feet)

Point	Northing	Easting	Elev. (NGVD '29)	Description
55	1644818.78	3152151.99	5507.68	HARN point, 3-1/2" NGS Brass Cap on bridge "BAUR 1996"
56	1648027.62	3130532.06	5368.72	HARN point, 5/8" deep rod in pvc box "WYNETKA 1996"
57	1662486.40	3148289.71	5378.03	HARN point, 5/8" deep rod in pvc box "W409 1984"
250	1652663.76	3146922.27	5447.27~	Set CDOT "Type 5", 3.25" Alum. Cap "CP 250 2.051008"
251	1653938.98	3146878.91	5414.67~	1.5" Alum. Cap in survey box, S 1/16 corner "LS 1028_"
1100	1652651.07	3147287.13	5452.14~	CP-100, 2" Brass Cap in sidewalk "2.051009"
1102	1652582.36	3146361.26	5435.46	CP-102, 2" Brass Cap in sidewalk "2.051007"



Typical Control Mounment Cap  
Not to Scale

Recovered Monuments, Control and property, by RTK and Conventional methods

Project specific coordinates (Feet)

Point	Northing	Easting		Description
209	1652292.2200	3146851.0500	5453.67	1.25" Red Plastic Cap 26958
210	1651672.0400	3146844.4800	5465.69	1.25" Yellow Plastic Cap LS 9010
211	1652648.8000	3146904.0500	5446.50	0.75" Brass Tag 33202, not accepted
212	1652653.0900	3147136.0500	5450.07	0.75" Brass Tag 33202, not accepted
215	1652984.0800	3146906.7300	5435.67	No. 3 rebar, no cap
216	1653008.9000	3146829.5700	5434.83	No. 5 rebar, no cap
217	1651805.5100	3147097.5500	5465.80	'+' cut in valley pan
218	1651964.8300	3147083.1300	5462.68	'+' cut in valley pan
219	1652143.9600	3147066.8900	5459.23	'+' cut in valley pan
220	1652390.0300	3147267.3000	5459.43	No. 5 rebar, no cap
221	1652117.5600	3147097.3600	5460.60	'+' cut in valley pan
222	1651747.0000	3147130.9800	5468.02	'+' cut in valley pan
350	1652578.9800	3146851.6800	5447.17	0.75" Brass Tag 7735
1100	1652651.0700	3147287.1300	5452.14	CP-100 2" Brass Cap 2.051009
1102	1652582.3600	3146361.2600	5435.46	CP-102 2" Brass Cap 2.051007
1108	1651102.5300	3144276.9700	5398.47	CP-108 2" Brass Cap 2.053000
1110	1652552.1600	3142759.4600	5429.88	CP-110 2" Brass Cap 3.051004A

Monuments Recovered/Set in Project STE M395-001, rotated and translated to

Project specific coordinates (Feet)

Point	Northing	Easting		Description
* 101	1652618.2700	3146877.0100	5446.35	Sec. cor. 10,11/15,14 = point 252
* 103	1652609.9469	3145552.2705	5425.97	E. 1/16 cor. 10/15
* 107	1652601.5968	3144227.5199	5426.69	1/4 cor. 10/15
100	1652651.0404	3147287.1376	5452.16	2" Brass Cap 2.051009 = point 1100
102	1652582.3385	3146361.2173	5435.46	2" Brass Cap 2.051007 = point 1102
108	1651102.5414	3144276.9960	5398.36	2" Brass Cap 3.053000 = point 1108
110	1652552.1287	3142759.3881	5429.86	2" Brass Cap 3.051004A = point 1110

GENERAL NOTES:

- This Survey Control Diagram is to document the recovery and/or establishment of survey points that will be the basis of future surveys for right-of-way acquisitions, monumentation, and/or roadway construction. This Survey Control Diagram is not a Monumented Land Survey or Boundary Survey and does not address matters of title.
- BASIS OF BEARINGS: Grid bearings of the Colorado coordinate system of 1983, central zone, determined by a fast static GPS survey of the control points shown herein. The line between GPS point 250 and point 1100 (100) bears S88°00'29"E, a distance of 365.08'.
- Geodetic coordinates are WGS-84 datum (NAD '83-1992) based on a fast static GPS survey using NGS values on points W409, BAUR, and WYNETKA.
- Project specific coordinates were obtained by multiplying the state plane coordinates of the primary control by 1.000270000. Project coordinates were brought to ground at point 250 *i.e. the State plane coordinates of point 250 = project specific coordinates.*
- Horizontal Control Tolerances meet the precision requirements of CDOT type A control (+/- 0.10' with 95% certainty).
- Vertical Datum: Elevations are NGVD '29 Datum based on differential levels by CDOT crews ran from CDOT Control Points 1100 (100) and superseded values of NGS point W409, elevation = 5378.03'.
- 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. Elevations were not a concern of Traffic Design. Tabulated elevations marked with a "~" were measured in a bench loop, all others are GPS derived or are previously published values from prior control diagrams.

Recovered Aliquot Monuments and accessories by RTK and Conventional methods. - Project specific coordinates (Feet)

Point	Northing	Easting		Description
* 223	1653991.5300	3149527.3200	5436.24	2.5" Alum. Cap CS 1/16 Sec.11 30830
* 252	1652618.2700	3146877.0100	5446.38	3.25" Alum. Cap 1981 7735 Sec. cor.
* 253	1655259.6300	3146880.8100	5410.10	3.25" Alum. Cap 2000 27011 1/4 cor.
* 254	1649981.6300	3146869.9300	5466.69	3.25" Alum. Cap 7735 1/4 cor. 14-15
* 255	1652666.7200	3149525.3500	5444.33	3.25" Alum. Cap 1982 1/4 cor. 11/14
350	1652578.9800	3146851.6800	5447.17	0.75" Brass Tag 7735 Prop. cor./Ref.?
351	1652652.5900	3146827.6300	5445.50	'+' in curb head Ref. Sec. cor.
352	1653965.8500	3146840.5200	5414.18	Mark in curb ramp, Ref. 1/16 cor.
353	1653972.4700	3146841.8100	5414.09	PK nail, Ref. 1/16 cor.
354	1653908.8800	3146841.2500	5415.89	'+' in curb head, Ref. 1/16 cor.
355	1655270.3900	3146886.8000	5411.21	Hole in curb head, Ref. 1/4 cor.
356	1655241.0400	3146887.6900	5411.01	0.75" Brass Tag 27011, Ref. 1/4 cor.
357	1649960.0800	3146843.1600	5465.76	H2O marker post, Ref. 1/4 cor.
359	1652692.4100	3149502.8000	5445.21	'+' in curb head, Ref. 1/4 cor.
360	1652690.3300	3149495.1300	5445.10	Chissled box in curb head, Ref. 1/4 cor.
361	1652693.0700	3149544.5000	5444.01	'+' in curb head, Ref. 1/4 cor.
362	1652614.7500	3149506.6900	5444.87	'+' in curb head, Ref. 1/4 cor.
363	1652567.2500	3145503.5800	5425.68	3.25" Alum. Cap Illegible, Ref. 1/16 cor.

NOTE: \* INDICATE ALIQUOT LAND CORNER

**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:

I, Donald D. Hansen, a Professional Land Surveyor in the State of Colorado do hereby state to the Colorado Department of Transportation that this Survey Control Diagram was prepared, and the field survey it depicts was performed, under my responsible charge; is based upon my knowledge, information and belief; and was executed in accordance with applicable standards of practice. This statement is not a guaranty or warranty, either expressed or implied.

Donald D. Hansen, PLS No. 14599 Date

Arapahoe County Survey Depositing Certificate:

Deposited this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_, at \_\_\_\_\_ o'clock \_\_.M., in Book \_\_\_\_\_ at page \_\_\_\_\_ of Land Surveys/Right of Way Surveys, under Reception No. \_\_\_\_\_.

By: \_\_\_\_\_

Title \_\_\_\_\_

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6  
2000 S. Holly St., Rm. 167  
Denver, CO 80222  
Phone: (303) 727-9922 FAX: (303) 757-9053

Right of Way Plans & Survey Unit: Patricia Dickerson, PLS-II

Sheet Revisions

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Survey Control Diagram

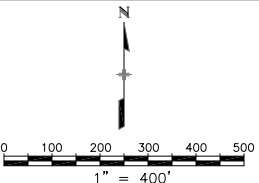
Plan Sheet

Project Number: STA R600-189, Unit 1

Project Location: SH-88, Belleview Ave. at S. Clarkson St.

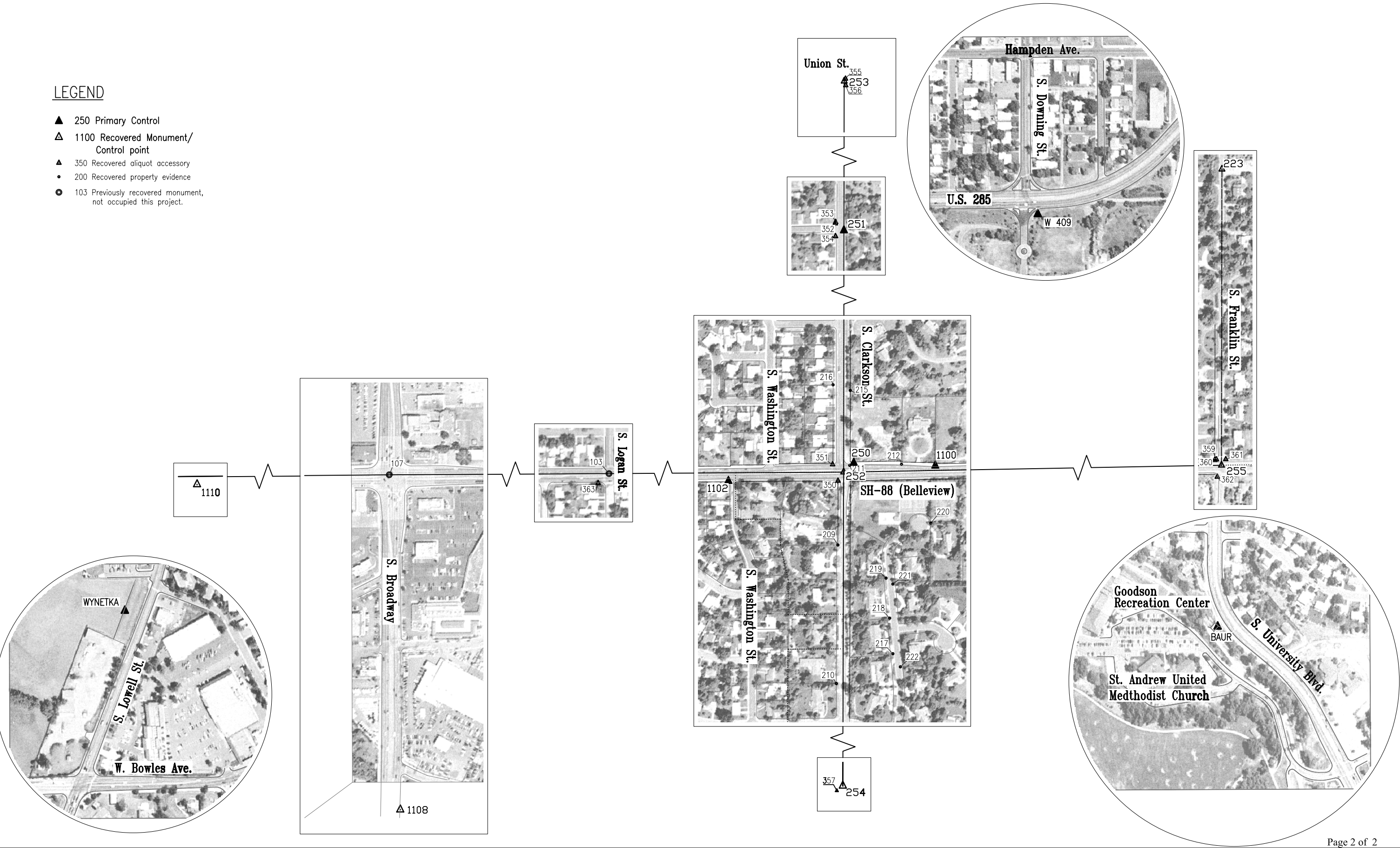
Sections 10-11-14-15, T5S, R68W 6th PM, Arapahoe Cnty.

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13857	12-30-04	2 of 2	3A	7



LEGEND

- ▲ 250 Primary Control
- △ 1100 Recovered Monument/  
Control point
- ▲ 350 Recovered aliquot accessory
- 200 Recovered property evidence
- 103 Previously recovered monument,  
not occupied this project.



COLORADO DEPARTMENT OF TRANSPORTATION



Region 6  
2000 South Holly Street  
Denver, CO 80222  
Phone: (303) 757-9922 FAX: (303) 757-9053

Right of Way Plans & Survey Unit: Patricia Dickerson, PLS II

Surveyor's Notes:

A. **Methodology:** The criteria used and the procedures in re-establishing the existing (2003) right-of-way lines for State Highway No. 88 (Bellevue Ave.) and for Clarkson Street on this project, are as follows:

- For State Highway No. 88 both the northerly and southerly right-of-way lines were reestablished at deed distance off the section lines in Bellevue. The Right of Way adjoining private lands at this intersection was acquired in about 1965 for Project U 041-1(2). The decision to use or not to use the sixteenth corner at Logan Street would have insignificant impact on lands this project might affect. Discrepancies, in documents adjoining State Highway No. 88, that could have an impact on this project are as follows:
  - In the southeast quadrant of Bellevue and Clarkson, mathematics from the Plat of Greenwood Highlands Filing No. 2 would put the southerly right-of-way line several feet northerly of its deeded location. The deeded line is senior to the Plat and the Plat calls both the right-of-way line and the offset from the section line. The angle at the northwest corner of Section 14 on the Plat (91°20'00") is different than shown on Greenwood Village's Control Diagram of section surveys by Contract Surveyors, Ltd., dated 16 November 1981 and last revised on 16 October 1983 (91°11'35") and with checks performed for this project (91°12'07"). The Plat boundary was based on recovered crosses "+" in the pan lines of Logan Drive. Assuming these crosses to be 11 foot offsets and holding angular relationship determined by plat bearings rather than angles, the westerly line of the Plat encroached into the right of way for Clarkson Street by only 0.10'. This project held the right-of-way line as being 30' easterly of and parallel with the west line of Section 14 and 40' south of and parallel with the north line of Section 14.
  - In the southwest quadrant of the intersection, the vesting deed calls, to and describing the right-of-way lines, were consistent with highway deed. To mathematically close the vesting deed, calls for "at right angles" had to be ignored and the lines made to conform with the description of the excepted parcel and with the adjoining Plat of Brookridge Heights. The Sidewalk, handicap ramp and Landscaping easement in this corner did not provide for traffic control devices.
  - In the northwest quadrant of this intersection, the right-of-way line for State Highway No. 40 was held 39' north of and parallel with the south line of Section 10 as per deeds. The westerly line of Clarkson Street was established per distances shown on the Plat of Bellewood - First Addition. The original 1909 plat of lands in the south half of this quarter section, Hermosillo Place, appears to have held block and lot lines parallel with the north-south centerline of the section and with the north line of the south-half of the south-half of the southeast quarter of Section 10. This procedure put the northerly right-of-way line for Bellevue 35.9' northerly of the section line at S. Broadway and 32' northerly at S. Clarkson Street. This procedure also resulted in the westerly line of S. Clarkson Street being 48' west of the section line at Bellevue and 47.45' west at what is now Grand Avenue. The 1925 replat of this subdivision, Hermosillo Place, Second Filing, showed the northerly right-of-way line to be 30' north of and parallel with the south line of Section 10, did not account for the difference in north-south dimensions, and did not include lands adjacent to S. Clarkson Street. A No. 5 rebar, without a surveyor's cap, recovered near the corner of Lots 16 and 17 of Bellewood - First Addition falls very near the calculated right-of-way line, but is about 1' northerly of the lot corner's mathematical position. The lines needed to establish CDOT's rights of way and proposed interests were determined as described and no further investigation was made of possible title discrepancies.

Surveyor's Notes (continued):

- In the northeast quadrant of this intersection, the northerly right-of-way line of State Highway No. 40 was set, 45' northerly of and parallel with the south line of Section 11, per highway deed. The easterly line of S. Clarkson Street was set a shown on the 1908 plat of Swastika Acres No. 2, parallel with the north-south centerline of Section 11 at plat distance. This procedure results in the right-of-way width being 2' wider at Bellevue than shown on the Plat and 1/2' narrower at the south sixteenth corner. This location is in agreement with a recovered No. 3 rebar, without a surveyor's cap, near the westerly corner of Lots 13 and 14 of Harper Subdivision No. 2. A recent Land Survey by Engineering Service Company of land shows this easterly line as 27' east of and parallel with the west line of Section 11. A sidewalk and landscaping features exist outside of the right-of-way lines re-established for this project. Title issues may exist in this quadrant as the result of an apparent unilateral vacation by the property holder in 1924 of both lots 79 and 80 and the adjoining right of way for S. Clarkson Street shown on the original plat.
- B. **Title Research:** CDOT's Right of Way Plans and Survey Unit performed limited research of the public records. For title information on lands this Projects affects, the Right of Way Plans and Survey Unit relied upon informational title commitments by H. C. PECK & ASSOCIATES, INC., listed below:

CDOT Parcel No.	Commitment File No.	Commitment Date - Time
1	01120B2003	10-22-2003 - 04:00 PM

Sheet Revisions

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Sheet Revisions

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Sheet Revisions

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Right of Way Plans

Monumentation Sheet

Project Number: STA R600-189, Unit 1

Project Location: SH-88, Bellevue Ave. at S. Clarkson St.

Sections 10-11-14-15, T5S, R68W 6th PM, Arapahoe Cnty.

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13587	11-24-03	1 of 1	4	7

QUANTITY OF MONUMENTS TO BE SET

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

GENERAL NOTES:

- This Monumentation Sheet is to document how the existing Right of Way was determined and to show the relationships between the existing (prior to 2003) Right of Way and any parcels and/or easements to be acquired. Where Right of Way is being acquired, this sheet shows how/where it will be monumented.
- This Right of Way Plan is a survey of land whose title is vested in, or is to be acquired by, or is 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 investigation on parcels adjoining the Right of Way was limited to informational title commitments.
- BASIS OF BEARINGS: Grid bearings of the Colorado coordinate system of 1983, central zone, determined by a fast static GPS survey of the control points shown herein. The line between GPS point 250 and point 1100 (100) bears S88°00'29"E, a distance of 365.08'.
- Coordinate values tabulated on this Monumentation Sheet are project specific only.
- Coordinates for easement points are listed for informational purposes only. Permanent and Temporary easements will not be marked with permanent monuments.
- A new Monument Record for the section corner in Bellevue and Clarkson using Right-of-way monuments set for this project as references shall be filed. Control point 250 may be substituted as the reference in the NE quadrant but each reference point used shall also be tied to the adjoining reference point.

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 (Field):

I, \_\_\_\_\_, a Professional Land Surveyor in the State of Colorado do hereby state to the Colorado Department of Transportation that monumentation shown on this Plan as being set for this Right-of-Way Project: Was set under my responsible charge; Is based upon my knowledge, information and belief; And was executed in accordance with applicable standards of practice. This statement is not a guaranty or warranty, either expressed or implied.

\_\_\_\_\_, PLS No.

\_\_\_\_\_  
Date

Surveyor's Statement (Office):

I, Donald D. Hansen, a Professional Land Surveyor in the State of Colorado do hereby state to the Colorado Department of Transportation that this Right-of-Way Plan: Was prepared, and the analysis of the field survey it depicts was performed, under my responsible charge; Is based upon my knowledge, information and belief; And was executed in accordance with applicable standards of practice. This statement is not a guaranty or warranty, either expressed or implied.

\_\_\_\_\_  
Donald D. Hansen, PLS No. 14599

\_\_\_\_\_  
Date



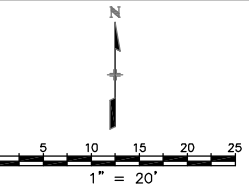
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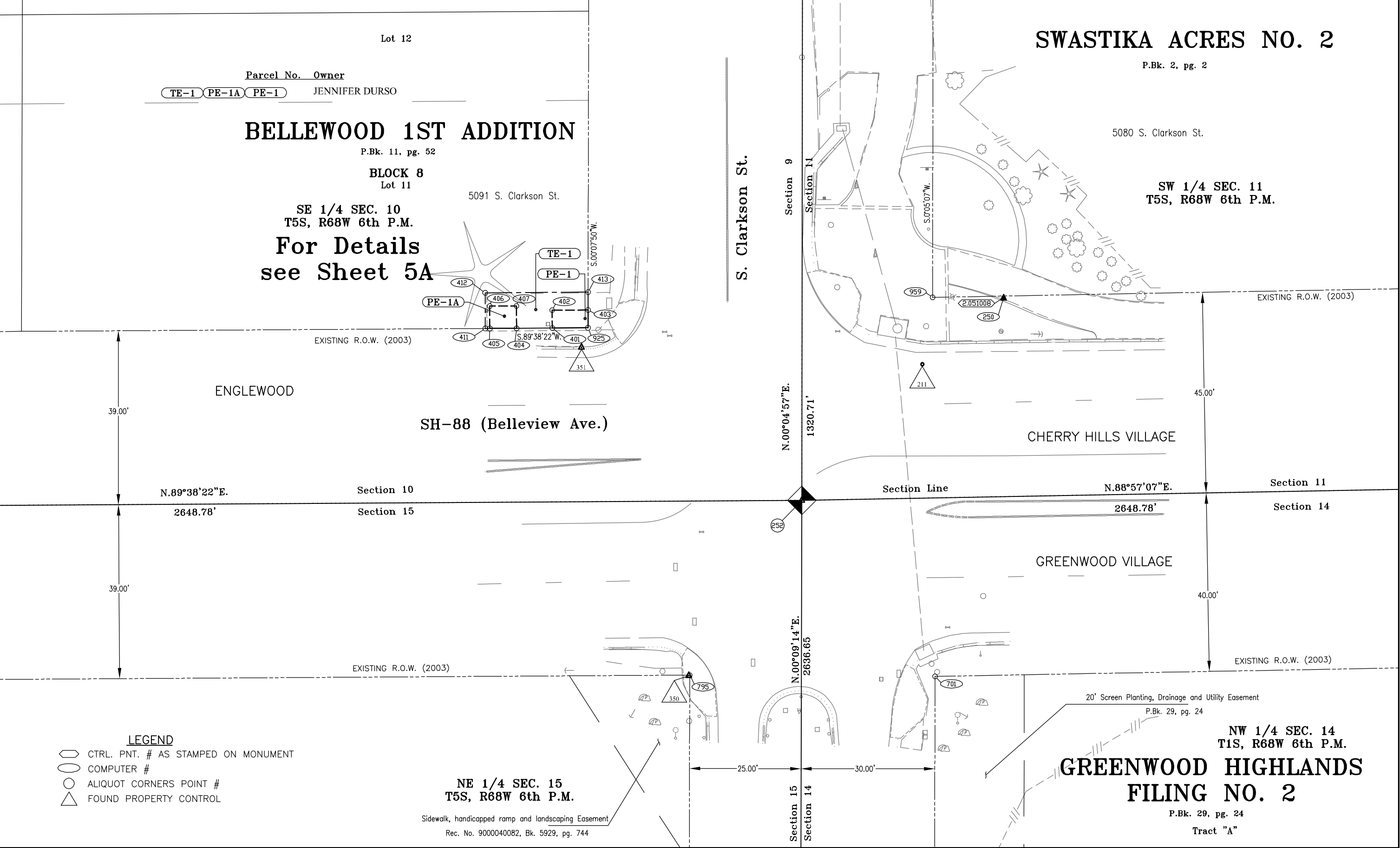
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Right of Way Plans				
Plan Sheet				
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13587u1\_4-5.dwg 24 NOV 2003 09:34:36.0 PLOT/EDIT by CDOT R6 ROW ddh



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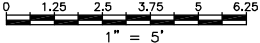
Sheet Revisions

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Sheet Revisions

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Right of Way Plans

Plan Sheet

Project Number: STA R600-189, Unit 1				
Project Location: SH-88, Belleview Ave. at S. Clarkson St.				
Sections 10-11-14-15, T5S, R68W 6th PM, Arapahoe Cnty.				
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BELLEWOOD 1ST ADDITION

P.Bk. 11, pg. 52

5091 S. Clarkson St.

BLOCK 8

Lot 11

23.07'

N.89°38'22"E.

TE-1

413

4.00'

N.89°38'22"E.

8.03'

PE-1

P.O.B. PE-1, TE-1

4.00'

402

4.00'

N.0°21'38"W.

4.00'

401

8.00'

S.89°38'22"W.

P.O.B. PE-1A

404

PE-1A

406

N.89°38'22"E.

6.00'

407

5.00'

N.0°21'38"W.

5.00'

405

412

8.00'

N.0°21'38"W.

1.00'

411

EXISTING R.O.W. (2003)

ENGLEWOOD

Parcel No. Owner

TE-1

PE-1A

PE-1

JENNIFER DURSO

SH-88 (Belleview Ave.)

LEGEND

- CTRL. PNT. # AS STAMPED ON MONUMENT
- COMPUTER #
- ALIQUOT CORNERS POINT #
- FOUND PROPERTY CONTROL

S. Clarkson St.

Section 9

Section 11

N.00°04'57"E.

1320.71'

SE 1/4 SEC. 10  
T5S, R68W 6th P.M.