

Region 4

Address: 1420 2nd Street

Greeley, CO 80631

Phone: (970) 350-2153

FAX: (970) 350-2178

Right of Way Plans Unit: Dave Mantych, PLS

Sheet Revisions

3/20/08	Revised for Map Sheet Numbers
	Revised Sheets 2, 2A, 4-11, Add Sheet 2B
	JE

SECTIONS 18 & 19, T. 1 N., R 70 W., &
SECTIONS 13 & 24, T. 1 N., R. 71 W.,
OF THE 6TH P.M.

CITY OF BOULDER

TRANSPORTATION DIVISION

THIS MAP WAS PREPARED BY

BOULDER LAND CONSULTANTS, INC.



8000 VALUANT RD., BOULDER, CO 80501

(303) 443-3818

Right of Way Plans

Title Sheet

Project Number: STE M 110-040

Project Location: Broadway (Iris Ave. to Norwood Ave.)

Project Location: City of Boulder

Project Code: Last Mod. Date: Sheet Number: Sheet No. of Sheets

14811MARCH 20, 20081 of 115

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

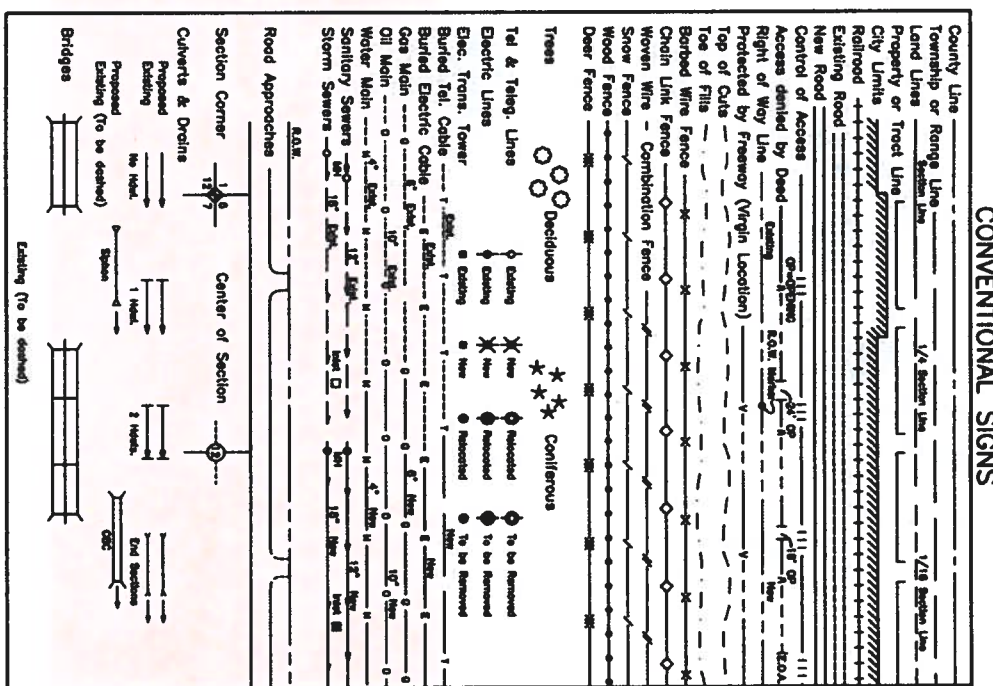
RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. STE M 110-040
BROADWAY FROM IRIS AVENUE TO NORWOOD AVENUE
CITY AND COUNTY OF BOULDER, COLORADO
SECTIONS 18 & 19, T. 1 N., R 70 W., &
SECTIONS 13 & 24, T. 1 N., R. 71 W.,
OF THE 6TH P.M.

SCALES OF ORIGINAL DRAWINGS
PLAN SHEETS : 1"=50'
OWNERSHIP MAP : 1"=400'
SURVEY CONTROL DIAGRAM : 1"=600'
LENGTH OF R.O.W. PROJECT : 0.5 MILES

INDEX OF SHEETS

1	TITLE SHEET
2-2B	TABULATION OF PROPERTIES SHEET
3-3B	SURVEY CONTROL SHEETS
4	MONUMENTATION SHEET
5-10	ROW PLAN SHEETS
11	OWNERSHIP SHEET

CONVENTIONAL SIGNS



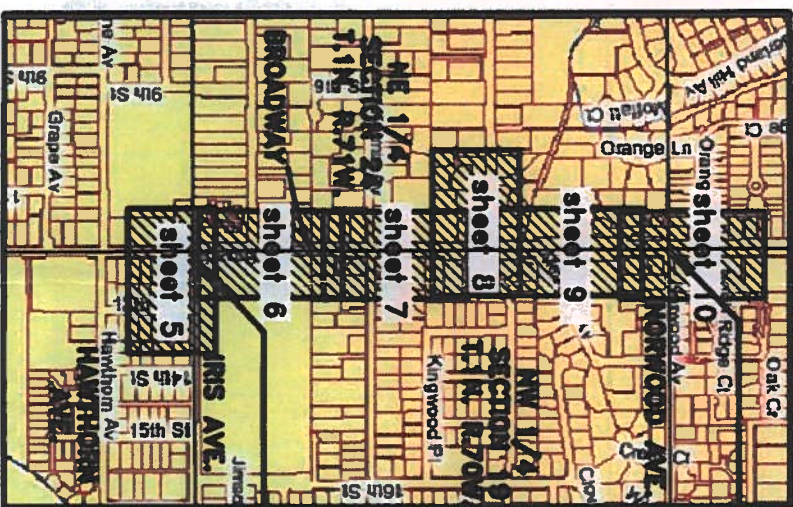
BASIS OF BEARINGS

All bearings are based on the South line of the Northwest Quarter (NW1/4) of Section 19, Township 1 North, Range 70 West, 6th Principal Meridian being a grid bearing of N 89°35'31" E (2625.81'), said South line being monumented as shown hereon. The grid bearing was obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). The grid bearing is NAD83(1982) - Epoch 2000 - Colorado State Plane North Zone (501).

South Line of the NW 1/4 of Sec. 19
W 1/4 Corner
Section 19.
Found 3.25" Dia. Alum.
Cap in Range Box.
Cap illegible.

C 1/4 Corner
Section 19.
Found 2.5" Dia. Alum.
Cap in Range Box.
Cap stamped with "+".





END R.O.W. PROJECT
STATION 36+54.31

BEGIN R.O.W. PROJECT
STATION 10+00

REGIONAL PLAN APPROVAL BLOCK

THESE RIGHT-OF-WAY PLANS HAVE BEEN REVIEWED
AND APPEAR TO MEET MINIMUM FEDERAL STANDARDS.

NAME: [Signature] DATE: 4/4/2008

BLC PROJECT NO. 414C0B04



 Region 4
Address: 1420 2nd Street
 Greeley, CO 80631
 Phone: (970) 350-2153
 FAX: (970) 350-2178

Sheet Revisions

[illegible]

SECTIONS 18 & 19, T. 1 N., R. 70 W., &
SECTIONS 13 & 24, T. 1 N., R. 71 W.,
OF THE 6TH P.M.



TRANSPORTATION DIVISION

THIS MAP WAS PREPARED BY
BOLDER LAND CONSULTANTS, INC.

BOULDER LAND CONSULTANTS, INC.

DEED VULNONT RD. BOULDER, CO 80501
(303) 443-3616

Right of Way Plans

Tabulation of Properties

ber: STE M 110-040

Location: Broadway (Iris Ave. to Norwood Ave.,

Location: City of Boulder

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14361	MARCH 20, 2008	1 of 3	2	15

R.O.W. TABULATION OF PROPERTIES IN BOULDER COUNTY

[illegible]

COLORADO DEPARTMENT OF TRANSPORTATION



Right of Way Plans Unit: Dave Mantych, PLS

[illegible]

SECTIONS 18 & 19, T. 1 N., R. 70 W., &
SECTIONS 13 & 24, T. 1 N., R. 71 W.,
OF THE 6TH P.M.



THIS MAP WAS PREPARED BY
BOULDER LAND CONSULTANTS, INC.



3000 WALMART RD., BOULDER, CO 80500

Right of Way Plans			
Tubulation of Properties			
Project Number: STE M 110-040			
Project Location: Broadway (Iris Ave. to Norwood Ave.)			
Project Location: City of Boulder			
Project Code:	Last Used Date	Submittal Sheets	Sheet No. / Total No. of Sheets
14581	MARCH 20, 2008	2 of 3	2A / 15

R.O.W. TABULATION OF PROPERTIES IN BOULDER COUNTY

[illegible]



Right of Way Plans Unit: Dave Mantych, PLS

[illegible]

SECTIONS 18 & 19, T. 1 N., R. 70 W., &
SECTIONS 13 & 24, T. 1 N., R. 71 W.,
OF THE 6TH P.M.



THIS MAP WAS PREPARED BY
BOULDER LAND CONSULTANTS, INC.

2000 WILMONT RD., BOULDER, CO 80302
(303) 443-3818

Right of Way Plans

Tabulation of Properties

Project Number: STE M 110-040

Project Location: Broadway (Iris Ave. to Norwood Ave.)

Project Location: City of Boulder

Project Code:	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
14361	MARCH 20, 2008	3 of 3	28	15

R.O.W. TABULATION OF PROPERTIES IN BOULDER COUNTY

[illegible]

[illegible]

THIS ADP WAS FURNISHED BY
BOULDER LAND CONSULTANTS, INC.

3800 VALUANT RD. BOULDER, CO 80503
(303) 443-3516

Land Survey Control Diagram

Title Sheet / Plan Sheet

Project Number: STE M 110-040			
Project Location: Broodery (Inis Ave. to Normood Ave.)			
Project Location: City of Boulder			
Project Code:	Lot Map	Index	Sheet No. of Sheets
14381	FEBRUARY 22, 2007	3	13

- ◆ INDICATES FOUND ALQUOT CORNER
- INDICATES FOUND MONUMENT
(SEE SHEET 3B FOR DESCRIPTION)
- ▲ INDICATES SURVEY CONTROL POINT
(SEE SHEET 3A FOR DESCRIPTION)
- ◆ INDICATES NGS BENCH MARK

▲ CP110 ▲ CP205 ▲ CP111

SW 1/4
SECTION 18
T 1 N R 70 W

113 N 1/4 CORNER
SECTION 19
T.1N., R.70W.,
6TH P.M.,
FOUND 2.5" DIA. ALUM. CAP
IN RANGE BOX, CAP STAMPED
AS SHOWN.

BASIS OF BEARINGS: All bearings are based on the South line of the Northwest Quarter (NW1/4) of Section 19, Township 1 North, Range 70 West, 6th Principal Meridian being a grid bearing of N 89°35'31" E (2625.81'), said South line being monumented as shown hereon. The grid bearing was obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). The grid bearing is NAD 83(1982) – Epoch 2000 – Colorado State Plane North Zone (501).

BASIS OF ELEVATIONS: Vertical control was established by differential leveling from L 405 (PID LL1087), a National Geodetic Survey First Order, Class II Bench Mark. The published NAVD88 orthometric height of L 405 is 1671.751 (meters), 5484.74 (feet).

COORDINATE DATA: Coordinates on this project are for the exclusive use of the City of Boulder and the Colorado Department of Transportation for the construction of this project and are considered Project Coordinates only.

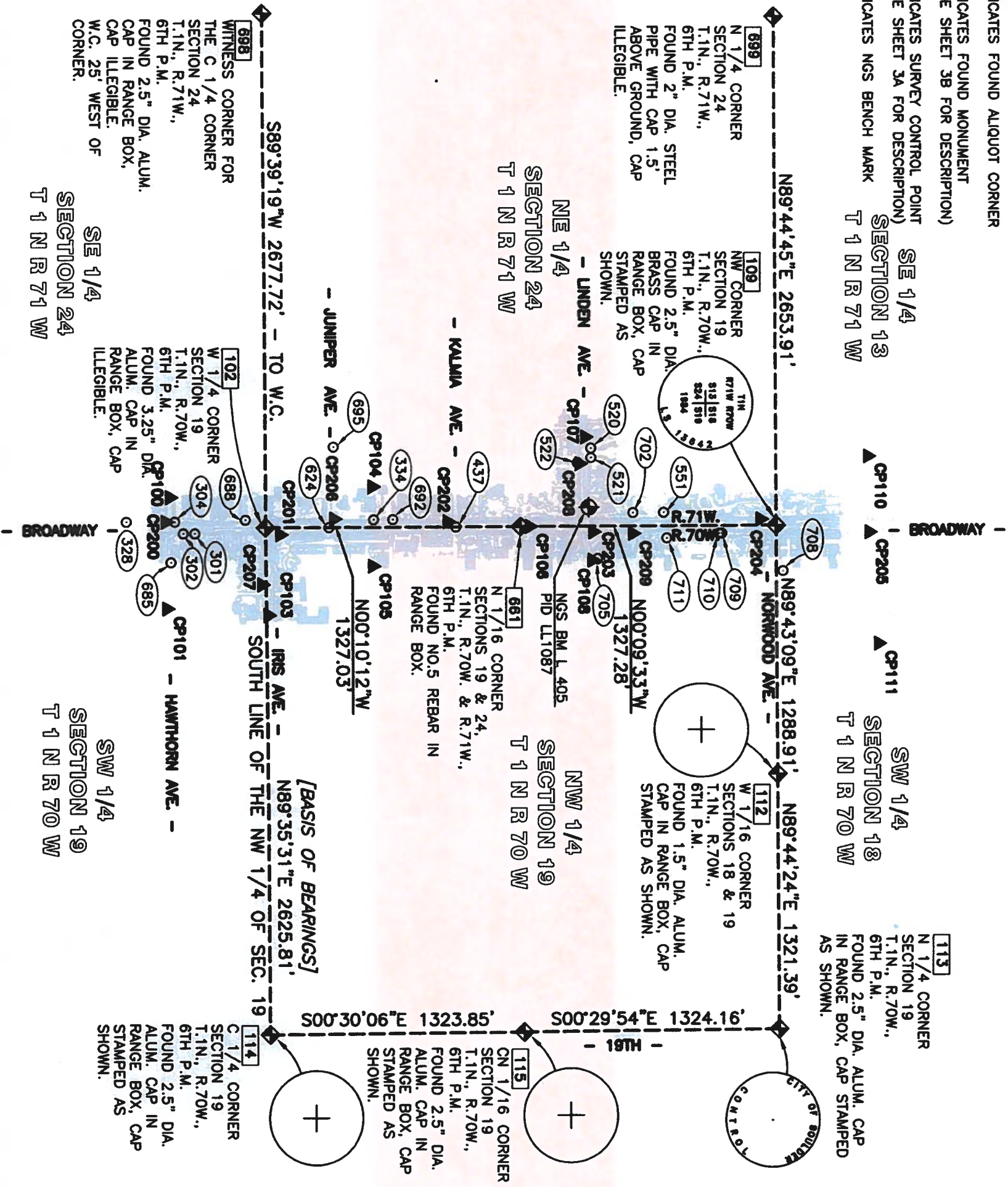
NOTE: This map does not represent a boundary survey or title search performed by Boulder Land Consultants, Inc. There may exist easements and/or other encumbrances affecting the subject properties that are not shown hereon.

NOTE: In accordance with C.R.S. 13-80-105:

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the statement shown.

NOTE: Certification Defined: The use of the words "Certify" or "Certification" by a Licensed Professional Land Surveyor constitutes an expression of professional opinion regarding the facts and findings which are the subject of the certification, and does not constitute a warranty of guaranty, either expressed or implied. The certification shown hereon extends only to those parties specifically mentioned therein (per Colorado State Board Rule 6.2.2).

SURVEYOR'S CERTIFICATION: I, Jason Emery, 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 practices defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.



Jason Emery PLS No. 20134

Date 3/31/00

Region 4
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Greeley, CO 80631
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Colorado Department of Transportation

Survey Unit: Mark Guerrero, PLS

Sheet Revisions

SECTIONS 18 & 19, T. 1 N., R 70 W., &
SECTIONS 13 & 24, T. 1 N., R. 71 W.,
OF THE 6TH P.M.

CITY OF BOULDER

TRANSPORTATION DIVISION

THIS MAP WAS PREPARED BY
BOULDER LAND CONSULTANTS, INC.
1999 WILSON RD., BOULDER, CO 80501
(303) 443-2818

Coordinate Summary Table of Project Control

Project Number: STE M 110-040
Project Location: Broadway (Iris Ave. to Norwood Ave.)
Project Location: City of Boulder
Project Code: Last Mod. Date: Sheet Sheets: Sheet No.: Total No. of Sheets:
13811 FEBRUARY 21, 2007 2 of 3 3A 13

PROJECT COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)
Points output in USFEET:

POINT NAME	PROJECT COORDINATES		ELEV. NAVD88	DESCRIPTION
	NORTHING	EASTING		
CP100	256040.66	61761.33	5442.07	Set MAG Nail & Shiner in asphalt in C.L. of Hawthorn Ave., west of Broadway
CP101	256025.46	62338.51	5426.34	Set MAG Nail & Shiner in asphalt in Hawthorn Ave., east of 13th St.
CP103	256553.80	62373.65	5431.42	Set MAG Nail & Shiner in asphalt in center of painted median in Iris Ave. E. of B'way
CP104	257097.15	61707.24	5456.85	Set MAG Nail & Shiner in asphalt parking lot N. of Juniper Ave. & W. of B'way
CP105	257098.75	62118.84	5446.28	Set MAG Nail & Shiner in center of drive E. of B'way & S. of Addition Recovery Center
CP106	257914.80	61914.92	5471.99	Set MAG Nail & Shiner in center of painted median in Broadway S. of Linden Ave.
CP107	258203.57	61451.68	5496.28	Set MAG Nail & Shiner in pointed strip N. side of Linden Ave at 1103 Linden Ave.
CP108	258240.51	62091.77	5474.69	Set MAG Nail & Shiner in asph. S. side Linden Ave. E. of B'way S. of 1215 Linden Av.
CP110	259674.60	61554.89	5549.79	Set MAG Nail & Shiner in asph in Oakdale Ct. W. of Broadway S. of 1085 Oakdale Ct.
CP111	259728.37	62525.29	5513.73	Set MAG Nail & Shiner in asph in ctr. of 14th St. at the inter. of Oak Cir. & Oak Ct.
CP200	256020.09	61886.20	5439.11	Set Cut X in back of conc. walk at the S.W. cor of Hawthorn Ave & Broadway
CP201	256615.84	61956.10	5447.49	Set Cut X in W. edge of conc. walk at the N.E. cor of Iris Ave. & Broadway
CP202	257487.57	61889.08	5460.55	Set Cut X in W. edge of walk at S.W. cor of Kalmia Ave. & Broadway
CP203	258244.73	61944.78	5487.11	Set Cut X in N.W. pcr of conc curb/walk at the N.E. cor. of Linden Ave & Broadway
CP204	259113.33	61880.23	5541.55	Set Cut X in E. edge of conc. walk at S.W. cor of Mt. Laurel Pl. & Broadway
CP205	259681.45	61949.39	5536.30	Set Cut X in W. edge of walk E. side of B'way S. of driveway entrance to Apts.
CP206	256897.25	61873.14	5450.91	Set Cut X in conc. walk at N.W. cor of Juniper Ave. & Broadway
CP207	256521.94	62215.28	5435.74	Set Cut X in conc walk S. side of Iris Ave. W. of Broadway
CP208	258174.09	61590.42	5491.93	Set Cut X in conc. walk S. side of Linden Ave. W. of Broadway
CP209	258450.46	61953.43	5502.23	Set Cut X in conc. walk S. of Meadow Ave. E. of Broadway
B 322 RESET DSRC K 440 TMGO X 438	272435.05	61916.13	5508.88	NGS First Order Horizontal/Vertical Control Mark - PID LL0695
	240177.51	67859.86	5673.13	Boulder CORS L1 Phase Center - PID AJ7970
	243281.89	61336.35	5673.13	NGS First Order Horizontal/Vertical Control Mark - PID LL1143
	291032.95	75644.39	5289.64	Table Mountain CORS L1 Phase Center - PID AB6369
	256621.82	75152.43		NGS First Order Horizontal/Vertical Control Mark - PID LL1137

GEODETIC COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)
Points output in USFEET:

POINT NAME	GEODETIC COORDINATES ARE NAD-83(92) - EPOCH 2000		ELEV. HEIGHT	ELEV. NAVD88	MAPPING ANGLE	SCALE	NAD-83(92) ZONE 501	
	LATITUDE	LONGITUDE					NORTHING	EASTING
CP100	40° 02' 06.00853" N	105° 16' 57.51001" W	5391.0	5442.07	0° 08' 25.59296"	0.99996390	1255671.89	3060862.40
CP101	40° 02' 05.84423" N	105° 16' 50.09204" W	5375.3	5426.33	0° 08' 30.38596"	0.99996390	1255656.69	3061439.42
CP103	40° 02' 11.06321" N	105° 16' 49.62365" W	5380.3	5431.42	0° 08' 30.68860"	0.99996381	1256184.87	3061474.54
CP104	40° 02' 16.44758" N	105° 16' 58.17195" W	5405.8	5456.82	0° 08' 25.16526"	0.99996371	1256728.07	3060808.33
CP105	40° 02' 16.45342" N	105° 16' 52.88151" W	5395.3	5446.28	0° 08' 28.58359"	0.99996371	1256729.67	3061219.80
CP106	40° 02' 24.52065" N	105° 16' 55.47670" W	5421.1	5471.99	0° 08' 26.90675"	0.99996357	1257545.47	3061015.95
CP107	40° 02' 27.38483" N	105° 17' 01.42210" W	5445.3	5496.28	0° 08' 23.06523"	0.99996351	1257834.16	3060552.84
CP108	40° 02' 27.73430" N	105° 16' 53.19323" W	5423.7	5474.69	0° 08' 28.38218"	0.99996351	1257871.09	3061192.74
CP110	40° 02' 41.91569" N	105° 17' 00.04926" W	5498.9	5549.79	0° 08' 23.95227"	0.99996326	1258304.76	3060656.02
CP111	40° 02' 42.42330" N	105° 16' 47.57354" W	5462.7	5513.71	0° 08' 32.01325"	0.99996325	1259358.51	3061626.12
CP200	40° 02' 05.80218" N	105° 16' 55.88001" W	5388.0	5447.49	0° 08' 26.64616"	0.99996390	1255651.32	3060989.24
CP201	40° 02' 11.68638" N	105° 16' 54.98848" W	5396.4	5447.49	0° 08' 27.22220"	0.99996379	1256246.90	3061057.11
CP202	40° 02' 20.30045" N	105° 16' 55.82236" W	5409.5	5460.55	0° 08' 26.68333"	0.99996364	1257118.38	3060990.12
CP203	40° 02' 27.77963" N	105° 16' 55.08246" W	5436.0	5487.11	0° 08' 27.16148"	0.99996351	1257875.32	3061045.80
CP204	40° 02' 36.36265" N	105° 16' 55.88485" W	5490.8	5541.55	0° 08' 26.64303"	0.99996336	1258743.65	3061050.40
CP205	40° 02' 41.97380" N	105° 16' 54.97786" W	5485.4	5536.30	0° 08' 27.22907"	0.99996326	1259311.61	3060981.26
CP206	40° 02' 14.46862" N	105° 16' 56.04593" W	5398.9	5450.82	0° 08' 26.53895"	0.99996374	1256528.23	3060974.18
CP207	40° 02' 10.75232" N	105° 16' 51.66010" W	5384.7	5435.65	0° 08' 29.37278"	0.99996361	1256153.02	3061316.22
CP208	40° 02' 27.09027" N	105° 16' 59.63962" W	5441.0	5491.84	0° 08' 24.21695"	0.99996352	1257804.69	3060691.55
CP209	40° 02' 29.81194" N	105° 16' 54.96475" W	5451.0	5502.14	0° 08' 27.21335"	0.99996347	1258080.98	3061054.45
B 322 RESET DSRC K 440 TMGO X 438	40° 04' 47.97815" N	105° 16' 55.00217" W	5458.0	5508.88	0° 08' 27.21335"	0.99996126	1272061.47	3061017.16
	39° 59' 29.12990" N	105° 15' 39.67584" W	5437.2	5673.14	0° 08' 21.80589"	0.99996703	1242916.86	3060437.55
	40° 07' 51.34512" N	105° 13' 57.71720" W	5492.0	5673.14	0° 10' 21.76311"	0.99995902	1290653.91	3074741.39
	40° 02' 11.39028" N	105° 14' 05.37373" W	5237.2	5289.64	0° 10' 16.81597"	0.99996380	1256252.88	3074249.57

NOTE: Colorado High Accuracy Reference Network (CHARN) Stations and NGS CORS stations held fixed in the final fully constrained least squares adjustment of the GPS data are as follows:

Designation: X 438
PID: LL1137
NAD 83(1992) Epoch 2000 Coordinates
Latitude 40° 02' 11.39028 (N)
Longitude 105° 14' 05.37373 (W)
Ellip. Height 1596.32 (meters)

Designation: B 322 RESET
PID: LL0695
NAD 83(1992) Epoch 2000 Coordinates
Latitude 40° 04' 47.97615 (N)
Longitude 105° 16' 55.00217 (W)
Ellip. Height 1663.61 (meters)

Designation: K 440
PID: LL1143
NAD 83(1992) Epoch 2000 Coordinates
Latitude 39° 59' 59.96560 (N)
Longitude 105° 17' 03.37110 (W)
Ellip. Height 1713.69 (meters)

Designation: TMGO
PID: AB6369
NAD 83(1992) Epoch 2000 Coordinates
Latitude 40° 07' 51.34512 (N)
Longitude 105° 13' 57.71720 (W)
Ellip. Height 1673.97 (meters)

Designation: DSRC
PID: AJ7970
NAD 83(1992) Epoch 2000 Coordinates
Latitude 39° 59' 29.12990 (N)
Longitude 105° 15' 39.67584 (W)
Ellip. Height 1657.27 (meters)

COLORADO DEPARTMENT OF TRANSPORTATION

Region 4
Address: 1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2173 FAX: (970) 350-2223
Survey Unit: Mark Guerrero, PLS

Sheet Revisions	

**SECTIONS 18 & 19, T. 1 N., R. 70 W., &
SECTIONS 13 & 24, T. 1 N., R. 71 W.,
OF THE 6TH P.M.**



THIS MAP WAS PREPARED BY
Boulder Land Consultants, Inc.
2000 Walnut St., Boulder, CO 80502
(303) 443-3816

Land Survey Control Diagram
Found Monumentation
Project Number: STE M 110-040
Project Location: Broadway (1/2 Ave. to Norwood Ave.)
Project Location: City of Boulder
Project Code: Last Mod. Date: 1 Sheet Sheets: Sheet No. Total No. of Sheets
1491 FEBRUARY 27, 2007 3 of 3 38 15

TABULATION OF FOUND ALIQUOT CORNERS

POINT NAME	PROJECT COORDINATES US FT		LOCATION	DESCRIPTION
	NORTHING	EASTING		
102	256540.71	61920.26	W 1/4 Corner Section 19, T. 1 N., R. 70 W., 6TH PM	Found 3.25" dia. alum cap in range box, cap illegible
109	259195.01	61912.63	N.W. Corner Section 19, T. 1 N., R. 70 W., 6TH PM	Found 2.5" dia. brass cap in range box, cap stamped in part "1984 LS 13642"
112	259201.32	63201.52	W 1/16 Corner Sections 18 & 19, T. 1 N., R. 70 W., 6TH PM	Found 1.5" dia. alum. cap in range box, cap stamped with "+"
113	259207.32	64522.90	N 1/4 Corner Section 19, T. 1 N., R. 70 W., 6TH PM	Found 2.5" dia. alum. cap in range box, cap stamped "City of Boulder Control"
114	256559.41	64546.00	C 1/4 Corner, Section 19, T. 1 N., R. 70 W., 6TH PM	Found 2.5" dia alum cap in range box, cap stamped with "+"
115	257863.21	64534.41	CN 1/16 Corner, Section 19, T. 1 N., R. 70 W., 6TH PM	Found 0.5" steel pin in range box
661	257867.73	61916.32	N 1/16 Corner, Sections 19 & 24, T. 1 N., R. 70 & 71 W., 6TH PM	Found 5/8" rebar in range box (no cap)
698	256524.59	59242.58	Witness Corner for C 1/4 Corner, Section 24, T. 1 N., R. 71 W., 6TH PM	Found 2.5" dia alum cap in range box, cap stamped with "+", inscription illegible
699	259183.23	59258.75	N 1/4 Corner Section 24, T. 1 N., R. 71 W., 6TH PM	Found 2" dia. steel pipe with cap, 1.5' out of ground, cap stamped with "X" and inscribed "N1/4 COR. SEC. 24"

TABULATION OF FOUND MONUMENTATION

POINT NAME	PROJECT COORDINATES US FT		DESCRIPTION
	NORTHING	EASTING	
301	256171.09	61949.61	Found 1.5" dia. alum. cap
302	256111.16	61949.50	Found 1.5" dia. alum. cap
304	256066.39	61888.37	Found bent No.4 rebar
328	255815.28	61889.16	Found 1.5" dia. alum. cap
334	257103.77	61878.11	Found No.6 rebar
437	257530.87	61917.42	Found 1.5" dia. alum. cap
520	258232.20	61510.06	Found No.5 rebar
521	258232.91	61559.99	Found spike
522	258163.57	61585.49	Found cap stamped "PLS15315"
551	258609.21	61844.18	Found cap stamped "LS17664"
624	256870.71	61919.24	Found intersection pin
685	256047.32	62099.88	Found cap stamped "LS23522"
688	256434.48	61879.59	Found #4 rebar
692	257203.03	61877.74	Found cap stamped "DB & CO"
695	256893.17	61501.29	Found 1.5" dia. alum. cap
702	258450.70	61844.78	Found cap stamped "DB & CO"
705	258267.48	62084.35	Found cap stamped "LS23529"
708	259230.24	62148.70	Found cap stamped "PLS23529"
709	258910.22	61953.41	Found #5 rebar
710	258897.75	61953.44	Found cap stamped "PLS17664"
711	258625.63	61977.84	Found cap stamped "PLS17664"

REGION 4

Address: 1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2153 FAX: (970) 350-2178

CDOT

Colorado Department of Transportation

Right of Way Plans Unit: Dave Mantych, PLS

Sheet Revisions

5/20/08

Deleted/Added For Easement Changes

JF

SECTIONS 18 & 19, T. 1 N., R 70 W., &
SECTIONS 13 & 24, T. 1 N., R. 71 W.,
OF THE 6TH P.M.

CITY OF BOULDER

TRANSPORTATION DIVISION

THIS MAP WAS PREPARED BY
BOULDER LAND CONSULTANTS, INC.

BOULDER LAND CONSULTANTS, INC.

3000 VALUET RD., BOULDER, CO 80501
(303) 443-2816

Right of Way Plans
Monumentation Sheet

Project Number: STE M 110-040
Project Location: Broadway (Iris Ave. to Norwood Ave.)
Project Location: City of Boulder
Project Code: Last Mod. Date Sheet Sheet No. Total No. of Sheets
15M1 WREN 20, 2008 1 of 1 4 15

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. 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.
3. All R.O.W. Markers are to be set from survey control monuments.
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. This Right-Of-Way Plan does not represent a boundary survey or title search performed by Boulder Land Consultants, Inc. There may exist easements and/or other encumbrances affecting the subject properties that are not shown hereon.
7. All ownership information shown hereon is based on the Boulder County Assessor's Office records as of September 27, 2006.
8. Field survey control precision meets the minimum horizontal control tolerances of a CDOT Type B Survey.

SURVEYOR CERTIFICATE (OFFICE)

I, Jason Emery, 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, followed by Colorado Department of Transportation publications. This statement is not a guarantee of accuracy, either expressed or implied.

Jason Emery, PLS No. 20134

3/31/08
Date

SURVEYOR CERTIFICATE (FIELD)

I, Jason Emery, 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 this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice, followed by Colorado Department of Transportation publications. This statement is not a guarantee of accuracy, either expressed or implied.

Jason Emery, PLS No. 20134

3/31/08
Date

TABULATION OF R.O.W. MARKERS
TO BE SET (TYPE 6 MONUMENTS)

POINT#	NORTHING	EASTING	DESCRIPTION
8074	257505.45	61876.89	
8098	256904.46	61878.67	
8108	257867.52	61875.82	
8120	258163.51	61875.00	
8146	25719.86	61883.75	
8147	257867.54	61879.32	
8157	257355.52	61869.24	
8158	257564.57	61884.21	
8193	258234.47	61865.30	P.O.B. TE-11
8194	258389.88	61864.86	
8367	257204.61	61956.28	P.O.B. TE-3
8376	257505.91	61952.39	P.O.B. TE-5
8459	258224.04	61960.32	P.O.B. PE-10
8591	256540.43	61874.76	
8592	256811.43	61873.95	

TABULATION OF PERMANENT EASEMENT POINTS
TO BE STAKED

POINT#	NORTHING	EASTING	DESCRIPTION
9004	256760.22	61874.10	
9005	256760.21	61867.14	
9006	256726.21	61867.24	
9007	256726.22	61874.20	P.O.B. PE-1, TE-1
9008	256904.46	61876.67	P.O.B. PE-2, PE-2
9010	257103.71	61866.11	
9011	257103.77	61870.00	
9014	257073.77	61876.17	
9015	256905.10	61876.44	
9016	256905.17	61873.47	
9017	256975.17	61873.47	
9018	256975.19	61876.47	
9022	257405.45	61876.95	P.O.B. PE-4, PE-4
9023	257555.50	61866.99	P.O.B. PE-6, TE-6
9031	257867.53	61877.32	
9032	257742.40	61877.69	
9033	257742.38	61874.69	
9034	257728.38	61870.73	
9035	257728.40	61877.73	
9036	257652.54	61877.95	P.O.B. PE-7, TE-7
9037	257652.57	61883.95	

TABULATION OF TEMPORARY
EASEMENT POINTS TO BE STAKED

POINT#	NORTHING	EASTING	DESCRIPTION
8081	257415.45	61877.16	
8123	258034.49	61875.35	
9000	256716.22	61874.23	
9001	256716.19	61857.27	
9002	256710.19	61857.11	
9003	256770.22	61874.07	
9009	256904.46	61866.67	
9019	257415.39	61867.16	
9020	257499.68	61866.91	
9021	257505.37	61862.89	
9024	257555.28	61847.76	
9025	257581.52	61868.16	
9026	257619.87	61868.05	
9027	257619.83	61853.68	
9028	257660.29	61853.54	
9029	257660.15	61864.10	
9030	257867.47	61866.49	
9038	257652.41	61853.59	
9040	257904.21	61865.73	
9041	257904.22	61860.86	
9042	258019.94	61860.89	
9051	258157.20	61860.51	P.O.B. PE-9
9053	258234.44	61860.30	
9054	258390.97	61859.86	
9055	257239.69	61956.18	
9056	257239.69	61987.70	
9057	257204.81	61987.70	

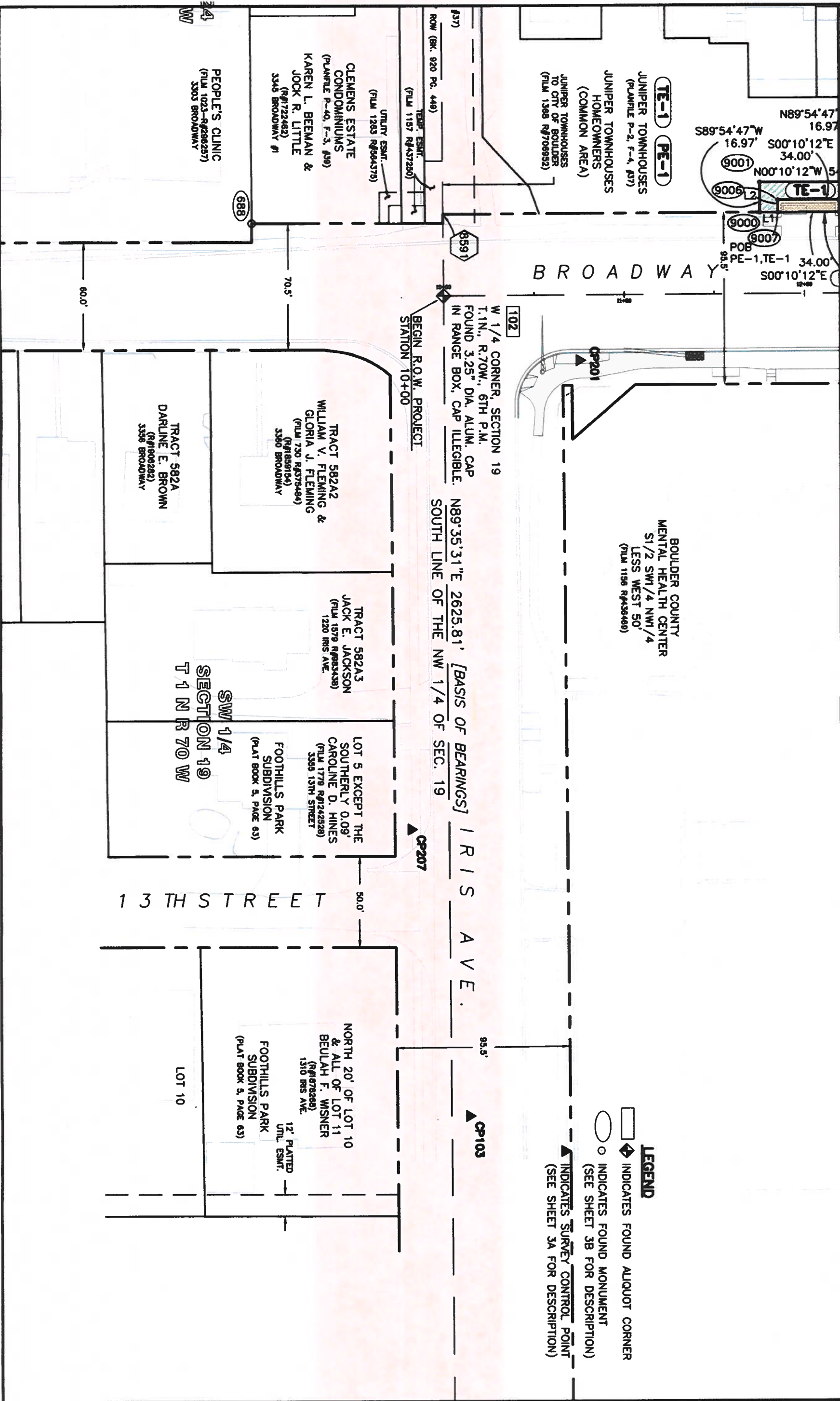
QUANTITY OF MONUMENTS TO BE SET

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

Right of Way Plans Unlit: Dave Mantych, PLS

北

Right of Way Plans			
Plan Sheet			
Project Number: SIE M 110-040			
Project Location: Broadway (Inis Ave. to Norwood Ave.)			
Project Location: City of Boulder			
Project Code:	Last Mod.	Date	Sheet No. of Sheets
14381	MARCH 20, 2008	1 of 6	5 15



Address: 1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2153 **FAX:** (970) 350-2178

3/22/06	Revised design base mapping, deleted PE-2, deleted TE-2
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deleted TE-2	
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T. 1 N., R. 70 W.,

SECTIONS 13 & 24,
T. 1 N., R. 71 W.,
OF THE 6TH P.M.



BOULDER LAND CONSULTANTS, INC.

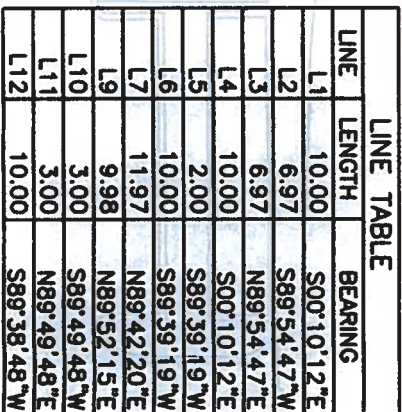
5550 VALMONT RD. BOULDER, CO 80501
(303) 443-3818



Plan Sheet

Project Number: STE M 110-040			
Project Location: Broadway (1 st Ave. to Norwood Ave.)			
Project Location: City of Boulder			
Project Code:	Last Mod. Date	Submitted Sheets	Sheet No. Total No. of Sheets
1431	MARCH 20 2008	2 of 6	6 15

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
1451	MARCH 20 2008	2 of 6	6	15

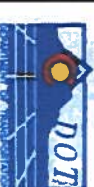


 INDICATES FOUND ALIQUOT CORNER

 INDICATES FOUND MONUMENT
(SEE SHEET 3B FOR DESCRIPTION)

▲ INDICATES SURVEY CONTROL POINT
(SEE SHEET 3A FOR DESCRIPTION)

COLORADO DEPARTMENT OF TRANSPORTATION



Region 4
Address: 1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2153 FAX: (970) 350-2178
Right of Way Plans Unit: Dave Mantych, PLS

Sheet Revisions

NO.	DATE	DESCRIPTION
1	5/20/08	Revised design base map, deleted PE-8, deleted TE-8, deleted PE-9, added PE-9A, added PE-9B, revised TE-9, New Ownership for Parcel 9, Add "Revised" Labeling
2		
3		
4		
5		
6		
7		
8		
9		
10		

SECTIONS 18 & 19, T. 1 N., R. 70 W., SECTIONS 13 & 24, T. 1 N., R. 71 W., OF THE 6TH P.M.



CITY OF BOULDER
TRANSPORTATION DIVISION

NOT FOR CONSTRUCTION BY
BOULDER LAND CONSULTANTS, INC.
3600 VALLEY RD., BOULDER, CO 80501
(303) 442-2816

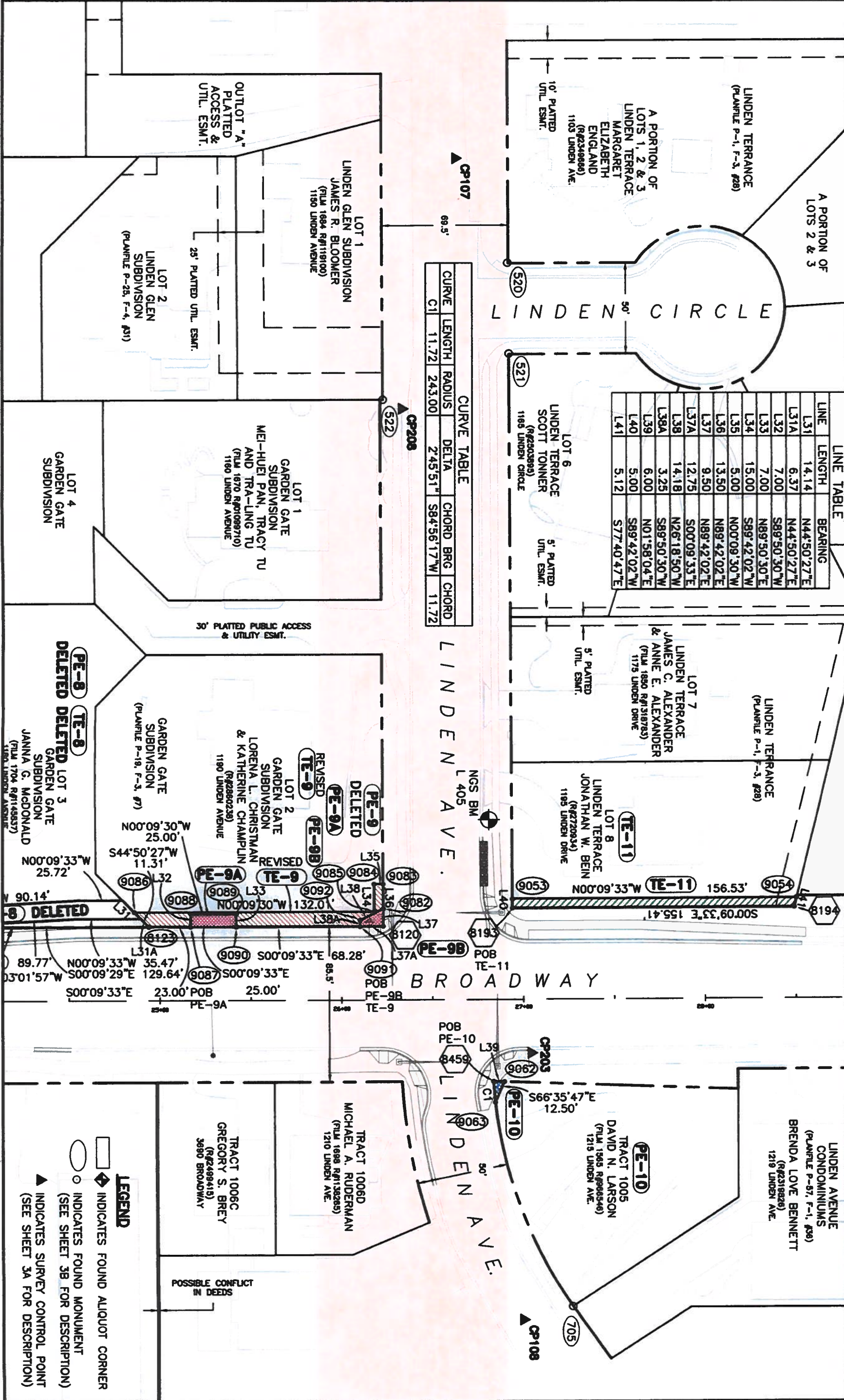
Right of Way Plans

Plan Sheet	
Project Number: STE M 110-040	Project Location: Broadway (1st Ave. to Norwood Ave.)
Project Location: City of Boulder	Project Code: Unit No. Date Sheet No. Total No. of Sheets
1451	1002 20 2008 4 of 6 8 15

LINE TABLE

LINE	LENGTH	BEARING
L31	14.14	N44°50'27"E
L31A	6.37	N44°50'27"E
L32	7.00	S89°50'30"W
L33	7.00	N89°50'30"E
L34	15.00	S89°42'02"W
L35	5.00	N00°09'30"W
L36	13.50	N89°42'02"E
L37	9.50	N89°42'02"E
L37A	12.75	S00°09'33"E
L38	14.18	N26°18'50"W
L38A	3.25	S89°50'30"W
L39	6.00	N01°58'04"E
L40	5.00	S89°42'02"W
L41	5.12	S77°40'47"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD
C1	11.72	243.00	2°45'51"	S84°56'17"W	11.72



LEGEND

- INDICATES FOUND ALIQUOT CORNER
- INDICATES FOUND MONUMENT (SEE SHEET 3B FOR DESCRIPTION)
- INDICATES SURVEY CONTROL POINT (SEE SHEET 3A FOR DESCRIPTION)

