

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 S. Holly St.
Denver, CO 80220
Phone: (303) 757-9923 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT: SCOTT KIMMINAU

Sheet Revisions

mm/yy	xxxx	xxx

RIGHT OF WAY

TITLE SHEET

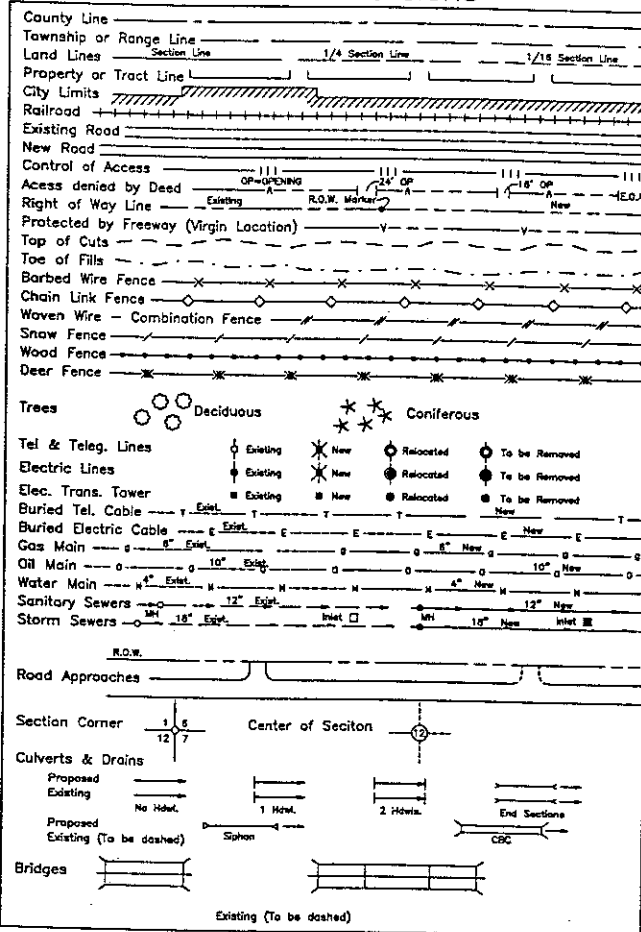
STU-2254-060

I-225 @ ILIFF Ave.

PROJECT CODE: 12379

SHEET NUMBER: 1

CONVENTIONAL SIGNS



DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. STU-2254-060
STATE HIGHWAY NO. I-225
ARAPAHOE COUNTY
RIGHT OF WAY

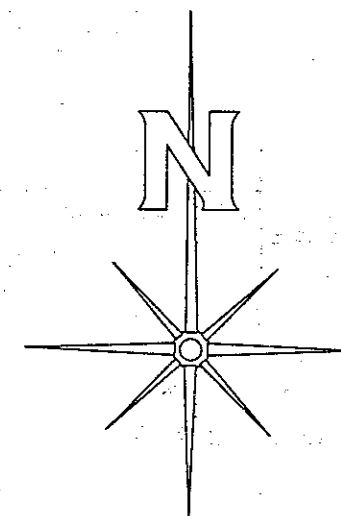
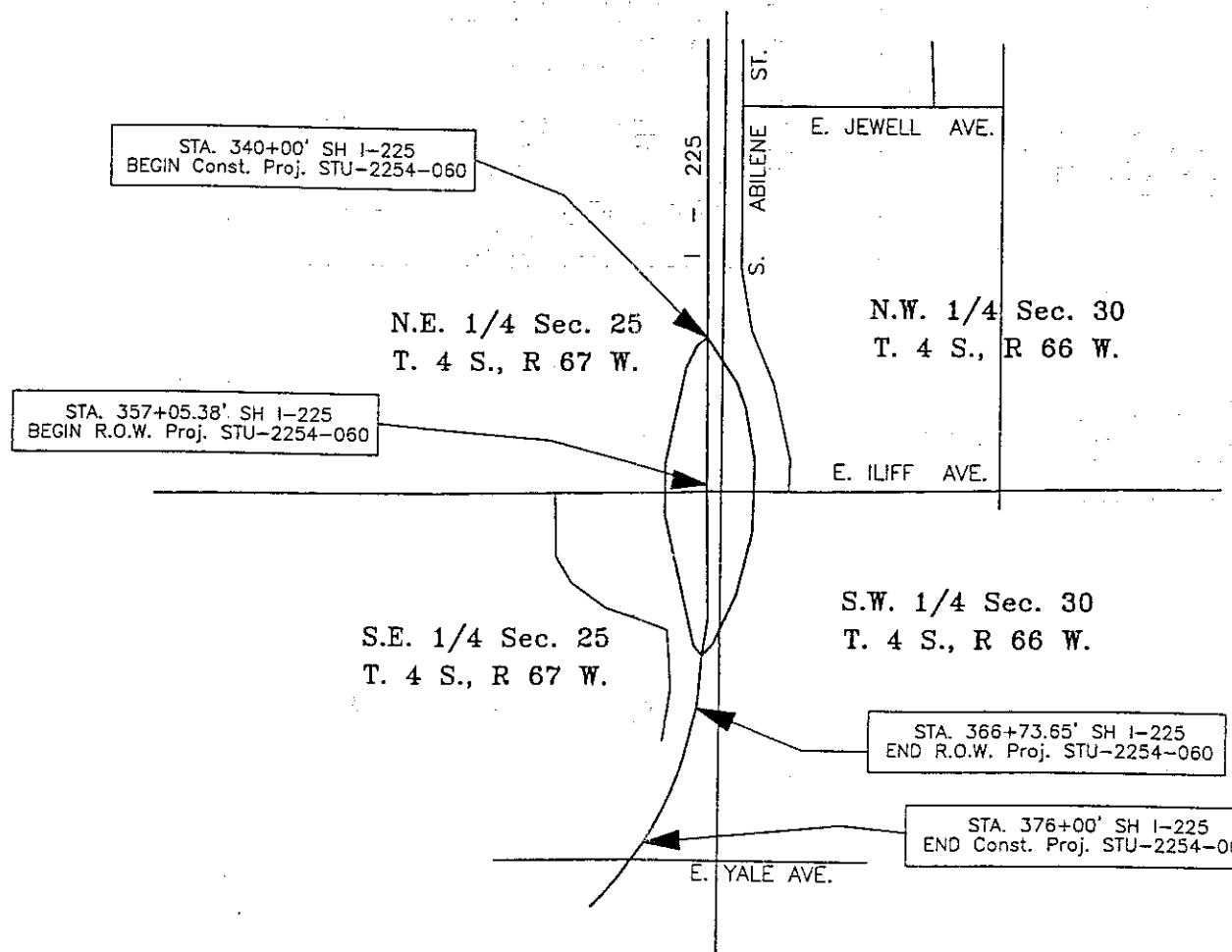
INDEX OF SHEETS

- 1 Title Sheet
- 2 Tabulation of Properties
- 3 - 3A Control Diagram
- 4 Monumentation Sheets
- 5 - 6 Plan Sheets

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 50'

R.O.W. LENGTH OF PROJECT = 968.27 feet/0.18 miles



NOT TO SCALE

BASIS OF BEARINGS

A grid bearing of N. 13° 55' 31" E. between found C.D.O.T. monuments (points #1113 and #2123) as published on Sheet 3A.

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED:

DATE

DIVISION ADMINISTRATOR

FILED CERTIFICATION: 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.

11/24/1999 D:\Jobs\12379\Sheet1.dwg\mkj

DATE: 02/01/01
Region 6

D:\Jobs\12379\Sheet2.dwg/p5

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 South Holly Street
Denver, Co. 80222
Phone: (303) 757-9922 FAX: (303) 757-9907

RIGHT OF WAY PLANS UNIT:

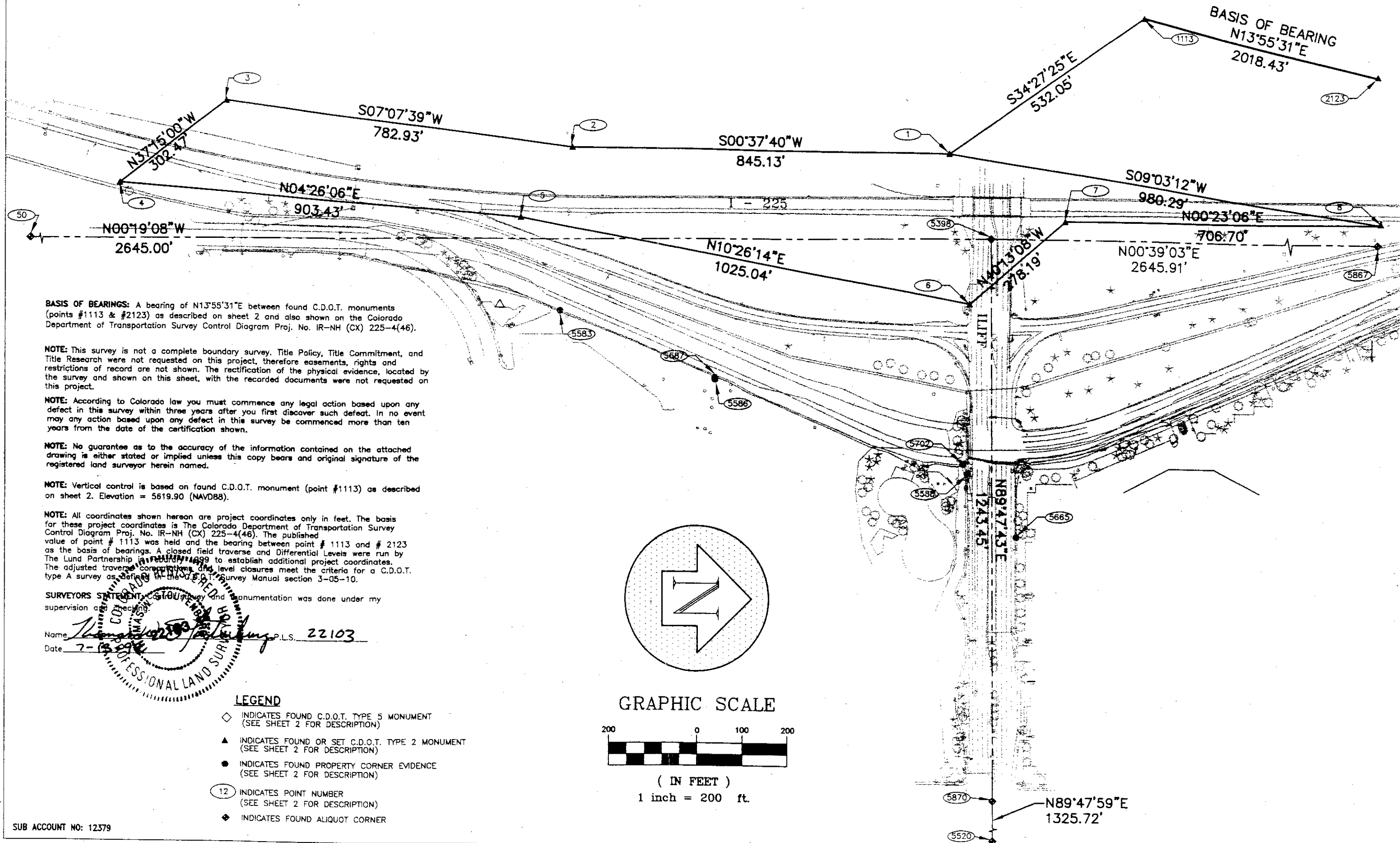
Sheet Revisions

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO
SURVEY CONTROL DIAGRAM
SECTION 30 TOWNSHIP 4 SOUTH RANGE 66 WEST 6TH P.M.
ARAPAHOE COUNTY
COLORADO

SURVEY
CONTROL DIAGRAM

I-225 & I-170

PROJECT NUMBER: STU C02254-60 SHEET NUMBER: 1



COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 South Holly Street
Denver, Co. 80222
Phone: (303) 757-9922 FAX: (303) 757-9907

RIGHT OF WAY PLANS UNIT:

Sheet Revisions

DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO
SURVEY CONTROL DIAGRAM
SECTION 30 TOWNSHIP 4 SOUTH RANGE 66 WEST 6TH P.M.
ARAPAHOE COUNTY
COLORADO

SURVEY 3A
CONTROL DIAGRAM

I-225 & ILIFF
PROJECT NUMBER:STU C02254-60 SHEET NUMBER: 2

ALIQUOT CORNERS (U.S. SURVEY FEET)

PT.#	NORTHING	EASTING	ELEVATION	DESCRIPTION
50	1669212.700	3189927.580	5679.01	FOUND 3" BRASS CAP IN RANGE BOX CAP STAMPED LS 16419, SW COR SEC 30, T4S, R66W
5398	1671857.655	3189912.866	5619.85	FOUND 3" BRASS CAP IN CITY OF AURORA RANGE BOX 0.7' BELOW SURFACE, CAP STAMPED LS 12021, W 1/4 COR SEC 30, T4S, R66W
5520	1671866.734	3192481.985	5624.94	FOUND CHISELED "x" @ BASE OF CONCRETE CURB HEAD, C 1\4 COR SEC 30, T4S, R66W
5867	1674503.302	3189942.924	5597.01	FOUND 3" BRASS CAP IN RANGE BOX CAP STAMPED LS 16419, NW COR SEC 30, T4S, R66W
5870	1671862.098	3191156.274	5628.30	FOUND 3 1/4" ALUMINUM CAP 0.5' DOWN IN RANGE BOX, CAP STAMPED LS 13155, C W 1\16TH COR SEC 30, T4S, R66W

SURVEY CONTROL POINTS (U.S. SURVEY FEET)

PT.#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1671763.220	3189724.760	5641.62	SET TYPE 2 CDOT MONUMENT STAMPED 2.023134
2	1670918.140	3189715.500	5643.65	SET TYPE 2 CDOT MONUMENT STAMPED 2.025134
3	1670141.260	3189618.360	5649.70	SET TYPE 2 CDOT MONUMENT STAMPED 2.026134
4	1669900.490	3189801.440	5666.25	SET TYPE 2 CDOT MONUMENT STAMPED 2.026135
5	1670801.220	3189871.300	5649.77	SET TYPE 2 CDOT MONUMENT STAMPED 2.025135
6	1671809.300	3190057.000	5620.03	SET TYPE 2 CDOT MONUMENT STAMPED 2.023136
7	1672024.610	3189874.270	5634.82	SET TYPE 2 CDOT MONUMENT STAMPED 2.023135
8	1672731.300	3189879.010	5614.26	SET TYPE 2 CDOT MONUMENT STAMPED 2.021135
1113	1672201.922	3189423.734	5619.90	FOUND TYPE 2 CDOT MONUMENT 55.5' NORTHWEST OF CHAIN LINK FENCE ALONG SOUTHWEST OFF RAMP FROM I-225 TO ILIFF STAMPED 2.023132 LS 11434
2123	1674161.029	3189909.486	5597.79	FOUND TYPE 2 CDOT MONUMENT 8.8' W OF CHAIN LINK FENCE AND 16.4' E OF ON RAMP FROM ILIFF TO I-225 NORTHBOUND STAMPED CP 23

FOUND PROPERTY EVIDENCE (U.S. SURVEY FEET)

PT.#	NORTHING	EASTING	ELEVATION	DESCRIPTION
5583	1670890.329	3190076.364	5642.27	FOUND 1 1/4" YELLOW PLASTIC ON #5 REBAR, CAP STAMPED EHMG PLS 11111
5586	1671239.314	3190227.324	5636.74	FOUND 1 1/4" YELLOW PLASTIC ON #5 REBAR, CAP STAMPED PLS 13239
5587	1671239.527	3190223.178	5636.78	FOUND BARE NO. 5 REBAR 0.1' ABOVE GROUND
5588	1671804.430	3190431.541	5625.31	FOUND 1 1/2" ALUMINUM CAP ON #5 REBAR, CAP STAMPED LS 13239 CAP DAMAGED
5665	1671914.789	3190572.167	5625.51	FOUND #5 REBAR NO CAP
5702	1671793.420	3190410.954	5625.50	FOUND 1 1/2" ALUMINUM TAG IN WALK, TAG STAMPED STEPHEN B REAMS PLS 13239

TYPICAL



CONTROL MONUMENTS SET BY THE LUND PARTNERSHIP, INC. WERE TYPE 2 MONUMENTS, A 3 1/4" DIA. ALUMINUM CONTROL MONUMENT CAP (AS SHOWN) ON A 3' X 3/4" DIA. ALUMINUM SECURITY ROD.



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

SIGNED DEPT.

MARCH 19, 1999

SUB ACCOUNT NO: 12379

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
2000 S. Holly Street
Denver, CO 80222
Phone: (303) 757-9923 FAX: (303) 757-9053

RIGHT OF WAY PLANS UNIT: SCOTT KIMMINAU

Sheet Revisions

02/01/01	Del. Pl. 195, Rev. Pls. 149,174-175,178,179,181,184	WGI
	Add Pl. 177	

RIGHT OF WAY

MONUMENTATION SHEET

STU-2254-060

I-225 @ E. Hiff Ave.

PROJECT CODE: 12379 SHEET NUMBER: 4

TABULATION OF R.O.W. MONUMENTS
TO BE SET except as noted

PNT	NORTHING	EASTING	DESCRIPTION OF MONUMENTS
149	1671240.5100	3190352.5240	
174	1671780.5620	3190446.4430	
175	1671730.2180	3190421.4110	
176	1671594.461	3190420.953	
177	1671554.0600	3190446.7710	
178	1671421.3340	3190429.6530	
179	1671302.8170	3190370.0420	
181	1671758.2790	3190428.1000	
183	1671783.1070	3191107.6390	
184	1671741.9860	3191114.4350	
185	1671741.9900	3191109.2600	

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.
8. Commitments for title insurance supplied by First American Heritage Title Company.
9. Basis of Bearing:
A bearing of N. 13° 55' 31" E. between found C.D.O.T. monuments (points #1113 & # 2123) as described on sheet 2 and also shown on the Colorado Department of Transportation Survey Control Diagram Proj. No. IR-NH(CX)225-4(46).
10. If during construction any control monuments are destroyed, they must be relocated and reset as Type 2.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	9	1						1
CONTROL								
ALIQUOT CORNER								
WITNESS POST								

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 _____

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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RIGHT OF WAY PLANS UNIT: SCOTT KIMMINAU

Sheet Revisions

01/13/00	Deleted TE-1 and TE-1A, Revised SE-1, Added PE-1	R-6
03/28/00	Deleted PE-1, Revised SE-1A, Added TE-1B	R-6
02/01/01	Rev. Par. 1, TE-1B & Access Par. 1, Del. SE-1A Rev.	WGI
	Del. Par. 2, SE-2 & Access Par. 2	

RIGHT OF WAY

PLAN SHEET

STU-2254-060

I-225 @ Iliff Ave.

PROJECT CODE: 12379

SHEET NUMBER:

5

BEGIN R.O.W. CL I-225 Sta. 357+05.38'
Proj. STU-2254-060
BEGIN CONSTRUCTION CL I-225 Sta. 340+00'
Proj. STU-2254-060

N.W. 1/4 Sec. 30.
T. 4 S., R. 66 W., 6th P.M.

S.W. 1/4 Sec. 30.
T. 4 S., R. 66 W., 6th P.M.

- 1 FASHION BAR ASSOCIATES,
Limited Liability Company,
a Colorado limited liability company
- SE-1 Rev
SE-1A Rev
PE-1 Del
TE-1 Del
TE-1A Del
TE-1B Rev
- 2 CANOPUS LODGING L.P.,
A COLORADO LIMITED PARTNERSHIP
- SE-2 Del
- TE-3 CMD REALTY INVESTMENT
FUND III, L.P., an Illinois
limited partnership.

THE FORUM SUBDIVISION
FILING NO. 2,

LOT 2, BLOCK 1

15' SLOPE EASEMENT
Book 3089, Page 98

6' GAS EASEMENT

Iliff Ave.

10' UTILITY EASEMENT
BOOK 82, PAGES 47 & 48

E.O.A. 1

18' X 6' COMMERCIAL SIGN

SLOPE EASEMENT

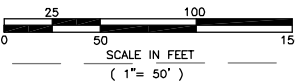
10' UTILITY EASEMENT
BOOK 82, PAGES 47 & 48

SOUTHEAST CROSSING
SUBDIVISION FILING NO. 4

LOT 2, BLOCK 3

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

30' UTILITY EASEMENT (SANITARY SEWER)
BOOK 2839, PAGE 638, RECEPTION NO. 1768579



SOUTHEAST CROSSING
SUBDIVISION
FILING NO. 6

LOT 1,
BLOCK 1

SOUTHEAST CROSSING
SUBDIVISION FILING NO. 5

S. Blackhawk St.

1/16 Section Line (Calc.)
S.0°26'07"E.

Existing R.O.W.

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Sheet Revisions			
03/28/00	Revised SE-1A		R-6
02/01/01	Rev. Par 1 & Access Par. 1		WGI
	Del. Par.2, SE-2 & Access Par. 2		

PROJECT CODE: 12379	SHEET NUMBER: 6
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