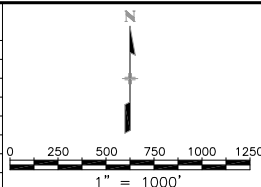




Region 6
2000 South Holly Street
Denver, CO 80222
Phone: (303) 757-9922 FAX: (303) 757-9053

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

Sheet Revisions		Sheet Revisions		Sheet Revisions	
Date	Description	Date	Description	Date	Description
04/06	Sheet 4	ddh	mm/yy	XXXXX	XXX



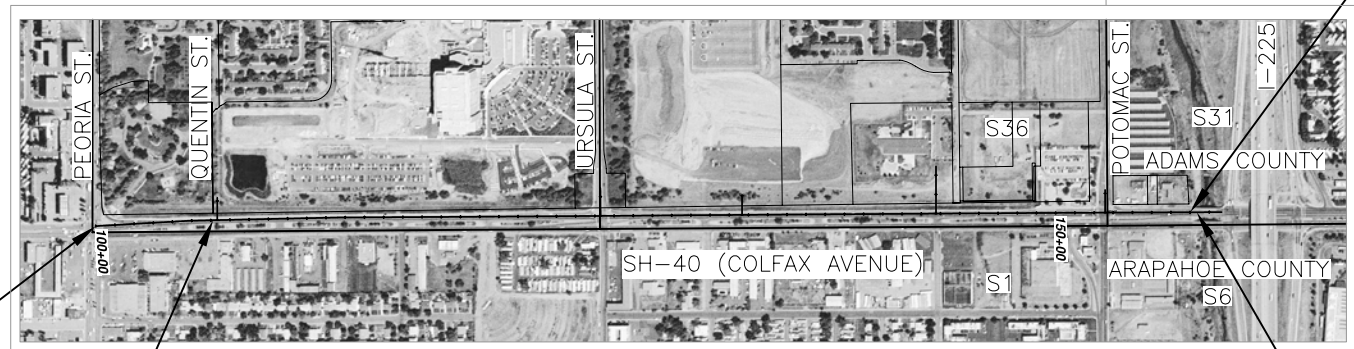
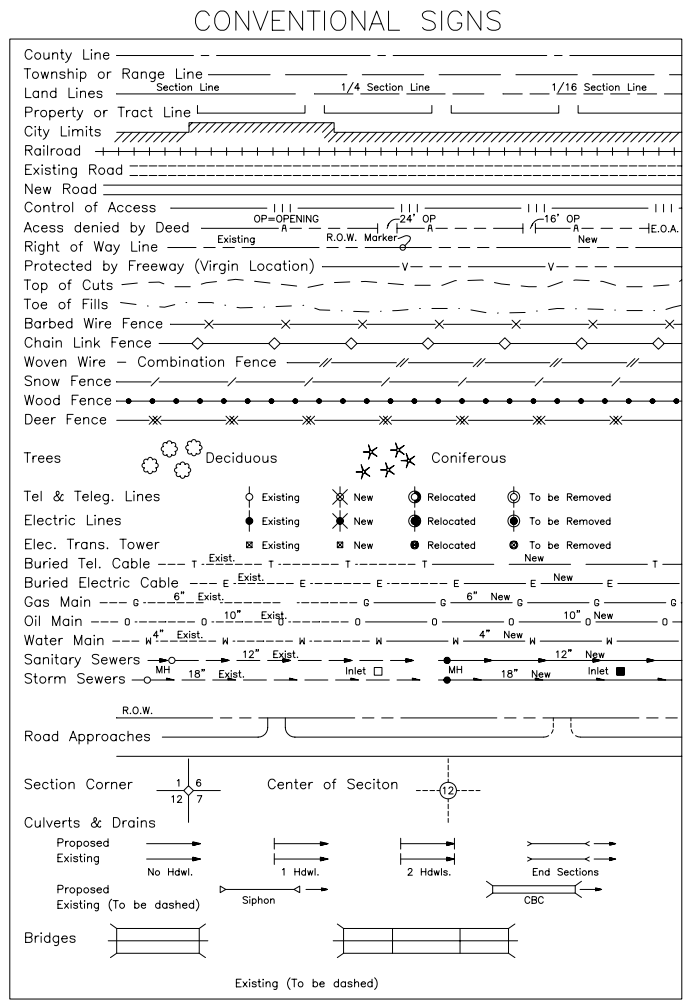
Right of Way Plans				
Title Sheet				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
ADAMS Cnty. S36, T3S, R67W & S31, T3S, R66W 6th PM				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14135	04-19-06	1 of 1	1	15

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. STU M055-016 STATE HIGHWAY NO. 40 ADAMS COUNTY RIGHT OF WAY

INDEX OF SHEETS	
1	Title Sheet
2 - 2A	Tabulation of Properties
3 - 3A	Survey Control Diagram
4	Monumentation Sheet
5 - 12	Plan Sheets
13	Ownership Map

SCALES OF ORIGINAL DRAWINGS
PLAN SHEETS: 1" = 40'
OWNERSHIP MAP: 1" = 400'
R.O.W. LENGTH OF PROJECT: 0.97 Miles



Begin Const. STU M055-016
STA 100+00

Begin ROW STU M055-016
STA 106+12

End Const. STU M055-016
STA 157+33

End ROW STU M055-016
STA 157+00

BASIS OF BEARINGS

All bearings are GRID bearing of the Colorado coordinate system of 1927, central zone. The east line of the Southeast Quarter of Section 36, Township 3 South, Range 67 West of the Sixth Principal Meridian, monumented as shown herein, from the southerly witness corner of the east quarter corner to the southeast corner bears S00°21'26"E a distance of 1741.44 feet,

Adams 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: _____

**DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION**
AUTHORIZED: _____ DATE _____
DIVISION ADMINISTRATOR



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

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

Sheet Revisions		
mm/yy	xxxxx	xxx

Sheet Revisions		
mm/yy	xxxxx	xxx

Sheet Revisions		
mm/yy	xxxxx	xxx

Right of Way Plans				
Tabulation of Properties Sheet				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
ADAMS Cnty. S36, T3S, R67W & S31, T3S, R66W 6th PM				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14135	01-12-04	1 of 2	2	15

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

S.H. NO. 40

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET					BOOK-PAGE	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT	RIGHT		
			T3S R67W 6th PM							
PE-1	The Regents of the University of Colorado, a constitutional body corporate of the State of Colorado, for the University of Colorado Health Sciences Center	c/o Dan Wilkerson Campus Box A077 / 4200 E. 9th Avenue Denver, CO 80262	SW 1/4 Sec. 36	31,374						for construction and maintenance of sidewalks and drainage facilities and for the installation and use of public utilities
	Site: land under development, no address assigned.									
TE-1	see parcel PE-1 above	see parcel PE-1 above	SW 1/4 Sec. 36	29,359						for construction of sidewalks and drainage features and the installation of public utilities
PE-1A	see parcel PE-1 above	see parcel PE-1 above	SE 1/4 Sec. 36	21,135						for construction and maintenance of sidewalks and drainage facilities and for the installation and use of public utilities
TE-1A	see parcel PE-1 above	see parcel PE-1 above	SE 1/4 Sec. 36	19,283						for construction of sidewalks and drainage facilities and the installation of public utilities
PE-1B	see parcel PE-1 above	see parcel PE-1 above	SE 1/4 Sec. 36	549						for construction and maintenance of sidewalks and for the installation and use of public utilities
TE-1B	see parcel PE-1 above	see parcel PE-1 above	SE 1/4 Sec. 36	367						for construction of sidewalks and the installation of public utilities
PE-2	Joint School District #28J of the Counties of Adams and Arapahoe, Colorado, a tax supported instrumentality of the State of Colorado	1085 Peoria Street Aurora, CO 80011	SE 1/4 Sec. 36	7821						for construction and maintenance of sidewalks and for the installation and use of public utilities
	Site: land under development, no address assigned.		SE 1/4 Sec. 36							
TE-2	see parcel PE-2 above	see parcel PE-1 above		8494						for construction of sidewalks and the installation of public utilities

COLORADO DEPARTMENT OF TRANSPORTATION



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

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

Sheet Revisions		
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Sheet Revisions		
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Sheet Revisions		
mm/yy	xxxxx	xxx

Right of Way Plans				
Tabulation of Properties Sheet				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
ADAMS Cnty. S36, T3S, R67W & S31, T3S, R66W 6th PM				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14135	01-12-04	2 of 2	2A	15

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

S.H. NO. 40

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET				BOOK-PAGE	REMARKS	
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT			RIGHT
			T3S R67W 6th PM							
TE-3	University Physicians, Incorporated, a Colorado nonprofit corporation	4200 E. 9th Avenue Box C-290 Denver, CO 80262	SE 1/4 Sec. 36 U.P.I. Subdivision Filing No. 1 Block 1, Lot 1	5761					for construction of sidewalks and the installation of public utilities	
	Site:	land under development, no address assigned.								
TE-4	Fitzsimons Redevelopment Authority, a governmental unit of the State of Colorado	12635 Monview Boulevard, Suite 100 Aurora CO 80010	SE 1/4 Sec. 36 U.P.I. Subdivision Filing No. 1 Block 1, Lot 3	4324					for construction of sidewalks and the installation of public utilities	
	Site:	land under development, no address assigned.								
			T3S R66W 6th PM							
TE-5	U-Haul Real Estate Company, a Nevada corporation	2721 N. Central Ave. #700 Phoenix AZ 85004	SW 1/4 Sec. 31 a part of GUTHEIL GARDENS Block 6	2700					for construction and installation of drainage facilities	
	Site:	13721 Colfax Avenue Aurora CO, 80011								
TE-6	Rushing Holdings, LLLP, a Colorado limited liability limited partnership	13791 Colfax Avenue Aurora, CO 80011	SW 1/4 Sec. 31 parts of GUTHEIL GARDENS Block 6	2986					for construction and installation of drainage facilities	
	Site:	same as above								



Region 6
 Address: 2000 South Holly Street
 Denver, CO 80222-4818
 Phone: (303) 757-9922 FAX: (303) 757-9053

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



CITY OF AURORA, COLORADO

Duane Senn, Chief of Surveys
 15151 E. Alameda Pkwy.
 Aurora, Colorado 80012
 303 326-8015

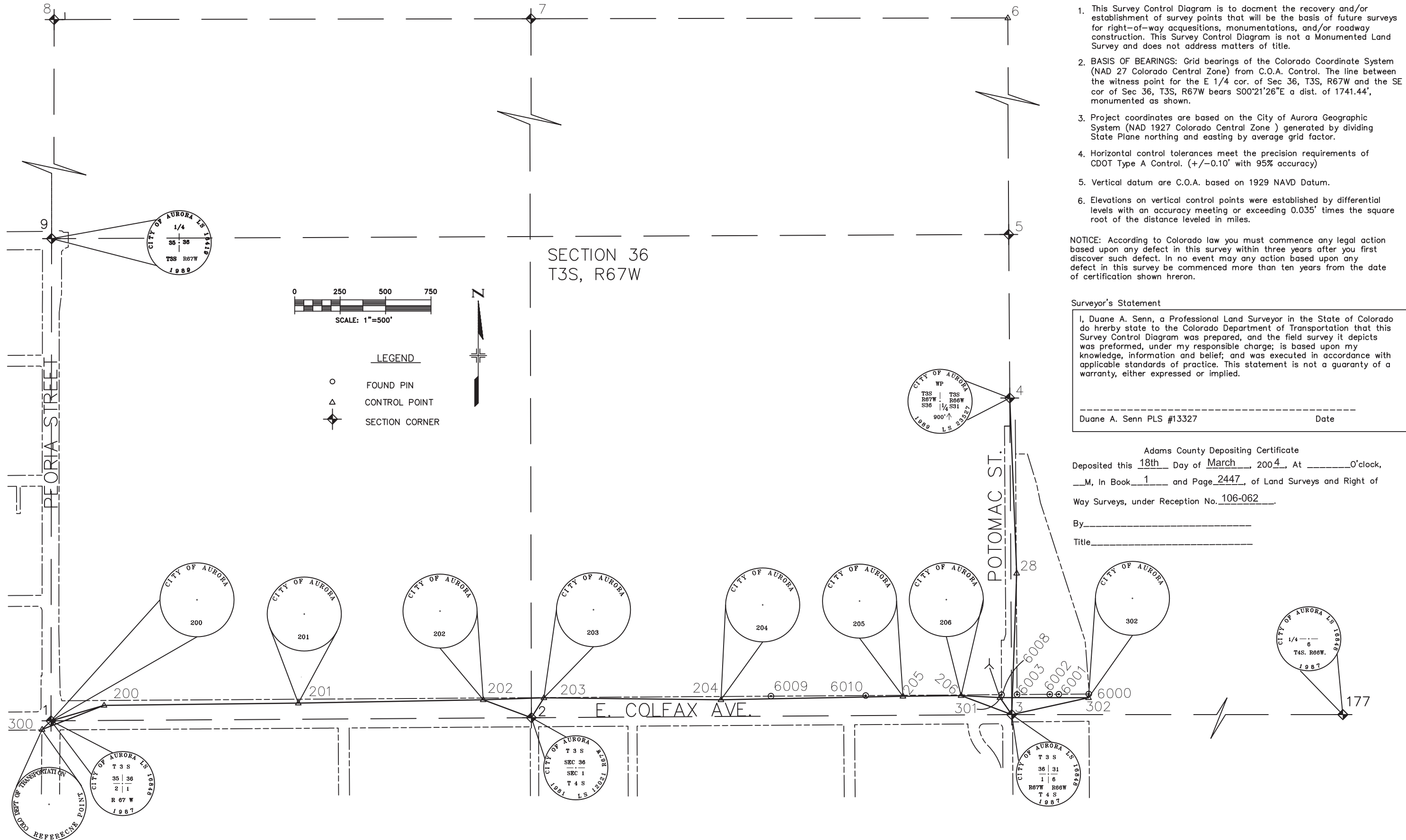
Sheet Revisions

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Survey Control Diagram

Title Sheet

Project Number: STU M055-016				
Project Location: SH-40, Peoria St. to Potomac St.				
Sec. 36, T3S, R67W, 6th P.M.				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14135	2-26-04	1 of 2	3	15



1. 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, monumentations, and/or roadway construction. This Survey Control Diagram is not a Monumented Land Survey and does not address matters of title.
2. BASIS OF BEARINGS: Grid bearings of the Colorado Coordinate System (NAD 27 Colorado Central Zone) from C.O.A. Control. The line between the witness point for the E 1/4 cor. of Sec 36, T3S, R67W and the SE cor of Sec 36, T3S, R67W bears S00°21'26"E a dist. of 1741.44', monumented as shown.
3. Project coordinates are based on the City of Aurora Geographic System (NAD 1927 Colorado Central Zone) generated by dividing State Plane northing and easting by average grid factor.
4. Horizontal control tolerances meet the precision requirements of CDOT Type A Control. (+/-0.10' with 95% accuracy)
5. Vertical datum are C.O.A. based on 1929 NAVD Datum.
6. Elevations on vertical control points were established by differential levels with an accuracy meeting or exceeding 0.035' times the square root of the distance leveled in miles.

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 certification shown hereon.

0 250 500 750
 SCALE: 1"=500'

LEGEND

- FOUND PIN
- △ CONTROL POINT
- ◆ SECTION CORNER

N

Surveyor's Statement

I, Duane A. Senn, 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 of a warranty, either expressed or implied.

 Duane A. Senn PLS #13327 Date

Adams County Depositing Certificate

Deposited this 18th Day of March, 2004, At _____ o'clock, _____ M, In Book 1 and Page 2447, of Land Surveys and Right of Way Surveys, under Reception No. 106-062.

By _____
 Title _____

COLORADO DEPARTMENT OF TRANSPORTATION



Region 6
 Address: 2000 South Holly Street
 Denver, CO 80222-4818
 Phone: (303) 757-9922 FAX: (303) 757-9053

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



Duane Senn, Chief of Surveys
 15151 E. Alameda Pkwy.
 Aurora, Colorado 80012
 303 326-8015

Sheet Revisions

mm/yy	XXXXX	XXX

Survey Control Diagram

Sheet Title				
Project Number: STU MOSS-016				
Project Location: SH-40, Peoria St. to Potomac St.				
Sec. 36, T3S, R67W, 6th P.M.				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14135	10-28-03	2 of 2	3a	15

SURVEY CONTROL POINTS				
POINT NO	NORTHING	EASTING	ELEV	DESCRIPTION
28	696122.9932	2189659.6398	0.00	NO 5 REBAR IN CONCRETE 0.4 BELOW SURFACE
200	695395.9813	2184637.5102	5382.76	2 INCH ALUM CAP STAMPED CITY OF AURORA 200 W/ PUNCH MARK
201	695408.2622	2185706.6017	5383.59	2 INCH ALUM CAP STAMPED CITY OF AURORA 201 W/ PUNCH MARK
202	695426.8599	2186724.2808	5385.58	2 INCH ALUM CAP STAMPED CITY OF AURORA 202 W/ PUNCH MARK
203	695437.5601	2187058.3574	5388.73	2 INCH ALUM CAP STAMPED CITY OF AURORA 203 W/ PUNCH MARK
204	695426.8529	2188032.4406	5384.28	2 INCH ALUM CAP STAMPED CITY OF AURORA 204 W/ PUNCH MARK
205	695445.7276	2189033.7317	5384.28	2 INCH ALUM CAP STAMPED CITY OF AURORA 205 W/ PUNCH MARK
206	695449.6146	2189353.6311	5386.38	2 INCH ALUM CAP STAMPED CITY OF AURORA 206 W/ PUNCH MARK
300	695263.3722	2184296.6900	5386.71	3 INCH ALUM CAP CDOT SECTION CORNER TIE
301	695438.7108	2189567.4763	5385.87	CHIS " Y" NORTH WEST CORNER COLFAX AND POTOMAC IN CENTER OF RAMP
302	695438.1452	2190054.9623	5377.53	2 INCH ALUM CAP STAMPED CITY OF AURORA 302 W/ PUNCH MARK

FOUND PROPERTY PINS				
POINT NO.	NORTHING	EASTING	DESCRIPTION	
6000	695458.3369	2190056.3753	1 1/4" YELLOW PLASTIC CAP, BURDICK, PE PLS 9010	
6001	695457.0615	2189891.5825	1 1/4" YELLOW PLASTIC CAP, BURDICK, PE PLS 9010	
6002	695456.5803	2189841.6271	1 1/2" ALUMINUM CAP, ILLEGIBLE	
6003	695455.1890	2189661.6441	1 1/2" ALUMINUM CAP, ILLEGIBLE	
6008	695454.5745	2189576.5287	1/4" CONCRETE NAIL WITH 3/4" BRASS WASHER	
6009	695446.7560	2188307.5211	1 1/4" YELLOW PLASTIC CAP, MERIDIAN SURV, LS 16112	
6010	695450.0167	2188828.8328	1 1/4" YELLOW PLASTIC CAP, MERIDIAN SURV, LS 16112	

CITY OF AUROA BENCHMARKS					DATUM BASED ON NAVD 1929	
C.O.A	BM	NUMBER	DESCRIPTION	ELEV	METERS	
G-019A			3" BRASS CAP ATOP 30" STEEL PIPE AT THE SOUTH EAST CORNER OF SERVICE STATION PRICE SIGN, SAID MONUMENT BEING 15 FT. NORTH OF NORTH FLOW LINE COLFAX AND 23 FT. WEST OF WEST FLOW LINE OSWEGO ST.	5392.01	1643.4883	
G-025B			3" DIAM. BRASS CAP ATOP A 30" LONG STEEL PIPE IN CONCRETE AT SOUTHWEST CORNER OF EAST COLFAX AND URSULA ST. MONUMENT IS CLOSE TO ANGLE POINT IN PICKET FENCE OF CAPRI VILLAGE AND IS 31.7 FT. WEST OF WEST FLOW LINE OF URSULA ST. AND 21.2 FT. SOUTH OF SOUTH FLOWLINE OF EAST. COLFAX. AKA 6-030	5388.88	1642.5333	
G-030A			3" DIAM. BRASS CAP ON NORTHWEST CORNER OF INLET STRUCTURE AT THE NORTHWEST CORNER OF EAST COLFAX AVE. AND POTOMAC ST. SAID MONUMENT BEING 5 FT. NORTH OF NORTH FLOW LINE OF COLFAX AND 29.7 FT. WEST OF WEST FLOW LINE. POTOMAC ST. EXT. SOUTH. AKA 7-030A	5386.14	1641.6985	

PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATE						
BASED ON THE CITY OF AURORA GEOGRAPHIC SYSTEM						
NAD 1927 COLORADO CENTRAL ZONE						
STATE PLANE						
POINT NUMBER	STATE PLANE COORDINATES		GRID FACTOR	LATITUDE	LONGITUDE	TAG
	NORTHING	EASTING				
3	695166.3200	2189069.7710	0.99974059	39° 44' 24.5524" N	104° 49' 39.7029" W	25Z4S67
2	695149.3100	2186427.2920	0.99974049	39° 44' 24.5762" N	104° 50' 13.5299" W	23Z4S67
1	695132.1450	2183784.8350	0.99974054	39° 44' 24.5958" N	104° 50' 47.3566" W	21Z4S67
9	697784.6330	2183787.9740	0.99974283	39° 44' 50.8093" N	104° 50' 47.0721" W	21C3S67
8	700440.2870	2183791.0230	0.99974585	39° 45' 17.0541" N	104° 50' 46.7885" W	21E3S67
4	696907.9600	2189058.9120	0.99974224	39° 44' 41.7653" N	104° 49' 39.6770" W	25B.323S67
6	700449.3440	2189037.1910	0.99974583	39° 45' 16.7653" N	104° 49' 39.6195" W	25E3S67
5	697807.7120	2189053.3020	0.99974277	39° 44' 50.6577" N	104° 49' 39.6635" W	25C3S67
7	700444.8150	2186414.1070	0.99974661	39° 45' 16.9110" N	104° 50' 13.2040" W	23E3S67
		AVERAGE GRID =	0.99974308			
177	695185.6920	2191544.5690	0.99974097	39° 44' 24.5617" N	104° 49' 08.0222" W	03Z4S66
PROJECT COORDINATES GENERATED BY DIVIDING STATE PLANE NORTHING AND EASTING BY AVERAGE GRID FACTOR						
POINT NUMBER	PROJECT COORDINATES		DESCRIPTION	OCCUPIED FOR SURVEY	CDOT CROSS REFERENCE	TAG
	NORTHING	EASTING				
3	695344.9657	2189632.3240	FOUND 3 INCH BRASS CAP PLS #27278	YES	POINT 71	25Z4S67
2	695327.9513	2186989.1660	FOUND 3 INCH BRASS CAP PLS #12021	YES		23Z4S67
1	695310.7819	2184346.0299	FOUND 3 INCH BRASS CAP PLS #16848	YES		21Z4S67
9	697963.9516	2184349.1697	FOUND 3 INCH BRASS CAP PLS #16419	YES		21C3S67
8	700620.2880	2184352.2195	DID NOT VISIT	NO		21E3S67
4	697087.0533	2189621.4622	FOUND 3 INCH BRASS CAP PLS #23527	YES	POINT 84	25B.323S67
6	700629.3474	2189599.7357	DID NOT VISIT	NO	POINT 87	25E3S67
5	697987.0365	2189615.8508	DID NOT VISIT	NO		25C3S67
7	700624.8172	2186975.9776	DID NOT VISIT	NO	POINT 89	23E3S67
177	695364.3450	2192107.7653	DID NOT VISIT	NO		03Z4S66

CDOT CROSS REFERENCE TO RIGHT OF WAY PLAN OF PROPOSED
 FEDERAL AID PROJECT NO. IR-NH (CX) 225-4 (46) DATED 1993 PROVIDED BY PAT DICKERSON CDOT DIST 6

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

Sheet Revisions	
04/06	Description of ROW monuments set, revise Surveyor's Statements
04/06	Surveyor's Note D, correct NAD calls

Sheet Revisions	
mm/yy	xxxxx

Sheet Revisions	
mm/yy	xxxxx

Right of Way Plans				
Monumentation Sheet				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
ADAMS Cnty. S36, T3S, R67W & S31, T3S, R66W 6th PM				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14135	07-02-07	1 of 1	4	15

Surveyor's Notes:

This Right-of-Way Plan is to show title interests the Colorado Department of Transportation (CDOT) proposes to acquire or has acquired for the construction of Project No. STU M055-016. This project involves the construction of traffic lanes, sidewalks, landscaping and drainage facilities along the northerly side of State Highway No. 40 (Colfax Avenue) from Peoria Street to Toll Gate Creek in conjunction with development of the former site of the Fitzsimons Army Medical Center.

- A. Methodology:** The procedures in re-establishing the existing (2003) northerly right-of-way lines for State Highway No.40 was straight forward. The northerly right-of-way line is 110 feet northerly of and parallel with the south lines of Section 36, Township 3 South, Range 67 West of the Sixth Principal Meridian and the southwest quarter of Section 31, Township 3 South, Range 66 West of the Sixth Principal Meridian. The right-of-way lines for Potomac Street are parallel with the Range line between Ranges 66 and 67 West of the 6th PM, per the plats of Guthiel Gardens and U.P.I. Subdivision Filing No. 1.
- 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 vesting deeds acquired through Colorado Title, LLC, or from the public entity holding title to the affected land. No title commitments were obtained for any properties on this project. Parcels 1, 2, 3, and 4 are owned or managed by public or semi-public agencies. Parcels 5 and 6 do not involve any permanent interests (temporary construction easement only).
- C. Calculations/Differences:** Deeds that transfer title of lands of the former U.S. Army Medical Hospital adjoining State Highway No. 40 from the Federal Government and the surveys that depict these parcels are based on the City of Aurora's (COA) Section Control Diagrams. Title transfer documents used an assumed basis of bearing (not the grid value on the City's diagram) and used a scale factor that is slightly larger than that established by COA for this project (0.02'/half-mile). For this project, CDOT calculated coordinates on parcels adjoining State Highway No. 40 from values shown on the Fitzsimons Parcel Transfer map by Meridian Suveying Inc. and then translated to match COA's coordinates at the south quarter corner of Section 36. Calculated coordinates were then rotated to match COA's bearings for the line between the southwest and southeast corners of Section 36. No scale factor was applied to the calculated deed coordinates. If the differences in scale had been discovered earlier in the survey process, the scale factor used by COA would have been adjusted to match deed distances.
- D. Project Control:** Project Datum for these Right-of-Way Plans utilized a long established COA control network. The City of Aurora network is based on NAD'27 and NGVD'29 rather than CDOT preferred NAD'83 and NAVD'88 systems. The Control Diagram furnished by the City of Aurora for this project does reference points that have been tied to CDOT's preferred systems.

Permanent easements points

Point	Northing	Easting	location of point
402	695450.0405	2188865.6842	PE-1B
432	695446.4485	2188307.7820	PE-1A/PE-2
433	695449.8047	2188829.0632	PE-1B/PE-2
458	695437.9518	2186988.8906	PE-1/PE-1A
459	695437.9490	2186988.4547	PE-1/PE-1A
460	695437.1203	2186860.7978	PE-1
461	695424.8776	2184974.8971	PE-1
651	695439.8777	2184974.8626	PE-1
652	695452.3012	2186888.3223	PE-1
653	695465.3676	2186911.5378	PE-1
654	695466.2129	2186988.8217	PE-1/PE-1A
655	695467.2148	2187080.4162	PE-1A
656	695453.6548	2187097.9939	PE-1A
657	695461.4472	2188307.5273	PE-1A/PE-2
658	695464.8045	2188828.9894	PE-2/PE-1B
659	695465.0404	2188865.6271	PE-1B

Temporary easement points

Point	Northing	Easting	location of point
419	695460.0729	2188870.6867	TE-3
620	695475.0403	2188865.5903	TE-3
621	695477.5233	2189251.2415	TE-3/TE-4
622	695479.3793	2189539.5022	TE-4
623	695462.5237	2189251.3452	TE-3/TE-4
624	695464.3796	2189539.5959	TE-4
671	695499.8781	2184974.7247	TE-1
672	695500.3261	2185043.7233	TE-1
673	695450.3670	2185050.1870	TE-1
674	695462.2613	2186882.1484	TE-1
675	695551.6591	2186943.1192	TE-1
676	695551.9544	2186988.6082	TE-1-1A
677	695552.3018	2187042.1171	TE-1A
678	695463.6855	2187102.7222	TE-1A
679	695471.4463	2188307.3575	TE-1A-2
680	695473.9523	2188696.3494	TE-2
681	695513.9770	2188700.2957	TE-2
682	695514.4813	2188778.6241	TE-2
683	695474.5018	2188781.9359	TE-2
684	695474.8065	2188828.9401	TE-2-1B
685	695475.0426	2188865.5902	TE-1B
701	695455.1986	2189661.6373	ROW/TE-5
702	695456.6077	2189841.6318	ROW/TE-5/TE-6
707	695458.2884	2190056.3252	ROW/TE-6
708	695608.2113	2190045.8893	ROW/TE-6
711	695470.1983	2189661.5438	TE-5
712	695471.6074	2189841.5383	TE-5-6
713	695472.3902	2189941.5352	TE-6
714	695470.3903	2189941.5509	TE-6
715	695471.2817	2190055.4208	TE-6

Right-of-Way monuments set, CDOT type 5. Caps marked w/Point No. & PLS 23527.

Point	Northing	Easting	Description of Monument w/ROW cap SET
751	695428.0370	2185461.5822	3-1/4" Alum. Rock Cap, PLS 23527
752	695436.4799	2186762.1513	3-1/4" Alum. Rock Cap, PLS 23527
753	695444.8642	2188062.1854	3-1/4" Alum. Rock Cap, PLS 23527
754	695453.2369	2189362.2374	3-1/4" Alum. Rock Cap, PLS 23527

Aliquot corners to be referenced and new Monument Records filed

Point	Northing	Easting	Location and Description of Monument & cap SET
1	695310.7819	2184346.0299	SW cor. Sec. 36-3-67
2	695327.9513	2186989.1660	S 1/4 cor. Sec. 36-3-67
3	695344.9657	2189632.3240	SE cor. Sec. 36-3-67

Calculated Parcel points on title lines at existing (XROW) Right of Way

Point	Northing	Easting	location of point
407	695454.3798	2189539.6584	UPI SUBDIVISION
408	695452.5239	2189251.4144	UPI SUBDIVISION
416	695450.2019	2188890.7507	UPI SUBDIVISION
418	695475.1091	2188865.5899	UPI SUBDIVISION
437	695438.8253	2187123.7665	PARCEL U / PARCEL 2
456	695444.0770	2187939.1835	PARCEL U / PARCEL A
460	695437.1203	2186860.7978	PARCEL U / PARCEL 1
705	695456.9991	2189891.6303	TE-6

Surveyor's Statement (ROW Monuments):

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

Jan L. Sterling, PLS No. 23527 _____ Date _____

Surveyor's Statement (Office):

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

Donald D. Hansen, PLS No. 14599 _____ Date _____

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE	5							
RIGHT OF WAY	2							2
CONTROL			1					
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 acquiring vesting deeds from a title company and maps, plats, and surveys from public entities affected by this project.
 - BASIS OF BEARINGS:** Grid bearings of the Colorado coordinate system of 1927, central zone, as determined by the City of Aurora for the control points shown herein. The east line of the Southeast Quarter of Section 36, Township 3 South, Range 67 West of the 6th P.M., monumented as shown herein, from the southerly witness corner of the east quarter corner to the southeast corner bears S00°21'26"E a distance of 1741.44 feet.
 - 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.
- 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.



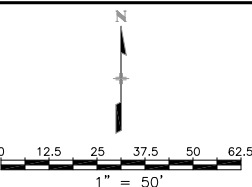
Region 6
2000 South Holly Street
Denver, CO 80222
Phone: (303) 757-9922 FAX: (303) 757-9053

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

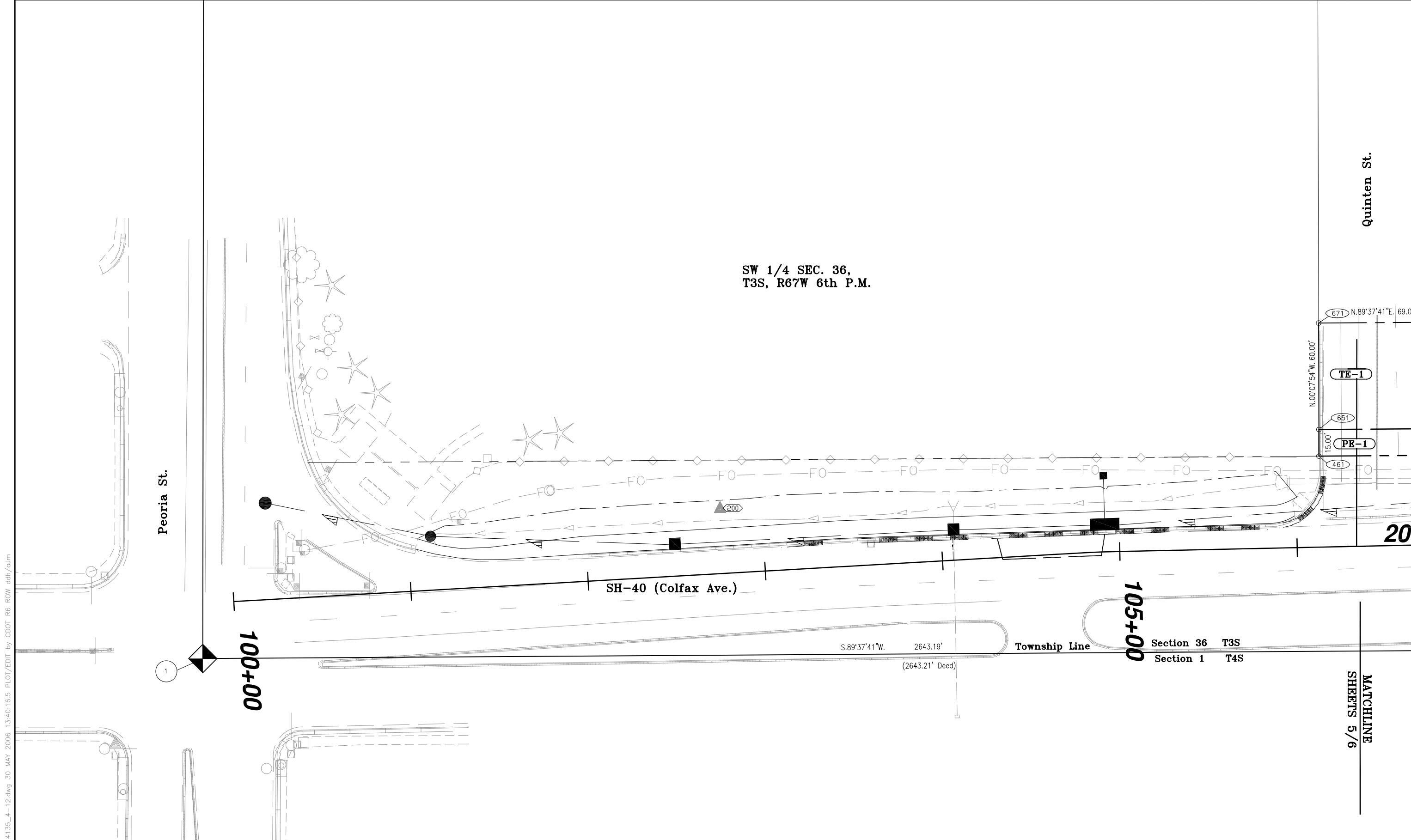
Sheet Revisions		
02/04	Design changes	dah

Sheet Revisions		
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Sheet Revisions		
mm/yy	XXXXX	XXX



Right of Way Plans				
Plan Sheet				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
ADAMS Cnty. S36, T3S, R67W & S31, T3S, R66W 6th PM				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14135	02-12-04	1 of 8	5	15



14135_4-12.dwg 30 MAY 2006 13:40:16.5 PLOT/EDIT by CDOT R6 ROW dah/gjm



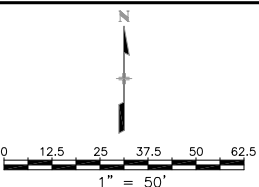
Region 6
2000 South Holly Street
Denver, CO 80222
Phone: (303) 757-9922 FAX: (303) 757-9053

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

Sheet Revisions		
Date	Description	By
02/04	Design changes	ddh

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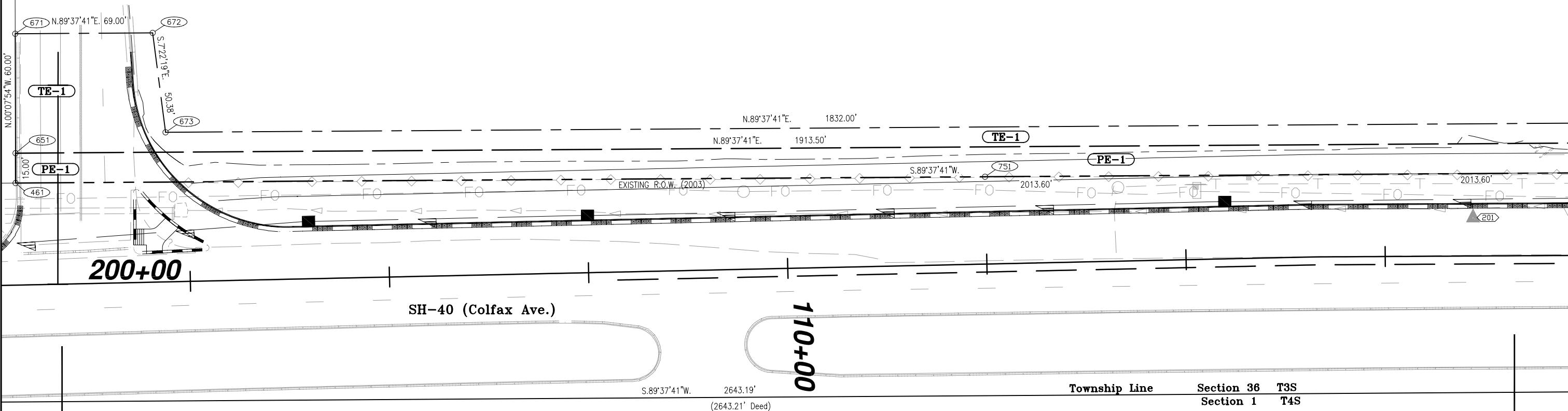


Right of Way Plans				
Plan Sheet				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
ADAMS Cnty. S36, T3S, R67W & S31, T3S, R66W 6th PM				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14135	02-12-04	2 of 8	6	15

Parcel No. Owner
TE-1 PE-1 The Regents of the University of Colorado, a constitutional body corporate of the State of Colorado, for the University of Colorado Health Sciences Center

Parcel 1
Rec. No. C0411442
Bk. 5373, pg. 0901-0937

SW 1/4 SEC. 36,
T3S, R67W 6th P.M.



MATCHLINE SHEETS 5/6

MATCHLINE SHEETS 6/7

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



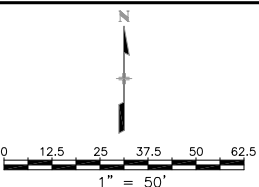
Region 6
2000 South Holly Street
Denver, CO 80222
Phone: (303) 757-9922 FAX: (303) 757-9053

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

Sheet Revisions		
02/04	Design changes	dah

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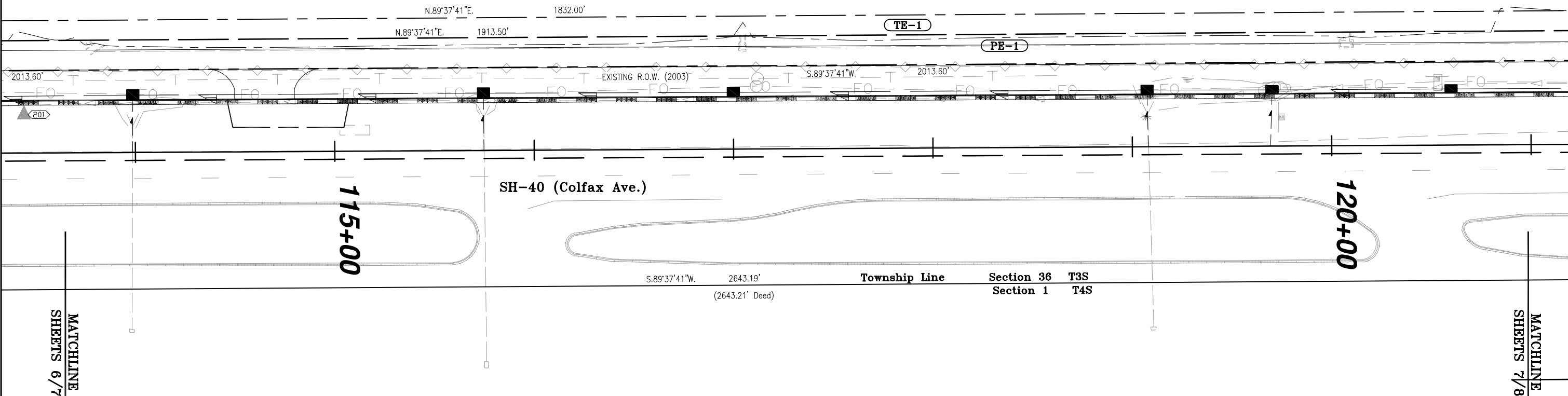


Right of Way Plans				
Plan Sheet				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
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Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
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Parcel No. Owner
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Parcel 1
Rec. No. C0411442
Bk. 5373, pg. 0901-0937

SW 1/4 SEC. 36,
T3S, R67W 6th P.M.



- LEGEND**
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 - ALIQUOT CORNERS POINT #
 - △ FOUND PROPERTY CONTROL



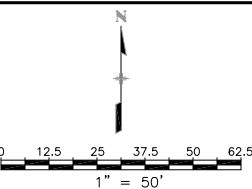
Region 6
2000 South Holly Street
Denver, CO 80222
Phone: (303) 757-9922 FAX: (303) 757-9053

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

Sheet Revisions		
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02/04	Design changes	dhh

Sheet Revisions		
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Sheet Revisions		
mm/yy	Changes	Author
XXXX		XXX



Right of Way Plans				
Plan Sheet				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
ADAMS Cnty. S36, T3S, R67W & S31, T3S, R66W 6th PM				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
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Parcel No. Owner
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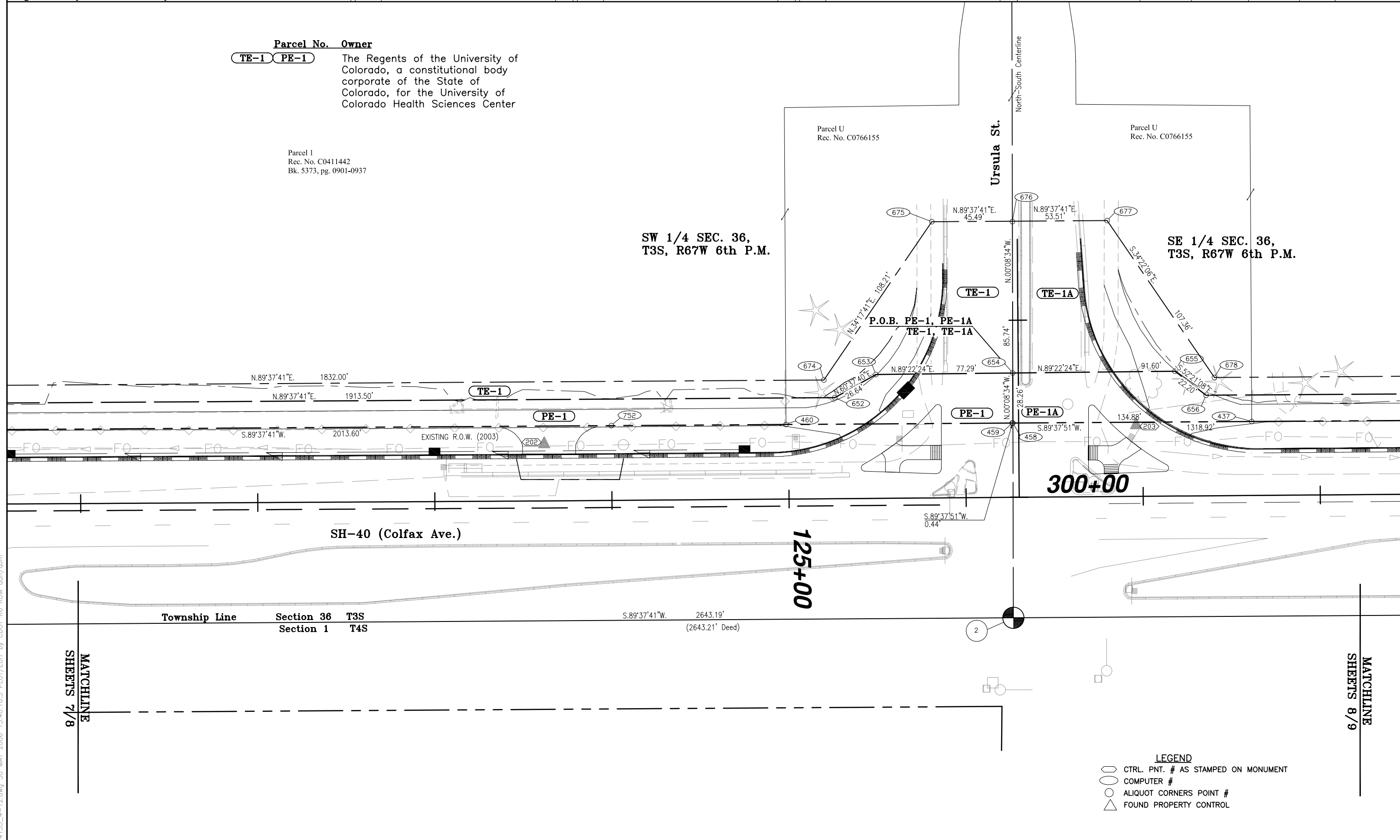
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Bk. 5373, pg. 0901-0937

Parcel U
Rec. No. C0766155

Parcel U
Rec. No. C0766155

SW 1/4 SEC. 36,
T3S, R67W 6th P.M.

SE 1/4 SEC. 36,
T3S, R67W 6th P.M.



Township Line Section 36 T3S Section 1 T4S
 S.89°37'41"W. 2643.19' (2643.21' Deed)

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

MATCHLINE SHEETS 7/8

MATCHLINE SHEETS 8/9

COLORADO DEPARTMENT OF TRANSPORTATION



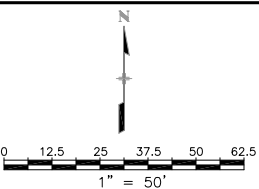
Region 6
2000 South Holly Street
Denver, CO 80222
Phone: (303) 757-9922 FAX: (303) 757-9053

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

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02/04	Design changes	djh

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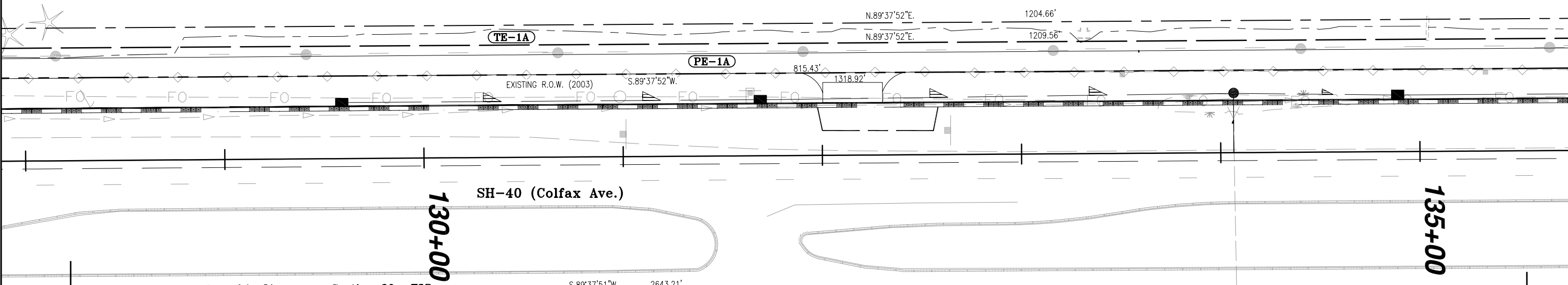


Right of Way Plans				
Plan Sheet				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
ADAMS Cnty. S36, T3S, R67W & S31, T3S, R66W 6th PM				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14135	02-12-04	5 of 8	9	15

Parcel No. Owner
TE-1A PE-1A The Regents of the University of Colorado, a constitutional body corporate of the State of Colorado, for the University of Colorado Health Sciences Center

Parcel 2
Rec. No. C0411442
Bk. 5373, pg. 0901-0937

SE 1/4 SEC. 36,
T3S, R67W 6th P.M.



Township Line Section 36 T3S Section 1 T4S S.89°37'51"W. 2643.21' (2643.23' Deed)

MATCHLINE SHEETS 8/9

MATCHLINE SHEETS 9/10

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



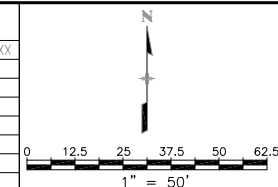
Region 6
2000 South Holly Street
Denver, CO 80222
Phone: (303) 757-9922 FAX: (303) 757-9053

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

Sheet Revisions	
02/04	Design changes ddh

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Sheet Revisions	
mm/yy	XXXXX



Right of Way Plans				
Plan Sheet				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
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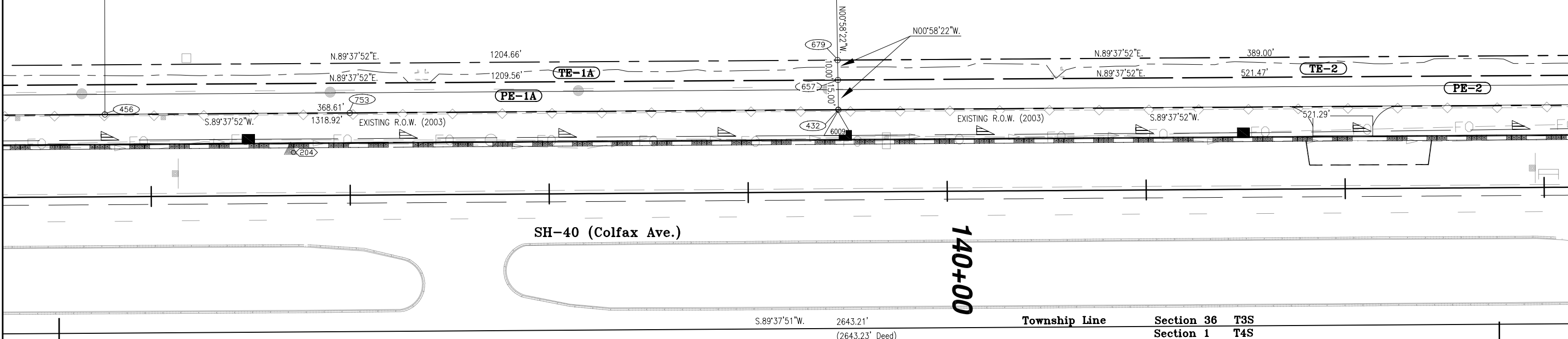
Parcel No. Owner
TE-1A PE-1A The Regents of the University of Colorado, a constitutional body corporate of the State of Colorado, for the University of Colorado Health Sciences Center

Parcel No. Owner
TE-2 PE-2 Joint School District #28J of the Counties of Adams and Arapahoe, Colorado, a tax supported instrumentality of the State of Colorado

Parcel 2
Rec. No. C0411442
Bk. 5373, pg. 0901-0937

Parcel A
Rec. No. C0592991
Bk. 5894, pg. 0996-1015

SE 1/4 SEC. 36,
T3S, R67W 6th P.M.



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MATCHLINE
SHEETS 9/10

MATCHLINE
SHEETS 10/11

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



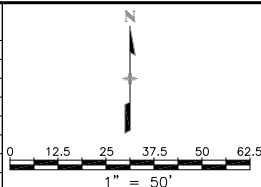
Region 6
2000 South Holly Street
Denver, CO 80222
Phone: (303) 757-9922 FAX: (303) 757-9053

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

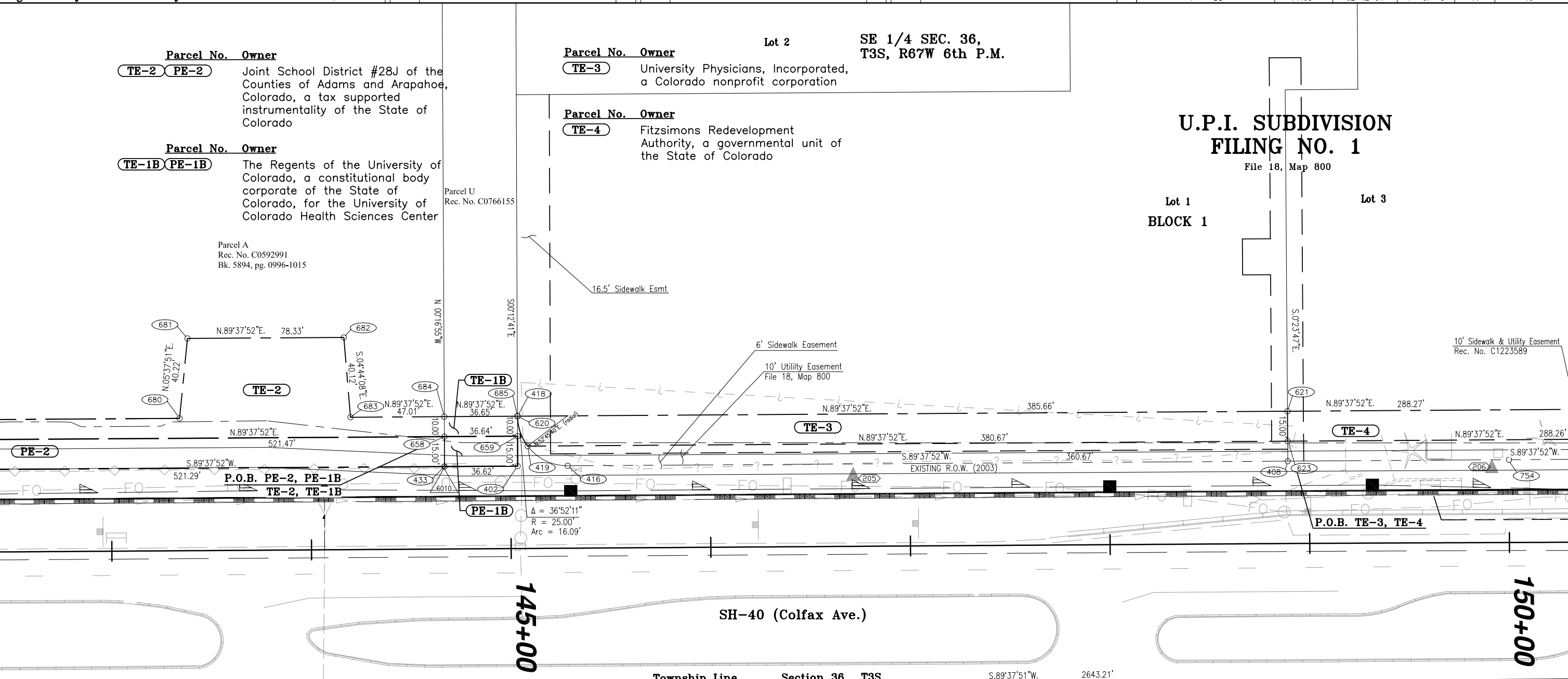
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Date	Description
02/04	Design changes ddh

Sheet Revisions	
Date	Description
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Date	Description
mm/yy	XXXXX



Right of Way Plans				
Plan Sheet				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
Project Location:				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14135	02-12-04	7 of 8	11	15



MATCHLINE SHEETS 10/11

MATCHLINE SHEETS 11/12

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



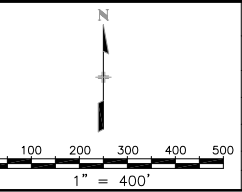
Region 6
2000 South Holly Street
Denver, CO 80222
Phone: (303) 757-9922 FAX: (303) 757-9053

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

Sheet Revisions		
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Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX



Right of Way Plans				
Ownership Map				
Project Number: STU M055-016				
Project Location: SH-40 (Colfax), Peoria to Potomac				
ADAMS Cnty. S36, T3S, R67W & S31, T3S, R66W 6th PM				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14135	01-12-04	1 of 1	13	15

Parcel No. Owner
TE-1 PE-1 The Regents of the University of Colorado, a constitutional body corporate of the State of Colorado, for the University of Colorado Health Sciences Center
TE-1A PE-1A
TE-1B PE-1B

Parcel No. Owner
TE-2 PE-2 Joint School District #28J of the Counties of Adams and Arapahoe, Colorado, a tax supported instrumentality of the State of Colorado
Parcel No. Owner
TE-3 University Physicians, Incorporated, a Colorado nonprofit corporation

Parcel No. Owner
TE-5 U-Haul Real Estate Company, a Nevada corporation

Parcel No. Owner
TE-6 Rushing Holdings, LLLP, a Colorado limited liability limited partnership

Parcel No. Owner
TE-4 Fitzsimons Redevelopment Authority, a governmental unit of the State of Colorado

PARCEL U, Rec. No.

SW 1/4 SEC. 36, T3S, R67W 6th P.M.

PARCEL 3

PARCEL 4

SE 1/4 SEC. 36, T3S, R67W 6th P.M.

PARCEL 5

SW 1/4 SEC. 31, T3S, R66W 6th P.M.

PARCEL 1, Rec. No. C0411442

PARCEL 2, Rec. No. C0411422

PARCEL A, Rec. No. C0592991

U.P.I. SUBDIVISION FILING NO. 1
 File 18, Map 800

Lot 2 BLOCK 1 Lot 3
 Lot 1
TE-3 **TE-4**

GUTHEIL GARDENS BLOCK 6

TE-5 **TE-6**

TE-1 **PE-1**

TE-1A **PE-1A**

TE-1B **PE-1B**

TE-2 **PE-2**

Peoria Street

Quentin Street

Ursula Street

Potomac Street

SH-40 (Colfax Ave.)