



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
6/04/08	Sheets: 2.01, 2.02, 2.03, 2.05, 4.02, 5.01, 5.03, 5.09, 5.10, 6.01, 6.02, 6.03	ddh	11/13/08	Sheets: 5.09, 6.04	ddh	mm/yy	XXXXXXXX	XXX
6/09/08	Sheets: 2.05, 4.01, 4.02, 4.03; Add-5.11, 6.04	ddh	11/25/08	Sheet 2.04	ddh			
6/24/08	Sheet: 2.01	ddh	1/26/09	Sheets: 2.01, 2.05, 2.06, 4.01, 4.02, 5.03, 5.12, 6.01	ddh			
7/17/08	Sheets: 2.05, 5.11, 6.04	ddh						
9/10/08	Sheet: 2.03	ddh						
10/29/08	Sheet: 2.05	ddh						

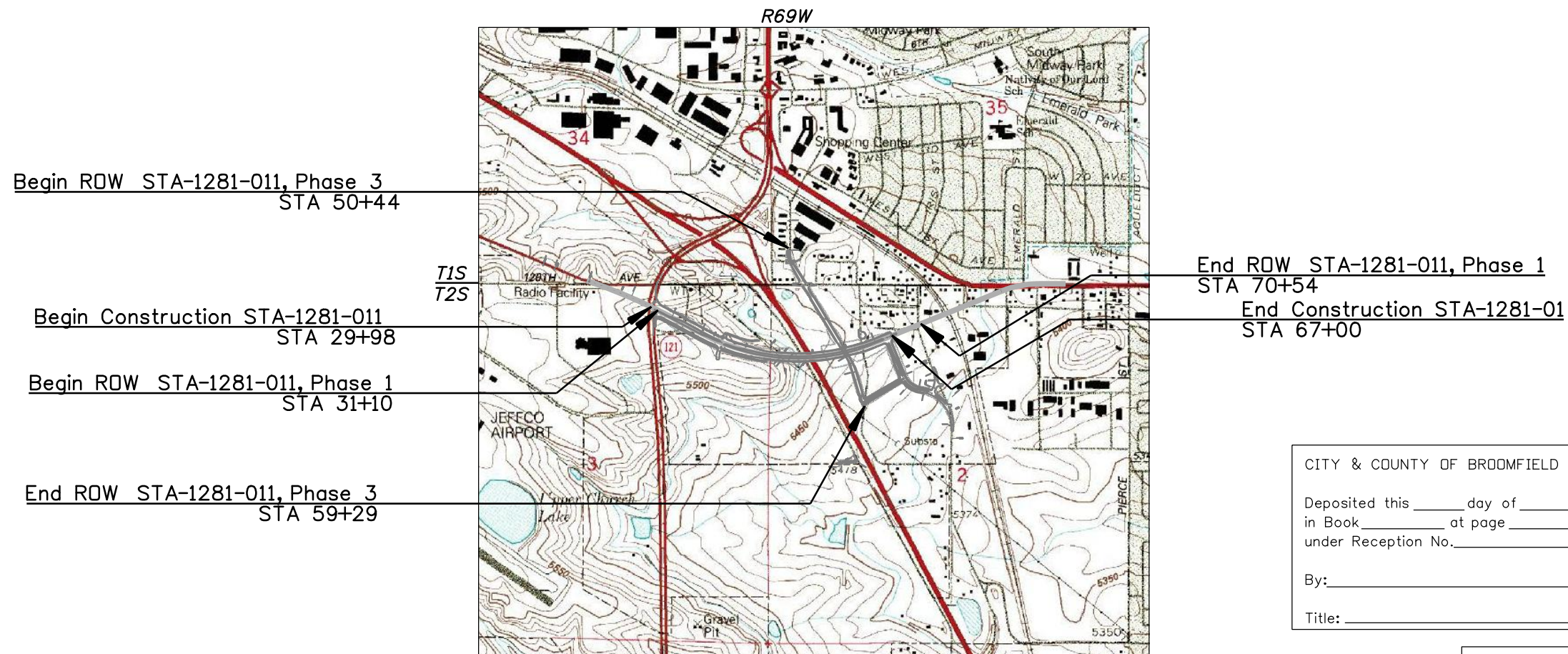


Right of Way Plans			
TITLE SHEET			
Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH-128 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	1/26/09	1 of 1	1.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

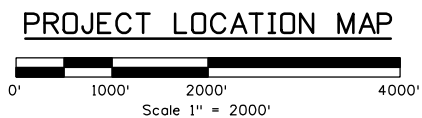
RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. STA 1281-011, PHASE 1 & 3 STATE HIGHWAY NO. 128 BROOMFIELD COUNTY RIGHT OF WAY PROJECT CODE NO. 15782

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01 - 2.06	(6) Tabulation of Properties
3.01 - 3.04	(4) Control Diagram
4.01 - 4.03	(3) Monumentation Sheets
5.01 - 5.12	(12) Plan Sheets
6.01 - 6.04	(4) Ownership Sheets
M-1.01 (3)	(3) Standard Symbols
M-629-1 (2)	(2) Survey Monuments
	35 Total No. of Sheets



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BASIS OF BEARINGS: Bearings are Grid bearings of the Universal Transverse Mercator coordinate system, Zone 13-N. The line between the northwest corner of Section 2, Township 2 South, Range 69 West of the Sixth Principal Meridian, marked by a 2-1/2" aluminum cap, and the north quarter corner of said Section 2, marked by a 3-1/4" aluminum cap in range box (LS "6973"), bears N88°56'47"E, a distance of 2639.40 feet.



CITY & COUNTY OF BROOMFIELD 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

Colorado Department of Transportation



2000 South Holly
Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9390

Region 6

PED

Sheet Revisions		
Date	Description	Initials
6/04/08	AP-5 recording information	ddh
6/24/08	correct area PE-4	ddh
1/26/09	PE-4 remarks concerning land trade	ddh

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

Right of Way Plans			
TABULATION OF PROPERTIES			
Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	1/26/09	1 of 6	2.01

Parcel No.	Owner	Address	Location	Area In Square Feet					Book and Page No. and/or Reception No.	Title Commitment No.	Remarks
				Area of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
			T2S, R69W / 6th PM								
1	THE REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado Site:	1600 Blake Street Denver, CO 80202-1399 Broomfield Park n' Ride 8600 W. 120th Avenue Broomfield, CO 80020	NE 1/4 Sec. 3	532,925			338,074			NF00339-2	To be acquired by Use and Occupancy Agreement
1A	see Parcel 1 above Site:	same as above	NE 1/4 Sec. 3	16,042							To be acquired by Use and Occupancy Agreement in the name of The City and County of Broomfield for access to and from parcel 2A
2	COUNTY OF JEFFERSON, STATE OF COLORADO, a body politic and corporate Site:	100 Jefferson County Parkway Golden, CO 80419 8520 W. 120th Avenue Broomfield, CO 80020	NE 1/4 Sec. 3	3,956			156,521			NF00338-2	
2A	see Parcel 2 above Site:	same as above	same as above	198,580							To be acquired in the name of The City and County of Broomfield for site of Regional Drainage Detention Facility subject to an access easement to remainder
2B	see Parcel 2 above Site:	same as above	same as above	114,241							
TE-2	see Parcel 2 above Site:	same as above	same as above	68,302							for building demolition and roadway construction
3	MORELAND PROPERTIES, LLC, a Colorado Limited Liability Company Site:	1655 E. Layton Drive, Englewood, CO 80110 11855 US 36 Frontage Road Broomfield, CO 80020	NW 1/4 Sec. 2 BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 5, Lot 1	173,463			471,270			NF00334-2	
3A	see Parcel 3 above Site:	same as above	same as above	5,631							
3R	see Parcel 3 above Site:	same as above	same as above	81,802							
PE-4	Park 36 Investment, LLC, a Colorado limited liability company Site:	555 Eldorado Blvd., Suite 200 Broomfield, CO 80020 8195 Transit Way Broomfield, CO 80020	NW 1/4 & SW 1/4 Sec. 2 BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 11, Lot 4	4,266						NF00396-2	For access to and from US-36 frontage road, to be included in trade for Parcel 18X and Parcel 18AX
AP-5	ROBERT L. SAUER and SYLVIA R. SAUER, as Joint Tenants Site:	11910 Allison St. Broomfield, CO 80020 11830 Allison St. Broomfield, CO 80020	S 1/2 NE 1/4 NW 1/4 Sec. 2	43,560	6,185	37,375		2008003579		NF00337-2	Warranty Deed dated & recorded 03/31/2008

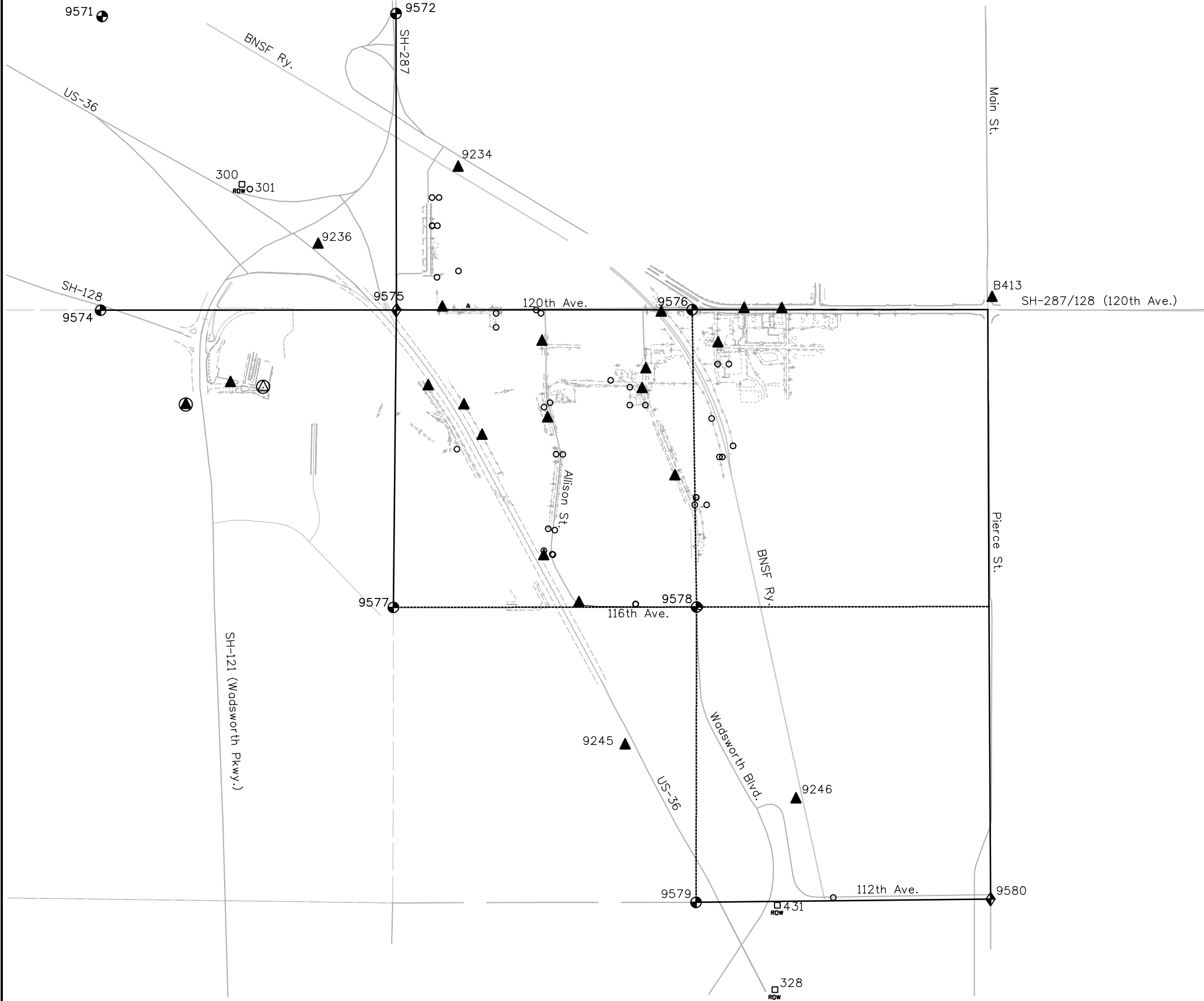
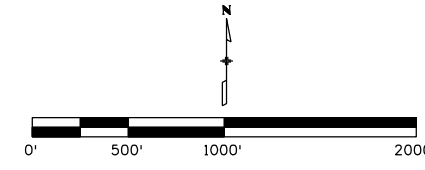


Sheet Revisions

Date mm/yy	Description XXXXXXXX	Initials XXX

Right of Way Plans

LAND SURVEY CONTROL DIAGRAM			
Project Number: STA 1281-011, Phase 1 & 3			
Project Location: STA-128, Wadsworth Pkwy. to Sh-285			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
15782	3-13-08	1 of 4	3.01



GENERAL NOTES:

1. This **Land Survey Control Diagram** is to document the recovery and/or establishment of survey points that will be the basis of future surveys for design purposes, right-of-way acquisitions, monumentation, and/or roadway construction. This Land Survey Control Diagram is not a Monumented Land Survey or Boundary Survey and does not address matters of title.
2. **BASIS OF BEARINGS:** All bearings shown, or computed from coordinates listed herein, are grid bearings of the Universal Transverse Mercator (UTM) Zone 13 North, determined by a fast static GPS survey of the control points shown hereon and from control established for CDOT Project NH 0361-070 (PC: 14133), US Route 36 EIS. The line between point 9575 and point 9576, described herein, bears N89°56'47"E, a distance of 2,639.40 feet.
3. Geodetic coordinates are NAD'83 (1992) based on a fast static GPS survey holding published values on the primary control points shown herein.
4. **Project specific** coordinates were obtained by multiplying the project's UTM coordinates by 1.000650402 and then truncating the northing by 14,000,000 and the easting by 1,000,000. Published units are in US survey feet: 1 survey foot = (1200/3937) meters.
5. Horizontal Control Tolerances of Project Control Points meet the precision requirements of CDOT type A control (+/- 0.07' with 95% certainty).
6. Vertical Datum: Elevations are NAVD'88 established by digital differential levels by CDOT consultant crews from NGS benchmark "F 413" (PID - KK1429), elevation = 5,409.79'. Note: Benched elevations on points "PSCO" and "JEFFCO RESET" were different from those observed for the US-36 EIS
7. 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.

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 licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that 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 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 _____



2000 South Holly
Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9390

Region 6

PED

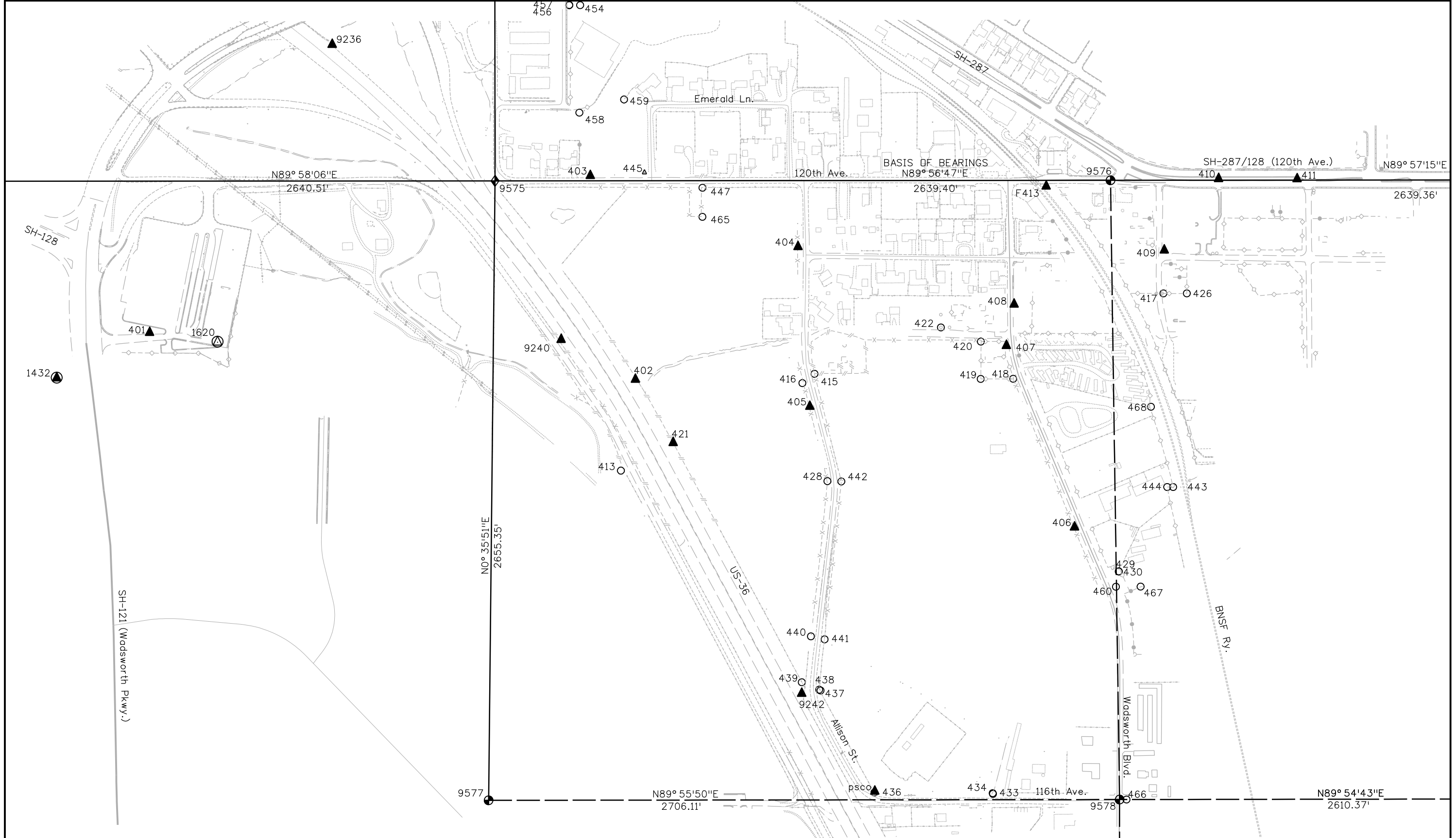
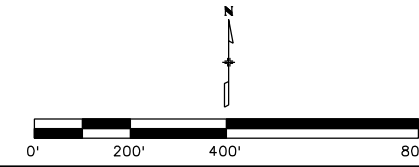
Sheet Revisions

Date mm/yy	Description XXXXXXXX	Initials XXX

Right of Way Plans

LAND SURVEY CONTROL DIAGRAM

Project Number: STA 1281-011, Phase 1 & 3			
Project Location: STA-128, Wadsworth Pkwy. to Sh-285			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/ 6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	3-13-08	2 of 4	3.02





2000 South Holly
Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9390

Region 6

PED

Sheet Revisions

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Right of Way Plans

LAND SURVEY CONTROL DIAGRAM			
Project Number: STA 1281-011, Phase 1 & 3			
Project Location: STA-128, Wadsworth Pkwy. to Sh-285			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	3-12-08	3 of 4	3.03

Existant control used in constraining Fast Static GPS Survey ((P) - Benched elevations this project)

Name	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing (UTM 13-N)	Easting (UTM 13-N)	Name	Northing (Project)	Easting (Project)	Elevation NAVD'88	Description
1432	39°54'43.05405"N	105°05'50.35674"W	5502.96	-0°03'44.8"	14494689.471	1613126.767	1432	504116.843	614175.948	5557.94 (P)	NGS disk in conc. "JEFFCO 1977 1980", JEFFCO RESET, PID - KK1432
9240	39°54'44.69298"N	105°05'22.60195"W	5412.52	-0°03'27.0"	14494852.984	1615288.803	9240	504280.462	616339.390	5467.68 (P)	CDOT Type 2 mon. w/3-1/4" Alum. Cap "9240"
9242	39°54'29.71260"N	105°05'09.34925"W	5365.91	-0°03'18.5"	14493336.725	1616319.614	9242	502763.217	617370.872	5421.30 (P)	CDOT Type 2 mon. w/3-1/4" Alum. Cap "9242"
B413	39°54'52.53196"N	105°04'18.03795"W	5309.22	-0°02'45.6"	14495641.344	1620318.409	B413	505069.335	621372.267	5364.77	NGS deep rod in logo box, "B 413 1984" PID - KK1424
psco	39°54'25.57148"N	105°05'05.32147"W	5356.04	-0°03'15.9"	14492917.557	1616632.964	psco	502343.771	617684.398	5411.28 (P)	4" Brass Cap in conc., PSCO "No. 120 W.C."

Local site settings
 Project latitude: 39°44'34.68938"N
 Project longitude: 105°00'03.94511"W
 Project height: 5241.559sft
 Ground scale factor: 1.0006504025
 False northing offset: 13990612.660sft
 False easting offset: 998933.270sft

NGS CORS stations used in constraining Fast Static GPS Survey

P041	39°56'58.15000"N	105°11'39.31685"W	5677.15	-0°07'29.0"	14508398.667	1585975.376	P041				P041 (MARSHALL FIELD CORS ARP) NAD'83 (CORS) 2002, PID - DG7429
TMGO	40°07'51.34512"N	105°13'57.71720"W	5499.14	-0°08'59.9"	14574495.760	1575373.634	TMGO				TMGO (TABLE MOUNTAIN CORS ARP) NAD'83 CORS 2002, PID - AF9516

Control from Project NH 0361-070 adjacent to this project (GPS derived elevations)

9234	39°55'03.97962"N	105°05'19.20471"W	5350.73	-0°03'24.8"	14496803.537	1615555.355	9234	506232.278	616606.087	5405.97	CDOT Type 2 mon. w/3-1/4" Alum. Cap "9234"
9236	39°54'57.17776"N	105°05'35.21812"W	5406.64	-0°03'35.1"	14496116.808	1614307.430	9236	505545.102	615357.351	5461.80	CDOT Type 2 mon. w/3-1/4" Alum. Cap "9236"
9245	39°54'13.01885"N	105°05'00.00939"W	5328.41	-0°03'12.5"	14491647.488	1617045.576	9245	501072.876	618097.278	5383.68	CDOT Type 2 mon. w/3-1/4" Alum. Cap "9245"
9246	39°54'08.27486"N	105°04'40.44545"W	5303.88	-0°02'59.9"	14491166.265	1618569.212	9246	500591.340	619621.905	5359.23	CDOT Type 6 mon. w/2" Alum. cap "9246"

Fast Static GPS Survey Project Control (Benched elevations)

Name	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing (UTM 13-N)	Easting (UTM 13-N)	Name	Northing (Project)	Easting (Project)	Elevation NAVD'88	Description
401	39°54'44.96645"N	105°05'45.24534"W	5485.56	-0°03'41.5"	14494882.477	1613525.111	401	504309.974	614574.551	5540.55	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 401"
402	39°54'43.00367"N	105°05'18.51701"W	5410.14	-0°03'24.4"	14494681.795	1615606.815	402	504109.162	616657.609	5465.35	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 402"
403	39°54'51.63188"N	105°05'21.00530"W	5388.34	-0°03'26.0"	14495554.720	1615413.869	403	504982.654	616464.537	5443.49	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 403"
404	39°54'48.62943"N	105°05'09.57680"W	5377.76	-0°03'18.6"	14495250.153	1616303.731	404	504677.889	617354.978	5432.99	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 404"
405	39°54'41.86753"N	105°05'08.91857"W	5383.41	-0°03'18.2"	14494566.147	1616354.344	405	503993.438	617405.624	5438.70	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 405"
406	39°54'36.76508"N	105°04'54.34544"W	5343.88	-0°03'08.8"	14494048.976	1617489.003	406	503475.932	618541.021	5399.31	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 406"
407	39°54'44.45381"N	105°04'58.10225"W	5361.94	-0°03'11.3"	14494826.949	1617197.093	407	504254.410	618248.921	5417.30	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 407"
408	39°54'46.20186"N	105°04'57.68235"W	5360.59	-0°03'11.0"	14495003.732	1617229.963	408	504431.309	618281.812	5415.96	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 408"
409	39°54'48.50030"N	105°04'49.41961"W	5343.01	-0°03'05.7"	14495235.628	1617873.763	409	504663.355	618926.031	5398.39	Set CDOT Type 2 mon. w/3-1/4" Alum. Cap "CP 409"
410	39°54'51.53064"N	105°04'46.43483"W	5340.39	-0°03'03.8"	14495541.935	1618106.521	410	504969.861	619158.940	5395.79	Set CDOT Type 1 mon. (~ 18" smooth rod) w/3-1/4" Alum. Cap in median "CP 410"
411	39°54'51.52533"N	105°04'42.11494"W	5331.19	-0°03'01.0"	14495541.101	1618442.993	411	504969.026	619495.632	5386.60	Set CDOT Type 1 mon. (~ 18" smooth rod) w/3-1/4" Alum. Cap in median "CP 411"
421	39°54'40.33004"N	105°05'16.43072"W	5401.95	-0°03'23.0"	14494411.201	1615769.053	421	503838.392	616819.953	5457.19	Recovered 3" Brass Cap in conc. "STATE HIGHWAY DEPT. R.O.W. MARKER"
1620	39°54'44.55983"N	105°05'41.50767"W	5482.14	-0°03'39.1"	14494841.037	1613816.199	1620	504268.507	614865.828	5537.22	Recovered CDOT Type 2A mon., no cap, in Traffic box (disturbed R6 Metro Network point no. 1620 (BROOMFIELD))
F413	39°54'51.20478"N	105°04'55.92156"W	5354.29	-0°03'09.9"	14495509.644	1617367.577	F413	504937.549	618419.517	5409.79	Recovered NGS 5/8" stainless steel rod in logo box, "F 413 1984", PID - KK1429

Aliquot evidence from Control Diagram for Project NH 036-070 Fast Static GPS Survey (GPS derived elevations)

Name	Latitude	Longitude	Ellipsoid Height	Convergence Angle	Northing (UTM 13-N)	Easting (UTM 13-N)	Name	Northing (Project)	Easting (Project)	Elevation NAVD'88	Description
9571	39°55'17.28202"N	105°05'59.98542"W	5385.097	-0°03'51.0"	14498152.414	1612380.649	9571	507582.038	613429.345	5440.08	2.5" Alum. Cap, flush w/gnd., "COUNTY OF BOULDER NW4 NE4 SW4 SE4 SEC 34"
9572	39°55'17.56279"N	105°05'26.33204"W	5357.373	-0°03'29.4"	14498178.015	1615001.637	9572	507607.656	616052.037	5412.51	2.5" Alum. Cap in Range box, illegible (1/4 S34 S35)
9573	39°54'51.31269"N	105°06'33.99315"W	5537.488	-0°04'12.8"	14495528.756	1609728.874	9573	504956.674	610775.845	5592.18	2.5" Alum. Cap in Range box "T 1S R69W 33 34" remainder obliterated
9574	39°54'51.36182"N	105°06'00.12742"W	5500.730	-0°03'51.1"	14495530.631	1612366.653	9574	504958.550	613415.339	5555.57	3.25" Alum. Cap "T 1S R69W 1/4 S34/S3 T2S R69W 1996 PLS 20699"
9575	39°54'51.40402"N	105°05'26.24864"W	5397.641	-0°03'29.3"	14495532.083	1615005.446	9575	504960.003	616055.849	5452.69	2.5" Alum. Cap, 0.8' below ground "T 1S 34 35 3 2 T2S R69W"
9576	39°54'51.45351"N	105°04'52.38406"W	5345.995	-0°03'07.6"	14495534.551	1617643.134	9576	504962.472	618695.252	5401.28	3.5" Alum. Cap in Range Box "RW BAYER ASSOC S35/_2 _2S R69W _994 6973"
9577	39°54'25.17024"N	105°05'26.56939"W	5381.657	-0°03'29.5"	14492878.599	1614977.768	9577	502304.793	616028.153	5436.68	3.25" Alum. Cap, 0.8' above ground "T2S R69W 1/4 S3 S2 1997 LS 13155"
9578	39°54'25.22836"N	105°04'51.85268"W	5326.699	-0°03'07.2"	14492881.877	1617682.114	9578	502308.073	618734.258	5381.98	3.25" Alum. Cap in "Landmark" box "T2S R69W C 1/4 S2 1999 RLS 1802"
9579	39°53'59.17205"N	105°04'51.87878"W	5344.267	-0°03'07.2"	14490246.323	1617677.689	9579	499670.805	618729.830	5399.55	3.25" Alum. Cap in "Land Corner" box "1/4 S2/S11 1994 PLS 23904"
9580	39°53'59.47534"N	105°04'18.16252"W	5295.409	-0°02'45.6"	14490274.754	1620304.397	9580	499699.254	621358.246	5350.88	3.25" Alum. Cap, in Range Box, no lid, illegible except for "+" (S2 S1/S11 S12)
9581	39°53'33.13935"N	105°04'52.16020"W	5293.274	-0°03'07.4"	14487613.180	1617653.372	9581	497035.949	618705.497	5348.52	3.25" Alum. Cap, 0.6' below asphalt in "LAND CORNER" box, illegible (C4 S11)



Sheet Revisions

Date mm/yy	Description XXXXXXXX	Initials XXX

Right of Way Plans

LAND SURVEY CONTROL DIAGRAM			
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Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	3-13-08	4 of 4	3.04

Recovered property evidence (doubled based RTK)

Name	Northing (Project)	Easting (Project)	Elevation (GPS)	Description
300	506082.32	614676.40	5453.03	3" brass cap "STATE HIGHWAY DEPT. R.O.W. MARKER"
301	506039.85	614747.33	5451.81	1" yellow plastic cap, illegible
328	498891.02	619433.15	5381.11	3" brass cap "STATE HIGHWAY DEPT. R.O.W. MARKER"
329	497828.53	619899.01	5360.26	6" conc. post, no cap
330	497838.66	619921.86	5358.95	No. 5 rebar, no cap
413	503718.05	616595.47	5473.12	1" yellow plastic cap "R. NOBBE 23899"
415	504132.89	617425.86	5439.48	1.5" aluminum cap "FLATIRONS SURV 16406"
416	504093.36	617373.87	5441.12	1.5" aluminum cap "MERRICK 13155"
417	504477.73	618922.10	5398.85	1" yellow plastic cap "JR PYLE 12111"
418	504111.72	618277.86	5415.78	1.5" aluminum cap "FLATIRONS SURV _6406"
419	504111.12	618138.60	5419.47	No. 3 rebar, no cap
420	504271.42	618139.41	5420.96	1.5" aluminum cap "FLATIRONS SURV _6406"
422	504331.99	617968.04	5426.47	0.75" red plastic cap "PLS 27258"
423	498633.54	619326.90	5382.96	3" brass cap "STATE HIGHWAY DEPT. R.O.W. MARKER"
424	497748.33	619715.14	5363.24	3" brass cap "STATE HIGHWAY DEPT. R.O.W. MARKER"
425	497738.39	619692.19	5362.00	3.25" aluminum cap "CDOT ROW 23899"
426	504477.81	619022.47	5396.13	1.5" yellow plastic cap "JR PLYE 12111"
427	497733.64	619691.98	5362.14	1.5" yellow plastic cap "24968"
428	503672.86	617481.27	5428.37	1" yellow plastic cap "MS&M ENG. CO. LS 2568 "
429	503286.12	618730.68	5394.20	1" yellow plastic cap "LS 2568"
430	503285.93	618730.94	5394.09	1.5" aluminum cap "KEN ENGR 5648"
431	499645.48	619455.03	5375.08	3" brass cap "STATE HIGHWAY DEPT. R.O.W. MARKER"
432	499714.09	619954.60	5368.42	1.5" aluminum cap "PLS 27601"
433	502332.42	618191.08	5394.97	1" yellow plastic cap "HAMMER PLS 24307"
434	502335.40	618190.09	5394.15	2" aluminum cap "PSC OF COLO PLS 13155"
436	502338.24	617682.87	5411.64	2" aluminum cap "PSC OF COLO PLS 13155"
437	502775.75	617451.59	5419.32	4" brass cap PSCO "W.C. No. 121"
438	502779.20	617445.91	5419.31	2" aluminum cap "PSC OF COLO PLS 13155"
439	502810.87	617371.37	5422.18	1.5" aluminum cap "MERRICK 13155"
440	503007.45	617410.36	5420.70	1.5" aluminum cap "MERRICK 13155"
441	502994.83	617468.93	5418.73	1" square bolt
442	503671.59	617540.85	5427.21	1.5" aluminum cap "FLATIRONS SURV 16406"
443	503647.88	618963.97	5394.36	T-Rail
444	503647.85	618938.48	5395.28	T-Rail
445	504995.71	616696.26	5442.04	1.5" aluminum cap, aerial panel point, "MERRICK & CO 254"
447	504930.70	616945.42	5439.12	1.5" aluminum cap "MERRICK & CO PLS 13155"
452	505964.46	616373.41	5414.90	No. 4 rebar, no cap
453	505964.65	616435.26	5412.64	No. 4 rebar, no cap
454	505713.27	616420.76	5421.40	nail & 1" washer "14142"
456	505713.12	616373.98	5422.16	nail & 1" washer "14142"
457	505714.01	616374.38	5422.12	No. 4 rebar, no cap
458	505252.60	616417.44	5434.74	1.5" aluminum cap "10945 CR MOORE"
459	505309.04	616609.05	5442.38	No. 3 rebar, no cap
460	503220.29	618718.47	5393.98	1" yellow plastic cap "LS5431"
463	504961.06	617303.14	5430.62	3.25" aluminum cap "14070"
464	504931.07	617345.44	5429.62	1.5" aluminum cap "13155 MERRICK"
465	504805.79	616945.21	5438.55	1.5" aluminum cap "13155 MERRICK"
466	502308.13	618764.15	5380.76	1" red plastic cap "14070"
467	503220.89	618824.37	5389.96	1.5" aluminum cap "5648 KEN ENGR"
468	503991.65	618868.78	5406.23	No. 3 rebar, no cap

Colorado Department of Transportation



2000 South Holly
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Region 6

PED

Sheet Revisions

Date	Description	Initials
6/09/08	Surveyor's Notes	ddh
1/26/09	add points 8861-8868 & update quantity to be set	ddh

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Right of Way Plans

MONUMENTATION SHEET

Project Number: STA 1280-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	01-26-09	1 of 3	4.01

Right-of-Way Monuments to be set. CDOT Type 1, unless noted otherwise, stamped with the the project number, point number and PLS number of the Surveyor in responsible charge of setting the monuments.

Point	Northing	Easting	Description (monument set/recovered)
7430	502346.5483	617332.3958	P-3A
8261	504706.8927	614523.6294	P-1
8262	504587.9770	614665.3476	P-1
8263	504441.8804	615026.9493	P-1
8264	504265.4097	615345.3109	P-1
8265	504152.5431	615655.4094	P-1
8266	504079.6783	615947.6542	P-1 P-2
8267	504078.6456	616046.6557	P-2 P-3
8269	503696.2785	616606.8387	P-3
8270	503680.9228	616167.1067	P-3
8275	502400.8617	617205.0981	P-3A PE-4
8276	502400.8617	617271.3370	P-3A PI
8277	502426.1404	617289.6105	P-3A
8281	504098.7144	616671.3069	P-6
8282	504092.2580	616856.1942	P-6
8283	504105.1562	617040.6479	P-6
8287	503757.8824	617236.7197	P-6
8289	503697.7281	616895.5679	P-6
8291	504208.1862	618139.1993	P-8
8292	504166.2041	617964.9915	P-8
8293	504123.6687	617890.6333	P-8
8294	504086.3419	617877.7333	P-8 P-8A
8295	504056.9781	617781.7271	P-8 P-8A
8296	504077.0650	617734.1769	P-8
8297	503968.5311	617466.8783	P-8
8298	503863.2214	617493.1377	P-8
8299	504164.9088	617417.9108	P-13 AP-5
8301	505416.5834	616374.1623	P-12
8302	505369.7837	616384.9669	P-12
8303	505267.2812	616425.5053	P-12
8304	505277.4122	616461.1587	P-12
8305	505225.2154	616460.1010	P-10
8306	505154.0073	616502.9450	P-10
8307	505091.7362	616543.9006	P-10
8308	504990.5165	616604.8123	P-10
8309	504990.4078	616488.5456	P-10R

Right-of-Way Monuments to be set. (continued)

Point	Northing	Easting	Description (monument set/recovered)
8310	505026.4078	616486.3545	P-10R
8311	505179.7565	616401.1378	P-11
8314	505254.3967	616476.6319	P-10 P-10A
8315	505150.1765	616417.5756	P-11
8317	505252.6851	616357.2586	P-11
8321	504930.6548	616752.6660	P-6A
8322	504928.2277	616728.0867	P-6A
8323	504918.7212	616679.3356	P-6A
8325	504888.7799	616666.0264	P-6A
8326	504119.1633	617129.0852	P-6A
8327	504904.0702	616559.9619	P-6A
8329	504913.6154	616545.2183	P-6A
8330	504930.3311	616406.5547	P-6A
8341	503789.4219	617313.4937	P-6B
8342	503691.2754	617348.1890	P-6B
8346	503578.5258	617937.6750	P-8A
8347	503507.8598	617989.0633	P-8A
8348	503168.3353	617417.5144	P-7A
8349	503667.5574	617268.6500	P-6B
8353	503357.8652	617447.6095	P-7A
8355	503320.6682	617503.6025	P-8A
8361	503696.7055	618447.5391	P-8A
8363	503452.2059	618439.7606	P-8A
8365	503436.8465	618403.2677	P-8A
8366	503453.1244	618343.8093	P-8A
8367	503470.9330	618261.1301	P-8A
8368	503641.1208	618058.5106	P-8A
8369	503880.3456	617853.4468	P-8A
8370	503760.7667	617891.2077	P-8A
8371	503615.6045	617950.1493	P-8A
8374	503501.3547	618027.3633	P-8A
8375	503373.1750	618240.0736	P-8A
8376	503355.3664	618322.7528	P-8A
8377	503128.8488	618628.1312	P-8A P-9
8378	503130.2221	618610.0879	P-8A P-9
8379	503011.7039	618673.5077	P-9
8381	503185.7273	618571.7230	P-08
8382	503208.9974	618571.7230	P-08
8620	504221.9130	614465.1566	P-1
8635	502346.4121	617238.2986	P-3A

Right-of-Way Monuments to be set. (continued)

Point	Northing	Easting	Description (monument set/recovered)
8641	503757.6284	616043.3073	P-1
8642	503851.9879	615590.3003	P-1
8643	503971.1281	615275.5975	P-1
8644	504221.1311	614790.0273	P-1
8684	504242.1523	615409.2100	P-1A
8685	504265.6447	615417.7605	P-1A
8686	504176.4835	615662.7288	P-1A
8687	504150.4740	615767.0469	P-1A
8688	504172.5548	615835.0046	P-1A
8690	504929.6949	615496.0395	P-2B
8691	504503.3481	615433.7867	P-2A
8692	504753.2193	615639.7987	P-2A 2B
8693	504607.2463	615860.3398	P-2A 2B
8694	504522.2877	615913.0848	P-2A 2B
8695	504177.6402	616047.6883	P-2A 2B
8861	503015.1585	614584.8829	P-18-X
8862	503009.6000	614529.4967	P-18-X
8863	503138.9594	614516.6068	P-18-X
8864	503144.5233	614572.0482	P-18-X
8865	501894.8638	614633.4495	P-18A-X
8866	501894.0419	614578.4624	P-18A-X
8867	502017.0211	614576.1968	P-18A-X
8868	502017.8470	614631.3043	P-18A-X

SURVEYOR'S NOTES:

These notes are to identify possible Areas of Concern and to document how specific survey and title issues were addressed in the preparation of this Right-of-Way Plan.

- Aliquot parts of sections:
 - The original government survey plat of Township 2 South, Range 69 West of the 6th PM subdivided the northeast and northwest quarters of the northern tier of sections into two pairs of Lots and labeled the southern 80 acre lot in each quarter section as Lot 1 and the northern, variable sized lot, as Lot 2. The original government patents in Section 2 referenced aliquot portions of the section, not portions of the government lots and the area given in the patents does not correspond to the area arrived at through normal subdivision calculations. When calculating aliquot section lines, normal subdivision of section methods, as laid out in the U.S. Department of The Interior, Bureau of Land Management's Manual of Surveying Instructions, were followed.

For continuation of SURVEYOR'S NOTES see sheet 4.02

GENERAL NOTES:

- This **Right-of-Way Plan** is to document right-of-way acquisitions and monumentation of lands required to construct and operate the proposed roadway. This Plan is a survey of land whose title is vested in, or is to be acquired by, or 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 investigations on parcels adjoining the proposed Right-of-Way were limited to informational title commitments.
- BASIS OF BEARINGS: Bearings are Grid bearings of the Universal Transverse Mercator (UTM) coordinate system, Zone 13-N. The line between the northwest corner of Section 2, Township 2 South, Range 69 West of the Sixth Principal Meridian, marked by a 2-1/2" aluminum cap, and the north quarter corner of said Section 2, marked by a 3-1/4" aluminum cap in range box (LS "6973"), bears N88°56'47"E, a distance of 2639.40 feet.
- All coordinates shown on this Monumentation Sheet are **project specific** coordinates. **Project specific** coordinates were obtained by multiplying the project's UTM coordinates by 1.000650402 and then truncating the northing by 14,000,000 and the easting by 1,000,000. Published units are in US survey feet: 1 survey foot = (1200/3937) meters.
- For title information, the surveyor in responsible charge relied on informational title commitments Issued for Stewart Title by Front Range Title of Downtown Denver.

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.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	98							1		
CONTROL				1						
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)	45			1						

SURVEYOR STATEMENT (ROW PLAN)

I, Donald D. Hansen, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that this Right-of-Way Plan was prepared and research, calculations and evaluation of the survey evidence were performed under my responsible charge and, based upon my knowledge, information and belief, 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

SURVEYOR STATEMENT (ROW MONUMENTS)

I, _____, 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 the Right-of-Way monuments depicted on this Right-of-Way Plan were set under my responsible charge 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.

xxxxxxx PLS No. xxxxx

Date

Colorado Department of Transportation



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Region 6

PED

Sheet Revisions

Date	Description	Initials
6/04/08	add TE-14 & TE-15 coordinates	ddh
6/09/08	add TE-16, PE-16, TE-17, & PE-17 coordinates	ddh
1/26/09	add TE points 8679 & 8680, revise TE points 8744 through 8750	ddh

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Right of Way Plans

MONUMENTATION SHEET

Project Number: STA 1280-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	01-26-09	2 of 3	4.02

Right-of-Way Parcel coordinates, for information only, **no** monuments to be set.

Point	Northing	Easting	Parcel(s)
5001	504290.1493	617374.2418	AP-5
5002	504290.9181	617638.2407	AP-5
5003	504125.9188	617638.7212	AP-5
5004	504125.1500	617374.7223	AP-5
5502	505254.3405	616416.5498	P-10A P-12
5591	505254.3015	616374.7626	P-12
7211	501078.8355	611684.8943	P-3 P-6 US36 CC
7315	503839.0366	616819.6065	P-6
7412	504575.8444	616051.8419	P-2B
7432	504544.1743	616051.5116	P-3R
7433	503718.2986	616595.0016	P-3
8125	503164.4143	618665.1815	P-8A
8131	504132.6679	617425.9502	P-8
8132	504132.8821	617638.4201	P-8
8133	504278.3521	617638.2734	P-8
8134	504277.7516	618139.5731	P-8
8177	502988.5816	618294.0897	P-9 CC
8183	503139.6314	618642.9094	P-9
8184	503156.2306	618635.7214	P-9
8268	504075.1083	616385.7739	P-3
8284	504155.4207	617358.0052	P-6 P-13
8285	504093.3778	617373.8581	P-6 P-7
8286	503813.9963	617373.3132	P-6 P-7
8290	503840.7391	617438.4111	P-6 P-13
8313	505268.6837	616467.0268	P-10A P-12
8324	504899.0909	616683.1636	P-6A CC
8328	504893.7592	616542.8247	P-6A CC
8351	503608.3653	617372.9122	P-6B P-7A
8352	503319.7975	617372.3495	P-6B P-7A
8354	503174.5746	617428.0176	P-7A
8356	503212.6539	617492.1195	P-8A
8362	503583.1662	618169.8543	P-8A CC
8364	503465.3019	618412.7700	P-8A CC
8372	503604.3182	617922.3533	P-8A CC
8373	503482.0675	618004.3850	P-8A CC
8601	503998.7414	616045.8223	P-1 P-2
8609	504475.5883	614439.9886	P-1
8618	504659.7746	614514.4705	P-1
8619	504588.3819	614462.6007	P-1
8682	504929.8309	615743.1128	P-2B
8824	505452.9031	616744.9967	P-12 CC
8829	503393.6578	616350.1179	P-6B CC
8848	503747.5881	618320.7199	P-8A CC
8852	502905.6797	618225.8931	P-8A CC
8950	504990.3416	616417.8057	P-10R
8963	505254.3414	616417.4256	P-10
9036	505252.7414	616417.4279	P-11

Permanent Easement coordinates, for information only, **no** monuments to be set.

Point	Northing	Easting	Parcel(s)
8273	502338.8617	617124.2740	PE-04 CC
8274	502400.8617	617124.2740	PE-04
8278	502346.1650	617062.7056	PE-04
8638	502346.2304	617108.7684	PE-04
8639	502376.2303	617108.7259	PE-04
8640	502376.3882	617220.0208	PE-04
8701	504883.8311	616541.6279	PE-6
8702	504867.5446	616581.9384	PE-6
8703	504930.7259	616828.6660	PE-6A
8704	504908.0598	616807.5295	PE-6A
8705	504884.3948	616686.1706	PE-6A
8706	504876.6615	616673.3177	PE-6A
8707	504160.7602	617104.0574	PE-6B
8708	504199.2095	617346.8164	PE-6B
8711	503561.1612	617908.4437	PE-8
8712	503569.7586	617903.3365	PE-8
8713	503626.6110	617924.0944	PE-8
8714	503634.1352	617942.6251	PE-8
8716	503449.6275	618407.5357	PE-8A
8717	503489.0325	618444.1513	PE-8A
8718	503485.7865	618453.6098	PE-8A
8552	502308.1191	618764.2581	PE-16
8553	502308.7602	619181.1884	PE-16
8719	502273.1190	618764.1994	PE-16
8720	502273.7479	619173.1989	PE-16
8721	502260.8403	619191.6932	PE-16-17
8722	502262.9816	619201.4613	PE-17
8723	502283.8279	619225.2268	PE-17
8724	502308.8279	619225.1884	PE-17

Slope Easement coordinates, for information only, **no** permanent monuments to be set.

Point	Northing	Easting	Parcel(s)
8751	504100.9708	616980.7940	SE-6
8752	504832.6682	616591.7437	SE-6
8753	504890.9203	616339.4261	SE-6
8754	504930.2584	616328.8855	SE-6
8756	504165.7022	617135.2596	SE-6A
8757	503267.6467	617372.2478	SE-6B
8758	503756.0972	617226.5954	SE-6B
8759	503660.5161	617373.0139	SE-7
8760	503396.5059	617451.7398	SE-7
8761	504034.0734	617764.0110	SE-8
8762	504125.6753	617894.1411	SE-8A
8763	503604.0171	618105.9549	SE-8A
8764	503679.2590	618291.2618	SE-8A TE-8A CC
8765	503483.7430	618249.1489	SE-8A
8767	503405.7148	617817.1144	SE-8B
8768	503175.3759	617488.1564	SE-8B
8786	504990.5274	616616.4768	SE-10
8787	505024.7893	616584.1877	SE-10
8795	503797.1372	617332.2745	SE-6C
8797	503105.4125	617420.6249	SE-7A

Temporary Easement coordinates, for information only, **no** permanent monuments to be set.

Point	Northing	Easting	Parcel(s)
8679	503966.2836	615288.3940	TE-14
8680	503939.9981	615357.8258	TE-15
8698	504541.5165	615387.4923	TE-02
8699	504929.6351	615387.2787	TE-02
8725	502308.8432	619235.1884	TE-17
8726	502279.3037	619235.2338	TE-17
8727	502247.2969	619198.7448	TE-17
8728	502246.4430	619194.8494	TE-16-17
8729	502263.7430	619170.0613	TE-16
8730	502263.1190	618764.1826	TE-16
8731	504886.4444	616696.6816	TE-06
8732	504167.4016	617145.9894	TE-06
8733	503695.2833	617373.0817	TE-07
8734	503422.2664	617454.4934	TE-07
8735	503333.0836	617504.9224	TE-08
8736	503561.6831	617889.7422	TE-08
8737	503626.4812	617913.4013	TE-08
8738	503985.4195	617772.3820	TE-08
8739	503999.8236	617728.4550	TE-08
8740	503853.0051	617495.6851	TE-08
8744	503970.0387	615278.4752	TE-14
8745	503856.5336	615275.9465	TE-14
8746	503856.3109	615285.9440	TE-14
8747	503854.7518	615355.9267	TE-15
8748	503854.5291	615365.9242	TE-15
8749	503923.0561	615367.4509	TE-15
8750	503934.6873	615371.8542	TE-15
8769	503620.5344	618457.4367	TE-08A
8770	503510.7299	618450.6620	TE-08A
8771	503460.6008	618404.0815	TE-08A
8772	503493.5188	618251.2545	TE-08A
8773	503607.7792	618115.2203	TE-08A
8774	504130.6855	617902.8996	TE-08A
8775	503121.6278	618620.6087	TE-08B TE-09
8776	503122.9723	618602.9427	TE-08B TE-09
8777	503182.6076	618561.7230	TE-08B
8778	503205.2097	618561.7230	TE-08B
8779	503345.5906	618320.6472	TE-08B
8780	503363.3992	618237.9680	TE-08B
8781	503494.9256	618019.7039	TE-08B
8782	503499.2623	617994.1705	TE-08B
8783	503397.3086	617822.5435	TE-08B
8784	503162.1864	617486.7542	TE-08B
8785	505238.1799	616467.4452	TE-10
8786	504990.5274	616616.4768	TE-10
8788	505132.9986	616417.6003	TE-11
8789	505252.6742	616345.5946	TE-11
8790	505461.7614	616373.9952	TE-12
8791	505372.0332	616394.7106	TE-12
8792	505312.4352	616414.0752	TE-12
8793	505320.2082	616432.3871	TE-12
8796	503800.9562	617341.5708	TE-6A

SURVEYOR'S NOTES: continued

- b. The center quarter corner of Section 2, as marked and referenced on Monument Records filed with the State Board, falls approximately 20 feet easterly of its theoretical position and very close to being on a line between the east and west quarter corners. The monument is on the centerline of existing Wadsworth Boulevard. It is not certain if the north-south streets in Colman's Lakeview Subdivision are based on aliquot line, but it is clear they and properties on each side of Allison Street lying southerly of Colman's Lakeview Subdivision were not based on the monumented location of the center quarter corner. Calculations of property boundaries based on aliquot lines used the both the theoretical and marked position of the center quarter corner, dependent on which best fit the title work and existing site conditions.
 - c. Calls to the north-south centerline of the northwest quarter of Section 2 in deeds for US-36 are obviously in error and should have called for the centerline of Allison Street. The center-west sixteenth corner of Section 2 is called for in deeds for US-36. It is probable the physical location of the street intersection was used as the sixteenth corner instead of determining the location by survey and breaking down the section. Calculations and calls that preserve the integrity of the US-36 corridor were held in preference to questionable calls to aliquot lines. No call to an aliquot line was rejected without examination and study of how it might affect the status of title and occupation of affected lands.
2. US-36, centerline and right-of-way lines:
 - a. Review and study of plans for Project T 170 - 1(0), US Route-36 (formerly know as The Denver-Boulder Turnpike), indicate that most of the right-of-way was determined by station and offset of the centerline and that centerline and right-of-way distances were based on the curve's radius determined by the degree of curve to the nearest 100th of a foot, not the rounded value published on plans and deeds.
 - b. A "best fit" alignment of the centerline of US-36 was determined from analysis of the location of original monumentation on US Route-36 recovered in this project and from adjoining projects. The area analyzed was more than five miles long and began over a mile northwesterly of the project westerly limits. Almost all the recovered monumentation fell within a couple of tenths of plan width. Curve deltas varied slightly and distances between monuments did not match station differences by up to 5 feet. In this projects envelope, differences in location of the US-36 right-of-way between CDOT surveys and those of private survey companies were generally under two tenths of a foot and most often benefited the adjoining land holder.
 3. Utilities: Visible evidence of utility features within and adjacent to the proposed roadway corridors are shown. Recorded easements provided to the surveyor whose locations are able to be calculated and that fall within the proposed roadway corridors are shown.
 - a. Underground utility locations were determined from visible surface evidence and location marks placed by Underground Consulting Solutions, City and County of Broomfield, and Jacobs Carter Burgess.
 - b. The 75 foot wide Public Service Company of Colorado easement for the high voltage power lines is shown per Land Surveys by Merrick and Company for the Regional Transportation District. Those surveys and surveys by others further to the southeast do not have the same alignment and are not centered on the existing transmission towers. Experience tells the surveyor the easements should be centered on or parallel with the power lines, it is beyond the scope of this project to resolve these discrepancies.
 - c. The City and County of Broomfield has provided the Surveyor with a number of documents concerning the raw/re-used water line that crosses Parcel 1, but has not provided any recorded easement.
4. Irrigation ditches and water rights:

A number of irrigation ditches and laterals cross the proposed rights-of-way shown herein. It is the Surveyor's belief that, with the exception of the Dry Creek Valley Ditch (and the ditches that share use of the Dry Creek Valley Ditch), these ditches have been abandoned and/or their water shares have been acquired by the City and County of Broomfield. Most deeds provided to the surveyor concerning irrigation ditches were barely legible and unclear as to an accurate location or ditch name. The Surveyor does **not** have expertise in water shares or ditch rights and has addressed them in an informational forum only.

 - a. Dry Creek Valley Ditch has been cut and re-routed through a concrete culvert that crosses the proposed right-of-way for 120th Avenue. The Surveyor was provided an unexecuted copy of a Ditch Agreement that contains descriptions of the lands the irrigation culvert crosses. An easement agreement recorded in Jefferson County, not Broomfield County, under Reception No. 2007031865 incorrectly call to the southerly line of Book 1866 at page 536 (affects Parcel 2A).
 - b. Church Ditch: Portions were apparently carried in Dry Creek Valley Ditch. Ditch lateral that crosses US-36 is no longer connected to source ditch.
 - c. Zang Ditch: Apparently ran behind Elliott Subdivision from the irrigation pond southerly of 120th Avenue and easterly of US-36. This project proposed to fill the culvert that runs from the southerly side of 120th Avenue to a point near the west-northwest corner of Elliott Subdivision.
 - d. Equity Ditch: Ran between parcels 8 and 9. The ditch has been abandoned and the ditch company dissolved. Ditch carries surface drainage only.
 5. Subdivision Plats, Exemption Surveys, and Land Survey Plats:

The alignments for the proposed roadways shown in this Right-of-Way Plan in many instances either abut or intersect lands whose boundaries are defined by or are shown on Subdivision Plats or Land Survey Plats. These plats and surveys often contain ambiguities and/or errors that cause uncertainty in the surveyor's ability to locate the boundaries on the ground. The following paragraphs list some of the assumptions and procedures the surveyor utilized in determining the boundaries of the rights-of-way CDOT proposes acquiring. The list is **NOT** inclusive and while the surveyor believes he has utilized the best methods available, he acknowledges that other methods exist. It is the surveyor's intent to provide CDOT and the City and County of Broomfield with maps and descriptions that clearly define the size and location of the real estate interests they are acquiring. These plans are not an attempt to identify or solve title/property conflicts outside the right-of-way corridor.



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Region 6

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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
6/09/08	grammar edits, add paragraph "p."	ddh		XXXXXXXX	XXX		XXXXXXXX	XXX

Right of Way Plans			
MONUMENTATION SHEET			
Project Number: STA 1280-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	06-09-08	3 of 3	4.03

SURVEYOR'S NOTES: continued

- a. **Broomfield Subdivision:** This is an apparently un-recorded subdivision whose tracts the surveyor assumes are those shown on the MAP of EAST BROOMFIELD & WEST BROOMFIELD, first recorded in Boulder County in Plat Book 3 at page 47 and also shown on several railroad maps.
- b. MAP of EAST BROOMFIELD & WEST BROOMFIELD, first recorded in Boulder County in Plat Book 3 at page 47 on August 21, 1923 by The Adolph J. Zang Investment Company with note "Platted by G. C. Burnham Sept 1923" (the month after it was recorded). The lines on this plat are shown as being parallel with the south and west lines of the southwest quarter of Section 35, T1S, R69W. The surveyor used CDOT's aliquot measurements to determine the locations shown.
- c. **ELLIOTT SUBDIVISION**, first recorded in Boulder County in Plat Book 5 at page 80 on September 10, 1953 by Hixon M. Elliott with Land Surveyor's Certificate by Lee M. Robinson. The boundary of this plat does not close mathematically by 1.5 feet in latitude. The angle at the southwest corner of Section 35 differs from CDOT measurements by over 10 minutes of arc. Controlling call in the plat's description and graphics include the south and west lines of Section 35, the plat of Broomfield Subdivision and the plat of West Broomfield. In determining the location of Block 2, the north and south lines were set parallel with the field location of the south line of Section 35 per the plat of Broomfield Subdivision (see paragraph "a" above). The east and west lines of Block 2 were set holding the angular relationship show on the plat. This results in an overlap of the properties on the west of Block 2 of 0.09 feet on the south and 0.88 feet on the north. To match the intent of the plat, this overlap area was deleted from Block 2. The northerly boundary of Block 1, lots 2 through 7 was determined after calculating Emerald Lane right-of-way lines and the side lot lines. These calculations isolated almost all of the plat error to the northerly lines of Lot 1.
- d. **Cloverleaf Industrial Park** (Filing No. 1), first recorded in Boulder County in Planfile P-5, F-2 #17, on FILM #0909 under Reception No. 160866 on December 11, 1975 by Turnpike Land Company, Tina Marie Homes, Broomfield Appliance & Supply Company, R. W. Urban, S. L. Urban, Felix Urban, and Fred L. Spallone, with Engineers Certificate by Marcus D. Hodges. The dates on the plat signatures are all in March and April of 1961. The boundary of this plat does not close mathematically by several tenths of a foot. The error can be isolated to the boundary of Outlot "A" along Elliott Subdivision. The plat calls for Elliott Subdivision as an ad joiner and has minor difference in courses from those shown on Elliott Subdivision. This plat does not address the error of closure in Elliott Subdivision discussed in paragraph "c" above and calls for an angular measurement at the southwest corner of Section 35 that is 0°07'46" greater than measured by CDOT and 0°02'30" smaller than shown on Elliott Subdivision. This difference results in the subdivision encroaching onto CDOT right of way 0.80' at Park Street and 2.61 feet at the northerly end where it abuts the Burlington Northern and Santa Fe Railroad.
- e. **Cloverleaf Industrial Park Filing No. 2**, first recorded in Boulder County in Planfile P-20,F-4 #37, FILM #1463, under Reception No. 833608, on March 12, 1987, by Cloverleaf Leasing Co., a General Partnership, and Northwest National Life Insurance Company with Surveyor's Certificate by Robert J. Grogan. This is a re-plat of those lots and street lying east of Commerce Street. This plat does not include Outlot A and Outlot B and does not address any of the issues described in paragraphs c and d above. Monuments recovered on the easterly side of Commerce Street lie approximately 1 foot easterly of their calculated position.
- f. **Colman's Lakeview Subdivision**, first recorded in Jefferson County in Plat Book 2 at page 70 on December 15, 1908 by Watson F. Colman and Ralph W. Colman, Surveyed by H. B. Matthews. The caption on this plat states that it is a subdivision of the N-1/2 of the N-1/2 of the NW-1/4 and N-1/2 of the NW-1/4 of the NE-1/4 of section 2. This plat is similar to other plats of the same era and has similar deficiencies. Among the deficiencies are the following:
 - i. The plat contains no section subdivision information other than on the Boulder/Jefferson county line between the northwest corner of Section 2 and the east sixteenth corner.
 - ii. Platted lots do not fill the aliquot portions called for in the plat's caption, and the probability that those signing the plat also owned the lands on the south and west of the un-dimensioned streets, makes determining rights of way widths of perimeter streets questionable.
 - iii. The angle shown on the plat at the southwest corner of Block 12 is 3 minutes of arc smaller than one would expect from other dimensions given on the plat. The alignment of Lakeview Avenue (now Allison St.) is not parallel with Commercial Avenue (now Wadsworth Blvd.) suggests Lakeview Avenue may have been centered on the north-south sixteenth line.
 - iv. The southeast portion of Block 8 was deeded to The Warren Chapel Methodist Episcopal Church of Broomfield approximately 9 months prior to the plat being recorded.

Portions of proposed Commerce Street cross lands that were platted in Colman's Lakeview Subdivision as Blocks 6, 7 and 8 and as streets and alleys. Deeds in Book 249 at page 16 and in Book 329 at page 255, Records of Jefferson County, are instruments of vacation by the Block owners but do not contain concurrence by the County. These Blocks, streets and alleys are not shown in this Right of Way plan and no evidence of actions based on the plat was observed westerly of Allison Street or southerly of 120th Avenue.
- g. **Broomfield Urban Transit Village - Filings 4, 5 and 11**, are shown, in part, in this Right of Way plan. Minor differences in the location of section corners and rights-of-way lines were observed and have been noted above. The largest difference that affects the parcels shown in these plans is the location of the easterly Right-of-Way line of State Highway No. 121 (Wadsworth Parkway), at the southwest corner of Parcel 1, CDOT's location was slightly more than a foot easterly of the location shown on the plat of Filing No. 11. Larger differences were observed in the plat location of the westerly right-of-way line of US-36 lying in the southwest quarter of Section 2 but, since they do not affect this project, they were not addressed.
- h. **Exemption Survey Sec 2, T2S, R69W, E35-9-95, Amendment No. 1**, first recorded in Jefferson County in Plat Book 128 at page 62 under Reception No. F0217250 on April 16, 1996 by John M. Turner and Robert R Bergstrom with Surveyor's Certificate by Michael J. DeDecker, PLS 20676. This is a survey of land in the northwesterly quadrant of 116th Avenue and Wadsworth Boulevard. It identifies building envelopes and maximum building heights and the northerly right of way line for 116th Avenue and westerly right of way line for Wadsworth Boulevard. The call along the westerly boundary for Book 125 at pages 552 and 553 is likely incorrect and the location of the westerly boundary is in conflict with the southeasterly boundary of the ad joiner shown on an ALTA/ASCM by Flatirons Surveying, Inc. (see "k" below).
- i. **Topographic and Improvement Survey Plat for Broomfield Park and Ride** by Merrick and Company deposited in the Jefferson County records under Reception No. F07244298 with Surveyor's Statement by Doyle G. Abrahamson, PLS 13155. This is a survey of lands owned by The Regional Transportation District lying easterly of and adjacent to State Highway 121 (Wadsworth Parkway) prior to the platting of Broomfield Urban Transit Villages. This survey is an apparent update of a survey deposited under Reception No. F0444061.
- j. **ALTA/ACSM Land Title Survey** by Merrick and Company deposited in the Jefferson County records under Reception No. F0834918 with Surveyor's Statement by Doyle G. Abrahamson, PLS 13155. This is a survey of lands owned by The Regional Transportation District lying easterly of and adjacent to US Route 36, westerly of Allison Street and southerly of 120th Avenue.
- k. **ALTA/ASCM Land Title Survey** by Flatirons Surveying, Inc. deposited in The City and County of Broomfield under Reception No. 2003006273 with Surveyor's Statement by John B. Guyton, PLS 16496. This is a survey of lands owned by Jere Jill Mock and by Bruce R. Mock and Jere Jill Mock lying easterly of Allison Street, westerly of Wadsworth Boulevard and southerly of 119th Avenue.
- l. **Jefferson County Plat Book A, page 005.** Drawing and description of a survey made by C. E. Lytle on June 6, 1922 of a 60 foot wide right of way to be acquired for what is now Wadsworth Boulevard. The angular relationships shown appear to match existing conditions but the aliquot corner ties and tangent and curve distances do not fit the existing road.
- m. **Exemption Survey Sec. 2, T2S, R69W, E53-9-91**, first recorded in Jefferson County in Plat Book 107 at page 60 under Reception No. 92006111 on January 17, 1992 by Western States Reclamation, Inc., David R. Chenoweth, Secretary and Elizabeth A. Chenoweth, President, with Surveyor's Certificate by John D. Krieschel, PLS 14108. This survey is of land lying easterly of Wadsworth Boulevard and southerly of Equity Ditch. It states that it is based on an Improvement Survey deposited in Jefferson County Survey Book 2 at page 51 (under Reception No. 88107676 by K.E.N. Engineering Co. with Surveyor's Certificate signed by Kenneth H. Cupit, PE & PLS 5648). The exemption survey tied the property to the center and south quarter corners of Section 2 where the improvement survey tied the north line of section 2. Difference in distances along the northwest boundary occur in an area where CDOT recovered dual monuments with the PLS No. of Edwin Max Serafini of Meurer Serafini and Meurer and of Kenneth Cupit of K.E.N. Engineering. The notes in the exemption survey contains a blank space to write a reception number, probably 9117117 for a right of way dedication, but that space had not been filled in.
- n. **Exemption Survey Sec. 2, T2S, R69W, E24-4-93**, first recorded in Jefferson County in Plat Book 107 at page 60 under Reception No. 92006111 on December 2, 1993 by Nadine E. Bruntz, Gary W. Cooper and Rosalie E. Cooper with Surveyor's Certificate by Daniel R. Mertz JR, PLS 5431. This survey is of land lying easterly of Wadsworth Boulevard and northerly of Equity Ditch. Notes on this survey state that the exterior boundary monuments were all recovered pin and caps set by Muerer Serafini and Muerer in 1975 (PLS 2568?). The basis of bearings shows a line (on or near the southerly most boundary line) monumented with plastic cap with Kenneth Cupit's PLS number, 5648 (Cupit used aluminum caps). At the jog in the railroad's westerly right of way, CDOT recovered "T-rails" as shown on railroad valuation maps, not pin and caps.
- o. **Exemption Survey Sec. 2, T2S, R69W, E4-2-93**, first recorded in Jefferson County in Plat Book 119 at page 18 under Reception No. 94144028 on August 9, 1994 by David E. Thorngren; Gary Sefton, and Jerry R Rhea, dba Lone Star Leasing with Surveyor's Certificate by Raymond W. Bayer, PLS 6973. This survey is of land lying easterly of Wadsworth Boulevard and (194 feet) northerly of its intersection with 116th Avenue.
- p. **Land Survey Plat**, by Accurate Consultants, Inc. deposited in the Jefferson County records under Reception No. F11610000 on December 21, 2000, with Surveyor's Certificate by Thomas E. Cave, PLS 14070. This is a survey of lands in the SE-1/4 of Section 2, T2S, R69W lying easterly of Wadsworth Boulevard and westerly of the BNSF Ry. right of way. For Fleischli Enterprises, Inc.



Sheet Revisions

Date	Description	Initials
6/04/08	update subdivision information	dhh

Sheet Revisions

Date	Description	Initials
	XXXXXXXX	XXX

Sheet Revisions

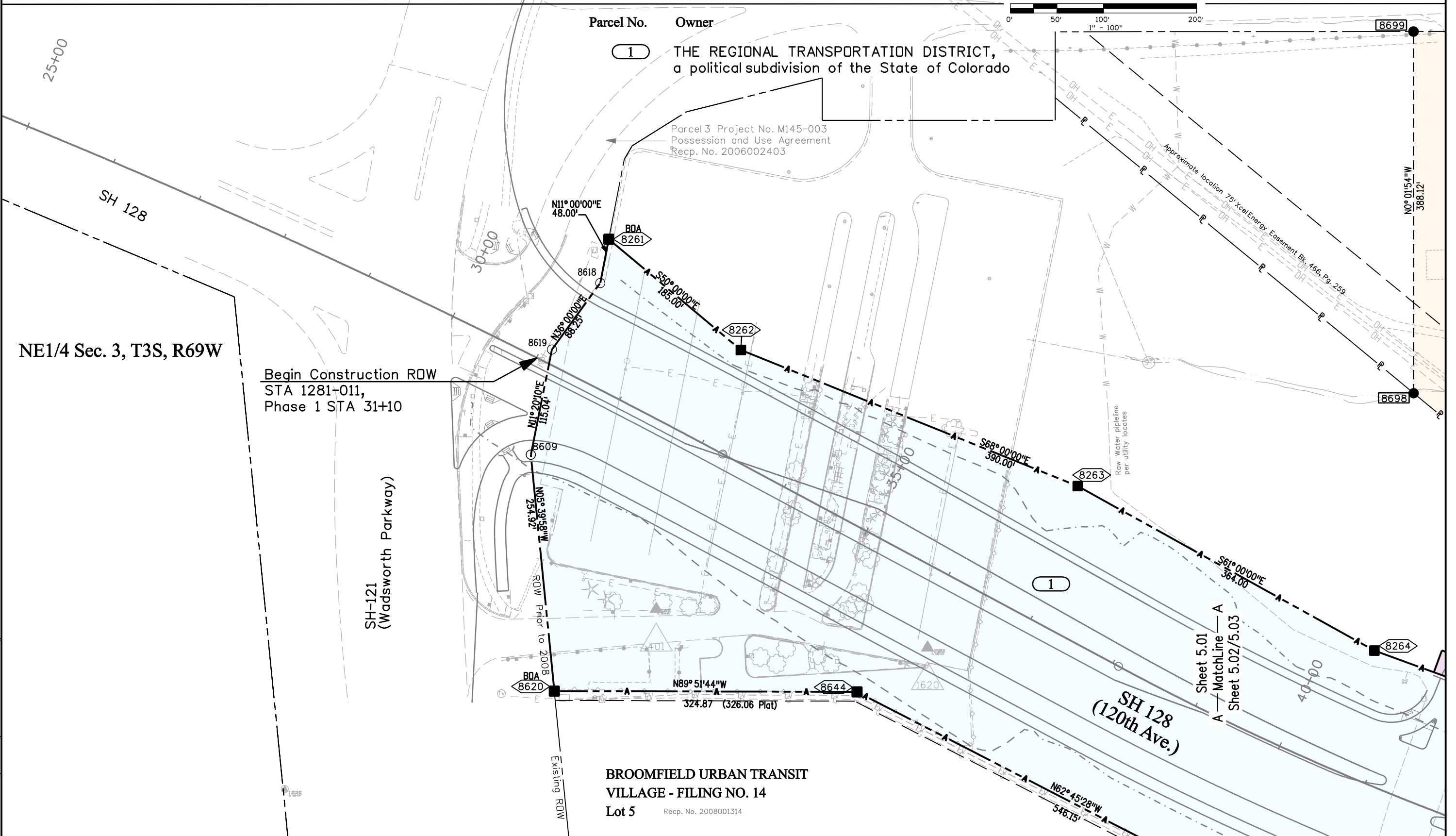
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Right of Way Plans

PLAN SHEET

Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
15782	1-26-09	1 of 12	5.01





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Region 6

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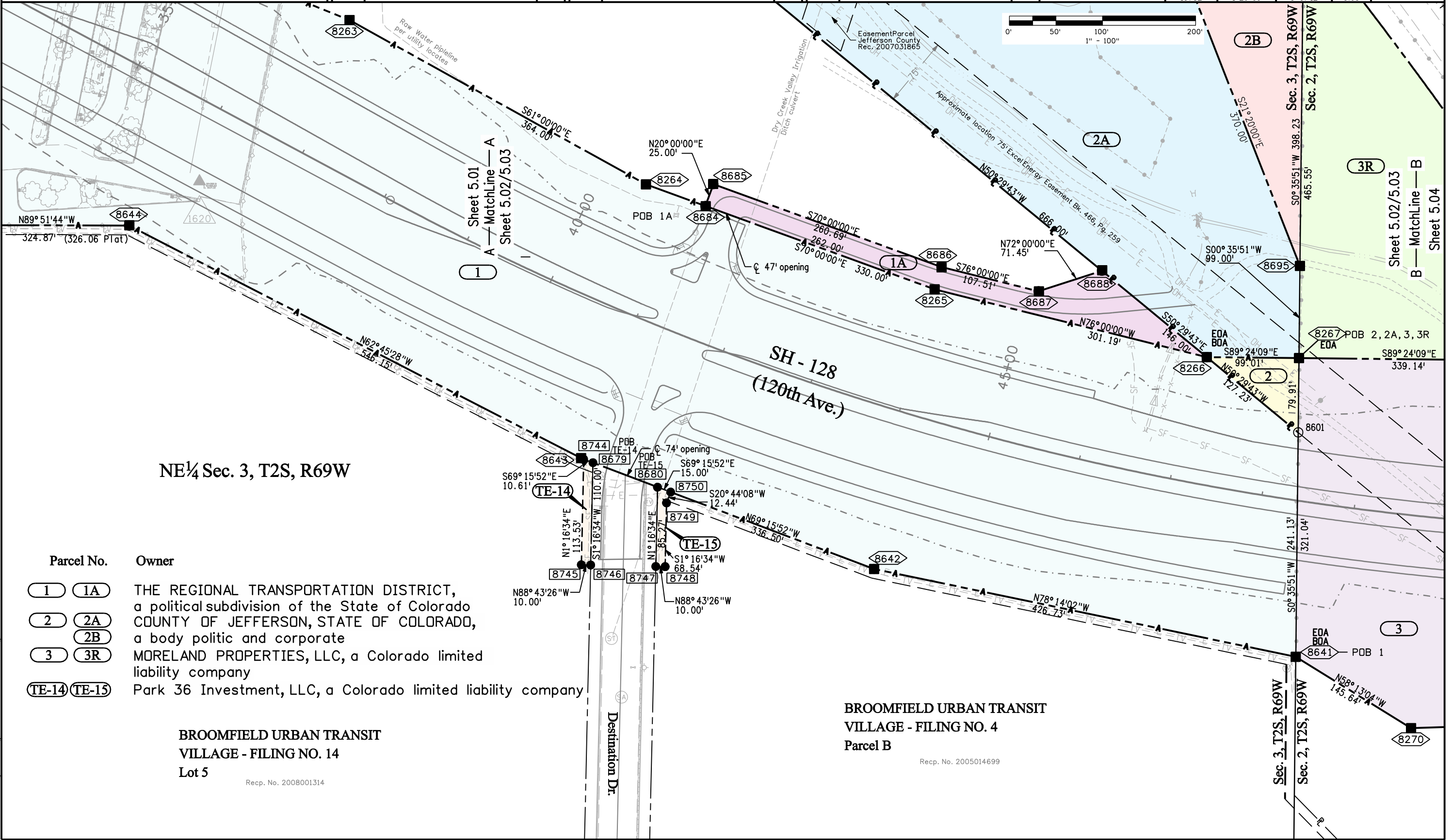
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8/04/08	subdivision information			XXXXXXXX	XXX		XXXXXXXX	XXX
1/26/09	add TE-14 & TE-15	ddh						
	Bearing changes TE-14 & TE-15	ddh						



Right of Way Plans

PLAN SHEET

Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
15782	1-26-09	3 of 12	5.03



NE 1/4 Sec. 3, T2S, R69W

Parcel No.	Owner
1 1A	THE REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado
2 2A	COUNTY OF JEFFERSON, STATE OF COLORADO, a body politic and corporate
2 2B	MORELAND PROPERTIES, LLC, a Colorado limited liability company
3 3R	Park 36 Investment, LLC, a Colorado limited liability company
TE-14 TE-15	

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 14
Lot 5
Recp. No. 2008001314

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4
Parcel B
Recp. No. 2005014699

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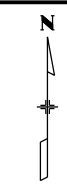


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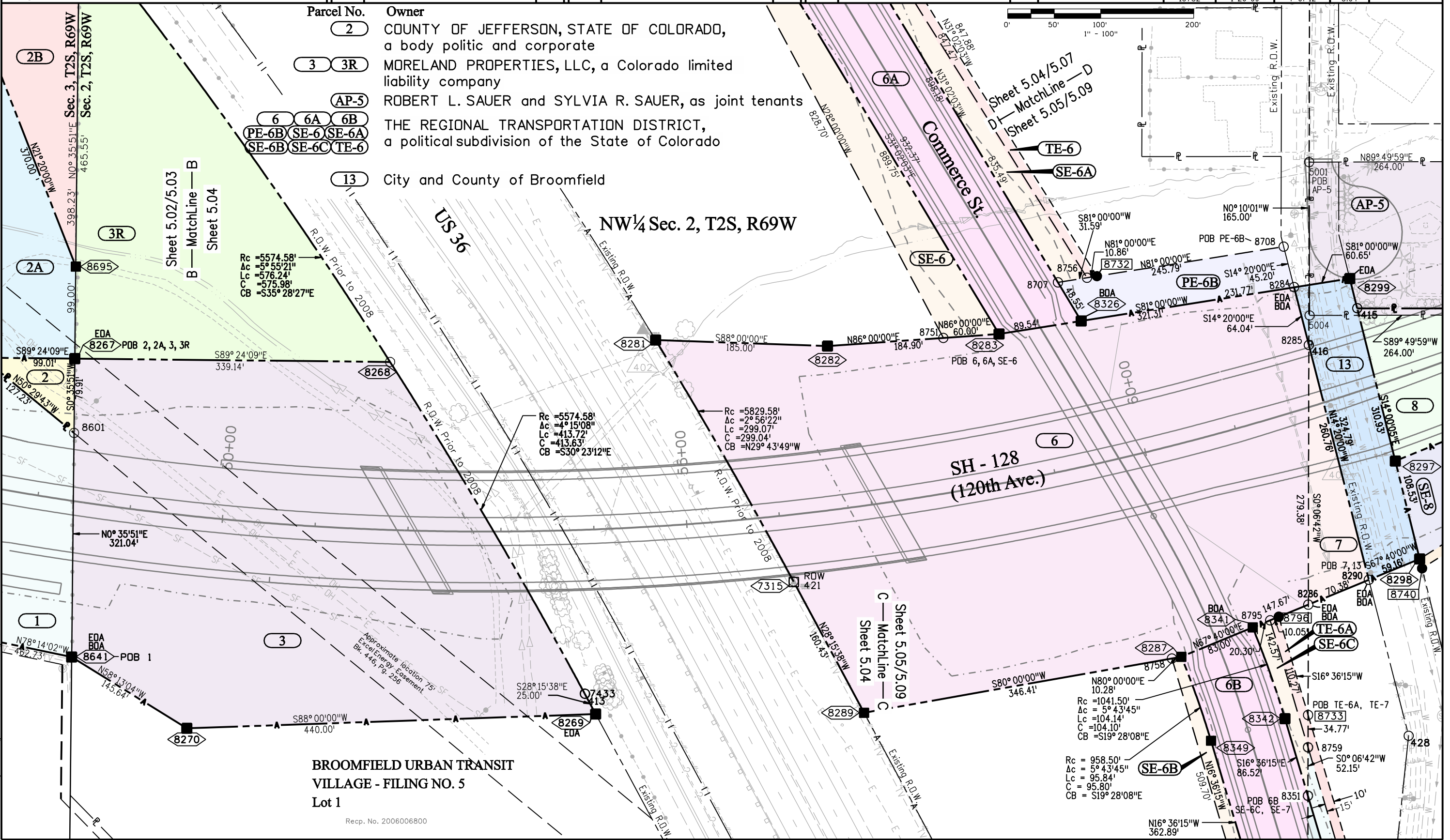
Region 6

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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
mm/yy	XXXXXXXX	XXX	mm/yy	XXXXXXXX	XXX	mm/yy	XXXXXXXX	XXX



Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
15782	1-26-09	4 of 12	5.04



Parcel No.	Owner
2	COUNTY OF JEFFERSON, STATE OF COLORADO, a body politic and corporate
3	MORELAND PROPERTIES, LLC, a Colorado limited liability company
AP-5	ROBERT L. SAUER and SYLVIA R. SAUER, as joint tenants
6, 6A, 6B	THE REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado
13	City and County of Broomfield

Rc = 5574.58'
Ac = 5° 55' 21"
Lc = 576.24'
C = 575.98'
CB = S35° 28' 27"E

Rc = 5574.58'
Ac = 4° 15' 08"
Lc = 413.72'
C = 413.63'
CB = S30° 23' 12"E

Rc = 5829.58'
Ac = 2° 56' 22"
Lc = 299.07'
C = 299.04'
CB = N29° 43' 49"W

Rc = 1041.50'
Ac = 5° 43' 45"
Lc = 104.14'
C = 104.10'
CB = S19° 28' 08"E

Rc = 958.50'
Ac = 5° 43' 45"
Lc = 95.84'
C = 95.80'
CB = S19° 28' 08"E

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 5
Lot 1

Recp. No. 2006006800

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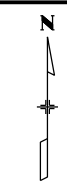
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Region 6

PED

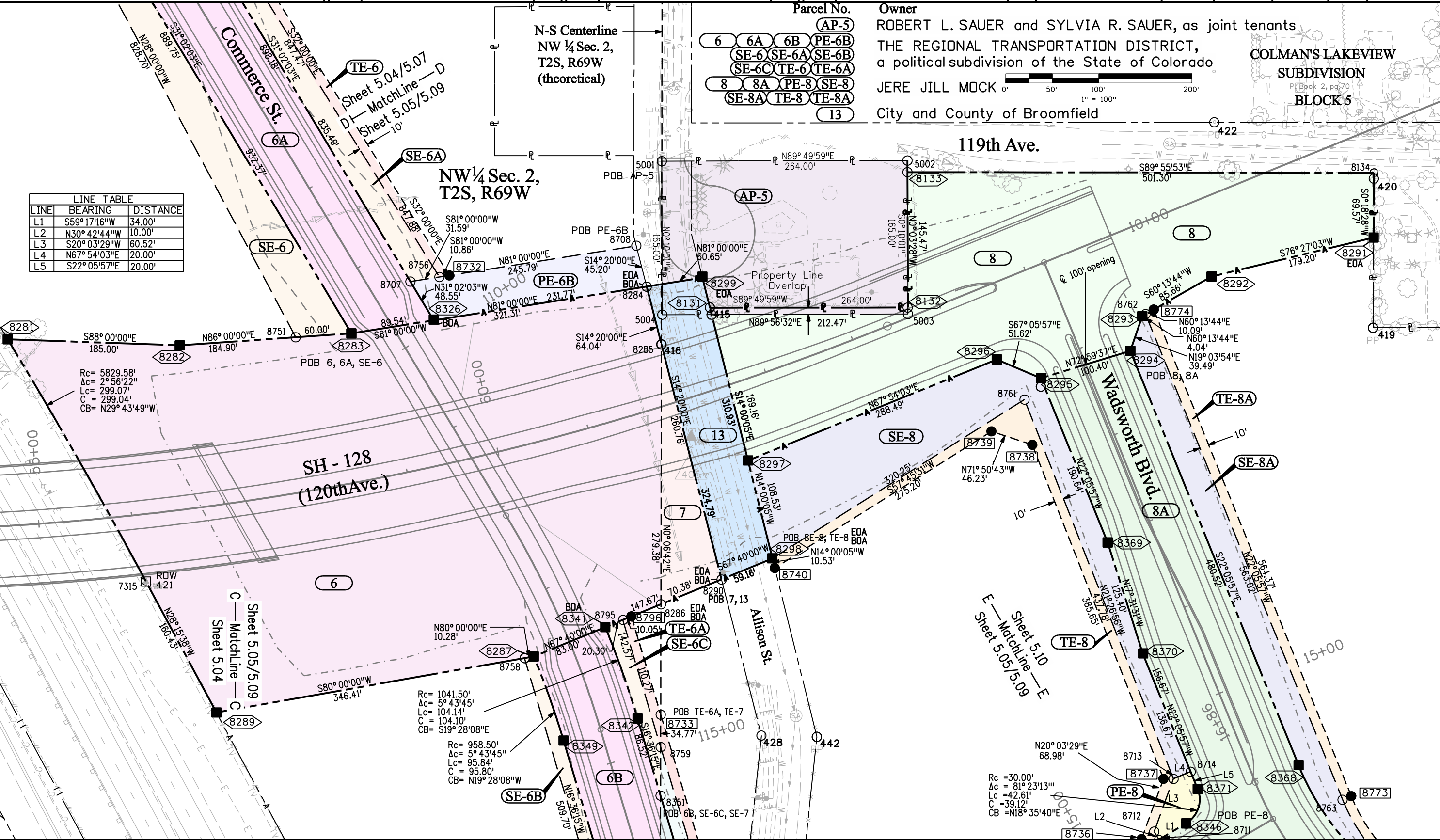
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Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
mm/yy	XXXXXXXX	XXX	mm/yy	XXXXXXXX	XXX	mm/yy	XXXXXXXX	XXX

Right of Way Plans			
PLAN SHEET			
Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	1-26-09	5 of 12	5.05



LINE	BEARING	DISTANCE
L1	S59°17'16"W	34.00'
L2	N30°42'44"W	10.00'
L3	S20°03'29"W	60.52'
L4	N67°54'03"E	20.00'
L5	S22°05'57"E	20.00'

Parcel No. AP-5
 Owner: ROBERT L. SAUER and SYLVIA R. SAUER, as joint tenants
 THE REGIONAL TRANSPORTATION DISTRICT,
 a political subdivision of the State of Colorado
 JERE JILL MOCK
 City and County of Broomfield



NW 1/4 Sec. 2,
T2S, R69W

Rc= 1041.50'
Ac= 5° 43'45"
Lc= 104.14'
C= 104.10'
CB= S19° 28'08"E

Rc= 30.00'
Ac= 81° 23'13"
Lc= 42.61'
C= 39.12'
CB= N18° 35'40"E

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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
mm/yy	XXXXXXXX	XXX	mm/yy	XXXXXXXX	XXX	mm/yy	XXXXXXXX	XXX

Right of Way Plans			
PLAN SHEET			
Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	1-26-09	6 of 12	5.06

LINE	BEARING	DISTANCE
L1	S31° 22' 22" E	28.66'
L2	S89° 55' 07" W	111.29'
L3	S00° 04' 53" E	30.00'
L4	S89° 55' 07" W	46.06'
L5	S90° 00' 00" E	80.82'
L6	S90° 00' 00" E	66.24'
L7	N35° 51' 45" E	31.19'
L8	S28° 15' 38" E	90.36'
L9	S89° 55' 07" W	94.10'
L10	N31° 22' 22" W	63.77'

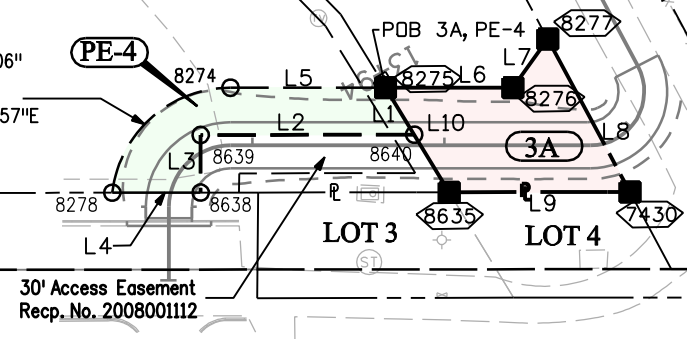
NW 1/4 Sec. 2, T2S, R69W

BROOMFIELD URBAN
TRANSIT VILLAGE -
FILING No. 5
Lot 1
Recp. No. 2006006800

BROOMFIELD URBAN
TRANSIT VILLAGE
FILING No. 11
Lot 4
Recp. No. 2008001112

Parcel No.	Owner
(3A)	MORELAND PROPERTIES, LLC, a Colorado limited liability company
(PE-4)	Park 36 Investment, LLC, a Colorado limited liability company

Rc= 62.00'
Δc= 83°14'06"
Lc= 90.07'
C = 82.36'
CB=N48° 22'57"E



E-W Centerline Sec. 2, T2S, R69W

Transit Way

30' Access Easement
Recp. No. 2008001112

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Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9390

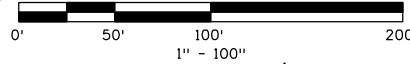
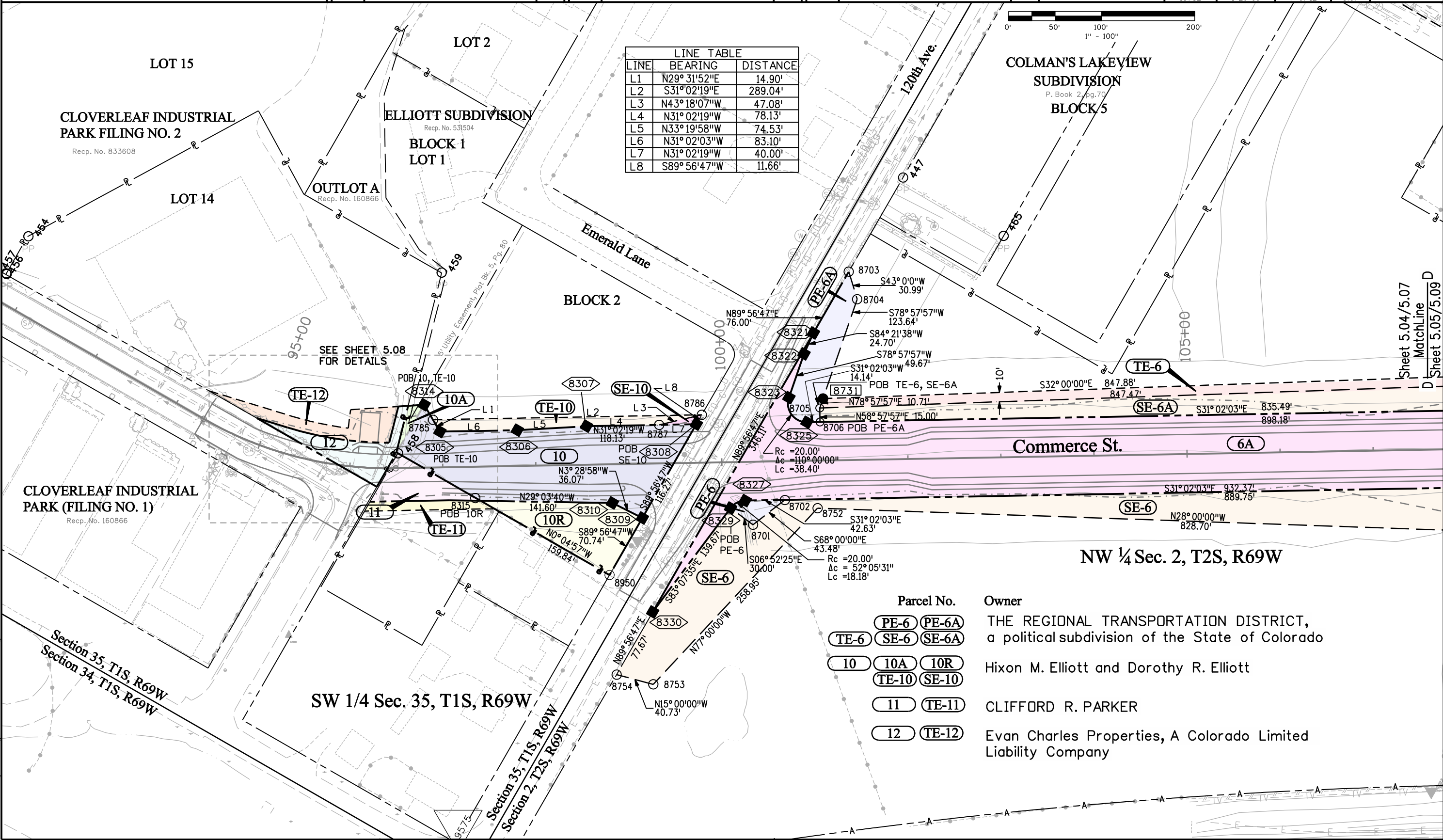
Region 6

PED

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date mm/yy	Description XXXXXXXX	Initials XXX	Date mm/yy	Description XXXXXXXX	Initials XXX	Date mm/yy	Description XXXXXXXX	Initials XXX

Right of Way Plans			
PLAN SHEET			
Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	1-26-09	7 of 12	5.07

LINE	BEARING	DISTANCE
L1	N29° 31'52"E	14.90'
L2	S31° 02'19"E	289.04'
L3	N43° 18'07"W	47.08'
L4	N31° 02'19"W	78.13'
L5	N33° 19'58"W	74.53'
L6	N31° 02'03"W	83.10'
L7	N31° 02'19"W	40.00'
L8	S89° 56'47"W	11.66'



COLMAN'S LAKEVIEW
SUBDIVISION
P. Book 2, pg. 70
BLOCK 5

Commerce St. (6A)
NW 1/4 Sec. 2, T2S, R69W

Parcel No.	Owner
PE-6 PE-6A	THE REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado
TE-6 SE-6 SE-6A	
10 10A 10R	
TE-10 SE-10	Hixon M. Elliott and Dorothy R. Elliott
11 TE-11	CLIFFORD R. PARKER
12 TE-12	Evan Charles Properties, A Colorado Limited Liability Company

C:\ROW_Survey\Drawings\15782_Plan 5.07.dgn



2000 South Holly
Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9390

Region 6

PED

Sheet Revisions

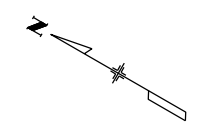
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Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

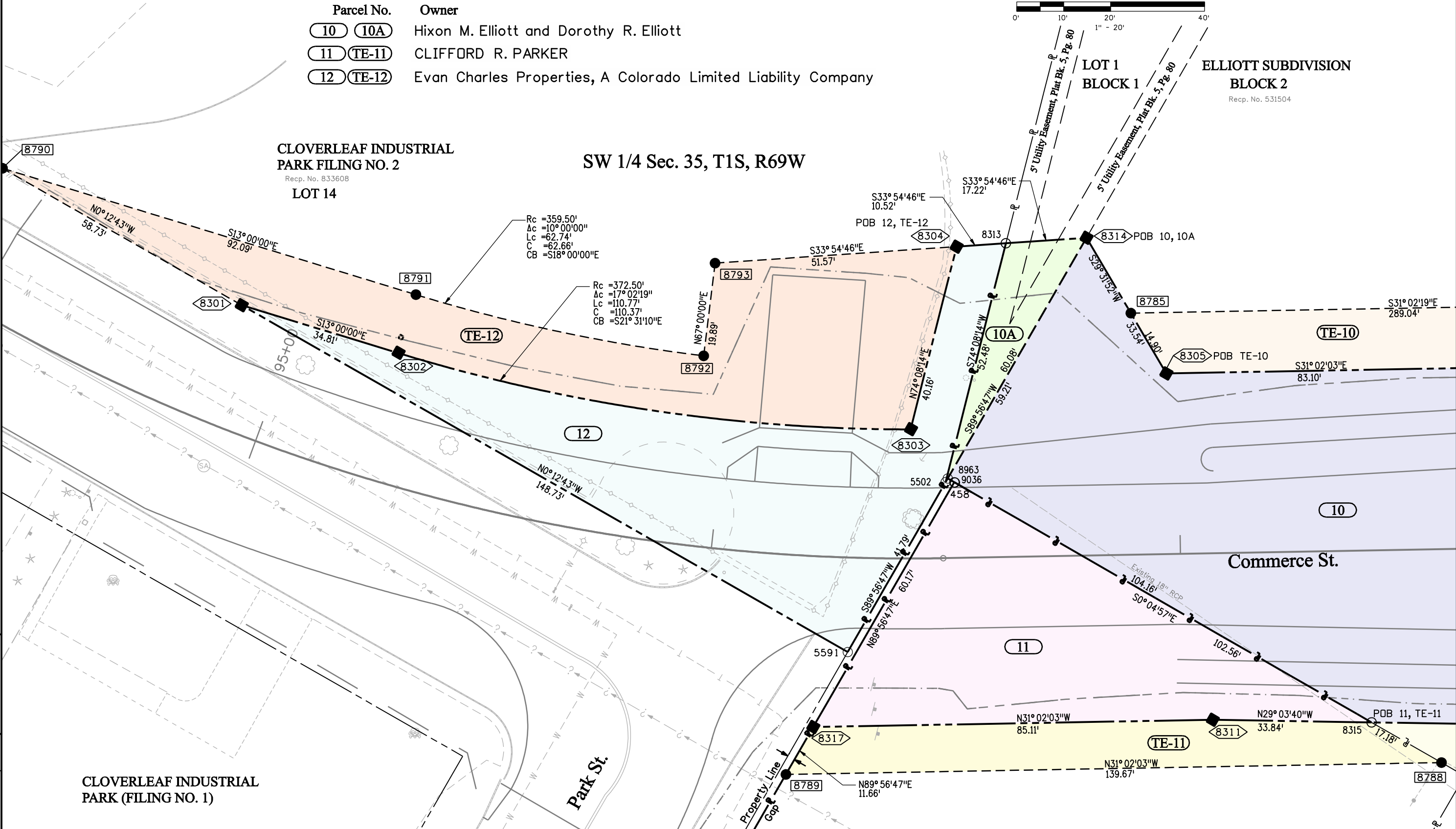
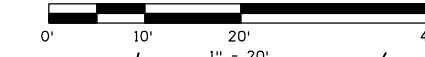


Right of Way Plans

PLAN SHEET

Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
15782	1-26-09	8 of 12	5.08

Parcel No.	Owner
10 10A	Hixon M. Elliott and Dorothy R. Elliott
11 TE-11	CLIFFORD R. PARKER
12 TE-12	Evan Charles Properties, A Colorado Limited Liability Company



C:\RDW_Survey\Drawings\15782_Plans_5.08.dgn



Sheet Revisions

Date	Description	Initials
6/04/08	add Exemption Survey information	XXX

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Right of Way Plans

PLAN SHEET

Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S, R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	1-26-09	10 of 12	5.10

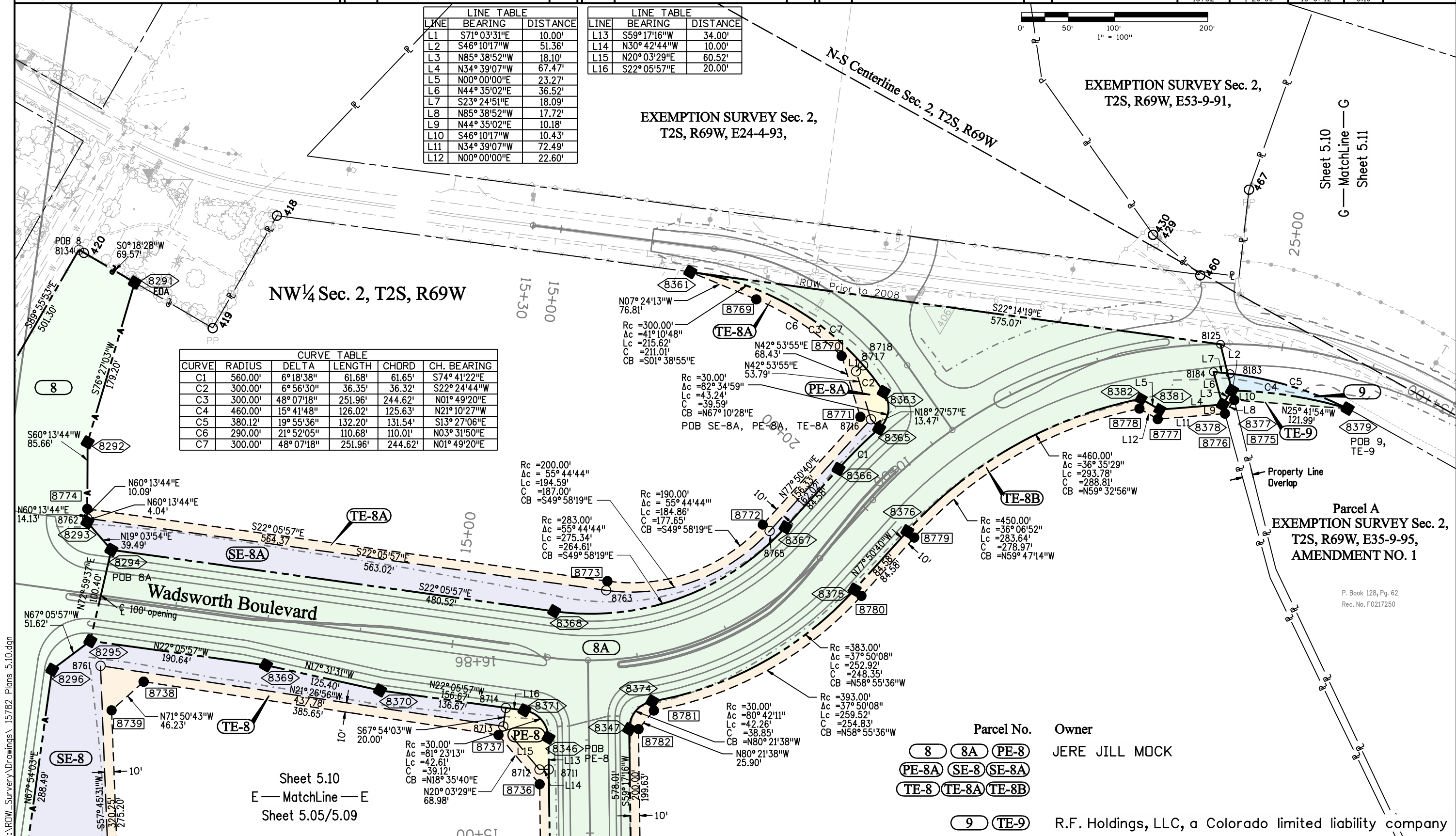
LINE	BEARING	DISTANCE
L1	S71°03'31"E	10.00'
L2	S46°10'17"W	51.36'
L3	N85°38'52"W	18.10'
L4	N34°39'07"W	67.47'
L5	N00°00'00"E	23.27'
L6	N44°35'02"E	36.52'
L7	S23°24'51"E	18.09'
L8	N85°38'52"W	17.72'
L9	N44°35'02"E	10.18'
L10	S46°10'17"W	10.43'
L11	N34°39'07"W	72.49'
L12	N00°00'00"E	22.60'

LINE	BEARING	DISTANCE
L13	S59°17'16"W	34.00'
L14	N30°42'44"W	10.00'
L15	N20°03'29"E	60.52'
L16	S22°05'57"E	20.00'

EXEMPTION SURVEY Sec. 2,
T2S, R69W, E24-4-93,

EXEMPTION SURVEY Sec. 2,
T2S, R69W, E53-9-91,

CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C1	560.00'	6°18'38"	61.68'	61.65'	S74°41'22"E
C2	300.00'	6°56'30"	36.35'	36.32'	S22°24'44"W
C3	300.00'	48°07'18"	251.96'	244.62'	N01°49'20"E
C4	460.00'	15°41'48"	126.02'	125.63'	N21°10'27"W
C5	380.12'	19°55'36"	132.20'	131.54'	S13°27'06"E
C6	290.00'	21°52'05"	110.68'	110.01'	N03°31'50"E
C7	300.00'	48°07'18"	251.96'	244.62'	N01°49'20"E



Sheet 5.10
E — MatchLine — E
Sheet 5.05/5.09

Parcel No.	Owner
8 8A PE-8	JERE JILL MOCK
PE-8A SE-8 SE-8A	
TE-8 TE-8A TE-8B	
9 TE-9	R.F. Holdings, LLC, a Colorado limited liability company

P. Book 128, Pg. 62
Rec. No. F0217250

C:\ROW_Survey\Drawings\15782_Plan 5.10.dgn



2000 South Holly
Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9390

Region 6

PED

Sheet Revisions

Date	Description	Initials
6/09/08	add PE-16, TE-16, PE-17, TE-17	ddh
7/17/08	name change PE-17, TE-17	ddh

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

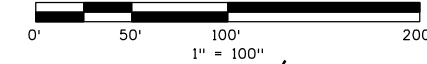
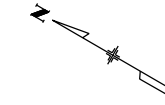
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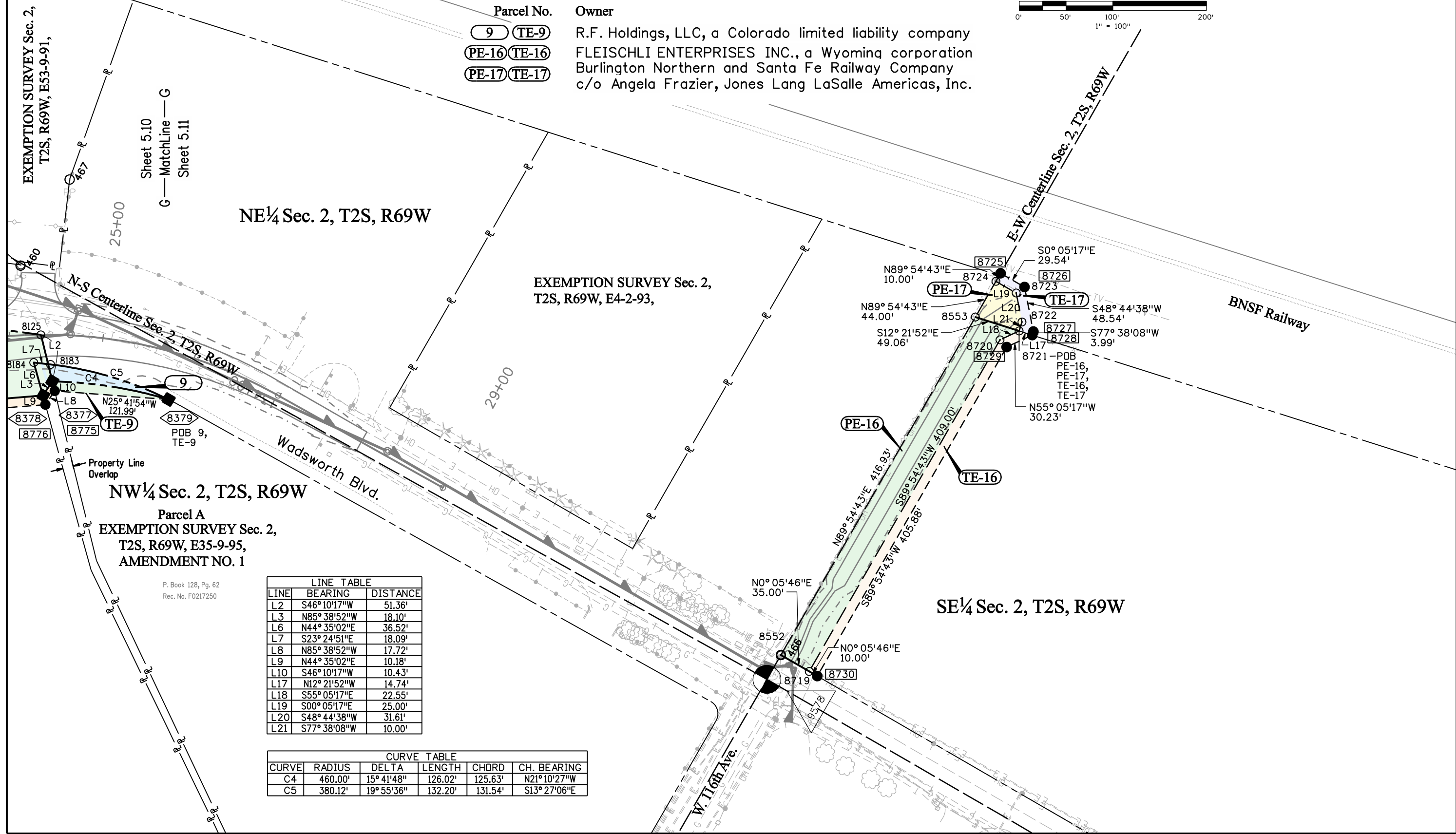
Right of Way Plans

PLAN SHEET

Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S, R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date	Subset	Sheet No.
15782	01-26-09	11 of 12	5.11



Parcel No. Owner
 9 TE-9 R.F. Holdings, LLC, a Colorado limited liability company
 PE-16 TE-16 FLEISCHLI ENTERPRISES INC., a Wyoming corporation
 PE-17 TE-17 Burlington Northern and Santa Fe Railway Company
 c/o Angela Frazier, Jones Lang LaSalle Americas, Inc.



NW 1/4 Sec. 2, T2S, R69W
 Parcel A
 EXEMPTION SURVEY Sec. 2,
 T2S, R69W, E35-9-95,
 AMENDMENT NO. 1

P. Book 128, Pg. 62
 Rec. No. F0217250

LINE	BEARING	DISTANCE
L2	S46°10'17"W	51.36'
L3	N85°38'52"W	18.10'
L6	N44°35'02"E	36.52'
L7	S23°24'51"E	18.09'
L8	N85°38'52"W	17.72'
L9	N44°35'02"E	10.18'
L10	S46°10'17"W	10.43'
L17	N12°21'52"W	14.74'
L18	S55°05'17"E	22.55'
L19	S00°05'17"E	25.00'
L20	S48°44'38"W	31.61'
L21	S77°38'08"W	10.00'

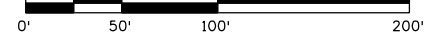
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C4	460.00'	15°41'48"	126.02'	125.63'	N21°10'27"W
C5	380.12'	19°55'36"	132.20'	131.54'	S13°27'06"E



Sheet Revisions		
Date	Description	Initials
1/26/09	Add parcels 18X and 18AX	ddh

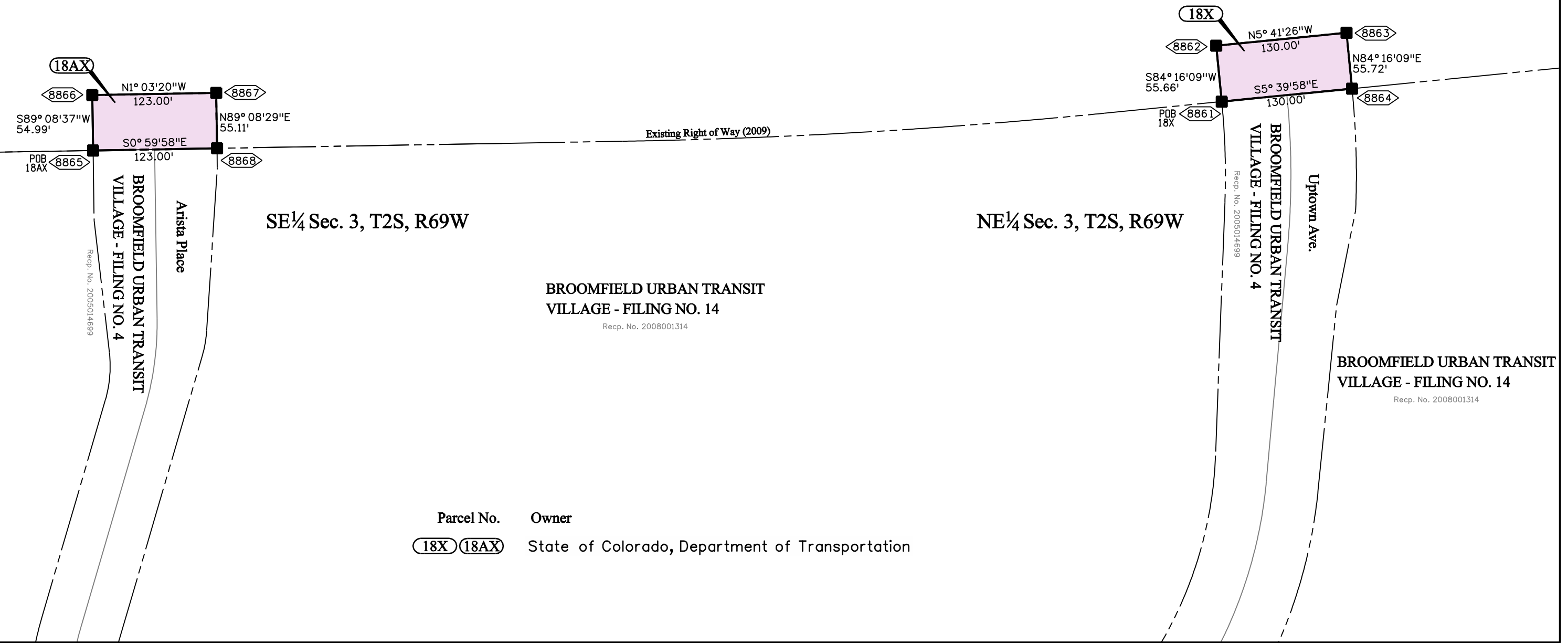
Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX



Right of Way Plans			
PLAN SHEET			
Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH-128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
15782	1-26-09	12 of 12	5.12

SH-121
(Wadsworth Parkway)



SE 1/4 Sec. 3, T2S, R69W

NE 1/4 Sec. 3, T2S, R69W

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 14
Recp. No. 2008001314

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4
Recp. No. 2005014699

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 4
Recp. No. 2005014699

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 14
Recp. No. 2008001314

Parcel No.	Owner
(18X) (18AX)	State of Colorado, Department of Transportation

Colorado Department of Transportation



2000 South Holly
 Denver, CO 80222
 Phone: 303-757-9922 FAX: 303-757-9390

Region 6

PED

Sheet Revisions

Date	Description	Initials
8/04/08	update subdivision information,	ddh
1/26/09	shift sheet, add Parcels 18X & 18AX	ddh

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

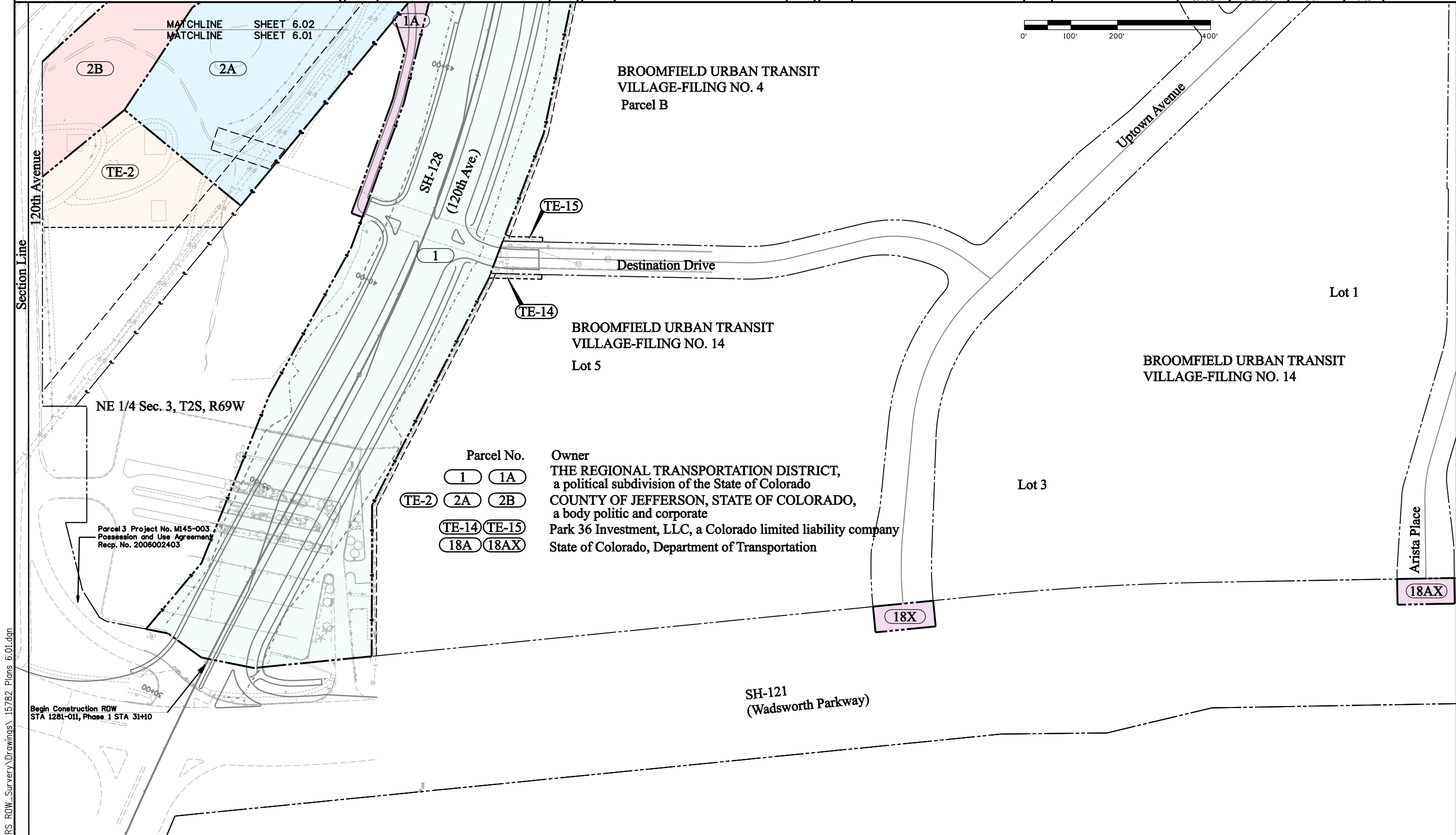
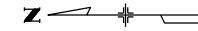
Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Right of Way Plans

OWNERSHIP SHEET

Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
15782	1-26-09	1 of 4	6.01



DRS_ROW_Survey_Drawings\15782_Plans_6.01.dgn



2000 South Holly
Denver, CO 80222
Phone: 303-757-9922 FAX: 303-757-9390

Region 6

PED

Sheet Revisions

Date	Description	Initials
6/04/08	Parcel 7 Ownership	ddh

Sheet Revisions

Date	Description	Initials
	XXXXXXXX	XXX

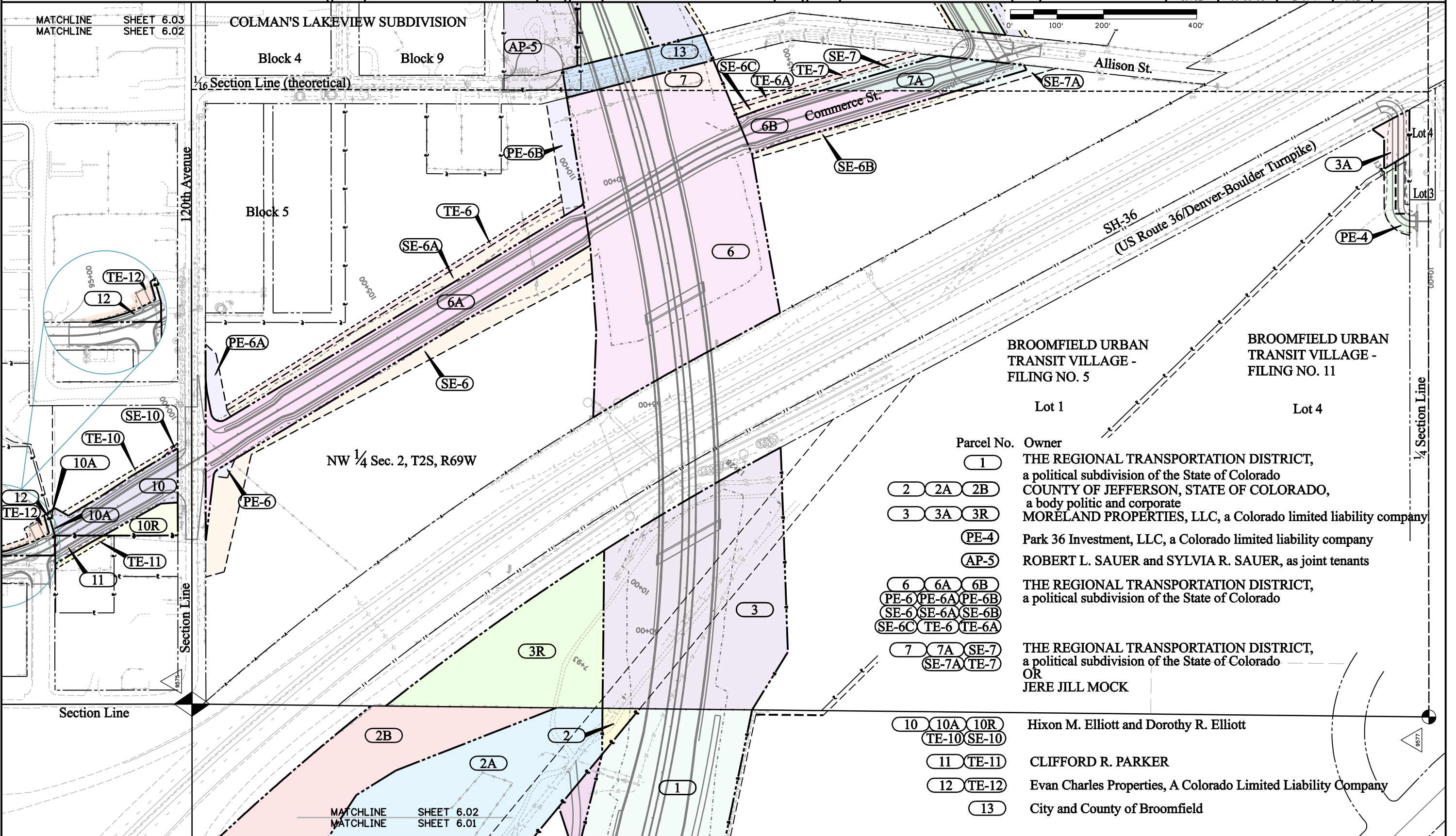
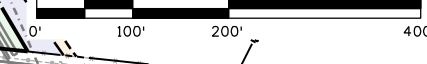
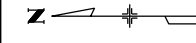
Sheet Revisions

Date	Description	Initials
	XXXXXXXX	XXX

Right of Way Plans

OWNERSHIP SHEET

Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
15782	06-09-08	2 of 4	6.02



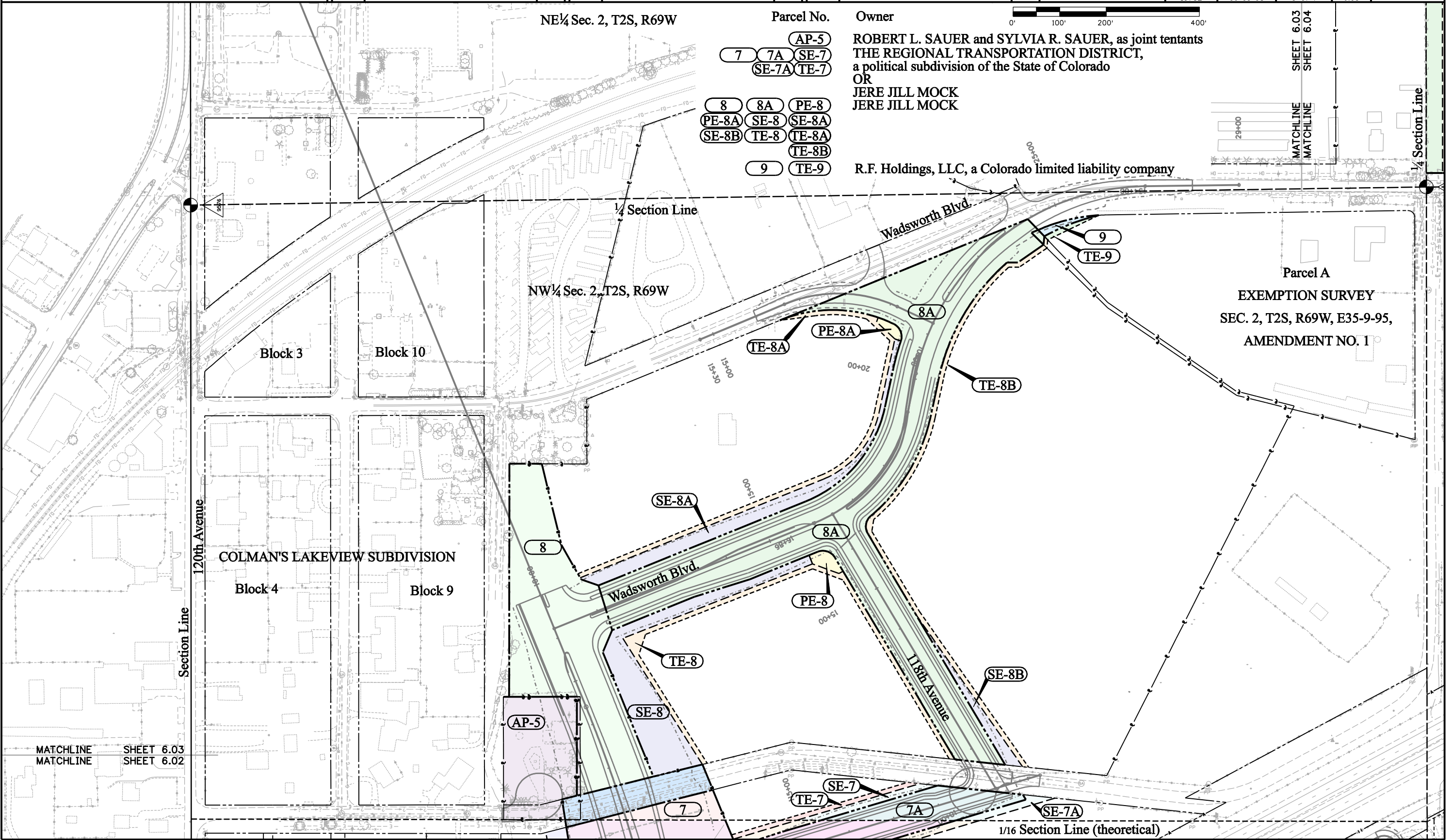
BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 5

BROOMFIELD URBAN TRANSIT VILLAGE - FILING NO. 11

Parcel No.	Owner
(1)	THE REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado
(2) (2A) (2B)	COUNTY OF JEFFERSON, STATE OF COLORADO, a body politic and corporate
(3) (3A) (3R)	MORELAND PROPERTIES, LLC, a Colorado limited liability company
(PE-4)	Park 36 Investment, LLC, a Colorado limited liability company
(AP-5)	ROBERT L. SAUER and SYLVIA R. SAUER, as joint tenants
(6) (6A) (6B) (PE-6) (PE-6A) (PE-6B) (SE-6) (SE-6A) (SE-6B) (SE-6C) (TE-6) (TE-6A)	THE REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado
(7) (7A) (SE-7) (SE-7A) (TE-7)	THE REGIONAL TRANSPORTATION DISTRICT, a political subdivision of the State of Colorado OR JERE JILL MOCK
(10) (10A) (10R) (TE-10) (SE-10)	Hixon M. Elliott and Dorothy R. Elliott
(11) (TE-11)	CLIFFORD R. PARKER
(12) (TE-12)	Evan Charles Properties, A Colorado Limited Liability Company
(13)	City and County of Broomfield

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
6-04-08	Recentered sheet	ddh		XXXXXXXX	XXX		XXXXXXXX	XXX

Right of Way Plans			
OWNERSHIP SHEET			
Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date:	Subset	Sheet No.
15782	06-09-08	3 of 4	6.03



Parcel No. Owner

(7) (7A) (SE-7) (SE-7A) (TE-7)
 (8) (8A) (PE-8) (PE-8A) (SE-8) (SE-8A) (SE-8B) (TE-8) (TE-8A) (TE-8B)
 (9) (TE-9)

ROBERT L. SAUER and SYLVIA R. SAUER, as joint tenants
 THE REGIONAL TRANSPORTATION DISTRICT,
 a political subdivision of the State of Colorado
 OR
 JERE JILL MOCK
 JERE JILL MOCK
 R.F. Holdings, LLC, a Colorado limited liability company

0' 100' 200' 400'
 MATCHLINE
 MATCHLINE
 SHEET 6.03
 SHEET 6.04
 1/4 Section Line

Parcel A
 EXEMPTION SURVEY
 SEC. 2, T2S, R69W, E35-9-95,
 AMENDMENT NO. 1

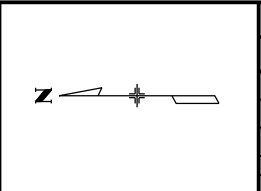
MATCHLINE
 MATCHLINE
 SHEET 6.03
 SHEET 6.02

1/16 Section Line (theoretical)

Sheet Revisions		
Date	Description	Initials
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7-17-08	name change PE-17 & TE-17	ddh
11-13-08	change subset sheet no.	ddh

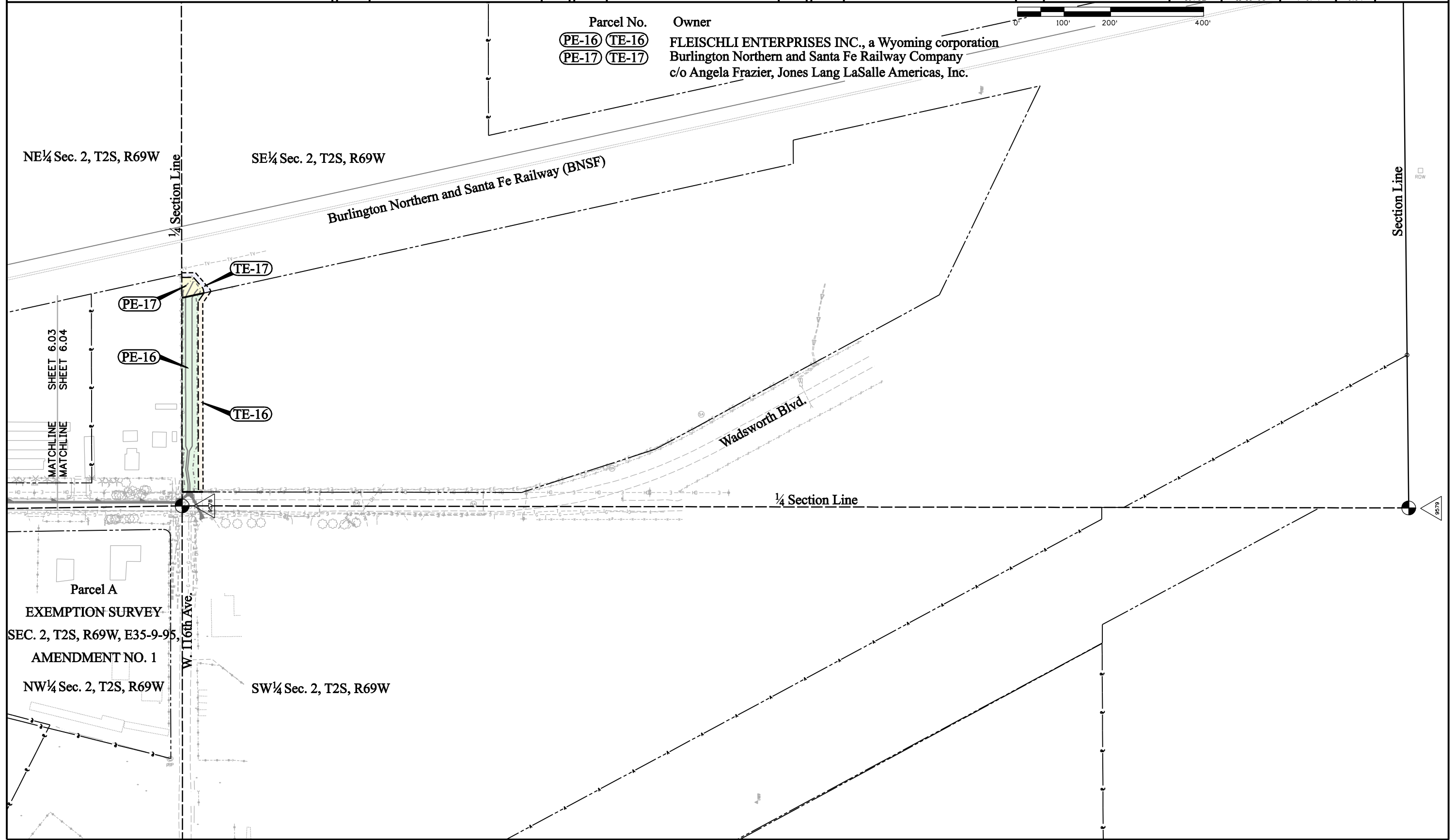
Sheet Revisions		
Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/yy	XXXXXXXX	XXX



Right of Way Plans			
OWNERSHIP SHEET			
Project Number: STA 1281-011, Phase 1 & 3			
Project Location: SH 128, 120th Ave. extension			
Sec. 35, T1S & Sec. 2 & 3, T2S/R69W/6th PM, Broomfield			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
15782	11-13-08	4 of 4	6.04

Parcel No. Owner
PE-16 **TE-16** FLEISCHLI ENTERPRISES INC., a Wyoming corporation
PE-17 **TE-17** Burlington Northern and Santa Fe Railway Company
 c/o Angela Frazier, Jones Lang LaSalle Americas, Inc.

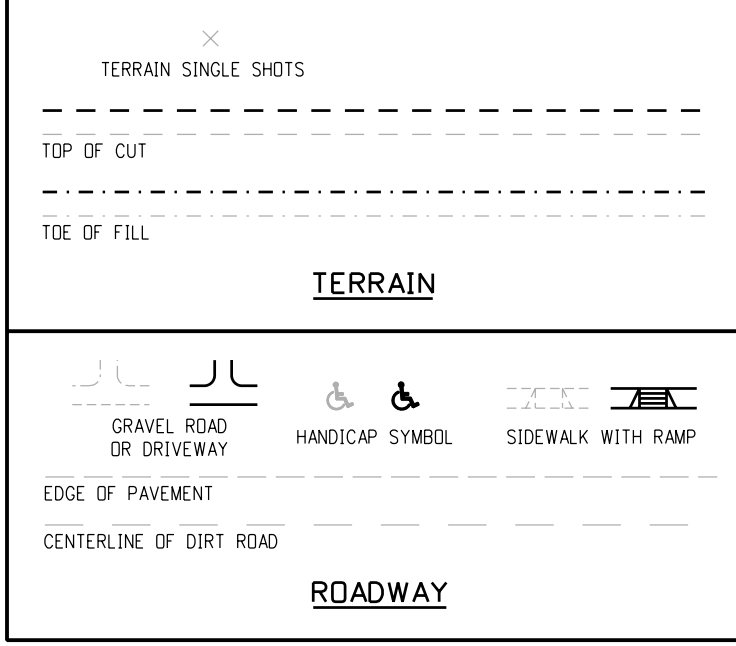
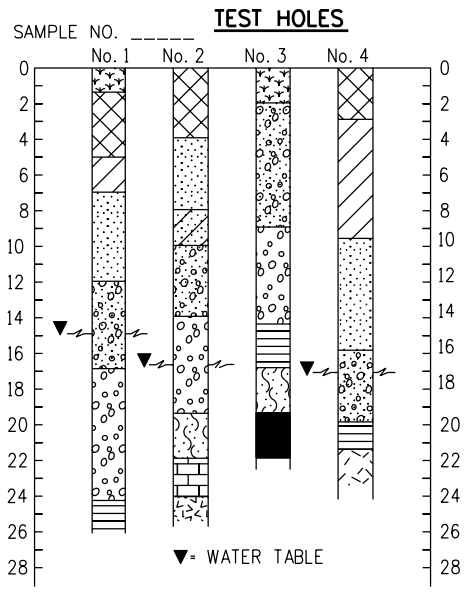


Parcel A
 EXEMPTION SURVEY
 SEC. 2, T2S, R69W, E35-9-95,
 AMENDMENT NO. 1
 NW 1/4 Sec. 2, T2S, R69W

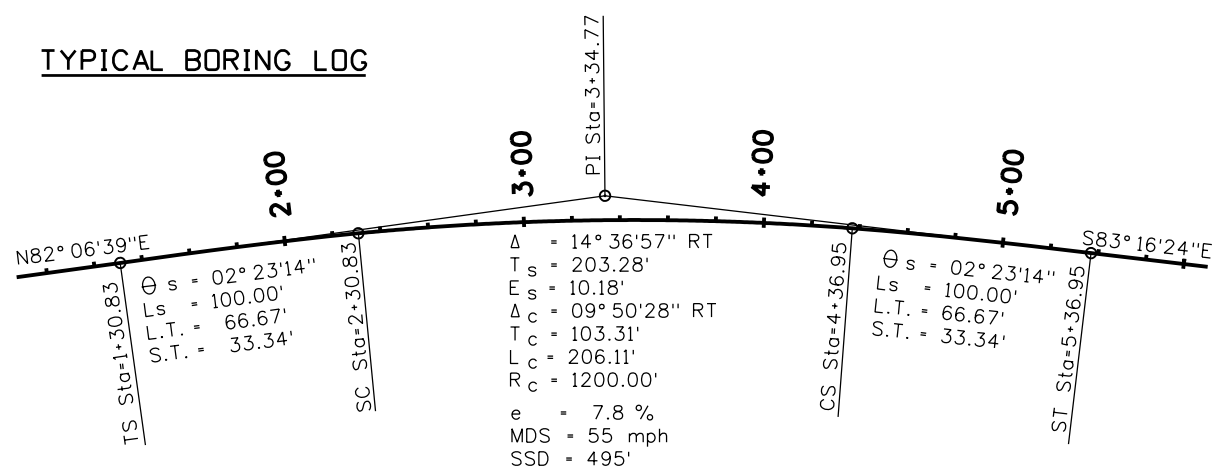
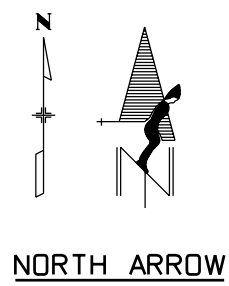
LEGEND

	TOPSOIL
	OVERBURDEN
	CLAY
	SILT
	SAND
	GRAVEL
	SHALE
	LIMESTONE
	SANDSTONE
	SOLID ROCK (IGNEOUS)
	SOLID ROCK (METAMORPHIC)
	COAL
	SANDY CLAY

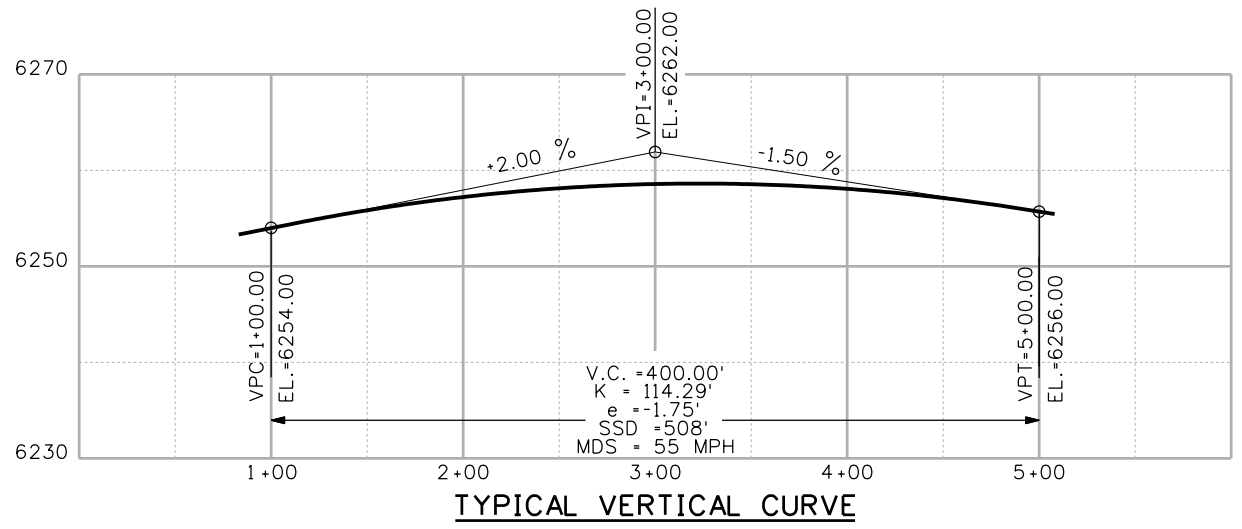
COMPOSITE MATERIALS ARE REPRESENTED BY COMBINATIONS OF THE ABOVE SYMBOLS, SUCH AS:



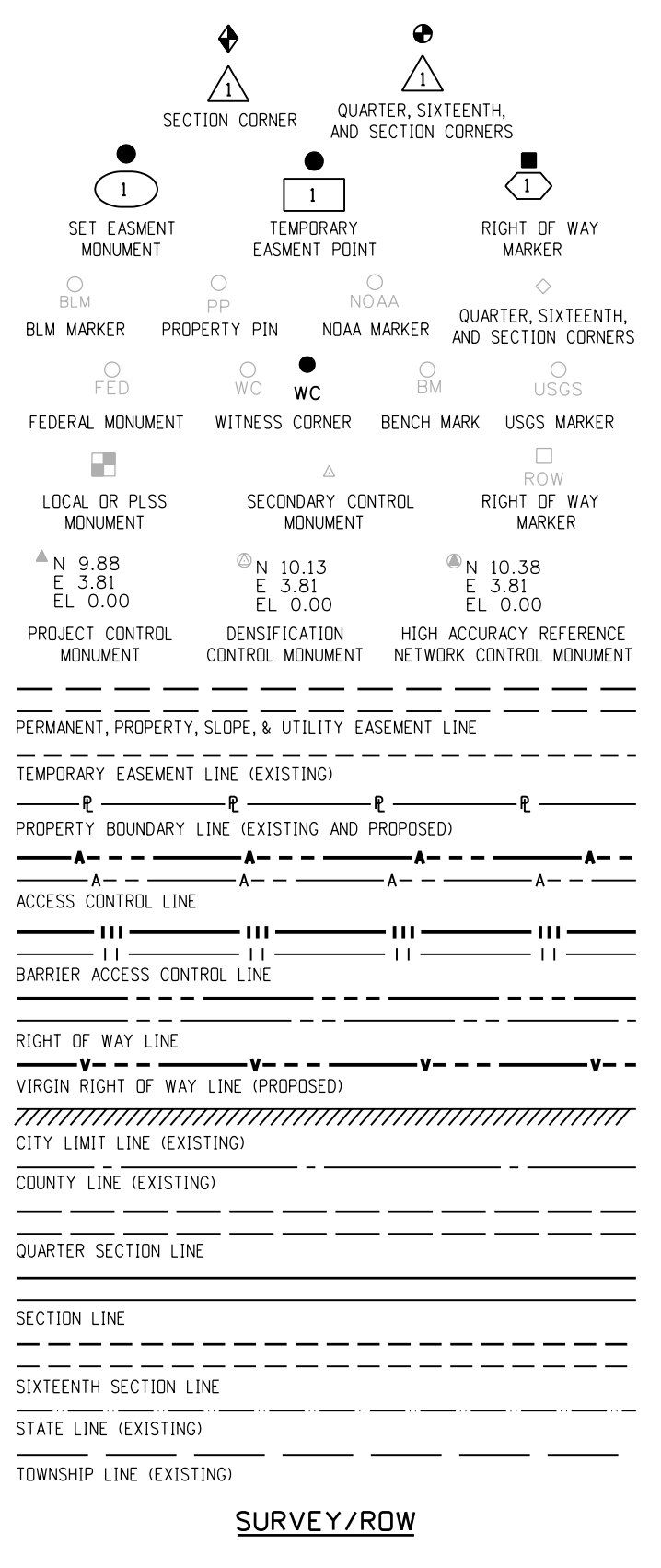
TYPICAL BORING LOG



TYPICAL HORIZONTAL CURVE

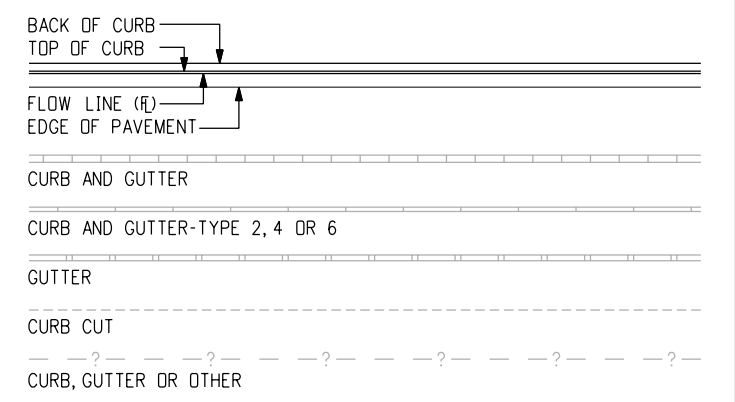


TYPICAL VERTICAL CURVE

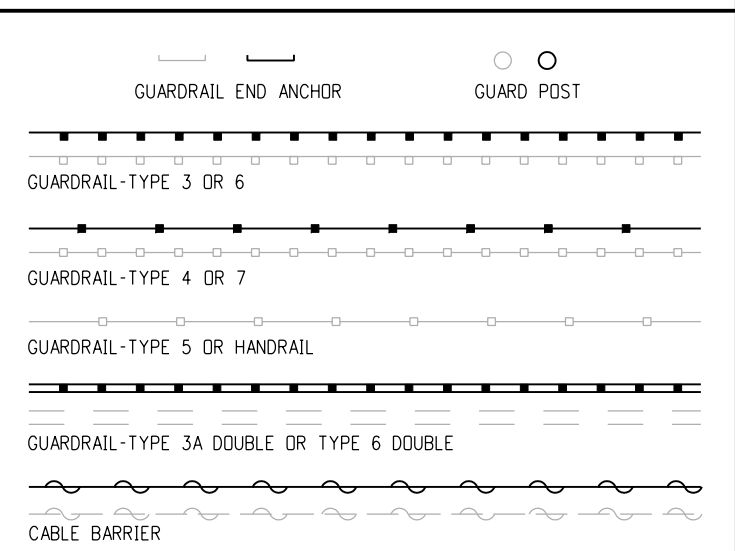


SURVEY/ROW

- GENERAL NOTES**
- EXISTING FEATURES SHOWN AS SCREENED WEIGHT (GRAY SCALE), EXCEPT AS NOTED WITH THE WORD (EXISTING). PROPOSED OR NEW FEATURES SHOWN AS FULL WEIGHT WITHOUT SCREENING, EXCEPT AS NOTED WITH THE WORD (PROPOSED).
 - THESE SYMBOLS ARE INTENDED TO EXPLAIN THE VARIOUS TOPOGRAPHIC FEATURES INVOLVED ON THE DESIGN PLAN SHEETS WHICH ARE PREPARED AT VARIOUS SCALES. NOTES ARE ADDED WHERE NECESSARY TO CLARIFY THE SYMBOL. A LEGEND IS PROVIDED IN THE PLANS FOR SYMBOLS NOT SHOWN ON THE STANDARD SYMBOLS SHEETS.
 - GUARDRAIL, CURB AND GUTTER, ETC., ARE REPRESENTED BY A SYMBOL WITH TYPE GIVEN BY NOTE.



CURB AND GUTTER



GUARDRAIL

Computer File Information

Creation Date: 07/04/06	Initials: SRJ
Last Modification Date: 07/04/06	Initials: LTA
Full Path: www.dot.state.co.us/DesignSupport/	
Drawing File Name: 100010103.dgn	
CAD Ver.: MicroStation V8	Scale: Not to Scale Units: English

Sheet Revisions

Date:	Comments
(R-X)	
(R-X)	
(R-X)	
(R-X)	

Colorado Department of Transportation

4201 East Arkansas Avenue
Denver, Colorado 80222
Phone: (303) 757-9083
Fax: (303) 757-9820

Project Development Branch SRJ/LTA

STANDARD SYMBOLS

Issued By: Project Development Branch on July 04, 2006

STANDARD PLAN NO.

M-100-1

Sheet No. 1 of 3

ROCK, MASONRY OR MECHANICALLY STABILIZED WALL (FACE)

BRIDGE CURB

BRIDGE RAIL

BRIDGE RAIL-TYPE 3A

FLOW LINE CBC

STRUCTURES MISCELLANEOUS

STRUCTURE

COMBINATION WIRE FENCE WITH GATE

CHAIN LINK FENCE WITH GATE

BARBED WIRE FENCE WITH GATE

SOUND OR BARRIER FENCE WITH GATE

DEER FENCE WITH GATE WITH GATE

WOOD FENCE WITH GATE

SNOW FENCE WITH GATE

SILT FENCE

DEBRIS FENCE

FENCE

HAZARD WASTE MONITORING WELL

ENVIRONMENTAL CONCERN SITE

ROCK CHECK DAM

CONCRETE WASHOUT STRUCTURE

DROP INLET EROSION PROTECTION

TEMPORARY BERM

SOIL RETENTION BLANKET

PIPE INLET EROSION PROTECTION

RIGID INLET PROTECTION

STORM DRAIN INLET PROTECTION

EROSION CHECK

EROSION LOG DITCH CHECK

SILT DIKE

SEDIMENT TRAP/DEWATERING STRUCTURE

EXISTING WETLAND PATTERN

TEMPORARY SLOPE DRAIN

STABILIZED CONSTRUCTION ENTRANCE

PLASTIC FENCE

SILT FENCE

DEBRIS FENCE

ENVIRONMENTAL CONCERN

HAZARDOUS WASTE SITE

NOXIOUS WEED

ENVIRONMENTAL

METAL PIPE WITH END SECTION

CONCRETE PIPE MISCELLANEOUS

HEADWALL

PIPES

CHECK DAM UNDER 4 FT

HEADGATE 1

DIVERSION BOX SYMBOL

SPRING SYMBOL

FLOW GAUGE

MISCELLANEOUS WATERWAYS

DITCH WITH FLOW

EDGE OF WATER, CANALS, PONDS, STREAM OR RIVER

DITCHES AND WATERWAY

MISCELLANEOUS BUILDING STRUCTURE (PRIMARY)

MISCELLANEOUS STRUCTURE (SECONDARY)

FOUNDATION OR PAD (CONCRETE OR BLOCK)

BUILDING STRUCTURES

DECIDUOUS TREE

DECIDUOUS SHRUB

TEETER TOTTER SYMBOL

SWING SET SYMBOL

CONIFEROUS TREE

CONIFEROUS SHRUB

MISCELLANEOUS TREES

BENCH

SPRINKLER HEAD

TREES GROVE

HEDGE OR SHRUB GROVE

EDGE OF WETLANDS

LANDSCAPING

SANITARY SEWER MANHOLE

SANITARY SEWER MISCELLANEOUS SYMBOL

SANITARY SEWER PIPE

SANITARY SEWER PIPE MISCELLANEOUS

SANITARY SEWER

INLET TYPE 13

INLET TYPE C

INLET TYPE D

INLET VANE GRATE

INLET TYPE R XX FT LENGTH

STORM SEWER MANHOLE

STORM SEWER MISCELLANEOUS

STORM SEWER PIPE

STORM SEWER PIPE MISCELLANEOUS

STORM SEWER

RR TELEGRAPH POLE

RR SWITCH

RR GUY POLE

RR SIGNALS WITH OR WITHOUT GATE

RR CROSS BUCK SIGN

RR SIGNAL CONTROLLER CABINET

RR MISCELLANEOUS SYMBOL

RR TRACK CENTERLINE

RAILROAD

WATER SPIGOT

WATER VALVE

WATER MANHOLE

FIRE HYDRANT

WATER METER

WATER WELL SYMBOL

WATER LINE

WATER MISCELLANEOUS LINE

WATER

BOULDER UNDER 6FT

GEOLOGY MISC SYMBOL

MINESHAFT SYMBOL

ROCK OUTCROP

BOULDER FIELD OR ROCK OVERHANG

GEOLOGY

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STANDARD SYMBOLS

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STANDARD PLAN NO.

M-100-1

Sheet No. 2 of 3

GAS

PROPANE TANK, GAS JUNCTION BOX, GAS VAULT, GAS LINE MARKER OR AIR VENT, GAS METER LOW PRESSURE, GAS METER HIGH PRESSURE, GAS MISCELLANEOUS, GAS LIGHT, GAS VALVE HIGH OR LOW PRESSURE, GAS LINE LOW PRESSURE, GAS LINE HIGH PRESSURE, PROPANE GAS LINE, GAS LINES MISCELLANEOUS

LIGHTING

LIGHT STANDARD, HIGH MAST LIGHT STANDARD, SPOT OR FLOOD LIGHT

ELECTRICAL

ELECTRICAL PEDESTAL OR PULL BOX, TRANSMISSION TOWER OR WIND POWERED GENERATOR, RELOCATED LIGHT STANDARD, DECORATIVE LIGHT STANDARD, CATENARY POLE FOUNDATION, ELECTRICAL MANHOLE, POWER POLE, TRANSFORMER ON POLE, ELECTRICAL OUTLET, ELECTRICAL MISCELLANEOUS, GUY WIRE, ELECTRICAL VAULT OR TRANSFORMER, GUY POST, FIRE ALARM BOX, ELECTRICAL UNDERGROUND LINE, ELECTRICAL OVERHEAD LINE, ELECTRICAL MISCELLANEOUS LINE

TELEPHONE

TELEPHONE GUY POLE, FIBER OPTIC CABLE MARKER, TELEPHONE MANHOLE, COMBINATION POLE-POWER, TELEPHONE MISCELLANEOUS, COMBINATION GUY POLE-POWER, TELEPHONE UNDERGROUND CONDUIT OR CABLE, FIBER OPTICS UNDERGROUND CABLE, TELEPHONE OVERHEAD LINE, TELEPHONE MISCELLANEOUS LINE

TRAFFIC CONTROL

TRAVEL DIRECTION, BARRIER LIGHT, FLAGGER, DELINEATOR-TYPE I, SEQUENCING ARROW PANEL, FLASHING BEACON, DELINEATOR-TYPE II, DELINEATOR-TYPE III, BUTTERFLY SIGN, HALF BUTTERFLY SIGN, IMPACT ATTENUATOR, SIGN ASSEMBLY, SINGLE POST SIGN, DOUBLE POST SIGN, SIGN-WITH FLASHING BEACON, ROAD CLOSURE GATE BEACON SYMBOL, ROAD CLOSURE GATE SYMBOL, DEER REFLECTORS, TRAFFIC CONTROL MISCELLANEOUS DEVICE, TRAFFIC CONTROL DEVICE

OIL

OIL METER HIGH AND LOW PRESSURE, OIL VALVE HIGH AND LOW PRESSURE, OIL MISCELLANEOUS, OIL LINE LOW OR HIGH PRESSURE, OIL MISCELLANEOUS LINE

INTELLIGENT TRANSPORTATION SYSTEM

FIBER MARKER DOME, FIBER MARKER SLATE, RWIS - REMOTE WEATHER SENSOR, VMS-BUTTERFLY, VMS-GROUND, VMS-CANTILEVER, VMS-SIGN BRIDGE, ITS CONDUIT

TRAFFIC SIGNAL

DOUBLE MAST ARM POLE, SIGNAL SPAN WIRE POLE, LUMINAIRE, SIGNAL FACE, SIGNAL POLE WITH MAST ARM, SIGNAL FACE WITH BACKPLATE, SIGNAL CONTROLLER AND CABINET (4 FT), TELEMETRY ANTENNA, PULL BOX, MICRODETECTOR, VIDEO DETECTION CAMERA, FIRE PREEMPTION UNIT AND TIMER, PEDESTRIAN SIGNAL FACE, PEDESTRIAN PUSH BUTTON, PEDESTAL POLE, PULL BOX SPECIAL, TRAFFIC CONDUIT

MISCELLANEOUS TOPOGRAPHY

GRAVE HEADSTONE SYMBOL, MAIL DROP BOX, FLAG POLE, TRASH BARREL POST, GRAVE SYMBOL, RADIO STATION ANTENNA, MISCELLANEOUS TOPOGRAPHY

TELEVISION

CABLE TV POLE, CABLE TV RISER, COMBINATION POLE-POWER, TELEPHONE, TV ANTENNA, TV MISCELLANEOUS, TV MANHOLE, TV UNDERGROUND CABLE, TV OVERHEAD CABLE, TV MISCELLANEOUS CABLE

TRAFFIC STRIPING

CENTER YELLOW SOLID DOUBLE, CENTER YELLOW SOLID BROKEN (NO PASS), 4 INCH WIDE, 8 INCH WIDE, LANE LINE BROKEN, LANE DROP, CHANNELIZING OR EDGE LINE, 4 INCH WIDE, 8 INCH WIDE, DOTTED BROKEN, STOP LINE

CAMPING

CAMPSITE MARKER, TRAILER ELECTRIC HOOKUP, TRAILER DUMP STATION, CAMPFIRE RING, TRAILER SEWER INLET, TRAILER WATER HOOKUP, CAMPSITE GRILL, CAMPSITE TABLE

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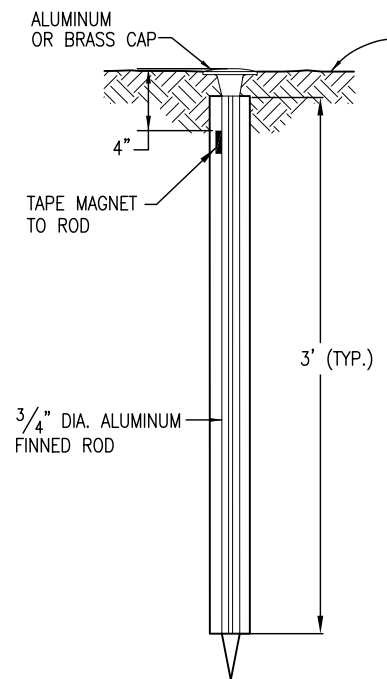
Sheet Revisions

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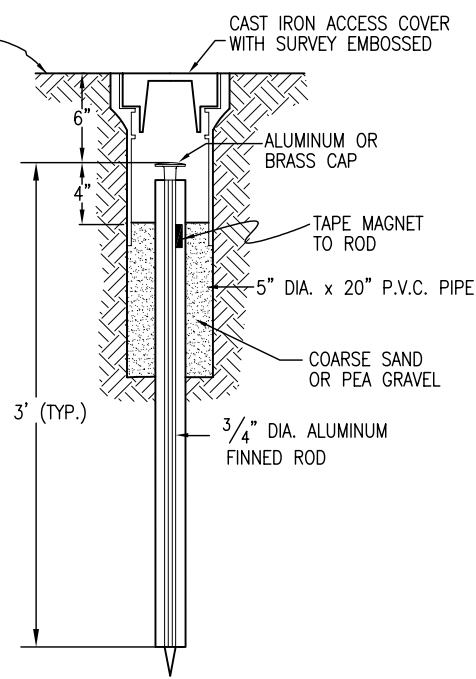
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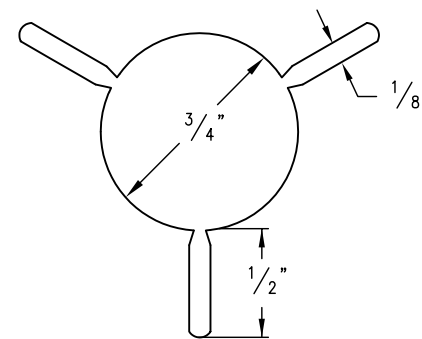
STANDARD PLAN NO.
 M-100-1
 Sheet No. 3 of 3



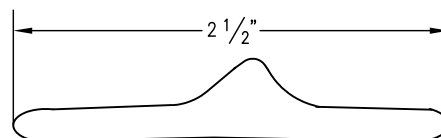
TYPE 1 MONUMENT



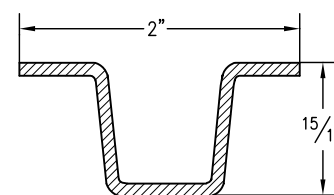
TYPE 1A MONUMENT
INCLUDES MONUMENT BOX



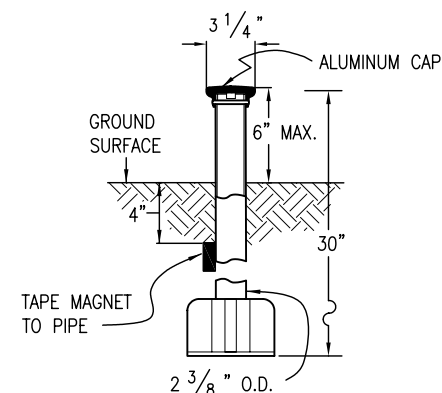
SECTION A-A



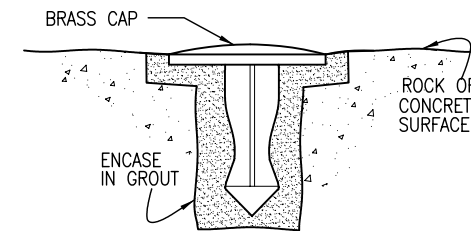
SECTION B-B



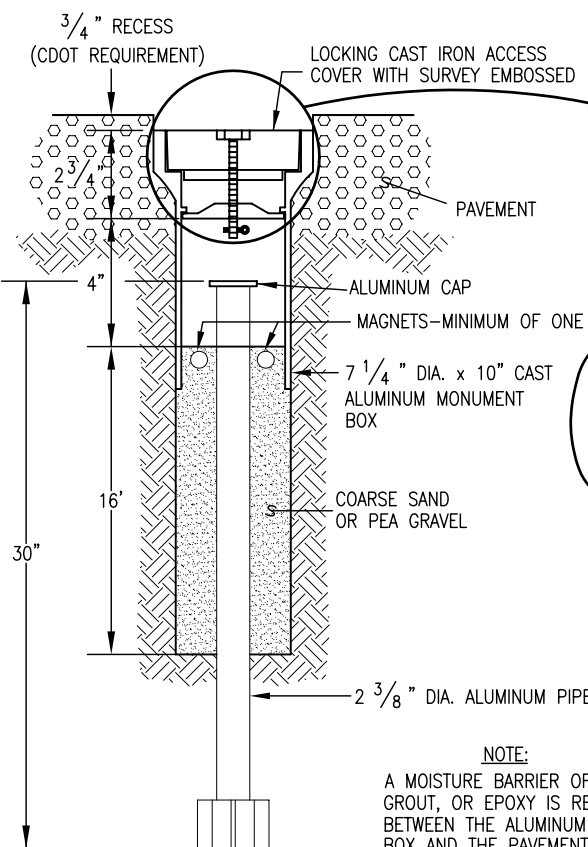
DELINEATOR POST SECTION C-C



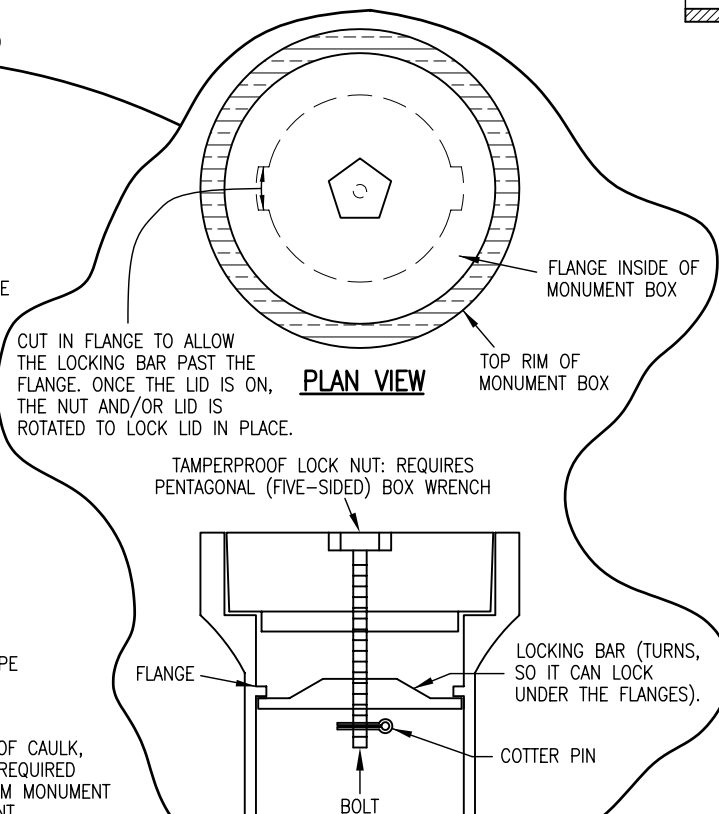
TYPE 3 MONUMENT



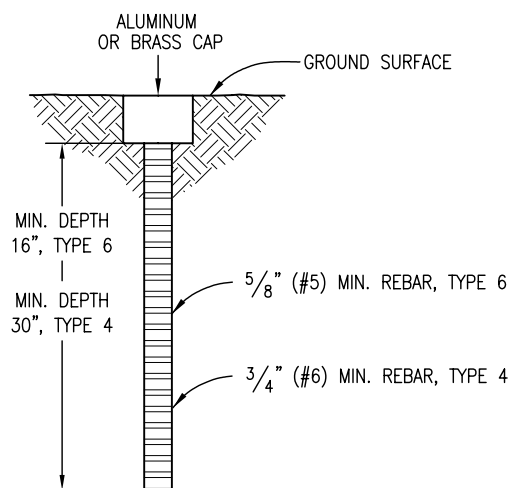
TYPE 5 MONUMENT
ALUMINUM CAP AND TYPE 5(S) DETAILS SHOWN ON SHEET 2



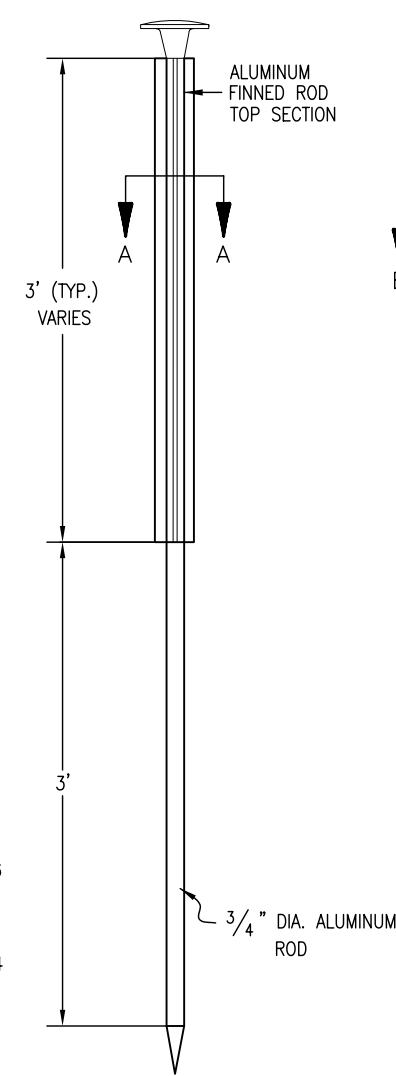
TYPE 3A MONUMENT
ROADWAY INSTALLATION INCLUDES MONUMENT BOX



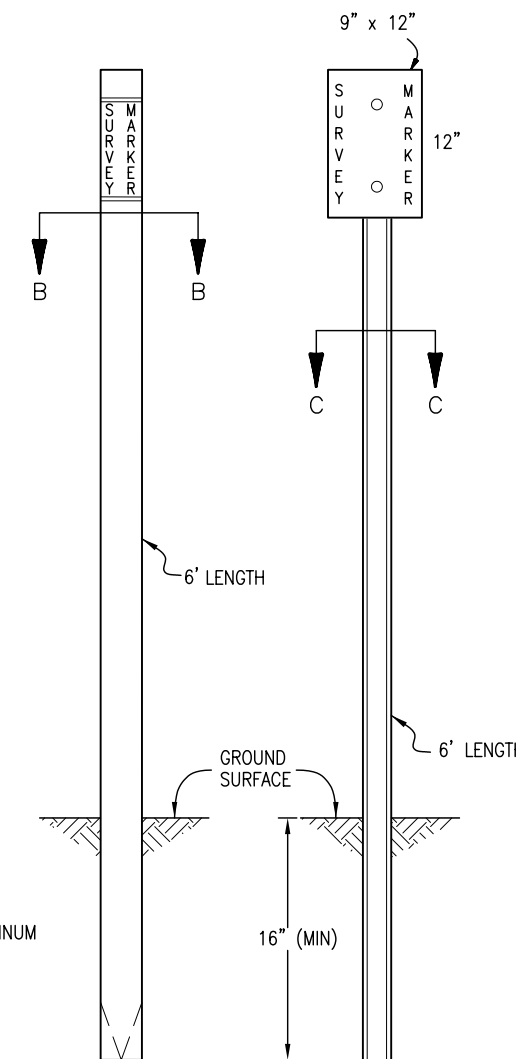
LOCKING CAST IRON ACCESS COVER



TYPE 4 AND TYPE 6 MONUMENT



TYPE 2 MONUMENT
TYPE 2A INCLUDES MONUMENT BOX



WITNESS POSTS

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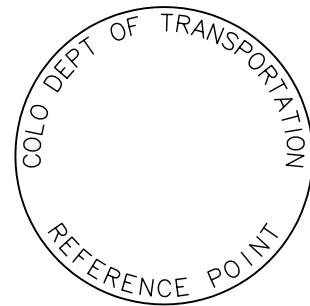
SURVEY MONUMENTS

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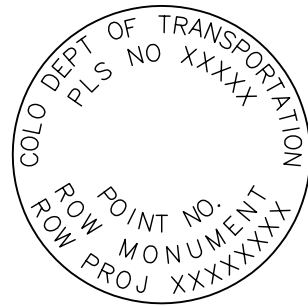
STANDARD PLAN NO.

M-629-1

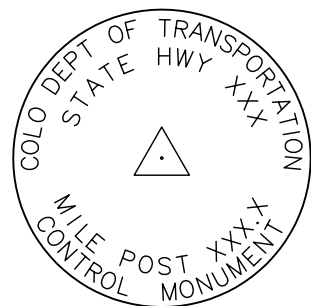
Sheet No. 1 of 2



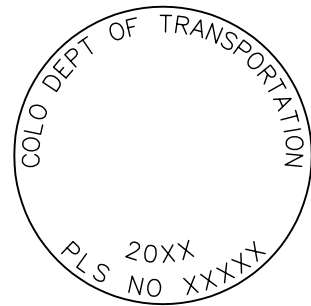
REFERENCE MONUMENT CAP



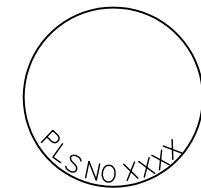
ROW MONUMENT CAP



CONTROL MONUMENT CAP

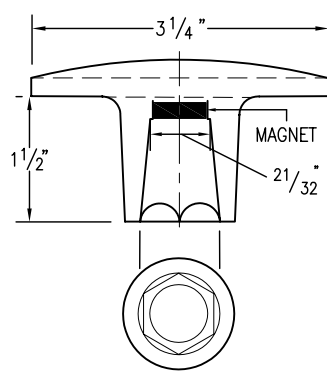


ALIQUOT CORNER MONUMENT CAP

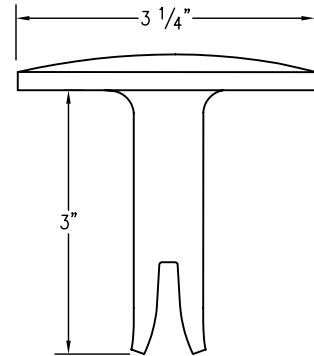


ALUMINUM CAP

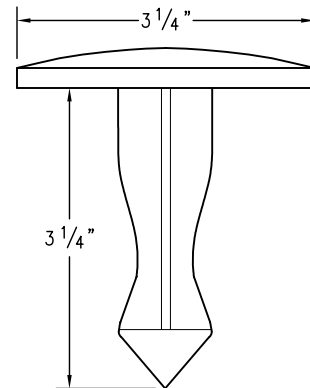
NOTE: A BLANK CAP MAY BE SUBSTITUTED IF THE APPROPRIATE CAP SHOWN ABOVE IS NOT AVAILABLE. IF A BLANK CAP IS USED, ALL INFORMATION NORMALLY INCLUDED ON THE APPROPRIATE STANDARD CAP, SHALL BE STAMPED ON THE BLANK CAP ALONG WITH SPECIFIC PROJECT INFORMATION SUCH AS PROJECT NO., DATE, POINT NO., ETC..



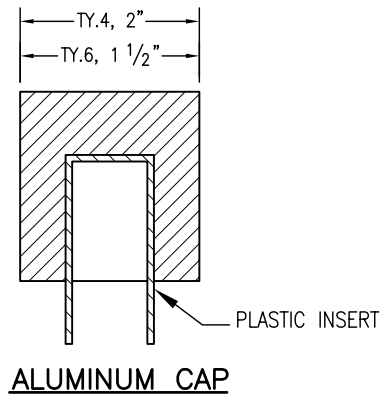
ALUMINUM CAP
USED WITH ALUMINUM ROD



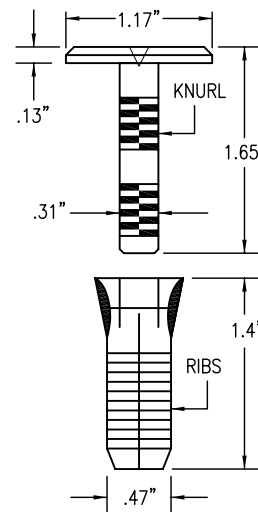
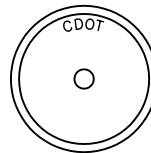
ALUMINUM CAP TYPE 5
FOR PLACING IN EXISTING CONCRETE OR ROCK



BRASS CAP TYPE 5
FOR PLACING IN EXISTING CONCRETE OR ROCK



ALUMINUM CAP



COPPER ALLOY CAP TYPE 5(S)
FOR PLACING IN EXISTING SIDEWALK, CURB, OR GUTTER

ALL MONUMENTATION MATERIALS WILL BE FURNISHED BY CDOT
THE MONUMENT TYPE SHALL MEET THE MINIMUM STANDARDS AS DETERMINED BY THE COLORADO STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS RULES (STATE BOARD RULES).
THE CDOT SURVEY COORDINATOR SHALL APPROVE ALL EXCEPTIONS FOR STAMPING MONUMENTS DIFFERING FROM THE STANDARDS.

TYPE 1 AND TYPE 1A ALUMINUM FINNED ROD MONUMENTS

THIS MONUMENT SHALL BE USED FOR ROW OR REFERENCE MONUMENTS OR MAY BE USED FOR AN ALIQUOT CORNER MONUMENT. WHEN USED AS AN ALIQUOT CORNER MONUMENT, INSTALLATION AND RECORD FILING REQUIREMENTS SHALL BE AS STATED FOR TYPE 3 AND TYPE 3A MONUMENTS.
MONUMENTS SHALL BE INSTALLED BY ATTACHING THE PROPER SIZE TIP TO ONE END OF A SECTION OF FINNED ROD, AND A 3 IN. LONG X 3/4 IN. DIA. STAINLESS STEEL ADAPTER TO THE OTHER END. THE DRIVER IS THEN PLACED OVER THE STAINLESS STEEL ADAPTER FOR THE HAMMER TO CONTACT. TYPE 1 MONUMENTS SHALL USE A MINIMUM 3 FT. SECTION OF FINNED ROD. WHEN SUBSURFACE ROCK OR CONCRETE IS ENCOUNTERED LESS THAN 3 FT. BELOW THE GROUND SURFACE, THE ROD SHALL BE EMBEDDED IN THE ROCK OR IN CONCRETE AT LEAST 6 IN. AND GROUTED IN PLACE. THE ROD MAY BE SHORTENED TO ACCOMMODATE THE CONDITIONS.
WHEN UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, ADDITIONAL SECTIONS OF ROD SHALL BE ADDED TO ACHIEVE STABILITY. HORIZONTAL AND VERTICAL STABILITY ARE REQUIRED.
TYPE 1A MONUMENT INCLUDES MONUMENT BOX. A LOCKING CAST IRON ACCESS COVER SHALL BE INSTALLED WHEN THE MONUMENT IS LOCATED IN THE ROADWAY PAVEMENT.

TYPE 2 AND TYPE 2A ALUMINUM FINNED ROD MONUMENTS

THIS MONUMENT SHALL BE USED FOR HORIZONTAL AND VERTICAL CONTROL MONUMENTS. WHEN UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, ADDITIONAL SECTIONS OF ROD SHALL BE ADDED TO ACHIEVE STABILITY. HORIZONTAL AND VERTICAL STABILITY ARE REQUIRED. IN MOST SOIL CONDITIONS THE TYPE 2 MONUMENT IS EMBEDDED 6 FT. INTO THE GROUND.
THE MONUMENT SHALL BE INSTALLED BY FIRST ATTACHING THE PROPER SIZE TIP TO A 3 FT. LONG X 3/4 IN. DIA. ROD, THEN DRIVING THE ROD AT LEAST 30 IN. INTO THE GROUND. ADDITIONAL 3 FT. LONG X 3/4 IN. FINNED ROD SECTIONS SHALL BE ADDED AND DRIVEN FLUSH WITH THE GROUND UNTIL THE MONUMENT IS IN A STABLE POSITION. THE FINNED ROD SECTIONS SHALL BE BENT OVER USING PLIERS TO ACCOMMODATE INSTALLING THE CAP. THE CAP IS FIRMLY SEATED ONTO THE LAST FINNED SECTION OF ROD USING A DEAD BLOW SLEDGE HAMMER.
TYPE 2A MONUMENT INCLUDES MONUMENT BOX. A LOCKING CAST IRON ACCESS COVER SHALL BE INSTALLED WHEN THE MONUMENT IS LOCATED IN THE ROADWAY PAVEMENT.

TYPE 3 AND TYPE 3A ALUMINUM PIPE MONUMENTS

THIS MONUMENT SHALL BE USED FOR AN ALIQUOT CORNER MONUMENT. THE INSTALLATION OF THIS MONUMENT AND RECORD FILING SHALL BE DONE IN ACCORDANCE WITH THE STATE BOARD RULES. ALSO REFER TO THE CDOT SURVEY MANUAL AND THE BUREAU OF LAND MANAGEMENT REQUIREMENTS FOR MONUMENT INSTALLATION. THE LAND SURVEYOR'S LICENSE NUMBER AND THE YEAR SHALL BE STAMPED ON THE CAP.
TYPE 3A MONUMENT INCLUDES MONUMENT BOX. A LOCKING CAST IRON ACCESS COVER SHALL BE INSTALLED WHEN THE MONUMENT IS LOCATED IN THE ROADWAY PAVEMENT.

TYPE 4 ALUMINUM MONUMENT

THIS MONUMENT MAY BE INSTALLED IN LIEU OF REPLACING THE ENTIRE MONUMENT WHEN REBAR IS IN PLACE AT AN ALIQUOT CORNER LOCATION. REFER TO THE STATE BOARD RULES. A MINIMUM 2 IN. DIA. CAP SHALL BE USED ON 3/4 IN. (#6) REBAR.

TYPE 5 BRASS/ALUMINUM CAP MONUMENT

THIS MONUMENT MAY BE INSTALLED IN LIEU OF ALL OTHER CDOT MONUMENTS, WHEN THE POSITION IS LOCATED IN CONCRETE OR STABLE ROCK FORMATION.

TYPE 5(S) COPPER ALLOY CAP MONUMENT – SMALL

THIS MONUMENT MAY BE INSTALLED IN LIEU OF A TYPE 5 MONUMENT, WHEN THE POSITION IS LOCATED IN A CONCRETE SIDEWALK, CURB OR GUTTER, OR WHEN SETTING A TYPE 5 WOULD COMPROMISE THE INTEGRITY OF THE RECEIVING STRUCTURE.

STAMPING REQUIREMENTS:

- "RP", WHEN THE APPLICATION IS A REFERENCE POINT.
- "ROW", POINT NUMBER, "LS", AND REGISTRATION NUMBER WHEN THE APPLICATION IS A ROW POINT.
- "CP" AND A UNIQUE IDENTIFIER PROVIDED BY THE REGION SURVEY COORDINATOR, WHEN THE APPLICATION IS A CONTROL POINT.
- "PE", POINT NUMBER, "LS", AND REGISTRATION NUMBER, WHEN THE APPLICATION IS A PERMANENT EASEMENT POINT.
- "PP" AND POINT NUMBER, WHEN THE APPLICATION IS A PROJECT POINT.

TYPE 6 ALUMINUM MONUMENT

THIS MONUMENT SHALL BE USED FOR PERMANENT EASEMENTS, PROJECT BENCH MARKS, PROJECT POINTS, AND REFERENCES. AN ALUMINUM CAP WITH A MINIMUM DIAMETER OF 1 1/2 IN., SHALL BE USED ON 5/8 IN. (#5) MINIMUM REBAR.

*** WITNESS POSTS**

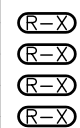
THE WITNESS POST WILL BE SUPPLIED BY CDOT AND INSTALLATION SHALL BE INCLUDED IN THE WORK. IT SHALL BE DRIVEN WITHIN 1 FT. OF THE MONUMENT WHEN POSSIBLE. A DELINEATOR POST WITH A 9 IN. X 12 IN. METAL SIGN PANEL MAY BE USED IN LIEU OF THE PLASTIC POST. THIS POST SHALL CONFORM TO STANDARD PLAN S-612-1. A REQUIRED WITNESS POST MAY BE OMITTED WITH THE APPROVAL OF THE ENGINEER IF THE WITNESS POST LOCATION IS WITHIN A TRAVELED WAY, DRIVEWAY, OR ACCESS OPENING.

MONUMENT APPLICATION

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE	X	X						X	X	X
ROW	X	X						X	X	
CONTROL			X	X				X	X	
ALIQUOT CORNER	X	X			X	X	X	X		
PERMANENT EASEMENT								X	X	X
PROJECT POINTS								X	X	X
WITNESS POST * (REQUIRED)	X		X	X	X			X		

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SURVEY MONUMENTS

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