



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2178

Right of Way Plans Unit:

PTS

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P:303.989.1461 F: 303.989.4094

CIVIL ENGINEERING & SURVEYING

Right of Way Plans

Title Sheet

Project Number: AQC M110-087

Wonderland Creek

City of Boulder

Project Code	Last Mod. Date	Subset	Sheet No.
19748	06-23-2014	1 of 1	1.01

CITY OF BOULDER BOULDER COUNTY STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED PROJECT NO. AQC M110-087 WONDERLAND CREEK

R.O.W. Length of Project = 0.508 Miles

Const. Length of Project = 0.539 Miles

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01-2.02	(2) Tabulation of Properties
4.01-4.05	(5) Land Survey Control Diagram
5.01-5.03	(3) Monumentation Sheets
7.01-7.06	(6) Plan Sheets
8.01	(1) Ownership Map
(18) Total Sheets	

Scales of Original 11x17 Drawings
Plan Sheets 1"=50'
Ownership Map 1"=300'
Land Survey Control Diagram 1"=200' & 1"=600'

Basis of Bearings: All bearings are based on the line connecting the NW 1/16 Corner of Section 20 and the W 16th Corner of Sections 17 and 20, T.1N., R. 70 W., 6th P.M. being a grid bearing of N00°20'25"W, (1328.79') as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD83 (2007) Colorado State Plane (North Zone - 501). Both corners are monumented as shown herein.

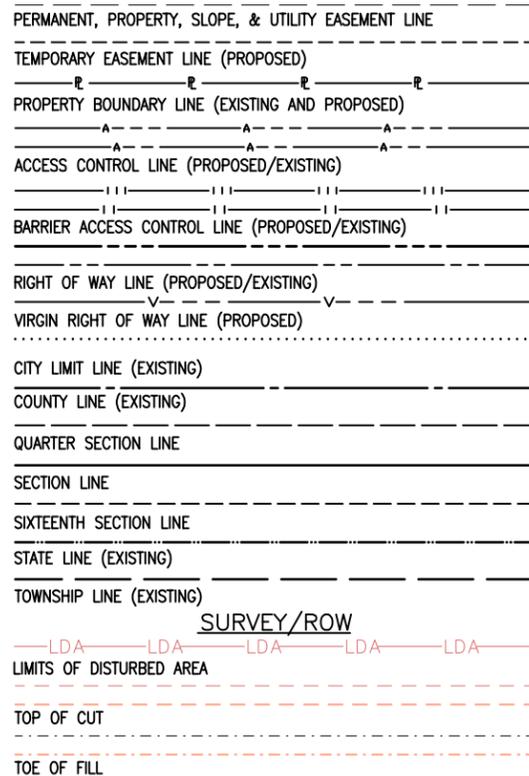
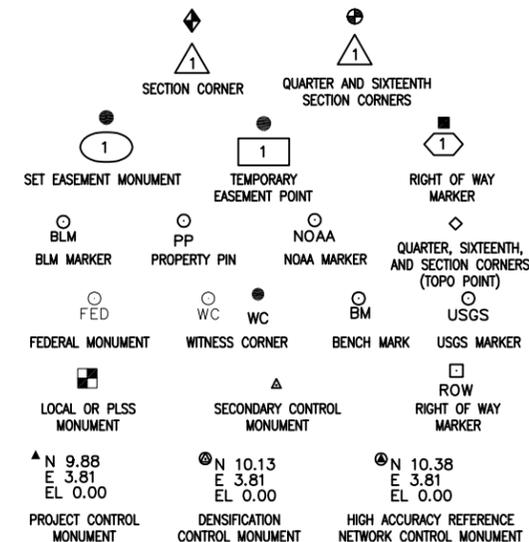
- This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the City of Boulder, and Colorado Department of Transportation purposes only.
- For title information the Lund Partnership, the City of Boulder and the Colorado Department of Transportation relied on Title Commitments prepared by Heritage Title Company.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with the City of Boulder that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

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.

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

AUTHORIZED: _____ DATE _____

RIGHT OF WAY MANAGER

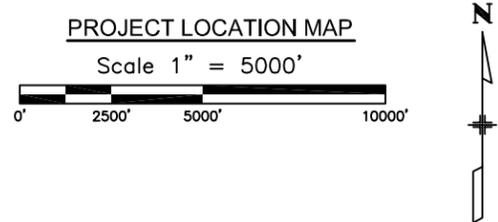
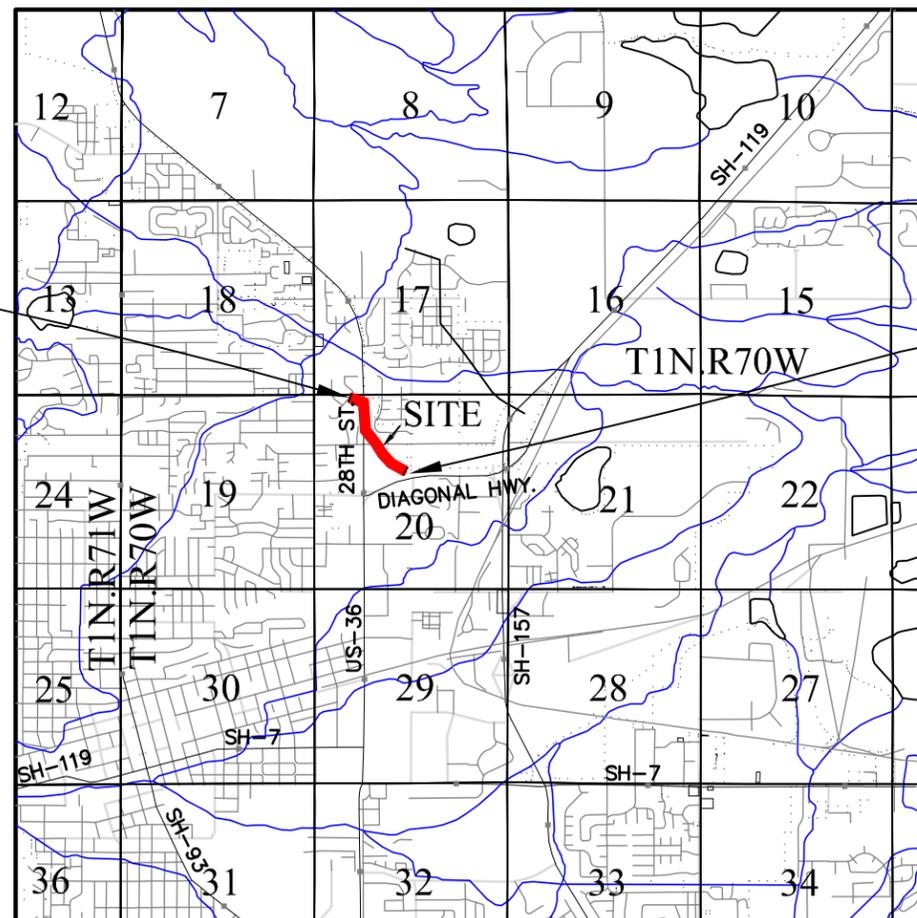


End Const. Project Station: 231+29.87
Const. HCL alignment (see const. plans)

End R.O.W. Project Station: 26+84.71
R.O.W. HCL alignment as shown herein

Begin Const. Project Station: 202+85.31
Const. HCL alignment (see const. plans)

Begin R.O.W. Project Station: 0+00
R.O.W. HCL alignment as shown herein



Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006.

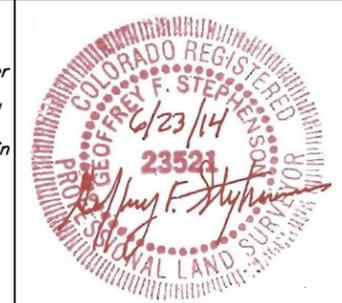
INDEXING STATEMENT

Deposited This _____ Day of _____, 20____, at _____ M., in Book _____ of the County Surveyor's Land Survey/ Right of Way Survey at Page(s) _____, Reception No. _____

County Surveyor / Deputy County Surveyor

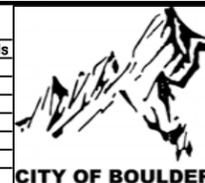
SURVEYOR STATEMENT (ROW PLAN)
I, Geoffrey F. Stephenson, a professional land surveyor licensed in the State of Colorado, do hereby state to the City of Boulder and the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by the Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

Geoffrey F. Stephenson, PLS No. 23521



Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



Right of Way Plans Tabulation of Properties			
Project Number: AQC M110-087			
Project Location: Wonderland Creek			
City of Boulder			
Project Code: 19748	Last Mod. Date: 06-23-2014	Subset: 1 of 2	Sheet No.: 2.01

R.O.W. TABULATION OF PROPERTIES IN BOULDER COUNTY - WONDERLAND CREEK

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/Or Reception No.	Title Commitment No. and Effective Date	Remarks
				Area of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
PE-1	Boulder Apartments Colorado, LLC, a Delaware limited liability company One Almaden Blvd. Ste 590 San Jose, CA 95113	2850 Kalmia Ave, Boulder, CO	Section 20, T. 1 N., R. 70 W., 6th PM SE 1/4 of the NW 1/4 A portion of Aspen Grove Sub.	5,037 (0.116)		5037 (0.116)				597-H0398606-043-DF2 April 16, 2014	For purposes of construction, permanent placement, access, use and maintenance of a multi-use path, drainage, channel improvements and utilities.
TE-1	Same as Above	Same as Above	Same as Above	20,099 (0.461)		20,099 (0.461)				Same as Above	For the purposes of temporary access, construction of a multi-use path, grading of channel and drainage improvements, and modifications to existing utilities.
TE-1A	Same as Above	Same as Above	Same as Above	16,612 (0.381)		16,612 (0.381)				Same as Above	For the purposes of temporary access for construction.
TE-1B	Same as Above	Same as Above	Same as Above	5,600 (0.129)		5,600 (0.129)				Same as Above	For the purposes of temporary access, construction of a multi-use path, grading of channel and drainage improvements, and modifications to existing utilities.
TE-1C	Same as Above	Same as Above	Same as Above	30 (0.001)		30 (0.001)				Same as Above	For the purposes of temporary access, construction of a multi-use path, grading of channel and drainage improvements, and modifications to existing utilities.
TE-1D	Same as Above	Same as Above	Same as Above	142 (0.003)		142 (0.003)				Same as Above	For the purposes of temporary access, construction of a multi-use path, grading of channel and drainage improvements, and modifications to existing utilities.
TE-2	North Boulder Associates, Limited a Colorado Limited Partnership 2800 Kalmia Ave., Boulder, CO 80301	2800 Kalmia Ave. Boulder, CO	Section 20, T. 1 N., R. 70 W., 6th PM SE 1/4 of the NW 1/4 First Supplemental Condominium Map of The Aspen Grove Condominiums	11,011 (0.253)		11,011 (0.253)				NA	For the purposes of temporary access, construction of a multi-use path, grading of channel and drainage improvements, and modifications to existing utilities.
TE-3	Same as Above	2800 Kalmia Ave. #A327 Boulder, CO	Section 20, T. 1 N., R. 70 W., 6th PM SE 1/4 of the NW 1/4 The Aspen Grove Condominiums	9,289 (0.213)		9,289 (0.213)				NA	For the purposes of temporary access, construction of a multi-use path, grading of channel and drainage improvements, and modifications to existing utilities.
TE-4	Meraly J. Brown 2875 Island Dr. Boulder CO, 80301	2875 Island Dr. Boulder CO	Section 20, T. 1 N., R. 70 W., 6th PM NE 1/4 of the NW 1/4 Lot 17 Sale Lake Sub.	181 (0.004)		181 (0.004)				NA	For the purposes of temporary access, construction of a multi-use path, grading of channel and drainage improvements, and modifications to existing utilities.
TE-5	WCT, LLC a Colorado limited liability company PO Box 79, Boulder, CO 80306	O Kalmia Ave. Boulder, CO	Section 20, T. 1 N., R. 70 W., 6th PM NE 1/4 of the NW 1/4 Lot 2 Manor Care Sub.	1,822 (0.042)		1,822 (0.042)				NA	For the purposes of temporary access, construction of a multi-use path, grading of channel and drainage improvements, and modifications to existing utilities.
TE-6	HCR Manorcare Properties, LLC a Delaware limited liability company 333 North Summit Street Toledo, OH 43604	2800 Palo Pkwy. Boulder, CO	Section 20, T. 1 N., R. 70 W., 6th PM NE 1/4 of the NW 1/4 Lot 1 Manor Care Sub.	18,668 (0.429)		18,668 (0.429)				NA	For the purposes of temporary access, construction of a multi-use path, grading of channel and drainage improvements, and modifications to existing utilities.



Sheet Revisions

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Land Survey Control Diagram

Title Sheet

Project Number: AQC M110-087

Project Location: Wonderland Creek

City of Boulder

Project Code	Last Mod. Date	Subset	Sheet No.
19748	06-23-2014	1 of 5	4.01

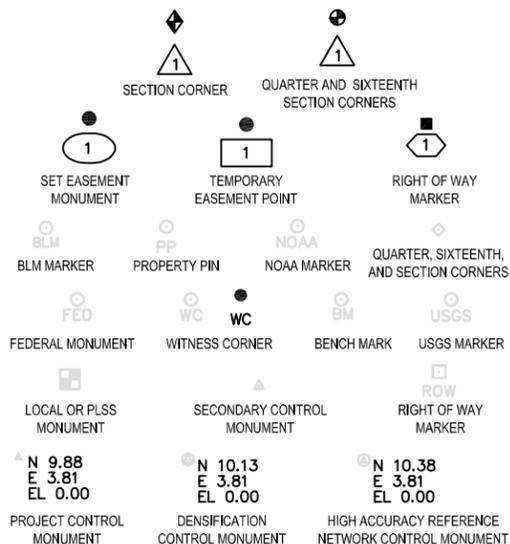
CITY AND COUNTY OF BOULDER

STATE OF COLORADO

LAND SURVEY CONTROL DIAGRAM

Wonderland Creek
Section 20
Township 1 North, Range 70 West
of the 6th Principle Meridian
City and County of Boulder

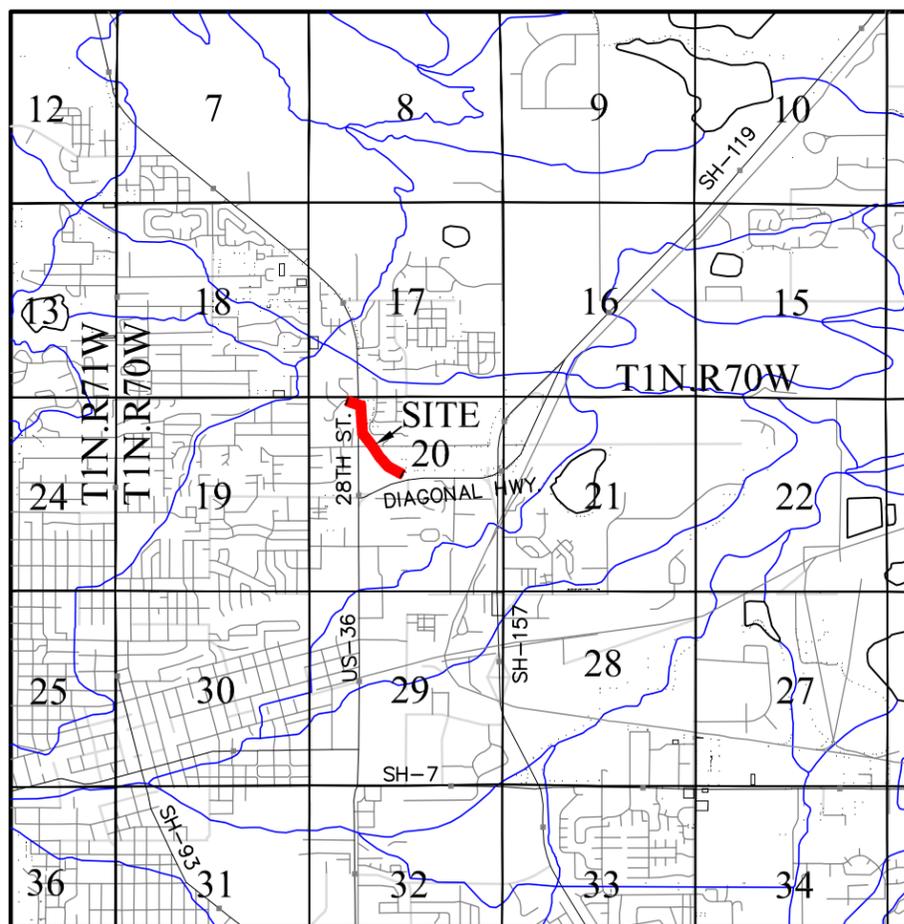
SHEET NO.	INDEX OF SHEETS
4.01	(1) Title Sheet
4.02	(1) Monument Coordinate Tables
4.03-4.05	(3) Plan Sheets
	(5) Total Sheets



Note: For a complete listing of symbolology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

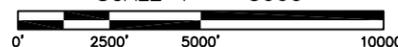
General Notes:

1. This Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation and the City of Boulder purposes only.
2. Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this control survey.
3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with the Colorado Department of Transportation and the City of Boulder that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
4. Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP

SCALE 1" = 5000'



Basis of Bearings: All bearings are based on the line connecting the NW 1/16 Corner of Section 20 and the W 16th Corner of Sections 17 and 20, T.1N., R. 70 W., 6th P.M. being a grid bearing of N00°20'25"W, (1328.79') as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD83 (2007) Colorado State Plane (North Zone - 501). Both corners are monumented as shown herein.

Basis of Elevations: Project elevations are based on Bench Mark V 321 RESET, PID: LL1138, a standard N.G.S. bench mark disk set on top of a concrete monument, with a NAVD 88 elevation of 5296.81 ft, V 321 RESET is a National Geodetic Survey (NGS) 2nd order Class I benchmark.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD '83/(2007) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.0002843248. The resulting project coordinates are truncated by 1,000,000' in the Northing and 3,000,000' in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD '83(2007) datum.

Project Coordinates Northing US Survey Feet =
(State Plane Coordinate Northing x 1.0002843248 - 1,000,000).

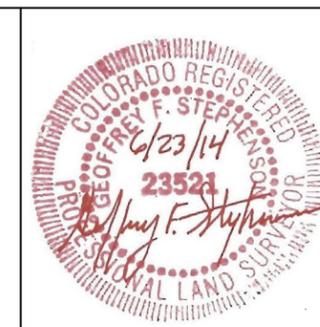
Project Coordinates Easting US Survey Feet =
(State Plane Coordinate Easting x 1.0002843248 - 3,000,000).

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 STATEMENT (LAND SURVEY CONTROL DIAGRAM)

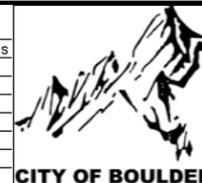
I, Geoffrey F. Stephenson, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation and the City of Boulder this Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, 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.

Geoffrey F. Stephenson, PLS No. 23521



Sheet Revisions		
Date	Description	Initials

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Date	Description	Initials



Land Survey Control Diagram Control & Monument Tabulation			
Project Number: AQC M110-087			
Project Location: Wonderland Creek			
City of Boulder			
Project Code: 19748	Last Mod. Date: 06-23-2014	Sheet No.: 2 of 5	Subset: 4.02

GEODETIC COORDINATE SUMMARY TABLE (ADJUSTED FIELD DATA) - US FEET

GEODETIC COORDINATES - NAD 83 (2007) - CHARN			ELLIPSOID		NAD 83 (2007) ZONE 501		PROJECT COORDINATES		NAVD 88	DESCRIPTION	
POINT NO.	LATITUDE	LONGITUDE	HEIGHT (FT)	MAPPING ANGLE	NORTHING (FT)	EASTING (FT)	POINT NO.	NORTHING (FT)	EASTING (FT)	ELEVATION (FT)	
105	40° 02' 37.09998" N	105° 15' 35.86986" W	5306.05	0° 09' 18.3"	1258834.33	3067203.88	105	259192.25	68075.96	5357.71	Set 2" Aluminum Cap stamped "LPI SURVEY CONTROL POINT 105"
106	40° 02' 35.84020" N	105° 15' 31.68850" W	5300.88	0° 09' 21.0"	1258707.74	3067529.41	106	259065.62	68401.58	5352.58	Set 2" Aluminum Cap stamped "LPI SURVEY CONTROL POINT 106"
107	40° 02' 34.76605" N	105° 15' 29.72091" W	5309.95	0° 09' 22.3"	1258599.46	3067682.73	107	258957.31	68554.95	5361.68	Set 2" Aluminum Cap stamped "LPI SURVEY CONTROL POINT 107"
108	40° 02' 28.45258" N	105° 15' 28.93252" W	5289.35	0° 09' 22.8"	1257960.79	3067745.78	108	258318.46	68618.02	5341.10	Set 2" Aluminum Cap stamped "LPI SURVEY CONTROL POINT 108"
109	40° 02' 24.80273" N	105° 15' 25.26613" W	5281.14	0° 09' 25.2"	1257592.25	3068031.94	109	257949.81	68904.26	5332.94	Set 2" Aluminum Cap stamped "LPI SURVEY CONTROL POINT 109"
110	40° 02' 23.90153" N	105° 15' 24.92453" W	5280.27	0° 09' 25.4"	1257501.13	3068058.76	110	257858.67	68931.09	5332.08	Set 2" Aluminum Cap stamped "LPI SURVEY CONTROL POINT 110"
111	40° 02' 17.34927" N	105° 15' 18.49876" W	5268.04	0° 09' 29.6"	1256839.50	3068560.35	111	257196.85	69432.82	5319.93	Set 2" Aluminum Cap stamped "LPI SURVEY CONTROL POINT 111"
112	40° 02' 20.52285" N	105° 15' 23.00025" W	5274.51	0° 09' 26.7"	1257159.66	3068209.36	112	257517.11	69081.73	5326.35	Set 2" Aluminum Cap stamped "LPI SURVEY CONTROL POINT 112"
C 411	40° 07' 51.08413" N	105° 15' 49.04117" W	5440.81	0° 09' 09.8"	1290602.94	3066094.85	C 411	290969.90	66966.61	5492.00	Found Steel Rod - NGS 1st Order Horz. and Vert. Mark - PID LL1082
R 405	39° 59' 22.90572" N	105° 15' 23.36274" W	5346.89	0° 09' 26.4"	1239187.05	3068230.52	R 405	239539.38	69102.90	5398.70	Found Steel Rod - NGS 1st Order Horz. and Vert. Mark - PID KK1351
WARE GPS	40° 00' 42.99889" N	105° 15' 04.68073" W	5212.54	0° 09' 38.5"	1247295.46	3069661.85	WARE GPS	247650.09	70534.63	5264.69	Found 3.5" Brass Cap - NGS 1st Order Horz. and Vert. Mark - PID LL1093
X 438	40° 02' 11.39054" N	105° 14' 05.37431" W	5237.05	0° 10' 16.8"	1256252.91	3074249.52	X 438	256610.10	75123.61	5289.64	Found Steel Rod - NGS 1st Order Horz. and Vert. Mark - PID LL1137

FOUND ALIQUOT CORNERS SUMMARY TABLE (ADJUSTED FIELD DATA) - US FEET

POINT	PROJECT COORDINATES		LOCATION	DESCRIPTION
	NORTHING (FT)	EASTING (FT)		
200	259232.70	68491.28	W 1/16th Corner, Sections 17 and 20, T. 1 N., R. 70 W., 6th P.M.	Found 3.25" Aluminum Cap, in range box, down 0.4', cap stamped "DB&CO PLS 29413"
201	257903.93	68499.17	NW 1/16th Corner, Section 20, T. 1 N., R. 70 W., 6th P.M.	Found 3.25" Aluminum Cap set in concrete, in range box, down 0.6', cap stamped "Flatirons Surveying LS 16406"
202	256574.74	68507.01	C-W 1/16th Corner, Section 20, T. 1 N., R. 70 W., 6th P.M.	Found 2.5" Brass Cap, in range box, down 1.2', cap illegible
203	256566.35	67174.55	West 1/4 Corner, Section 20, T. 1 N., R. 70 W., 6th P.M.	Found 3.25" Aluminum Cap, in range box, down 0.4', cap stamped "B. L. C. INC PLS 20134"
204	257893.78	67164.67	N 1/16th Corner, Sections 19 & 20, T. 1 N., R. 70 W., 6th P.M.	Found 2.5" Aluminum Cap, in range box, down 0.5', cap stamped "Boulder Land Consultants Inc. PLS 20134"
205	259220.99	67154.79	NW Corner, Section 20, T. 1 N., R. 70 W., 6th P.M.	Found 2.5" Brass Cap, in range box, down 0.9', cap stamped "City of Boulder 22093"
206	259244.27	69827.80	North 1/4 Corner, Section 20, T. 1 N., R. 70 W., 6th P.M.	Found 2.5" Brass Cap, in range box, down 0.6', cap stamped "City of Boulder 24959"
207	260547.54	67147.55	S 1/16 Corner, Sections 17 & 18, T. 1 N., R. 70 W., 6th P.M.	Found #5 Rebar with aluminum collar, in asphalt, down 0.3', cap illegible
208	257898.89	67831.98	C-W-NW 1/64th Corner, Section 20, T. 1 N., R. 70 W., 6th P.M.	Found 1.5" Aluminum Cap, in asphalt, down 0.2', cap stamped with cross
1015	257914.03	69834.05	CN 1/16th Corner, Section 20, T. 1 N., R. 70 W., 6th P.M.	Found 2" Aluminum Cap, in range box, down 0.8', cap stamped "D.B. & CO. PLS 25646"
1023	256582.90	69839.53	C 1/4 Corner, Section 20, T. 1 N., R. 70 W., 6th P.M.	Found 2.5" Aluminum Cap, in range box, down 0.7', cap stamped "CITY OF BOULDER CONTROL"

FOUND PROPERTY CORNER EVIDENCE SUMMARY TABLE (ADJUSTED FIELD DATA) - US FEET

POINT	PROJECT COORDINATES		DESCRIPTION
	NORTHING (FT)	EASTING (FT)	
300	259144.18	68838.42	Found 1 1/4" Yellow Plastic Cap stamped "Frasier LS 11010"
301	257945.20	68598.74	Found 2" Aluminum Cap stamped "D.B. & CO. PLS 29413"
302	257872.46	68833.94	Found #5 rebar with metal collar, illegible
303	257947.53	68931.10	Found 2" Aluminum Cap stamped "D.B. & CO. PLS 29413"
304	257876.02	69174.31	Found 1 1/4" Yellow Plastic Cap stamped "BLDR LAND CNS. PLS 20134"
306	256971.49	69203.15	Found 1 1/2" Aluminum Cap stamped "PSILS 15878"
307	257031.12	69339.89	Found #5 rebar with metal collar, illegible

FOUND RIGHT OF WAY MONUMENT SUMMARY TABLE (ADJUSTED FIELD DATA) - US FEET

POINT	PROJECT COORDINATES		DESCRIPTION
	NORTHING (FT)	EASTING (FT)	
305	256951.16	69156.52	Found 3 1/4" Brass Cap stamped "COLO DEPT OF HIGHWAYS R.O.W. MARKER"

ACCURACY STATEMENT

The Horizontal Accuracy Tolerance for this Land Survey Control Diagram meets the CDOT Class "B" - Secondary Tolerance as defined in the CDOT Survey Manual Chapter 5, Paragraph 5.5.2 and 5.5.3.

The Vertical Accuracy Tolerance for this Land Survey Control Diagram meets the Minimum Vertical Accuracy Tolerance as defined in the CDOT Survey Manual Chapter 5, Paragraph 5.8.6.

The CDOT survey manual can be viewed at <http://www.coloradodot.info/business/manuals/survey>



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2178

Right of Way Plans Unit:

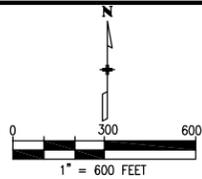
PTS

Sheet Revisions

Date	Description	Initials

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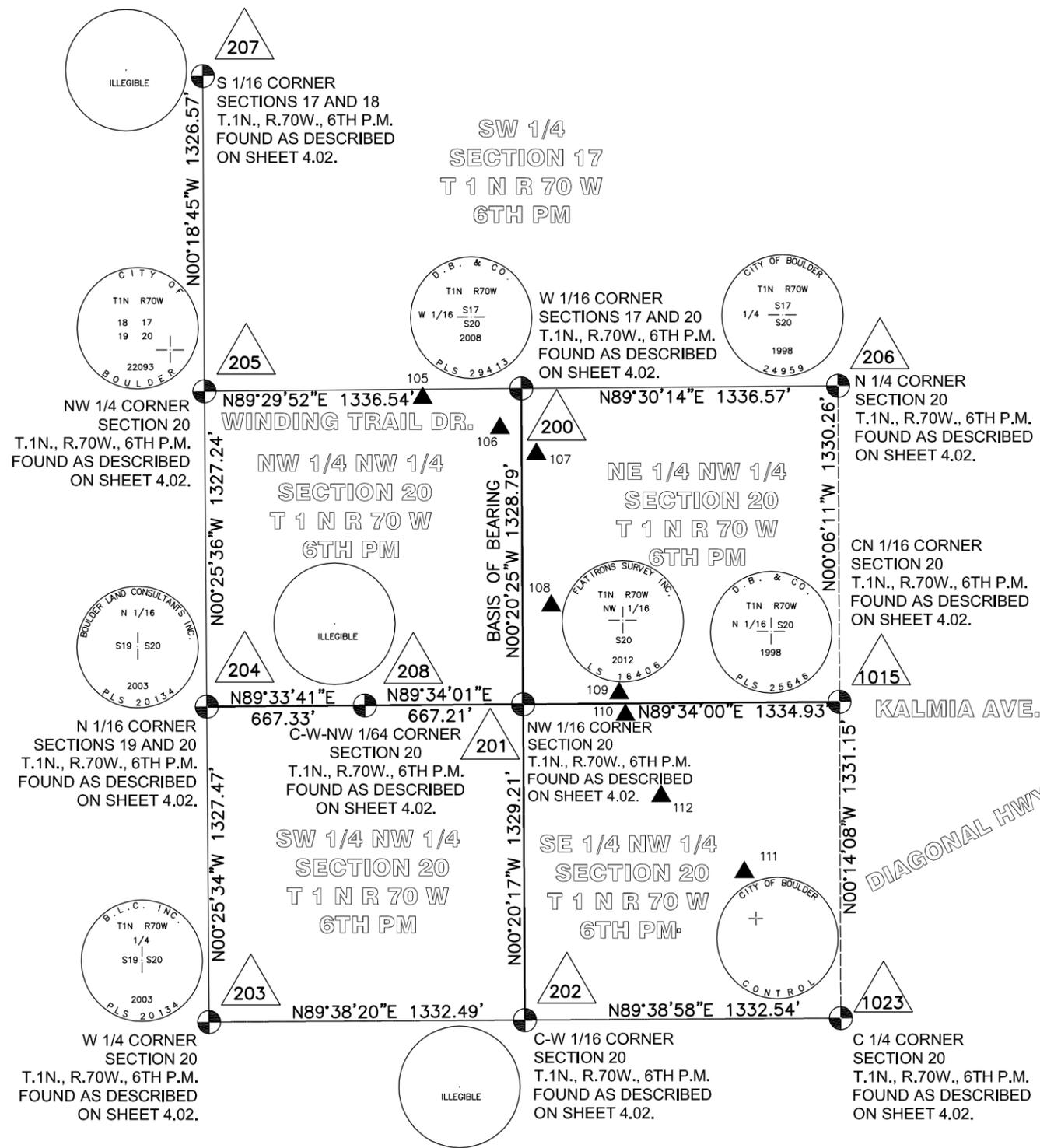
Date	Description	Initials



LUND
PARTNERSHIP
12265 W. Bayaud Ave., Suite 130
Lakewood, Colorado 80228
P: 303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

Land Survey Control Diagram
Plan Sheet

Project Number: AQC M110-087			
Project Location: Wonderland Creek			
City of Boulder			
Project Code: 19748	Last Mod. Date: 06-23-2014	Subset: 3 of 5	Sheet No.: 4.03



▲ TYPICAL SURVEY CONTROL POINT
SET 2" DIA. ALUM. CAP
STAMPED WITH POINT NUMBER
AS SHOWN.





Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2178

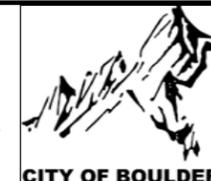
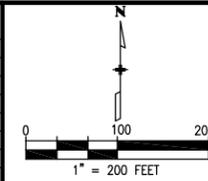
Right of Way Plans Unit: PTS

Sheet Revisions

Date	Description	Initials

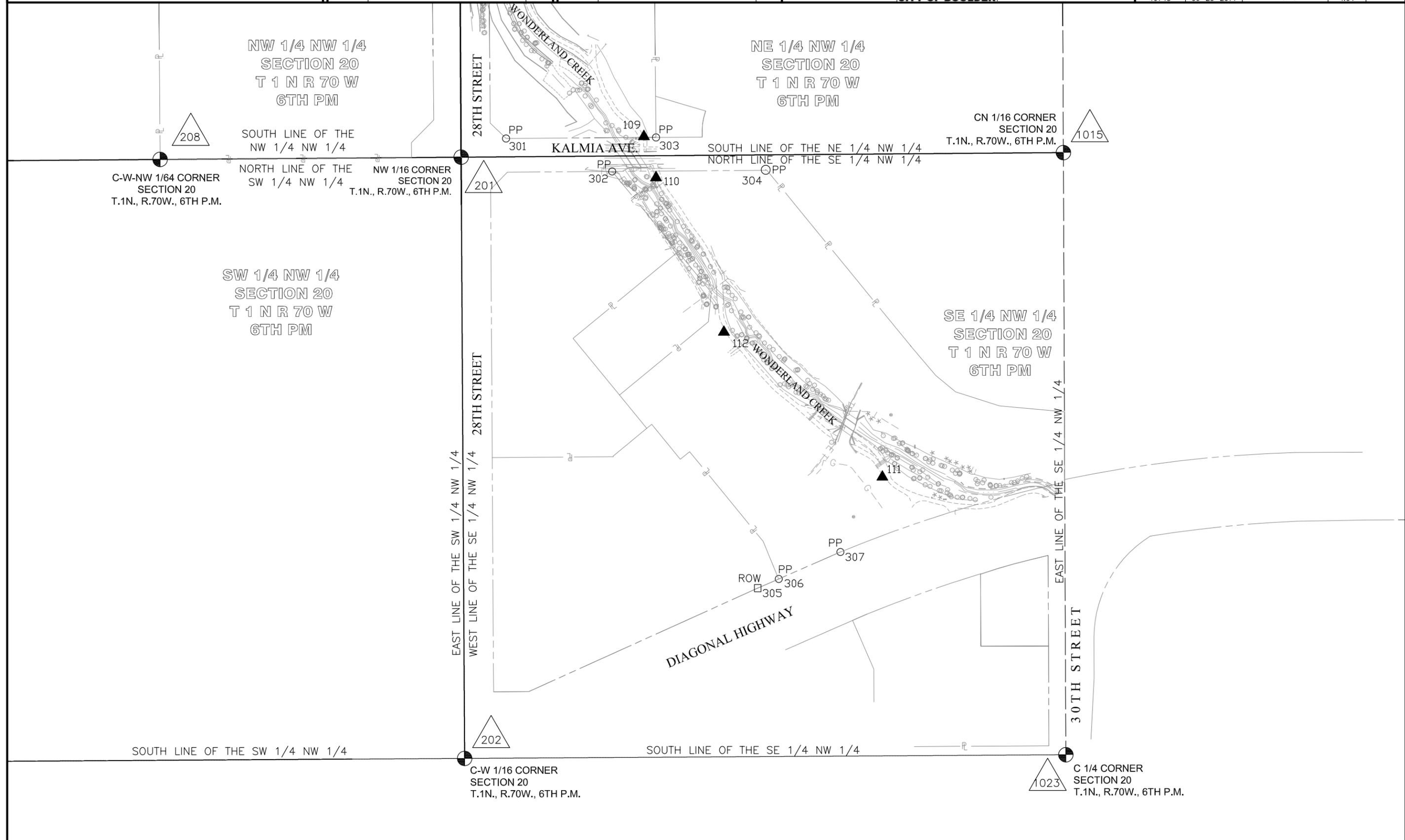
Sheet Revisions

Date	Description	Initials



Land Survey Control Diagram
Plan Sheet

Project Number: AQC M110-087			
Project Location: Wonderland Creek			
City of Boulder			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
19748	06-23-2014	4 of 5	4.04





Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2178

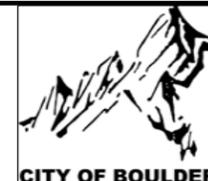
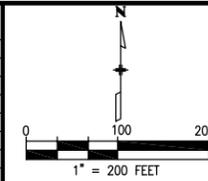
Right of Way Plans Unit: PTS

Sheet Revisions

Date	Description	Initials

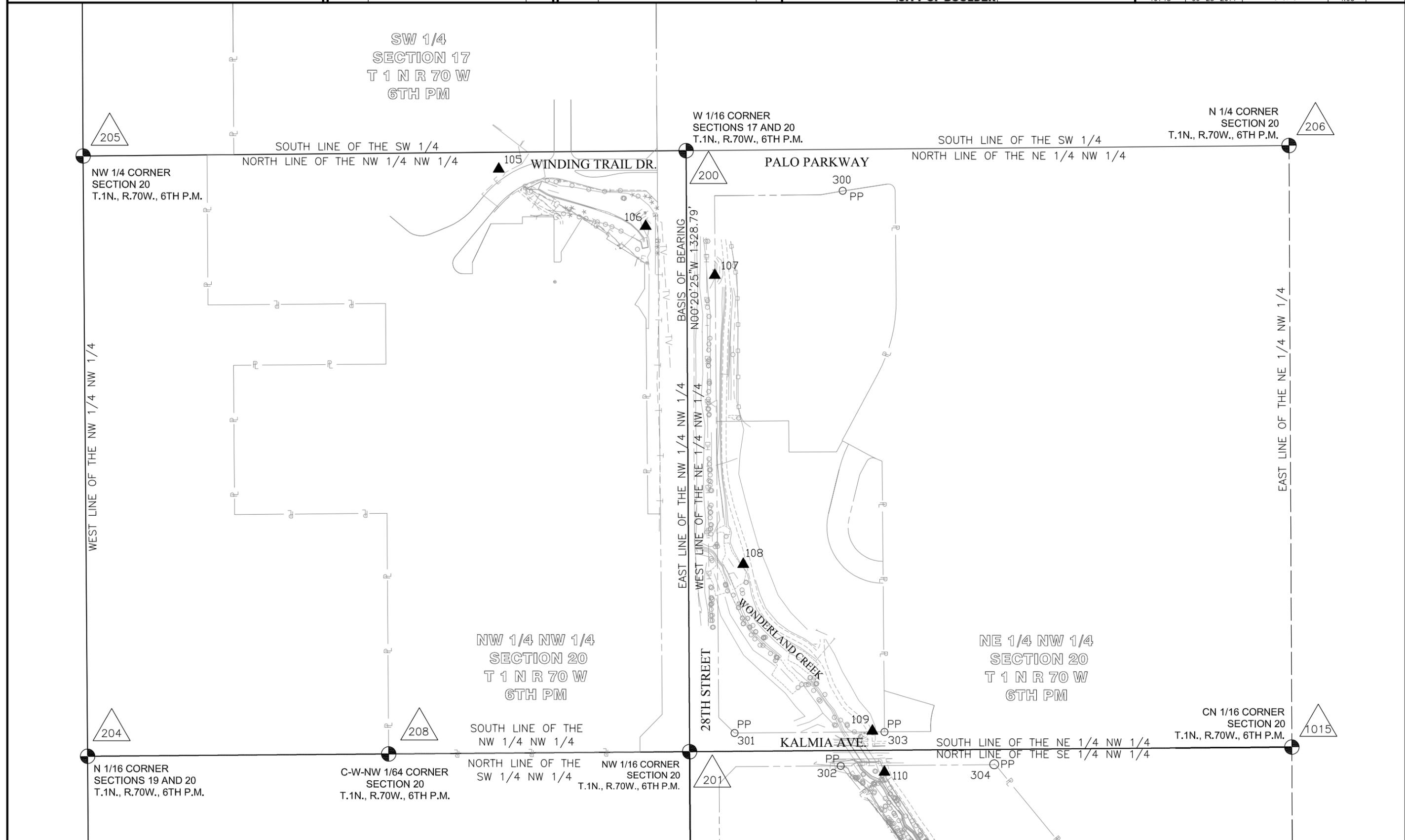
Sheet Revisions

Date	Description	Initials



Land Survey Control Diagram
Plan Sheet

Project Number: AQC M110-087		
Project Location: Wonderland Creek		
City of Boulder		
Project Code: 19748	Last Mod. Date: 06-23-2014	Sheet No.: 4.05
	Subset: 5 of 5	



Sheet Revisions		
Date	Description	Initials
03-21-14	Revise Quantity of Monuments to be set	GFS

Sheet Revisions		
Date	Description	Initials



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 (xxxx)

TABULATION OF PERMANENT EASEMENT MARKERS TO BE SET					
Point No.	Northing (ft)	Easting (ft)	CDOT Type 6 Monument Except as Noted	Station	Offset
600	257142.69	69575.79		0+03.31	L41.50
601	257109.29	69474.85		0+77.29	L113.02
602	257149.20	69484.69		0+85.25	L72.81
603	257179.48	69445.70		1+31.17	L63.68
604	257224.04	69414.94		1+77.82	L39.92
605	259071.85	68253.67		25+83.09	L42.03
606	259083.17	68260.71		25+79.90	L29.09
607	259062.05	68294.67		25+41.06	L38.69

General Notes

- All centerline and offset stationing may not represent the centerline as constructed in the field.
- Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with the City of Boulder that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
- The floodplain as shown herein is based on the existing FEMA 100 year regulatory floodplain.
- All station and offset information is based on the right-of-way horizontal control line running along Wonderland Creek. The beginning and end of the alignment used is labeled with station information and project coordinates.

Coordinate Datum

Project coordinates are modified Colorado State Plane North Zone NAD '83/(2007) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.0002843248. The resulting project coordinates are truncated by 1,000,000' in the Northing and 3,000,000' in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD '83(2007) datum.

Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing x 1.0002843248 - 1,000,000).

Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting x 1.0002843248 - 3,000,000).

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												
CONTROL												
ALIQUOT CORNER												
PERMANENT EASEMENT												8
PROJECT POINTS												
RANGE POINTS												
WITNESS POST (REQUIRED)												

SURVEYOR STATEMENT (R.O.W. MONUMENTS)

I, Geoffrey F. Stephenson, a professional land surveyor licensed in the State of Colorado, do hereby state to the City of Boulder and the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence was performed and the Right-of-Way monuments depicted on these Right-of-Way Plans were set under my responsible charge in accordance with applicable standards of practice defined by the Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

Geoffrey F. Stephenson, PLS No. 23521



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2178

Right of Way Plans Unit:

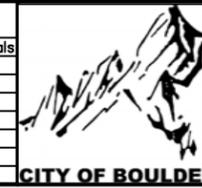
PTS

Sheet Revisions

Date	Description	Initials
03-21-14	Revise points 829, 830, 833	GFS

Sheet Revisions

Date	Description	Initials



LUND
PARTNERSHIP
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P: 303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

Right of Way Plans
Monumentation Sheet

Project Number: AQC M110-087
Project Location: Wonderland Creek
City of Boulder
Project Code: 19748
Last Mod. Date: 06-23-2014
Subset: 2 of 3
Sheet No.: 5.02

XXXX

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Point No.	Northing (ft)	Easting (ft)	Description	Station	Offset
700	257158.15	69396.78		1+61.48	L106.04
701	257203.83	69376.87		1+99.03	L76.85
702	257246.99	69346.93		2+44.96	L56.60
703	257238.87	69315.73		2+65.08	L80.84
704	257349.90	69167.73		4+38.78	L84.53
705	257376.83	69191.45		4+39.45	L48.65
707	257447.16	69122.60		5+32.73	L48.65
708	257414.58	69084.36		5+33.44	L98.87
709	257509.50	69010.17		6+41.72	L99.44
710	257539.98	69047.23		6+45.86	L51.66
711	257558.34	69049.02		6+59.83	L40.00
712	257551.38	69053.64		6+51.48	L40.00
713	257325.88	69266.23		3+53.69	L40.00
714	257305.36	69293.52		3+19.35	L40.00
715	257355.04	69360.95		2+94.87	R40.10
716	257476.84	69402.58		3+35.42	R162.60
718	257548.34	69389.56		3+99.97	R210.99
719	257811.72	69172.35		8+02.78	R202.85
721	257823.17	69156.04		8+21.35	R195.59
723	257874.57	69112.65		8+88.17	R187.84
724	257874.88	69153.85		8+65.65	R222.35
726	257865.01	69157.86		8+55.20	R220.23
727	257842.30	69179.54		8+24.29	R225.75
728	257564.24	69408.85		3+93.72	R235.56
730	257468.75	69426.24		3+11.31	R170.37
731	257340.00	69382.23		2+67.91	R40.17
733	257595.61	69120.30		6+51.48	R40.00
734	257831.93	68963.51		9+35.08	R40.00

XXXX

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Point No.	Northing (ft)	Easting (ft)	Description	Station	Offset
735	257793.43	68993.39		8+86.48	R43.61
736	257791.32	68990.73		8+86.20	R40.23
737	257754.87	69019.46		8+39.94	R44.02
738	257752.41	69016.67		8+39.43	R40.33
739	257710.34	69049.04		7+86.48	R44.05
740	257717.38	69057.98		7+87.41	R55.39
741	257672.48	69094.65		7+29.72	R61.13
742	257667.58	69088.41		7+29.09	R53.21
743	257649.10	69103.48		7+05.35	R55.55
744	257641.61	69093.46		7+04.65	R43.06
745	257633.57	69100.10		6+94.28	R44.15
746	257641.46	69109.78		6+95.51	R56.58
747	257587.41	69153.84		6+24.14	R63.02
748	257582.45	69146.88		6+24.11	R54.47
749	257564.06	69161.68		5+98.95	R55.56
750	257557.06	69152.98		5+98.58	R44.40
751	257546.46	69161.72		5+84.11	R44.88
752	257552.52	69169.17		5+84.32	R54.48
753	257510.08	69203.75		5+25.96	R53.82
754	257504.10	69196.40		5+26.41	R44.35
755	257493.59	69204.90		5+12.21	R43.59
756	257500.10	69212.91		5+11.52	R53.88
757	257481.57	69228.09		4+86.09	R52.11
758	257485.26	69232.59		4+85.54	R57.91
759	257452.31	69267.12		4+34.42	R58.11
760	257439.20	69254.61		4+34.89	R40.00



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2178

Right of Way Plans Unit:

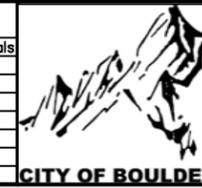
PTS

Sheet Revisions

Date	Description	Initials
03-21-14	Revise point 913	GFS

Sheet Revisions

Date	Description	Initials



LUND
PARTNERSHIP
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CIVIL ENGINEERING & SURVEYING

Right of Way Plans
Monumentation Sheet

Project Number: AQC M110-087
Project Location: Wonderland Creek
City of Boulder

Project Code:	Last Mod. Date	Subset	Sheet No.
19748	06-23-2014	3 of 3	5.03

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TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Point No.	Northing (ft)	Easting (ft)	Description	Station	Offset
761	257873.24	68936.11		9+84.65	R40.00
762	257873.27	68940.56		9+82.22	R43.73
763	257859.87	68944.98		9+68.61	R40.00
764	257478.69	68972.70		6+37.94	L147.75
765	257528.73	68931.52		7+00.12	L154.28
766	257566.31	68978.45		7+05.49	L94.40
767	257592.60	68957.90		7+38.76	L96.99
768	257608.69	68977.70		7+41.22	L71.59
769	257663.24	68941.61		8+06.63	L71.52
770	257683.36	68966.08		8+09.87	L40.00
771	257871.86	68753.73		10+93.70	L109.56
772	257844.69	68753.73		10+72.40	L126.43
773	257802.16	68825.53		9+86.56	L91.44
774	257809.44	68852.84		9+77.53	L64.66
775	257852.21	68810.57		10+36.54	L76.23
776	257872.29	68810.42		10+58.83	L64.86
777	257872.51	68840.58		10+36.86	L40.00
778	257681.89	68929.26		8+29.00	L71.49
779	257700.35	68951.74		8+31.95	L42.55
780	257722.85	68933.39		8+60.85	L45.41
781	257717.98	68927.77		8+59.89	L52.78
782	257767.47	68894.31		9+19.63	L53.30
783	257788.96	68873.07		9+49.28	L59.12
784	257775.30	68821.82		9+66.23	L109.38
785	257836.16	68719.08		10+87.24	L158.89
786	257871.59	68719.08		11+15.01	L136.89
787	257830.13	68868.71		9+86.00	L39.99
788	257969.28	68930.89		10+60.04	R89.80

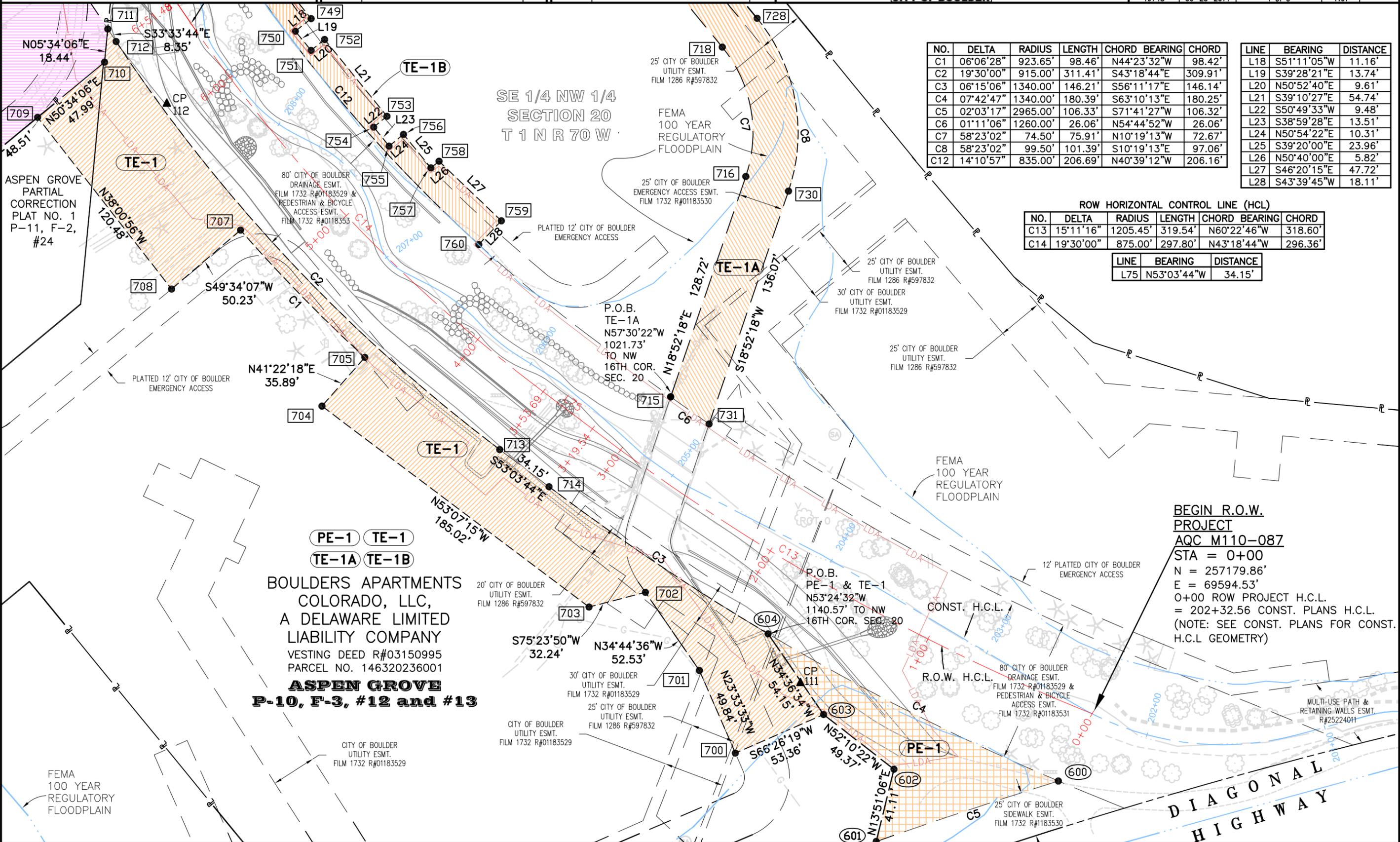
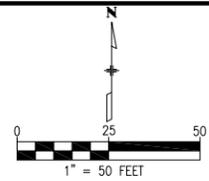
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TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Point No.	Northing (ft)	Easting (ft)	Description	Station	Offset
788	257969.28	68930.89		10+60.04	R89.80
789	257947.83	68947.89		10+40.30	R91.05
794	258107.13	68802.54		12+47.80	R74.80
795	258116.44	68814.30		12+47.80	R89.80
796	258016.65	68893.36		11+20.49	R89.80
797	258016.53	68874.32		11+32.21	R74.80
798	258634.91	68641.88		18+75.07	R54.72
799	258634.73	68615.92		18+75.11	R28.75
800	259013.22	68612.81		22+49.31	R29.07
801	259043.42	68648.37		22+49.31	R73.06
802	259058.16	68674.94		22+49.31	R103.44
803	259088.16	68674.70		22+49.31	R120.51
804	259045.25	68698.64		22+49.31	R120.24
805	259095.46	68788.61		22+49.31	R222.16
806	259135.06	68788.30		22+49.31	R240.14
807	259135.07	68789.26		22+49.31	R240.96
808	259142.11	68828.88		22+49.31	R278.78
809	259089.10	68828.67		22+49.31	R257.45
810	259000.61	68670.11		22+40.54	R85.94
811	258969.13	68639.14		22+09.31	R54.72
812	259046.20	68320.15		25+11.94	L45.89
813	259037.71	68314.86		25+14.34	L55.59
814	259013.94	68353.09		24+70.64	L66.39
815	259005.93	68348.10		24+72.90	L75.55
816	259061.19	68258.92		25+74.80	L50.56
817	259086.44	68128.36		27+06.77	L66.89
818	259086.58	68198.37		26+40.24	L45.11
819	259054.99	68198.43		26+30.41	L75.14
820	259054.98	68193.60		26+35.00	L76.64
821	259077.57	68192.92		26+42.63	L55.37
822	259077.44	68128.38		27+03.97	L75.44
823	259042.77	68247.26		25+80.19	L71.67
824	259048.02	68238.84		25+89.83	L69.29

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	06°06'28"	923.65'	98.46'	N44°23'32"W	98.42'
C2	19°30'00"	915.00'	311.41'	S43°18'44"E	309.91'
C3	06°15'06"	1340.00'	146.21'	S56°11'17"E	146.14'
C4	07°42'47"	1340.00'	180.39'	S63°10'13"E	180.25'
C5	02°03'17"	2965.00'	106.33'	S71°41'27"W	106.32'
C6	01°11'06"	1260.00'	26.06'	N54°44'52"W	26.06'
C7	58°23'02"	74.50'	75.91'	N10°19'13"W	72.67'
C8	58°23'02"	99.50'	101.39'	S10°19'13"E	97.06'
C12	14°10'57"	835.00'	206.69'	N40°39'12"W	206.16'

LINE	BEARING	DISTANCE
L18	S51°11'05"W	11.16'
L19	S39°28'21"E	13.74'
L20	N50°52'40"E	9.61'
L21	S39°10'27"E	54.74'
L22	S50°49'33"W	9.48'
L23	S38°59'28"E	13.51'
L24	N50°54'22"E	10.31'
L25	S39°20'00"E	23.96'
L26	N50°40'00"E	5.82'
L27	S46°20'15"E	47.72'
L28	S43°39'45"W	18.11'

ROW HORIZONTAL CONTROL LINE (HCL)

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C13	15°11'16"	1205.45'	319.54'	N60°22'46"W	318.60'
C14	19°30'00"	875.00'	297.80'	N43°18'44"W	296.36'

LINE	BEARING	DISTANCE
L75	N53°03'44"W	34.15'

BEGIN R.O.W. PROJECT
AQC M110-087
 STA = 0+00
 N = 257179.86'
 E = 69594.53'
 0+00 ROW PROJECT H.C.L. = 202+32.56 CONST. PLANS H.C.L.
 (NOTE: SEE CONST. PLANS FOR CONST. H.C.L GEOMETRY)



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2178

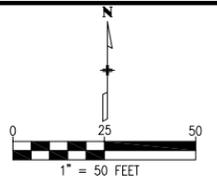
Right of Way Plans Unit: PTS

Sheet Revisions

Date	Description	Initials

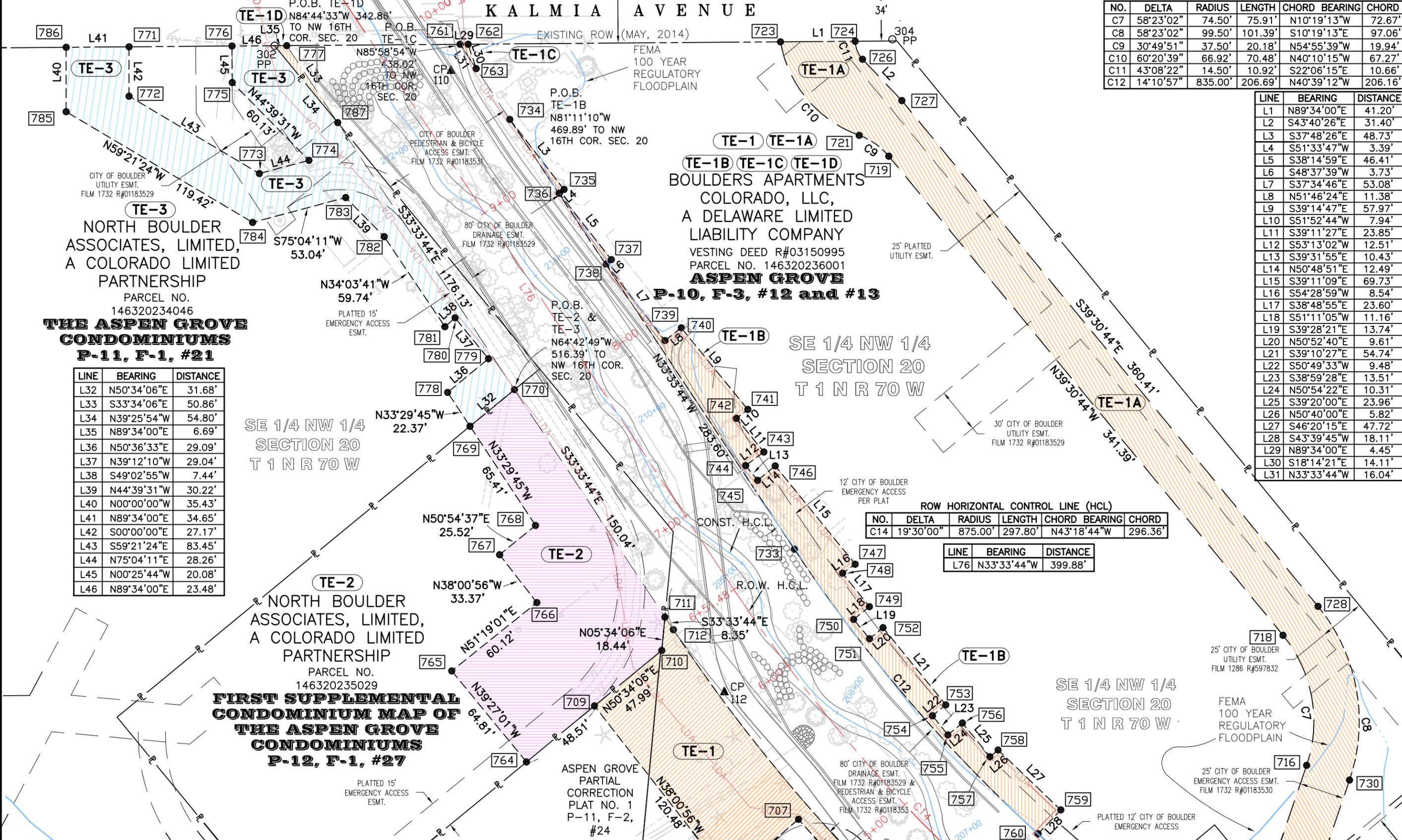
Sheet Revisions

Date	Description	Initials



Right of Way Plans
Plan Sheet

Project Number: AQC M110-087
Project Location: Wonderland Creek
City of Boulder
Project Code: Last Mod. Date Subset Sheet No.
19748 06-23-2014 2 of 6 7.02



NORTH BOULDER ASSOCIATES, LIMITED, A COLORADO LIMITED PARTNERSHIP
PARCEL NO. 146320234046
THE ASPEN GROVE CONDOMINIUMS P-11, F-1, #21

LINE	BEARING	DISTANCE
L32	N50°34'06"E	31.68'
L33	S33°34'06"E	50.86'
L34	N39°25'54"W	54.80'
L35	N89°34'00"E	6.69'
L36	N50°36'33"E	29.09'
L37	N39°12'10"W	29.04'
L38	S49°02'55"W	7.44'
L39	N44°39'31"W	30.22'
L40	N00°00'00"W	35.43'
L41	N89°34'00"E	34.65'
L42	S00°00'00"E	27.17'
L43	S59°21'24"E	83.45'
L44	N75°04'11"E	28.26'
L45	N00°25'44"W	20.08'
L46	N89°34'00"E	23.48'

SE 1/4 NW 1/4 SECTION 20 T 1 N R 70 W

NORTH BOULDER ASSOCIATES, LIMITED, A COLORADO LIMITED PARTNERSHIP
PARCEL NO. 146320235029
FIRST SUPPLEMENTAL CONDOMINIUM MAP OF THE ASPEN GROVE CONDOMINIUMS P-12, F-1, #27

BOULDERS APARTMENTS COLORADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY
VESTING DEED R#03150995
PARCEL NO. 146320236001
ASPEN GROVE P-10, F-3, #12 and #13

SE 1/4 NW 1/4 SECTION 20 T 1 N R 70 W

ROW HORIZONTAL CONTROL LINE (HCL)

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C14	19°30'00"	875.00'	297.80'	N43°18'44"W	296.36'

LINE	BEARING	DISTANCE
L76	N33°33'44"W	399.88'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C7	58°23'02"	74.50'	75.91'	N10°19'13"W	72.67'
C8	58°23'02"	99.50'	101.39'	S10°19'13"W	97.06'
C9	30°49'51"	37.50'	20.18'	N54°55'39"W	19.94'
C10	60°20'39"	66.92'	70.48'	N40°10'15"W	67.27'
C11	43°08'22"	14.50'	10.92'	S22°06'15"E	10.66'
C12	14°10'57"	835.00'	206.69'	N40°39'12"W	206.16'

LINE	BEARING	DISTANCE
L1	N89°34'00"E	41.20'
L2	S43°40'26"E	31.40'
L3	S37°48'26"E	48.73'
L4	S51°33'47"W	3.39'
L5	S38°14'59"E	46.41'
L6	S48°37'39"W	3.73'
L7	S37°34'46"E	53.08'
L8	N51°46'24"E	11.38'
L9	S39°14'47"E	57.97'
L10	S51°52'44"W	7.94'
L11	S39°11'27"E	23.85'
L12	S53°13'02"W	12.51'
L13	S39°31'55"E	10.43'
L14	N50°48'51"E	12.49'
L15	S39°11'09"E	69.73'
L16	S54°28'59"W	8.54'
L17	S38°48'55"E	23.60'
L18	S51°11'05"W	11.16'
L19	S39°28'21"E	13.74'
L20	N50°52'40"E	9.61'
L21	S39°10'27"E	54.74'
L22	S50°49'33"W	9.48'
L23	S38°59'28"E	13.51'
L24	N50°54'22"E	10.31'
L25	S39°20'00"E	23.96'
L26	N50°40'00"E	5.82'
L27	S46°20'15"E	47.72'
L28	S43°39'45"W	18.11'
L29	N89°34'00"E	4.45'
L30	S18°14'21"E	14.11'
L31	N33°33'44"W	16.04'



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2178

Right of Way Plans Unit:

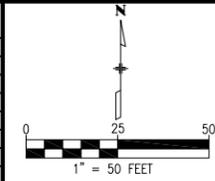
PTS

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

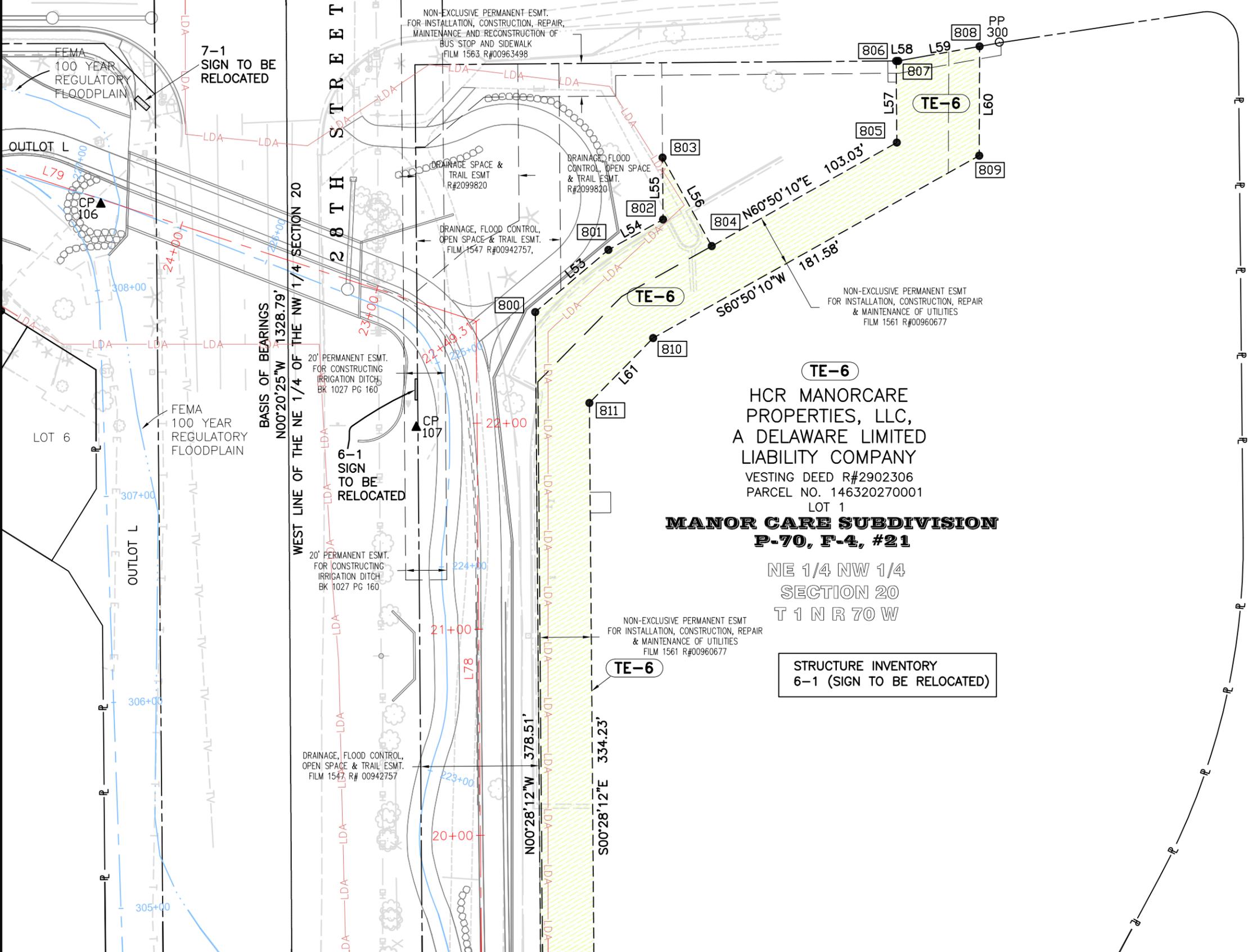
Plan Sheet

Project Number: AQC M110-087

Project Location: Wonderland Creek

City of Boulder

Project Code	Last Mod. Date	Subset	Sheet No.
19748	06-23-2014	5 of 6	7.05



ROW HORIZONTAL CONTROL LINE (HCL)

LINE	BEARING	DISTANCE
L78	N00°28'12"W	754.12'
L79	N72°00'00"W	435.39'

LINE	BEARING	DISTANCE
L53	N49°39'28"E	46.66'
L54	N60°59'35"E	30.38'
L55	N00°28'06"W	30.00'
L56	S29°09'50"E	49.13'
L57	N00°27'16"W	39.60'
L58	N89°32'44"E	0.96'
L59	N79°55'27"E	40.24'
L60	S00°13'38"W	53.01'
L61	S44°31'54"W	44.16'

TE-6
HCR MANORCARE PROPERTIES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
VESTING DEED R#2902306
PARCEL NO. 146320270001
LOT 1
MANOR CARE SUBDIVISION
P-70, F-4, #21

NE 1/4 NW 1/4
SECTION 20
T 1 N R 70 W

STRUCTURE INVENTORY
6-1 (SIGN TO BE RELOCATED)



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2178

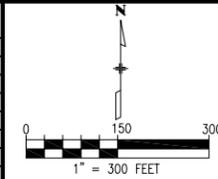
Right of Way Plans Unit: PTS

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans			
Ownership Sheet			
Project Number: AQC M110-087			
Project Location: Wonderland Creek			
City of Boulder			
Project Code: 19748	Last Mod. Date: 06-23-2014	Subset: 1 of 1	Sheet No.: 8.01

PARCEL	OWNER
PE-1 TE-1	BOULDERS APARTMENTS COLORADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY
TE-1A TE-1B	
TE-1C TE-1D	
TE-2	NORTH BOULDER ASSOCIATES, LIMITED, A COLORADO LIMITED PARTNERSHIP
TE-3	NORTH BOULDER ASSOCIATES, LIMITED, A COLORADO LIMITED PARTNERSHIP
TE-4	MERALY J. BROWN
TE-5	WCT, LLC, A COLORADO LIMITED LIABILITY COMPANY
TE-6	HCR MANORCARE PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PE-7 TE-7 TE-7A	THE BIRCHWOOD DRIVE CONDOMINIUM ASSOCIATION, A COLORADO NONPROFIT CORPORATION

