

92974

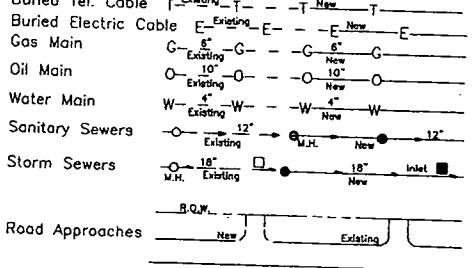
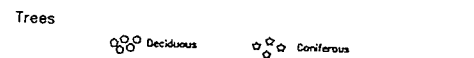
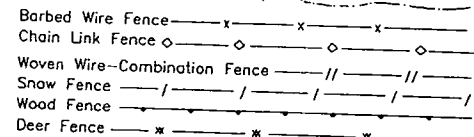
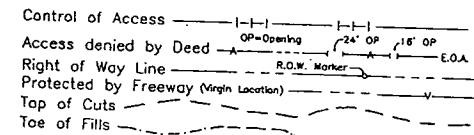
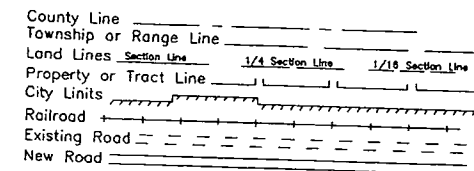
DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	BRF 550-2(20)	1	7

RIGHT OF WAY
DRAW N. OF RIDGWAY

REVISIONS		
2-20-96	Rev Par 3, 3R, PE-4, & PE-7	D.M.
2-20-96	Del TE-3A, and Added PE-3	D.M.
4-2-96	Added PAR 9	D.M.
2-10-98	Change ownership Par 3R Rev.	D.F.

CONVENTIONAL SIGNS



STA. 102+68.54 BEGIN R.O.W. BRF 550-2(20)
APPROX. STA. 1259+04.31 ON AWP 2003-B#3
M.P. 105.7

BASIS OF BEARINGS:

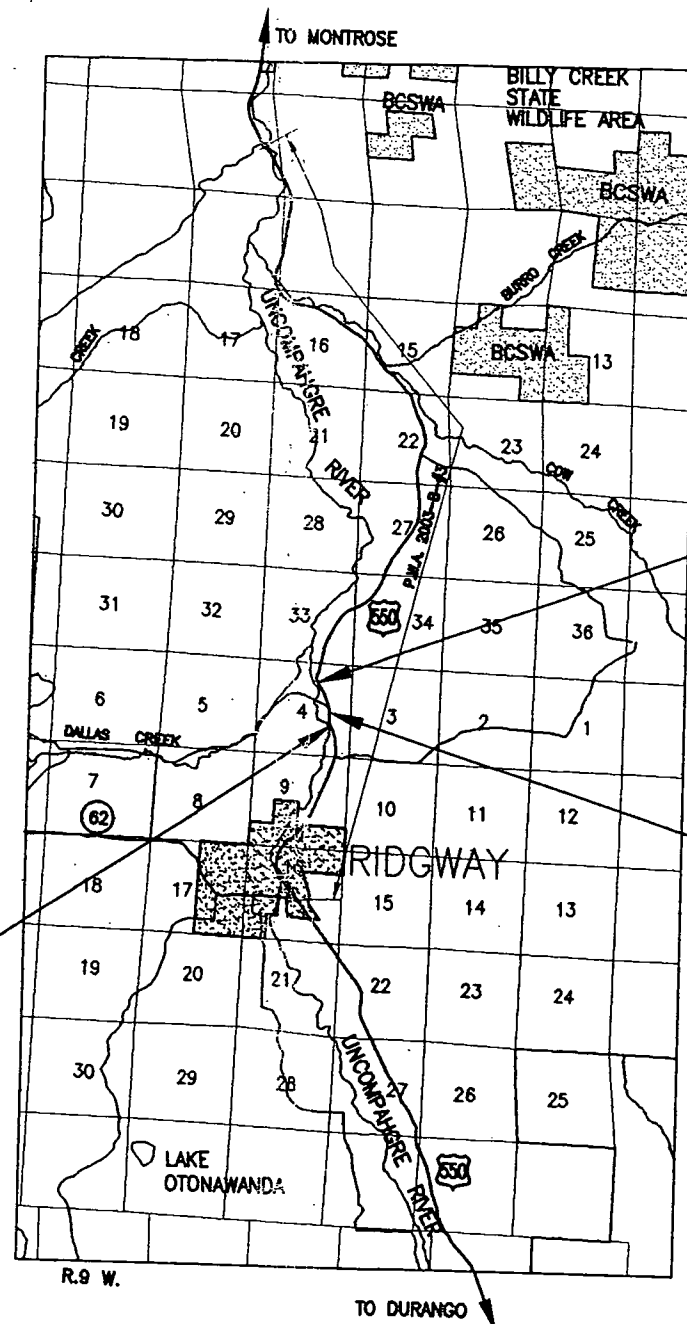
A LINE BETWEEN THE E 1/4 CORNER OF SECTION 4, T. 45 N., R. 8 W., N.M.P.M. (3 1/4" Aluminum Cap) AND THE CENTER 1/4 WITNESS CORNER OF SAID SECTION (3 1/4" Aluminum Cap) bears S. 89° 49' 52" W.

Date: 11/09/95
Subaccount: 92974
Region: 5

RIGHT OF WAY OF PROPOSED FEDERAL AID PROJECT NO. BRF 550-2(20) STATE HIGHWAY NO. 550 OURAY COUNTY

SCALES OF ORIGINAL 22"x34" DRAWINGS

PLAN SHEETS 1 IN. = 50 FT.
OWNERSHIP MAP 1 IN. = 200 FT.



STA. 127+1.95 END R.O.W. BRF 550-2(20)
APPROX. STA. 1234+89.4 ON AWP 2003-B#3
M.P. 106.2

T.46 N.

T.45 N.

EXISTING STRUCTURE
L-6-F



FINAL VOUCHER PLANS

E. M. Jannollen
SIGNATURE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED

DATE

DIVISION ADMINISTRATOR

R.O.W. TABULATION OF PROPERTIES IN OURAY COUNTY U.S. 550

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BRF 550-2(20)	2	7

RIGHT OF WAY DRAW N. OF RIDGWAY		REVISIONS
2-20-96	Rev Par 3, 3R, PE-4, & PE-7	D.M.
2-20-96	Del TE-3A and Added PE-3	D.M.
4-2-96	Added PAR 9	D.M.
4-9-96	Del Par 2A, 3A, 4A, AND 6A	D.M.
2-10-98	Change ownership Par 3R Rev.	D.F.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ METERS/(SQ FT)				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
LEFT	RIGHT								
			SEC. 4., T. 45 N., R. 8 W., N.M.P.M.						
1	RICHARD J. McCORMICK	RIDGWAY, CO 81432	NE 1/4 SE 1/4 SEC 4					1	NO PARCEL
2	WILLIAM DALE SANDERS &	24761 HIGHWAY 550	NE 1/4 SE 1/4 SEC 4	5521.32 SQ M (59431 SQ FT)	5521.32 SQ M (59431 SQ FT)	10872.54 SQ M (117031 SQ FT)		2	
2A ^{Del.}	MARIAN A. SANDERS	RIDGWAY, CO 81432		PRIORITY NO. 56 .250 CFS				2A ^{Del.}	KEYSTONE DITCH WATER RIGHTS
TE-2A	"	"	NE 1/4 SE 1/4 SEC 4	185.25 SQ M (1994 SQ FT)				TE-2A	TEMPORARY EASEMENT REQUIRED FOR CBC CONSTRUCTION
3R ^{Rev.}	"	"	SW 1/4 NE 1/4 AND THE SE 1/4 NE 1/4 SEC 4	6791.86 SQ M (73107 SQ FT)	6791.86 SQ M (73107 SQ FT)	0.0 SQ M (0.0 SQ FT)		3R ^{Rev.}	
3 ^{Rev.}	LESTER R. LOWERY AND	104 COUNTY ROAD 7	SE 1/4 NE 1/4 SEC 4	4335.97 SQ M (46672 SQ FT)	4335.97 SQ M (46672 SQ FT)	0.0 SQ M (0.0 SQ FT)		3 ^{Rev.}	
	DELPHANE A. LOWERY	RIDGWAY, CO 81432							
PE-3	"	"	SE 1/4 NE 1/4 SEC 4	139.35 SQ M (1500 SQ FT)	139.35 SQ M (1500 SQ FT)			PE-3	PERMANENT EASEMENT REQUIRED FOR IRRIGATION STRUCTURE
TE-3B	"	"	SE 1/4 NE 1/4 SEC 4	484.77 SQ M (5218 SQ FT)				TE-3B	TEMPORARY EASEMENT REQUIRED FOR ROAD APPROACH
									CONSTRUCTION
3A ^{Del.}	"	"		PRIORITY NO. 56 .250 CFS				3A ^{Del.}	KEYSTONE DITCH WATER RIGHTS
PE-4 ^{Rev.}	DANIEL L. BRADBURN, SR. &	P.O. BOX 13	SW 1/4 NE 1/4 SEC 4	237.37 SQ M (2555 SQ FT)	237.37 SQ M (2555 SQ FT)	5059.98 SQ M (54465 SQ FT)		PE-4 ^{Rev.}	FOR THE PURPOSE OF MAINTAINING CULVERT
	NANCY K. BRADBURN (1/2) &	RIDGWAY, CO 81432							
	ROBERT G. & JUDITH A. NOBLE (1/2)								
4A ^{Del.}	"	"		PRIORITY NO. 56 .250 CFS				4A ^{Del.}	KEYSTONE DITCH WATER RIGHTS
TE-4	"	"	SW 1/4 NE 1/4 SEC 4	476.78 SQ M (5132 SQ FT)				TE-4	TEMPORARY EASEMENT REQUIRED FOR ROAD APPROACH
									CONSTRUCTION
6	DALLAS MEADOWS, INC	6 BELLEVIEW BLVD #801	SW 1/4 NE 1/4 SEC 4	2541.36 SQ M (27355 SQ FT)	2541.36 SQ M (27355 SQ FT)	226.887 SQ M (2440 SQ FT)		6	
		BELLEAV, FL 34616							
6A ^{Del.}	"	"		PRIORITY NO. 56 .250 CFS				6A ^{Del.}	KEYSTONE DITCH WATER RIGHTS
PE-7 ^{Rev.}	LESTER A. LOWERY AND	118 NORTH 64TH DRIVE	SW 1/4 NE 1/4 AND THE NW 1/4 SE 1/4 SEC 4	316.89 SQ M (3411 SQ FT)	316.89 SQ M (3411 SQ FT)	29548.93 SQ M (318062 SQ FT)		PE-7 ^{Rev.}	FOR THE PURPOSE OF MODIFICATION AND MAINTENANCE OF
	JUDITH M. LOWERY	PHOENIX, AZ 85043	LOT 42 FILING NO. 1 DALLAS MEADOW INC.						EXISTING RAILROAD BRIDGE ACROSS DRY CREEK TO
									PROVIDE INGRESS AND EGRESS
8	LESTER A. LOWERY AND	Same as above	SW 1/4 NE 1/4 AND THE NW 1/4 SE 1/4 SEC 4					8	REPAIR AND UPGRADE TO EXISTING R.R. BRIDGE
	WILLIAM DALE SANDERS	Same as above	LOT 42 FILING NO. 1 DALLAS MEADOW INC.						
9	DALLAS MEADOWS, INC	6 BELLEVIEW BLVD #801	SW 1/4 NE 1/4 SEC 4	162.395 SQ M (1748 SQ FT)	162.395 SQ M (1748 SQ FT)	0.0 SQ M (0.0 SQ FT)		9	IN FAVOR OF OURAY COUNTY
		BELLEAV, FL 34616							

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BRF 550-2(20)	3	7

RIGHT OF WAY
DRAW N. OF RIDGWAY

REVISIONS		
2-20-98	DEL PNTS 524 & 527	D.M.
2-20-98	ADD PNTS 440-443, & 491-493	D.M.
2-20-98	COORD CHANGE 415, 416, 481, & 482	D.M.
2-20-98	ADD ALIQUOT CORNERS 509 & 510	D.M.
3-1-98	ADD ALIQUOT CORNERS FOUND	D.M.

CONTROL AND MONUMENTATION SHEET

TABULATION OF R.O.W. MARKERS TO BE SET

		NORTHING	EASTING	
PNT	302	23738.978	80365.347	/LT. STA. 102+68.33
PNT	303	23779.302	80456.856	/RT. STA. 102+68.71
PNT	305	24357.262	80306.903	/RT. STA. 108+81.45
PNT	307	24773.138	80268.262	/RT. STA. 113+15.40
PNT	309	25852.319	79817.568	/RT. STA. 124+60.42
PNT	313	26084.434	79669.657	/RT. STA. 127+40.71
PNT	402	23908.593	80299.821	/LT. STA. 104+50.00
PNT	404	24196.830	80134.474	/LT. STA. 107+70.00
PNT	406	24412.314	80100.022	/LT. STA. 109+75.35
PNT	408	24626.894	80076.988	/LT. STA. 111+85.35
PNT	410	24741.157	80067.577	/LT. STA. 113+00.00
PNT	411	24897.922	80069.718	/LT. STA. 114+56.06
PNT	412	25104.272	80062.762	/LT. STA. 116+66.06
PNT	415	25430.797	79961.530	/LT. STA. 120+22.04
PNT	416	25462.137	79960.481	/LT. STA. 120+52.24
PNT	417	25549.881	79910.935	/LT. STA. 121+56.39
PNT	418	25544.793	79900.618	/LT. STA. 121+56.87
PNT	422	25912.475	79591.155	/LT. STA. 126+49.93
PNT	423	25977.884	79585.528	/LT. STA. 127+01.95
PNT	547	25571.334	79809.771	/LT. STA. 122+30.15
PNT	565	25862.033	79633.853	/LT. STA. 125+86.67

SURVEY CONTROL POINT TABULATION

	NORTHING	EASTING	ELEVATION	
DELTA 100	20000.000	80000.000	xxx	3.25" CAP
DELTA 200	21252.758	80506.437	xxx	3.25" CAP
DELTA 300	22618.914	80762.222	7000.793	3.25" CAP
DELTA 400	24057.716	80348.953	6973.470	3.25" CAP
DELTA 500	25550.543	79927.428	6927.952	3.25" CAP
DELTA 600	26119.354	79520.712	6940.837	3.25" CAP
DELTA 700	21914.107	79131.576	xxx	3.25" CAP

NOTE: COORDINATES ARE CARRIED OUT TO THREE PLACES FOR CALCULATION PURPOSES.

TABULATION OF ALIQUOT CORNERS TO BE SET

		NORTHING	EASTING	
PNT	509	22023.116	80085.175	S-E 1/16 COR. SEC. 4
PNT	510	24669.755	79987.004	C-E 1/16 COR. SEC. 4

TABULATION OF ALIQUOT CORNERS FOUND

		NORTHING	EASTING	
PNT	500	24673.843	81373.428	E 1/4 COR. SEC. 4
PNT	501	22025.801	78678.377	S 1/4 COR. SEC. 4
PNT	502	24666.292	78812.580	C 1/4 COR. SEC. 4 (W.C.)
PNT	505	25974.848	78772.002	BLM CAP
PNT	506	25985.497	81322.636	BLM N 1/16 COR. SEC. 4
PNT	507	25979.451	79943.165	BLM NE 1/16 COR. SEC. 4
PNT	508	22020.430	81491.973	SE COR. SEC. 4

TABULATION OF P. E. MARKERS TO BE SET

		NORTHING	EASTING	
PNT	440	24698.056	80275.239	/RT. STA. 112+40.00
PNT	441	25700.518	80305.137	/RT. STA. 112+40.00
PNT	442	24750.307	80300.511	/RT. STA. 112+90.00
PNT	443	24747.844	80270.613	/LT. STA. 112+90.00
PNT	481	25669.902	79953.527	/RT. STA. 122+38.88
PNT	482	25750.356	79950.833	/RT. STA. 123+04.65
PNT	483	25767.408	79884.965	/RT. STA. 123+54.44
PNT	491	24679.876	79986.666	/LT. STA. 112+45.57
PNT	492	24484.882	79993.862	/LT. STA. 110+55.55
PNT	493	24678.740	79951.684	/LT. STA. 112+47.31

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Highway Department purposes only.

2. Utility easements and other miscellaneous Right of Ways and easements located outside of S.H. 550 corridor ARE NOT SHOWN.

3. Field survey control precision computed to exceed 1:50,000

4. Basis of Bearing: A line between the E 1/4 Cor. of Sec. 4 T. 45 N., R. 8 W., N.M.P.M. (3 1/4 Aluminum Cap) and the C 1/4 Witness Corner of said Sec. (3 1/4 Aluminum Cap) bears S. 89°49'52" W.

5. Basis of Coordinates is assumed and are project coordinates only.
6. Basis of Elevation: NOAA B.M. #A417 = 2124.393 meters (NAVD 85). Converted to feet by dividing by .3048 = 6969.793 feet.

7. 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.

8. All R.O.W. Markers are to be set from survey control points.

9. All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	21							
CONTROL	3							
ALIQUOT CORNER	2							
WITNESS POST								
PER/EASEMENT	10							*

C.D.O.T. SURVEYOR'S STATEMENT (FIELD)
Original Control Survey, Topo., Ties and Section Corners set under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

C.D.O.T. SURVEYOR'S STATEMENT (OFFICE)
R.O.W Plans and Legal Descriptions were prepared under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

CONTRACT SURVEYOR'S STATEMENT
Right of Way Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____

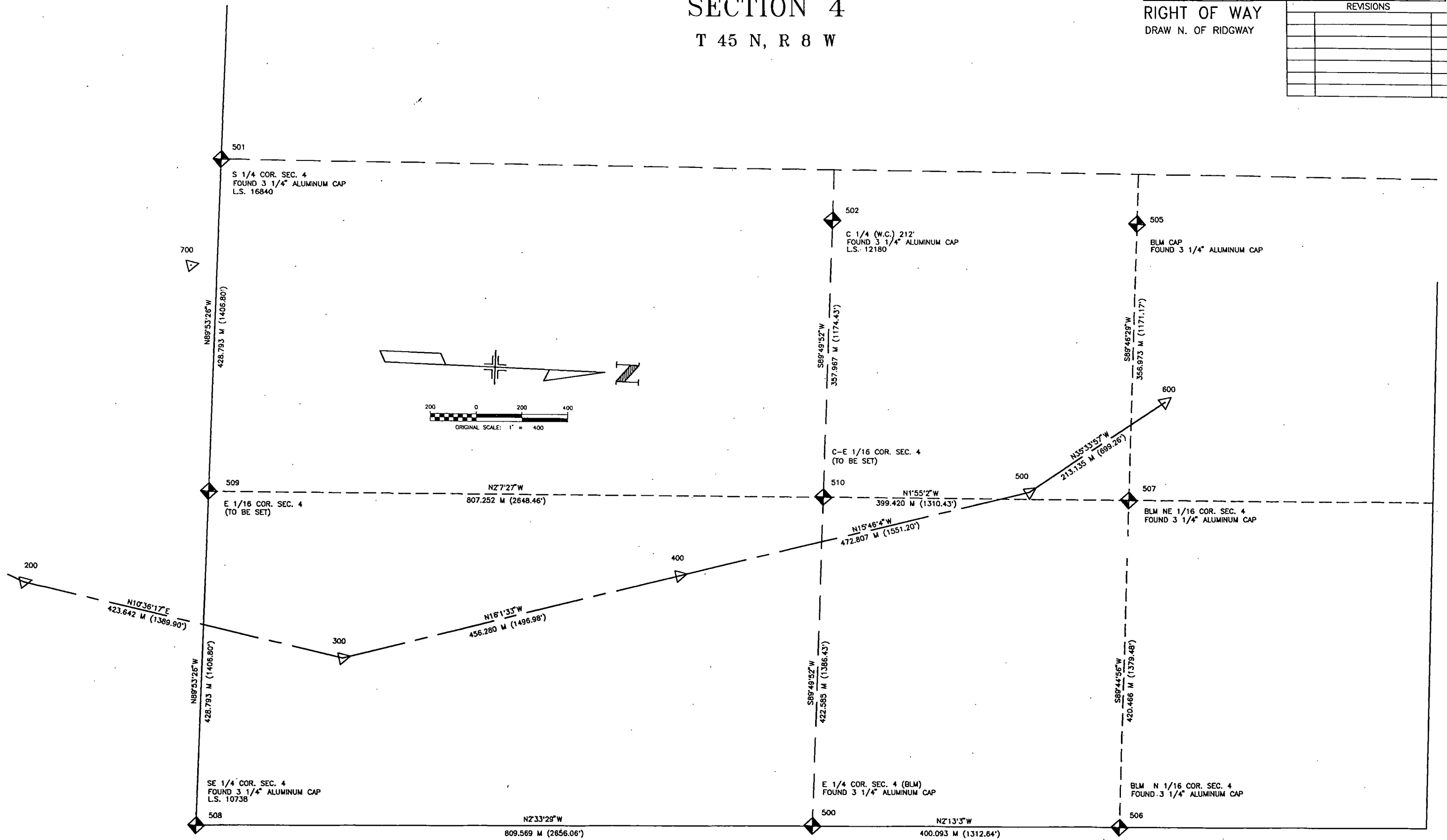
DATE _____

SECTION 4
T 45 N, R 8 W

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BRF 550-2(20)	3A	7

RIGHT OF WAY
DRAW N. OF RIDGWAY

REVISIONS	



SEC. 4, T. 45 N., R. 8 W., N.M.P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
XIII	COLORADO	BRF 550-2(20)	4	7

REVISIONS		
2-20-98	Rev. PE-7, Added PE-3	D.M.
2-20-98	Del. IE-3A	D.M.
2-10-98	Change ownership Par 3R Rev.	D.F.

RIGHT OF WAY
DRAW N. OF RIDGWAY

2 WILLIAM DALE SANDERS AND
MARIAN A. SANDERS
24761 HIGHWAY 550
RIDGWAY, CO 81432

3R Rev

PE 7 Rev LESTER A. LOWERY AND
JUDITH M. LOWERY
118 NORTH 64TH DRIVE
PHOENIX, AZ 85043

IN FAVOR OF WILLIAM DALE &
MARIAN A. SANDERS

AWP 2003-B#3
 $\Delta = 45^{\circ}57'52''$ Rt
 $D_c = 2^{\circ}00'00''$
 $T_c = 1214.99'$
 $L_c = 2298.23'$
 $R_c = 2864.79'$

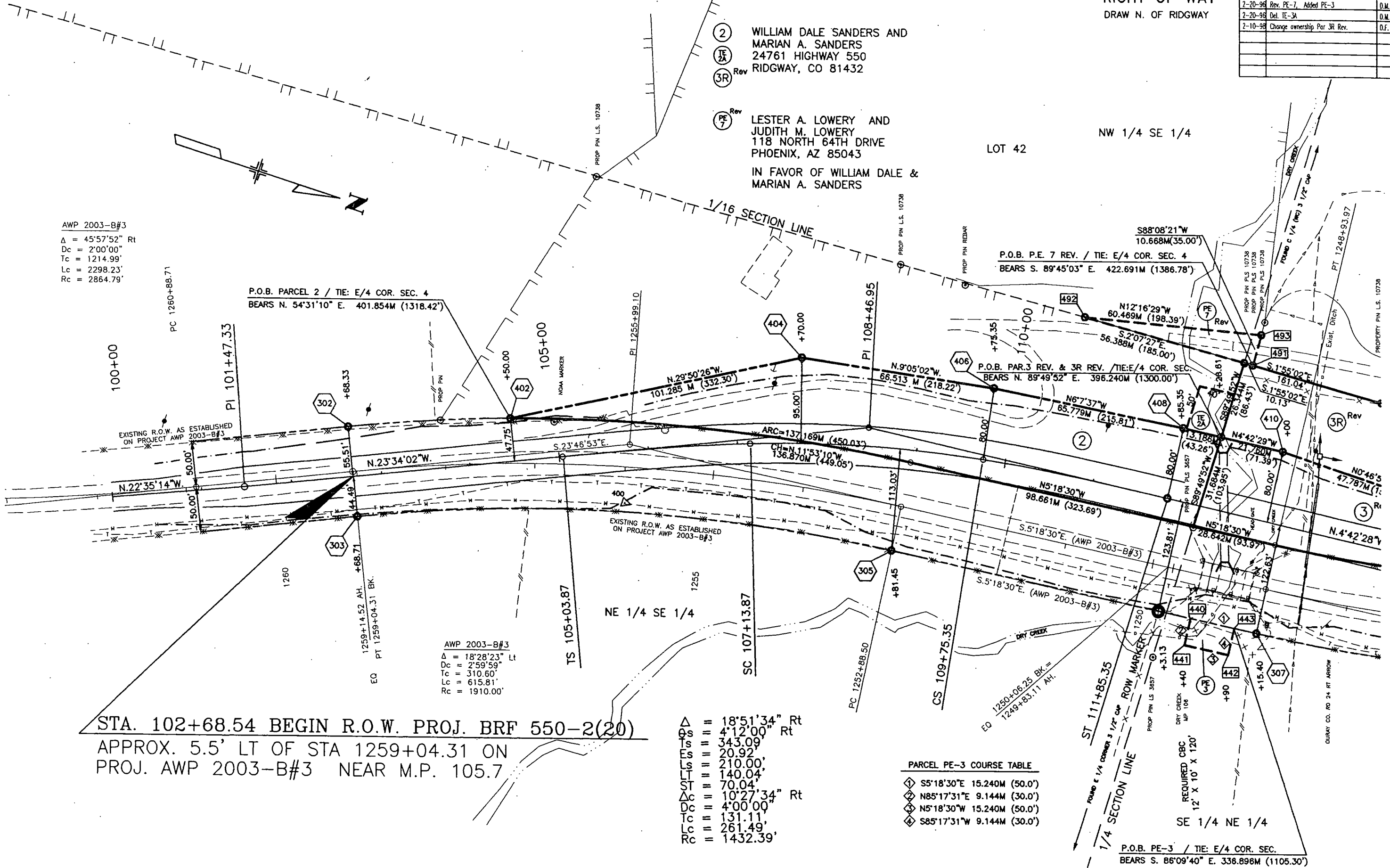
P.O.B. PARCEL 2 / TIE: E/4 COR. SEC. 4
BEARS N. 54°31'10" E. 401.854M (1318.42')

AWP 2003-B#3
 $\Delta = 18^{\circ}28'23''$ Lt
 $D_c = 2^{\circ}59'59''$
 $T_c = 310.60'$
 $L_c = 615.81'$
 $R_c = 1910.00'$

$\Delta = 18^{\circ}51'34''$ Rt
 $\theta_s = 4^{\circ}12'00''$ Rt
 $T_s = 343.09'$
 $E_s = 20.92'$
 $L_s = 210.00'$
 $LT = 140.04'$
 $ST = 70.04'$
 $\Delta_c = 10^{\circ}27'34''$ Rt
 $D_c = 4^{\circ}00'00''$
 $T_c = 131.11'$
 $L_c = 261.49'$
 $R_c = 1432.39'$

PARCEL PE-3 COURSE TABLE		
◇	S5°18'30"E	15.240M (50.0')
◇	N85°17'31"E	9.144M (30.0')
◇	N5°18'30"W	15.240M (50.0')
◇	S85°17'31"W	9.144M (30.0')

STA. 102+68.54 BEGIN R.O.W. PROJ. BRF 550-2(20)
APPROX. 5.5' LT OF STA 1259+04.31 ON
PROJ. AWP 2003-B#3 NEAR M.P. 105.7



FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BRF 550-2(20)	5	7

RIGHT OF WAY		
DRAW N. OF RIDGWAY		
REVISIONS		
2-20-96	Rev Par 3, 3R, and PE-4	D.M.
2-20-96	Del TE-3A, and Added PE-3	D.M.
4-2-96	Added PAR 9	D.M.
2-10-98	Change ownership Par 3R Rev.	D.F.

RIGHT OF WAY
DRAW N. OF RIDGWAY

SEC. 4, T. 45 N., R. 8 W., N.M.P.M.

Rev
3R WILLIAM DALE SANDERS AND
MARIAN A. SANDERS
24761 HIGHWAY 550
RIDGWAY, CO 81432

Rev Del
3R LESTER R. LOWERY AND
DELPHANE A. LOWERY
104 COUNTY ROAD 7
RIDGWAY, CO 81432

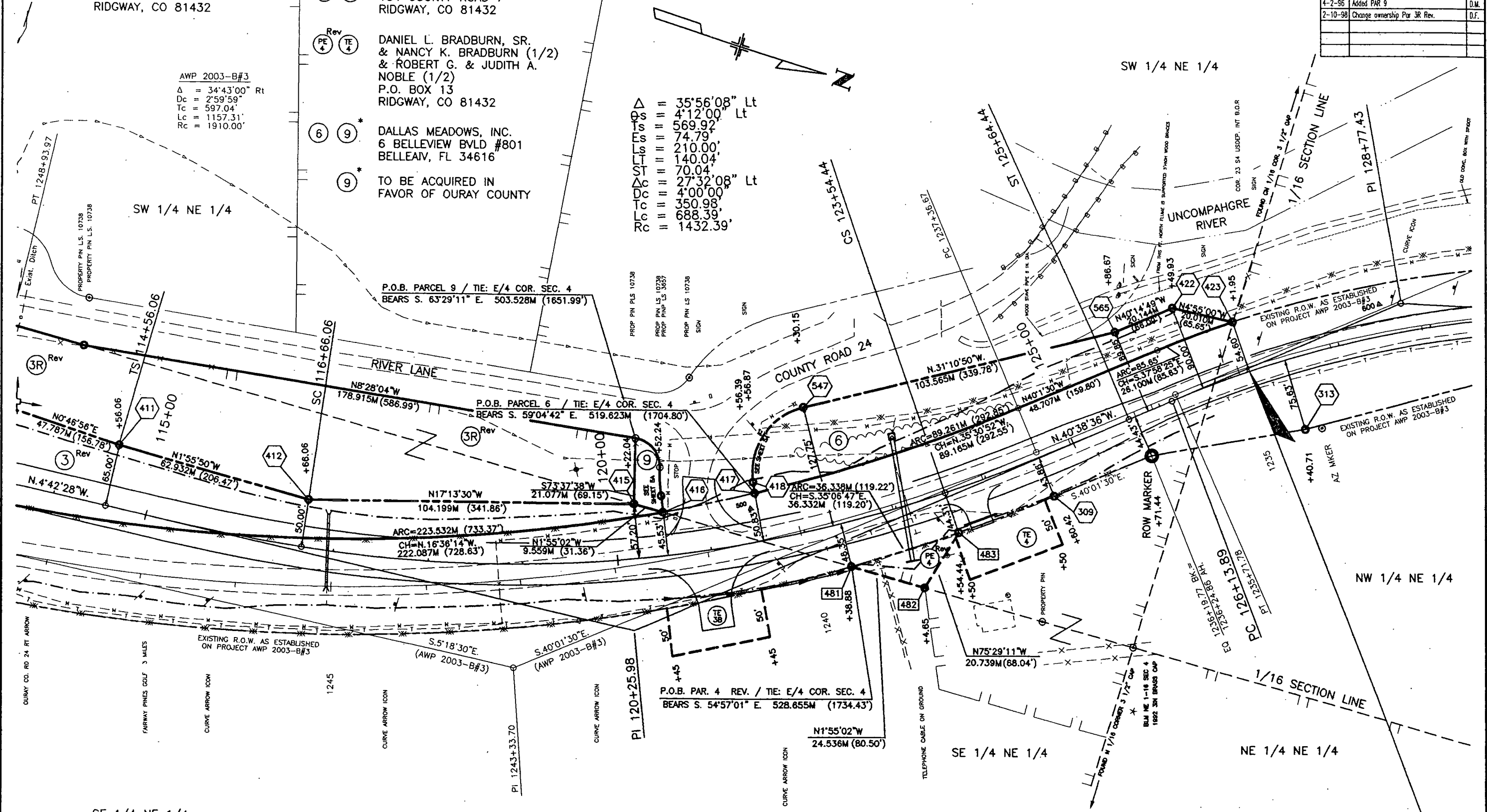
Rev
PE 4 DANIEL L. BRADBURN, SR.
& NANCY K. BRADBURN (1/2)
& ROBERT G. & JUDITH A.
NOBLE (1/2)
P.O. BOX 13
RIDGWAY, CO 81432

6 9 DALLAS MEADOWS, INC.
6 BELLEVIEW BLVD #801
BELLEAIR, FL 34616

9 TO BE ACQUIRED IN
FAVOR OF OURAY COUNTY

AWP 2003-B#3
Δ = 34°43'00" Rt
Dc = 2°59'59"
Tc = 597.04'
Lc = 1157.31'
Rc = 1910.00'

Δ = 35°56'08" Lt
Ts = 4°12'00" Lt
Es = 569.92'
Ls = 74.79'
Lt = 210.00'
Ts = 140.04'
Es = 70.04'
Δc = 27°32'08" Lt
Dc = 4°00'00"
Tc = 350.98'
Lc = 688.39'
Rc = 1432.39'

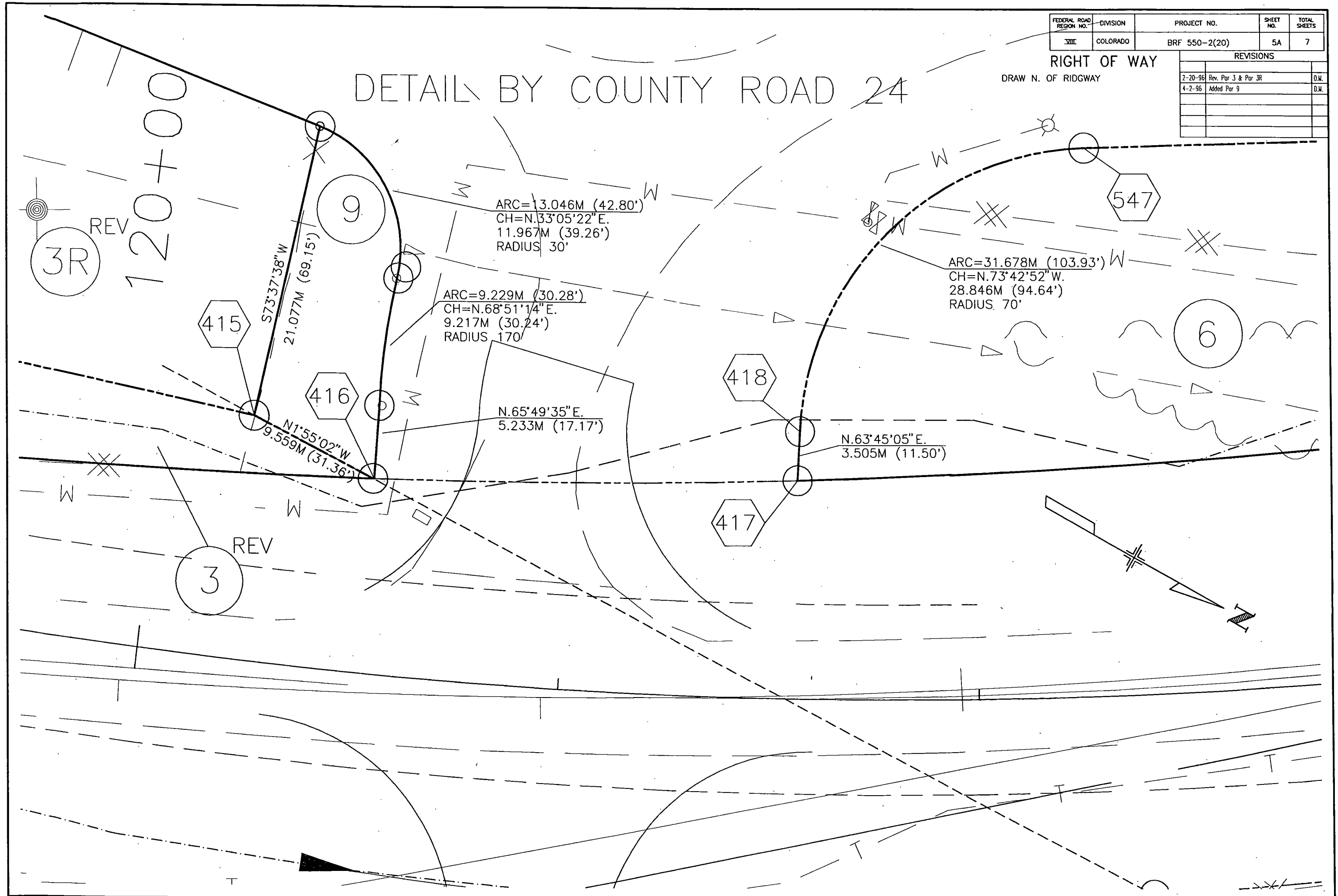


FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BRF 550-2(20)	5A	7

REVISIONS		
2-20-96	Rev. Par 3 & Par 3R	D.M.
4-2-96	Added Par 9	D.M.

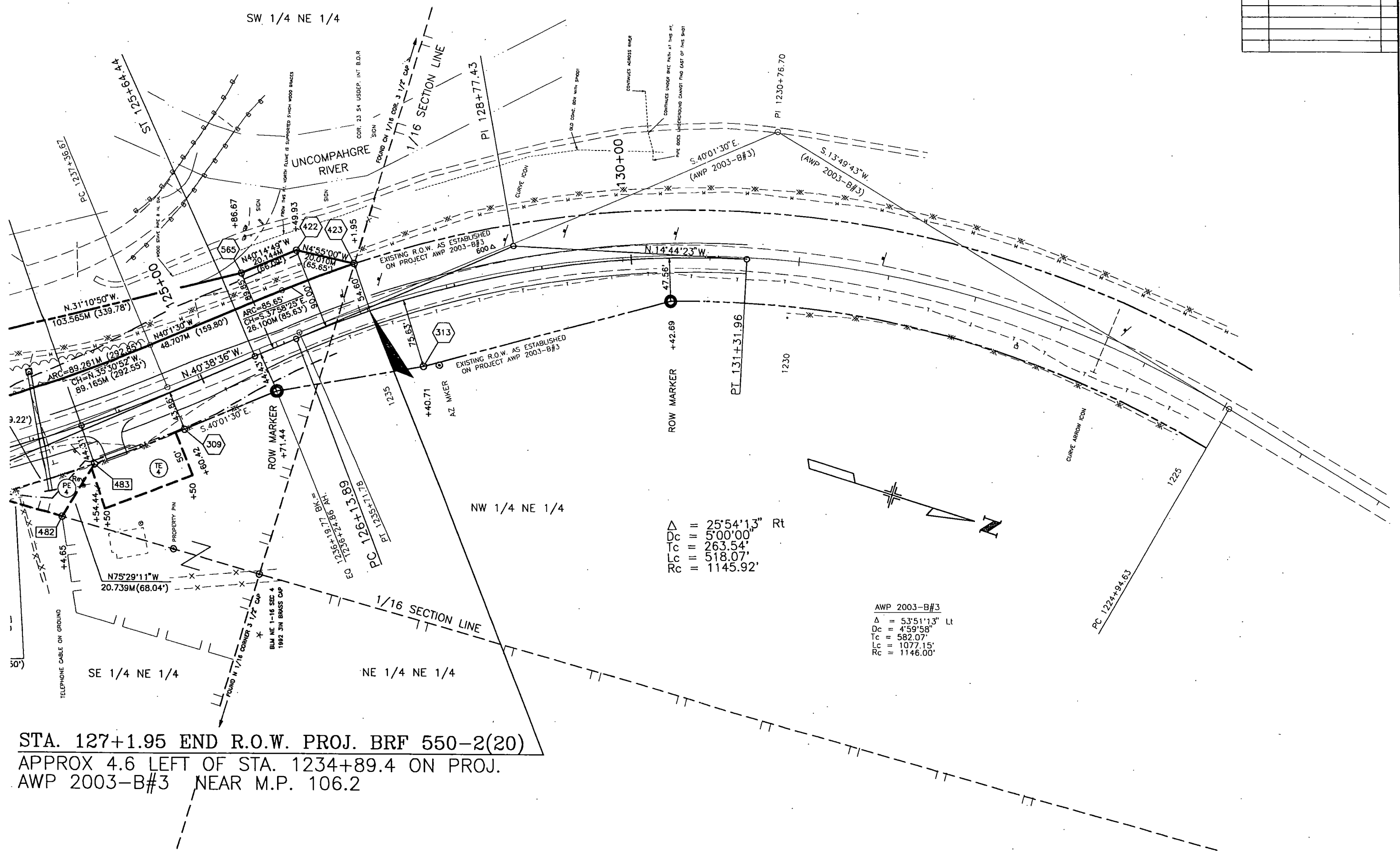
DETAIL BY COUNTY ROAD 24

RIGHT OF WAY
DRAW N. OF RIDGWAY



FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
<u>VIII</u>	COLORADO	BRF 550-2(20)	6	7

RIGHT OF WAY		REVISIONS	
DRAW N. OF RIDGWAY	2-20-96	Rev. PE-4	D.M.



TOTAL OWNERSHIP MAP

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BRF 550-2(20)	7	7

RIGHT OF WAY		REVISIONS		
DRAW N. OF RIDGWAY		2-20-96	Del TE-3A, Added PE-3	D.M.
		2-20-96	Rev. PAR 3, 3R, PE-4, & PE-7	D.M.
		4-2-96	Added PAR 9	D.M.
		2-10-98	Change ownership Par 3R Rev.	D.F.

② WILLIAM DALE SANDERS AND
MARIAN A. SANDERS
24761 HIGHWAY 550
RIDGWAY, CO 81432

③ LESTER R. LOWERY AND
DELPHANE A. LOWERY
104 COUNTY ROAD 7
RIDGWAY, CO 81432

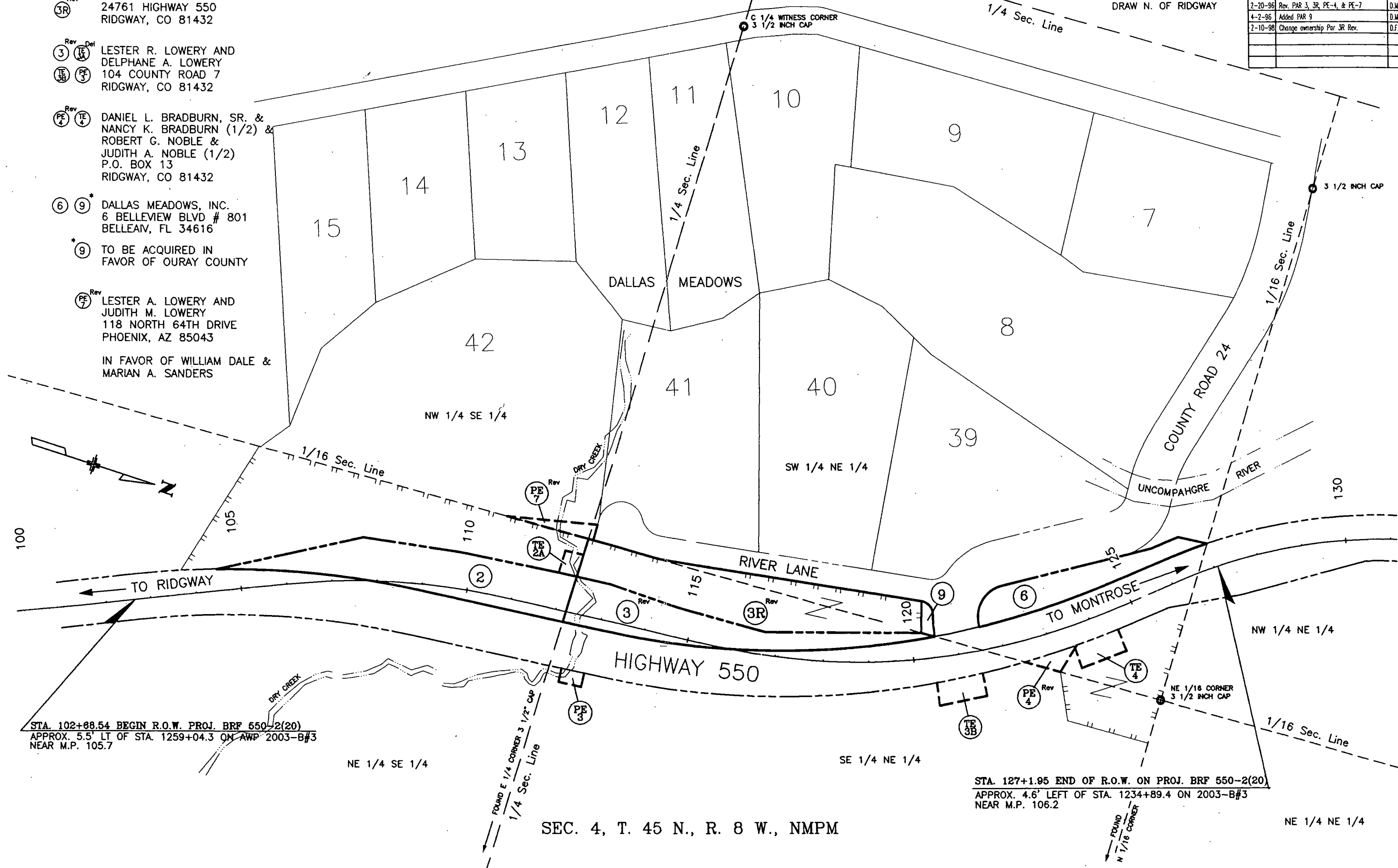
④ DANIEL L. BRADBURN, SR. &
NANCY K. BRADBURN (1/2) &
ROBERT G. NOBLE &
JUDITH A. NOBLE (1/2)
P.O. BOX 13
RIDGWAY, CO 81432

⑥ DALLAS MEADOWS, INC.
6 BELLEVIEW BLVD # 801
BELLEAV, FL 34616

⑨ TO BE ACQUIRED IN
FAVOR OF OURAY COUNTY

⑦ LESTER A. LOWERY AND
JUDITH M. LOWERY
118 NORTH 64TH DRIVE
PHOENIX, AZ 85043

IN FAVOR OF WILLIAM DALE &
MARIAN A. SANDERS



STA. 102+88.54 BEGIN R.O.W. PROJ. BRF 550-2(20)
APPROX. 5.5' LT OF STA. 1259+04.3 ON AWP 2003-B#3
NEAR M.P. 105.7

STA. 127+1.95 END OF R.O.W. ON PROJ. BRF 550-2(20)
APPROX. 4.6' LEFT OF STA. 1234+89.4 ON 2003-B#3
NEAR M.P. 106.2

SEC. 4, T. 45 N., R. 8 W., NMPM