

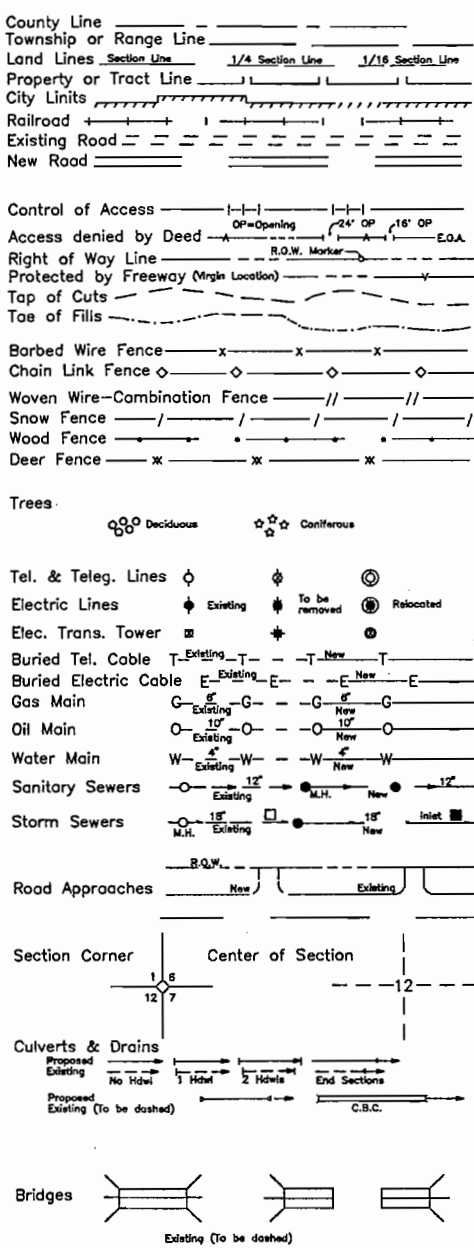
STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS - STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BRS 0131(16)	1	5

RIGHT OF WAY
Yampa River-South
of Phippsburg

REVISIONS		
11-1-90	chg. total sh. no.	JWJ

CONVENTIONAL SIGNS



RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. BRS 0131(16)
STATE HIGHWAY NO. 131
ROUTT COUNTY
RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS

PLANS 1" = 100'
OWNERSHIP 1" = 800'

R.O.W. LENGTH OF PROJECT = 0.163 miles

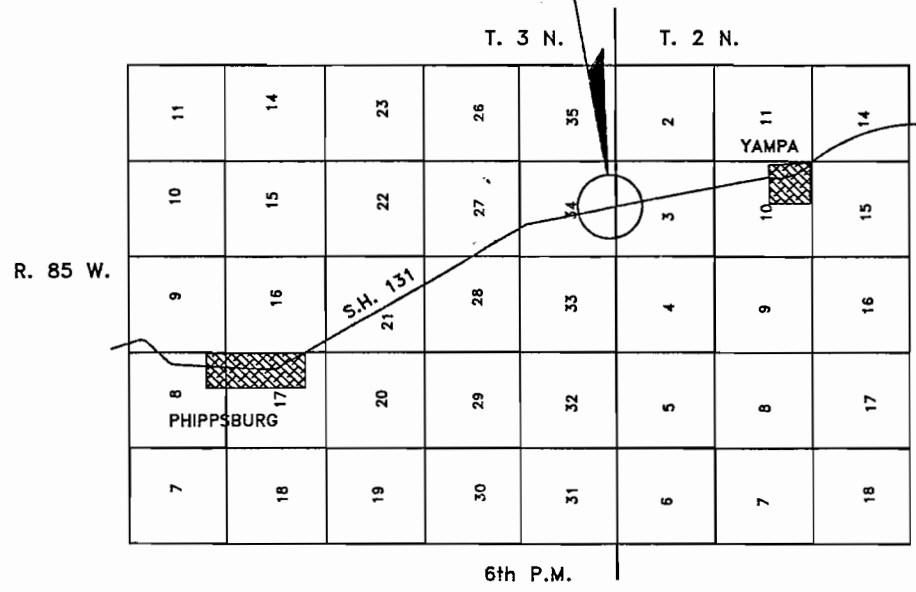
INDEX OF SHEETS

- 1 TITLE SHEET
- 2 TABULATION OF OWNERSHIP
- 3-3A TABULATION OF MONUMENTATION
- 4 ALIGNMENT SHEET
- 5 OWNERSHIP SHEET

LOCATION MAP

T. 2 & 3 N., R. 85 W., 6th P.M.

PROJECT LOCATION



Basis of bearings: N. 89°20'00"W. between the SE cor. of Sec. 34, T. 3 N. R. 85 W., 6th P.M. (a found 3.25" brass cap), and the SW cor. of said Sec. 34 (a found 3.25" brass cap).

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
AUTHORIZED	DATE
DIVISION ADMINISTRATOR	

CONTROL AND MONUMENTATION SHEET

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BRS 0131(16)	3	5

RIGHT OF WAY
Yampa River-South of
Phippsburg

REVISIONS		
11-1-90	chg. total sht. no.	JWJ
4-22-91	revise coordinates	JWJ
10-4-91	drafting corr.	JWJ

SURVEY CONTROL POINT TABULATION

POINT NO.	COORDINATES		DESCRIPTION OF MONUMENT FOUND OR SET
	NORTH	EAST	
1	9999.99	10000.01	CP-131-1
2	11399.92	9691.25	PT-101 (H&G)
3	10545.91	10735.54	PT-204
4	10043.50	10837.60	PT-203
5	10054.19	12916.91	Sec. cor. 34-35-3-2
6	11026.92	7739.85	PT-201
7	10117.35	7487.43	Sec. cor. 33-34-4-3

POINT NO.	COORDINATES		DESCRIPTION OF MONUMENT FOUND OR SET
	NORTH	EAST	
9	10515.47	9928.05	control pnt. (CP131-2)
10	10915.70	9783.68	control pnt (CP131-3)
11	10522.74	9752.47	control pnt (102 H&G)
12	10089.15	10081.11	RR MP #164
14	11414.06	9668.57	found ROW mkr.
15	11413.73	9664.07	found ROW mkr.
16	10755.46	9791.82	found ROW mkr

RIGHT OF WAY POINTS

POINT NO.	COORDINATES		DESCRIPTION OF RIGHT OF WAY MONUMENT SET
	NORTH	EAST	
97	10420.25	9817.39	
99	9996.84	9933.79	
100	10213.29	9866.59	
104	10645.58	9812.38	
106	10845.85	9795.25	

EASEMENT AND OTHER PARCEL POINTS

POINT NO.	COORDINATES	
	NORTH	EAST
19	10759.14	9811.48
31	10391.39	9859.95
102	10400.79	9822.02
107	10089.23	9905.11
108	10089.09	9916.53

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. Found and set monuments are located within an error circle of radius 0.25 feet with respect to controlling monuments at a 95% confidence level.
3. Memorandum of Ownership supplied by Transamerica Title Insurance Co. of Steamboat Springs.
4. **NOTICE:** According to Colorado law you must commence any legal action based upon any defect found 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.
5. All Right of Way Markers set from survey control points.
6. All centerline stationing and offsets are theoretical only and may not represent the centerline as constructed.
7. All coordinates listed are assumed project coordinates.

OFFICE SURVEYOR CERTIFICATE

ROW Plans and Legal Descriptions were prepared under my supervision and checking.

Name _____

Date _____

SEAL

PLS No. _____

FIELD SURVEYOR CERTIFICATE

Control survey and monumentation was done under my supervision and checking.

Name _____

Date _____

SEAL

PLS No. _____

LEGEND

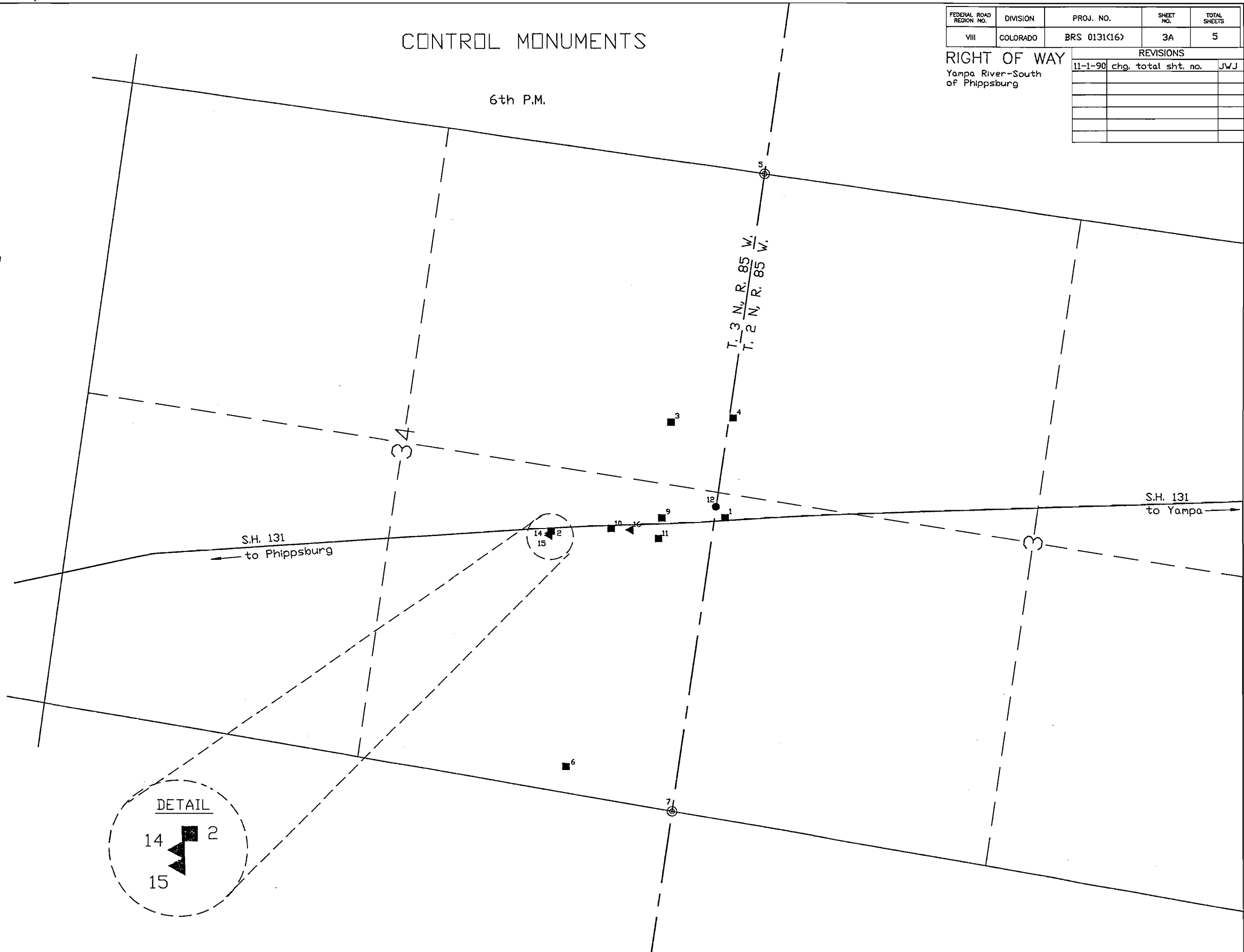
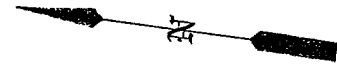
- control points
- ⊙ section corners
- ◄ R.O.W. points
- R.R. M.P.

CONTROL MONUMENTS

6th P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BRS 0131(16)	3A	5

RIGHT OF WAY Yampa River-South of Phippsburg			
REVISIONS			
11-1-90	chg.	total sht. no.	JWJ



DETAIL

14 2
15

LEGEND

- ▲ found ROW marker
- control monument

STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS-STATE OF COLORADO RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJ. NO. BRS 0131(16) STATE HIGHWAY NO. 131 ROUTT COUNTY

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BRS 0131(16)	4	5

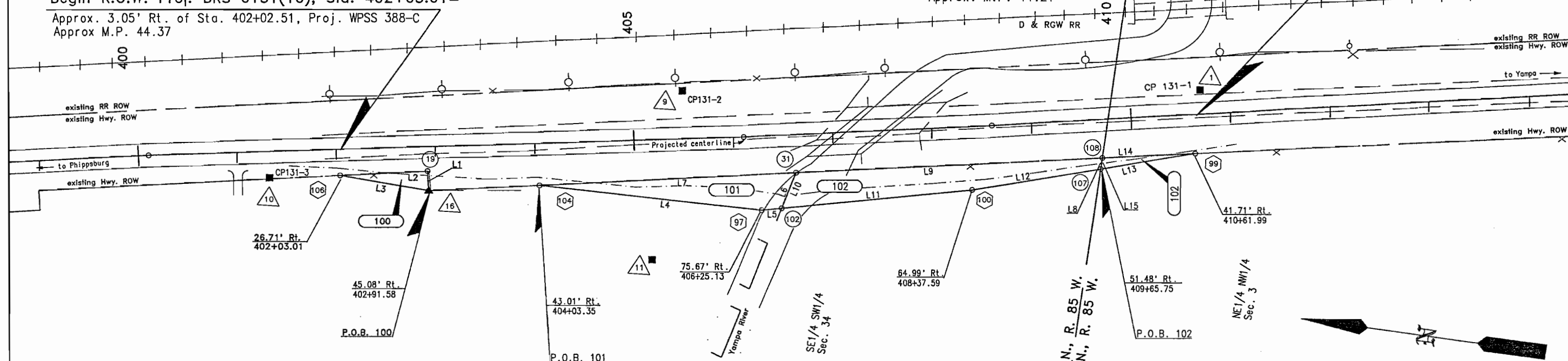
REVISIONS		
11-1-90	chg. total sht. no.	JWJ
4-18-91	Drafting correction	JWJ
10-4-91	Drafting correction	JWJ

Begin R.O.W. Proj. BRS 0131(16), Sta. 402+03.01=
Approx. 3.05' Rt. of Sta. 402+02.51, Proj. WPSS 388-C
Approx M.P. 44.37

T. 2 & 3 N., R. 85 W., 6TH P.M.

End R.O.W. Proj. BRS 0131(16), Sta. 410+61.99=

Approx. 6.69' Rt. Sta. 410+62.78, Proj. WPSS 388-C
Approx. M.P. 44.21



NOTE : Offsets are to projected centerline.

101
100
Paul Q. Beacom
Part of the SE1/4 SW1/4,
Sec. 34

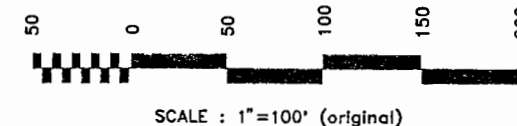
PARCEL 100
TIE SW COR SEC 34
BEARS S.74°31'20"W.
2,391.11' From the P.O.B.
L1 1. N.79°24'00"E. 20.00'
L2 2. N.10°36'00"W. 88.22'
L3 3. S.02°10'30"W. 90.46'
AREA = 0.020 ACRES

PARCEL 101
TIE SW COR SEC 34
BEARS S.77°12'00"W.
2,384.21' From the P.O.B.
L4 1. S.01°16'30"E. 225.39'
L5 2. S.13°22'20"E. 20.00'
L6 3. S.76°04'40"E. 39.08'
L7 4. N.10°36'00"W. 258.61'
AREA = 0.116 ACRES

PARCEL 102
TIE SW COR SEC 34
BEARS N.89°20'00"W.
2,417.85' From the P.O.B.
L8 1. S.89°20'00"E. 11.42'
L9 2. N.10°36'00"W. 307.54'
L10 3. N.76°04'40"W. 39.08'
L11 4. S.13°22'20"E. 192.72'
L12 5. S.17°14'50"E. 129.91'
AREA = 0.186 ACRES
(ALSO)

TIE NW COR SEC 3
BEARS N.89°20'00"W.
2,417.85' From the P.O.B.
L13 6. S.17°14'50"E. 96.73'
L14 7. N.10°36'00"W. 93.85'
L15 8. N.89°20'00"W. 11.42'
AREA = 0.012 ACRES
TOTAL AREA = 0.198 ACRES

102
Cloverleaf Ranch
a Colorado Ltd. Partnership
Part of the SE1/4 SW1/4, Sec. 34
Part of the NE1/4 NW1/4, Sec. 3

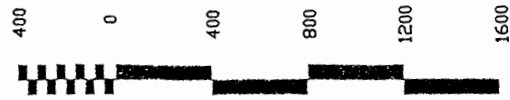


OWNERSHIP MAP

6th P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BRS 0131(16)	5	5

RIGHT OF WAY		
Yampa River-South of Phippsburg		
REVISIONS		
11-1-90	add ownership sht.	JWJ
4-18-91	Drafting correction	JWJ



Scale: 1"=800' (original)



T. 3 N. R. 85 W.
T. 2 N. R. 85 W.

NE1/4
Sec. 34

SE1/4
Sec. 34

NE1/4
Sec. 3

SE1/4
Sec. 3

34

S.H. 131
to Yampa

S.H. 131
to Phippsburg

NW1/4
Sec. 34

SE1/4 SW1/4
Sec. 34

NE1/4 NW1/4
Sec. 3

SE1/4 NW1/4
Sec. 3

NW1/4 SW1/4
Sec. 34

SW1/4 SW1/4
Sec. 34

NW1/4 NW1/4
Sec. 3

SW1/4 NW1/4
Sec. 3

SW1/4
Sec. 3

- Paul Q. Beacom
- Cloverleaf Ranch
a Colo. Lmt. Partnership
(plus other land in other
Townships, Ranges, & Sections)