

STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS - STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BR0242-017	1	7
RIGHT OF WAY Existing R.O.W acquired under project AWP 5004				
			REVISIONS	

CONVENTIONAL SIGNS

County Line _____
Township or Range Line _____
Land Lines _____ Section Line 1/4 Section Line 1/8 Section Line
Property or Tract Line _____
City Limits _____
Railroad _____
Existing Road _____
New Road _____
Control of Access _____
Access denied by Deed _____
Right of Way Line _____
Protected by Freeway(Virgin Location)
Top of Cuts _____
Toe of Fills _____
Barbed Wire Fence _____
Chain Link Fence _____
Woven Wire-Combination Fence _____
Snow Fence _____
Wood Fence _____
Deer Fence _____
Trees _____
Tel. & Teleg. Lines _____
Elec. Trans. Tower _____
Buried Tel. Cable _____
Buried Electric Cable _____
Gas Main _____
Oil Main _____
Water Main _____
Sanitary Sewers _____
Storm Sewers _____
Road Approaches _____
Section Corner _____
Center of Section _____
Culverts & Drains _____
Proposed _____
Existing _____
Existing (to be dashed) _____
Bridges _____

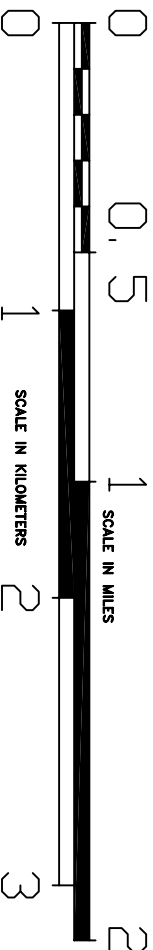
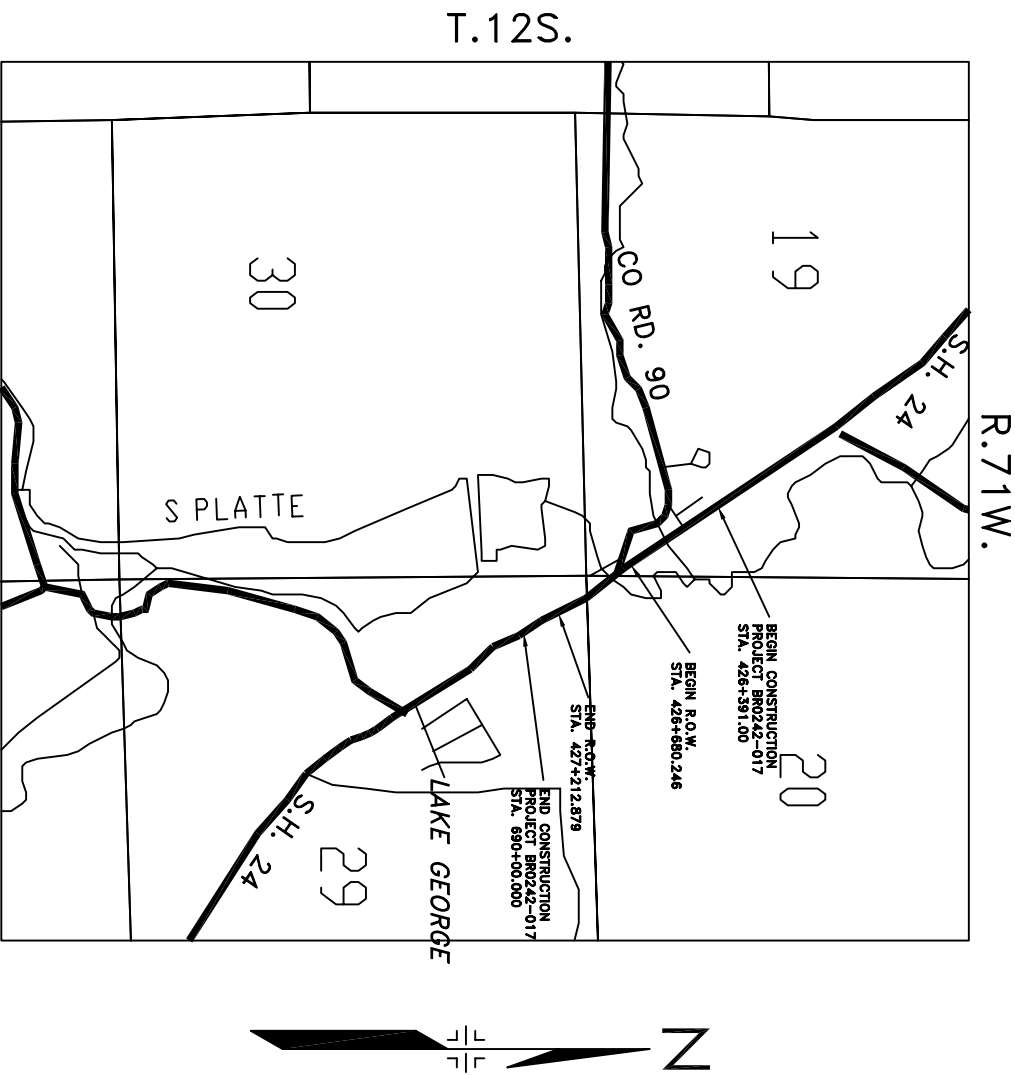
BASIS OF BEARINGS

The bearings referenced on this project can be determined from any monuments set or as found on the control diagram sheet. The basis of bearings for project reference is a line from Control Monument #6460 and Control Monument #6500 having a bearing of S 36° 23' 22" E at a distance of 670.0075 meters.

PROPOSED RIGHT OF WAY

FEDERAL AID PROJECT BR0242-017
STATE HIGHWAY NO. 24
T.12S.,R.71W., PARK COUNTY

SCALES OF ORIGINAL DRAWINGS
PLAN SHEETS 1CM = 15M
LENGTH OF PROJECT = .7 MILE



INDEX OF SHEETS

- 1 TITLE SHEET
- 2-2A OWNERSHIP TABULATION
- 3 SURVEY CONTROL DIAGRAM
- 3A MONUMENTATION SHEET
- 4-5 PLAN SHEETS
- 6 OWNERSHIP MAP

SURVEYOR CERTIFICATE

Control survey and Control monumentation were done and checked under my supervision.
R.O.W. Plans and Legal Descriptions were prepared and checked under my supervision.

Name _____ P.L.S. No. _____

Date _____

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



Region 2
P.O. BOX 536
905 ERIE AV., PUEBLO CO 81001
Phone: 719-546-5454 FAX: 719-546-5414

COLORADO DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY PLANS UNIT: 2153

Sheet Revisions		
09/98	NAME	REVISION

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

S.H. NO. 24

LAKE GEORGE

RIGHT OF WAY		
TABULATION OF PROPERTIES		
BRO 0242-017 (ROW)		
WEST OF LAKE GEORGE		
PROJECT CODE: 11351	SHEET NUMBER: 2	of 8

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA OF PARCEL	AREA IN SQUARE METERS				REC. INFO	REMARKS
					EXISTING ROW	NET AREA	LEFT	REMAINDER RIGHT		
			T. 12 S., R. 71 W., 6TH P.M. Park County							
1	Mountain Community Church – A Colorado Non-profit Corporation	P.O. Box 236 Lake George, CO 80827	SE1/4SE1/4 Section 19	161.6 (1740 sf)		161.6 (1740 sf)		23871.9 (256954 sf)		
3	B.H. Kinney Jr. and Diana W. Kinney	P.O. Box 8697 Albuquerque, NM 87198	(Same As Above)	215.3 (2317 sf)		215.3 (2317 sf)		5467.3 (58849 sf)		
3A	(Same As Above)	(Same As Above)	(Same As Above)	59.8 (644 sf)		59.8 (644 sf)		5467.3 (58849 sf)		
3B	(Same As Above)	(Same As Above)	(Same As Above)	18.3 (197 sf)		18.3 (197 sf)		19638.8 (211389 sf)		
4	John Curthburt Abell III, David Andrew Abell, Betty Kathleen Yamaoka, Benjamin Roy Etheridge, Mary Abell Etheridge, Betty C. Abell (AKA Betty Claire Abell), Marilee Dolan, Michael A. Etheridge, Nina K. Kolman, Benjamin R. Etheridge Jr.	Lake George, CO 80827	(Same As Above)	206.5 (2223 sf)		206.5 (2223 sf)	757 +/--** (8157 sf)	3258771** (35077006 sf)	**Large area as described by deed	
T.E. 4	(Same As Above)	(Same As Above)	(Same As Above)	296.8 (3195 sf)		296.8 (3195 sf)			For channel realignment	
P.E. 5	(Same As Above)	(Same As Above)	SE1/4SE1/4 Section 19 "also" SW1/4SW1/4 Section 20	591.4 (6366 sf)		591.4 (6366 sf)			For construction & maintenance of riprap along the bank of the South Platte River	
T.E. 5A	(Same As Above)	(Same As Above)	(Same As Above)	635.9 (6845 sf)		635.9 (6845 sf)			For relocation of access road	
T.E. 5B	(Same As Above)	(Same As Above)	(Same As Above)	219.0 (2357 sf)		219.0 (2357 sf)			For channel re-construction	

FILING CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____, 19____, AT ____M., FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE _____, RECEPTION NUMBER _____.

SIGNED _____,
DEPT. _____.

SECTIONS 19-20-30-29
T.12S., R.71W. of the 6th P.M.
PARK COUNTY COLORADO



RIGHT OF WAY / SURVEY UNIT

GENERAL NOTES

- 1.) This Control Survey is for the use of the Colorado Department of Transportation. This survey is NOT a complete Land or Right of Way survey nor is this Control Diagram Sheet a Land or Right of Way Survey Plat.
- 2.) 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.
- 3.) No guarantee as to the accuracy of the information contained hereon is implied or expressed unless this copy bears an original signature and seal of Registered Land Surveyor named.
- 4.) All coordinates listed are MODIFIED GRID COORDINATES based on G.P.S. observations.
- 5.) All Elevations listed are based on the Datum of NAVD88.
- 6.) Field survey control precision computed to meet or exceed Colorado Department of Transportation Survey Manual Minimum Horizontal Control Tolerance for type "B" survey requirements (+/- 76mm at 95% certainty).

BASIS OF BEARING

BASIS OF BEARINGS: The bearings referenced on this survey can be determined from any monuments set or found as shown on the Control Diagram Sheet. The basis of Bearings for project reference is D.O.T. Monument #6460 and #6480 and D.O.T. Control Monument #6500. Said line having bearing of S. 36° 23' 22" E., at a distance of 670.0075 meters.

SURVEY SYMBOL TABLE

- Control Monument / HARN
- Control Monument / Densification
- Control Monument / Project
- Bench marks / Property Pins / Misc.
- Aliquot Corner
- Control Monument / secondary

SURVEYOR CERTIFICATE

I hereby state that this survey was performed under my supervision and checking, for and on the behalf of the Colorado Department of Transportation, State of Colorado, and that I am a duly Licensed Professional Land Surveyor in the State of Colorado. I am the author of this Survey Plat. To the best of my knowledge and belief, the information presented here is true and correct.

DATE _____

		Project Coordinates in METERS					
Pnt#	Latitude	Longitude	Northing	Easting	Elev	Description	
6460	38 59 19.82447 N	105 21 54.42246 W	10465.3976	9626.2550	2416.9254	M.P. 246.60 RT	
6475	38 59 12.40544 N	105 21 46.13728 W	10236.5092	9825.7503	2415.8466	M.P. 264.75 RT	
6480	38 59 11.37538 N	105 21 48.87373 W	10204.7506	9759.8656	2415.4106	M.P. 264.80 LT	
6500	38 59 2.43622 N	105 21 36.00247 W	9929.0083	10021.5863	2430.9884	BLM BRASS CAP 20 - 21 - 28 - 29	
501	38 59 10.43799 N	105 20 41.60383 W	10175.7690	11376.8280	2533.5000	BLM BRASS CAP 20 - 21 - 28 - 29	
502	38 58 16.04643 N	105 21 47.77114 W	8497.8620	9786.3660	2420.6000	LARGE STONE BURIED	
503	38 59 6.92678 N	105 22 22.95983 W	10067.5480	8938.0650	2435.4000	PROPERLY MKD03.5	
504	38 59 42.46993 N	105 21 15.90208 W	9313.0800	10553.7700	2447.8000	ALUM CAP 1/4 COR	
505	38 59 8.41436 N	105 21 48.25190 W	10113.4090	9730.7550	2415.1000	ANGLE IRON	
506	38 59 34.57730 N	105 21 49.98683 W	10920.5030	9733.0900	2423.2000	PROPERLY MKRD 3.5"ALUM CAP 1/4 COR	

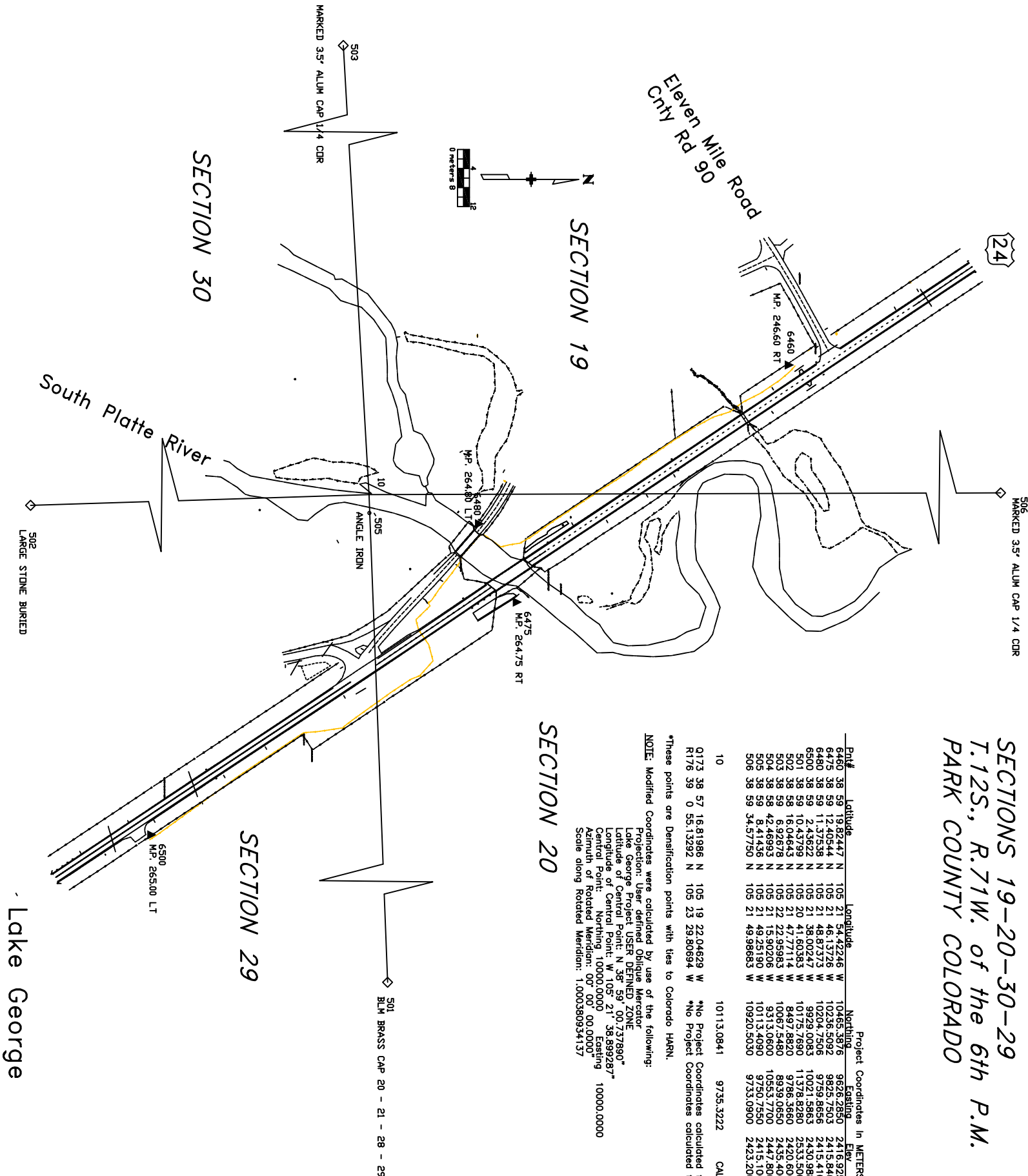
10 10113.0841 9735.3222 CALCULATED POINT FOR SEC COR 19-20-30-29

No Project Coordinates calculated for this point

No Project Coordinates calculated for this point

*These points are Densification points with ties to Colorado HARN.

NOTE: Modified Coordinates were calculated by use of the following:
Projection: User defined Oblique Mercator
Lake George Project USER DEFINED ZONE
Latitude of Central Point: N 38 59 00.737890"
Longitude of Central Point: W 105 21 36.599287"
Semi-Major Axis: 6378137.000000
Semi-Minor Axis: 6378137.000000
Azimuth of Rotated Meridian: 00° 00' 00.0000
Scale along Rotated Meridian: 1.000380934137



Computer File Information				Sheet Revisions			
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Last Modification Date:		Initials:					
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Acad Ver.	R12	Scale:	1:200	Units:	METRIC		
Colorado Department of Transportation				As Constructed			
Region 2				No Revisions:			
905 Erie Ave. P.O. Box 536 Pueblo, CO. 81001 Phone: 719-546-5442 FAX: 719-546-5414				Revised:			
Void:				Surveyor: Michael Bouchard			
Section (s): 19-20-30-29				Draft Person: Larry Lucas			
T. 12 S., R. 71 W. of the 6th P.M.				Str. I-15-AL ● Lake George			
SURVEY CONTROL DIAGRAM				Project No./Code			
				BRO242-017			
				11351			
				Sheet Number 3 of 8			

MONUMENTATION SHEET

R.O.W. MARKERS to be set ☒

Temporary Easement points to be staked ☐

Permanent Easement markers to be set ☐

Pnt 300	10502.9005	N	9599.7252	E
Pnt 301	10518.3134	N	9589.4461	E
Pnt 302	10504.6552	N	9589.9759	E
Pnt 303	10497.6471	N	9584.7152	E
Pnt 304	10482.8618	N	9564.0285	E
Pnt 305	10488.6138	N	9609.2533	E
Pnt 306	10459.6465	N	9557.6333	E
Pnt 307	10463.1155	N	9567.7336	E
Pnt 308	10478.9642	N	9599.5644	E
Pnt 309	10480.0381	N	9609.6085	E
Pnt 310	10474.2099	N	9618.8232	E
Pnt 314	10425.7669	N	9651.0086	E
Pnt 315	10445.4786	N	9637.9122	E
Pnt 316	10422.0735	N	9647.3917	E
Pnt 317	10415.3719	N	9640.8289	E
Pnt 318	10404.3385	N	9652.0956	E
Pnt 319	10408.6541	N	9656.8301	E
Pnt 320	10405.2169	N	9664.6620	E
Pnt 321	10411.8038	N	9660.2857	E

Pnt 425	10082.2330	N	9880.3801	E
Pnt 426	10077.6297	N	9874.0400	E
Pnt 427	10067.7846	N	9874.4966	E
Pnt 428	10064.5220	N	9861.7278	E
Pnt 429	10110.9258	N	9849.8709	E
Pnt 430	10087.9499	N	9876.5200	E
Pnt 435	10483.8962	N	9652.8044	E
Pnt 436	10492.1754	N	9665.3126	E
Pnt 437	10527.4451	N	9641.7907	E
Pnt 438	10519.1658	N	9629.2824	E
Pnt 439	10431.8771	N	9687.4968	E
Pnt 440	10441.7000	N	9701.1141	E
Pnt 441	10452.2583	N	9693.4978	E
Pnt 442	10443.0725	N	9680.0304	E
Pnt 447	10401.7308	N	9627.4704	E
Pnt 448	10390.8952	N	9637.3470	E

Pnt 543	10363.4534	N	9733.1297	E
Pnt 544	10369.0019	N	9741.4493	E
Pnt 545	10418.2044	N	9708.6352	E
Pnt 546	10412.6560	N	9700.3157	E

Reference points to Aliquot corner to be set ☒

Pnt 600	10114.2548	N	9765.7797	E
Pnt 601	10143.5640	N	9735.2379	E
Pnt 602	10111.3693	N	9704.8905	E

These reference points are for the section corner common to 19–20–29–30. This monument is positioned in the South Platte River and cannot be monumented. If calculating the position for this point the coordinates are as follows:

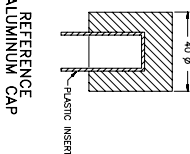
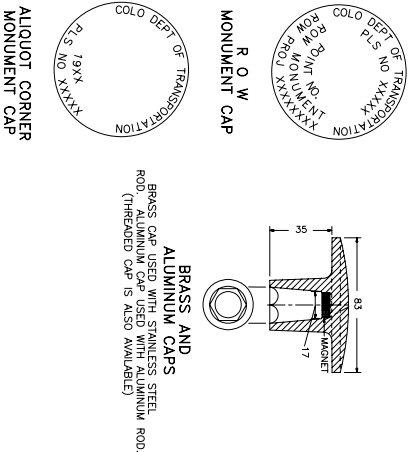
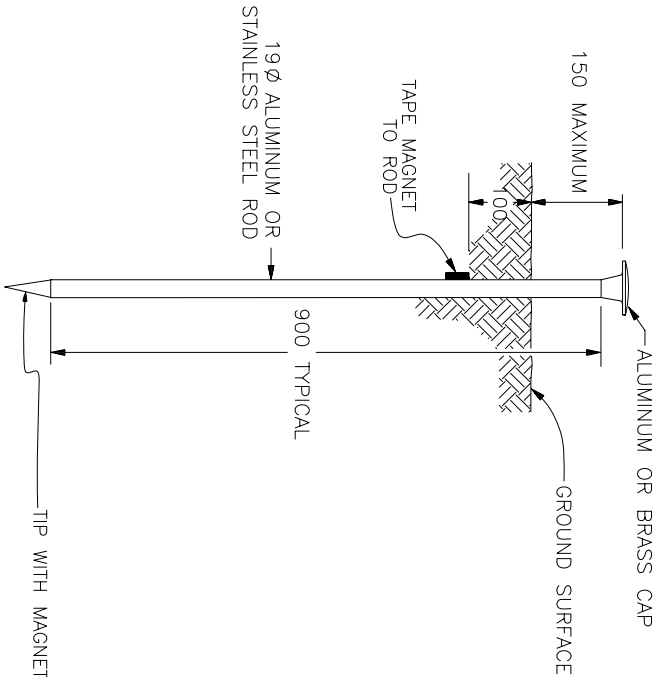
Pnt 010	10113.0841	N	9735.3222	E
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GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Transportation Department purposes ONLY.
2. Title Commitments / Policies supplied by Security Title Guaranty Company.
3. 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.

4. All R.O.W. Markers set from survey control points.
5. All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field.
6. All coordinates listed are PROJECT COORDINATES.
7. BASIS OF BEARINGS: All bearings referenced to a line connecting C.D.O.I. Control point #6460 and C.D.O.I. Control point #6500, bearing S. 36°23'22" E.

TYPICAL MONUMENTATION



CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE		3						
3 1/4" ROW					18			
CONTROL								
** ALIQUOT CORNER								
WITNESS POST	3							
1 1/2" ALUM. CAP (P.E. MARKERS)						4		

Computer File Information

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Last Modification Date:	06/03/98	Initials:	LRL
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Acad Ver.:	R13c4	Scale:	1:400
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Sheet Revisions

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Colorado Department of Transportation



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

Right of Way / Survey Unit 2153

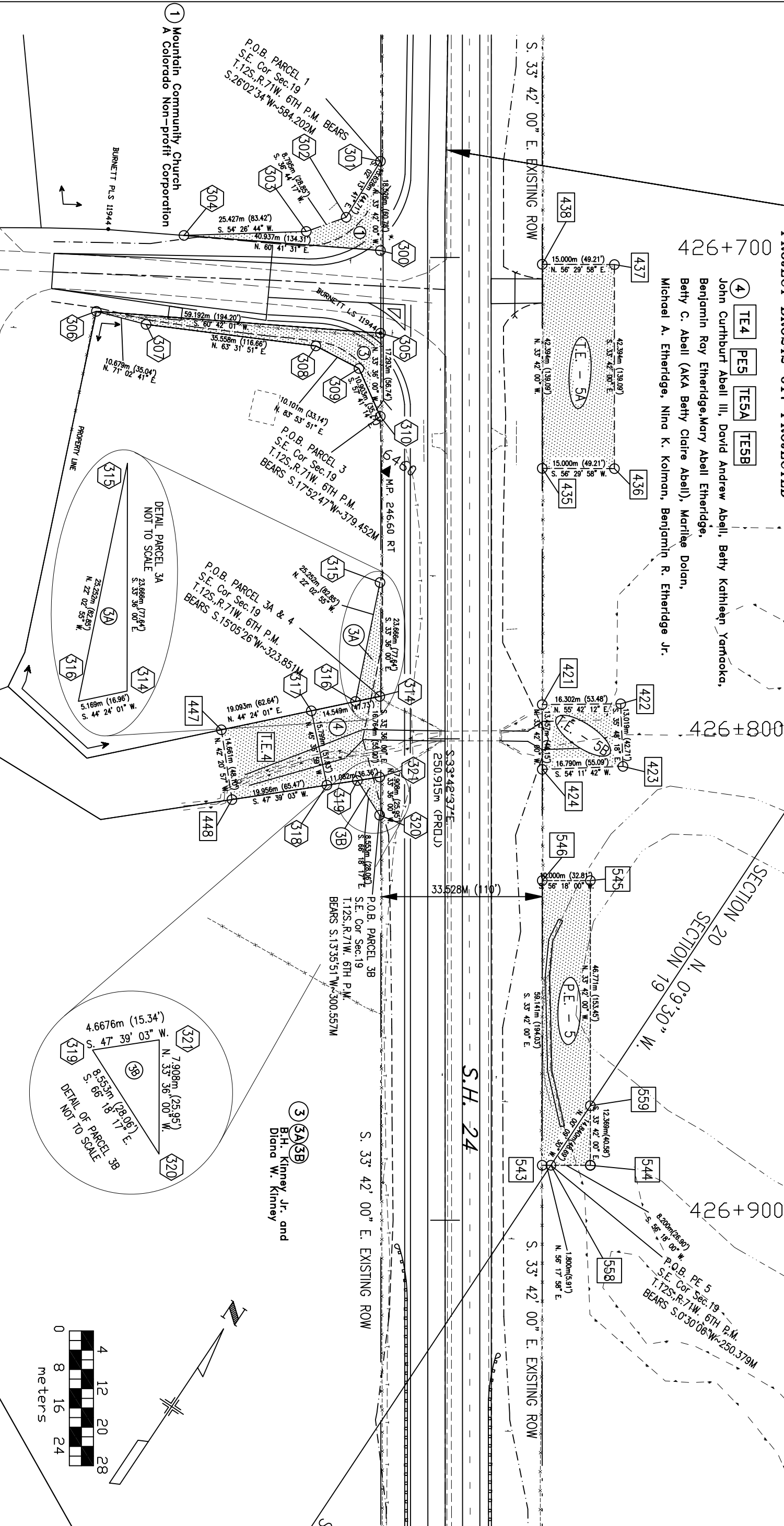
Monumentation Listing

Project No./Project Location/Project Code

BR0242-017	
WEST OF LAKE GEORGE	
11351	
Sheet Number	3A OF 8

STA. 426+680.246 BEGIN R.O.W.
PROJECT BR0242-017 PROJECTED

④ TE4 PES TESB
John Curthurt Abell III, David Andrew Abell, Betty Kathleen Yamnoka,
Benjamin Ray Etheridge, Mary Abell Etheridge,
Betty C. Abell (AKA Betty Claire Abell), Marilee Dolan,
Michael A. Etheridge, Nina K. Kolman, Benjamin R. Etheridge Jr.



① Mountain Community Church
A Colorado Non-profit Corporation

③ 3A 3B
B.H. Kinney Jr. and
Diana W. Kinney

④
John Curthurt Abell III, David Andrew Abell, Betty Kathleen Yamnoka,
Benjamin Ray Etheridge, Mary Abell Etheridge,
Betty C. Abell (AKA Betty Claire Abell), Marilee Dolan,
Michael A. Etheridge, Nina K. Kolman, Benjamin R. Etheridge Jr.

⑤
P.O.B. PE 5
S.E. Cor Sec. 19
T. 12S., R. 71W., 6TH P.M.
BEARS S. 0° 30' 00" W. ~ 250.379M

⑥
P.O.B. PARCEL 1
S.E. Cor Sec. 19
T. 12S., R. 71W., 6TH P.M. BEARS
S. 26° 02' 34" W. ~ 384.202M

⑦
P.O.B. PARCEL 3
S.E. Cor Sec. 19
T. 12S., R. 71W., 6TH P.M. BEARS
S. 17° 52' 47" W. ~ 379.452M

⑧
P.O.B. PARCEL 3A & 4
S.E. Cor Sec. 19
T. 12S., R. 71W., 6TH P.M. BEARS
S. 15° 05' 26" W. ~ 323.851M

⑨
P.O.B. PARCEL 3B
S.E. Cor Sec. 19
T. 12S., R. 71W., 6TH P.M. BEARS
S. 13° 35' 51" W. ~ 300.557M

⑩
P.O.B. PE 5
S.E. Cor Sec. 19
T. 12S., R. 71W., 6TH P.M. BEARS
S. 0° 30' 00" W. ~ 250.379M



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Sheet Revisions

mm/yy	NAME	REVISION
09/98	XXX	LRL

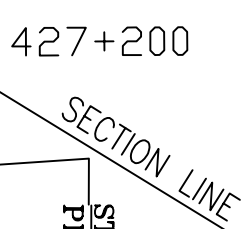
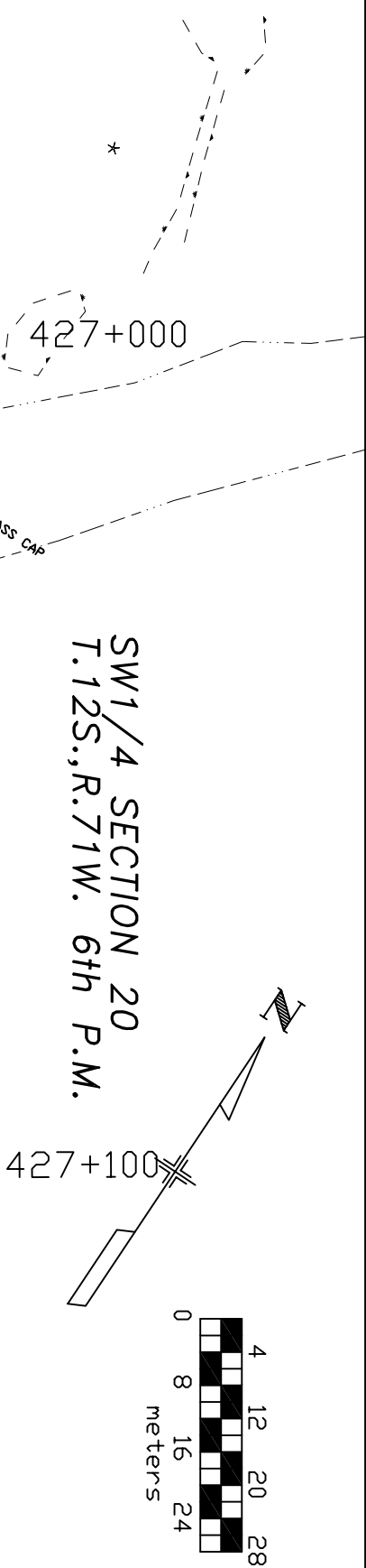
Colorado Department of Transportation

Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414
Right of Way / Survey Unit 2153 Michael Bouchard

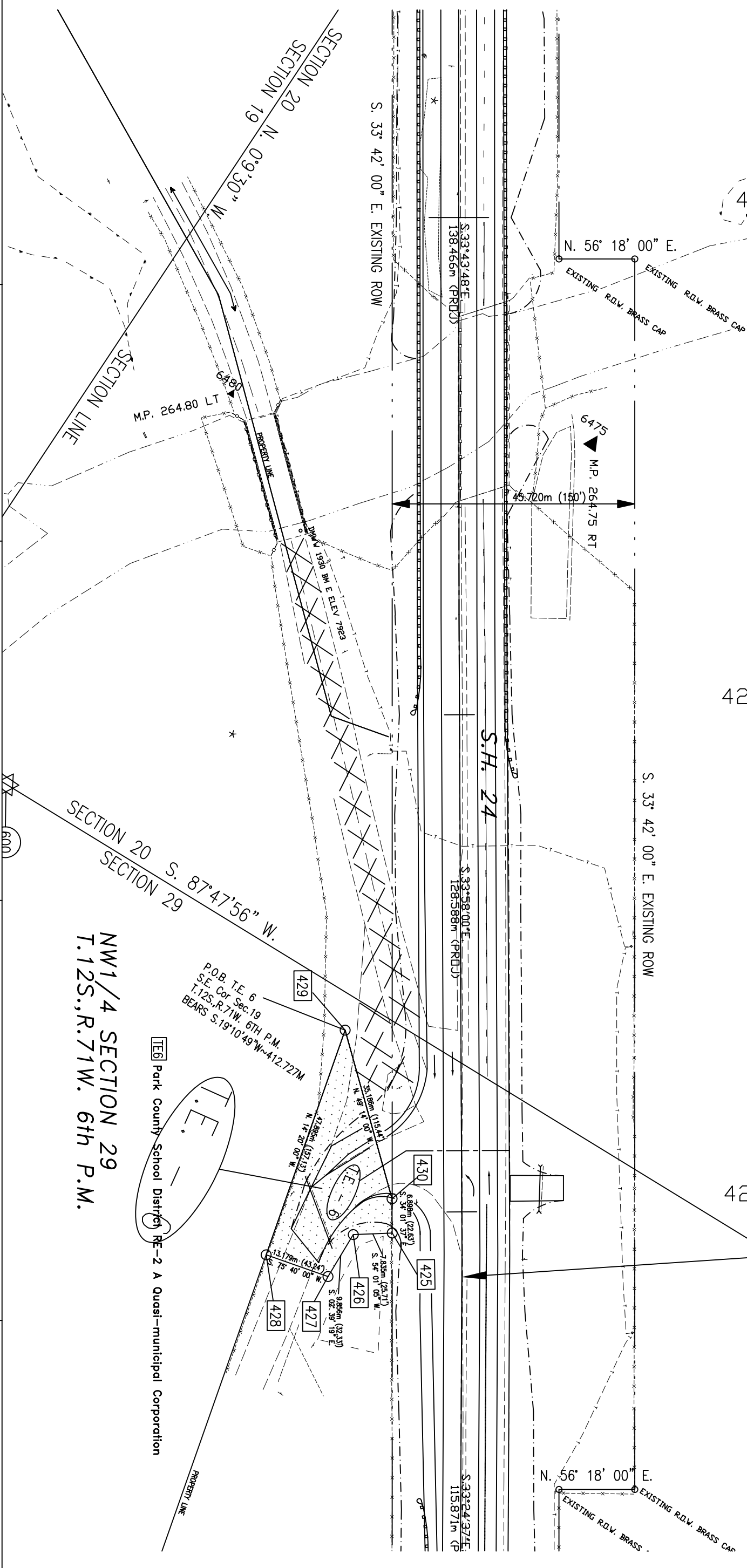
Right of Way Plan Sheet

Project No./Project Location/Project Code

BR0242-017
WEST OF LAKE GEORGE
11351
Sheet Number 4 OF 8



STA. 427+212.879 END R.O.W.
PROJECT BR0242-017



S.H. 24

SECTION 20 S. 87°47'56" W.
SECTION 29

NW1/4 SECTION 29
T.12S., R.71W. 6th P.M.

TE6 ~~Park County School District~~ RE-2 A Quasi-municipal Corporation

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Computer File Information				Sheet Revisions			
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Colorado Department of Transportation

Region 2
 905 Erie Avenue
 Pueblo, CO 81002
 Phone: (719) 546-5454 FAX: (719) 546-5414

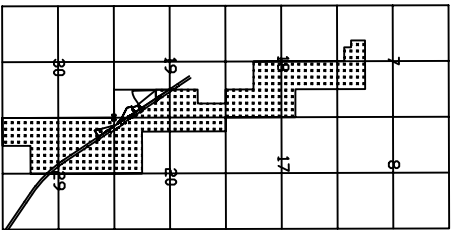
Right of Way / Survey Unit 2153 Michael Bouchard

Right of Way Plan Sheet

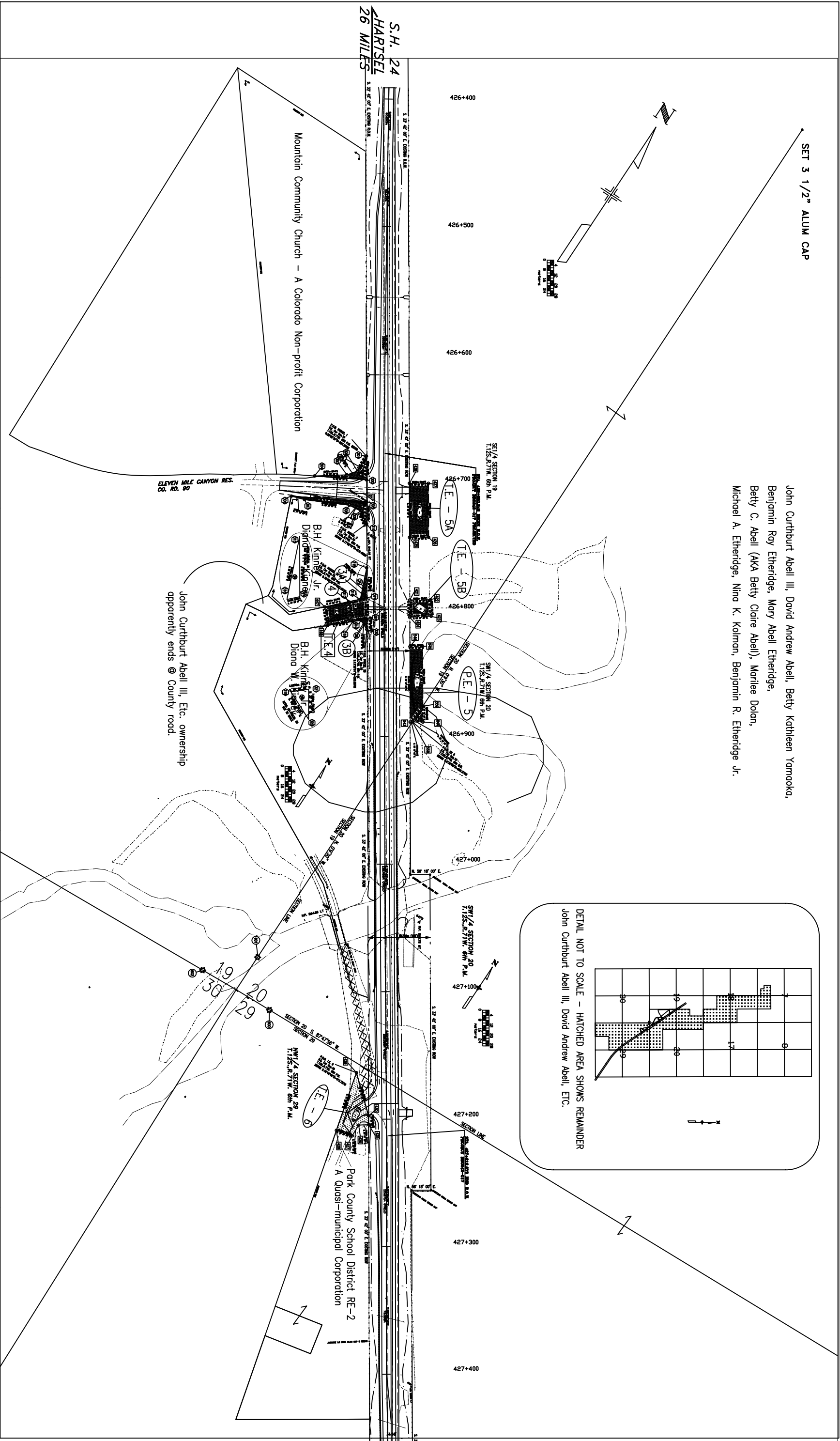
Project No./Project Location/Project Code
BRO242-017
WEST OF LAKE GEORGE
11351
Sheet Number 5 OF 8

SET 3 1/2" ALUM CAP

John Curthburt Abell III, David Andrew Abell, Betty Kathleen Yamoka,
Benjamin Roy Etheridge, Mary Abell Etheridge,
Betty C. Abell (AKA Betty Claire Abell), Marilee Dolan,
Michael A. Etheridge, Nina K. Kolman, Benjamin R. Etheridge Jr.



DETAIL NOT TO SCALE - HATCHED AREA SHOWS REMAINDER
John Curthburt Abell III, David Andrew Abell, ETC.



Computer File Information

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Sheet Revisions

NO	REVISION	DATE
09/98		

Colorado Department of Transportation



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

Right of Way / Survey 2153

Michael Bouchard

Ownership Map

Project No./Project Location/Project Code

BR0242-017
LAKE GEORGE WEST
11351
Sheet Number 6 of 8