

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BR 330A-006	1	6
RIGHT OF WAY ANDERSON GULCH				
REVISIONS				

CONVENTIONAL SIGNS

County Line
Township or Range Line
Land Lines Section Line 1/4 Section Line 1/16 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 (Margin Location)
Top of Cuts
Toe of Fills
Barbed Wire Fence
Chain Link Fence
Woven Wire-Combination Fence
Snow Fence
Wood Fence
Deer Fence

Trees
Deciduous
Coniferous

Tel. & Teleg. Lines
Electric 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
Bridges

POINT NUMBER DESIGNATIONS
CONTROL POINT AND ALIQUOT CORNER
ROW MARKER
PROPERTY SURVEY MARKER
OTHER POINTS

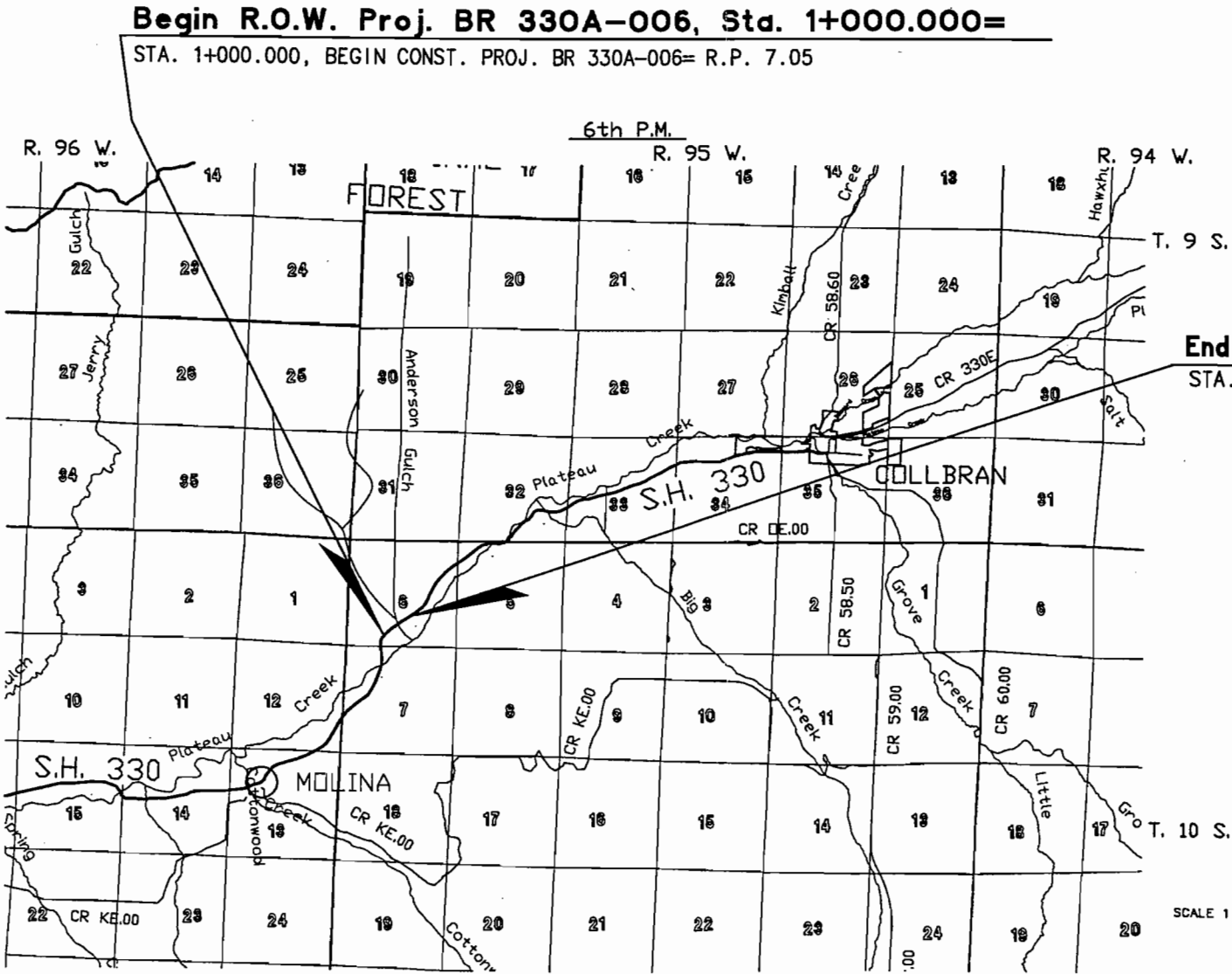
BASIS OF BEARINGS
N.56°02'15.7"E., between GPS control pnt. 3 (a 82.5mm al. cap monument - M.P. 7.00), and GPS control pnt. 4 (a 82.5mm al. cap monument - M.P. 7.10), for CDOT project BR 330A-006.

Date: 7-97
Subaccount: 11430
REGION: III

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. BR 330A-006
STATE HIGHWAY NO. 330
MESA COUNTY
RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS
PLAN SHEET 1 : 500 (METRIC - RATIO)
OWNERSHIP SHEET 1 : 10,000
R.O.W. LENGTH OF PROJECT = 0.05 KM

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TABULATION OF OWNERSHIPS
3-3A	CONTROL AND MONUMENTATION
4	TABULATION OF ACCESS
5	PLAN SHEET
6	OWNERSHIPS SHEET



SCALE 1 : 50,000 (ORIGINAL)

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____

DIVISION ADMINISTRATOR

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BR 330A-006	2	6

RIGHT OF WAY
ANDERSON GULCH

REVISIONS		
6-16-98	add TE-100	JWJ

R. O. W. TABULATION OF PROPERTIES IN MESA COUNTY S. H. NO. 330

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN HECTARES					PARCEL NO.	RECORDED Book, Page	REMARKS
				AREA OF PARCEL	EXISTING R.O.W.	NET AREA	REMAINDER				
							LEFT	RIGHT			
100	BEN E. NICHOLS & LOIS M. NICHOLS, J.T.	P.O. BOX 108 COLLBRAN, CO. 81624-0108	T. 10 S., R. 95 W., 6th P.M. NW1/4SE1/4 SEC. 6	0.136 (0.34 acres)	0.067 (0.17 acres)	0.069 (0.17 acres)	258.4 (638.2 acres)	55.9 (138.1 acres)	100		
PE-100	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	0.051 (0.13 acres)		0.051 (0.13 acres)			PE-100		for construction and maintenance of CBC
PE-101	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	0.047 (0.12 acres)		0.047 (0.12 acres)			PE-101		for construction and maintenance of CBC
TE-100	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	0.038 (0.09 acres)		0.038 (0.09 acres)			TE-100		for channel improvement

CONTROL AND MONUMENTATION SHEET

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BR 330A-006	3 of 3A	6

RIGHT OF WAY
ANDERSON GULCH

REVISIONS	
6-16-98	add easement pnts 222-225 JJJ

CONTROL DATA					
COORDINATES ARE MODIFIED PROJECT COORDINATES ELEVATIONS BY DIFFERENTIAL LEVELING					
GPS CONTROL (METRIC)					
PNT #	MILE POST	NORTH	EAST	ELEV.	DESCRIPTION
1	MP 6.80	61101.5468	95639.5820	1712.471	CDOT CONTROL MONUMENT
2	MP 6.90	61173.9331	95760.5948	1714.193	CDOT CONTROL MONUMENT
3	MP 7.00	61283.9822	95889.7757	1713.643	CDOT CONTROL MONUMENT
4	MP 7.10	61384.3414	96038.7757	1713.698	CDOH CONTROL MONUMENT
5	MP 7.20	61561.8797	96160.7760	1714.477	CDOH CONTROL MONUMENT
6		62448.334	94974.264		SEC COR S36-31-1-6 (A FOUND STONE, IN MOUND OF STONES)
7		62439.204	95777.002		1/4 COR S31-36 (A FOUND 5CM CAP ON A 2CM REBAR - MARKED LS 24306)

RIGHT-OF-WAY MARKERS TO BE SET			
PNT #	NORTH	EAST	REMARKS
210	61277.3781	95908.6518	
211	61291.5261	95898.4179	
212	61274.6823	95924.1779	
213	61307.0922	95900.7344	
214	61313.5392	95909.6471	
215	61283.4736	95936.3316	
220	61304.6496	95943.2295	
221	61314.9550	95935.7751	

EASEMENT AND OTHER POINTS			
PNT #	NORTH	EAST	REMARKS
53	61315.8043	95937.1293	
200	61264.1841	95918.1956	
201	61304.6965	95888.8912	
202	61292.3163	95957.0875	
203	61332.8287	95927.7831	
216	61307.1288	95946.3729	
217	61317.3184	95939.0024	
222	61270.6311	95927.1083	
223	61279.4224	95939.2620	
224	61250.3749	95941.7605	
225	61259.1662	95953.9142	

GENERAL NOTES

1. This Right of Way Plan is not a complete boundary survey of all adjoining owners and is prepared for The Department of Transportation, State of Colorado purposes only.
2. Found and set monuments are located within an error circle of radius 0.0762 meters with respect to controlling monuments at a 95% confidence level.
3. Memorandum of Ownership supplied by Western Colorado Title Co., of Grand Jct., Co.
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 project coordinates.
8. No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of the registered land surveyor(s) hereon named

OFFICE SURVEYOR CERTIFICATE

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

Name_____

Date_____

P.L.S. No._____

FIELD SURVEYOR CERTIFICATE

Control survey and monumentaion was done under my supervision and checking

Name_____

Date_____

P.L.S. No._____



"CDOH"

TYPICAL CONTROL MONUMENT
A 82.5mm DIA. ALUM. CAP
ON A 914.4mm+ ALUM. ROD



"CDOT"

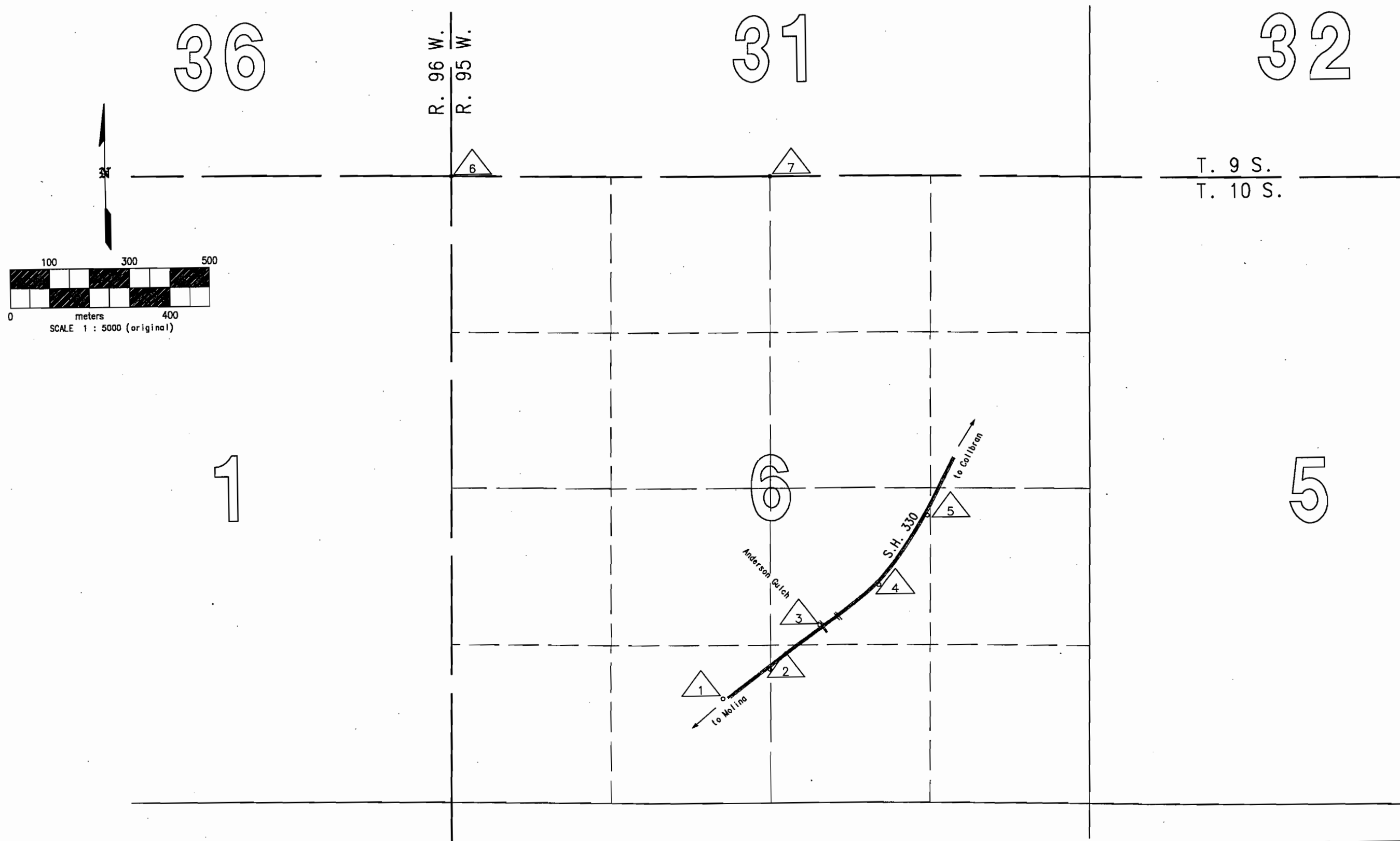
T. 10 S., R. 95 W., 6th P.M.
MESA COUNTY

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BR 330A-006	3A of 3A	6

RIGHT OF WAY
ANDERSON GULCH

REVISIONS	

CONTROL MONUMENTS DIAGRAM



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	BR 330A-006	4	6

RIGHT OF WAY
ANDERSON GULCH

REVISIONS	

R. O. W. TABULATION OF ROAD APPROACHES IN MESA COUNTY S. H. NO. 330

OWNER	MILE POST / STA.	LEFT (L) or RIGHT (R) of C	WIDTH	SKEW ANGLE	REMARKS
BEN E. NICHOLS & LOIS M. NICHOLS, J.T.	R.P. 7.08 / STA. 1+038.1	R	5.2 M (17.1')		existing appr. - to remain opened
same as above	R.P. 7.08 / STA. 1+038.1	L	4.0 M (13.1')		County Road (Sunny Side Road) - to remain opened

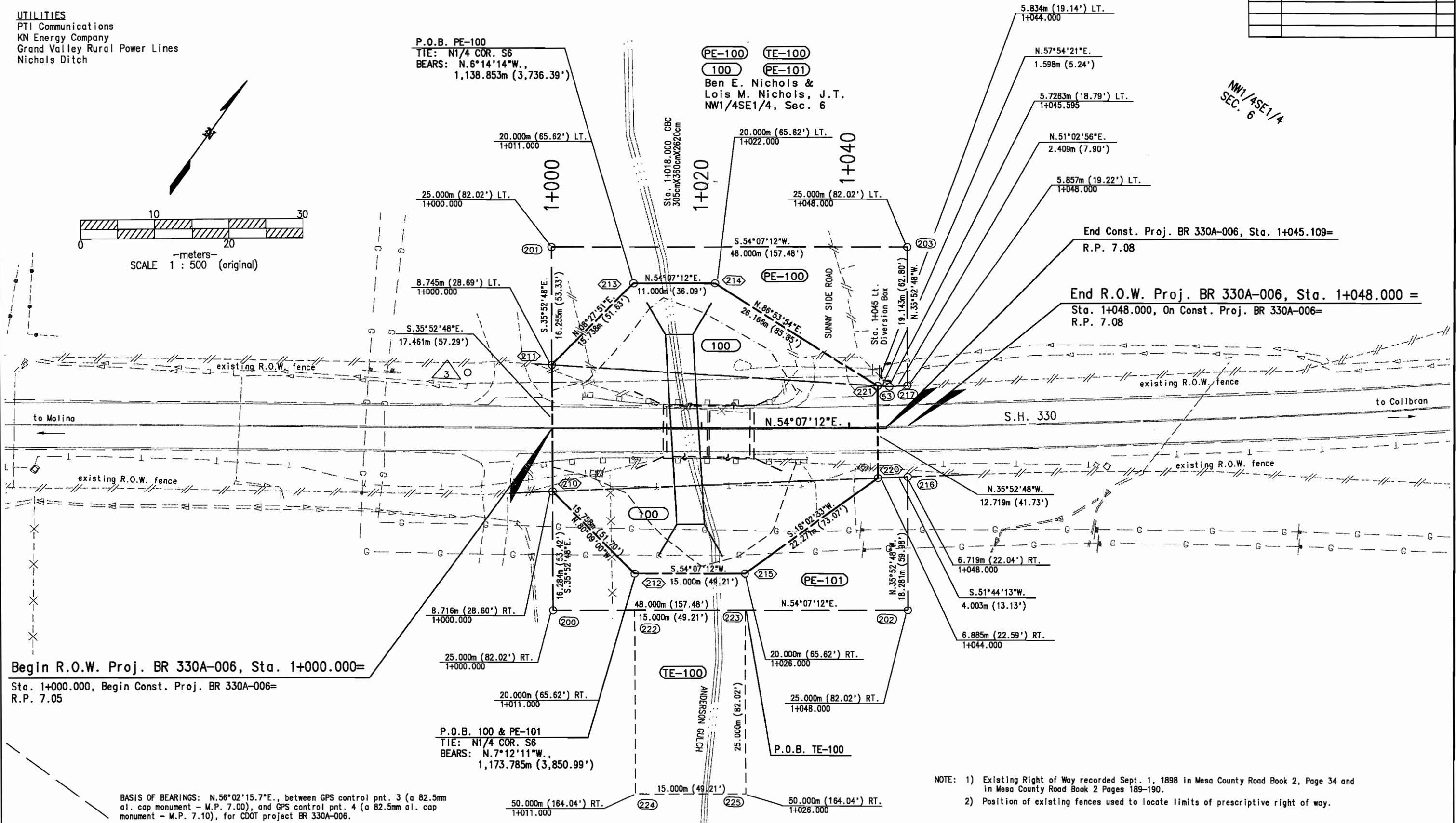
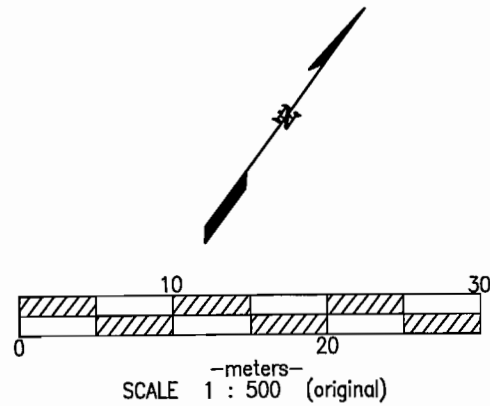
T. 10 S., R. 95 W., 6th P.M.
MESA COUNTY

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	BR 330A-006	5	6

RIGHT OF WAY
ANDERSON GULCH

REVISIONS		
6-16-98	ADD TE-100	JWJ

UTILITIES
PTI Communications
KN Energy Company
Grand Valley Rural Power Lines
Nichols Ditch



NOTE: 1) Existing Right of Way recorded Sept. 1, 1898 in Mesa County Road Book 2, Page 34 and in Mesa County Road Book 2 Pages 189-190.
2) Position of existing fences used to locate limits of prescriptive right of way.

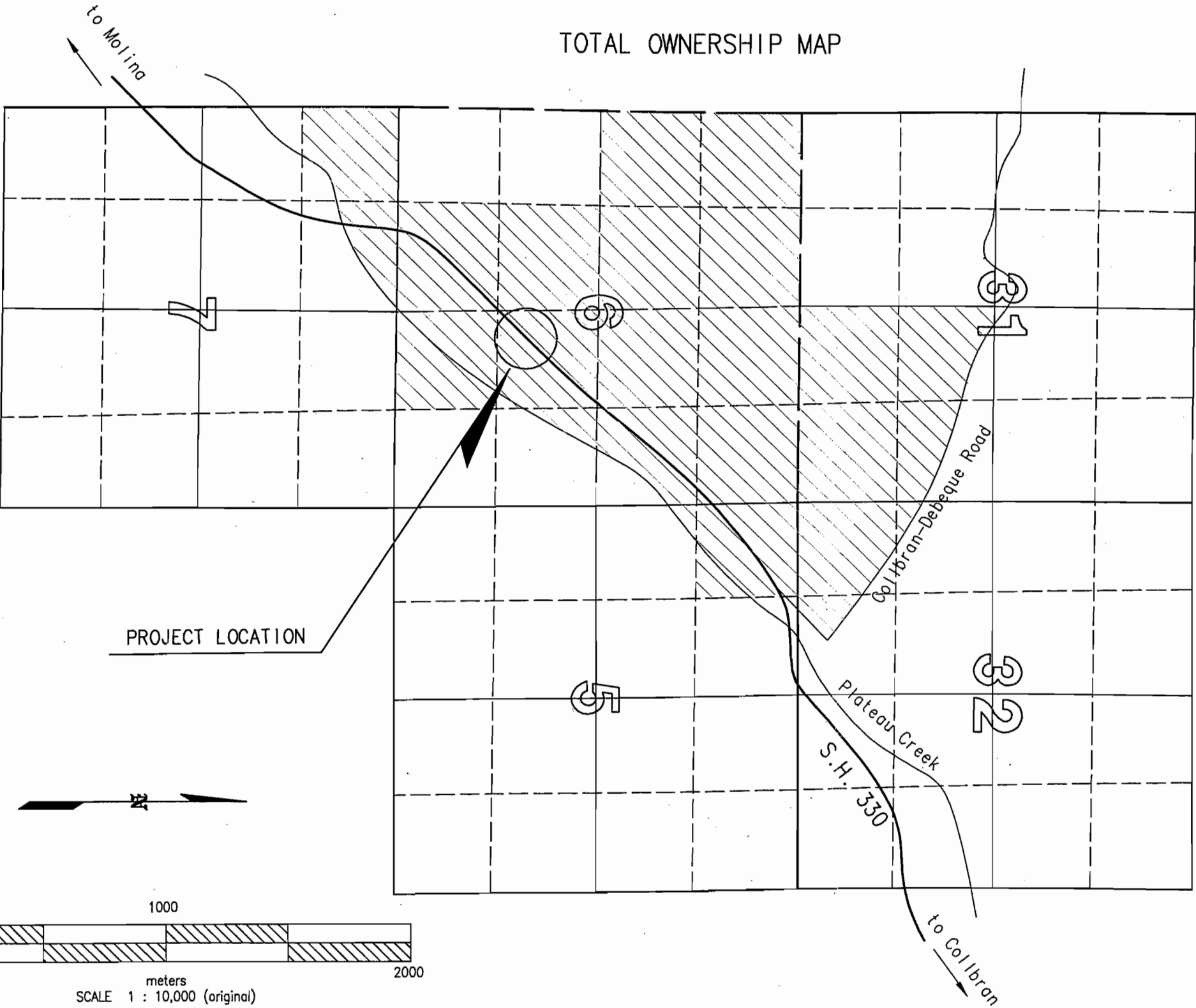
T. 9 & 10 S., R. 95 W., 6th P.M.
MESA COUNTY

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RIGHT OF WAY
ANDERSON GULCH

REVISIONS	

TOTAL OWNERSHIP MAP



BEN E. NICHOLS &
LOIS M. NICHOLS, J.T.