

OFFICE COPY
11-13-89

STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS—STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	CXBRO 12-0036-15	1	4

RIGHT OF WAY
WEST OF WATKINS

REVISIONS			
10-20-89	Rev. 8	End STA. & M.P. 3	D-1
		Length of Project	

CONVENTIONAL SIGNS

County Line
Township or Range Line
Land Lines
Property or Tract Line
City Limits
Railroad
Existing Road
New Road

Control of Access
Access denied by Dead
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
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
Proposed
Existing
Proposed
Existing (To be dashed)

Bridges
Existing (To be dashed)

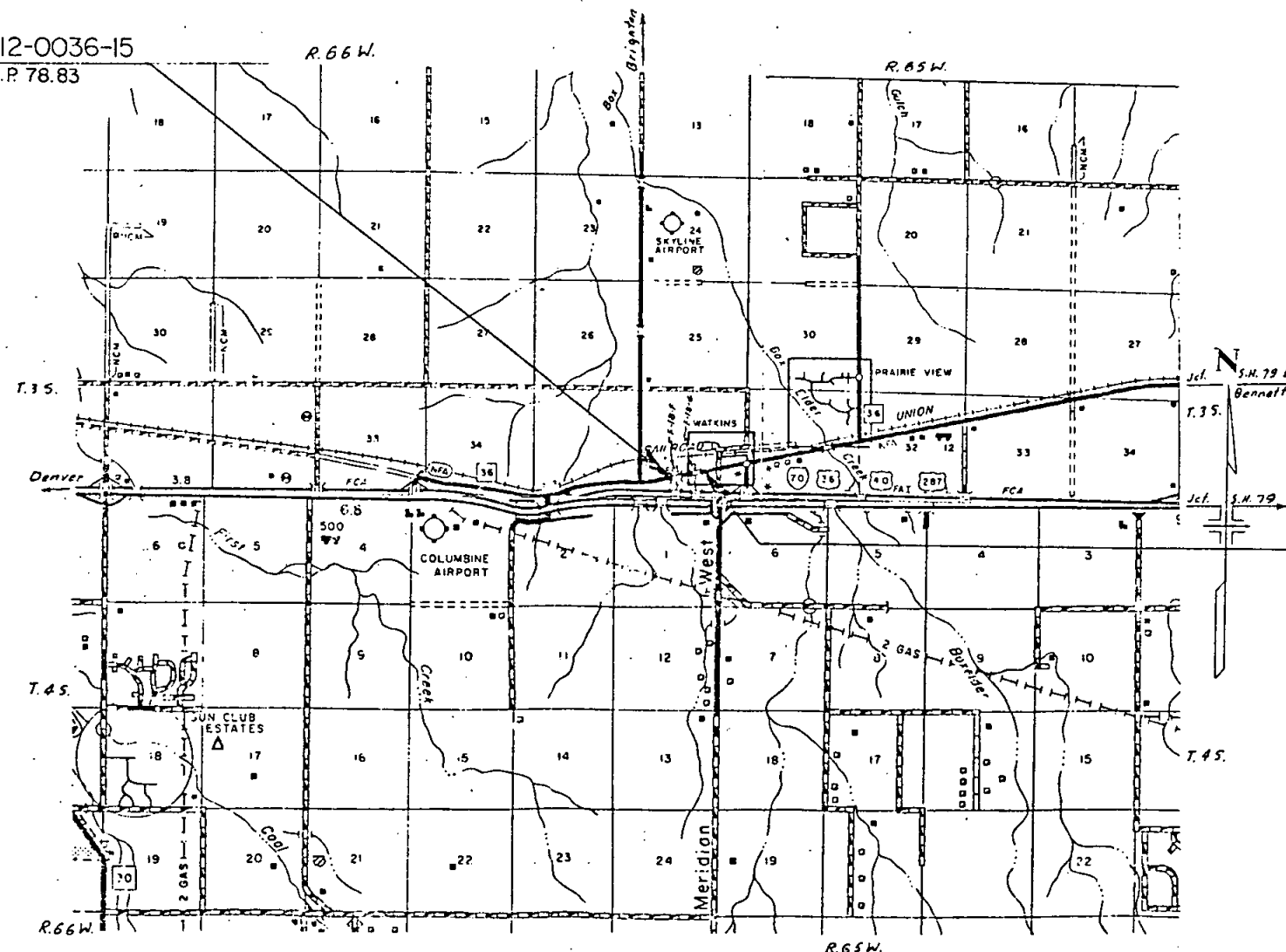
BEG. R.O.W. on CXBRO 12-0036-15
STA. 590 + 00 (SURVEY) M.P. 78.83

RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 100'
DETAIL SHEETS 1" = 100'
OWNERSHIP MAPS 1" = 100'

ROW LENGTH OF PROJECT = 1900 FT./0.35 MI.



INDEX OF SHEETS

- 1 TITLE SHEET
- 2 TABULATION OF PROPERTIES
- 3 CONTROL & MONUMENTATION
- 4 DETAIL PLAN SHEET SHOWING R.O.W. & OWNERSHIP

END R.O.W. on CXBRO 12-0036-15
STA. 609 + 00 (SURVEY) M.P. 79.19

DIVISION OF HIGHWAYS	
APPROVED:	
<i>P.R. M. A. Ulling</i>	6-21-87
DISTRICT ENGINEER	DATE

Basis of Bearings: All bearings are referenced to a line connecting the SW corner of Section 36 (No. 8 Rebar) and the right of way marker (Brass cap in a concrete base) right of Sta. 608 + 00, having an assumed bearing of N 84° 21' 53" E
NOTE: Pnt. ⑨ = R.O.W. Marker utilized for Basis of Bearings

RIGHT OF WAY WEST OF WATKINS:

[illegible]

TABULATION OF RIGHT OF WAY MARKERS
TO BE SET

PNT	55	10371.709	11562.164
PNT	56	10416.306	11655.095
PNT	61	10505.786	12091.006
PNT	62	10501.404	12193.990
PNT	63	10273.751	11582.272
PNT	69	10360.989	12156.458
PNT	70	10410.484	12248.383
PNT	71	10258.845	11658.848

SURVEY CONTROL POINT TABULATION

PNT	1	10000.000	10000.000	580+00.00 Survey (PK Nail)
PNT	3	10060.283	10293.677	582+99.80 Survey (PK Nail)
PNT	4	10350.012	11705.127	597+40.68 Survey (PK Nail)
PNT	5	10427.285	12081.568	601+24.97 Survey (PK Nail)
PNT	6	10577.230	12812.047	608+70.68 Survey (PK Nail)
PNT	9	9758.739	12906.648	ROW Marker (Brass Cap in Conc. base)
PNT	10	9497.996	10264.172	SW COR SEC 36 (#8 Rebar)
PNT	11	9486.062	12904.026	#4 Rebar w/1 1/4" Plastic Survey Cap
PNT	12	9765.957	12008.297	ROW Marker (Brass Cap in Conc. base)
PNT	13	9776.683	10709.102	ROW Marker (Brass Cap in Conc. base)
PNT	17	9780.566	10294.983	Property Pin (#5 Rebar w/1 1/2" Al Survey Cap)
PNT	18	10009.737	10295.710	Property Pin (#5 Rebar w/1 1/2" Al Survey Cap)
PNT	20	10528.151	12821.596	ROW MKR RT (4"x4"x3' Conc. Post)
PNT	21	10626.336	12802.631	ROW MKR LT (4"x4"x3' Conc. Post)
PNT	22	10009.084	10293.374	ROW MKR RT (4"x4"x3' Conc. Post)
PNT	23	10111.482	10293.962	ROW MKR LT (4"x4"x3' Conc. Post)
PNT	24	10546.273	12907.135	Property Pin (#5 Rebar w/1 1/2" Al Survey Cap)

RIGHT OF WAY WEST OF WATKINS

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. Survey Control Points set with a higher degree of accuracy than ROW Markers.
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. All stationing is approximate.
6. All coordinates listed are project coordinates only.
7. Field survey control precision computed to exceed 1/20,000.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	08							
CONTROL								
ALIQUOT CORNER								
WITNESS POST								

REVISIONS

[illegible]

SURVEYOR CERTIFICATE (FIELD)

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

Name _____ P.L.S. _____

Date _____

SURVEYOR CERTIFICATE (OFFICE)

R.O.W. Plans and Legal Descriptions were prepared
my supervision and checking:

Name _____ P.L.S. _____

Date _____

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	ORADO	CXBRO 12-0036-15	4	4

REVISIONS		
7-10-89	Added Sign 5 Detour Loc. (PE-1)	0-1
" "	Added T&G Utility (Exist. ROW)	0-1
10-20-89	Removed H&I, Added TE-2, TE-3	0-1
" "	Rev. Beg. & End. Sign & M.P.	0-1
11-14-89	Cor. Owners Names Per TE-3	0-1
12-22-90	Cor. Proposed Str's	0-1

RIGHT OF WAY
WEST OF WATKINS

CACTUS PATCH
SUBDIVISION

TE-3
JAMES S. CAVENDER and
KAREN S. CAVENDER
BK. 2809, PG. 247
LOT 1, BLOCK 1
6.18 Acres

END R.O.W. on CXBRO 12-0036-15
STA. 609 + 00 (SURVEY) M.P. 79.19

2 MICHAEL O'MALLEY and
KATHLEEN M. O'MALLEY, J.T.
Bk. 2645, Pg. 555

1 WATKINS PARTNERSHIP II, LTD
A LIMITED PARTNERSHIP
Bk. 3114, Pg. 753

PARCEL NO. TE-2			PARCEL NO. TE-3		
COURSE	DISTANCE	BEARING	COURSE	DISTANCE	BEARING
619-617	384.4'	S 89° 42' 30" W	619-73	66.0'	S 0° 22' 00" W
617-616	500.0'	S 77° 49' 30" W	73-618	326.8'	N 78° 24' 00" E
616-615	405.2'	S 69° 10' 15" W	618-619	329.5'	S 89° 42' 30" W
615-614	308.1'	S 69° 16' 00" W			
614-55	605.0'	N 78° 24' 00" E			
55-56	103.1'	N 64° 21' 45" E			
56-61	445.0'	N 78° 24' 00" E			
61-62	103.1'	S 87° 33' 45" E			
62-73	313.2'	N 78° 24' 00" E			
73-619	66.0'	N 0° 22' 00" E			

Parcel No. 1			Parcel No. 2		
COURSE	DISTANCE	BEARING	COURSE	DISTANCE	BEARING
70-63	640.0'	S. 78° 24' 00" W.	55-62	645.0'	N. 78° 24' 00" E.
63-71	78.0'	S. 78° 59' 00" E.	62-61	103.1'	N. 87° 33' 45" W.
71-69	508.0'	N. 78° 24' 00" E.	61-56	445.0'	S. 78° 24' 00" W.
69-70	104.4'	N. 61° 42' 00" E.	56-55	103.1'	S. 64° 21' 45" W.

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DATA FOR ALL DETOUR CURVES
Δ = 14° 42'
D = 3° 00'
T = 246.3
L = 489.9
R = 1909.9

Note: Easement to The Mountain States
Telephone and Telegraph Company
Book No. 741, Page 74
No width implied.

