

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
COLORADO PROJECT NO. CX 06-0287-38
STATE HIGHWAY NO. 287
LARIMER COUNTY
RIGHT OF WAY

RIGHT OF WAY
SH 287 & SH 1 intersection

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLORADO	CX 06-0287-38	1
REVISIONS			

CONVENTIONAL SIGNS

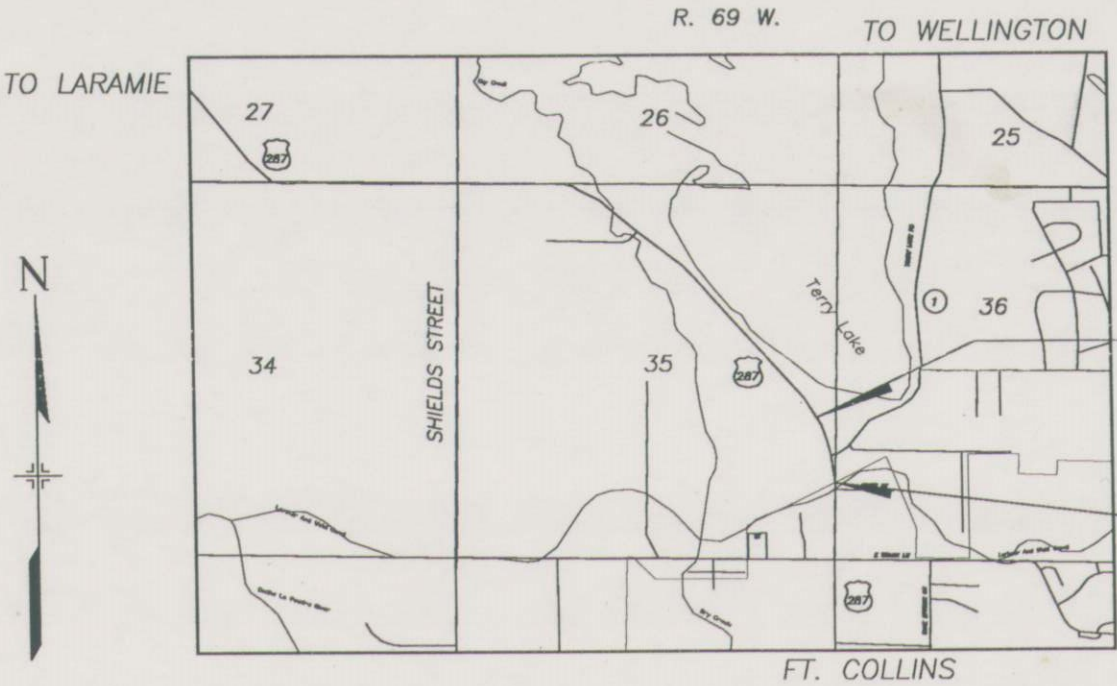
County Line	-----
Township or Range Line	-----
Land Lines	Section Line 1/4 Section Line 1/16 Section Line
Property or Tract Line	-----
City Limits	=====
Railroad	+++++
Existing Road	=====
New Road	=====
Control of Access	-----
Access denied by Deed	-----
Right of Way Line	-----
Protected by Freeway(Virgin 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	-----
Bridges	-----

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 50'
DETAIL SHEETS 1" =
OWNERSHIP MAP 1" = 100'
R.O.W. LENGTH OF PROJECT = 0.267 MILES

INDEX OF SHEETS

- 1 TITLE SHEET
2-2A TABULATION OF PROPERTIES SHEET
3-3B CONTROL AND MONUMENTATION SHEET
4-6 PLAN SHEETS
7 OWNERSHIP MAPS



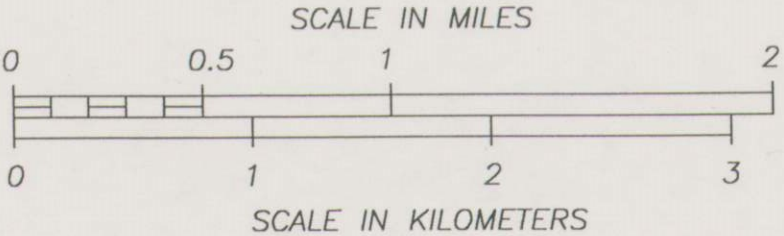
END R.O.W. PROJ. CX 06-0287-38
STA. 91+73.85(SH 287) M.P. 348.757
END CONST. PROJ. CX 06-0287-38
STA. 94+00(SH 287) M.P. 348.800

BEG. R.O.W. PROJ. CX 06-0287-38
STA. 77+65.54(SH 287) M.P. 348.490
BEG. CONST. PROJ. CX 06-0287-38
STA. 76+00(SH 287) M.P. 348.459

BASIS OF BEARINGS

All bearings are based on a line connecting the SW corner of Section 36, T. 8 N., R. 69 W., of the 6th P.M. (CDOT brass cap) and a point on the west line of the NW 1/4 of the SW 1/4 of Section 36 (#4 rebar), as bearing N.0° 41' 30" E.

SW corner Sec. 36 (CDOT brass cap) Pnt. on W. line of NW 1/4 of SW 1/4 Sec. 36 (#4 rebar)
N. 0° 41' 30" E.



C D O T	FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
	III	COLO.	CX 06-0287-38 (ROW) CX 06-0287-38 (constr)	2
	REVISIONS			
	5/30/95	REVISE PARCEL 3		JTO
	11/13/95	REVISE PARCEL 3 REV		JTO
	12/18/95	REVISE PARCEL 3 REV2		JTO
	1/31/96	ADD PARCEL 1R		JTO

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

S.H. NO. 287
SH 287 & SH 1 INTERSECTION

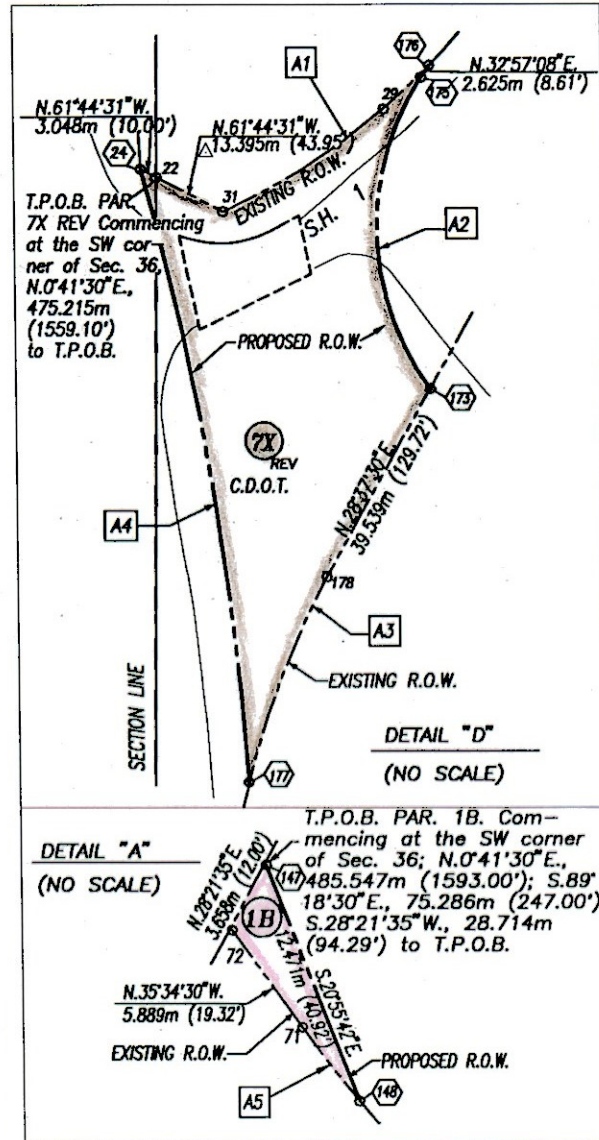
RIGHT OF WAY

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. M.				PARCEL NO.	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT RIGHT		
			T. 8 N., R. 69 W., 6TH P.M.						
1	CHARLES E. POWERS AND MELBA R. POWERS, J.T.	1423 COUNTRY CLUB ROAD FORT COLLINS, CO 80524 (303) 482-7525	NW 1/4 SW 1/4 SEC 36	4652.6 (50080 SF)		4652.6 (50080 SF)	20360+/- (219154 SF)	1	63680 SQ. FT. OF REMAINDER RIGHT W. OF S.H. 1 155474 SQ. FT. OF REMAINDER RIGHT E. OF S.H. 1 ACQUIRED UNDER RECEPTION #97040719
TE-1	(Same As Above)	(Same As Above)	NW 1/4 SW 1/4 SEC 36	175.0 (1884 SF)		175.0 (1884 SF)		TE-1	FOR FILL SLOPES
1A	(Same As Above) TO LARIMER COUNTY	(Same As Above)	NW 1/4 SW 1/4 SEC 36	594.2 (6396 SF)		594.2 (6396 SF)		1A	
1B	(Same As Above) TO LARIMER COUNTY	(Same As Above)	NW 1/4 SW 1/4 SEC 36	17.8 (192 SF)		17.8 (192 SF)		1B	
1R	(Same As Above) TO LARIMER COUNTY	(Same As Above)	NW 1/4 SW 1/4 SEC 36	5483.0 (59019 SF)		5483.0 (59019 SF)		1B	
2	THE LARIMER AND WELD RESERVOIR COMPANY	106 ELM AVE EATON, CO 80615 (303) 454-3377	NW 1/4 SW 1/4 SEC 36 NE 1/4 SE 1/4 SEC 35	1517.1 (16330 SF)		1517.1 (16330 SF)		2	ACQUIRED UNDER RECEPTION #97009575
TE2	(Same As Above)	(Same As Above)	NW 1/4 SW 1/4 SEC 36 NE 1/4 SE 1/4 SEC 35	5111.7 (55022 SF)		5111.7 (55022 SF)		TE2	TO BUILD OUTLET FOR TERRY LAKE
TE2A	(Same As Above)	(Same As Above)	NW 1/4 SW 1/4 SEC 36 NE 1/4 SE 1/4 SEC 35	1598.1 (17202 SF)		1598.1 (17202 SF)		TE2A	TO BUILD OUTLET FOR TERRY LAKE
3 REV3	LARRY L. COX AND THE HEIRS OR DEVISEES OF ARTHUR COLLAMER, DECEASED	120 NORTH HIGHWAY 287 FORT COLLINS, CO 80521 303	NE 1/4 SE 1/4 SEC 35	3463.8 (37284 SF)		3463.8 (37284 SF)	8269+/- (89010 SF)	3 REV3	ACQUIRED UNDER RECEPTION #97000693

T. 8 N., R. 69 W., 6TH P.M.

SE 1/4, SEC. 35

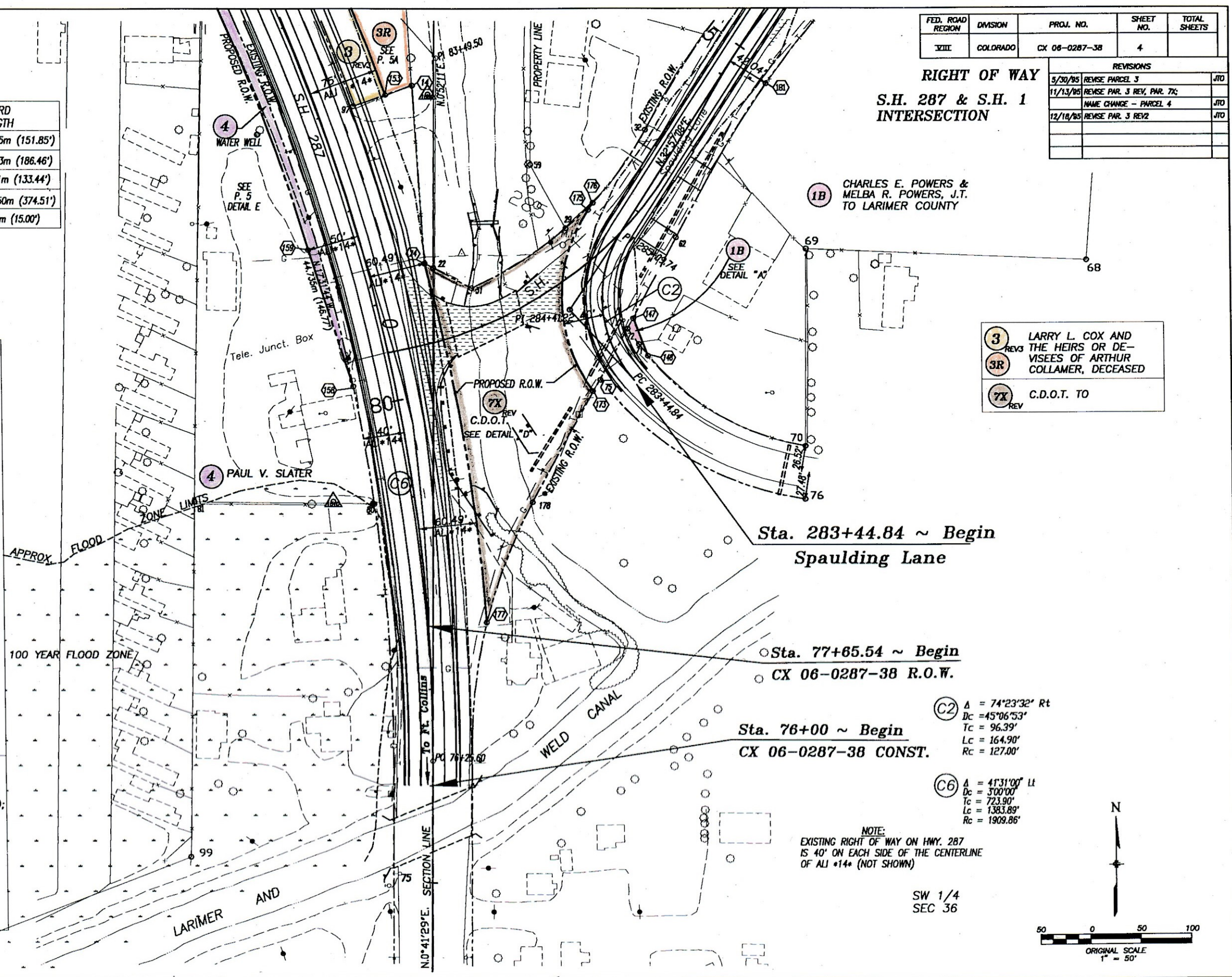
ARC NO.	ARC	RADIUS	CHORD BEARING	CHORD LENGTH
A1	46.617m (152.94')	112.563m (369.30')	S. 54°49'17"W.	46.285m (151.85')
A2	60.297m (197.83')	50.902m (167.00')	S. 0°59'01"E.	56.833m (186.46')
A3	40.778m (133.79')	162.459m (533.00')	S. 21°26'02"W.	40.671m (133.44')
A4	114.322m (375.07')	600.607m (1970.49')	S. 9°06'07"E.	114.150m (374.51')
A5	4.573m (15.00')	79.096m (259.50')	N. 37°13'53"W.	4.572m (15.00')



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	CX 06-0287-38	4	

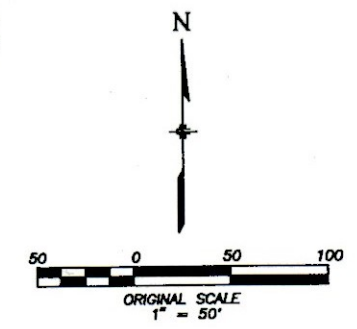
REVISIONS		
5/30/95	REVISE PARCEL 3	JTO
11/13/95	REVISE PAR. 3 REV. PAR. 7X	JTO
12/18/95	NAME CHANGE - PARCEL 4	JTO
	REVISE PAR. 3 REV2	JTO

RIGHT OF WAY S.H. 287 & S.H. 1 INTERSECTION



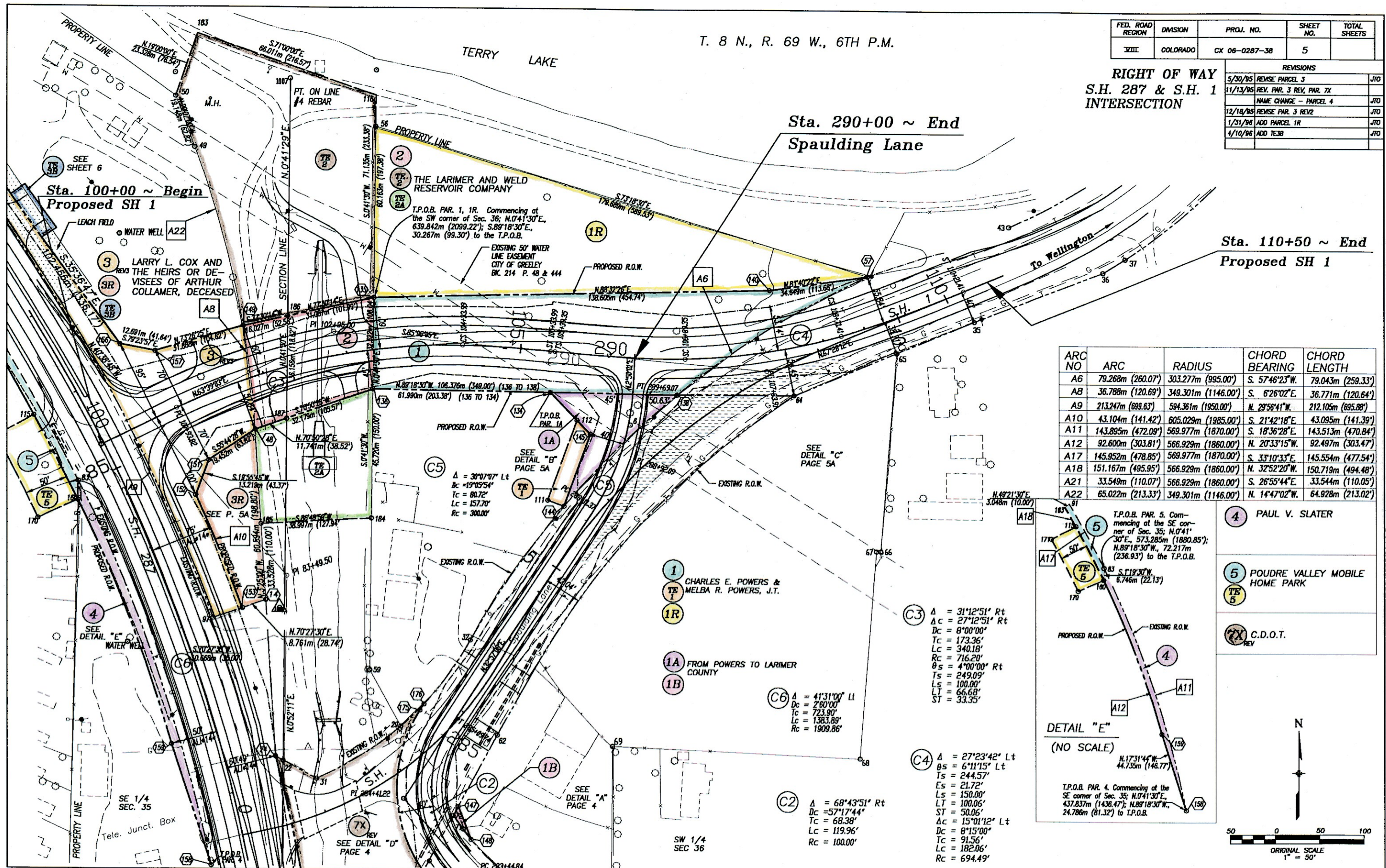
C2	$\Delta = 74^{\circ}23'32''$ Rt
	$D_c = 45^{\circ}06'53''$
	$T_c = 96.39'$
	$L_c = 164.90'$
	$R_c = 127.00'$
C6	$\Delta = 41^{\circ}31'00''$ Lt
	$D_c = 300^{\circ}00'$
	$T_c = 723.90'$
	$L_c = 1383.89'$
	$R_c = 1909.86'$

NOTE:
EXISTING RIGHT OF WAY ON HWY. 287 IS 40' ON EACH SIDE OF THE CENTERLINE OF ALL +14+ (NOT SHOWN)



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	CX 06-0287-38	5	

REVISIONS		
5/30/95	REVERSE PARCEL 3	JTO
11/13/95	REV. PAR. 3 REV. PAR. 7X	
	NAME CHANGE - PARCEL 4	JTO
12/18/95	REVERSE PAR. 3 REV2	JTO
1/31/96	ADD PARCEL 1R	JTO
4/10/96	ADD TE3B	JTO

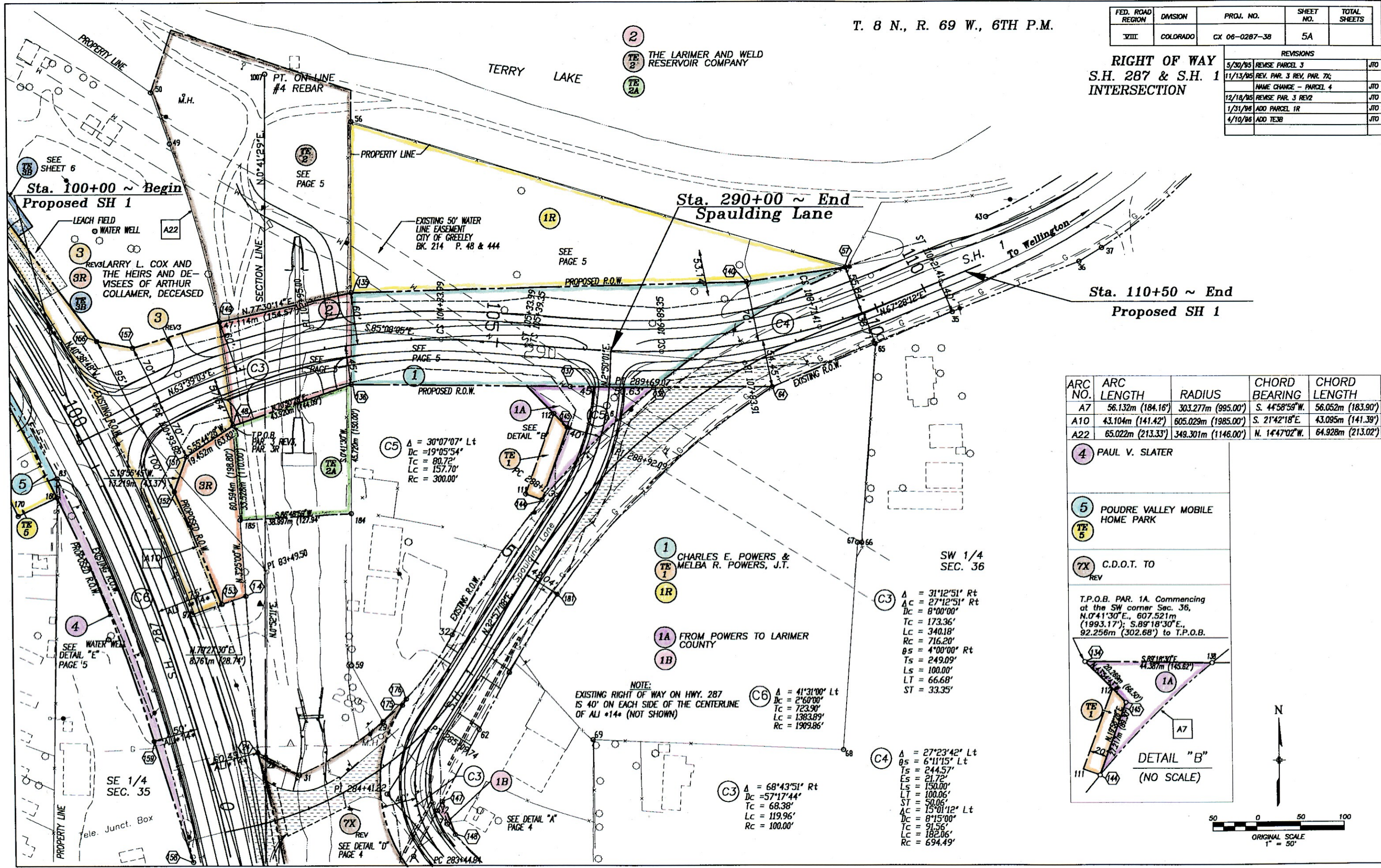


T. 8 N., R. 69 W., 6TH P.M.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	CX 06-0287-38	5A	

RIGHT OF WAY
S.H. 287 & S.H. 1
INTERSECTION

REVISIONS		
5/30/95	REVISE PARCEL 3	JTO
11/13/95	REV. PAR. 3 REV. PAR. 7X	JTO
12/18/95	NAME CHANGE - PARCEL 4	JTO
1/31/98	REVISE PAR. 3 REV2	JTO
1/31/98	ADD PARCEL 1R	JTO
4/10/98	ADD TE3B	JTO



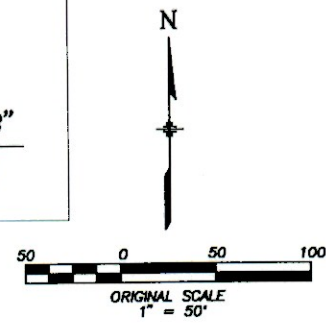
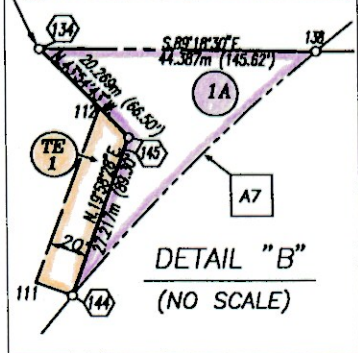
ARC NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
A7	56.132m (184.16')	303.277m (995.00')	S. 44°58'59\"W.	56.052m (183.90')
A10	43.104m (141.42')	605.029m (1985.00')	S. 21°42'18\"E.	43.095m (141.39')
A22	65.022m (213.33')	349.301m (1146.00')	N. 14°47'02\"W.	64.928m (213.02')

4 PAUL V. SLATER

5 POUDDRE VALLEY MOBILE HOME PARK

7X C.D.O.T. TO REV

T.P.O.B. PAR. 1A. Commencing at the SW corner Sec. 36, N. 0°41'30\"E., 607.521m (1993.17'); S. 89°18'30\"E., 92.256m (302.68') to T.P.O.B.



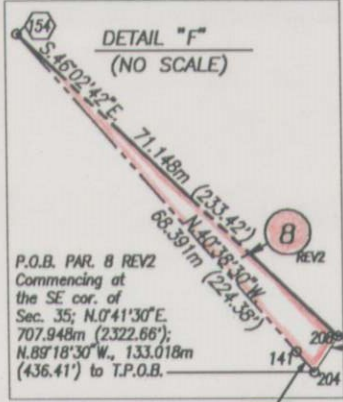
FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	CX 06-0287-38	6	

**RIGHT OF WAY
S.H. 287 & S.H. 1
INTERSECTION**

REVISIONS		
5/30/95	REVISE PAR. 3, TE-3, ADD PAR. 8	JTO
11/13/95	REVISE PAR. 3 REV, PAR. 8; DEL. TE3, TE8	JTO
12/18/95	REVISE PAR. 3 REV2, PAR. 8 REV	JTO
4/10/96	ADD TE3A, TE3B	JTO

- 1 CHARLES E. POWERS & MELBA R. POWERS, J.T.
- 3 LARRY COX AND THE HEIRS OR DEVEISEES OF ARTHUR COLLAMER, DECEASED
- 3R
- TE 3A
- TE 3B

Sta. 94+00 ~ End
CX 06-0287-38 CONST.

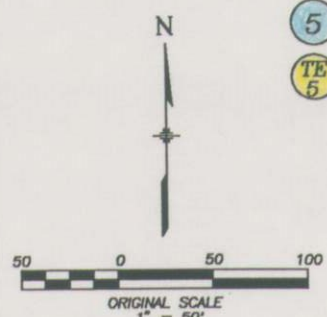


C3
 $\Delta = 31^{\circ}12'51''$ Rt
 $\Delta c = 27^{\circ}12'51''$ Rt
 $Dc = 8^{\circ}00'00''$
 $Tc = 173.36'$
 $Lc = 340.18'$
 $Rc = 716.20'$
 $\theta s = 4^{\circ}00'00''$ Rt
 $Ts = 249.09'$
 $Ls = 100.00'$
 $LT = 66.68'$
 $ST = 33.35'$

- 2 THE LARIMER AND WELD RESERVOIR COMPANY
- TE 2
- TE 2A

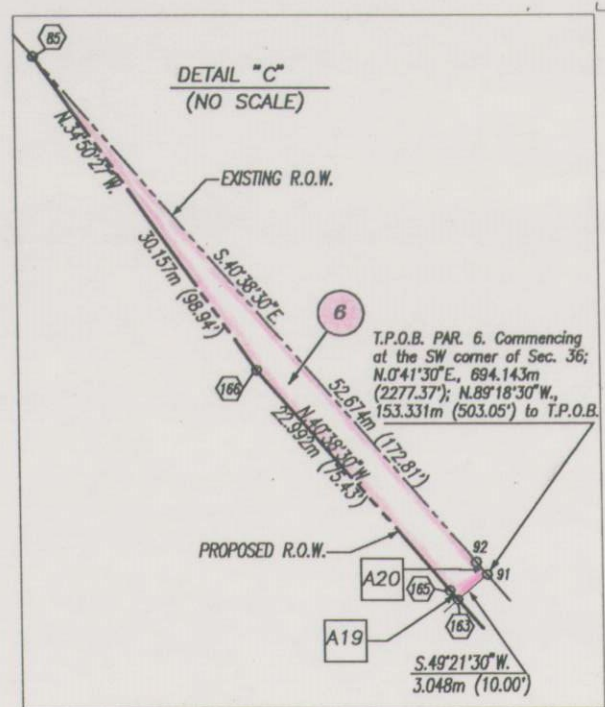
ARC NO.	ARC	RADIUS	CHORD BEARING	CHORD LENGTH
A8	36.788m (120.69')	349.301m (1146.00')	S. 6°26'02"E	36.771m (120.64')
A9	213.247m (699.63')	594.361m (1950.00')	N. 29°56'41"W	212.105m (695.88')
A10	43.104m (141.42')	605.029m (1985.00')	S. 21°42'18"E	43.095m (141.39')
A17	145.952m (478.85')	569.977m (1870.00')	S. 33°10'33"E	145.554m (477.54')
A18	151.167m (495.95')	566.929m (1860.00')	N. 32°52'20"W	150.719m (494.48')
A19	0.974m (3.20')	566.929m (1860.00')	N. 40°33'36"W	0.974m (3.20')
A20	1.295m (4.25')	569.977m (1870.00')	S. 40°34'36"E	1.295m (4.25')
A23	4.344m (14.25')	594.361m (1950.00')	N. 40°25'57"W	4.344m (14.25')

NOTE:
EXISTING RIGHT OF WAY ON HWY. 287
IS 40' ON EACH SIDE OF THE CENTERLINE
OF ALL *14+ (NOT SHOWN)



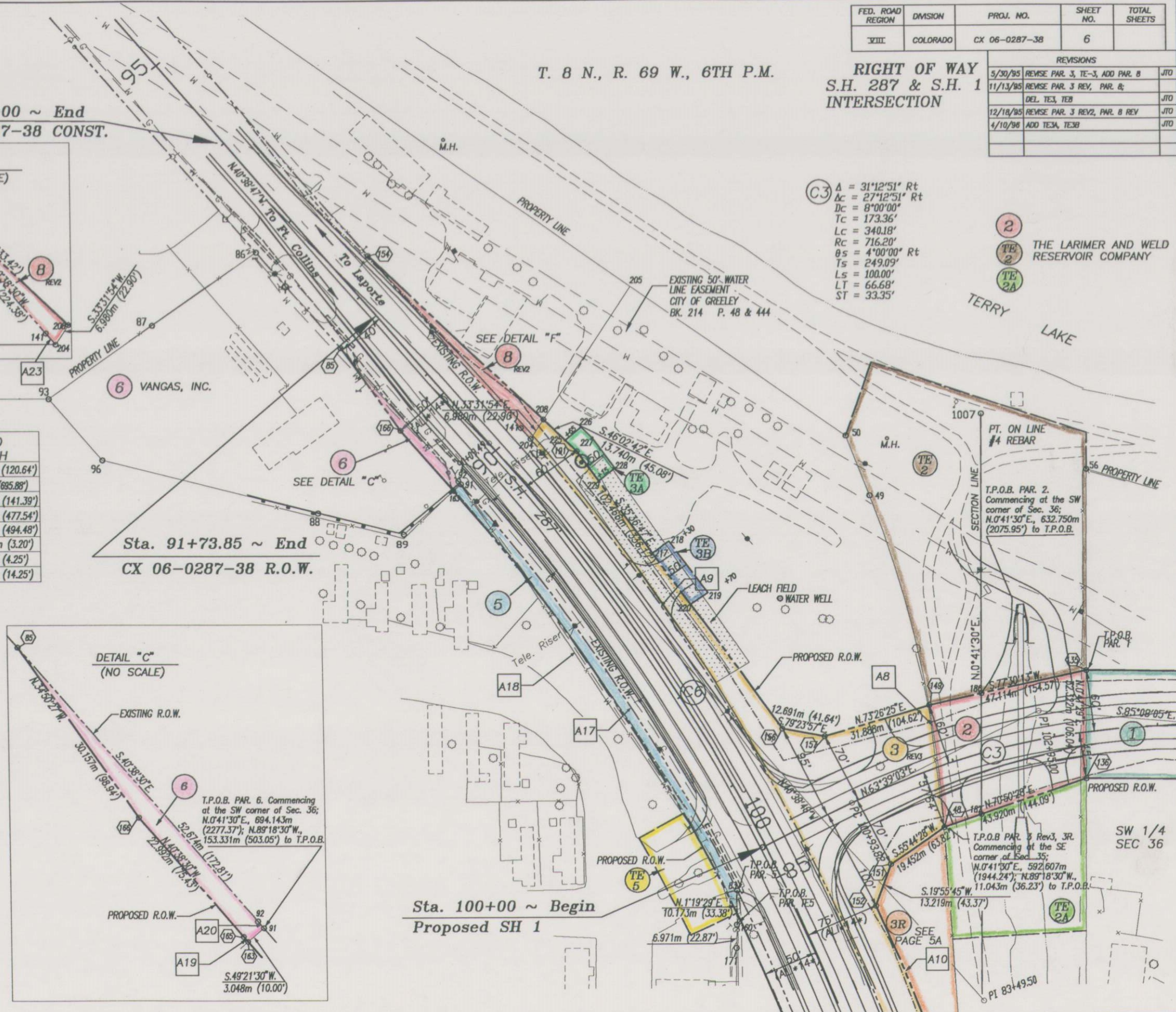
SE 1/4
SEC 35

Sta. 91+73.85 ~ End
CX 06-0287-38 R.O.W.



C6
 $\Delta = 41^{\circ}31'00''$ Lt
 $\Delta c = 2^{\circ}60'00''$
 $Tc = 723.90'$
 $Lc = 1383.89'$
 $Rc = 1909.86'$

Sta. 100+00 ~ Begin
Proposed SH 1



T. 8 N., R. 69 W., 6TH P.M.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	CX 06-0287-38	7	

RIGHT OF WAY
S.H. 287 & S.H. 1
INTERSECTION

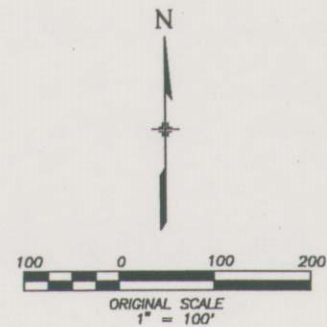
REVISIONS		
5/30/85	REVISE PAR. 3, TE-3, ADD PAR. 8	JTO
11/13/85	REVISE PAR. 3 REV, PAR. 7X, PAR. 8;	
	DELETE TE-3, TE-8; NAME CHG. PAR. 4	JTO
12/18/85	REVISE PAR. 3 REV2, PAR. 8 REV	JTO
1/31/88	ADD PARCEL 1R	JTO
4/10/88	ADD TE3A, TE3B	JTO

1/16TH SECTION LINE

- 2 THE LARIMER AND WELD RESERVOIR COMPANY
106 ELM AVE.
EATON, CO 80615
Pt. Sec 35 & 36
Subj. to:
612-210 ROW to MST&T
426-427 Hwy. ROW to Larimer Co.
- 3 LARRY L. COX AND THE HEIRS OR DEVISEES OF ARTHUR COLLAMER, DECEASED
120 NORTH HIGHWAY 287
FORT COLLINS, CO 80521
89005810 Rezoning Resolution
89020796 Spec. Rev. & Waiver Request
77-553 ROW for Lar. & Weld Canal
612-210 ROW to MST&T
1595-781 EASM'T to PVREA
818364 Par.1 CDOH Proj. S0018(1)
84583 Eas. to Poudre Valley REA
- 4 PAUL V. SLATER
202 EAST 18TH STREET
CHEYENNE, WY 82001
PT. OF NE 1/4 OF SE 1/4 SEC. 35
SUBJ. TO: PIPE ESM'T 214/48
OIL & GAS LEASE 890/590
2186/187
- 6 VANGAS, INC.
205 N. HWY. 287
FT. COLLINS, CO
PT. OF NE 1/4 SE 1/4 SEC. 35
SUBJ. TO: PIPE ESM'T 214/48
PIPE ESM'T 595/215
WATERLINE ESM'T 2185/30
TELE. ESM'T REC. #94101439
- 7X COLORADO DEPARTMENT OF TRANSPORTATION
TO
REV
- 8 DONALD T. CROUSE
1603 HILLSIDE DR.
FT. COLLINS, CO 80521
PT. OF NE 1/4 OF SE 1/4 SEC. 35
SUBJ. TO:
77-553 ROW for Lar. & Weld Canal
612-210 ROW to MST&T
2001-358 EASM'T to PVREA

- 1 CHARLES E. POWERS & MELBA R. POWERS, J.T.
1423 COUNTRY CLUB ROAD
FORT COLLINS, CO 80524
Pt. NW 1/4 SW 1/4 Sec. 36
Subj. to:
214-48,214-444 Pipeline ROW to the City of Greeley
535-493 Pipeline ROW to Colo-Wyo Gas Co.
1169-212 Par. 3 & 4 CDOH Proj. S0018(1)
2287-1801 Assign. of Lease to First Fed. Bank
2287-1791 Assign. of Rents to First Fed. Bank
86047912 ROW to Lar. Co.
442-158 Access rights to State of Colo.
2246-620 To correct Title
- 1A FROM POWERS TO LARIMER COUNTY
- 1B

DATE:
SUBACCOUNT:
DRAWN BY:



CITY OF DENVER

FED. ROAD DISTRICT

NO. 1

DIVISION

COLO.

5/30/95

PROJ. NO.

CX 06-0287-38 (ROW)

REVISIONS

SHEET NO.

2A

OWNER

ADDRESS

LOCATION

AREA IN SQ. M.

AREA OF PARCEL

EXISTING ROW

NET AREA

REMAINDER

LEFT

RIGHT

PARCEL NO.

REMARKS

TE-3A

LARRY L. COX AND THE HEIRS OR DEVISEES OF ARTHUR COLLAMER, DECEASED

120 NORTH HIGHWAY 287
FORT COLLINS, CO 80521

96.6
(1039 SF)

96.6
(1039 SF)

TE-3A

TO REMOVE A SEPTIC TANK

TE-3B

(Same As Above)

(Same As Above)

115.4
(1243 SF)

115.4
(1243 SF)

TE-3B

TO CONSTRUCT A DRIVEWAY

3R

(Same As Above)

(Same As Above)

917.6
(9877 SF)

917.6
(9877 SF)

3R

UNECONOMICAL REMAINDER RETAINED BY LARRY COX AS PART OF A RULE + ORDER

4

PAUL V. SLATER

202 EAST 18TH STREET
CHEYENNE, WY 82001

373.5
(4020 SF)

373.5
(4020 SF)

4

ACQUIRED UNDER RECEPTION #97020359

5

POUDRE VALLEY MOBILE HOME PARK

2025 N COLLEGE AVE
FORT COLLINS, CO 80524
(303) 482-8224

452.8
(4874 SF)

452.8
(4874 SF)

5

ACQUIRED UNDER RECEPTION #96066502

TE-5

(Same As Above)

(Same As Above)

504.4
(5429 SF)

504.4
(5429 SF)

TE-5

FOR DRIVEWAY APPROACH

6

VANGAS, INC. A CALIFORNIA CORPORATION

205 N. HIGHWAY 287
FT. COLLINS, CO 80524
303

118.8
(1279 SF)

118.8
(1279 SF)

6

ACQUIRED UNDER RECEPTION #96059785

7X REV

COLORADO DEPARTMENT OF TRANSPORTATION

TO ? PENDING HIGHWAY COMMISSION APPROVAL

2966.8
(31935 SF)

2966.8
(31935 SF)

7X REV

EXCESS RIGHT OF WAY

8 REV2

DONALD T. CROUSE

1603 HILLSIDE DRIVE
FT. COLLINS, CO 80521
303

243.7
(2623 SF)

243.7
(2623 SF)

8 REV2

ACQUIRED UNDER RECEPTION #96057085

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

S.H. NO. 287

RIGHT OF WAY

SH 287 & SH 1 INTERSECTION

CONTROL AND MONUMENTATION SHEET

TABULATION OF R.O.W. MARKERS
TO BE SET BY STATE FORCES

48	467513.141	117578.168
57	118282.633	
64	467694.510	118198.095
85	467986.231	117000.081
134	467557.976	117917.643
135	467666.466	117715.560
136	467560.431	117714.280
138	467556.219	118063.258
140	467678.047	118170.153
144	467426.145	117933.261
145	467510.069	117963.765
147	467075.605	117812.391
148	467037.388	117827.007
149	467633.020	117564.649
151	467477.216	117525.422
152	467436.442	117510.639
153	467305.080	117562.927
154	468077.466	117027.198
156	467610.862	117423.443
157	467603.202	117464.370
158	467005.948	117526.955
159	467145.902	117482.750
163	467845.361	117107.814
165	467847.790	117105.736
166	467905.027	117056.605
173	467000.606	117771.092
175	467187.039	11767.891
176	467194.266	117772.576
191	467884.161	117227.686

TABULATION OF PERMANENT AND TEMPORARY
EASEMENT POINTS TO BE SET

49	467838.987	117510.293	TE-2
50	467897.974	117488.687	TE-2
56	467863.835	117717.943	TE-2
111	467432.977	117914.464	TE-1
112	467526.115	117948.317	TE-1
115	467528.171	117326.363	TE-5
116	467899.832	117718.377	TE-2
160	467430.052	117376.204	TE-5
170	467408.736	117330.975	TE-5
171	467504.218	117282.474	TE-5
183	467970.341	117513.604	TE-2
184	467410.442	117712.470	TE-2A
185	467403.337	117584.724	TE-2A
217	467783.604	117299.712	TE-3B
218	467795.150	117316.043	TE-3B
219	467744.382	117352.408	TE-3B
220	467733.346	117335.711	TE-3B
225	467894.974	117216.472	TE-3A
226	467907.732	117232.053	TE-3A
227	467897.291	117242.883	TE-3A
228	467867.063	117264.534	TE-3A
229	467854.793	117248.722	TE-3A

RIGHT OF WAY
SH 287 & SH 1 INTERSECTION

SURVEY CONTROL POINT TABULATION

1001	460301.301	117558.265	NW COR SEC 12	T. 7 N	CDOT BRASS CAP
1002	460285.378	120204.497	N 1/4 COR SEC 12	T. 7 N	3" BRASS CAP
1003	457644.568	117552.966	W 1/4 COR SEC 12	T. 7 N	3" BRASS CAP
1004	460320.164	114922.189	N 1/4 COR SEC 11	T. 7 N	#4 REBAR
1005	462958.344	117574.954	W 1/4 COR SEC 1	T. 7 N	3" ALUM. CAP
1006	465568.601	117590.930	SW COR SEC 36	T. 8 N	CDOT BRASS CAP
1007	467918.823	117619.299	PNT-W LINE SEC 36	T. 8 N	#4 REBAR
1008	468247.325	112317.552	W 1/4 COR SEC 35	T. 8 N	3" ALUM. CAP

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. 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 1/100,000.
8. Memorandum of Ownerships supplied by the Security Title Guaranty Co.
9. All listed aliquot corners are in Range 69 West of the 6th P.M.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE				
	1	1A	2	2A	3 3A 4 5
REFERENCE					
RIGHT OF WAY	29				
CONTROL					
ALIQUOT CORNER					
WITNESS POST					

SURVEYOR CERTIFICATE (FIELD)

Control Survey and Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____
DATE _____

SURVEYOR CERTIFICATE (OFFICE)

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

NAME _____ P.L.S. NO. _____
DATE _____

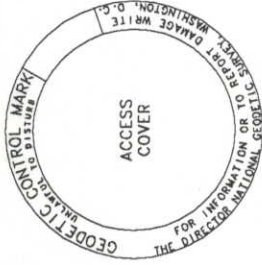


DEPARTMENT OF TRANSPORTATION – STATE OF COLORADO
CONTROL SURVEY DIAGRAM

Project CX 06–0287–38
US 287 MP 348.54 to MP 348.70
SECTION 35 T8N R69W
SECTION 36 T8N R69W
LARIMER COUNTY, COLORADO

COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	MODIFIED PROJECT COORDINATES (FEET)		ELEV. (FEET)	DESCRIPTION
	NORTHING	EASTING		
CM 5 (DESTROYED)	468887.462	117505.317	4991.70	CDOT Type II Control Monument
CM 6	467261.430	117912.261	4997.40	CDOT Type II Control Monument
CM 7	467305.582	117605.911	4994.63	CDOT Type II Control Monument
WP 10	467997.943	117088.069	5010.14	HUB AND TACK (TOPO ONLY)
WP 20	467779.803	118451.134	5024.82	HUB AND TACK (TOPO ONLY)
WP 30	467142.343	117638.857	4990.15	HUB AND TACK (TOPO ONLY)
WP 40	468372.665	116653.128	5009.13	HUB AND TACK (TOPO ONLY)
WP 50	467677.785	117603.740	5002.08	HUB AND TACK (TOPO ONLY)
WP 60 (NGS BENCH NUMBER U 401)	467040.745	117705.125	4992.16	Stainless Deep Rod Monument
WP 70	467582.947	117860.329	5000.57	HUB AND TACK (TOPO ONLY)
WP 80	467630.001	118087.570	5005.54	HUB AND TACK (TOPO ONLY)
WP 90	467645.924	118203.680	5009.12	HUB AND TACK (TOPO ONLY)
WP 100	466880.052	117540.413	4992.11	HUB AND TACK (TOPO ONLY)
WP 110	467032.658	117713.888	4992.95	HUB AND TACK (TOPO ONLY)
WP 120	467626.320	117272.574	5000.19	HUB AND TACK (TOPO ONLY)
WP 130	466624.210	117655.321	4992.48	HUB AND TACK (TOPO ONLY)



Typical NCS
Logo Cap



Typical Control
Mounment Cap

NOT TO SCALE

CONSTRUCTION SURVEYING AND MONUMENTATION REQUIREMENTS:

- 1). This Survey Control Diagram represents the Division established horizontal and vertical control for the project. It is possible that some of the survey control monuments listed have been disturbed or obliterated. It is the Contractor's responsibility to verify the existence and stability of the control monuments before submitting a bid price.
- 2). If construction activity disturbs any R–Q–W marker, property pin, or other survey monument, it is the Contractor's responsibility to replace, restore, or rehabilitate the monument according to State Statutes and the rules and regulations set forth by the State Board of Registration for Professional Engineers and Professional Land Surveyors.
- 3). A presurvey conference is required before all construction projects begin.
- 4). All Type 1 and Type 2 monuments shall be set flush with the ground. Witness posts shall be installed 1 foot from and facing all Type 1 and Type 2 monuments, or as directed by the Project Engineer.
- 5). Installation of Type 3 and Type 3–A monuments shall be completed in the same day that installation is commenced. Under no circumstances shall holes in the roadway be left open overnight.
- 6). When installing Type 3–A monuments, the aluminum access cover shall be positively secured to the PVC pipe with screws or glue. The access cover shall be caulked with asphalt caulking between the cover and the edges of the roadway surface to provide a positive moisture barrier around the access cover.
- 7). Control survey procedures, statistical analysis, and accuracy obtained for horizontal and vertical control shall be documented in the field book.
- 8). Field notes shall be kept in a control survey book, alignment book, bench book, cross–section book, major and minor structure book, as needed for the project.
- 9). Legible copies of the field books shall be submitted to the Project Engineer for review on a monthly basis.
- 10). All changes made to plan design elements shall be brought to the attention of the Project Engineer in writing.
- 11). It is ultimately the Prime Contractors responsibility to insure that these requirements, as well as any contained in the CDOT specifications, project special provisions, and CDOT Survey Manual are fulfilled under this contract.
- 12). The minimum staking intervals for each item are described on the plans or in the CDOT Survey Manual. If the contractor wishes to reduce the minimum intervals, a Contract Modification Order must be negotiated and the cost of the item reduced accordingly.

Joseph A. Surprenant L.S. 10740

AS CONSTRUCTED

NO REVISIONS ☐ REVISED ☐ VOID ☐

FEDERAL ROAD REGION NO. VIII

DIVISION COLORADO

PROJECT NO. Project CX 06–0287–38

SHEET NUMBER 3A

REVISIONS

US 287 AND SH 1 INTERSECTION
RIGHT OF WAY

BASIS OF BEARINGS: Bearings used in the calculation of coordinates are based on a grid bearing S 81° 47' 56" E from Control Point 7 to Control Point 6, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (HARN). CP 7 and CP 6 are described in detail below.

BASIS OF ELEVATIONS: Project is based on a National Geodetic Survey (NGS) benchmark number U 401 set in an access box with an NGVD '29 elevation of 4992.16 ft.

COORDINATE DATUM: Project Coordinates are modified Colorado State Plane North Zone NAD '83 coordinates.

CP – Control Points were set by CDOT. They are CDOT type 2 monuments, a 3–1/4" dia. aluminum control monument cap (as shown) on a 3' X 3/4" dia. finned aluminum security rod on a 3' X 3/4" dia. smooth aluminum rod.



WP – Work points were set as hubs and tacks and were used only for gathering topographical information.



NGS benchmark number U 401 is a Stainless Steel Deep Rod Mounment set in an NGS Logo Box (as shown). This point was not located by GPS. It is a work point only.



NOTE: This control survey is for the use of the Colorado Department of Transportation personnel. The survey is not a complete Boundary Survey. Title Policy, Title Commitment, and Title Research were not part of this control survey, therefore, easements, rights, and restrictions of record are not shown. The verification of the physical evidence with relation to easements, rights of way, property boundaries, and restriction, as described in the instruments of record, were not included in this control survey.

NOTE: 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 statement shown.

NOTE: 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 professional land surveyor hereon named.

SURVEYORS STATEMENT: I, Joseph A. Surprenant, a Professional Land Surveyor in the State of Colorado, hereby state that this Control Survey Diagram was prepared under my direct supervision this _____ day of _____ from a field survey performed under my supervision and checking for and on behalf of the Department of Transportation, State of Colorado, and is not a Land Survey Plat as Right–of–Way Survey Plat and to the best of my knowledge and belief this control survey, as shown, meets the minimum horizontal control tolerances of a Type B Survey and this topographic survey, as shown, meets the minimum horizontal control tolerances of a Type D Survey as listed in the Colorado Department of Transportation Survey Manual Chapter Three (Revised 4/29/92).



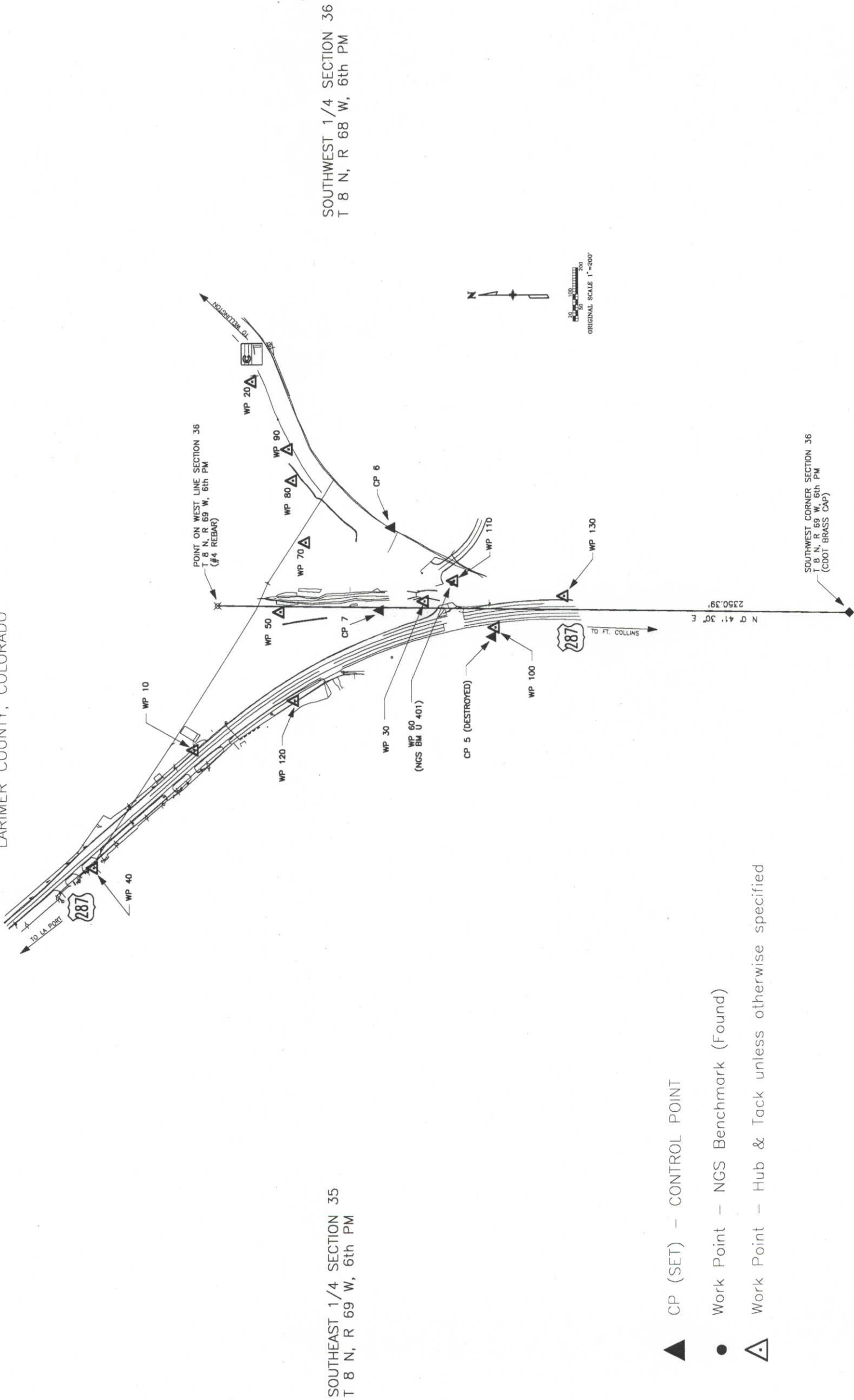
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE _____, RECEPTION NUMBER _____
SIGNED _____
DEPT. _____

AS CONSTRUCTED	
NO REVISIONS	VOID
REVISIONS	VOID

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NUMBER
VIII	COLORADO	Project CX 06-0287-38	38
US 287 AND SH 1 INTERSECTION		REVISIONS	
RIGHT OF WAY			

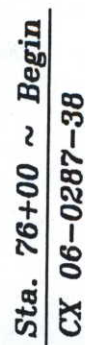
DEPARTMENT OF TRANSPORTATION - STATE OF COLORADO CONTROL SURVEY DIAGRAM

Project CX 06-0287-38
US 287 MP 348.54 to MP 348.70
SECTION 35 T8N R69W
SECTION 36 T8N R69W
LARIMER COUNTY, COLORADO



- ▲ CP (SET) - CONTROL POINT
- Work Point - NGS Benchmark (Found)
- △ Work Point - Hub & Tack unless otherwise specified

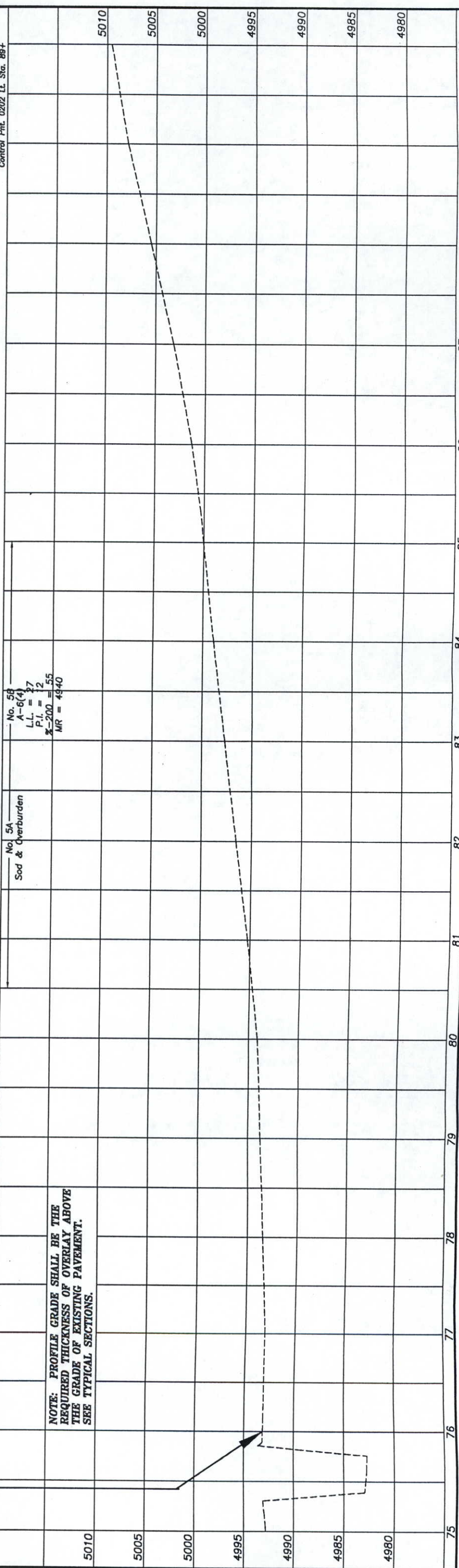
Note: See Alignment Details Sheet for curve stations & curve data.
See Lane Details Sheet for lane widths and lengths. See R.O.W. plans for R.O.W. details.



B.M. 0007 Elev. 4994.63
Control Pnt. 0007 Rt. Sta. 82+

B.M. 0202 Elev. 5006.20
Control Pnt. 0202 Lt. Sta. 89+

NOTE: PROFILE GRADE SHALL BE THE REQUIRED THICKNESS OF OVERLAY ABOVE THE GRADE OF EXISTING PAVEMENT. SEE TYPICAL SECTIONS.



Sta. 90+22 ~
Remove 18" x 42"
Culvert Pipe Lt.
Reg'd. Drive Lt.
(W=24', R=20').
77' x
End Sections, Inlet
Ditch Lt.

Sta. 91+83 ~
Remove 18" x 35' Culvert
Pipe Lt.
Reg'd. Drive Lt.
(W=35', R=20').
18" x 58' Culvert Pipe,
End Sections, Inlet
and Outlet Ditches Lt.
77' x

Sta. 92+98 ~
Remove 18' x 48'
Culvert Pipe, Headwall Lt.
Reg'd. Drive Lt.
18" x 48" Culvert Pipe,
End Sections, Inlet and
Outlet Ditches Lt.

Sta. 91+83
Remove 14
Pipe Lt.
Reg'd. Drive
(W=35, R=18'-58")
End Section
and Outlet

Sta. 93 + ~
~~Reset Mailbox Lt~~

Sta. 92+ ~
Req'd. Drive Rt.
(W=30', R=20')

**Sta. 94+00 to 95+00 ~
Approach to Project**

Sta. 94+00 ~ End
CX 06-0287-38

NOTE: PROFILE GRADE SHALL BE THE REQUIRED THICKNESS OF OVERLAY ABOVE THE GRADE OF EXISTING PAVEMENT. SEE TYPICAL SECTIONS.

