

-S 1/4 CORNER, SECTION 24,
T8N, R69W, 6TH P.M.

COLORADO DEPARTMENT OF TRANSPORTATION



Region 4
Address 1420 Second Street
Greely CO 80538
Phone (970) 350-2157 FAX (970) 350-2178
Plans Unit Jerry R. Johnson, P


Right of Way Plans Unit Jerry R Johnson, PLS

[illegible]

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

S.H. NO. 1

[illegible]



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2173
FAX: (970) 350-2223

CDOT
DIVISION OF TRANSPORTATION

Colorado Department of Transportation

Survey Unit: Mark D. Guerrero

Sheet Revisions			

SH 1 RP 1.84 to RP 1.94
Sections 24 & 25, T 8 N, R 69 W, 6th P.M.
LARIMER COUNTY, COLORADO

Project Control Diagram						
Title Sheet						
Project Number: C 001A-038						
Project Location: SH 1 & LCR 54 Intersect Imprint						
Project Location:						
Project Code:	Unit Mod. Date	Submit Sheets	Sheet No.	Total No. of Sheets		
14311	05-19-03	1 of 3	3	7		

PROJECT COORDINATES SUMMARY TABLE (FEET)

POINT NAME	PROJECT COORDINATES		ELEV (NAVD 88)	DESCRIPTION
	NORTHING	EASTING		
CP 172 (MP 1.72)	97913.035	133939.436	5111.36	CDOT Type II Control Monument
CP 184 (MP 1.84)	98624.968	133855.075	5113.04	CDOT Type II Control Monument
CP 196 (MP 1.96)	99281.111	133793.996	5112.86	CDOT Type II Control Monument
CP 217 (MP 2.17)	100394.649	133624.510	5126.52	CDOT Type II Control Monument

GPS COORDINATE SUMMARY TABLE (METRIC)
(ADJUSTED FIELD DATA)

POINT NAME	GEODETIC COORDINATES NAD-83(92) (CHARN)		ELLIPSOID (NAVD 88)	MAPPING ANGLE	SCALE	NAD 83(92) ZONE	
	LATITUDE(N)	LONGITUDE(W)				NORTHING(m)	EASTING(m)
CP 172 (MP 1.72)	40°38'16.01686"	105°04'20.64905"	1542.199	0°16'34.62615"	0.999979620	449724.895	950573.173
CP 184 (MP 1.84)	40°38'23.05386"	105°04'21.69853"	1542.705	0°16'33.94805"	0.999979851	449941.836	950547.467
CP 196 (MP 1.96)	40°38'29.53862"	105°04'22.44963"	1542.658	0°16'33.46274"	0.999980065	450141.776	950528.855
CP 217 (MP 2.17)	40°38'40.54699"	105°04'24.57816"	1546.862	0°16'32.08742"	0.999980430	450481.093	950477.209
B357 (Densification Pt.)	40°40'07.24660"	105°04'09.71538"	1567.520	0°16'41.69076"	0.999983405	453157.077	950813.426
BUD (Densification Pt.)	40°37'22.72303"	105°00'06.36473"	1513.160	0°19'18.92776"	0.999977910	448112.230	956557.470

BASIS OF BEARINGS: Bearings used in the calculation of coordinates are based on a grid bearing of S 48°42'29" E from Densification Point "B 357" (standard disk set in top of a round concrete post) Section 12, Township 8 North, Range 69 West, Sixth P.M. and the Densification Point "BUD" (flanged encased stainless steel deep rod) Section 33, Township 8 North, Range 68 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

BASIS OF ELEVATIONS: Project is based on a NAVD 88 elevation of 1558.703m on Bench Mark "G 401" (flanged encased stainless steel deep rod stamped "G 401 1984"). All other Control Points were then tied in by differential level loop thru this bench mark per CDOT Survey Manual Chapter 3, Section 6.

COORDINATE DATUM: Project Coordinates are modified Colorado State Plane North Zone NAD 83(92) coordinates. State Plane Coordinates were modified to mean project elevation of 1558.459m. The combined elevation/scale factor used to modify the coordinates was 0.9997353363. Project Coordinates are truncated by 420,000 in the Northing and 910,000 in the Easting. The CHARN is based on NAD 83(92) datum.

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, Lee K. Groves, 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 or 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 CDOT Type B Survey and this topographic survey, as shown, meets the minimum horizontal control tolerances of a CDOT Type D Survey as listed in the Colorado Department of Transportation Survey Manual Chapter Three (Revised 4/29/92).



Typical Control Monument Cap
Not to Scale

CP - Control Point Monuments 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.

Lee K. Groves L.S. 34169

COLORADO DEPARTMENT OF TRANSPORTATION

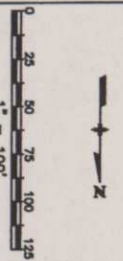


Region 4
1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2173 FAX: (970) 350-2223

Survey Unit: Mark D. Guerrero

Sheet Revisions

SH 1 RP 1.84 to RP 1.94
Sections 24 & 25, T 8 N, R 69 W, 6th P.M.
LARIMER COUNTY, COLORADO



Project Control Diagram

Plan Sheet			
Project Number: C 001A-038			
Project Location: SH 1 & LCR 54 Intersect Improvmt			
Project Location:			
Project Code:	Last Mod. Date	Subst. Sheets	Sheet No. Total No. of Sheets
14311	05-19-03	2 of 3	3-A 7



COLORADO DEPARTMENT OF TRANSPORTATION



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2173 FAX: (970) 350-2223

Survey Unit: Mark D. Guerrero

Sheet Revisions

SH 1 RP 1.84 to RP 1.94
Sections 24 & 25, T 8 N, R 69 W, 6th P.M.
LARIMER COUNTY, COLORADO

Project Control Diagram

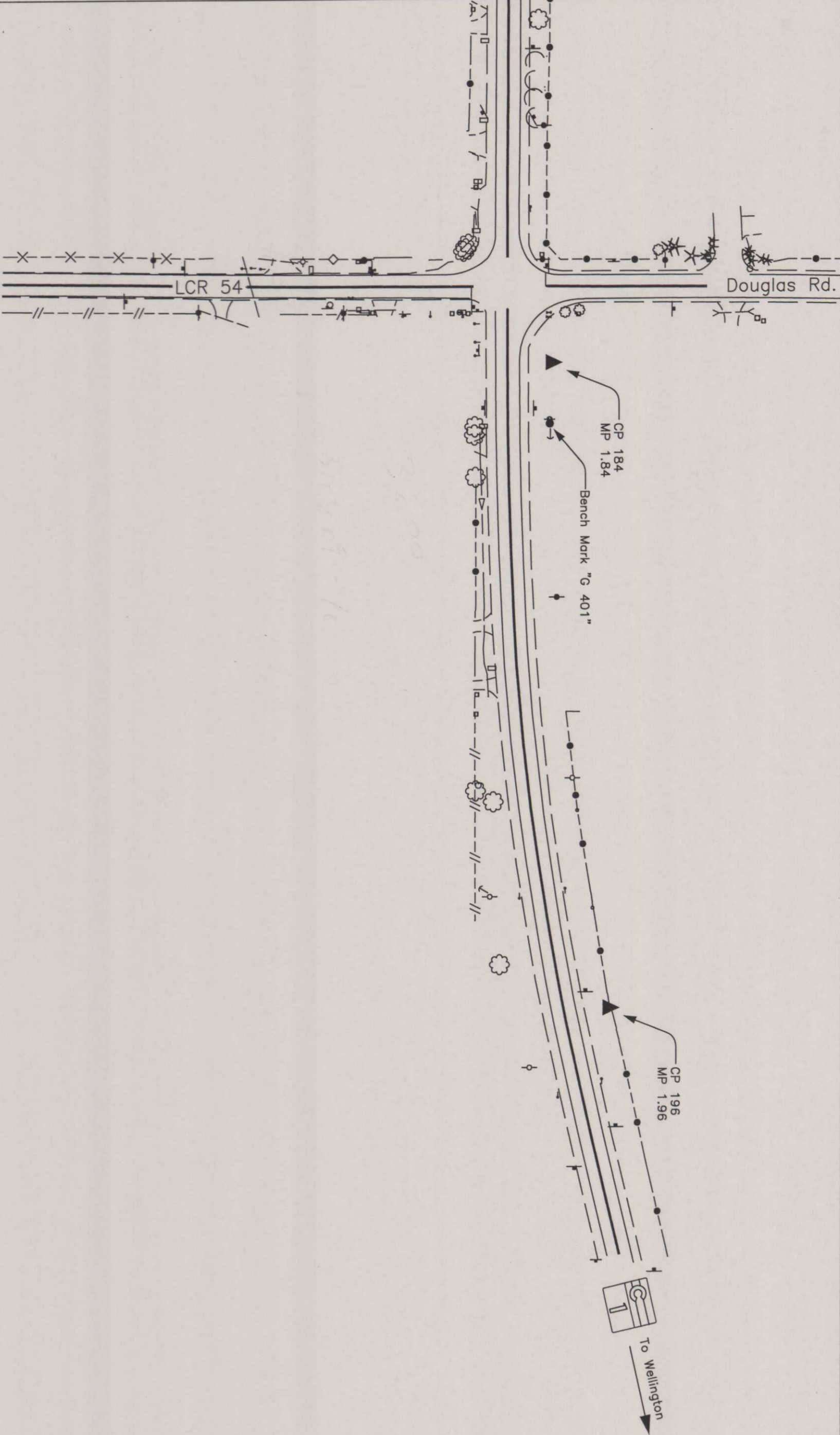
Plan Sheet

Project Number: C 001A-038

Project Location: SH 1 & LCR 54 Intersect Impvmt

Project Location:

Project Code: Lmt Mod. Data Subent Sheets Sheet No. Total No. of Sheets
14311 05-18-03 3 of 3 3-8 7



COLORADO DEPARTMENT OF TRANSPORTATION



Region 4
Address: 1420 Second Street
Greeley, CO 80538
Phone: (970) 350-2157 FAX: (970) 350-2178

Department of Transportation
Right of Way Plans Unit: Jerry R. Johnson, PLS

Sheet Revisions		Rev	mm/yr	xxx	xxxx
9/1/04	REVISED - As-Built				

Sheet Revisions		Rev	mm/yr	xxx	xxxx
xxxx					

Sheet Revisions		Rev	mm/yr	xxx	xxxx
xxxx					

Right of Way Plans				
Monumentation Sheet				
Project Number: C 001A-038				
Project Location: SH 1 & LCR 54 Intersect Impvmt				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14311	08-10-2003	1 of 1	4	7

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

POINT NO.	NORTHING	EASTING	TYPE SET
1	98579.7992	133804.0108	1, LS 34169
2	98619.3955	133844.3874	1, LS 34169
3	98739.2069	133854.4204	1, LS 34169
4	99326.6037	133781.2099	1, LS 34169

TABULATION OF TEMPORARY EASEMENT
POINTS TO BE STAKED

POINT NO.	NORTHING	EASTING
10	98580.1442	133768.6572
11	98630.7399	133820.2500
12	98779.5337	133828.3650
17	98879.6550	133823.2288
19	98979.7452	133814.4758

TABULATION OF POINTS
FOR REFERENCE ONLY

POINT NO.	NORTHING	EASTING
9	98579.3115	133853.9967
13	98779.1746	133853.3905
18	98879.4102	133848.3051
20	98979.4996	133839.6394

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 meets the minimum horizontal control tolerances of a CDOT Type D survey (4-29-1992).
8. Commitments for title insurance supplied by Security Title Guaranty Company policy No. FO56389A03 C-2 dated April 4, 2003 at 7:30 A.M.

QUANTITY OF MONUMENTS TO BE SET
BY STATE FORCES

CAP TYPE	MONUMENT TYPE					
	1	1A	2	2A	3	3A
REFERENCE						
RIGHT OF WAY	4					
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 _____

COLORADO DEPARTMENT OF TRANSPORTATION



Region 4
Address: 1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2157 FAX: (970) 350-2178

RIGHT OF WAY PLANS UNIT: Jerry R. Johnson, PLS

Sheet Revisions

9/7/04	REVISION - As-Built	GW

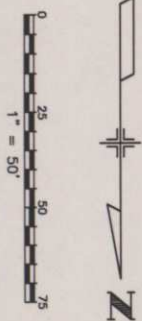
RIGHT OF WAY PLANS

ROW/OWNERSHIP PLAN

PROJECT NUMBER: C 001A-038

PROJECT LOCATION: SH 1 & LCR 54 Intersect Impvmt

Project Code	Unit Mod.	Date	Subsect	Sheets	Sheet No.	Total No. of Sheets
14311	06-10-03	1	of	1	5	7



La Mesa Drive T. 8 N, R. 69 W. 6th P.M.

AMENDED AND CORRECTED PLAT EVANS SUBDIVISION NO. 2

TERRY SHORES
FIRST FILING
LOT 12

MARK L. & PATRICIA K. KORB
Reception no. 96063750

NW 1/4
SEC. 25

HIGHLAND PLACE
JAMES BROCK GRAVES
Reception no. 85040848

SH 1 Sta. 19+69.93/LCR 54 123+88.25

LARIMER COUNTY ROAD 54
(A.K.A. EAST DOUGLAS ROAD)

Sta. 20 + 02.11 965' To SW corner Section 24

SCOTT & AMY SCHMER
3708 La Mesa Drive
Fort Collins, Co. 80524
Reception no. 98105445

MARY WAGONER WILSON
PO BOX 421
Carbondale, Co. 81623
Reception no. 86017579

LEONARD F. & DANA L.
KLAUSMEYER
3724 La Mesa Drive
Fort Collins, Co. 80524
Reception no. 86013531

HEIDI A. NASH
CHARLES I. CROSS
3732 La Mesa Drive
Fort Collins, Co. 80524
Reception no. 91030155

NARRIE A. HARRIS
3740 La Mesa Drive
Fort Collins, Co. 80524
Reception no. 2001035976

ROW CURVE ③-④
Δ = 134.20°
D = 2702.07'
T = 338.16'
L = 673.10'
R = 2815.0'

STATE HIGHWAY 1
C 001A-038 Sta. 20+02.11

SEC. 24

END ROW PROJECT
C 001A-038 Sta. 24+07.67

LARRY DEAN & MARIANNE T. KLINE
Reception no. 92008316

WATER SUPPLY AND STORAGE CO.
Reception no. 14080281

LINE	BEARING	DISTANCE
L1	S 0° 33' 33" W	79.90'
L2	N 89° 26' 27" W	49.99'
L3	N 45° 33' 33" E	56.55'
L4	N 4° 47' 12" W	120.23'

COLORADO DEPARTMENT OF TRANSPORTATION



Region 4
Address: 1420 2nd Street
Greeley, CO 80631
Phone: (970) 350-2157 FAX: (970) 350-2178
RIGHT OF WAY PLANS UNIT: Jerry R. Johnson, PLS

Sheet Revisions

9/1/04	REVISED - As-Built	GAP

RIGHT OF WAY PLANS

TITLE SHEET			
PROJECT NUMBER: C 001A-038			
PROJECT LOCATION: SH 1 & LCR 54 Intersect Impvmt			
Project Code:	Last Mod. Date	Subsist Sheets	Sheet No. Total No. of Sheets
14311	06-03-03	1 of 1	1 7

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED

COLORADO PROJECT NO. C 001A-038
STATE HIGHWAY NO. 1 & LARIMER COUNTY ROAD 54
LARIMER COUNTY
RIGHT OF WAY
SCALE OF ORIGINAL DRAWINGS

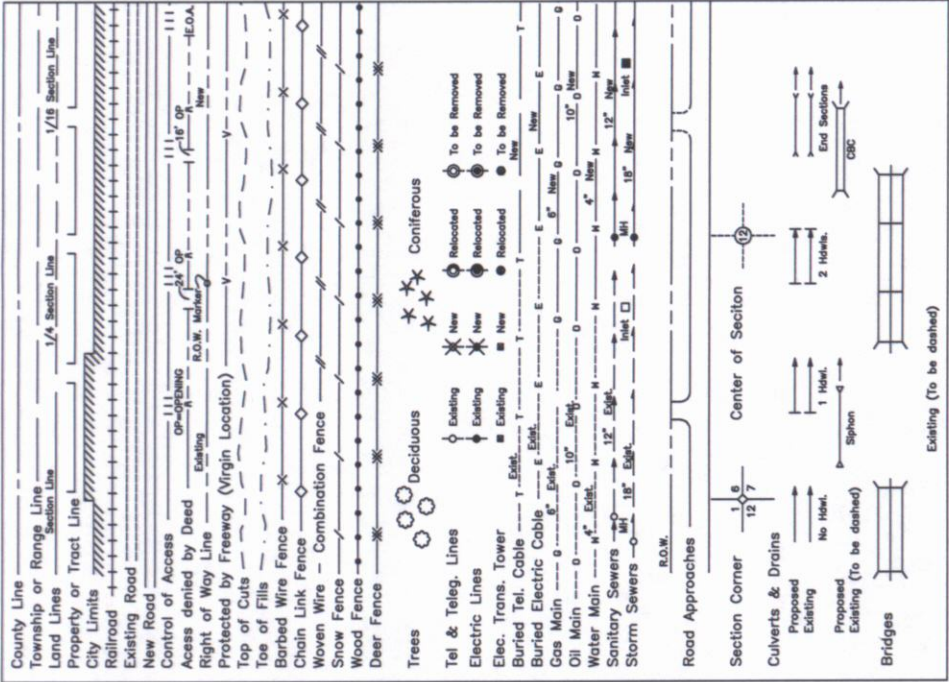
RIGHT-OF-WAY PLAN/OWNERSHIP SHEET 1 IN. = 50 FT.
RIGHT-OF-WAY LENGTH IN FEET = 405.56'

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

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 TABULATION OF PROPERTIES SHEET
- 3,3A,3B SURVEY CONTROL DIAGRAM
- 4 MONUMENTATION SHEET
- 5 PLAN/OWNERSHIP SHEET

CONVENTIONAL SIGNS



BASIS OF BEARINGS

ALL BEARINGS ARE BASED UPON THE SOUTH LINE OF THE
SOUTHWEST 1/4 OF SECTION 24, T8N, R69W OF THE 6TH PM
AS BEARING S 89°26'27" E AT A DISTANCE OF 2621.06'. SAID
LINE BEING MONUMENTED ON THE WEST WITH A 3 1/4 INCH
ALUMINUM CAP LS 5028 AND ON THE EAST WITH A 2 1/2 INCH
BRASS CAP LS 5028.

South line of the SW 1/4 Sec. 24

S 89° 26' 27" E

SW CORNER, SECTION 24,

T8N, R69W, 6TH P.M.

S 1/4 CORNER, SECTION 24,

T8N, R69W, 6TH P.M.

