



Sheet Revisions

Date	Description	Initials
9-04-09	Rev. shts. 1.01, 2.01, 4.01, 5.01, & 6.01	JWJ

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Right of Way Plans

Title Sheet

Project Number: C 0401-019			
Project Location: R3 Culvert Repairs - SH 40 - Craig RE			
US 40 MP 181.43			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17172	9-04-09		1.01
			Authorized:
			8-21-09

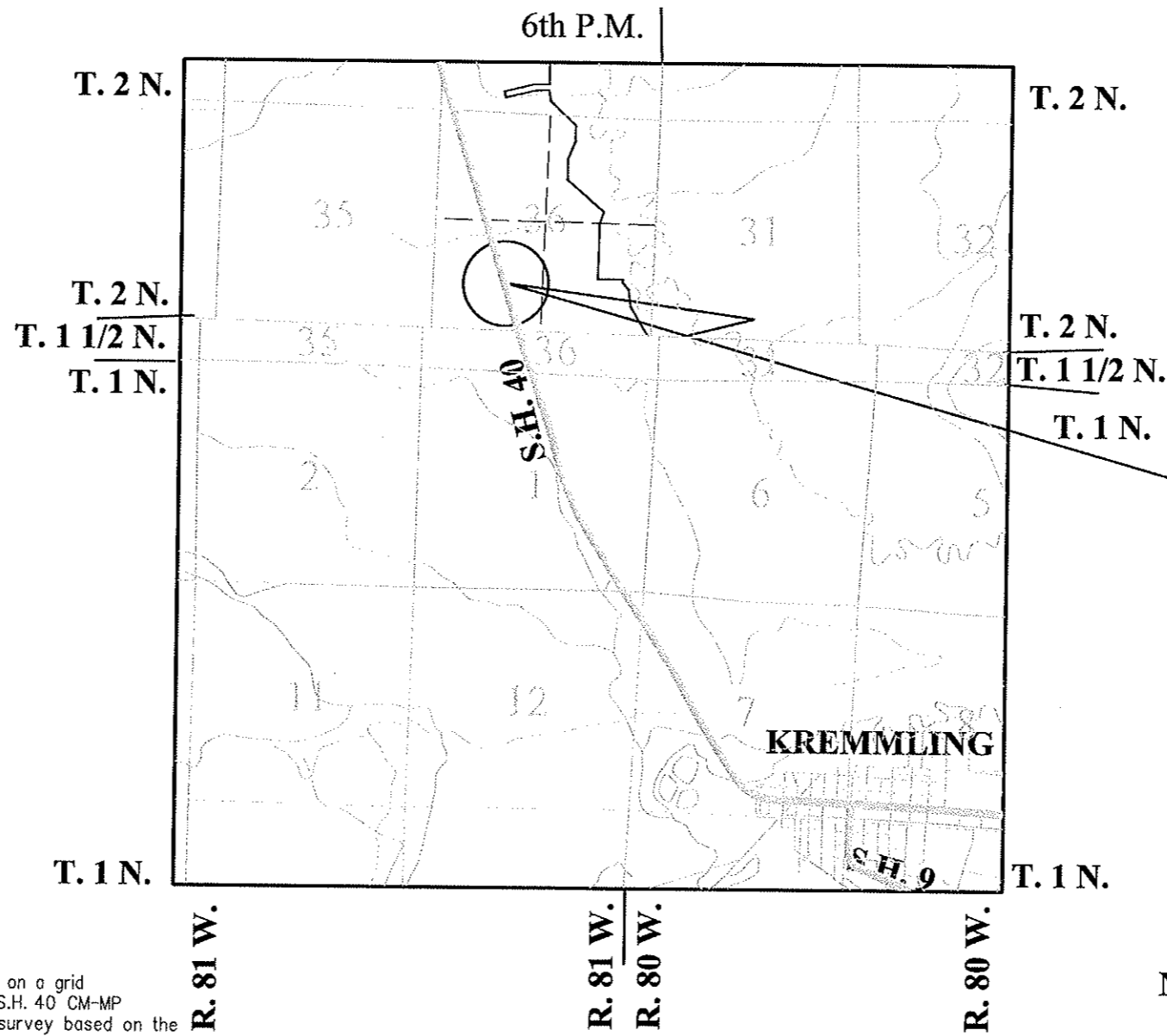
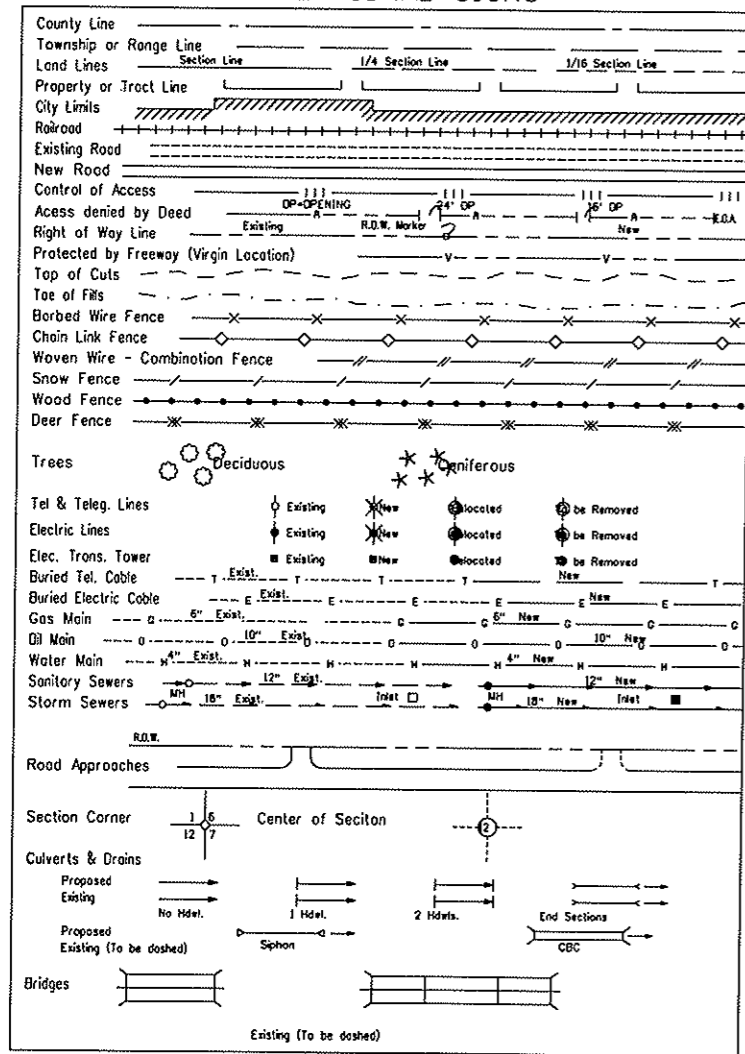
# DEPARTMENT OF TRANSPORTATION

## STATE OF COLORADO

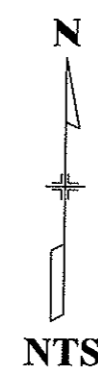
RIGHT OF WAY PLAN OF PROPOSED  
STATE PROJECT NO. C 0401-019  
STATE HIGHWAY NO. 40  
GRAND COUNTY  
RIGHT OF WAY PROJECT CODE NO. 17172

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
3.01	(1) Control Diagram
4.01	(1) Monumentation Sheets
5.01	(1) Plan Sheets
6.01	(1) Ownership Sheets
M-100-1	(3) Standard Symbols
M-629-1	(2) Survey Monuments
	(11) Total Sheets

CONVENTIONAL SIGNS



Project Location  
MP 181.43



BASIS OF BEARINGS

BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on a grid bearing of S 17° 04' 35" E, from S.H. 40 CM-MP CONTROL POINT 181.3 and S.H. 40 CM-MP CONTROL POINT 181.5 as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

DEPARTMENT OF TRANSPORTATION  
STATE OF COLORADO  
AUTHORIZED: *Jim Woodmansee*  
DATE: 9/4/09  
RIGHT OF WAY MANAGER

DEPOSITED THIS DAY OF 2009 AT M. COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE RECEPTION NUMBER SIGNED DEPT. jomneyj:102:31 PM C:\projects\16981Kremmling\RDW\_Survey\Drawings\16981sh11-01.dgn



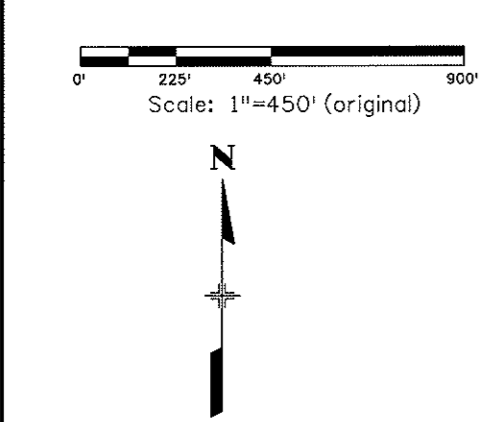
**Colorado Department of Transportation**  
 222 South 6th Street  
 Room 317  
 Grand Junction, CO 81501  
 Phone: 970-683-6234 FAX: 970-683-6249  
**Region 3** **LED**

Sheet Revisions		
Date	Description	Initials
10/06/09	drafting correction	JWJ

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Project Control Diagram			
Plan Sheet			
Project Number: C 0401-019			
Project Location: R3 Culvert Repairs - SH 40 - Craig RE.			
US 40, MP 181.43			
Project Code: Last Mod. Date	Subset	Sheet No.	
17172	10-06-09	18	



S.H. 40 MP 181.43  
 Located in  
 Sec. 36, T. 2 N., R. 81 W., 6th P.M.  
 Grand County, Colorado



**BASIS OF BEARINGS:** Bearings used in the calculations of coordinates are based on a grid bearing of S 17° 04' 35" E, from S.H. 40 CM-MP CONTROL POINT 181.3 and S.H. 40 CM-MP CONTROL POINT 181.5 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 an elevation of 7571.034 on Control Point B-297, a standard bench mark disk set in a concrete monument, projecting above the ground. All other Control Points on this Project were then tied in by means of running a Bench Loop.

**COORDINATE DATUM:** Coordinates on this project are for the exclusive use of the CDOT for the construction of this project and are considered Project Coordinates only.

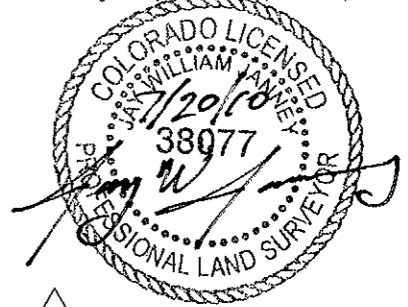
CP - Control Point Monuments set by CDOT. They were CDOT type 2 monuments, a 3-1/4" dia. aluminum control monument cap (as shown) on a 3' X 3/4" dia. finned aluminum security rod on a 3' X 3/4" dia. smooth aluminum rod.

**NOTE:** This controlsurvey 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 controlsurvey.

**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.

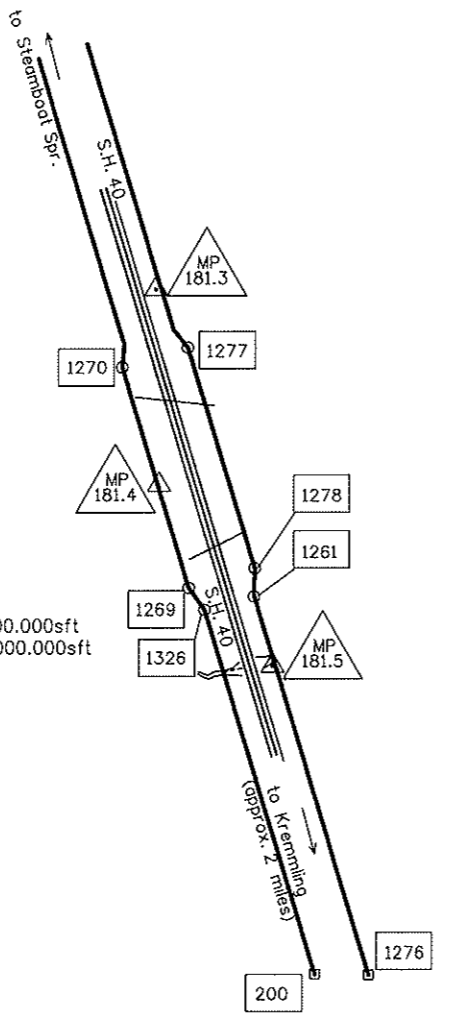
**SURVEYORS STATEMENT:** I, Jay William Janney, a Professional Land Surveyor in the State of Colorado, hereby state to the Colorado Department of Transportation this Project Control Diagram was prepared and the field survey it represents was prepared under my responsible charge and, based upon my knowledge, information, and belief, is in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. The statement is not a guaranty or warranty, either expressed or implied.



38077  
 PLS #

**CONSTRUCTION SURVEYING AND MONUMENTATION REQUIREMENTS:**

- This Control Survey Diagram represents the horizontal and vertical control for the project established by the Division. 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.
- 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.
- 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.
- 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.
- Control survey procedures, statistical analysis, and accuracy obtained for horizontal and vertical control shall be documented in the field book.
- Legible copies of the field books shall be submitted to the Project Engineer for review on a monthly basis.
- It is ultimately the prime Contractor's 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.
- 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.
- Whenever the contract includes the setting of CDOT Type 2 monuments, a Project Control Diagram signed and sealed by the P.L.S. in responsible charge, shall be submitted to the Project Engineer. An MicroStation drawing on CD shall accompany the hard copy.



Coordinate System : Projection from data collector (at ground)  
 Zone : Zone from data collector  
 Datum : (WGS 84)

Ellipsoid : (WGS 84)  
 Ellipsoid Name : (WGS 84)  
 Flattening 1/f : 298.257  
 Semi-Major Axis : 20925604.474 sft

Lambert Conformal Conic Two Parallel Projection  
 Projection Origin : False Origin  
 Latitude : 39° 20' 00.00000" N False Northing : 100000.000 sft  
 Longitude : 105° 30' 00.00000" W False Easting : 300000.000 sft  
 Height : N/A False Elevation : N/A  
 Scale Factor : N/A

Project Latitude : 40° 05' 39.05141" N  
 Project Longitude : 106° 25' 11.18463" W  
 Project Height : 7443.781 sft  
 Ground Scale factor : 1.0003946871

Horizontal Adjustment  
 North Origin : N/A  
 East Origin : N/A  
 Scale : N/A Rotation : N/A

Vertical Adjustment  
 North Origin : 0.000 sft  
 East Origin : 0.000 sft

Tabulation of found monuments ###

POINT NAME	PROJECT COORDINATES		DESCRIPTION
	NORTH (ft)	EAST (ft)	
200	76883.08	43052.32	fn'd. CDOH ROW mkr.
1261	77772.37	42910.15	fn'd. AL cap LS 18974 (Alpine Surveying)
1269	77789.54	42758.97	fn'd. AL cap LS 18974 (Alpine Surveying)
1270	78306.57	42603.13	fn'd. AL cap LS 18974 (Alpine Surveying)
1272	79716.14	42324.76	fn'd. CDOH ROW mkr.(sta. 289+64)
1273	82296.31	41432.60	fn'd. CDOH ROW mkr.
1276	76881.50	43178.29	fn'd. CDOH ROW mkr.
1277	78352.81	42756.38	fn'd. AL cap LS 18974 (Alpine Surveying)
1278	77835.81	42912.17	fn'd. AL cap LS 18974 (Alpine Surveying)
1326	77738.011	42795.279	fn'd. AL cap LS 18974 (Alpine Surveying)

GEODETIC COORDINATE SUMMARY TABLE (ADJUSTED FIELD DATA) ###

POINT NAME	GEODETIC COORDINATES NAD-83(92) (CHARN)		ELLIP. (NAVD88)ft
	LATITUDE(N)	LONGITUDE(W)	
B 297	40° 07' 26.28603" N	106° 25' 46.11536" W	7529.810
MP 181.3	40° 05' 39.05140" N	106° 25' 11.18463" W	7443.888
MP 181.4	40° 05' 34.63061" N	106° 25' 10.34020" W	7425.718
MP 181.5	40° 05' 30.36083" N	106° 25' 07.57983" W	7431.602

PROJECT COORDINATE SUMMARY TABLE (ADJUSTED FIELD DATA) ###

POINT NAME	PROJECT COORDINATES		ELEV(ft)	DESCRIPTION
	NORTH (ft)	EAST (ft)		
B 297	89372.082	40080.905	7571.034	Fn'd. BC set in concrete - NGS bench mark
MP 181.3	78489.175	42682.619	7485.249	SET CDOT TYPE II MON.
MP 181.4	78041.010	42743.624	7467.085	SET CDOT TYPE II MON.
MP 181.5	77605.586	42953.739	7472.978	SET CDOT TYPE II MON.

Colorado Department of Transportation



222 South 6th Street  
 Room 317  
 Grand Junction, CO 81501  
 Phone: 970-683-6234 FAX: 970-683-6249

Region 3

LED

Sheet Revisions		
Date	Description	Initials
9/04/09	change some points to different tables	JWJ

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Right of Way Plans			
Plan Sheet			
Project Number: C 0401-019			
Project Location: R3 Culvert Repairs - SH 40 - Craig RE			
US 40 MP 181.43			
Project Code: 17172	Last Mod. Date: 9-04-09	Subset	Sheet No. 4.01

TABULATION OF R.O.W. MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
990	78360.25	42607.88	3.25" type 1 CDOT monument
991	78394.88	42722.78	3.25" type 1 CDOT monument

###

TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
1295	78019.64	42856.78	rebar with Al. cap
1298	78299.34	42772.49	rebar with Al. cap
1318	78113.03	42828.64	rebar with Al. cap

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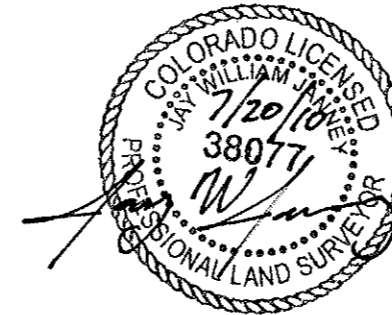
TABULATION OF OTHER POINTS (not to be set)			
Point No.	Northing(ft)	Easting(ft)	
1296	78252.42	42828.41	
1300	77882.35	42929.48	
1302	77978.10	42900.63	
1304	78175.83	42851.49	
1308	77802.70	42755.01	
1309	77788.27	42707.14	
1310	77898.44	42726.15	
1311	77884.01	42678.28	
1312	78186.45	42639.34	
1313	78172.02	42591.46	
1314	78282.20	42610.48	
1315	78267.77	42562.61	

###

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 R.O.W. 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
4. All R.O.W. markers set from control monuments.
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 B survey (4-29-1992)
8. Commitments for title insurance supplied by Title Company of The Rockies, Inc., out of Winter Park.

SURVEYOR STATEMENT (ROW PLAN)



I, Jay William Janney, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 38077

SURVEYOR STATEMENT (ROW MONUMENTS)



I, Jay William Janney, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, adequate research, calculations and evaluation of survey evidence were performed and the Right-of-Way monuments depicted on this Right-of-Way Plan were set under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 38077

Colorado Department of Transportation



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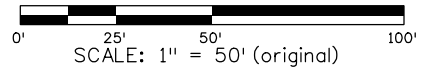
Region 3

LED

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
9-04-09	Chg. par. 101 and 101A to PEs	JWJ						

Right of Way Plans			
Plan Sheet			
Project Number: C 0401-019			
Project Location: R3 Culvert Repairs - SH 40 - Craig RE			
US 40 MP 181.43			
Project Code:	Last Mod. Date	Subset	Sheet No.
17172	9-04-09		5.01

T. 2 N., R. 81 W., 6th P.M.  
GRAND COUNTY

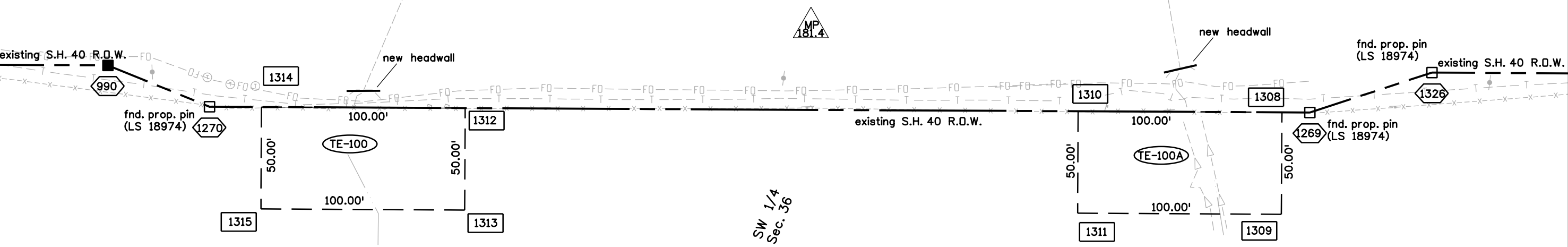
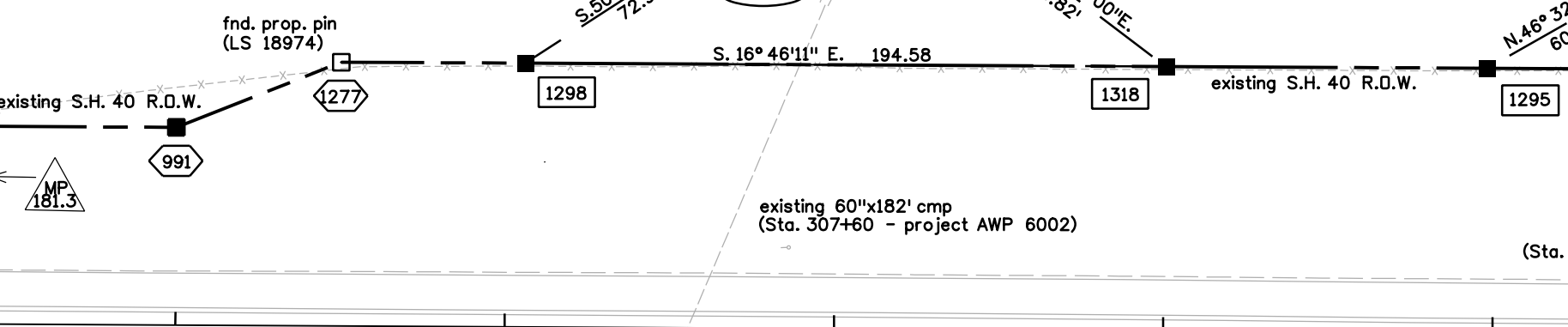
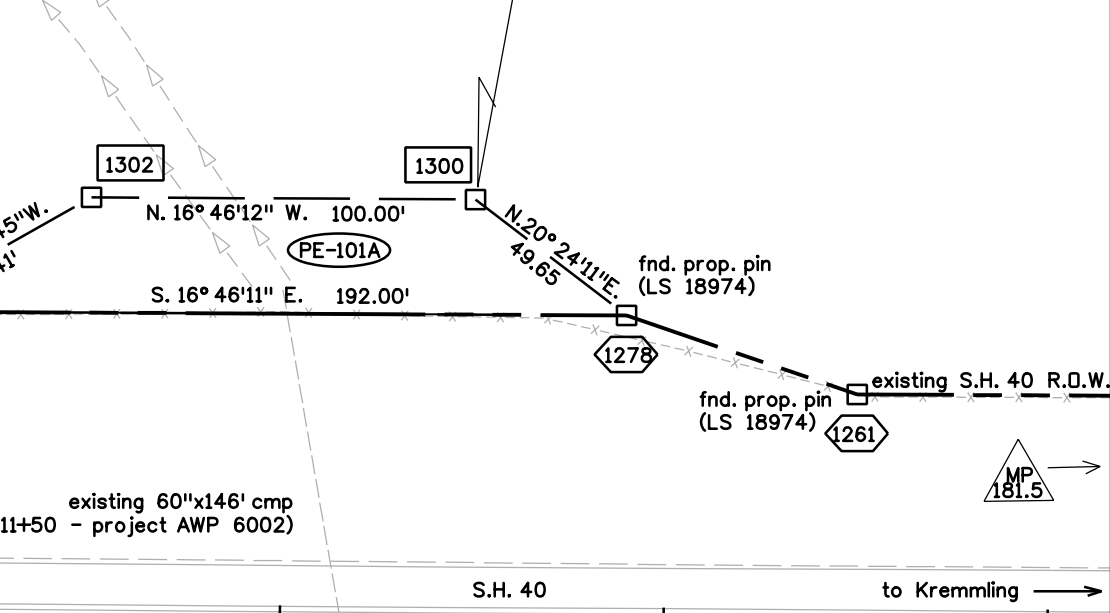


**PE-101** **PE-101A**  
Gallagher Ranch LLC  
a Delaware Limited Liability Company  
(rec. no. 99002374)

P.O.B. PE-101  
TIE: SE cor. Sec. 36  
BEARS: S. 67° 09' 48" E., 3259.38

P.O.B. PE-101A  
TIE: SE cor., Sec. 36  
BEARS: S. 71° 37' 55" E., 3082.97'

Parcel 17  
Grand River Ranch



**TE-100** **TE-100A**  
High Plains Farms, LLC  
a Colorado Limited Liability Company  
(rec. no. 2008-013816)

EP Parcel 7  
Grand River Ranch

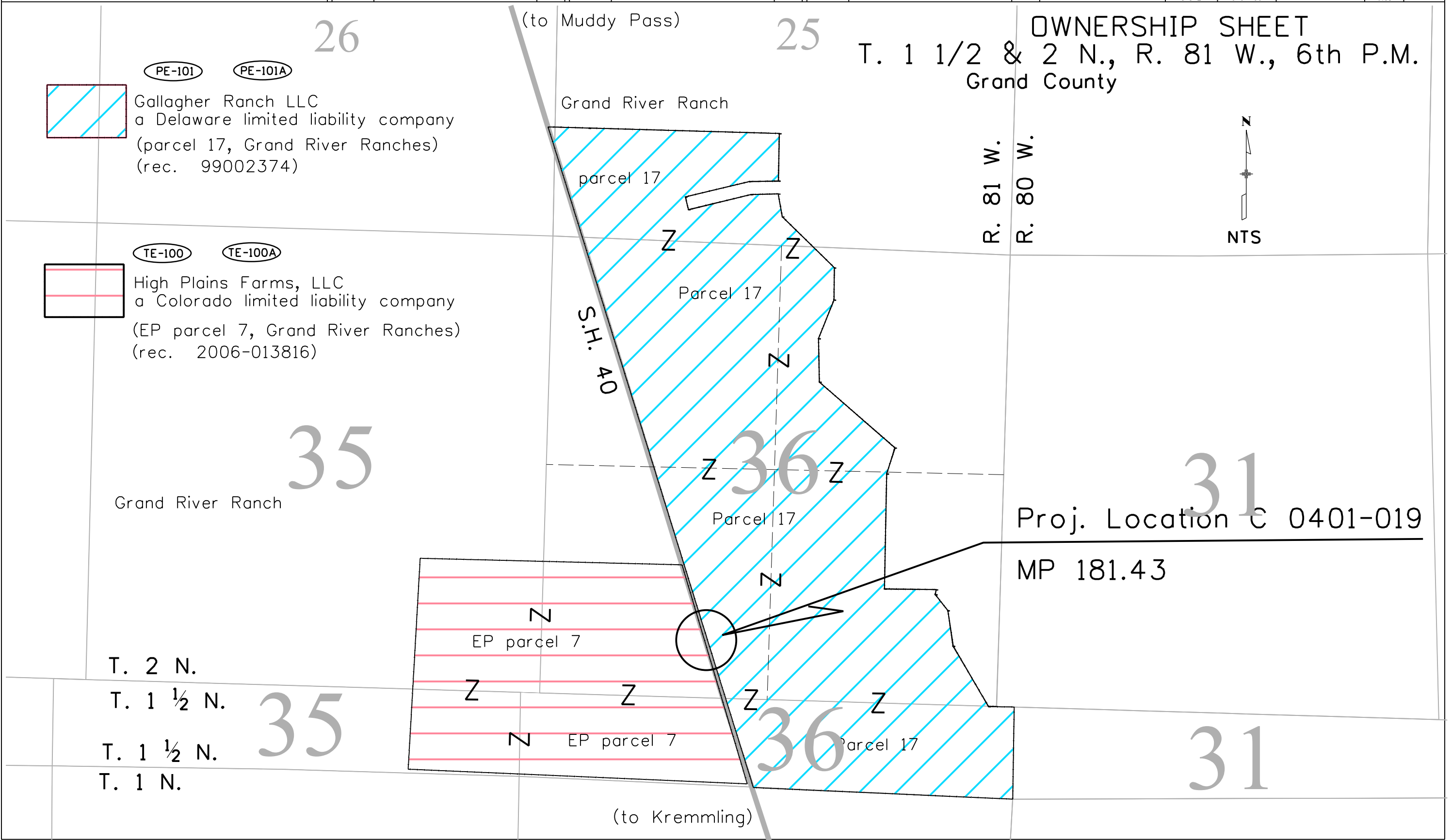
NOTE: Alignment shown is from previous project AWP 6002.  
NOTE: The toes of slope will remain the same.  
NOTE: Existing Hwy. 40 right-of-way acquired previously on project AWP 6002.

FILING CERTIFICATION:  
 DEPOSITED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.,  
 IN BOOK \_\_\_\_\_ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY  
 SURVEYS AT PAGE \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_  
 SIGNED \_\_\_\_\_ DEPT. \_\_\_\_\_

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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
9-04-09	par. 101 & 101A changed to PEs	JWJ						

Right of Way Plans			
Plan Sheet			
Project Number: C 0401-019			
Project Location: R3 Culvert Repairs - SH 40 - Craig RE			
US 40 MP 181.43			
Project Code	Last Mod. Date	Subset	Sheet No.
17172	9-04-09		6.01



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