CDOT Form #126Ra 7/00

12007

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
2-7-01	Added TE-1A (modified begin ROW station)	W.I.S.
3-2-01	Added 2Rev, PE 2 & Chg PE 4 to TE 4	W.I.S.
0-10-01	Ownership change (affects sheets 2, 13 & 18)	WIS
0-10-01	New easements (affects sheet 13)	WIS
1/08/02	Deleted TE-2 & TE 2-B (sheets 2, 3, 7, 8 & 15)	WIS
1/08/02	Corrected annotation for Parcels 2-A & TE2-C	WIS
1/08/02	Updated design linework	WIS

Sheet Revisions		

Sheet Revisions		

Right of Way Plans

Title Sheet

Project Number: C 0403-030

Project Location: WINTER PARK

Project Location: GRAND COUNTY

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	03-01-01		1	18

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
PROJECT C 0403-030
STATE HIGHWAY No. 40
GRAND COUNTY
T. 1 & 2 S., R. 75 W. 6th P.M.
RIGHT OF WAY

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 (CP=Opening, 24' CP, 16' CP, E.N.A.)
Access denied by Deed
Right of Way Line (R.O.W. Marker)
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 (Existing, To be removed, Relocated)
Elec. Trans. Tower
Buried Tel. Cable (Existing, New)
Buried Electric Cable (Existing, New)
Gas Main (6" Existing, 6" New)
Oil Main (10" Existing, 10" New)
Water Main (4" Existing, 4" New)
Sanitary Sewers (12" Existing, 12" New, M.H.)
Storm Sewers (18" M.H. Existing, 18" New, Inlet)

Road Approaches (R.O.W., New, Existing)

Section Corner
Center of Section (1 6 12 7, 12)

Culverts & Drains (Proposed, Existing, No Inlet, 1 Inlet, 2 Inlets, End Section, C.B.C., Proposed Existing (To be deleted))

Bridges (Existing (To be deleted))

BASIS OF BEARINGS

A bearing of N14°00'25"W between Colorado High Accuracy Reference Network (HARN) stations "D t" & "M361" were utilized as the basis for this GPS survey. Said bearing is the grid bearing between said stations based upon NAD '83 Colorado State Plane Coordinate system (North Zone).

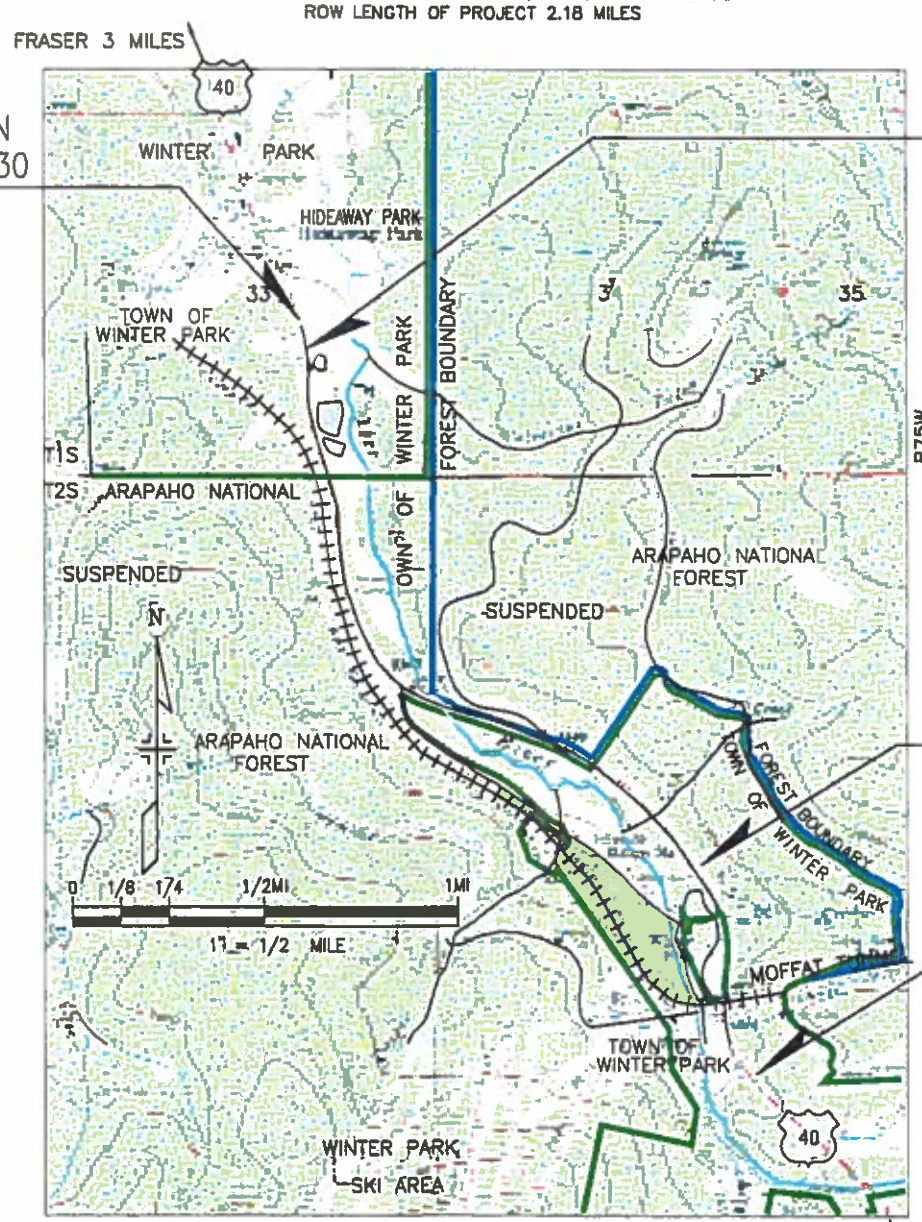
Washington

10822 W. Toller Drive
Littleton, CO. 80127 (303)948-4001

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-2A	TABULATION OF PROPERTIES
3-3G	CONTROL AND MONUMENTATION
4	TABULATION OF ROAD APPROACHES
5-15	PLAN SHEETS
16-18	OWNERSHIPS SHEETS

SCALES OF DRAWINGS
PLAN SHEETS 11 x 17: 1"=100' 22 x 34: 1"=50'
OWNERSHIP SHEETS 11 x 17: 1"= 200' 22 x 34: 1"=100'
ROW LENGTH OF PROJECT 2.18 MILES



BEGIN CONSTRUCTION
PROJECT C 0403-030
M.P. 229.91
CL STA. 494+90.41

BEGIN R.O.W.
PROJECT C 0403-030
CL STA. 497+40.21
M.P. 229.866
STA 688+78.31 PROJ 32-C-7

END R.O.W.
PROJECT C 0403-030
CL STA. 615+00
MP 232.20
STA 573+71.39 PROJ 151-H(1)

END CONSTRUCTION
PROJECT C 0403-030
MP 232.80
CL STA. 645+87.91

USFS LINE
TOWN OF WINTER PARK
FRASER RIVER

LEGEND

- CONTROL POINT (XXX)
- ROW MONUMENT TO BE SET (XX)
- PARCEL NUMBER (XX)
- EASEMENT POINT TO BE SET (XXX)
- STRUCTURE NUMBER (XXX)
- FOUND ROW MONUMENT
- ALIQUOT CORNER LOCATION

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE

_____
DIVISION ADMINISTRATOR

datestamp
DWGNAME: B:\2C0403\ROW\DWG\01.dwg DWG PLOT DATE: 12/27/00 PLOT TIME: 14:07:51

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

DOT DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
2-7-01	Added TE-1A	W.I.S.
3-2-01	Added 2Rev, PE 2 & Chg PE 4 to TE 4	W.I.S.
10-30-0	Ownership name change	WIS
1/8/02	Deleted Parcels TE 2 & TE-2B	WIS

Sheet Revisions

Sheet Revisions

Right of Way Plans
OWNERSHIP TABULATIONS
Project Number: C 0403-030
Project Location: WINTER PARK,
Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	3-02-01		2	18

R.O.W. TABULATION OF PROPERTIES IN GRAND COUNTY S.H. NO. 40

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES					RECEPTION NUMBER	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT		
1	Winter Park Enterprises, L.L.C. a Colorado Limited Liability Company	P.O. Box 21 Winter Park, Co. 80482	W 1/2, SE 1/4 Sec 33, T1S, R75W, 6th P.M.	0.356±	N/A	0.356±	N/A	5.970±		Being a part of Parcel N, Reception 94009431
TE 1	same as above	same as above	same as above	0.071±	N/A	0.071±	N/A	N/A		Reconstruction of a driveway
TE 1A	same as above	same as above	same as above	0.047±	N/A	0.047±	N/A	N/A		Reconstruction of a driveway
TE 2-A	National Forest Service - Arapaho & Roosevelt National Forest and Pawnee National Grassland	240 W. Prospect Rd. Ft. Collins, Co. 80526-2098	Within Sec 3, 4 & 10 T2S, R75W, 6th P.M. (Suspended)	0.111±	N/A	0.111±	N/A	N/A		Construction of a driveway
TE 2	same as above (deleted)									
TE 2-B	same as above (deleted)									
TE 2-C	same as above (deleted)									
TE 2-D	same as above	same as above	same as above	0.107±	N/A	0.107±	N/A	N/A		Reconstruction of a bike path
2-A	same as above	same as above	same as above	0.341±	N/A	0.341±	N/A	N/A		
TE 2-E	same as above	same as above	same as above	0.098±	N/A	0.098±	N/A	N/A		Construction of a driveway
3	Town of Winter Park	P.O. Box 3327 Winter Park, Co. 80526-2098	Winter Park Triangle Subdivision Exemption	0.061±	N/A	0.061±	N/A	41.012±		
3-A	same as above	same as above	same as above	0.722±	N/A	0.722±	N/A	40.351±		
TE 3	same as above	same as above	same as above	0.304±	N/A	0.304±	N/A	N/A		Reconstruction of a bike path
4	Winter Park Recreational Assn., a Colorado non-profit corporation	P.O. Box 36 Winter Park, Co. 80482	Tracts 38A, 40 & 41 T2S, R75W, 6TH P.M.	0.200±	N/A	0.200±	N/A	3.353±*		Being a part of that portion of Tract 40 lying northerly of "Winter Park Approach" (Old Town Drive) Reception 98001153. * applies only to that part northerly of Old Town Drive.
TE 4	same as above	same as above	same as above	1.233±	N/A	1.233±	N/A	N/A		Being a part of that portion of Tracts 38A & 40 lying southerly of "Winter Park Approach" (Old Town Drive) Reception 98001153. (For construction of a local access road.)
PE 4-A	same as above	same as above	same as above	0.237±	N/A	0.237±	N/A	N/A		Being a part of that portion of Tracts 38A & 40 lying northerly of "Winter Park Approach" (Old Town Drive) Reception 98001153. (For maintenance of a roadway slope.)
2Rev.	same as above	same as above	Within Tract 38B, T2S, R75W, 6TH P.M. (suspended)	0.097±	N/A	0.097±	N/A	N/A		
TE 2-F	same as above	same as above	same as above	0.944±	N/A	0.944±	N/A	N/A		Construction of a driveway
PE 2	same as above	same as above	same as above	0.182±	N/A	0.182±	N/A	N/A		For maintenance of a roadway slope

dgnstamp DGNNAME: R:\2008\survey\dwg\02.dwg DGNC PLOT DATE: 01/24/01 PLOT TIME: 12:37:48

CDOT Form #1268a 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions	Sheet Revisions	Sheet Revisions

Right of Way Plans
Control Sheet

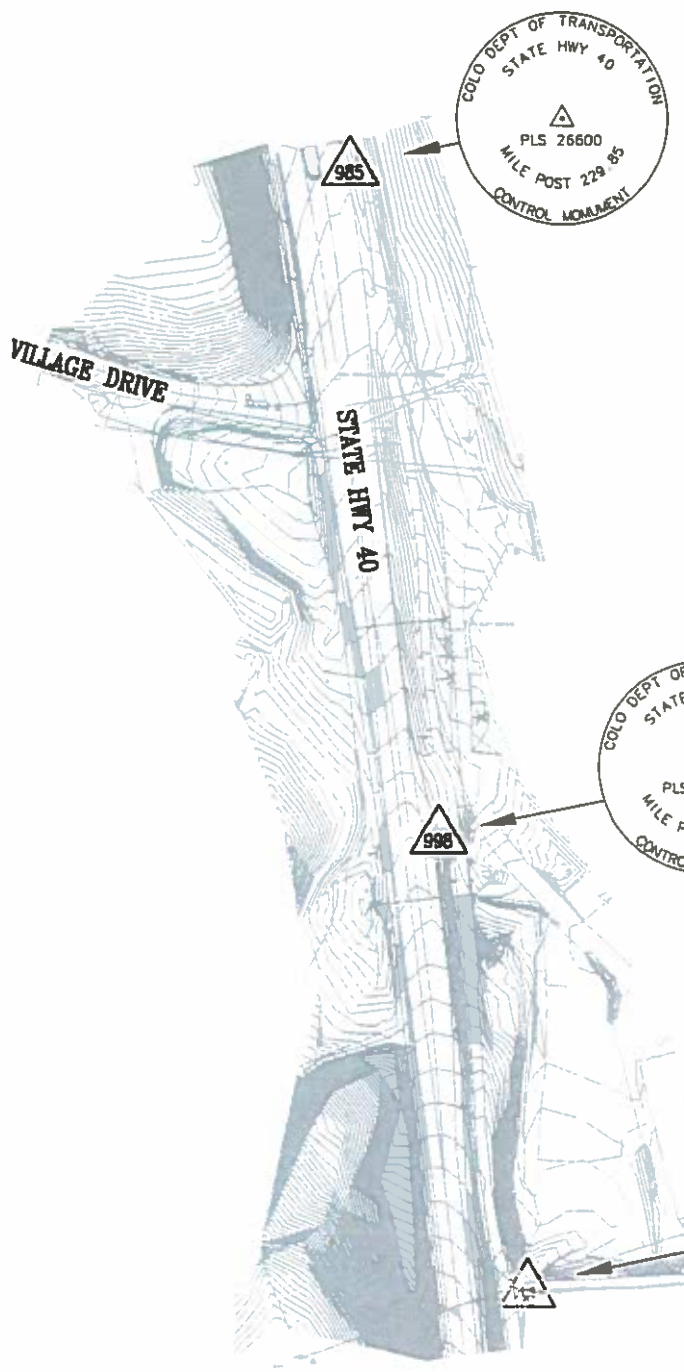
Project Number: C 0403-030				
Project Location: WINTER PARK				
Project Location: COLORADO				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	11-25-00		3 of 3-36	18

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

CONTROL DIAGRAM

PROJECT C 0403-030 CODE 12089
STATE HIGHWAY NO. 40
WINTER PARK, GRAND COUNTY

RIGHT OF WAY
STATE HWY 40
WINTER PARK



SET MONUMENTATION
PT 985
MILE POST 229.85
N 31239.86
E 297475.87
ELEV 8829.51
STA 491+90.72
47.67 LT

SET MONUMENTATION
PT 998
MILE POST 229.98
N 30544.31
E 297566.14
ELEV 8842.30
STA 498+86.71
45.00 LT

FOUND MONUMENTATION
PT 11
MILE POST 230.11
N 30073.36'
E 297658.49
ELEV 8844.01
STA 503+64.48
90.33 LT

GENERAL NOTES

This survey was conducted to provide supplemental control for highway design and construction purposes and is for the use of the Colorado Department of Transportation.

Coordinates as shown are project coordinates in U.S. feet. Elevations as shown are based upon differential levels from the established control as provided by the Colorado Department of Transportation.

Bearings were based upon N14°00'25"W between H.A.R.N. points "D7" and M361 as shown on established control as provided by the Colorado Department of Transportation, prepared by the Lund Partnership as shown on sheets 3B through 3G (as deposited in the records of Grand County.

This Control diagram does not represent a monumented land survey. It is intended to provided information in regard to the supplemental control points set in the collection of additional topographic surveys.

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 herein.

CONTROL SURVEYOR CERTIFICATE

Setting and checking of the supplemental control points as indicated on this sheet was done under my supervision and checking, for and on behalf of Washington Infrastructure Services, Inc.

Date _____ Name _____

0 50 100 200 400

11" x 17" SHEET: 1 inch = 200ft.
22" x 34" SHEET: 1 inch = 100ft.

ddeatorrp DWGNAME: E:\205803\ROW\DWG\3.dwg,DWG PLOT DATE: 11/22/00 PLOT TIME: 11:40:17

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
2-7-01	Added TE-1A (Points 905-911)	W.I.S.
3-2-01	Changed PE 4 to TE 4, Added PE 2 & Revised Par 2	W.I.S.
1/8/02	Deleted Parcels TE2 & TE2-B (Pts 853-859 & 864-867)	WS

Sheet Revisions

Sheet Revisions

Right of Way Plans

Monumentation Sheet

Project Number: C 0403-030
Project Location: WINTER PARK
Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	3-02-01		3A OF 3-3G	18

EXISTING R.O.W. POINTS TO BE SET

(C.D.O.T. TYPE 1 MONUMENTS

PT#	NORTHING	EASTING
700	30959.64	297362.90
701	30838.85	297406.19
702	30640.42	297424.73
703	30856.83	297565.08
704	30405.61	297418.20
709	29214.13	297674.30
710	29269.03	297830.96
711	28508.59	297835.86
712	28455.02	297837.84
713	28456.28	297871.82
714	28514.72	298001.74
715	28094.88	297885.19
716	28099.76	298017.10
717	26845.79	298216.51
718	26906.46	298333.74
719	26426.39	298435.70
720	26491.63	298549.83
723	25869.02	299306.10
725	25214.58	300983.38
727	24937.82	301490.03
728	24845.81	301392.37
729	24318.57	302330.67
730	23155.74	303314.95
731	22574.12	303446.92
732	21941.00	303647.90
746	29096.32	297891.48
747	29041.37	297734.84

NEW R.O.W. POINTS TO BE SET

(C.D.O.T. TYPE 1 MONUMENTS)

PT#	NORTHING	EASTING
800	29714.54	297535.39
801	29912.90	297465.65
802	30017.60	297462.76
803	30121.67	297492.57
804	30405.49	297464.37
805	25834.55	298967.46
806	25663.89	299343.58
807	25721.88	299146.08
808	24965.16	301208.23
809	25011.32	301012.37
810	25434.72	300005.12
814	23540.06	302842.69
815	23128.14	303142.74
817	21889.07	303495.29
818	22186.46	303503.78
819	22446.05	303479.37
848	26216.46	298568.65
849	25965.76	298697.16
870	25588.24	298830.94
885	23578.75	302828.69
886	23099.49	303172.61

EXISTING CONTROL POINTS

PT#	STATION	OFFSET	ESTABLISHED BY
11	503+64.48	90.33 L	LUND PARTNERSHIP
20	511+19.33	31.40 L	LUND PARTNERSHIP
35	518+47.17	34.71 L	LUND PARTNERSHIP
85	545+48.41	78.45 R	LUND PARTNERSHIP
111	558+17.60	39.26 R	LUND PARTNERSHIP
138	571+94.43	48.98 L	LUND PARTNERSHIP
230	619+24.16	50.20 R	LUND PARTNERSHIP
245	629+77.75	31.66 R	LUND PARTNERSHIP
265	638+50.58	20.49 R	LUND PARTNERSHIP
290	652+06.69	48.12 L	LUND PARTNERSHIP
360	532+43.00	143.77 R	LUND PARTNERSHIP
985	491+90.72	47.67 L	WASHINGTON INFRASTRUCTURE SERVICES
998	498+86.71	45.00 L	WASHINGTON INFRASTRUCTURE SERVICES

TEMPORARY EASEMENT POINTS

PT#	NORTHING	EASTING
850	30262.49	297478.58
851	30308.09	297424.69
852	30386.95	297466.21
860	27059.28	298115.67
861	26955.87	298161.89
862	26980.42	298085.51
863	27040.00	298070.20
871	25828.65	299419.47
872	25870.66	299434.87
873	25844.98	299504.94
874	25783.34	299546.72
875	25557.99	299670.93
878	25420.56	299753.09
879	25390.44	299720.16
880	25438.22	299672.65
881	25591.07	299558.44
882	25242.17	300993.56
883	25184.00	301134.11
889	22887.56	303079.74
890	22648.90	303407.88
891	22753.27	303285.70
892	22943.29	303186.48
894	22533.93	303264.38
894	22533.93	303264.38
896	22403.16	303420.25
897	22192.19	303351.70
899	22274.74	303407.82
906	30570.49	297594.23
907	30693.04	297581.76
908	30694.71	297598.12
909	30630.04	297600.34
910	30629.22	297608.29
911	30572.45	297613.43

PERMANENT EASEMENT POINTS

(TYPE 6 C.D.O.T. MONUMENTS)

PT#	NORTHING	EASTING
811	21800.33	303482.61
812	22185.97	303489.63
813	22515.69	303463.16
884	25157.41	301121.95
895	22579.13	303388.97
898	22593.96	303436.57
887	23236.32	303029.90
888	23454.15	302873.77

GENERAL NOTES

1. Notice according to Colorado law you must commence any legal action based upon any defect found in this survey within three years after you find 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.

2. All coordinates listed are project coordinates in feet.

3. Title commitments supplied by H.C. Peck & Associates, Inc..

4. Centerline stationing and offsets are proposed only and may not represent the present centerline as constructed.

5. The monumenting land surveyor will, upon completion, certify to the monumentation as per the certification shown, and file with the county per C.R.S. 38-51-106.

6. R.O.W. markers set must display the professional land surveyor's registration number.

7. This right of way plan is not a complete boundary survey of all adjoining owners, and is prepared for CDOT purposes only.

8. All R.O.W. markers will be set from survey control points, as shown on the control sheet.

9. The contractor is responsible for the preservation and replacement of all disturbed aliquot corners and control monuments, under the direct supervision of a registered land surveyor.

10. Aliquot corners that control this project and shown hereon which may be disturbed during the construction of this project, must be reset and monument records filed per rule xiii of bylaws and rules of procedure of the state board of registration for professional engineers and professional land surveyors and per 38-53-103, C.R.S., by the contractor's surveyor.

11. Easements shown are of record.

12. Sheets 3B through 3G included herein are copies of the Survey Control Diagram prepared by Lund Partnership as deposited in Grand County Records.

13. Sheets 3 and 3A were prepared by Washington Infrastructure Services, Inc..

OFFICE SURVEYOR CERTIFICATE

R.O.W. plans and legal descriptions were prepared under my supervision and checking.

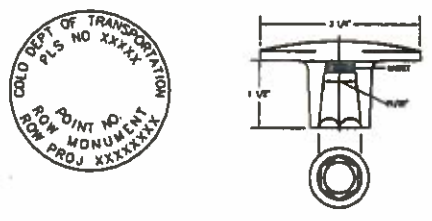
Date _____ Name _____

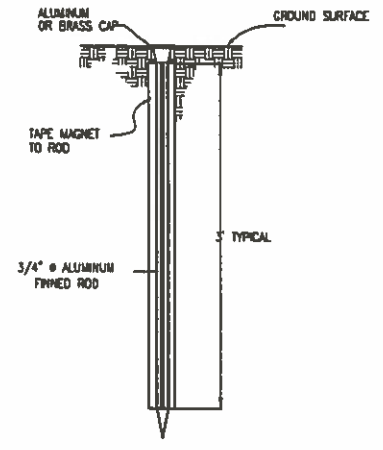
FIELD SURVEYOR CERTIFICATE -- R.O.W. MARKER MONUMENTATION

Right of Way Monumentation and the resetting of existing monuments was done under my supervision and checking.

Date _____ Name _____

TYPE 1 C.D.O.T. MONUMENT

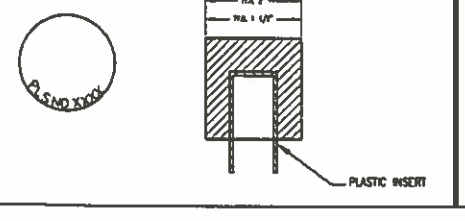




MONUMENTATION QUANTITIES

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	4A	5	6
REFERENCE										
ROW	48									
CONTROL										
ALIQUOT CORNER										
WITNESS POST										
PERM. EASEMENT										5
C.R. ROW										

TYPE 6 C.D.O.T. MONUMENT



datestamp DWGNAME: R:\2003\03\ROW\DWG\03a.dwg DWG PLOT DATE: 12/27/00 PLOT TIME: 14:01:49

TATE OF COLORADO
.D.O.T. FORM 126Re
EVISED: JULY 1995

DEPOSITED THIS ___ DAY OF ___, 19__, AT ___M., FOR INFORMATION
ONLY IN BOOK ___ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE ___ RECEPTION NUMBER ___

SIGNED ___
DEPT. ___

08/23/99

COLORADO DEPARTMENT OF TRANSPORTATION

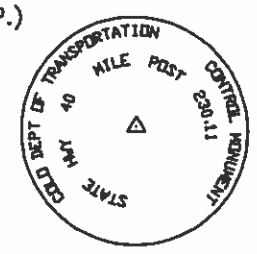
DOT Region 3
606 South 9th Street
Grand Junction, CO 81501
Phone: (970) 248-7385 FAX: (970) 248-7391

DEPARTMENT OF TRANSPORTATION – STATE OF COLORADO
SURVEY CONTROL DIAGRAM
S.H. 40 WINTER PARK (MP 230 TO MP 233)
SECTION 33 T1S R75W & SECTIONS 3, 4, 10, 11 & 14, SUSPENDED, T2S R75W 6TH PM
GRAND COUNTY, COLORADO

SURVEY CONTROL DIAGRAM	
PROJECT NO.	
SC 0403-030	
S.H. 40 WINTER PARK (MP 230 TO MP 233)	
PROJECT CODE: 12089	SHEET NUMBER: ~~1 OF 6~~ 3B of 3-39

LEGEND

- INDICATES FOUND ALIQUOT CORNER
- INDICATES FOUND HARN STATION
- INDICATES FOUND N.G.S. BENCH MARK
- MP 230.11 ▲ INDICATES SET C.D.O.T. TYPE 2 MONUMENT (A 3 1/4" DIA. ALUM. CAP ON A 36" LONG ALUM. ROD (CAP STAMPED AS SHOWN TYP.)



- INDICATES FOUND PROPERTY CORNER EVIDENCE
- – – – – – – – INDICATES STATIC GPS BASELINE

GENERAL NOTES

NOTE: This survey was conducted to provide horizontal and vertical control for highway design and construction and is for the use of The Colorado Department of Transportation. Coordinates are modified project coordinates. Elevations were established by differential levels based on N.G.S. bench mark H 360 NAVD 88 (elevation 8971.34).

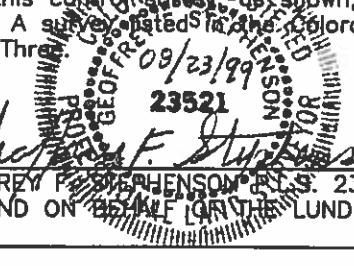
BASIS OF BEARINGS: A bearing of N14°00'25"W between Colorado High Accuracy Reference Network (HARN) stations " D 7" & " M 361" were utilized as the basis for this GPS survey. Said bearing is the grid bearing between said stations based on NAD '83 Colorado State Plane Coordinate system (North Zone).

NOTE: This survey is not a complete boundary survey. Title Policy, Title Commitment, and Title Research were not requested on this project, therefore easements, rights and restrictions of record are not shown. The rectification of the physical evidence, located by the survey and shown on these sheets, with the recorded documents were not requested on this project.

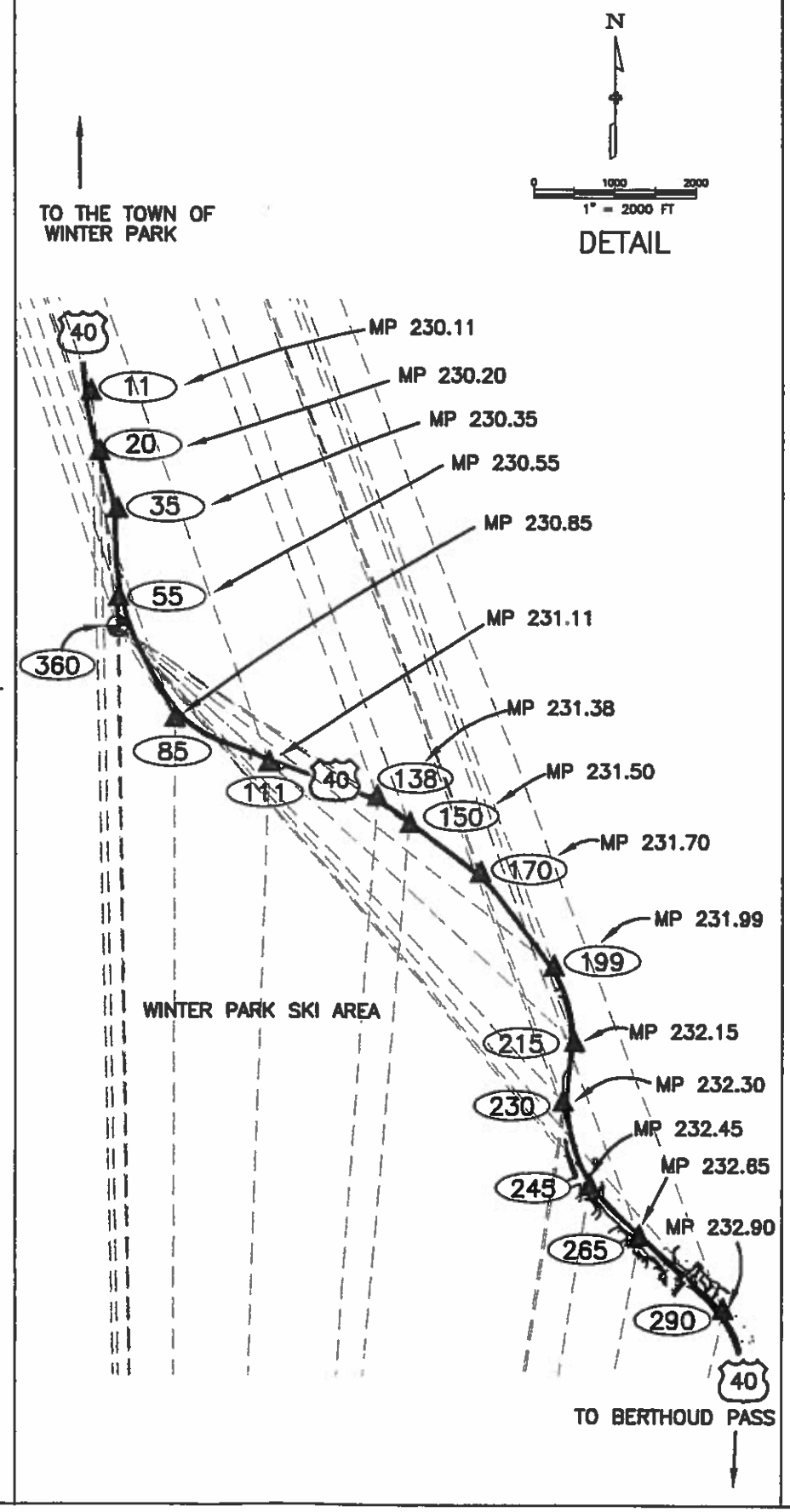
NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defeat. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown.

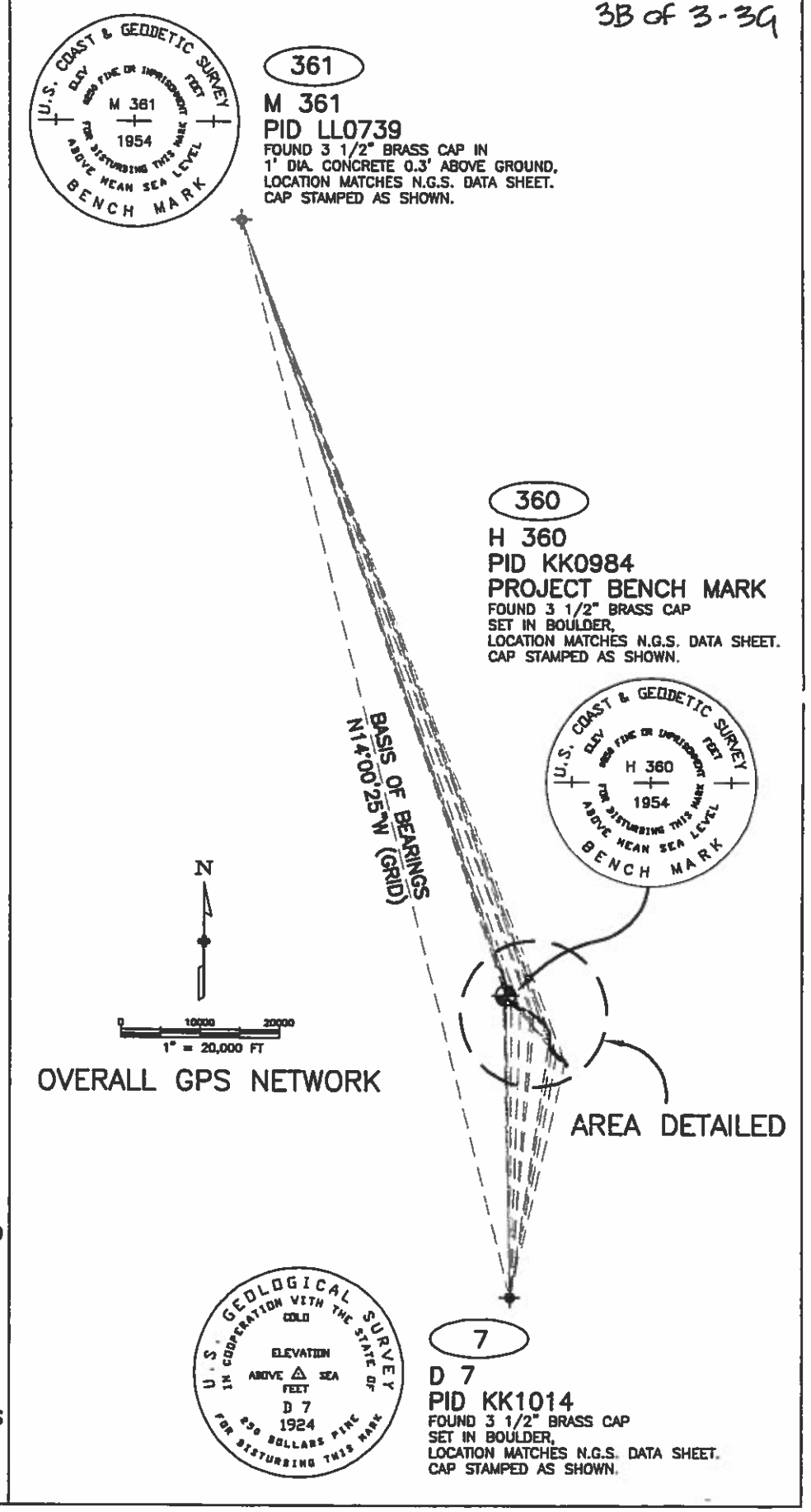
NOTE: No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears the original signature of the registered land surveyor herein named.

SURVEYORS STATEMENT: I, Geoffrey F. Stephenson, a Professional Land Surveyor in the State of Colorado, hereby certify that this Control Survey Diagram was prepared under my supervision, on this 23rd day of August, 1999 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 Type A survey listed in the Colorado Department of Transportation Survey Manual, Chapter Three.



GEOFFREY F. STEPHENSON P.L.S. 23521
FOR AND ON BEHALF OF THE LUND PARTNERSHIP, INC.





STATE OF COLORADO
C.D.O.T. FORM 125Rcc
REVISED: JULY 1996

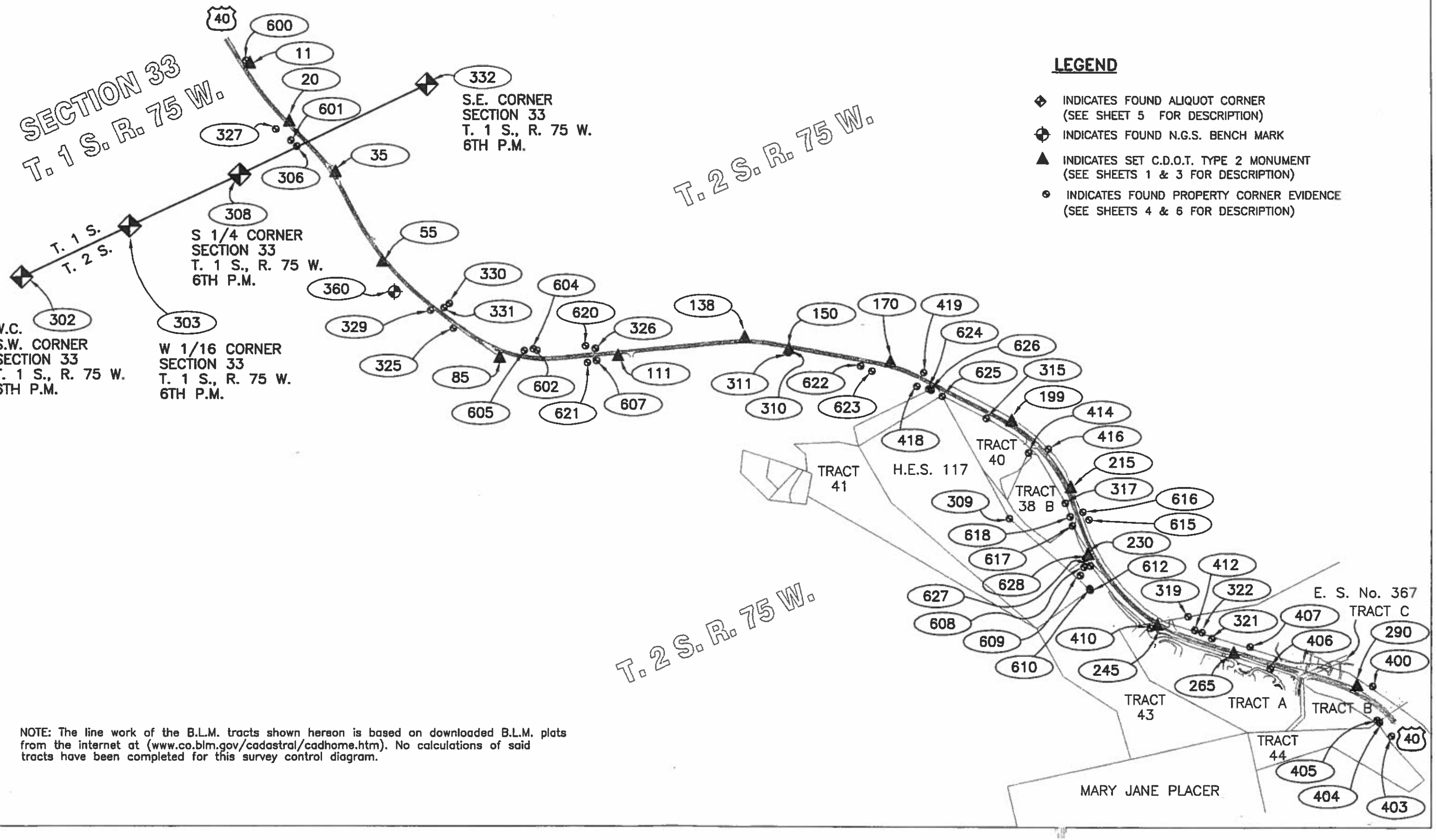
COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
606 South 9th Street
Grand Junction, CO 81501
Phone: (970) 248-7385 FAX: (970) 248-7391

DEPARTMENT OF TRANSPORTATION – STATE OF COLORADO
SURVEY CONTROL DIAGRAM
S.H. 40 WINTER PARK (MP 230 TO MP 233)
SECTION 33 T1S R75W & SECTIONS 3, 4, 10, 11 & 14, SUSPENDED, T2S R75W 6TH PM
GRAND COUNTY, COLORADO

N
0 200 400 800 1200
1" = 1000 FT

SURVEY CONTROL DIAGRAM	
PROJECT NO.	
SC 0403-030	
S.H. 40 WINTER PARK (MP 230 TO MP 233)	
PROJECT CODE: 12089	SHEET NUMBER: ~~2 OF 6~~ 3C of 3-3G



LEGEND

- ◆ INDICATES FOUND ALIQUOT CORNER (SEE SHEET 5 FOR DESCRIPTION)
- ⊕ INDICATES FOUND N.G.S. BENCH MARK
- ▲ INDICATES SET C.D.O.T. TYPE 2 MONUMENT (SEE SHEETS 1 & 3 FOR DESCRIPTION)
- ⊙ INDICATES FOUND PROPERTY CORNER EVIDENCE (SEE SHEETS 4 & 6 FOR DESCRIPTION)

NOTE: The line work of the B.L.M. tracts shown hereon is based on downloaded B.L.M. plats from the internet at (www.co.blm.gov/cadastral/cadhome.htm). No calculations of said tracts have been completed for this survey control diagram.

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STATE OF COLORADO
D.O.T. FORM 126Rev
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COLORADO DEPARTMENT OF TRANSPORTATION
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GRAND COUNTY, COLORADO

SURVEY CONTROL DIAGRAM	
PROJECT NO.	
SC 0403-030	
S.H. 40 WINTER PARK (MP 230 TO MP 233)	
PROJECT CODE: 12089	SHEET NUMBER: ~~3 OF 6~~ 3D of 3-36

1983 COLORADO STATE PLANE (NORTH ZONE)

PT.#	LATITUDE	LONGITUDE	NORTHING	EASTING	HEIGHT	ELEVATION	CONVERGENCE	SCALE	MILEPOST
7	39° 47' 56.02082" N	105° 46' 40.20388" W	1169712.277	2921934.294	11,279.0	11,319.62	-00°10' 46.26519"	0.999987746	
11	39° 54' 40.30831" N	105° 46' 53.85260" W	1210623.704	2920998.938	8803.5	8844.01	-00°10' 55.08408"	0.999974304	MP 230.11
20	39° 54' 33.05568" N	105° 46' 52.47009" W	1209889.500	2921104.338	8834.2	8874.73	-00°10' 54.19080"	0.999974512	MP 230.20
35	39° 54' 26.10253" N	105° 46' 49.86893" W	1209185.295	2921304.804	8865.7	8906.08	-00°10' 52.51010"	0.999974712	MP 230.35
55	39° 54' 15.34978" N	105° 46' 49.39473" W	1208097.151	2921338.317	8906.6	8947.03	-00°10' 52.20371"	0.999975024	MP 230.55
85	39° 54' 00.67711" N	105° 46' 40.66283" W	1206610.343	2922014.133	8913.5	8953.75	-00°10' 46.56173"	0.999975453	MP 230.85
111	39° 53' 55.32876" N	105° 46' 25.69395" W	1206065.537	2923179.045	8902.4	8942.92	-00°10' 36.88984"	0.999975611	MP 231.11
138	39° 53' 51.28617" N	105° 46' 08.74829" W	1205652.441	2924498.478	8962.0	9002.38	-00°10' 25.94068"	0.999975731	MP 231.38
150	39° 53' 48.07697" N	105° 46' 03.70949" W	1205326.526	2924890.207	8988.0	9028.51	-00°10' 22.68495"	0.999975827	MP 231.50
170	39° 53' 42.13058" N	105° 45' 52.04178" W	1204722.105	2925797.770	9017.9	9058.50	-00°10' 15.14604"	0.999976004	MP 231.70
199	39° 53' 30.79132" N	105° 45' 40.34344" W	1203572.032	2926706.154	9063.8	9103.99	-00°10' 07.58736"	0.999976344	MP 231.99
215	39° 53' 21.66780" N	105° 45' 37.01031" W	1202648.097	2926963.241	9090.0	9130.31	-00°10' 05.43371"	0.999976621	MP 232.15
230	39° 53' 14.47608" N	105° 45' 38.80214" W	1201920.808	2926821.436	9104.7	9145.12	-00°10' 06.59147"	0.999976840	MP 232.30
245	39° 53' 04.50960" N	105° 45' 34.51176" W	1200911.358	2927152.912	9116.4	9156.77	-00°10' 03.81931"	0.999977145	MP 232.45
265	39° 52' 58.30830" N	105° 45' 26.65646" W	1200282.091	2927763.426	9157.0	9197.39	-00°09' 58.74374"	0.999977337	MP 232.65
290	39° 52' 49.51209" N	105° 45' 13.40719" W	1199389.061	2928793.709	9193.4	9233.79	-00°09' 50.18295"	0.999977609	MP 232.90
360	39° 54' 11.98504" N	105° 46' 49.67613" W	1207756.758	2921315.312	8930.9	8971.34	-00°10' 52.38553"	0.999975122	
361	40° 10' 20.29120" N	105° 54' 03.24976" W	1305866.217	2887969.818	8277.6	8318.17	-00°15' 32.53196"	0.999957778	

PROJECT COORDINATES

PT.#	NORTHING	EASTING	NAVD'88	DESCRIPTION
7	-10856.641	298594.270	11,319.62	HARN STATION "D 7", FOUND 3 1/2" BRASS CAP IN TOP OF BOULDER, CAP STAMPED AS SHOWN ON SHEET 1
11	30073.362	297658.489	8844.01	MP 230.11 SET CDOT TYPE 2 MONUMENT
20	29338.823	297763.935	8874.73	MP 230.20 SET CDOT TYPE 2 MONUMENT
35	28634.300	297964.493	8906.08	MP 230.35 SET CDOT TYPE 2 MONUMENT
55	27545.663	297998.019	8947.03	MP 230.55 SET CDOT TYPE 2 MONUMENT
85	26058.176	298674.143	8953.75	MP 230.85 SET CDOT TYPE 2 MONUMENT
111	25513.125	299839.584	8942.92	MP 231.11 SET CDOT TYPE 2 MONUMENT
138	25099.842	301159.614	9002.38	MP 231.38 SET CDOT TYPE 2 MONUMENT
150	24773.779	301551.520	9028.51	MP 231.50 SET CDOT TYPE 2 MONUMENT
170	24169.086	302459.497	9058.50	MP 231.70 SET CDOT TYPE 2 MONUMENT
199	23018.487	303368.294	9103.99	MP 231.99 SET CDOT TYPE 2 MONUMENT
215	22094.132	303625.498	9130.31	MP 232.15 SET CDOT TYPE 2 MONUMENT
230	21366.512	303483.629	9145.12	MP 232.30 SET CDOT TYPE 2 MONUMENT
245	20356.606	303815.255	9156.77	MP 232.45 SET CDOT TYPE 2 MONUMENT
265	19727.050	304426.045	9197.39	MP 232.65 SET CDOT TYPE 2 MONUMENT
290	18833.617	305456.797	9233.79	MP 232.90 SET CDOT TYPE 2 MONUMENT
360	27205.113	297975.004	8971.34	N.G.S. BENCH MARK "H 360", FOUND 3 1/2" BRASS CAP IN BOULDER, CAP STAMPED AS SHOWN ON SHEET 1
361	125359.117	264614.374	8318.17	HARN STATION "M 361", FOUND 3 1/2" BRASS CAP IN 1' DIA. CONCRETE, 0.3' ABOVE GROUND, CAP STAMPED AS SHOWN ON SHEET 1

CONVERSION
NAD '83 TO PROJECT COORDINATES

Project Latitude 39°54'11.99"
Project Longitude 105°46'49.68"
Project Elevation 8971.34 FT.
Zone Colorado North
Scale Factor 0.9999751218
Combined Factor 0.9995461779
Northing Reduction 1181100.000
Easting Reduction 2624666.666
Units are U.S. FEET.

DAY OF ____, 19__, AT ____ M., FOR INFORMATION
OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
RECEPTION NUMBER ____
DEPOSITED THIS ____ DAY OF ____
ONLY IN BOOK ____ OF T...
SURVEYS AT PAGE ____ R...
SIGNED ____
DEPT. ____

06/23/99

STATE OF COLORADO
C.D.O.T. FORM 126Rx
REVISED: JULY 1998

COLORADO DEPARTMENT OF TRANSPORTATION
DOT
Region 3
606 South 9th Street
Grand Junction, CO 81501
Phone: (970) 248-7385 FAX: (970) 248-7391

DEPARTMENT OF TRANSPORTATION – STATE OF COLORADO
SURVEY CONTROL DIAGRAM
S.H. 40 WINTER PARK (MP 230 TO MP 233)
SECTION 33 T1S R75W & SECTIONS 3, 4, 10, 11 & 14, SUSPENDED, T2S R75W 6TH PM
GRAND COUNTY, COLORADO

SURVEY CONTROL DIAGRAM	
PROJECT NO.	
SC 0403-030	
S.H. 40 WINTER PARK (MP 230 TO MP 233)	
PROJECT CODE: 12089	SHEET NUMBER: ~~4 OF 6~~

3E of 3-3G

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08/23/99

FOUND PROPERTY CORNER EVIDENCE (PROJECT COORDINATES)

PT.#	NORTHING	EASTING	DESCRIPTION
306	29071.176	297724.367	FOUND 3" BRASS CAP FLUSH WITH GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
309	22094.136	302888.810	FOUND 3" BRASS CAP IN RANGE BOX, CAP 0.9' BELOW TOP OF BOX, CAP STAMPED AS SHOWN ON SHEET 6.
310	24760.116	301537.875	FOUND 3 1/4" BRASS CAP, 0.2' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
311	24745.913	301527.976	FOUND 2 1/2" ALUMINUM CAP, FLUSH WITH GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
315	23175.383	303132.994	FOUND 3 1/4" ALUMINUM CAP, 0.2' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
317	21979.718	303505.320	FOUND 3" BRASS CAP SET IN 3" IRON PIPE 1.7' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
319	20307.879	304161.026	FOUND 2" IRON PIPE NO CAP 1.5' OUT OF GROUND.
321	19982.542	304285.179	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 1.5' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
322	20088.591	304220.397	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 1.5' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
325	26574.123	298371.736	FOUND 4" SQ. WOOD POST, 2' OUT OF GROUND, POST STAMPED ON SIDE WITH "650".
326	25700.907	299663.515	FOUND 3" BRASS CAP SET IN 6" DIA. CONCRETE, 1.5' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
327	29332.622	297600.294	FOUND 1" YELLOW PLASTIC CAP FLUSH WITH GROUND STAMPED "TST 22564".
329	26856.219	298236.090	FOUND 4" SQ. CONCRETE POST 2' OUT OF GROUND STAMPED ON SIDE WITH "650".
330	26818.060	298380.492	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 1.5' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
331	26818.260	298379.843	FOUND 3" BRASS CAP ON 2" IRON PIPE, 0.2' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
400	18766.249	305609.034	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 0.7' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
403	18198.402	305559.592	FOUND 3 1/4" ALUM. CAP, 0.3' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
404	18386.899	305505.091	FOUND 3 1/4" ALUM. CAP, 0.3' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
405	18419.281	305493.090	FOUND 3 1/4" ALUM. CAP, 0.8' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
406	19412.261	304710.687	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 0.7' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
407	19722.198	304618.282	FOUND 4" SQ. WOOD POST, 3' OUT OF GROUND NO MARKINGS.
410	20374.713	303740.501	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 0.7' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
412	20144.048	304160.615	FOUND 1 1/4" DIA. AXLE IN 4" PIPE WITH CONCRETE, 2.5' OUT OF GROUND.
414	22640.122	303385.548	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 0.7' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
416	22583.154	303599.544	FOUND 1 1/4" YELLOW PLASTIC CAP, 0.2' OUT OF GROUND, CAP STAMPED " GEOSURV PLS 22097 ".
418	23816.875	302607.945	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 1' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
419	23917.810	302740.057	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 1' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
600	30130.310	297639.037	FOUND 3" BRASS CAP ON 2 1/2" PIPE 0.3' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
601	29156.720	297694.188	FOUND 1" YELLOW PLASTIC CAP FLUSH WITH GROUND STAMPED "TST 22564".
602	25961.628	299081.173	FOUND 1 1/4" YELLOW PLASTIC CAP ON #5 REBAR, BEND, 0.7' OUT OG GROUND, CAP STAMPED "LS 9402".
604	25994.522	299051.141	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 1' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
605	26019.371	298954.110	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 1' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
607	25577.501	299618.039	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 1' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
608	21274.455	303384.154	FOUND #5 REBAR, 0.3' OUT OF GROUND WITH TAG WIRED TO REBAR, TAG STAMPED "SOUTH R/W SIPHON 1– POINT ON EAST R/W ROAD 2"
609	21211.595	303310.817	FOUND #5 REBAR FLUSH WITH GROUND, NO CAP.
610	21041.077	303339.065	FOUND #5 REBAR, 0.2' OUT OF GROUND WITH TAG WIRED TO REBAR, TAG STAMPED "P.T. WEST R/W ROAD #2"
612	21022.435	303335.033	FOUND #5 REBAR, 0.1' OUT OF GROUND WITH TAG WIRED TO REBAR, TAG STAMPED "WEST ROW ROAD #2 NORTH ROW SIPHON 1A"
615	21708.516	303656.978	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 0.7' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
616	21811.098	303633.392	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 0.3' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
617	21728.191	303467.133	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 0.8' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
618	21826.541	303488.150	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 0.9' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
620	25770.835	299581.857	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 1' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
621	25599.883	299519.709	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 1' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
622	24279.877	302160.631	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 0.3' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
623	24176.017	302243.479	FOUND 3" BRASS CAP SET IN TOP OF 6" DIA. CONCRETE 0.5' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
624	23733.738	302711.824	FOUND 2 1/2" ALUM. CAP FLUSH WITH GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
625	23597.612	302814.468	FOUND 3 1/4" ALUM. CAP 0.5' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
626	23710.282	302730.277	FOUND 1 1/2" ALUM. CAP FLUSH WITH GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
627	21255.392	303450.940	FOUND 1 1/2" ALUM. CAP FLUSH WITH GROUND, CAP STAMPED AS SHOWN ON SHEET 6.
628	21354.674	303444.992	FOUND 3 1/4" ALUM. CAP 0.5' OUT OF GROUND, CAP STAMPED AS SHOWN ON SHEET 6.

TATE OF COLORADO
D.O.T. FORM 126Rev
EVISED: JULY 1996

COLORADO DEPARTMENT OF TRANSPORTATION
DOT Region 3
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DEPARTMENT OF TRANSPORTATION – STATE OF COLORADO
SURVEY CONTROL DIAGRAM
S.H. 40 WINTER PARK (MP 230 TO MP 233)
SECTION 33 T1S R75W & SECTIONS 3, 4, 10, 11 & 14, SUSPENDED, T2S R75W 6TH PM
GRAND COUNTY, COLORADO

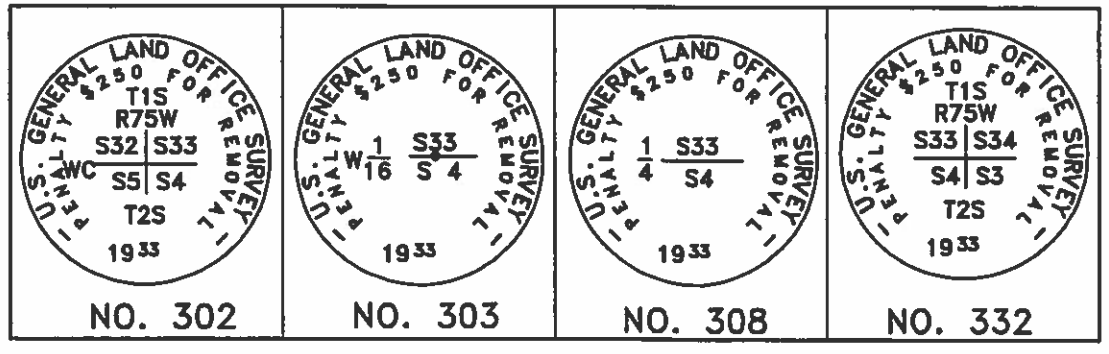
SURVEY CONTROL DIAGRAM	
PROJECT NO.	
SC 0403-030	
S.H. 40 WINTER PARK (MP 230 TO MP 233)	
PROJECT CODE: 12089	SHEET NUMBER: ~~5 OF 6~~

3F of 3-3G

ALIQUOT CORNERS (PROJECT COORDINATES)

PT.#	NORTHING	EASTING	DESCRIPTION
302	29104.311	294443.779	WITNESS CORNER TO THE S.W. CORNER OF SECTION 33, T. 1 S., R. 75 W., 6TH P.M.
			FOUND 2 1/2" G.L.O. BRASS CAP ON 2" IRON PIPE 0.6' OUT OF GROUND, CAP STAMPED AS SHOWN.
303	29086.554	295733.359	W 1/16 CORNER SECTION 33, T. 1 S., R. 75 W., 6TH P.M.
			FOUND 2 1/2" G.L.O. BRASS CAP ON 1" IRON PIPE 0.9' OUT OF GROUND, CAP STAMPED AS SHOWN.
308	29068.335	297035.418	S 1/4 CORNER SECTION 33, T. 1 S., R. 75 W., 6TH P.M.
			FOUND 2 1/2" G.L.O. BRASS CAP FLUSH WITH GROUND, CAP STAMPED AS SHOWN.
332	29050.326	299277.584	S.E. CORNER OF SECTION 33, T. 1 S., R. 75 W., 6TH P.M.
			FOUND 2 1/2" G.L.O. BRASS CAP ON 2" IRON PIPE 0.3' OUT OF GROUND, CAP STAMPED AS SHOWN.

MONUMENT MARKINGS



NO. 302 NO. 303 NO. 308 NO. 332

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SURVEY CONTROL DIAGRAM	
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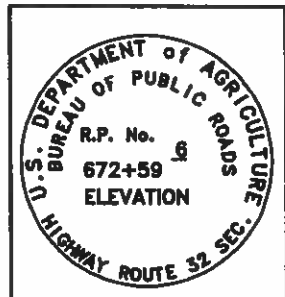
S.H. 40 WINTER PARK (MP 230 TO MP 233)	
PROJECT CODE: 12089	SHEET NUMBER: ~~6 OF 6~~

36 of 3-36

MONUMENT MARKINGS



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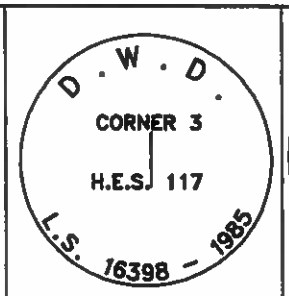

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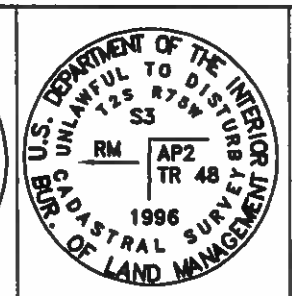

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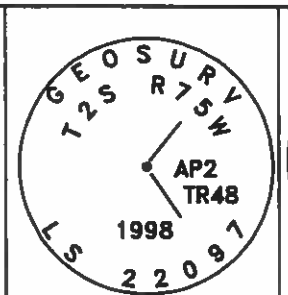

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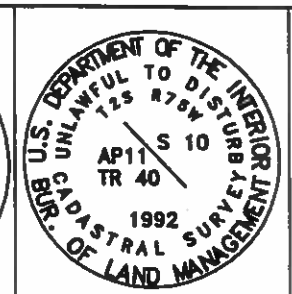

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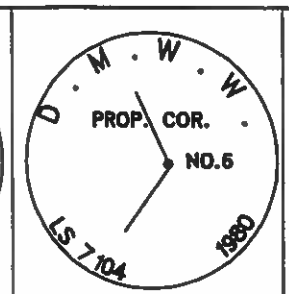

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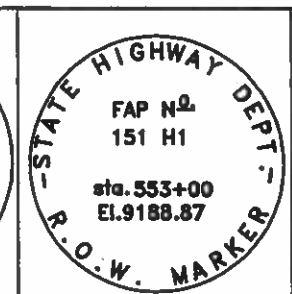

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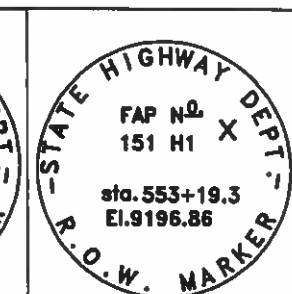

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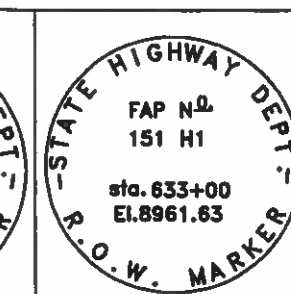

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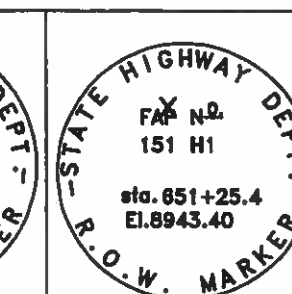

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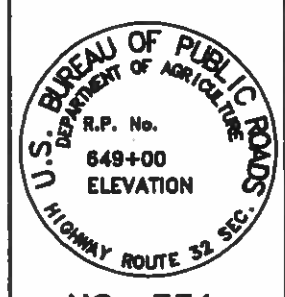

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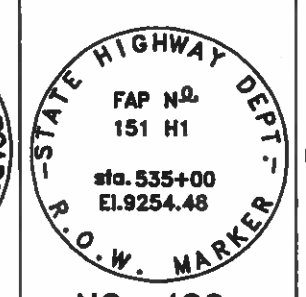

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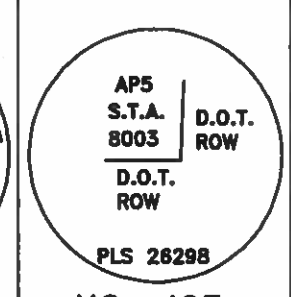

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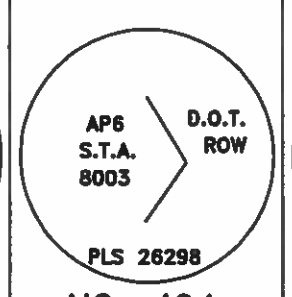

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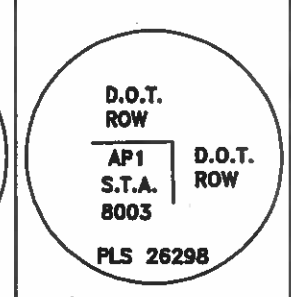

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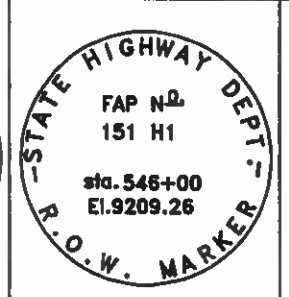

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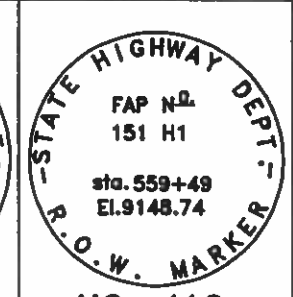

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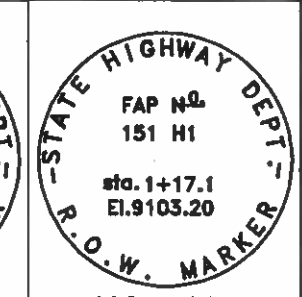

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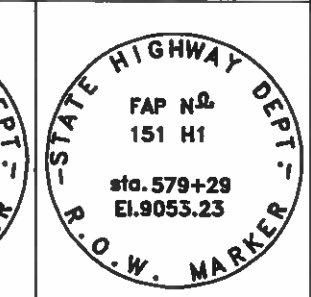

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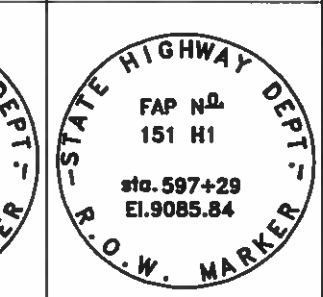

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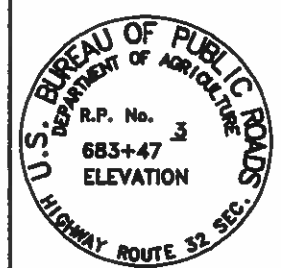

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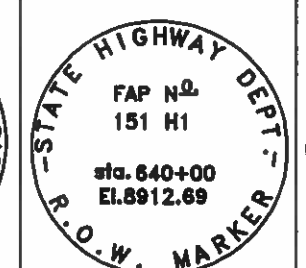

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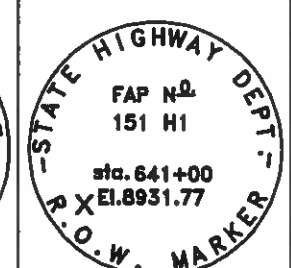

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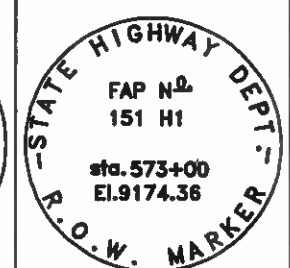

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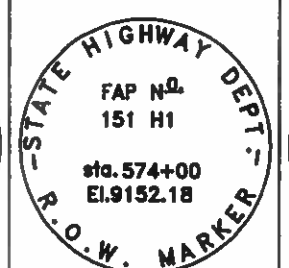

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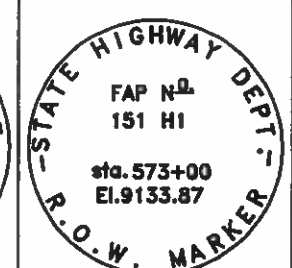

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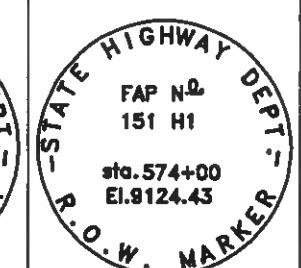

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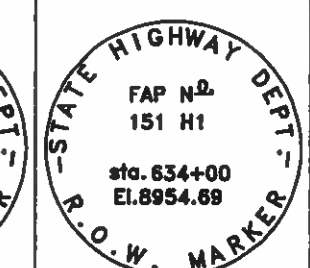

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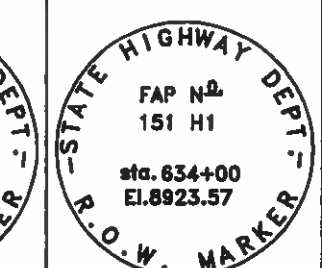

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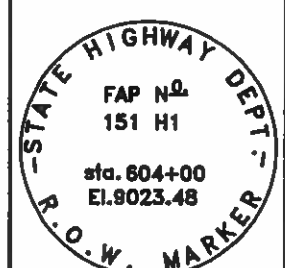

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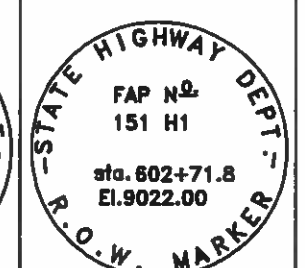

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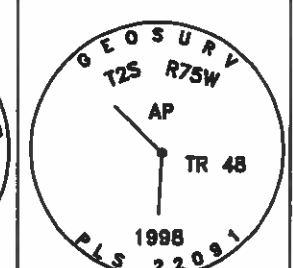

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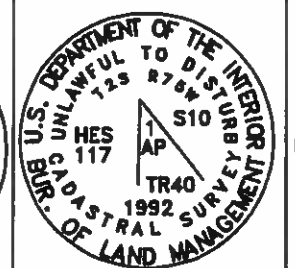

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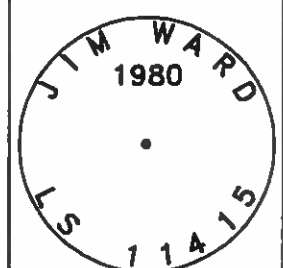

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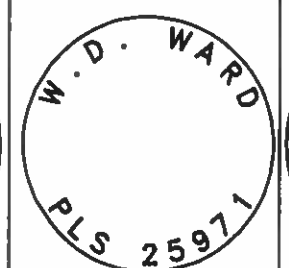

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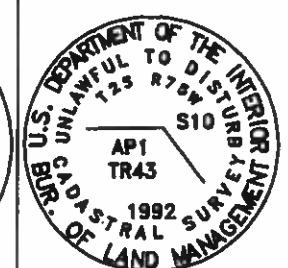


NO. 628

DEPOSITED THIS ___ DAY OF _____, 19__, AT ___:___M. FOR INFORMATION
ONLY IN BOOK ___ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE ___, RECEPTION NUMBER _____

SIGNED _____
DEPT. _____

08/23/99

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION
Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233
Right of Way Plans Unit:

Sheet Revisions		
2-7-01	Added Approach at Station 498+30	W.I.S.

Sheet Revisions		

Sheet Revisions		

Right of Way Plans
Approach Tabulation Sheet
Project Number: C 0403-030
Project Location: WINTER PARK
Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	2-7-01		4	18

TABULATION OF ROAD APPROACHES GRAND COUNTY S.H. NO. 40

OWNER	MILE POST / STATION	LEFT (L) OR RIGHT (R) OF CENTERLINE	WIDTH	SKEW ANGLE	REMARKS
WINTER PARK ENTERPRISES, L.L.C..	498+30	LEFT	50'	90°	PRIVATE DRIVE ACCESS TO REMAIN OPEN
WINTER PARK ENTERPRISES, L.L.C..	501+10	RIGHT	30'	74°	PRIVATE DRIVE ACCESS TO REMAIN OPEN
NATIONAL FOREST SERVICE	526+50	LEFT	20'	45°	NATIONAL FOREST SERVICE CAMPGROUND ACCESS ACCESS TO REMAIN OPEN
NATIONAL FOREST SERVICE	544+20	LEFT	20'	60°	NATIONAL FOREST SERVICE CAMPGROUND ACCESS ACCESS TO REMAIN OPEN
NATIONAL FOREST SERVICE	544+50	RIGHT	30'	60°	WINTER PARK DRIVE, PUBLIC ROAD ACCESS TO REMAIN OPEN
TOWN OF WINTER PARK	559+60	RIGHT	30'	0°	TOWN OF WINTER PARK SHOP ACCESS TO REMAIN OPEN
NATIONAL FOREST SERVICE	571+00	LEFT	30'	0°	NATIONAL FOREST ACCESS TO REMAIN OPEN
PUBLIC ROAD	605+50	LEFT	30'	0°	LAKOTA TRAIL, PUBLIC ROAD ACCESS TO REMAIN OPEN
TOWN OF WINTER PARK	605+50	RIGHT	30'	0°	OLD TOWN DRIVE, PUBLIC ROAD ACCESS TO REMAIN OPEN

dotsalamp

CDOT Form #1268a 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
2-7-01	Added TE-1A	W.L.S.
1/8/02	Updated design	WRS

Sheet Revisions

Sheet Revisions

Right of Way Plans
Plan Sheet

Project Number: C 0403-030
Project Location: WINTER PARK
Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	2-7-01		5	18

HIGHWAY 40 RIGHT OF WAY
IS BY HIGHWAY EASEMENT DEED
RECORDED IN BOOK 399 AT PAGE 711
WHICH REFERENCES U.S. DEPT. OF
AGRICULTURE BUREAU OF PUBLIC ROADS
PROJECT 32-C-7 AND C.D.O.H.
PROJECT 151-H(1).

SE 1/4 SECTION 33, T1S, R75W 6th P.M.
TOWN OF WINTER PARK, GRAND COUNTY

BEGIN R.O.W. PROJECT C 0403-030
CL STA 497+40.21 = 688+78.31 PROJ. 32-C-7
M.P. 229.866

BEGIN CONST. PROJECT C 0403-030
CL STA 494+90.41
M.P. 229.91

25' WIDE WESTERN SLOPE GAS ROW EASEMENT

B 171 PG 412 (2)

L = 1201.10'
R = 3503.59'
CH = N 15°37'14" W
CL = 1195.23'

MS T&T 10' WIDE BURIED CABLE ROW ESMT

703
Sta 495+75.62
74.84' LT

909
Sta 498+04.78
87.50' LT

910
Sta 498+06.39
95.34' LT

S01°57'38"E 64.70'
S84°03'51"E 8.00'
S05°10'13"E 57.00'
P.O.B. TE-1A
911
Sta 498+63.38
94.84' LT
Sta 497+40.21
91.69' LT
908
N84°11'16"E 16.45'
N05°48'44"W 123.18'
S84°11'16"W 19.30'
907
Sta 497+40.25
75.24' LT
TE 1A
906
Sta 498+63.43
75.54' LT

P.O.B. TE-1-A
Tie: S 1/4 COR. SEC. 33
BEARS: S21°01'16"W
DIST: 1611.35'

C.L. SH 40
PI STA. 506+51.20
Δ = 11° 16' 22.63" (LT)
D = 2° 07' 19.44"
L = 531.23'
T = 266.47'
R = 2,700.00'
PC STA. 503+84.73
PT STA. 509+15.95

10' WIDE PSCO UTILITY EASEMENT B 216 PG 249

PARCEL I
REC 9500401

600
Sta 503+05.89
76.60' LT

730.27'

EXISTING RIGHT-OF-WAY

600

PC STA 503+84.73

FISH POND

L = 884.45'
R = 3753.72'
CH = S 12°33'44" E
CL = 882.40'

PT STA 509+00.00

S 05°48'44" E

S 05°40'27" E

827.66'

PARCEL 11 FC 040-3(7)
PARCEL 12 FC 040-3(7)
BOOK 251 PAGE 820

EXISTING RIGHT-OF-WAY
199.00'

S 01°35'30" W
234.90'

S 05°20'06" E

S 19°43'06" E 128.32'

S 13°20'26" E
236.10'

VILLAGE DRIVE

50' GAS ESMT B 272 P 970

20' WIDE UTILITY EASEMENT

700
Sta 494+48.99
114.23' RT

701
Sta 495+77.80
85.05' RT

PT STA 495+57.07

80' WIDE ACCESS EASEMENT

702
Sta 497+77.09
86.22' RT

BEAVER VILLAGE
Filing No. 1
REC 233843
REC 199635

BEAVER VILLAGE
Filing No. 3
REC 172121
REC 162537

S89°51'00"E 46.17'
S89°51'00"E 13.98'

704
Sta 500+10.10
115.93' RT

N27°46'14"E 89.13'

804
Sta 500+14.79
70.00' RT

P.O.B. TE-1
Tie: S 1/4 COR. SEC. 33
BEARS: S20°21'37"W
DIST: 1273.74'

851
Sta 501+07.78
119.12' RT

852
Sta 500+33.41
70.00' RT

TE 1

EXISTING RIGHT-OF-WAY S05°48'44"E 290.00'

385.21'

125.08'

N05°40'27"W 141.51'

N49°45'43"W 70.60'

850
P.O.B. TE-1
Sta 501+58.49
70.00' RT

803
Sta 503+00.00
70.00' RT

NEW RIGHT-OF-WAY

108.26'

N15°58'50"E

N01°34'52"W 104.73'

S82°02'03"W 34.00'

C1

C2

P.O.B. 1

N19°42'19"W 219.27'

802
Sta 504+00.00
110.00' RT

801
Sta 505+00.00
120.00' RT

800
Sta 507+00.00
86.61' RT

20' WIDE UTILITY EASEMENT BOOK 106 PG 571

C1
L = 147.31'
R = 3885.72'
CH = S06°53'54"E
CL = 147.30'

C2
L = 255.27'
R = 3919.72'
CH = S09°50'59"E
CL = 255.22'

P.O.B. Parcel 1
Tie: S 1/4 COR. SEC. 33
BEARS: S37°43'46"W
DIST: 817.04'

R.R. ROW

N

0 25 50 100 200
11" x 17" SHEET: 1 inch = 100ft.
22" x 34" SHEET: 1 inch = 50ft.

(1) (TE 1) Winter Park Enterprises, L.L.C. a Colorado limited Liability Company
W 1/2 of the SE 1/4 Section 33, T. 2 S., R. 75 W. 6th P.M.. Parcel IV, Reception 94009431

datestamp 205803\ROW\DWG\05.DWG 12-27-00

CDOT Form #1268a 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
1/8/02	Updated design	WS

Sheet Revisions		

Sheet Revisions		

Right of Way Plans

Plan Sheet

Project Number: C 0403-030
Project Location: WINTER PARK
Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	12-27-00		6	18

HIGHWAY 40 RIGHT OF WAY IS BY HIGHWAY EASEMENT DEED RECORDED IN BOOK 399 AT PAGE 711 WHICH REFERENCES U.S. DEPT. OF AGRICULTURE BUREAU OF PUBLIC ROADS PROJECT 32-C-7 AND C.D.O.H. PROJECT 151-H(1).

SE 1/4 SECTION 33, T1S, R75W 6th P.M.
TOWN OF WINTER PARK, GRAND COUNTY

SUSPENDED T2S, R75W 6th P.M.

CL SH 40
PI STA. 506+51.20
△ = 11° 16' 22.63" (LT)
D = 2° 07' 19.44"
L = 531.23'
T = 266.47'
R = 2,700.00'
PC STA. 503+84.73
PT STA. 509+15.95

L = 884.45'
R = 3753.72'
CH = S 12°33'44" E
CL = 882.40'

PT STA 509+15.95

EXISTING RIGHT-OF-WAY

510+00

STATE HIGHWAY 40
(R.O.W. VARIES)

BOOK 399 PAGE 711

710
Sta 512+05.63
Offset -75.16

746
Sta 513+88.48
Offset -82.72

S 19°18'44" E 183.01'

720.68'

S 16°56'49" E

519.33'

R = 3919.72 CH = S15°30'50"E

P.O.B. 1 L = 519.71"

601 S 19°18'44" E 183.07'

709
Sta 512+12.48
90.70' RT

327

306

800
Sta 507+00.00
86.61' RT

20' WIDE UTILITY EASEMENT BOOK 106 PG 371

25' WIDE WESTERN SLOPE GAS CO. ROW EASEMENT B 171 PG 412 (3RD)

P.O.B. Parcel 1
Tie: S 1/4 COR. SEC. 33
BEARS: S37°43'46"W
DIST: 817.04'

R.R. ROW

R.R. ROW

TIE: C.L. TO SE COR SEC 33 (PT#332) S 89°32'24" E 1462.18'

SECTION 33 T1S, R75W 6th P.M.

ARAPAHO NATIONAL FOREST BOUNDARY

SUSPENDED T2S, R75W 6TH P.M.

ARAPAHO NATIONAL FOREST

L = 594.19'
R = 1975.71'
CH = S 10°44'06" E
CL = 591.95'

2 National Forest Service
Arapaho/Roosevelt N.F. &
Pawnee National Grassland
240 W. Prospect Rd.
Ft. Collins, Co. 80526-2098
Within Sections 3, 4 & 10 (suspended)
T. 2 S., R. 75 W., 6th P.M.

714
Sta 519+65.62
Offset -60.39

EXISTING RIGHT-OF-WAY

520+00

S 02°07'09" E

S 00°21'00" W 194.87'

713

R.R. ROW BY SPECIAL USE PERMIT ISSUED 10-10-28

EXISTING RIGHT-OF-WAY

S 02°07'09" E

N 87°52'51" E 34.00'

711 712

711
Sta 519+62.96
105.59' RT

S 02°07'09" E 53.60'

712
Sta 520+21.12
105.33' RT

713
Sta 520+20.17
71.34' RT

747
Sta 513+95.39
83.14' RT

L = 544.32'
R = 1809.71'
CH = S 10°44'09" E
CL = 542.27'

PC STA 516+36.63

PT STA 520+43.62

TOWNSHIP 1 SOUTH
TOWNSHIP 2 SOUTH

TIE: C.L. TO S 1/4 COR SEC 33 (PT#308) N 89°32'24" W 780.05'

ARAPAHO NATIONAL FOREST

CL SH 40
PI STA. 518+41.69
△ = 17° 17' 49.06" (RT)
D = 4° 15' 00.00"
L = 406.99'
T = 205.05'
R = 1,348.14'
PC STA. 516+36.63
PT STA. 520+43.62

National Forest Service
Arapaho/Roosevelt N.F. &
Pawnee National Grassland
240 W. Prospect Rd.
Ft. Collins, Co. 80526-2098
Within Sections 3, 4 & 10 (suspended)
T. 2 S., R. 75 W., 6th P.M.

N

0 25 50 100 200

11" x 17" SHEET: 1 inch = 100ft.
22" x 34" SHEET: 1 inch = 50ft.

dgnstamp X:\0403\DGN\pwc\04_dgnc 12-27-00

CDOT Form #126Ro 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
1/8/02	Deleted Parcels TE-2 & TE-2B	WS
1/8/02	Updated design	WS

Sheet Revisions

Sheet Revisions

Right of Way Plans

Plan Sheet

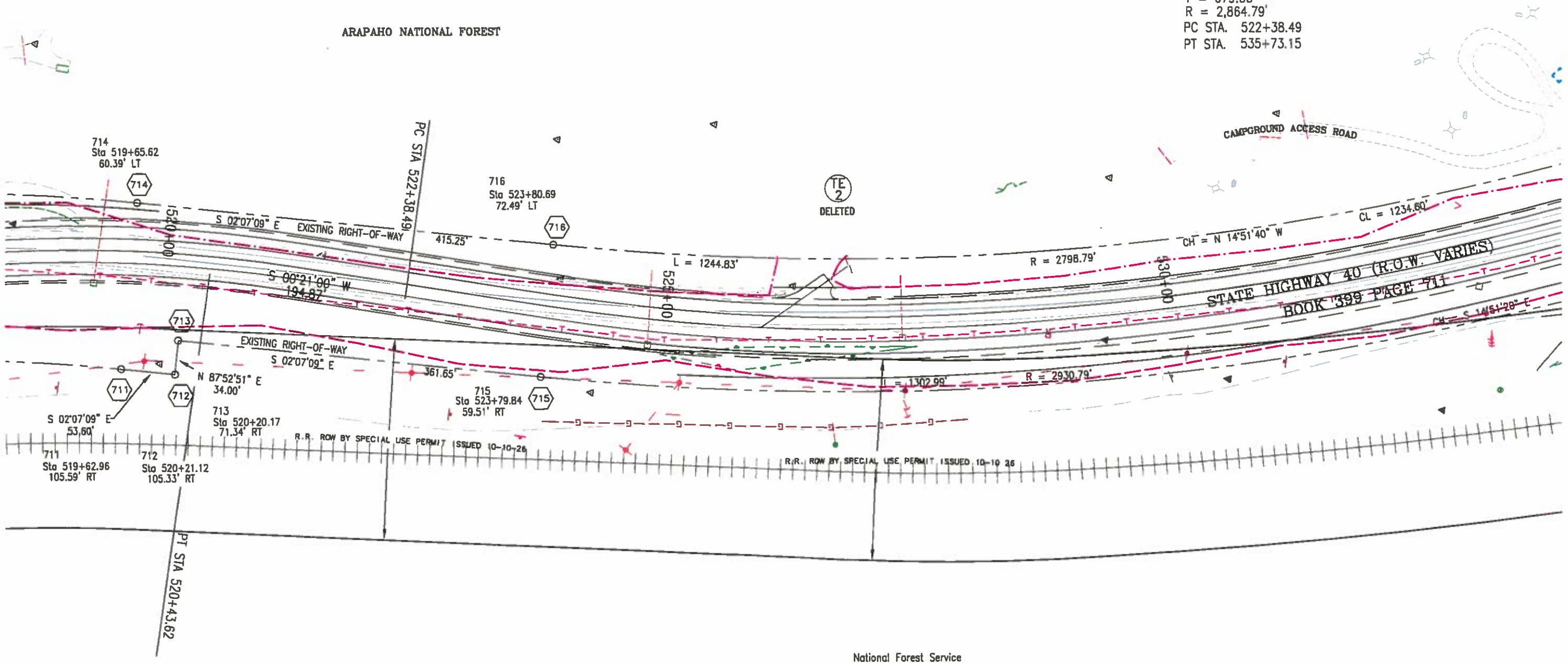
Project Number: C 0403-030
Project Location: WINTER PARK
Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	12-27-00		7	18

HIGHWAY 40 RIGHT OF WAY
IS BY HIGHWAY EASEMENT DEED
RECORDED IN BOOK 399 AT PAGE 711
WHICH REFERENCES U.S. DEPT. OF
AGRICULTURE BUREAU OF PUBLIC ROADS
PROJECT 32-C-7 AND C.D.O.H.
PROJECT 151-H(1).

SUSPENDED T2S, R75W 6th P.M.
TOWN OF WINTER PARK, GRAND COUNTY

CL SH 40
PI STA. 529+18.16
△= 26° 41' 35.00" (LT)
D = 2° 00 00.00"
L = 1,334.65'
T = 679.66'
R = 2,864.79'
PC STA. 522+38.49
PT STA. 535+73.15



National Forest Service
Arapaho/Roosevelt N.F. &
Pawnee National Grassland
240 W. Prospect Rd.
Ft. Collins, Co. 80526-2098
Within Sections 3, 4 & 10 (suspended)
T. 2 S., R. 75 W., 6th P.M.

ARAPAHO NATIONAL FOREST

datestamp 20603\WORK\DWG\07.DWG 12-27-00

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
1/8/02	Deleted Parcels TE-2 & TE-2B	WIS
1/8/02	Corrected Parcel 2-A, TE2-C Annotations	WIS
1/8/02	Updated design	WIS

Sheet Revisions

Sheet Revisions

Right of Way Plans

Plan Sheet

Project Number: C 0403-030
Project Location: WINTER PARK
Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	12-27-00		8	18

HIGHWAY 40 RIGHT OF WAY
IS BY HIGHWAY EASEMENT DEED
RECORDED IN BOOK 399 AT PAGE 711
WHICH REFERENCES U.S. DEPT. OF
AGRICULTURE BUREAU OF PUBLIC ROADS
PROJECT 32-C-7 AND C.D.O.H.
PROJECT 151-H(1).

SUSPENDED T2S, R75W 6th P.M.
TOWN OF WINTER PARK, GRAND COUNTY

CL SH 40
PI STA. 546+75.65
△= 43° 31' 54.55" (LT)
D = 4° 00' 00.00"
L = 1,088.30'
T = 571.93'
R = 1,432.39'
PC STA. 541+03.72
PT STA. 551+92.01

ARAPAHO NATIONAL FOREST

330 Sta 537+53.99 67.82' LT
331 Sta 537+53.52 67.32' LT
N72°53'50"W 0.68'
DETAIL NOT TO SCALE

720 Sta 541+22.65 74.59' LT

TE 2-B DELETED

R = 1366.50' CH = S 40°33'55" E CL = 621.66'

545+00

L = 627.15'

WINTER PARK DRIVE

L = 735.89' R = 1542.68'

C7
L = 344.03'
R = 622.38'
CH = S25°59'43"E
CL = 339.67'

849 Sta 13+10.06 43.25' RT

TE 2-A

TE 2-C DELETED

281.72' N27°08'24"W

S 32°04'10" E 161.49'

P.O.B. Parcel 2-A

C11
L = 25.54'
R = 1498.50'
CH = S37°35'33"E
CL = 25.54'

848 Sta 543+67.88 55.75' RT

721 Sta 543+92.46 55.66' RT

719 Sta 541+28.50 56.73' RT

L = 274.32' CH= S32°50'10"E R = 1498.50'

PC STA 541+03.72

722 Sta 544+88.84 69.36' RT

P.O.B. Parcel 2-A
Tie: S 1/4 COR. SEC. 33
BEARS: N28°15'49"W
DIST: 3237.89'

535+00

PT STA 535+73.15

S 27°35'32" E 99.52'

SEE DETAIL

718 Sta 536+54.02 65.15' LT

330

S 27°25'03" E 367.74'

540+00

(R.O.W. VARIES)

STATE HIGHWAY 40

BOOK 399 PAGE 711

S 26°20'55" E 530.57'

S 27°35'32" E 473.22'

EXISTING RIGHT-OF-WAY

CL = 1234.60'

UPRR RIGHT OF WAY BY SPECIAL USE PERMIT ISSUED 10-10-26

329

717 Sta 536+56.37 66.83' RT

CL = 1292.28'

861 Sta 535+34.40 67.20' RT

N 71°10'40" W 80.23'

P.O.B. TE2-A

860 Sta 534+23.71 66.45' RT

N 14°24'53" W 61.51'

862 Sta 534+81.60 126.01' RT

863 Sta 534+23.39 115.84' RT

C5
L = 113.28'
R = 2930.79'
CH = S24°04'57"E
CL = 113.27'

P.O.B. TE2-A
Tie: S 1/4 COR. SEC. 33
BEARS: N28°16'00"W
DIST: 2281.06'

PREVIOUS PROJECTS
PRA No. 32-C-7 FAP No. 151-H(1)

ARAPAHO NATIONAL FOREST

TE 2-B DELETED
TE 2-A
TE 2-C DELETED

National Forest Service
Arapaho/Roosevelt N.F. &
Pawnee National Grassland
240 W. Prospect Rd.
Ft. Collins, Co. 80526-2098
Within Sections 3, 4 & 10 (suspended)
T. 2 S., R. 75 W., 6th P.M.

N

0 25 50 100 200

11" x 17" SHEET: 1 inch = 100ft.
22" x 34" SHEET: 1 inch = 50ft.

datestamp 20583\Vpw\Dwr\plat.dwg 12-27-00

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
1/8/02	Deleted Parcels TE-2 & TE-2B	WIS
1/8/02	Corrected Annotation Parcels 2-A & 2-C	WIS
1/8/02	Updated design	WIS

Sheet Revisions		

Sheet Revisions		

Right of Way Plans
Plan Sheet

Project Number: C 0403-030
Project Location: WINTER PARK
Project Location: COLORADO

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	12-27-00		9	18

HIGHWAY 40 RIGHT OF WAY IS BY HIGHWAY EASEMENT DEED RECORDED IN BOOK 399 AT PAGE 711 WHICH REFERENCES U.S. DEPT. OF AGRICULTURE BUREAU OF PUBLIC ROADS PROJECT 32-C-7 AND C.D.O.H. PROJECT 151-H(1).

CL SH 40
PI STA. 546+75.65
△= 43° 31' 54.55" (LT)
D = 4° 00' 00.00"
L = 1,088.30'
T = 571.93'
R = 1,432.39'
PC STA. 541+03.72
PT STA. 551+92.01

SUSPENDED T2S, R75W 6th P.M.
GRAND COUNTY

0 25 50 100 200
11" x 17" SHEET: 1 inch = 100ft.
22" x 34" SHEET: 1 inch = 50ft.

TE 2-D — National Forest Service
Arapaho/Roosevelt N.F. &
Pawnee National Grassland
240 W. Prospect Rd.
Ft. Collins, Co. 80526-2098
Within Sections 3, 4 & 10 (suspended)
T. 2 S., R. 75 W., 6th P.M.

TE 2-B DELETED
TE 2-C DELETED

P.O.B. TE2-D
Tie: S 1/4 COR. SEC. 33
BEARS: N36°20'57"W
DIST: 4022.34'

TOWN OF WINTER PARK

L = 284.72'
R = 1332.92'
CH = N 63°47'30" W
CL = 284.18'

PT STA 551+92.01

723 Sta 551+94.23 111.34' LT

871 Sta 553+14.57 112.45' LT
872 Sta 553+14.57 157.19' LT
873 Sta 553+89.20 157.19' LT
874 Sta 554+49.64 113.69' LT
620 Sta 554+86.94 114.03' LT
326 Sta 555+87.67 76.48' LT

N 20°07'30" E 44.75'
S 69°52'30" E 74.63'
S 34°07'33" E 74.46'
S 49°25'44" E 107.50'
S 70°24'04" E 135.07'
297.72'
137.30'

EXISTING RIGHT-OF-WAY
TOWN LIMITS
8 X 10 CBC
STRUCTURE 6-13-V
TWIN 10 X 10 CBC'S
BOOK 399 PAGE 711
1624.54'

605 Sta 547+84.94 77.04' LT
604 Sta 548+85.69 111.37' LT
602O
S 75°38'06" E 100.17'

P.O.B. Parcel 2-A
848 Sta 10+20.55 31.47' RT
C11
S 38°39'10" E 101.49'
N 27°08'24" W 136.34'

R = 1366.50' CH = S 40°33'55" E CL = 621.66'
550+00
R = 1512.50' CH = W 39°55'50" W CL = 429.29'
L = 157.43'
STATE HIGHWAY 40 (ROW VARIES)
S 69°52'30" E

P.O.B. 3
805 Sta 549+00.00 68.62' RT
N 57°45'21" W 211.19'
807 Sta 551+00.00 85.00' RT
N 73°38'15" W 205.84'
806 Sta 553+00.00 68.36' RT
S 70°01'38" E 109.04'
S 70°01'38" E 173.63'

607 Sta 555+87.43 55.05' RT
621 Sta 554+87.40 67.86' RT
881 Sta 555+26.80 62.82' RT
880 Sta 556+86.63 167.03' RT
879 Sta 557+47.67 195.55' RT
878 Sta 557+68.23 155.94' RT
875 Sta 556+43.80 55.17' RT
P.O.B. TE3
S 30°52'18" E 160.11'
N 36°46'12" W 190.80'
S 77°10'40" E 61.13'
S 69°45'12" E 56.37'
N 44°49'55" W 67.38'
S 47°32'51" W 44.63'

722 Sta 11+50.33 30.45' RT
849 Sta 13+10.06 43.25' RT
281.72'
TE 2-C DELETED
TE 2-A

C7
L = 344.03'
R = 622.38'
CH = S25°59'43"E
CL = 339.67'

C12
L = 75.33'
R = 513.08'
CH = S14°14'24"E
CL = 75.27'

C6
L = 180.96'
R = 1366.50'
CH = N33°43'18"W
CL = 180.83'

UPRR RIGHT OF WAY BY SPECIAL USE PERMIT ISSUED 10-10-26

WINTER PARK DRIVE (CR 70)
N 19°30'43" W 400.53'
S 10°02'02" E 145.96'
S 14°34'38" E 96.98'

870 Sta 17+14.62 28.36' RT

CL CR 70
PI STA. 12+72.71
△= 21°33'31"(RT)
D = 4° 00' 00.00"
L = 538.96'
T = 272.71'
R = 1,432.39'
PC STA. 10+00.00
PT STA. 15+38.96

P.O.B. Parcel 3
Tie: S 1/4 COR. SEC. 33
BEARS: N30°51'23"W
DIST: 3766.98'

PC STA 16+72.57
PT STA 19+66.83
POT STA 20+75.40
S 48°12'46" E

CL CR 70
PI STA. 18+24.10
△= 33°43'08"(LT)
D = 11°27'33"
L = 294.25'
T = 151.52'
R = 500.00'
PC STA. 16+72.57
PT STA. 19+66.83

C8
L = 304.95'
R = 1512.50'
CH = S64°00'28"E
CL = 304.43'

PARCEL 1
WINTER PARK TRIANGLE PARCEL
SUBDIVISION EXEMPTION
RECEPTION 304235

Town of Winter Park
P.O.Box 3327
Winter Park, Co. 80482
Winter Park Triangle Parcel
SW 1/4 Section 3 (projected)
& SE 1/4 Section 4 (projected),
T. 2 S., R 75 W., 6th P.M.
Book 498 at Page 161

P.O.B. TE3
Tie: AP2 Tract 48
BEARS: S66°22'50"E
DIST: 2026.85'

L2 S 77°10'40" E 61.13'
L3 S 69°45'12" E 56.37'

TE 2-A — National Forest Service
Arapaho/Roosevelt N.F. &
Pawnee National Grassland
240 W. Prospect Rd.
Ft. Collins, Co. 80526-2098
Within Sections 3, 4 & 10 (suspended)
T. 2 S., R. 75 W., 6th P.M.
TE 2-B DELETED
TE 2-C DELETED

datestamp 20503\ROW\DWG\09.DWG 12-27-00

CDOT form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
1/8/02	Updated design	WS

Sheet Revisions		

Sheet Revisions		

Right of Way Plans
Plan Sheet

Project Number: C 0403-030
Project Location: WINTER PARK
Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	12-27-00		10	18

HIGHWAY 40 RIGHT OF WAY
IS BY HIGHWAY EASEMENT DEED
RECORDED IN BOOK 399 AT PAGE 711
WHICH REFERENCES U.S. DEPT. OF
AGRICULTURE BUREAU OF PUBLIC ROADS
PROJECT 32-C-7 AND C.D.O.H.
PROJECT 151-H(1).

SUSPENDED T2S, R75W 6th P.M.
GRAND COUNTY

CL SH 40
PI STA. 572+84.45
△ = 16° 15' 58.80" (RT)
D = 1° 45' 00.00"
L = 929.50'
T = 467.90'
R = 3,274.04'
PC STA. 568+16.55
PT STA. 577+46.05

ARAPAHO NATIONAL FOREST

TE 2-E
National Forest Service
Arapaho/Roosevelt N.F. &
Pawnee National Grassland
240 W. Prospect Rd.
Ft. Collins, Co. 80526-2098
Within Sections 3, 4 & 10 (suspended)
T. 2 S., R. 75 W., 6th P.M.

CORONA PASS ROAD (AKA FR 149 AKA MOFFAT RD)

TOWN OF WINTER PARK

S 69°46'22" E 1406.61'

TOWN LIMITS

EXISTING RIGHT-OF-WAY

560+00

565+00

570+00

S 69°52'30" E
1624.54'

STATE HIGHWAY 40 (R.O.W. VARIES)

BOOK 399 PAGE 711

S 69°43'12" E
1406.10'

EXISTING RIGHT-OF-WAY
993.53'

N 67°12'01" W
1092.62'

NEW RIGHT-OF-WAY

B10
Sta 560+00.00
55.92' RT

TOWN SHOP SITE"
BLDG. ENVELOPE

PARCEL 1
WINTER PARK TRIANGLE PARCEL
SUBDIVISION EXEMPTION
RECEPTION 304235

FRASER RIVER

3
Town of Winter Park
P.O.Box 3327
Winter Park, Co. 80482
Winter Park Triangle Parcel
SW 1/4 Section 3 (projected)
& SE 1/4 Section 4 (projected),
T. 2 S., R 75 W., 6th P.M.
Book 498 at Page 161

0 25 50 100 200
11" x 17" SHEET: 1 inch = 100ft.
22" x 34" SHEET: 1 inch = 50ft.

P.O.B. TE2-E
Tie: AP2 Tract 48
BEARS: S44°37'01"E
DIST: 578.10'

725
Sta 569+90.19
78.68' LT

882
Sta 569+88.74
108.05' LT

N 20°14'48" E
29.40'

TE 2-E

883
Sta 571+35.82
113.20' LT

S 67°30'59" E
152.12'

884
Sta 571+36.37
83.97' LT

S 24°35'39" W
29.24'

P.O.B. TE2-E

C9
L = 149.93'
R = 1976.00'
CH = N67°34'47"W
CL = 149.89'

C9
L = 579.38' R = 1976.00'
CH = N 61°21'12" W CL = 577.31'

L = 518.61'
R = 1844.00'
P.O.B. 3A

C10
N 76°44'16" W
201.23'

C10
L = 299.05'
R = 1844.00'
CH = S65°06'26"E
CL = 298.73'

B09
Sta 571+00.00
95.00' RT

B08
Sta 573+00.00
47.75' RT

P.O.B. Parcel 3A
Tie: AP2 Tract 48
BEARS: S55°33'42"E
DIST: 387.70'

PC STA 568+16.55

3-A
Town of Winter Park
P.O.Box 3327
Winter Park, Co. 80482
Winter Park Triangle Parcel
SW 1/4 Section 3 (projected)
& SE 1/4 Section 4 (projected),
T. 2 S., R 75 W., 6th P.M.
Book 498 at Page 161

LAGOON
WINTER PARK TRIANGLE PARCEL
SUBDIVISION EXEMPTION
RECEPTION 304235

datestamp 20SEP\park\proj\sdmg 12-27-00

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
1/8/02	Updated design	WIS

Sheet Revisions		

Sheet Revisions		

Right of Way Plans				
Plan Sheet				
Project Number: C 0403-030				
Project Location: WINTER PARK				
Project Location: COLORADO				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	12-27-00		11	18

HIGHWAY 40 RIGHT OF WAY
IS BY HIGHWAY EASEMENT DEED
RECORDED IN BOOK 399 AT PAGE 711
WHICH REFERENCES U.S. DEPT. OF
AGRICULTURE BUREAU OF PUBLIC ROADS
PROJECT 32-C-7 AND C.D.O.H.
PROJECT 151-H(1).

SUSPENDED T2S, R75W 6th P.M.
GRAND COUNTY

SUSPENDED (CALCULATED) PL PL PL TRACT 48 T2S, R75W 6th PM

PL PL PL OF WINTER PARK TOWN LIMITS

LAKOTA COMMON INTEREST
COMMUNITY PLAT
RECEPTION 99010372
TRACT 48 T2S, R75W 6th PM
RECEPTION 98004457

0 25 50 100 200
11" x 17" SHEET: 1 inch = 100ft.
22" x 34" SHEET: 1 inch = 50ft.

CL SH 40
PI STA. 588+34.89
△= 15° 49' 44.13" (RT)
D = 2° 00' 00.00"
L = 791.45'
T = 398.26'
R = 2,864.79'
PC STA. 584+36.64
PT STA. 592+28.08

727
Sta 575+55.09
73.22' LT

TOWN

575+00

S 53°37'24" E

580+00

1044.11

30' WIDE WINTER PARK WATER & SAN DIST. EASEMENT
EXISTING RIGHT-OF-WAY

729
Sta 585+91.22
72.07' LT

REC 98004543

L = 574.78'
R = 2046.91'
CH = N 45°36'37" W
CL = 572.89'

N 34°50'19" E
64.04'

310
NAIL & TRAD

728
728
Sta 575+22.84
57.00' RT

311
311
Sta 576+94.32
64.03' RT

S 53°36'31" E
690.58

S 53°37'24" E
954.20'

TRACT 48

EXISTING RIGHT-OF-WAY

STATE HIGHWAY 40 (R.O.W. VARIES)
BOOK 399 PAGE 711

585+00

PT STA 577+46.05

Town of Winter Park
P.O.Box 3327
Winter Park, Co. 80482
Winter Park Triangle Parcel
SW 1/4 Section 3 (projected)
& SE 1/4 Section 4 (projected),
T. 2 S., R 75 W., 6th P.M.
Book 498 at Page 161

FRASER RIVER

622
622
Sta 584+82.12
63.88' RT

S 38°34'26" E
132.74'

623
623
Sta 586+15.35
93.29' RT

PC STA 584+36.64

L = 513.40'
R = 1809.98'
CH = S 45°25'19" E
CL = 511.68'

PL PL PL

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
3-1-01	Rename PE 4 to TE 4	W.I.S.
1/8/02	Upated design	WIS

Sheet Revisions

Sheet Revisions

Right of Way Plans

Plan Sheet

Project Number: C 0403-030
Project Location: WINTER PARK
Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	03-01-01		12	18

HIGHWAY 40 RIGHT OF WAY IS BY HIGHWAY EASEMENT DEED RECORDED IN BOOK 399 AT PAGE 711 WHICH REFERENCES U.S. DEPT. OF AGRICULTURE BUREAU OF PUBLIC ROADS PROJECT 32-C-7 AND C.D.O.H. PROJECT 151-H(1).

CL SH 40
PI STA. 588+34.89
△= 15° 49' 44.13" (RT)
D = 2° 00' 00.00"
L = 791.45'
T = 398.26'
R = 2,864.79'
PC STA. 584+36.64
PT STA. 592+28.08

SUSPENDED T2S, R75W 6th P.M.
TOWN OF WINTER PARK, GRAND COUNTY

LAKOTA COMMON INTEREST COMMUNITY PLAT
RECEPTION 98010903

TRACT 48

0 25 50 100 200
11" x 17" SHEET: 1 inch = 100ft.
22" x 34" SHEET: 1 inch = 50ft.

30' WIDE WINTER PARK WATER & SAN DIST EASEMENT REC 98004543

L = 574.78'
R = 2046.91'
CH = N 45°36'37" W
CL = 572.89'

419
Sta 591+50.24
78.94' LT

L = 513.40'
R = 1809.98'
CH = S 45°25'19" E
CL = 511.68'

PARCEL 1
WINTER PARK TRIANGLE
PARCEL SUBDIVISION
EXEMPTION, RECEPTION 304235

S88°41'54"W
0.76'

626

418
Sta 591+44.39
87.21' RT

624
Sta 592+76.29
57.23' RT

S 51°19'31" E
133.05'

625
Sta 594+46.77
59.50' RT

826
S 37°01'03" E 170.49'
EXISTING RIGHT-OF-WAY

885
Sta 594+70.39
59.81' RT

P.O.B. Parcel 4 & PE 4-A
Tie: AP1 Tract 40
BEARS: N26°07'24"W
DIST: 64.09'

N 19°53'17" W
11.19'

814
P.O.B. Parcel 4 & PE 4-A
814
Sta 595+09.54
72.45' RT

888
Sta 595+96.49
100.51' RT

S 37°01'48" E
954.59'

S 37°46'47" E
STATE HIGHWAY 40 (R.O.W. VARIES)
BOOK 399 PAGE 711
848.56'

N 19°53'17" W
31.36'

S 37°01'48" E
505.28'

N 36°04'10" W
N 35°37'53" W

NEW RIGHT-OF-WAY
TRACT 48
509.62'
699.53'
TRACT 40

PE 4-A
887
268.01'
156.32'
N 46°12'20" W
S 27°34'13" E
85.61'

897
Sta 598+64.31
110.56' RT

315
ELY LINE
RECEPTION 96008695

815
886
N46°12'20"W
41.39'
886
Sta 600+59.88
81.59' RT

815
Sta 600+18.93
87.66' RT

PC STA 600+76.64

LAKOTA FILING 1
OUTLOT A

730
Sta 601+01.62
65.56' LT

HOMESTEAD ENTRY SURVEY
PT STA 592+28.08
HOMESTEAD PL ENTRY SURVEY
TRACT 40

TRADEMARK CONDOS
REC 94014073

Winter Park Recreational Association, a Colorado non-profit corporation.
P.O. Box 36
Winter Park, Colorado 80482
Portions of Tracts 38A, 40 & 41 in T. 2 S., R. 75 W., 6th P.M. (suspended),
Reception 94006810

MIDDLE ENTRANCE TRADE PARCEL TO: WINTER PARK RESORT LS 025

OLD TOWN DRIVE

892
Sta 602+04.60
161.82' RT

N 62°25'47" E
120.41'

889
Sta 601+90.08
281.57' RT

TRACT 40

datestamp 250803\Row\Dwg\12.DWG 12-27-00

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
2-28-01	Changed PE 4 to TE 4, Added PE 2 & Revised Par. 2	W.J.S.
10-30-01	Ownership name change & new easements shown	WS
1/8/02	Updated design	WS

Sheet Revisions		

Sheet Revisions		

Right of Way Plans
Plan Sheet

Project Number: C 0403-030
Project Location: WINTER PARK
Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	03-01-01		13	18

HIGHWAY 40 RIGHT OF WAY
IS BY HIGHWAY EASEMENT DEED
RECORDED IN BOOK 399 AT PAGE 711
WHICH REFERENCES U.S. DEPT. OF
AGRICULTURE BUREAU OF PUBLIC ROADS
PROJECT 32-C-7 AND C.D.O.H.
PROJECT 151-H(1).

SUSPENDED T2S, R75W 6th P.M.
TOWN OF WINTER PARK, GRAND COUNTY

CL SH 40
PI STA. 607+48.11
△= 44° 36' 18." (RT)
D = 3° 30' 00.00"
L = 1,274.43'
T = 671.48'
R = 1,637.02'
PC STA. 600+76.64
PT STA. 613+51.07

HIGHWAY IMPROVEMENTS IN THESE AREAS ARE TO BE ADDRESSED BY THE ADJOINING DEVELOPER(S) COVERED UNDER ACCESS PERMIT No. 300125 DATED JULY 27, 2000.

0 25 50 100 200
11" x 17" SHEET: 1 inch = 100ft.
22" x 34" SHEET: 1 inch = 50ft.

DETAIL NOT TO SCALE

END R.O.W. PROJECT C 0403-030
CL STA 615+00.00= 573+71.39 FAP 151-H(1)
M.P. 232.196

STATE HIGHWAY 40 (ROW VARIES)
BOOK 399 PAGE 711

OLD TOWN DRIVE (AKA WINTER PARK APPROACH)
REC 98001153

LAKOTA TRAIL

30' WIDE WINTER PARK WATER & SAN DIST EASEMENT REC 98004543

EXISTING RIGHT-OF-WAY

OUTLOT D DEDICATED TO TOWN OF WINTER PARK

LAKOTA FILING 2 TRACT A OUTLOT B REC. 2000-00019

TRACT 39 TRACT 48 TRACT 40 TRACT 38B TRACT 38A TRACT 45 TRACT 49

L = 1290.17'
R = 1703.10'
CH = S 15°19'41" E
CL = 1259.54'

730 Sta 601+01.62 65.56' LT
731 Sta 606+86.24 79.92' RT
732 Sta 613+41.10 68.25' LT
813 Sta 607+50.00 79.70' RT
886 Sta 600+59.88 81.59' RT
889 Sta 601+90.08 281.57' RT
890 Sta 605+98.38 93.98' RT
891 Sta 604+43.07 167.66' RT
892 Sta 602+04.60 161.82' RT
895 Sta 606+63.14 133.94' RT
896 Sta 608+58.25 145.68' RT
897 Sta 610+87.20 237.60' RT
898 Sta 606+63.09 84.08' RT
899 Sta 609+97.40 175.86' RT
414 Sta 605+99.26 117.96' RT
416 Sta 607+19.38 69.36' LT
Sta 607+18.78 66.97' LT
616 Sta 614+71.39 69.25' LT
615 Sta 615+70.4 104.86' LT
617 Sta 615+73.47 85.98' RT
618 Sta 614+73.32 76.80' RT
811 79.18' RT Sta 615+00.00
812 Sta 611+00.00 100.00' RT
817 Sta 614+10.38 77.14' RT
818 Sta 610+99.99 85.84' RT
819 Sta 608+25.15 79.45' RT
894 266.31' RT Sta 606+70.56
317 Sta 613+17.59 77.63' RT

L = 60.65 FT
R = 1557.10 FT
CH = S 15°31'58" E
CL = 60.65 FT

L = 493.53'
R = 1557.10'
CH = S02°42'21"E
CL = 491.47'

C14
L = 71.50'
R = 1557.10'
CH = S13°06'05"E
CL = 71.49'

P.O.B. TE 2-F
Tie: AP1 Tract 40
BEARS: N30°56'45"W
DIST: 1261.49'

P.O.B. 2Rev & PE 2
Tie: AP1 Tract 40
BEARS: N30°00'06"W
DIST: 1329.73'

P.O.B. TE 4
Tie: AP1 Tract 40
BEARS: N29°37'14"W
DIST: 752.68'

Winter Park Recreational Association, a Colorado non-profit corporation.
P.O. Box 36
Winter Park, Colorado 80482
Portions of Tracts 38A, 40 & 41 in T. 2 S., R. 75 W., 6th P.M. (suspended).
Reception 94006810

Winter Park Recreational Association, a Colorado non-profit corporation.
P.O. Box 36
Winter Park, Colorado 80482
Portions of Tracts 38B, 45 & 49 in T. 2 S., R. 75 W., 6th P.M. (suspended).
Reception 2001-009718

WINTER PARK WATER & SAN. DIST. SAN. SEWER ESM'T (20') REC. 2001-009726
WINTER PARK WATER & SAN. DIST. WATER ESM'T (20') REC. 2001-009729
MTN. PARKS ELEC. INC. R.O.W. ESM'T (20') REC. 2001-009730
D.W.D. ESM'T RECEPTION 2001-009719
ESMT REC. 2001-9721
TCI ESMT LAST 98-00041/3
MTN PARKS ELEC ROW ESMT 94006813

datestamp 205803\ROW\DWG\13.DWG 1-04-01

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
2-7-01	Added TE-1A	W.L.S.
2-7-01	Updated design	W.L.S.

Sheet Revisions

Sheet Revisions

Right of Way Plans
Ownership Sheet

Project Number: C 0403-030				
Project Location: WINTER PARK				
Project Location: COLORADO				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	2-7-01		14	18

SE 1/4 SECTION 33, T1S, R75W 6th P.M.

TOWN OF WINTER PARK, GRAND COUNTY

SUSPENDED T2S, R75W 6th P.M.

0 50 100 200 400

11" x 17" SHEET 1 inch = 200ft.
22" x 34" SHEET 1 inch = 100ft.

BEGIN R.O.W. PROJECT C 0403-030
CL STA 497+ 0.21 = 688+78.31 PROJ. 32-C-7

WINTER PARK ENTERPRISES, LLC
A COLORADO LIMITED LIABILITY COMPANY
P.O. BOX 21
WINTER PARK, COLORADO 80482
TC No. 00170A2000U1
Oct. 25, 2000 by
by H.C. Peck & Assoc. Inc.

PARCEL I
REC 9500040

TE1A

CL SH 40
PI STA. 506+51.20
Δ = 11° 16' 22.63" (LT)
D = 2° 07' 19.44"
L = 531.23'
T = 266.47'
R = 2,700.00'
PC STA = 503+84.73
PT STA = 509+15.95

PC STA 503+84.73

PT STA 509+15.95

500+00

505+00

510+00

CL SH 40
PI STA. 518+41.69
= 17° 17' 49.06" (RT)
D = 4° 15' 00.00"
L = 406.99'
T = 205.05'
R = 1,348.14'
PC STA. 516+36.63
PT STA. 520+43.62

515+00

520+00

CL STA 495+67.07

VILLAGE DRIVE

LLC

BEAVER VILLAGE
Filing No. 1
BEAVER VILLAGE
CONDOMINIUM ASSN. #1 INC.

TE1

1

PARCEL IV
REC 95000401
WINTER PARK ENTERPRISES, LLC
A COLORADO LIMITED LIABILITY COMPANY
P.O. BOX 21
WINTER PARK, COLORADO 80482
TC No. 00170A2000U1
Oct. 25, 2000 by
by H.C. Peck & Assoc. Inc.

BEAVER VILLAGE
Filing No. 3

BEAVER VILLAGE CONDOMINIUM
ASSOCIATION #3, INC.

UPRR RIGHT OF WAY

UPRR RIGHT OF WAY

WINTER PARK ENTERPRISES, LLC.

PARCEL V

NATIONAL FOREST SERVICE

USFS

SUSPENDED T2S, R75W 6th P.M.

SECTION 33 T1S, R75W 6th P.M.

ARAPAHO NATIONAL FOREST BOUNDARY

T1S

T2S

2

NATIONAL FOREST SERVICE

2

datestamp 250803\row\dwg\14.dwg 12-27-00

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
1/8/02	Deleted Parcels TE-2 & TE-2B	WIS
1/8/02	Corrected annotation for Parcel 2-A, TE2-C	WIS
1/8/02	Updated design	WIS

Sheet Revisions

Sheet Revisions

Right of Way Plans

Ownership Sheet

Project Number: C 0403-030

Project Location: WINTER PARK

Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	12-27-00		15	18

SUSPENDED T2S, R75W 6th P.M.
TOWN OF WINTER PARK, GRAND COUNTY

CL SH 40
PI STA. 518+41.69
△= 17° 17' 49.06" (RT)
D = 4° 15' 00.00"
L = 406.99'
T = 205.05'
R = 1,348.14'
PC STA. 516+36.63
PT STA. 520+43.62

PT STA 520+43.62
PC STA 521+36.63
520+00
525+00
530+00
535+00
540+00
545+00
550+00
11 S HIGHWAY 40
FRASER RIVER
CR 70
TOWN OF WINTER PARK
PT STA 536+73.15
PC STA 541+03.72
PT STA 18+16.96
PC STA 18+72.57

TE2 DELETED

TE2-C 2-A TE2-A
DELETED
TE2 TE2-B
DELETED DELETED

NATIONAL FOREST SERVICE
ARAPAHO AND ROOSEVELT NATIONAL
FOREST & PAWNEE NATIONAL GRASSLAND
240 W. PROSPECT RD.
FT. COLLINS, COLORADO 80526-2098

TE2-A
TE2-B DELETED
TE2-C DELETED
2-A
3

NATIONAL FOREST SERVICE
UPRR ROW BY SPECIAL USE PERMIT 10-10-1926

CL SH 40
PI STA. 546+75.65
△= 43° 31' 54.55" (LT)
D = 4° 00' 00.00"
L = 1,088.30'
T = 571.93'
R = 1,432.39'
PC STA. 541+03.72
PT STA. 551+92.01

CL CR 70
PI STA. 12+72.71
△= 21°33'31"(RT)
D = 4° 00' 00.00"
L = 538.96'
T = 272.71'
R = 1,432.39'
PC STA. 10+00.00
PT STA. 15+38.96

N

0 50 100 200 400

11" x 17" SHEET: 1 inch = 200ft.
22" x 34" SHEET: 1 inch = 100ft.

datestamp 20S03\pw\dwg\15.dwg 12-27-00

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
1/8/02	Deleted Parcels TE-2 & TE-2B	WIS
1/8/02	Updated design	WIS

Sheet Revisions		

Sheet Revisions		

Right of Way Plans

Ownership Sheet

Project Number: C 040J-030

Project Location: WINTER PARK

Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	12-27-00		16	16

SUSPENDED T2S, R75W 6th P.M.
GRAND COUNTY

TE2-E, 2-A — NATIONAL FOREST SERVICE
ARAPAHO AND ROOSEVELT
NATIONAL FOREST & PAWNEE NATIONAL
GRASSLAND
240 W. PROSPECT RD
FT. COLLINS, COLORADO 80526-2098

TE2-C — DELETED

TE2-D

TE2-B — DELETED

0 50 100 200 400

11" x 17" SHEET: 1 inch = 200ft.
22" x 34" SHEET: 1 inch = 100ft.

2 — NATIONAL FOREST SERVICE

TE2-B — DELETED

CL SH 40
PI STA. 546+75.65
= 43° 31' 54.55" (LT)
D = 4° 00' 00.00"
L = 1,088.30'
T = 571.93'
R = 1,432.39'
PC STA. 541+03.72
PT STA. 551+92.01

FRASER RIVER

TOWN OF WINTER PARK BOUNDARY

TE2-D

PT STA 551+92.01

545+00

550+00

555+00

560+00

565+00

570+00

U.S. HIGHWAY 40

2-A

TE2-C — DELETED

PC STA 16+72.57

PT STA 15+39.96

3

TE3

PT STA 19+96.83

POT STA 20+15.40

US FOREST SERVICE

WINTER PARK ROAD (80')

(CTY RD 70)

CL SH 40
PI STA. 572+84.45
△ = 16° 15' 58.80" (RT)
D = 1° 45' 00.00"
L = 929.50'
T = 467.90'
R = 3,274.04'
PC STA. 568+16.55
PT STA. 577+46.05

TE2-E

PC STA 568+16.55

3-A

TOWN OF WINTER PARK

TOWN OF WINTER PARK

WINTER PARK TRIANGLE PARCEL

PL

TOWN OF WINTER PARK
P.O. BOX 3327
WINTER PARK, COLORADO 80526-2098
TC No. 00712A2000U1
Oct. 25, 2000
by H.C. Peck & Assoc. Inc.

3 TE3 3-A

datestamp 205803\row\dwg\16.dwg 12-27-00

CDOT Form #126Ro 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
1/8/02	Updated design	WIS

Sheet Revisions		

Sheet Revisions		

Right of Way Plans
Ownership Sheet

Project Number: C 0403-030
Project Location: WINTER PARK
Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	12-27-00		17	18

SUSPENDED T2S, R75W 6th P.M.
GRAND COUNTY

TE2-E
NATIONAL FOREST SERVICE
ARAPAHO AND ROOSEVELT
NATIONAL FOREST & PAWNEE NATIONAL
GRASSLAND
240 W. PROSPECT RD
FT. COLLINS, COLORADO 80526-2098

CL SH 40
PI STA. 572+84.45
△ = 16° 55' 58.80"
D = 1° 45' 00.00"
L = 929.50'
T = 467.90'
R = 3,274.04'
PC STA. 568+16.55
PT STA. 577+46.05

U.S. FOREST SERVICE
2

TRACT 48

TE2-E

TE2-E

TOWN OF WINTER PARK BOUNDARY LINE

670+00

680+00

PT STA 577+46.05

PC STA 568+16.55

3-A

FRASER RIVER

FRASER RIVER

3-A
TOWN OF WINTER PARK
P.O. BOX 3327
WINTER PARK, COLORADO 80526-2098

V. MOORE ENTERPRISES, L.L.C.

CL SH 40
PI STA. 588+34.89
△ = 15° 49' 44.13" (RT)
D = 2° 00' 00.00"
L = 791.45'
T = 398.26'
R = 2,864.79'
PC STA. 584+36.64
PT STA. 592+28.08

680+00

PT STA 584+36.64

3
TOWN OF WINTER PARK
TC No. 00172A2000U1
Oct. 25, 2000 by
H.C. Peck & Assoc. Inc.

590+00

PT STA 592+28.08

HOMESTEAD ENTRY SURVEY 117

TRACT 48

TRACT 48

U. S. HIGHWAY 40

TRACT 40

TRACT 40
HOMESTEAD ENTRY SURVEY 117

WINTER PARK
RECREATIONAL
ASSOCIATION
4

TC No. 00175A2000U1
Oct. 25, 2000 by
H.C. Peck &
Assoc. Inc.

TRADEMARK AT
WINTER PARK
TRADEMARK INVESTMENTS
COMPANY, LLC.

4
WINTER PARK RECREATIONAL ASSOCIATION
P.O. BOX 36
WINTER PARK, COLORADO 80482

0 50 100 200 400
11" x 17" SHEET: 1 inch = 200ft.
22" x 34" SHEET: 1 inch = 100ft.

dolestamp 250403\roe\dgn\17.dgn 12-27-00

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		
3-2-01	PE 4 to TE 4, Added TE 2, Revised 2(Rev)	W.I.S.
0-30-01	Ownership name change	W.I.S.
1/8/02	Updated design	WIS

Sheet Revisions		

Sheet Revisions		

Right of Way Plans

Ownership Sheet

Project Number: C 0403-030

Project Location: WINTER PARK

Project Location: COLORADO

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12089	3-02-01		18	18

SUSPENDED T2S, R75W 6th P.M.
TOWN OF WINTER PARK, GRAND COUNTY

V. MOORE ENTERPRISES, L.L.C.

LAKOTA OWNER'S ASSOCIATION, INC.

V. MOORE ENTERPRISES, L.L.C.

U. S. HIGHWAY 40

598+00

600+00

PC STA 600+76.64

TRACT 48 TRACT 39

TRACT 48 OUTLOT A

TRACT 39 TRACT 48

OUTLOT A OUTLOT B OUTLOT C

OUTLOT D DEDICATED TO TOWN OF WINTER PARK

TRACT 48 TRACT 40

TRACT 40 TRACT 38A

TRACT 38A TRACT 48

TRACT 48 TRACT 38B

TRACT 38B TRACT 49

TRACT 49 HES 117

TRACT 40 HES 117

TRACT 45

TOWN OF WINTER PARK

END R.O.W. PROJECT C 0403-030

CL STA 615+00 = 573+71.39 FAP 151-H(1)

PE 4-A

4

WINTER PARK RECREATIONAL ASSOCIATION

TE4

TE 2-F

WINTER PARK RECREATIONAL ASSOCIATION

2 Rev.

PE2

PE 2

TE 2-F

WINTER PARK RECREATIONAL ASSOCIATION
A COLORADO NON-PROFIT CORPORATION
P.O. BOX 36
WINTER PARK, COLORADO 80482

2 Rev.

TE4 WINTER PARK RECREATIONAL ASSOCIATION
A COLORADO NON-PROFIT CORPORATION
P.O. BOX 36
WINTER PARK, COLORADO 80482
TC No. 00175A2000U1
Oct 25, 2000 by
H.C. Peck & Assoc. Inc.

PE 4-A

4

0 50 100 200 400

11" x 17" SHEET: 1 inch = 200ft.
22" x 34" SHEET: 1 inch = 100ft.

BS 967

TRACT 46 TRACT 47

MOFFAT TUNNEL

PC STA 622+18

TRACT 47 TRACT 48

TRACT 48 TRACT 49

TRACT 46 TRACT 47

TRACT 47 TRACT 48

TRACT 48 TRACT 49

TRACT 49 HES 117

HIGHWAY 40

ES 400

dalestamp 250803\row\dwg\18.dwg 11-01-01