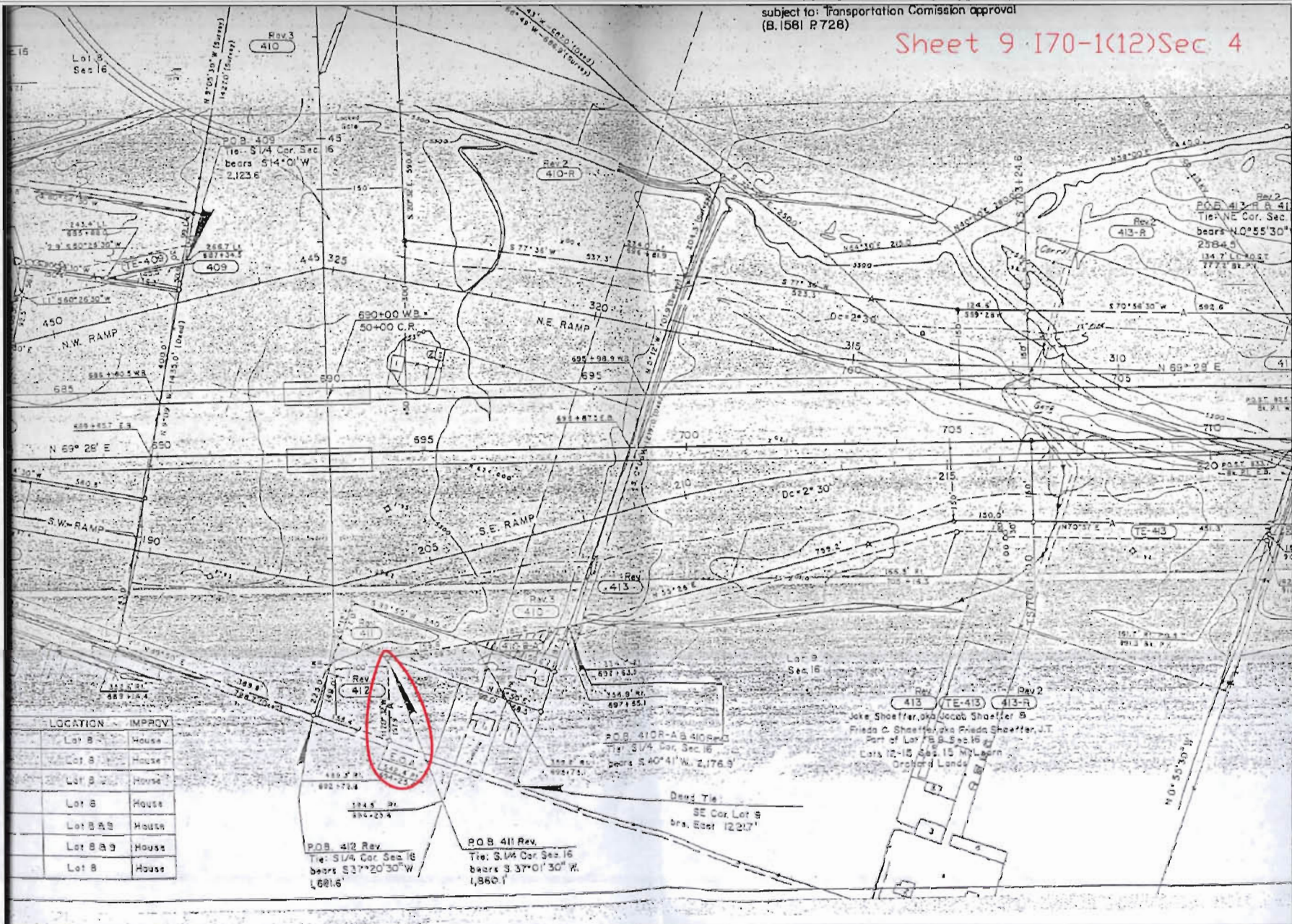


Sheet 9 I70-1(12)Sec 4



SPORTATION

(970) 248-7233
ssenger

Sheet Revisions



SCHMUESER | GORDON | MEYER
ENGINEERS & SURVEYORS

Computer File Information

CREATION DATE: 02-23-00
LAST MODIFICATION DATE: 02-23-00
FULL PATH: Q:\1999\PROJECTS\238-Road\PLAN\PLAN-1.DWG
DRAWING FILE NAME: PLAN-1
SCALE: N.T.S. Units: English

RIGHT OF WAY PL
PLAN SHEET

Project Number: C0701-174

Project Location: Exit 90 Interchange

PROJECT CODE: 15166

SHEET 1



(IN FEET)
1 inch = 40 ft.
GRAPHIC SCALE

SE 1/4 SEC. 16, T.6S., R.93W., 6TH P.M.

P.O.B. PARCEL 100
TIE: S 1/4 CORNER S. 16, T.6S. R. 93 W., 6TH P.M.
BEARS S 39°56'27" W. 1795.16 FEET.

BUILDING

100

100 TE100 TE100A
I-70 BUSINESS CENTER, LLC

New A-line?

X parcel for an A line for 40.5' +/- ?

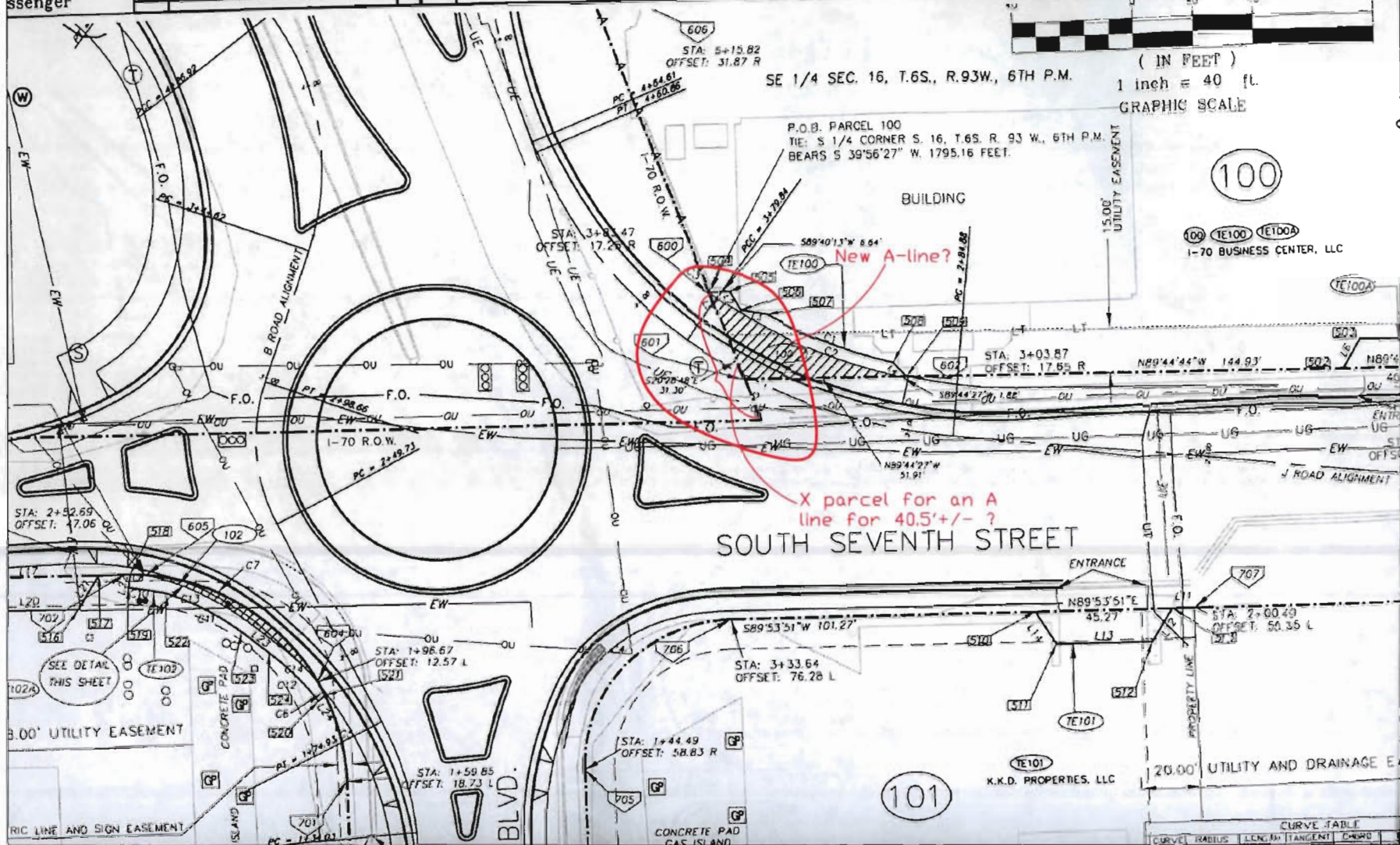
SOUTH SEVENTH STREET

ENTRANCE

K.K.D. PROPERTIES, LLC

101

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	CHORD



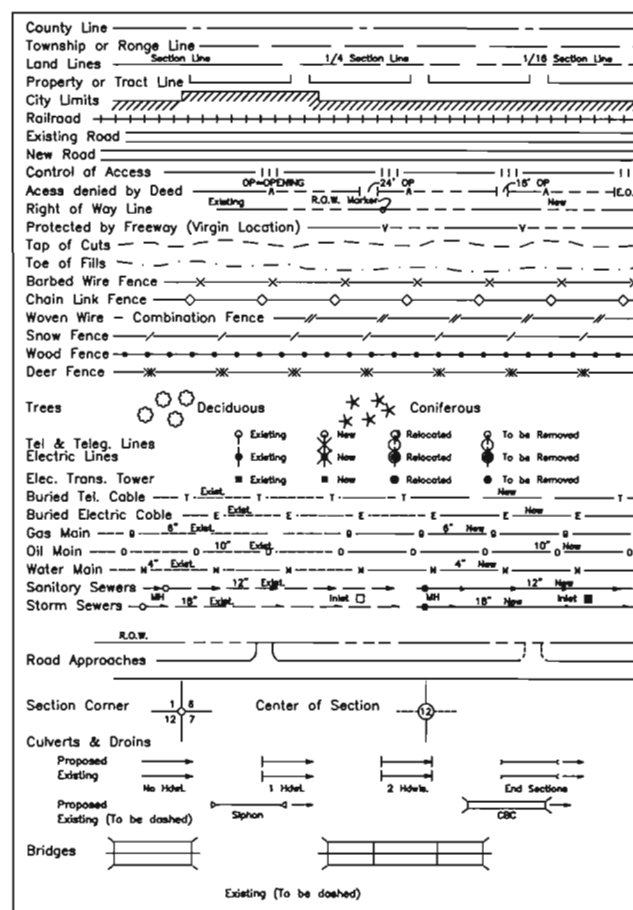
Sheet Revisions		
Date	Description	Initials
02/23/09	Changes to sheets 1 thru 6	REB
02/23/09	Changed Phone Numbers	REB



Computer File Information	
CREATION DATE: 01-26-2009	INITIALS: RFB
LAST MODIFICATION DATE: 02/23/09	INITIALS: REB
FULL PATH: Q:\1999\99055A-238_finalROW.dwg	
DRAWING FILE NAME: finalROW_pg1.dwg	
SCALE: N.T.S. UNITS: U.S. Survey Feet	

RIGHT OF WAY	
TITLESHEET	
Project Number: C0701-174	
Project Location: Exit 90 Interchange Impr. Rifle	
PROJECT CODE: 15166	SHEET NUMBER: 1/6

CONVENTIONAL SIGNS



Basis of Bearings: A bearing of N. 00°37'00" W. between the monument boxes at 2nd and East Avenue (Lat. 39°31'57.15711" Long. 107°46'55.21983" and 4th and East Avenue Lat. 39°31'50.32075" Long. 107°46'55.10602") in the City of Rifle, Colorado.



DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED PROJECT NUMBER: C0701-174 INTERSTATE HIGHWAY NO. 70 GARFIELD COUNTY RIGHT OF WAY

Section 16, Township 6 South, Range 93 West, 6th Principal Meridian

SCALES OF ORIGINAL 11x17 DRAWINGS

PLAN SHEETS 1"=40'
OWNERSHIP MAP 1"=200'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TABULATION OF PROPERTIES
3	CONTROL & LAND SURVEY DIAGRAM
4	MONUMENTATION SHEET
5	PLAN SHEET
6	OWNERSHIP SHEET

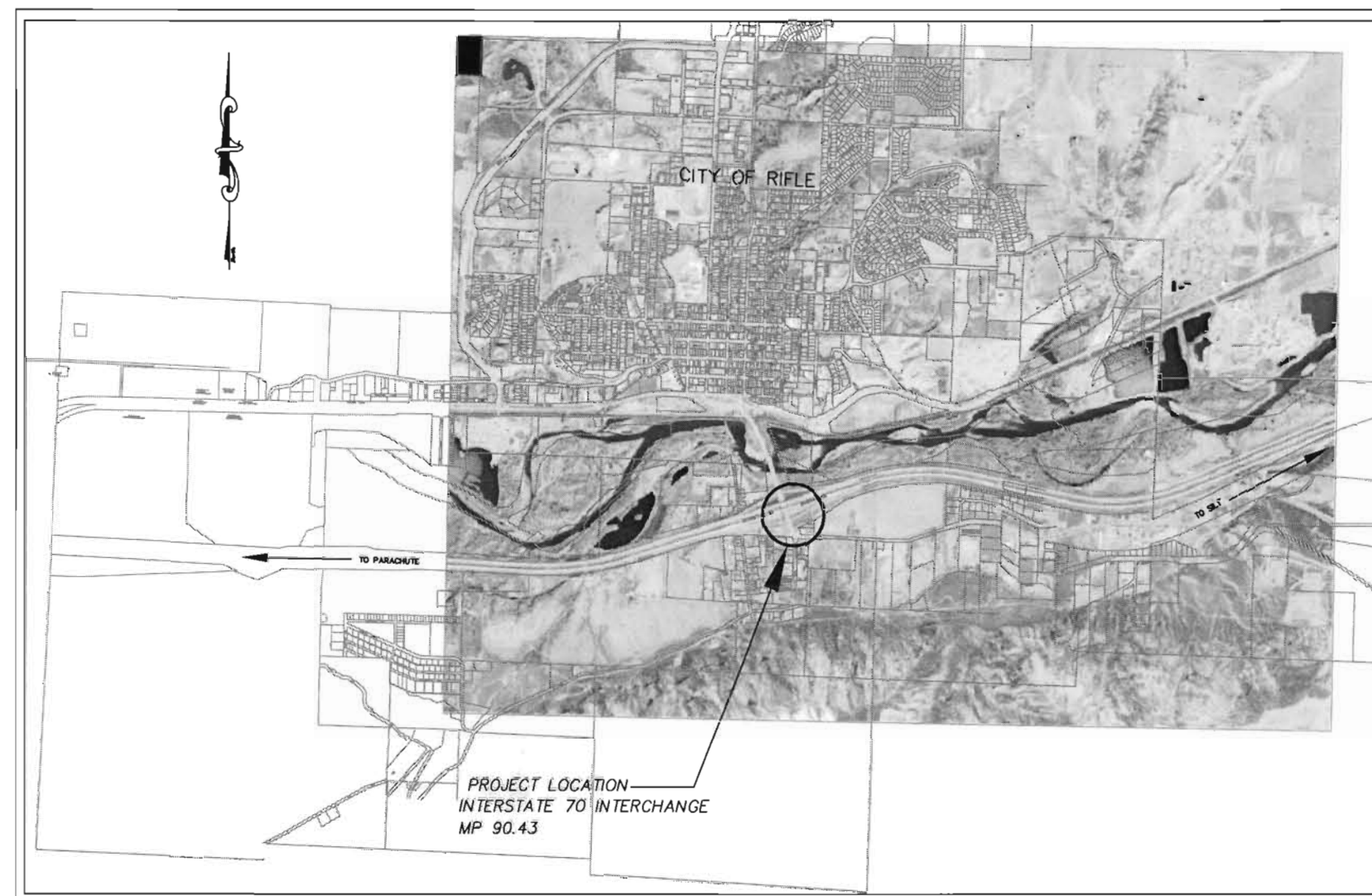
DEPOSITED COPY:

Final Right of Way plans filed with

Garfield County
 Reception Number 764545
 Book _____, Page _____, Date _____

UTILITY LEGEND

GAS PUMP	☐
ELECTRIC METER	☐
POWER POLE	☐
STREET LIGHT	☐
LIGHT POLE	☐
ELECTRIC TRANSFORMER	☐
WATER VALVE	☐
SEWER CLEAN OUT	☐
GAS METER	☐
SIGNAL LIGHT	☐
OVERHEAD UTILITIES	OU
EXISTING WATERLINE	EW
FIBER OPTIC	FO
UNDERGROUND TELEPHONE LINE	UT
TELEPHONE MANHOLE	☐
TELEPHONE PEDESTAL	☐



VICINITY MAP
SCALE 1"=3000'

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
 AUTHORIZED: _____ DATE _____
 DIVISION ADMINISTRATOR

INTERSTATE HIGHWAY I-70

[illegible]

Sheet Revisions			
Date	Description	Initials	
02/23/09	Drafting change to the A-line	REB	
	Edited Coordinates		
	Added Barrier Line		
	Changed Phone Numbers		



Computer File Information		RIGHT OF WAY PLANS	
CREATION DATE: 01-26-2009	INITIALS: REB	Survey Control\Land Survey Control Diagram	
LAST MODIFICATION DATE: 02/23/09	INITIALS: REB	Project Number: C0701-174	
FULL PATH: Q:\1999\99055g-238 final ROW.dwg		Project Location: Exit 90 Interchange Impr. Rifle	
DRAWING FILE NAME: final ROWcontrol ps3.dwg		PROJECT CODE: 15166 SHEET NUMBER: 3/6	
SCALE: 1"=200'	UNITS: U.S. Survey Feet		

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

General Notes:

1. 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 (CDOT). Coordinates are on a local coordinate system that was derived and calibrated from the City of Rifle's published coordinate system (Latitudes and Longitudes are on NAD 83 datum) that is shown in their municipal code section of city control points. A modified State Plane Coordinate system with the conversion data is also shown on this sheet. Elevations were established from GPS observation data based on the above referenced calibration on NAVD 88 datum using points WDP-5 (elevation = 5343.7'), RM-10 and local benchmarks as a reference datum.
2. Basis of Bearing: A bearing of N. 00°37'00" W. between the monument boxes at 2nd and East Avenue (Lat. 39°31'57.15711" Long. 107°46'55.21983" and 4th and East Avenue Lat. 39°31'50.32075" Long. 107°46'55.10602") in the City of Rifle, Colorado.
3. This survey is for the use of the Colorado Department of Transportation. The survey is not a complete boundary survey and does not subdivide land. Title policy, title commitment and title research are not a 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 restrictions, as described in the instruments of record, was not included in this control survey.
4. 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.
5. No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless the copy bears an original signature of the registered land surveyor herein named.

- POINT NUMBER DESIGNATIONS
- △ CONTROL POINTS AND ALIQUOT CORNERS
 - ROW MARKERS TO BE SET
 - FOUND ROW AND PROPERTY SURVEY MARKERS
 - OTHER POINTS

ALIQUOT CORNERS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	45043.419	50429.120	5344.27	3 1/2" IRON POST WITH BRASS CAP GARFIELD COUNTY SURVEYOR S 1/4 SEC. 16, T.6S. R.93W., 6TH P.M.
101	45034.486	53066.240	5360.09	REBAR AND RED PLASTIC CAP PLS 5447 SE COR. SEC. 16, T.6S. R.93W., 6TH P.M.

NW 1/4 SE 1/4 SEC. 16,
T.6S. R.93W. 6TH P.M.

PROPERTY CORNERS

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
200	45758.049	51742.941	5333.03	REBAR AND ALUMINUM CAP L.S. 16397
201	46311.296	51734.892	5308.93	REBAR AND CAP L.S. 10871
202	46326.967	51065.630	5305.32	REBAR AND CAP L.S. 13501
203	46389.514	51837.844	5309.27	REBAR AND CAP L.S. 5447
204	46366.860	50460.935	5301.49	REBAR AND ALUMINUM CAP
205	46302.715	50411.856	5301.71	CDOT ROW MONUMENT 682+92.5 RT.
206	46690.422	51836.419	5307.46	CDOT ROW MONUMENT 697+63.5 RT.
207	46080.571	51453.665	5311.71	REBAR AND CAP L.S. 10871
208	45908.476	51536.363	5322.87	REBAR AND CAP L.S. 10871
209	45911.658	51740.659	5317.63	REBAR AND CAP L.S. 28643
210	47119.360	52461.180	5306.47	REBAR AND CAP L.S. 14060

EXEMPTION PLAT
LOT 1 BLK 1
MAHOGANY ADDITION
REC. NO. 297391
PARCEL "A"

SW 1/4 SE 1/4 SEC. 16,
T.6S. R.93W. 6TH P.M.

NE 1/4 SE 1/4
SEC. 16,
T.6S. R.93W. 6TH P.M.
LOT 1
RRV SUBDMISION

BOOK 1141
PAGE 684

LOCAL COORDINATES

POINT#	LATITUDE	LONGITUDE	ELLIPSOID HEIGHT	NORTHING	EASTING	ELEVATION	DESCRIPTION
5	39°31'44.49497"N	107°46'49.61119"W	5291.49	48717.627	50437.082	5343.70	WDP-5
7	39°31'16.64744"N	107°50'35.44970"W	5253.40	45939.733	32729.639	5305.76	WINCHESTER
12	39°31'11.80793"N	107°48'41.66347"W	5229.70	45428.021	41647.465	5282.03	BM RM-3
13	39°31'25.41210"N	107°46'39.32470"W	5279.41	46784.754	51239.581	5331.65	BM RM-10
16	39°31'57.15711"N	107°46'55.21983"W	5284.54	50000.000	50000.000	5336.67	MON 4TH AND EAST
17	39°31'50.32075"N	107°46'55.10602"W	5275.54	49308.087	50007.447	5327.69	MON 2ND AND EAST

MODIFIED STATE PLANE COORDINATES
COLORADO CENTRAL ZONE NAD 83 (1992)

POINT#	NORTHING	EASTING	ELEVATION	CONVERGENCE ANGLE	SCALE FACTOR	ELEVATION FACTOR	COMBINED FACTOR	DESCRIPTION
5	1626118.878	2357506.784	5343.70	-1°26'18"	.9999637553	.99974753	.99971129	WDP-5
7	1623750.455	2339737.823	5355.55	-1°28'40"	.9999627568	.99974935	.99971212	Winchester
				Average	.999963256	.99974844	.999711705	

SE 1/4 SE 1/4 SEC. 16,
T.6S. R.93W. 6TH P.M.

SURVEYORS STATEMENT: I Stephen L. Ehlers, a Professional Land Surveyor in the State of Colorado, hereby certify that this Control Survey\Land Survey Control diagram was prepared under my supervision, on this 02 day of August 2005, 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 of Right of Way Survey Plat; and to the best of my knowledge and belief this control survey, as shown, meets the minimum horizontal control tolerances of a Type B Survey listed in the Colorado Department of Transportation Survey Manual, Chapter Three.

20133
Stephen L. Ehlers, P.L.S. 20133
12 March 2009



SCHMUESER | GORDON | MEYER
ENGINEERS & SURVEYORS

Computer File Information		RIGHT OF WAY PLANS	
CREATION DATE: 01-26-09	INITIALS: RLB	MONUMENTATION	
LAST MODIFICATION DATE: 02/23/09	INITIALS: REB	Project Number: C0701-174	
FULL PATH: G:\1999\990550-238_final ROW.dwg		Project Location : Exit 90 Interchange Impr. Rifle	
DRAWING FILE NAME: final ROWmon_pg4.dwg		PROJECT CODE: 15166	
SCALE: N.T.S. UNITS: U.S. Survey Feet		SHEET NUMBER: 4/6	

13. *Basis of Bearing: A bearing of N. 00°37'00" W. between the monument boxes at 2nd and East Avenue (Lat. 39°31'57.15711" Long. 107°46'55.21983" and 4th and East Avenue Lat. 39°31'50.32075" Long. 107°46'55.10602") in the City of Rifle, Colorado.*

PT	NORTHING	EASTING	STATION	OFFSET RT.	OFFSET LT.	DESCRIPTION
700	46184.889	51452.531	100+89.24		38.05	SET #5 REBAR WITH CAP LS #20133
701	46259.401	51451.556	101+63.74		36.57	SET #5 REBAR WITH CAP LS #20133
702	46330.149	51379.142	201+68.50	31.57		SET #5 REBAR WITH CAP LS #20133
703	46329.515	51316.625	201+06.26	25.58		SET #5 REBAR WITH CAP LS #20133
704	46160.353	51532.488	100+62.08	41.05		SET MAG NAIL AND WASHER LS #20133
705	46260.292	51531.033	101+62.01	42.89		SET #5 REBAR WITH CAP LS #20133
706	46311.020	51580.935	203+82.47	42.37		SET MAG NAIL AND WASHER LS #20133
707	46311.296	51734.892	205+30.27	39.46		SET #5 REBAR WITH CAP LS #20133
708	46293.033	51442.676	101+97.65		44.34	SET MAG NAIL AND WASHER LS #20133
709	46329.898	51385.909	201+75.20	32.54		SET #5 REBAR WITH CAP LS #20133
710	46312.369	51421.512	202+08.74	53.74		SET MAG NAIL AND WASHER LS #20133
711	46306.332	51429.077	202+15.63	60.55		SET MAG NAIL AND WASHER LS #20133
603	46389.651	51837.843	206+33.24		38.88	SET CDOT TYPE 5 ROW MONUMENT

Stephen L. Ehlers 20133 12 March 2009
Stephen L. Ehlers PLG No. 20133 Date

Stephen L. Ehlers, PLS No. 20133

12 March 2009

Date

COLORADO DEPARTMENT OF TRANSPORTATION



Region 3
222 South Sixth Street
Grand Junction, CO 81501
Phone: (970) 683-6233 FAX: (970) 683-6249

RIGHT OF WAY PLANS UNIT: Jack Messenger

Sheet Revisions

Date	Description	Initials
02/23/09	Drafting change to A-Line	REB
	Added Points to be Monumented	
	Added Barrier Line	
	Changed Phone Numbers	
03/09/09	TE-100, TE-100A, TE-101, TE-102, TE-102A are no longer in effect	TKC



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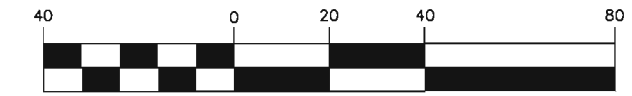
Computer File Information

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FULL PATH: Q:\1999\99055a-238 final ROW.dwg	
DRAWING FILE NAME: final ROWplan.q5.dwg	
SCALE: 1"=40'	UNITS: U.S. Survey Feet

RIGHT OF WAY

PLAN SHEET

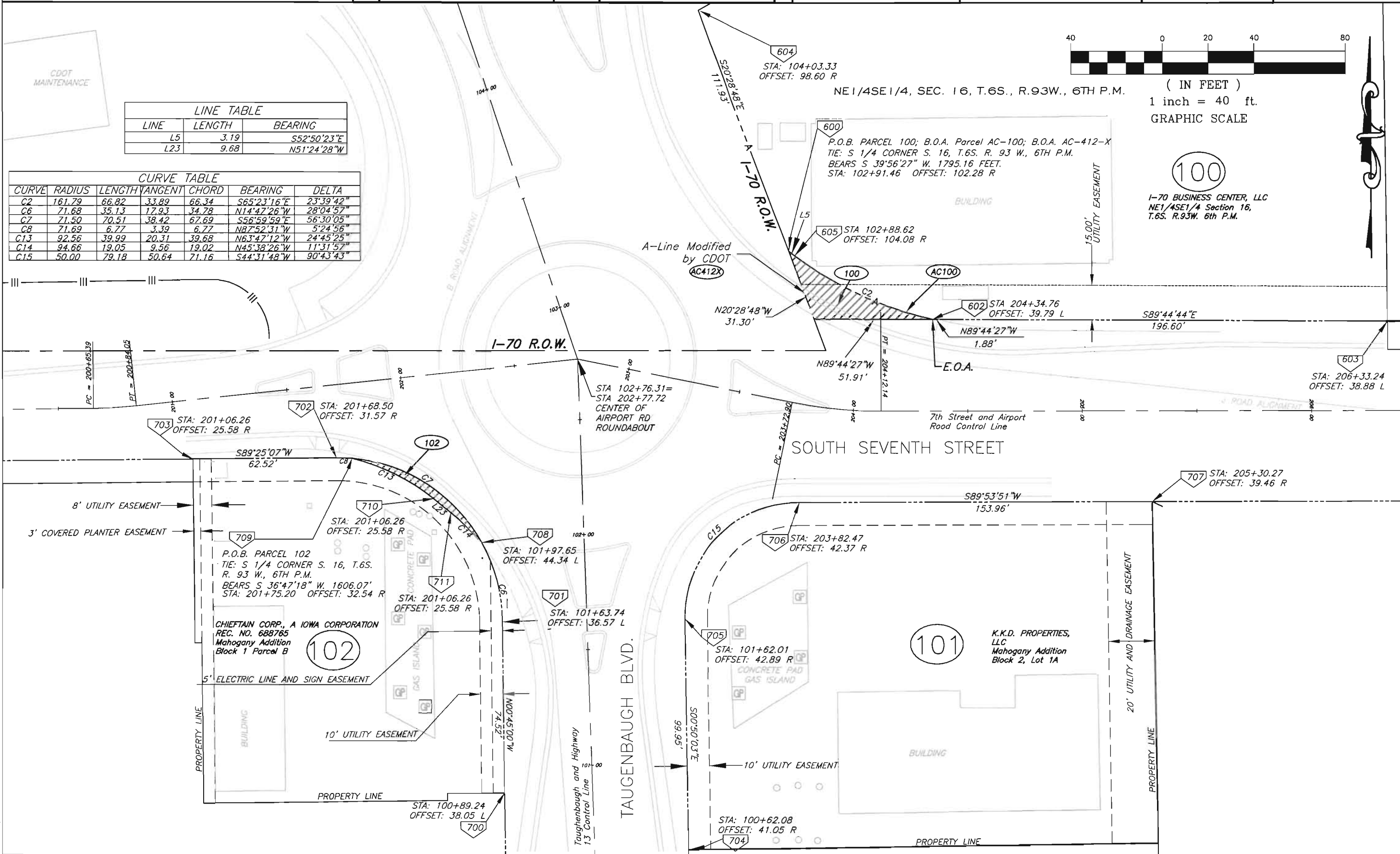
Project Number: C0701-174
Project Location : Exit 90 Interchange Impr. Rifle
PROJECT CODE: 15166
SHEET NUMBER: 5/6



(IN FEET)
1 inch = 40 ft.
GRAPHIC SCALE

LINE	LENGTH	BEARING
L5	3.19	S52°50'23"E
L23	9.68	N51°24'28"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C2	161.79	66.82	33.89	66.34	S65°23'16"E	23°39'42"
C6	71.68	35.13	17.93	34.78	N14°47'26"W	28°04'57"
C7	71.50	70.51	38.42	67.69	S56°59'59"E	56°30'05"
C8	71.69	6.77	3.39	6.77	N87°52'31"W	5°24'56"
C13	92.56	39.99	20.31	39.68	N63°47'12"W	24°45'25"
C14	94.66	19.05	9.56	19.02	N45°38'26"W	11°31'57"
C15	50.00	79.18	50.64	71.16	S44°31'48"W	90°43'43"



Sheet Revisions

Date	Description	Initials
02/23/09	Removed Point Number	REB
	Changed Phone Numbers	



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ENGINEERS & SURVEYORS

Computer File Information

CREATION DATE: 01-26-09 INITIALS: REB
LAST MODIFICATION DATE: 02/23/09 INITIALS: REB
FULL PATH: Q:\1999\99055A-238-ROW\DWG\
DRAWING FILE NAME: finalROWownership_pg6.dwg
SCALE: 1"=200' UNITS: U.S. Survey Feet

RIGHT OF WAY PLANS

Ownership Sheet
Project Number: C0701-174
Project Location: Exit 90 Interchange Impr. Rifle
PROJECT CODE: 15166 SHEET NUMBER: 6/6

