

12010

7/10/98

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

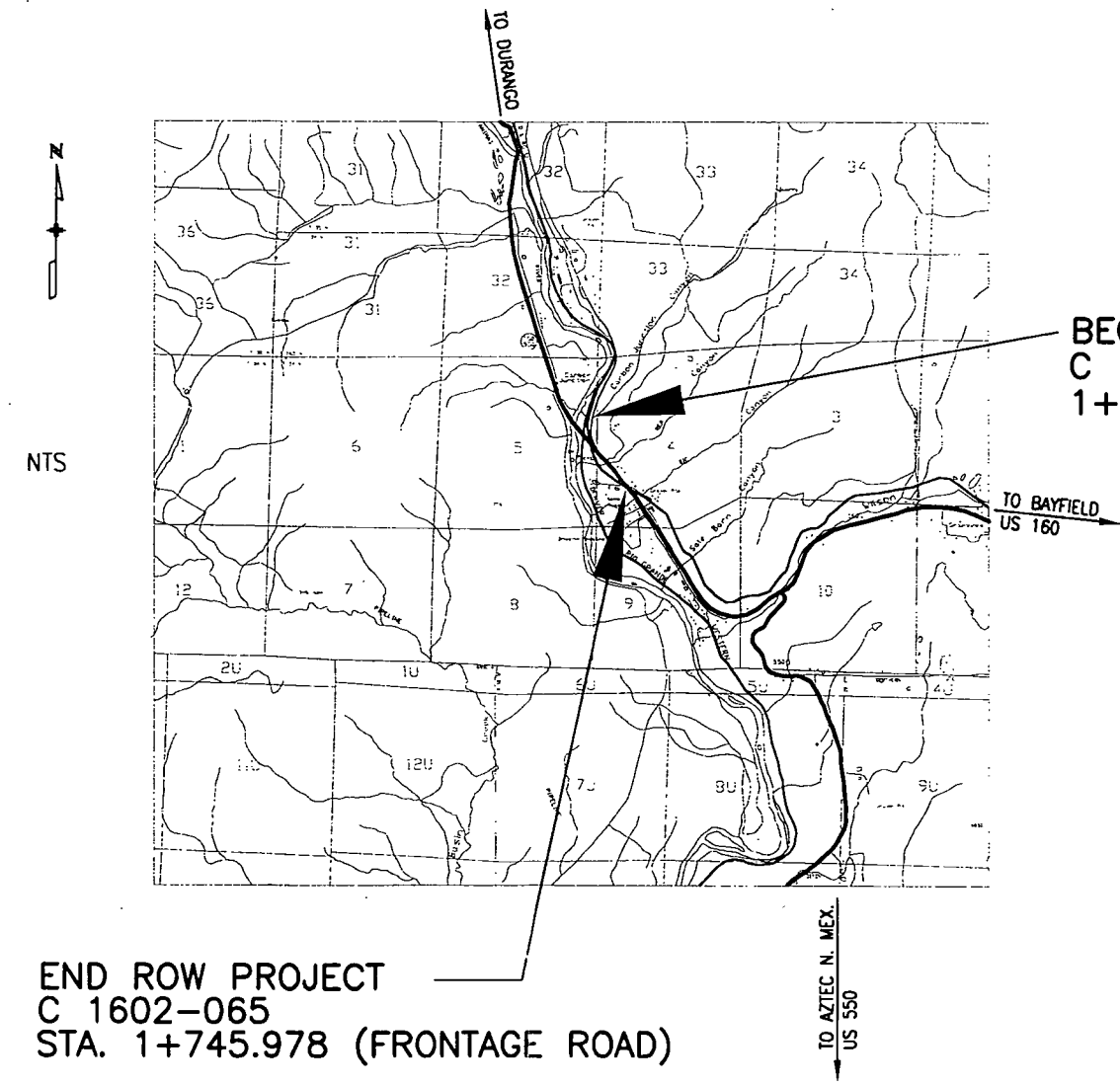
URS Greiner

RIGHT OF WAY PLANS OF PROPOSED
COLORADO PROJECT NO. C 1602-065
STATE HIGHWAY JCT. SH 3/US 160
LA PLATA COUNTY

CONVENTIONAL SIGNS

- COUNTY LINE
- TOWNSHIP OR RANGE LINE
- LAND LINES SECTION LINE 1/4 SECTION LINE 1/4 SECTION LINE
- PROPERTY OR TRACT LINE
- RAILROAD
- EXISTING ROAD
- NEW ROAD
- CONTROL OF ACCESS
- ACCESS DENIED BY DEED
- RIGHT OF WAY LINE EXISTING
- RIGHT OF WAY LINE PROPOSED
- TOP OF CUTS
- FOE OF FILLS
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- BARRIER FENCE
- WOVEN WIRE-COMBINATION FENCE
- SNOW FENCE
- WOOD FENCE
- GUARDRAIL TYPE EXIST. TYPE NEW (VETAL TYPES)
- TREES PINE DECIDUOUS CONIFEROUS
- TEL. & CABLE TV LINES EXIST. NEW RELOCATED TO BE REMOVED
- ELECTRIC LINES EXIST. NEW RELOCATED TO BE REMOVED
- DEADMAN OR ANCHOR ON POLE
- BURIED TEL. CABLE EXIST. NEW
- BURIED ELECTRIC CABLE EXIST. NEW
- FIBER OPTICS CABLE EXIST. NEW
- GAS MAIN 150mm EXIST. NEW 150mm
- OIL MAIN 250mm EXIST. NEW 250mm
- GAS METER
- WATER METER
- SANITARY SEWERS SAN. 300mm EXIST. NEW 300mm
- STORM DRAIN M.H. 450mm EXIST. NEW 450mm
- MAIL BOX
- SIGNS (SINGLE POST) (DOUBLE POST)
- BENCH MARK
- TRIANGULATION POINT
- ROAD APPROACHES NEW EXISTING
- SECTION CORNER CENTER OF SECTION
- CULVERTS & DRAINS PROPOSED EXISTING
- BRIDGES PROPOSED EXISTING
- WATER RIVER LAKE CREEK DITCH PROPOSED DITCH

SHEET NO.	INDEX OF SHEETS
1	TITLE SHEET
2-28	PROPERTY OWNERSHIP TABULATION
3-38	CONTROL AND MONUMENTATION
4-6	PLAN SHEETS
7	OWNERSHIP MAP

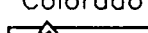


BEGIN ROW PROJECT
C 1602-065
1+250.000 (FRONTAGE ROAD)

BASIS OF BEARINGS:
A LINE BETWEEN THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 5 TOWNSHIP 34 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, (2 1/4" AL CAP LS 12027) AND THE EAST QUARTER CORNER SECTION 5, TOWNSHIP 34 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, (2 1/2" USGLD BRASS CAP) WHICH BEARS NORTH 89°24'08" EAST, A DISTANCE OF 399.977 METERS (1312.26 FEET).

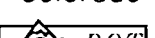
END ROW PROJECT
C 1602-065
STA. 1+745.978 (FRONTAGE ROAD)

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Computer File Information				Index of Revisions		Colorado Department of Transportation  3803 N. Main Street, Suite 300 Durango, CO 81301 Phone: (970) 385-1400 FAX: (970) 385-1410 Region 5		As Constructed		Contract Information		Project No./Code	
Creation Date:	7/31/97	Initials:	DTL					No Revisions:	mm/dd/yy	Contractor		C 1602-065	
Last Modification Date:	6/24/98	Initials:	DTL					Revised:	mm/dd/yy	Resident Engineer		12010	
Full Path:	\\URWS167\6742245\CAD\ROW\PLANS							Void:	mm/dd/yy	Project Engineer			
Drawing File Name:	ROW.DWG									PROJECT STARTED mm/dd/yy ACCEPTED mm/dd/yy			
Acad Ver.	R14	Scale:	NTS	Units:	METRIC			Comments:		Sheet Number 1 of 1			

Colorado Department of Transportation
3803 N. Main Street, Suite 300
Durango, CO 81301
Phone: (970) 385-1400
FAX: (970) 385-1410
Region 5

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ METERS (SQ FEET)				RECEPTION NO.	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT RIGHT		
TE-1	EMERY & ELMER WILLMETT	1049 C.R. 220	NW 1/4 SW 1/4 SEC 4	912.9 (9,826)		912.9 (9,826)			TEMPORARY EASEMENT FOR CONSTRUCTION OF
		DURANGO, CO 81301	T34N, R9W OF NMPM						DRIVEWAY GRADING & ASSOCIATED CONSTRUCTION
2	OAKRIDGE ENERGY, INC	4613 JACKSBORO	SAME	1697.4 (18,270)		1697.4 (18,270)	7,629,042.5 (82,115,417)		
		WICHITA FALLS,TX 78302							
TE-2	SAME	SAME	SAME	1191.9 (12,829)		1191.9 (12,829)			TEMPORARY EASEMENT FOR GRADING AND
									ASSOCIATED CONSTRUCTION
PE-3	TAWB, INC	25825 US HWY 160 E	SAME	316.8 (3,410)		316.8 (3,410)			PERMANENT EASEMENT FOR CONSTRUCTION AND
		DURANGO, CO 81301							MAINTENANCE OF SLOPES, CURBS, AND DRAINAGE
PE-3A	SAME	SAME	SAME	135.7 (1,461)		135.7 (1,461)			PERMANENT EASEMENT FOR CONSTRUCTION AND
									MAINTENANCE OF SLOPES, CURBS, AND DRAINAGE
TE-3	SAME	SAME	SAME	806.0 (8,676)		806.0 (8,676)			TEMPORARY EASEMENT FOR GRADING AND
									ASSOCIATED CONSTRUCTION
PE-4	DOUGLAS B. SUTTON &	25855 HWY 160	SAME	188.5 (2,029)		188.5 (2,029)			PERMANENT EASEMENT FOR CONSTRUCTION AND
	LORA D. COBURN	DURANGO, CO 81301							MAINTENANCE OF SLOPES, CURBS, AND DRAINAGE
TE-4	SAME	SAME	SAME	670.2 (7,214)		670.2 (7,214)			TEMPORARY EASEMENT FOR GRADING AND
									ASSOCIATED CONSTRUCTION
5	BILL F. TARPLEY REVOCABLE	399 W PARK AVE C-2	SAME	133.2 (1,434)		133.2 (1,434)	14,609.8 (157,259)		
	TRUST (50%) DOROTHY N.	DURANGO, CO 81301							
	TARPLEY REVOCABLE TRUST (50%)								
PE-5	SAME	SAME	SAME	274.1 (2,950)		274.1 (2,950)			PERMANENT EASEMENT FOR CONSTRUCTION AND
									MAINTENANCE OF SLOPES, CURBS, AND DRAINAGE
TE-5	SAME	SAME	SAME	1714.0 (18,449)		1714.0 (18,449)			TEMPORARY EASEMENT FOR DEMOLITION GRADING
									AND ASSOCIATED IMPROVEMENTS

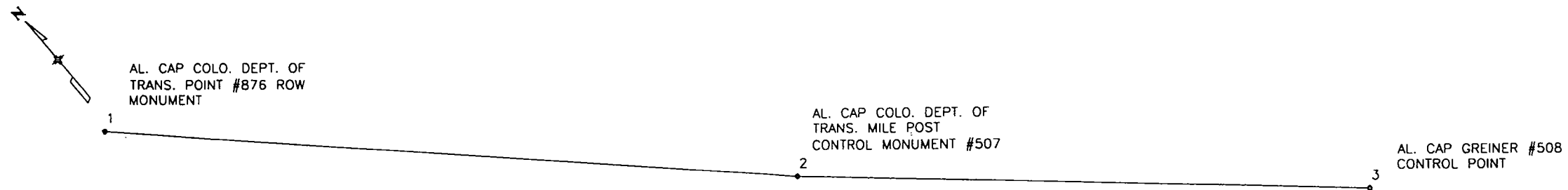
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Last Modification Date:		6/24/98		Initials:		DTL						Revised:		mm/dd/yy								12010	
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Acad Ver. R14		Scale: NTS		Units: METRIC																			

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R.O.W. TABULATION OF PROPERTIES IN LA PLATA, COUNTY				SH3/US 160		RIGHT OF WAY					
PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ METERS (SQ FEET)				RECEPTION NO.	REMARKS		
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER				
6	TRADEWINDS CONSTRUCTION, INC	25919 HWY 160 S	S 1/2 SW 1/4 SEC 4	1811.6 (19,499)		1811.6 (19,499)	630.2 (6,783)	590.4 (6,355)			
		DURANGO, CO 81301	T34N, R9W OF NMPM								
6R	SAME	SAME	SAME	630.2 (6,783)		630.2 (6,783)					
6AR	SAME	SAME	SAME	590.4 (6,355)		590.4 (6,355)					
PE-6R	SAME	SAME	SAME	630.2 (6,783)		630.2 (6,783)				PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES, CURBS, AND DRAINAGE	
PE-6AR	SAME	SAME	SAME	208.9 (2,249)		208.9 (2,249)				PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES, CURBS, AND DRAINAGE	
7	MC CLAREN MOTOR CO.	6851 LONGMONT DR	S 1/2 SW 1/4 SEC 4	629.6 (6,777)		629.6 (6,777)		972.6 (10,469)			
		BOX 398, LONGBOAT	T34N, R9W OF NMPM								
		KEY, FL 33548									
7R	SAME	SAME	SAME	972.6 (10,469)		972.6 (10,469)					
PE-7R	SAME	SAME	SAME	130.3 (1,403)		130.3 (1,403)				PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES, CURBS, AND DRAINAGE	
8	CITY OF DURANGO	949 2 AVE	TRACT A NEW COUNTRY	109.1 (1,174)		109.1 (1,174)	724.1 (7,795)				
		DURANGO, CO 81301	SUB. S 1/2 SW 1/4								
			SEC 4 T34N, R9W								
			OF NMPM								
PE-8	SAME	SAME	SAME	28.4 (306)		28.4 (306)				PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES, CURBS, AND DRAINAGE	
Computer File Information				Sheet Revisions		As Constructed		PROPERTY OWNERSHIP TABULATION		Project No./Code	
Creation Date: 7/31/97 Initials: DTL						No Revisions: mm/dd/yy		Designers: DTL/CWB		C 1602-065	
Last Modification Date: 6/24/98 Initials: DTL						Revised: mm/dd/yy		Detailers: DTL		12010	
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Drawing File Name: ROW.DWG								Subset Sheets: 2 of 3			
Acad Ver. R14 Scale: NTS Units: METRIC											

RIGHT OF WAY

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VERTICAL CONTROL

Vertical control was established using the elevation published for 4031(Y403) on the south and 5091 (Tipotsch) on the the north holding NGS orthometric values as published in NAVD 88.

COORDINATE INFORMATION

Fixed control from CDOT Region 5 GPS Densification August 1993 and NGS and Conversion of Coordinates from State Plane Coordinates in the Colorado South Zone to Local Control System.

1. All values are in meters.
2. The bearings are Grid Bearings.
3. The Y coordinates (N) and the X coordinates (E) are State Plane Coordinates from the Colorado South Zone in the North American Datum (NAD) 83.
4. The combined conversion factor for coordinates is:
Scale Factor (K) 0.999999179 x Elevation Factor 1.000289799 = Combined Factor 1.000288978
5. The Project Y coordinates (N) are reduced by 340,000 meters
The Project X coordinates (E) are reduced by 700,000 meters
6. The coordinate values shown here are based upon two stations published in the CDOT Region 5 GPS Densification August 1993 Project, they are:

(NAD 83 and Colorado South Zone)

4031(Y403)	37°12'53.02170"N	107°50'39.65059"W
	Northing 368237.8997	Easting 706336.9438
5091(Tipotsch)	37°16'07.07117"N	107°53'11.53743"W
	Northing 374312.9924	Easting 702746.0691

7. The orthometric heights shown here are based upon the published NGS First Order, Class 2 values for station 4031 (Y403) as 2051.125 and station 5091(Tipotsch) as 1979.385, the vertical datum is NAVD 88.

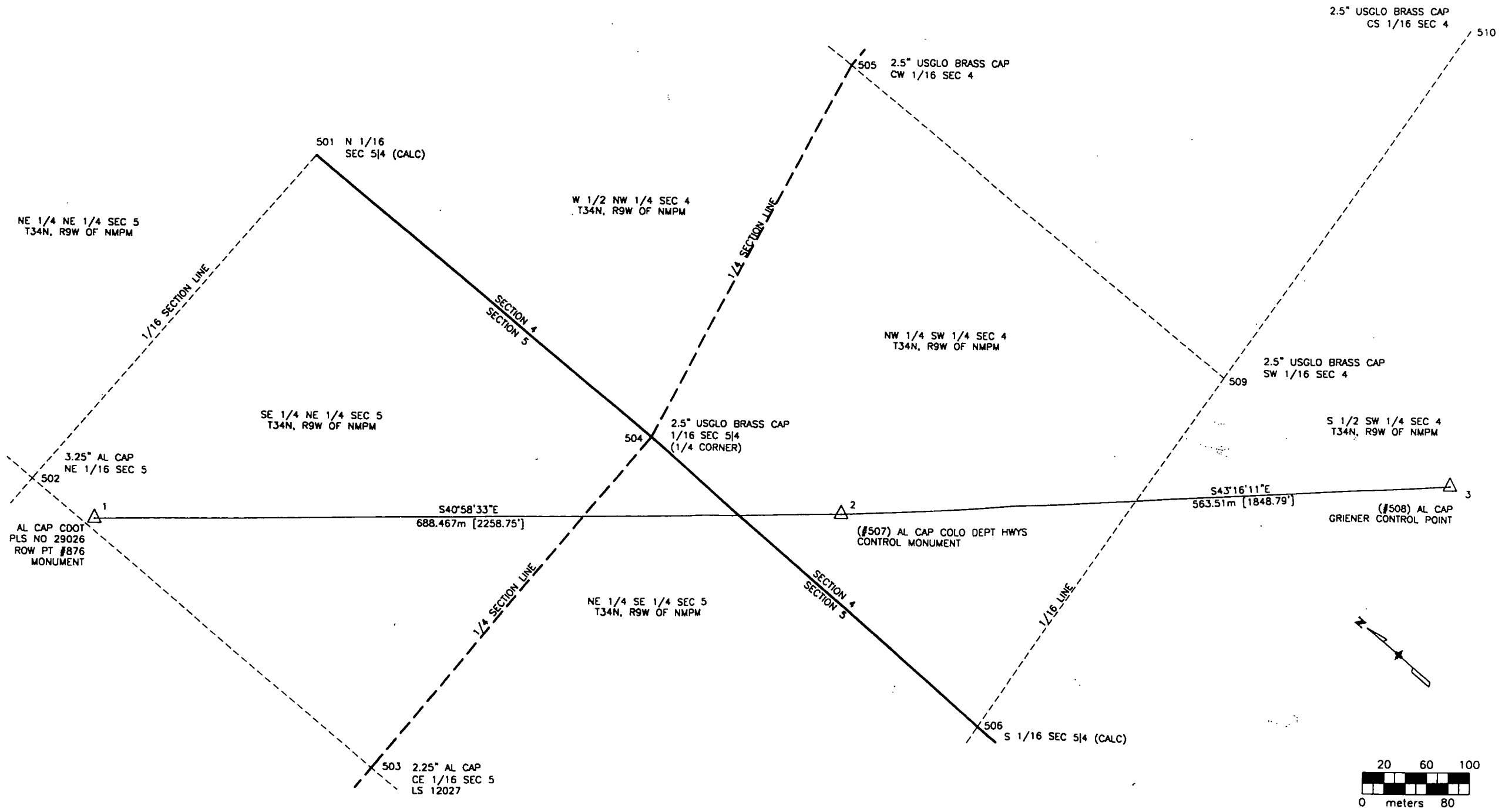
SURVEY CONTROL POINT TABULATION

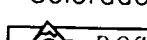
POINT	NORTH LATITUDE	WEST LONGITUDE	MAP COORDINATES		PROJECT COORDINATES		ELEVATION	MAIN LINE
			NORTHING	EASTING	NORTHING	EASTING		
1 (876)	N37°14'13.223484"	W107°52'14.266004"	370768.4611	704067.6054	30875.6050	4271.0654	1970.834	356+137 54m RT
2 (507)	N37°13'56.744309"	W107°51'55.427608"	370248.8284	704518.9311	30355.8222	4722.5216	1972.581	356+812 17m RT
3 (508)	N37°13'43.759652"	W107°51'39.347244"	369838.6340	704905.0690	29945.5092	5108.7711	1977.518	357+372 32m LT

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Last Modification Date:		6/24/98 Initials: DTL					Revised:		mm/dd/yy		Detailer:		DTL		Numbers DRAFT				
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Revision File Name:		ROW.DWG																	
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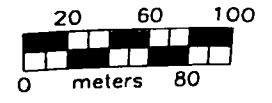
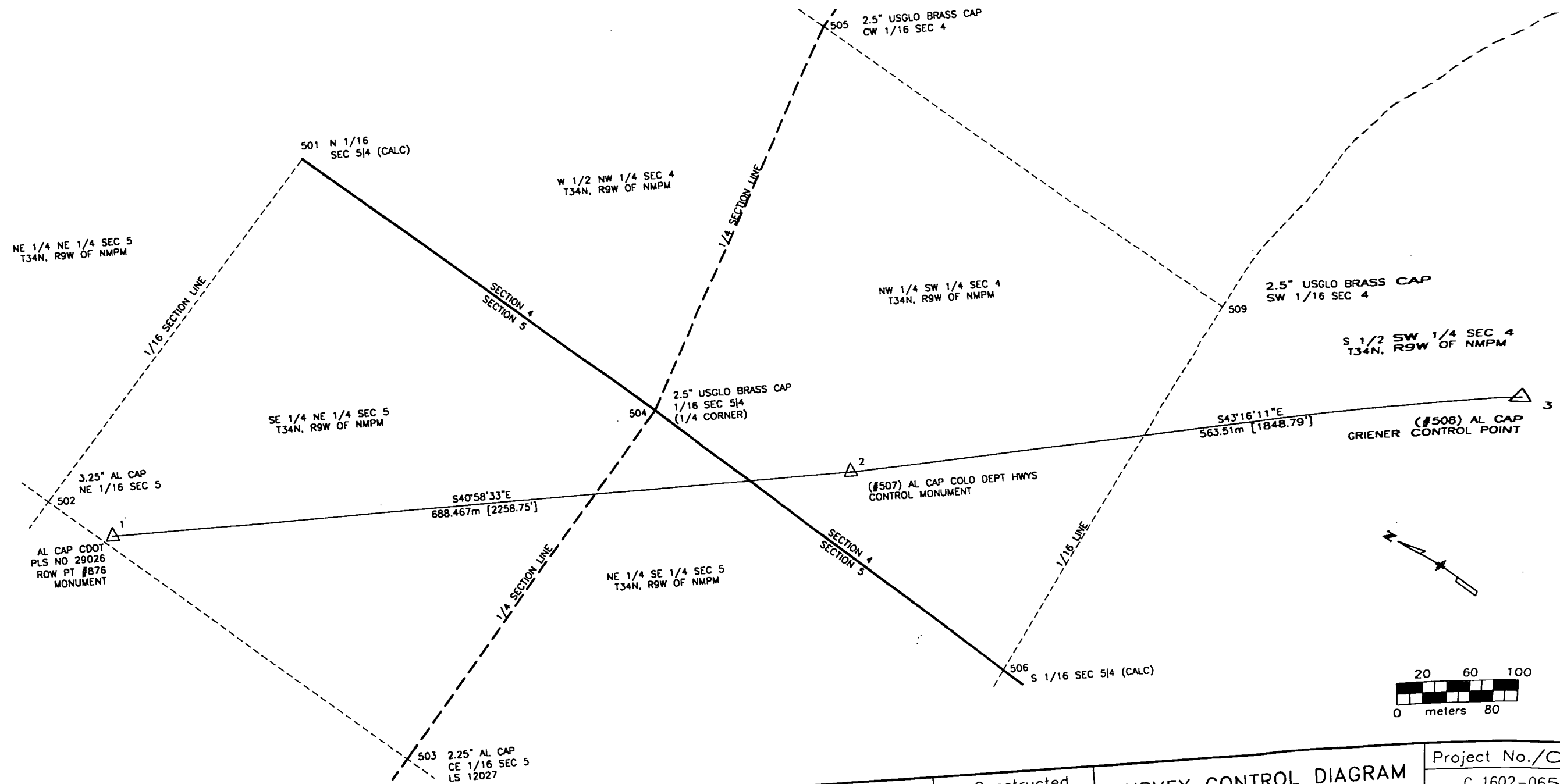
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Creation Date: 11/5/97 Initials: DTL		No Revisions: mm/dd/yy																	
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Acad Ver. R14 Scale: 1:2000 Units: METRIC																			

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2.5" USGLO BRASS
CS 1/16



Computer File Information		Sheet Revisions		Colorado Department of Transportation		As Constructed		SURVEY CONTROL DIAGRAM		Project No./C	
Creation Date:	11/5/97	Initials:	DTL			3803 N. Main Street, Suite 300	No Revisions:	mm/dd/yy			C 1602-065
Last Modification Date:	6/24/98	Initials:	DTL			Durango, CO 81301	Revised:	mm/dd/yy	Designer:	DTL/CWB	Structure FIRST
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Drawing File Name:	ROW.DWG					FAX: (970) 385-1410			Sheet Subset:	ROADWAY	Subset Sheets: 2 of 3
Scale:	1:2000					Region 5					Sheet Number
Units:	METRIC										

TABULATION OF ALIQUOT CORNERS

PT	NORTHING	EASTING	DESCRIPTION
501	30940.565	4662.073	N 1/16 S5[S4 (CALC)
502	30943.066	4262.247	3.25" AL CAP NE 1/16 SEC 5
503	30533.452	4262.337	2.25" AL CAP LS 12027 CE 1/16 SEC 5
504	30537.626	4662.292	2.5" USGLO BRASS CAP 1/16 SEC 5/4 1/4 CORNER
505	30621.205	5046.840	2.5" USGLO BRASS CAP CW 1/16 SEC 4
506	30133.268	4655.756	S 1/16 S5[S4 (CALC)
509	30169.865	5049.831	2.5" USGLO BRASS CAP SW 1/16 SEC 4
510	30206.819	5443.909	2.5" USGLO BRASS CAP CS 1/16 SEC 4

TABULATION OF ROW MARKERS TO BE SET TYPE I MONUMENTS

Point	Northing	Easting	Approx. Station/Offset
400	30338.876	4814.278	1+360 15 LT
401	30404.292	4785.309	1+299 39 LT
403	30365.193	4814.524	1+340 32 LT
404	30180.934	4937.556	1+560 8 LT
405	30175.350	5049.795	1+693 16 LT
406	30171.216	5064.241	1+703 10 LT
407	30140.928	5082.848	1+735 9 RT
408	30162.751	4965.876	1+599 11 LT
409	30145.814	5071.500	1+717 13 RT
410	30150.102	5056.303	1+693 10 RT
411	30139.080	4971.659	1+612 10 RT
412	30389.414	4763.987	1+291 14 LT
413	30139.468	5015.328	1+651 10 RT
414	30159.557	5010.115	1+651 11 LT
415	30142.747	5027.961	1+664 10 RT
416	30148.886	5060.614	1+699 12 RT

TABULATION OF TEMPORARY EASEMENT CORNERS

Point	Northing	Easting	Approx. Station/Offset
800	30175.484	5017.006	1+662 24 LT
801	30178.450	5016.561	1+662 27 LT
802	30183.432	5049.741	1+694 24 LT
804	30325.666	4825.362	1+377 15 LT
805	30427.469	4750.508	1+250 34 LT
806	30419.755	4741.316	1+250 22 LT
807	30409.587	4792.896	1+302 48 LT
808	30230.833	4902.020	1+499 13 LT
809	30366.466	4831.596	1+350 46 LT
810	30201.871	4926.777	1+537 14 LT
812	30329.522	4829.959	1+377 21 LT
813	30294.403	4859.424	1+423 21 LT
814	30284.883	4856.969	1+429 13 LT
815	30260.983	4877.022	1+460 13 LT
816	30252.733	4898.303	1+480 24 LT
817	30238.047	4910.625	1+499 24 LT
818	30218.156	4927.314	1+525 24 LT
819	30221.349	4931.162	1+525 29 LT
820	30208.241	4942.160	1+542 29 LT
821	30212.071	4938.946	1+537 29 LT
822	30164.141	4975.136	1+609 15 LT
823	30181.494	4950.242	1+570 18 LT
824	30169.171	4974.965	1+607 20 LT
827	30201.217	4933.694	1+542 18 LT
828	30292.912	4852.844	1+420 15 LT
831	30284.581	4850.695	1+425 8 LT
832	30257.769	4873.192	1+460 8 LT
833	30245.402	4889.567	1+480 13 LT
835	30178.129	4947.072	1+499 8 LT
842	30304.673	4846.239	1+407 18 LT
843	30306.923	4848.920	1+407 21 LT

TABULATION OF SLOPE AND PERMANENT EASEMENT CORNERS TYPE 6 MONUMENTS

Point	Northing	Easting	Approx. Station/Offset
803	30168.373	5085.395	1+719 13 LT
804	30325.666	4825.362	1+377 15 LT
808	30230.833	4902.020	1+499 13 LT
810	30201.871	4926.777	1+537 13 LT
811	30171.466	5089.328	1+720 18 LT
822	30164.141	4975.136	1+609 15 LT
825	30151.309	5104.116	1+739 14 LT
826	30148.351	5100.084	1+739 9 LT
828	30292.912	4852.844	1+420 15 LT
829	30127.393	5083.442	1+746 17 RT
830	30321.168	4819.999	1+377 8 LT
831	30284.581	4850.695	1+425 8 LT
832	30257.769	4873.192	1+460 8 LT
833	30245.402	4889.567	1+480 13 LT
834	30227.768	4898.363	1+499 8 LT
835	30178.129	4947.072	1+570 13 LT
836	30198.581	4922.852	1+537 8 LT
837	30132.151	4977.203	1+618 16 RT
838	30133.009	5004.379	1+640 14 RT
839	30137.527	5021.310	1+656 13 RT
840	30144.578	5069.928	1+716 15 RT
841	30146.277	5057.296	1+693 14 RT

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE										
	1	1A	1A	2	2A	3	3A	4	4A	5	6
REFERENCE											
RIGHT OF WAY	16										
CONTROL											
ALIQUOT CORNER											
WITNESS POST											
PERM. EASEMENT											2

TABULATION OF EXISTING ROW MARKERS

Point	Northing	Easting	Description
109	30536.072	4506.759	CDOT ROW #796 PLS 29026
114	30375.749	4774.134	CDOT ROW BRASS/CONC
118	30534.553	4365.040	3.25 AL #797 LS29026
125	29926.252	5140.412	3.25 AL CAP CDOT ROW
126	29922.636	5132.085	3.25 AL CAP CDOT ROW
132	29969.740	5005.427	ROW MON. #878
138	30740.515	4495.878	3.25 AL #758 LS29026
142	30875.605	4271.065	CDOT ROW CAP #876

GENERAL NOTES

1. THIS RIGHT OF WAY PLAN IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS AND IS PREPARED FOR HIGHWAY DEPARTMENT PURPOSE ONLY.
2. UTILITY EASEMENTS AND OTHER MISCELLANEOUS RIGHT OF WAYS AND EASEMENTS LOCATED OUTSIDE OF S.H. 550 CORRIDOR ARE NOT SHOWN.
3. FIELD SURVEY CONTROL PRECISION COMPUTED TO EXCEED 1:20000.
4. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
5. ALL R.O.W. MARKERS SET FROM SURVEY CONTROL POINTS.
6. ALL CENTERLINE AND OFFSET STATIONING IS THEORETICAL ONLY AND MAY NOT REPRESENT THE CENTERLINE AS CONSTRUCTED IN THE FIELD.
7. ALL COORDINATES LISTED ARE PROJECT COORDINATES ONLY AND ARE LISTED IN METERS.

URS GREINER SURVEYOR'S CERTIFICATE

Right of Way Plans, and Property Descriptions, and Survey Control Monuments were supervised and/or prepared under my direct supervision and review based on surveys, topography and proposed construction prepared by others; Colorado Land Title memorandums of Ownership were relied on for existing deeds, owners and easements shown.

NAME CARL W. BODENSTEINER PE/PLS NO 6965
COLORADO

DATE _____

CONTRACTOR'S SURVEYOR'S STATEMENT

Right of Way and Aliquot Corner Monumentation was done under my supervision, checking and in accordance with Colorado laws and regulations.

NAME _____ PLS NO _____

DATE _____

Computer File Information

Creation Date:	11/5/97	Initials:	DTL
Last Modification Date:	6/24/98	Initials:	DTL
Full Path:	\\URWS167\6742245\CAD\ROW\PLANS		
Drawing File Name:	ROW.DWG		
Acad Ver.	R14	Scale:	NTS Units: METRIC

Sheet Revisions

Colorado Department of Transportation



Region 5

3803 N. Main Street, Suite 300
Durango, CO 81301
Phone: (970) 385-1400
FAX: (970) 385-1410

As Constructed

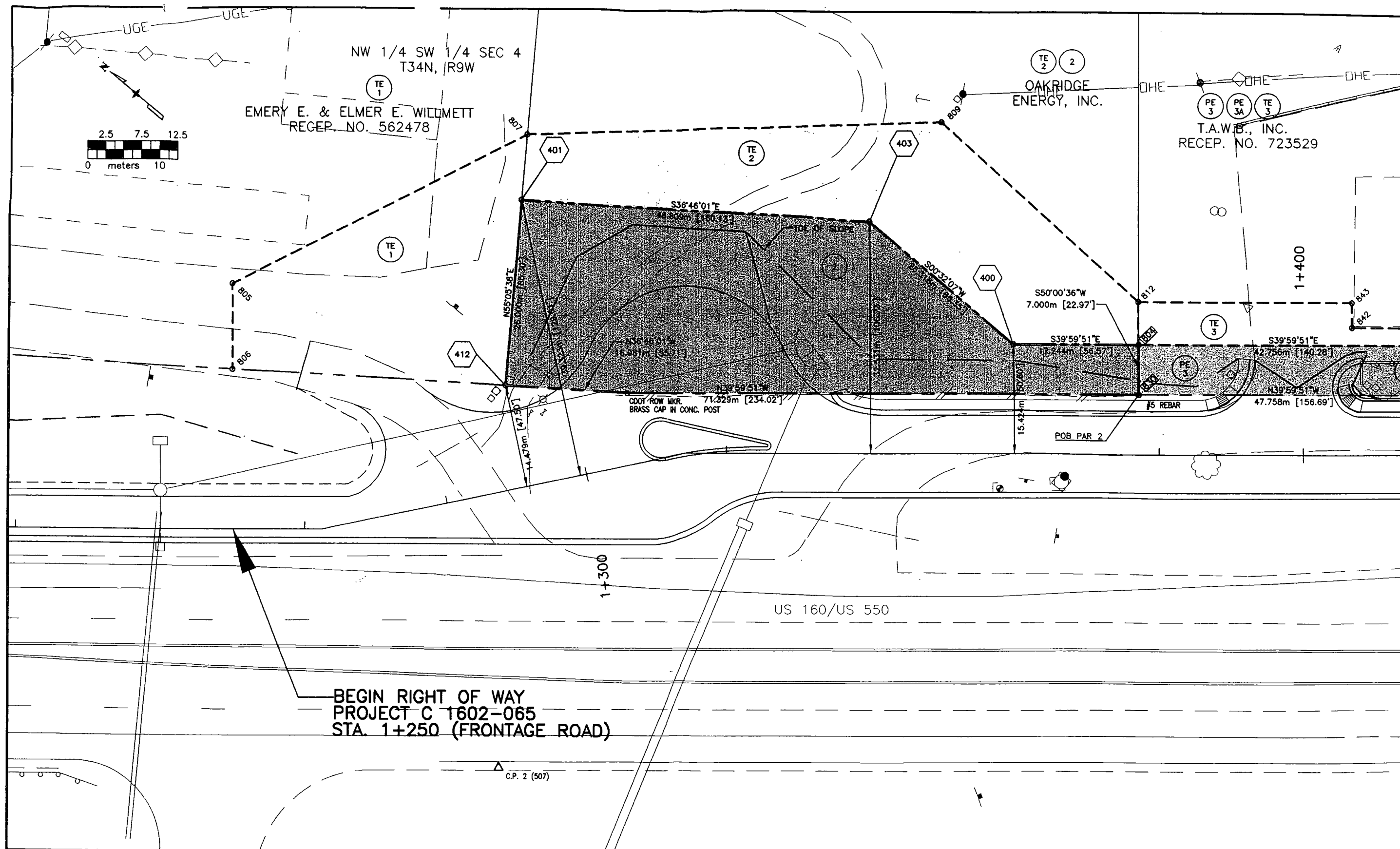
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Revised:	mm/dd/yy
Void:	mm/dd/yy

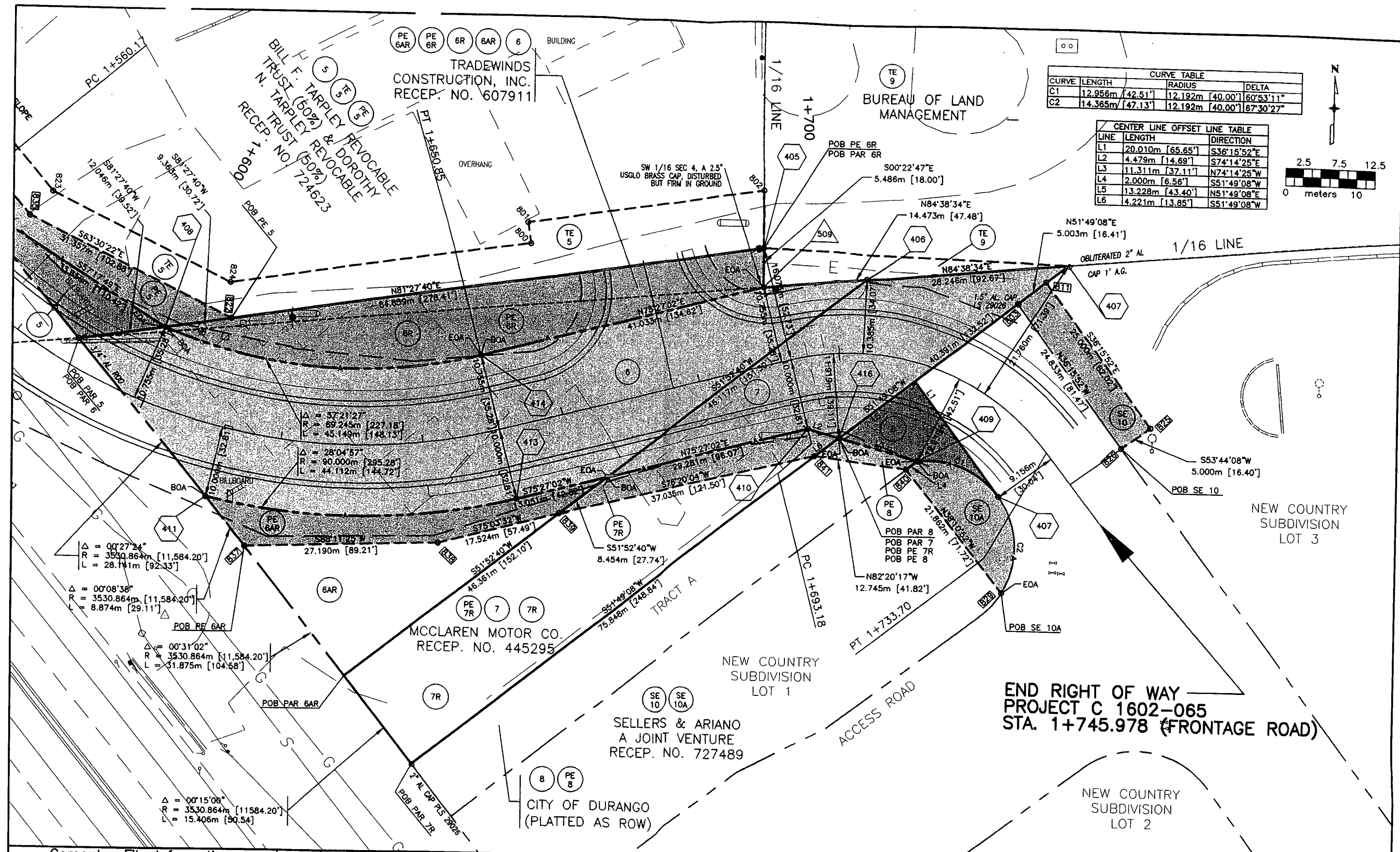
ROW MONUMENTATION TABULATION

Designer:	DTL/CWB	Structure:	FIRST
Detailer:	DTL	Numbers:	DRAFT
Sheet Subset:	ROADWAY	Subset Sheets:	3 of 3

Project No./Code

C 1602-065
12010
Sheet Number 3B





Computer File Information				Sheet Revisions			Colorado Department of Transportation 3803 N. Main Street, Suite 300 Durango, CO 81301 Phone: (970) 385-1400 FAX: (970) 385-1410 Region 5			As Constructed		PLAN SHEET				Project No./Code	
Creation Date: 7/31/97 Initials: DTL		No Revisions: mm/dd/yy								C 1602-065							
Last Modification Date: 6/24/98 Initials: DTL		Revised: mm/dd/yy								Designer: DTL/CWB		Structure FIRST		12010			
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Drawing File Name: ROW.DWG										Sheet Subset: ROADWAY		Subset Sheets: 3 of 3					
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