

Colorado Department of Transportation



3803 North Main Avenue
Suite 300
Durango, CO 81301
Phone: 970-385-1421 FAX: 970-385-1410

Region 5

JMW

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Right of Way

Title Sheet

Project Number: BR 172A-016				
Project Location: La Boca Culvert				
Project Location: State Highway 172, Concrete Box Culvert				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
16273	05-27-08	1 of 1	1.01	XXX

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. BR 172A-016
STATE HIGHWAY NO. 172
SECTIONS 15 & 16, T. 32 N., R. 7 W. OF THE N.M.P.M.
LA PLATA COUNTY
RIGHT OF WAY PROJECT CODE NO. 16273

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
3.01	(1) Project Control Diagram
3.02	(1) Survey Control Diagram
4.01	(1) Monumentation Sheets
5.01 - 5.03	(3) Plan Sheets
6.01	(1) Ownership Sheets
	(9) TOTAL SHEETS

SCALE OF ORIGINAL DRAWINGS

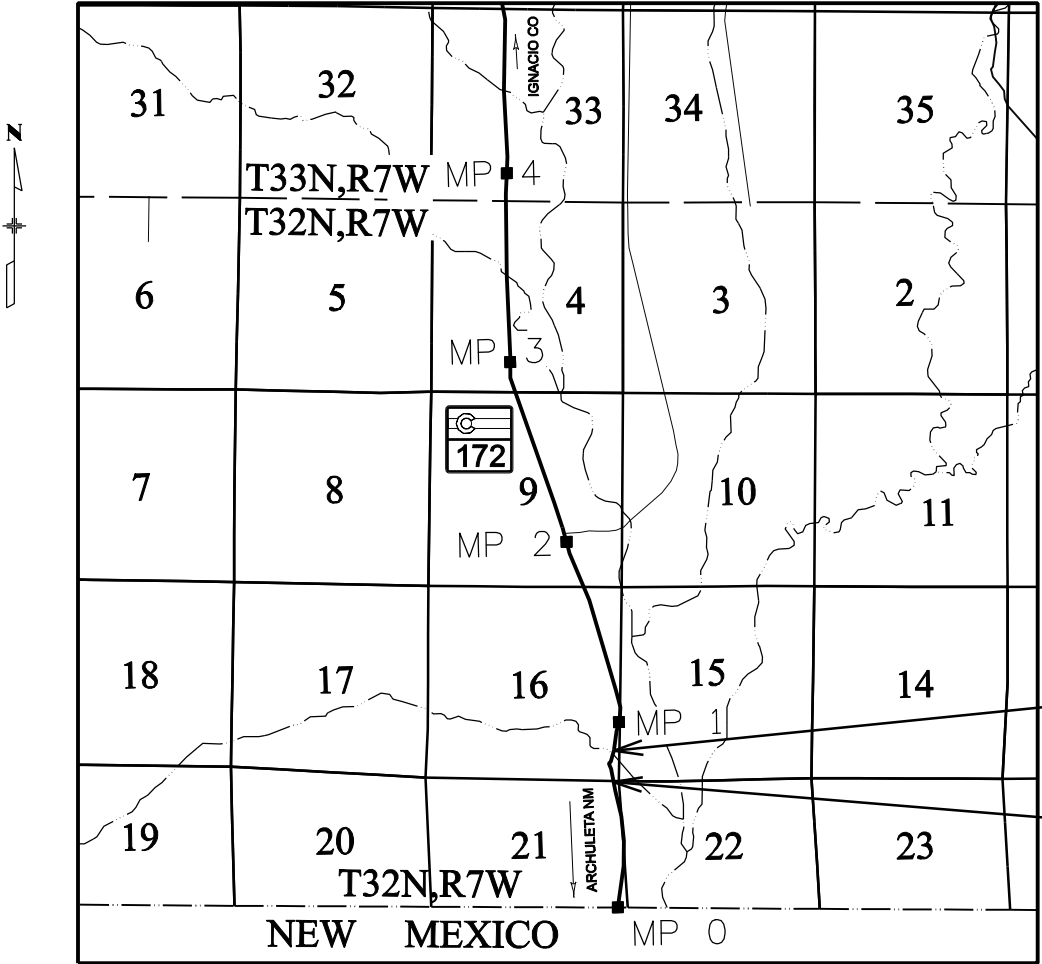
TITLE SHEET: 1 IN. = 1 MILE
PROJECT SURVEY CONTROL DIAGRAM: 1 IN. = 50 FT.
SURVEY CONTROL DIAGRAM: 1 IN. = 100 FT.
PLAN SHEETS: 1 IN. = 50 FT.
OWNERSHIP SHEET: 1 IN. = 400 FT.

BASIS OF BEARING

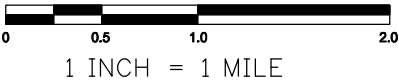
Bearings are based on data provided on the Project Control Diagram. (See sheet 3.01) The assumed bearing from CDDT Control Point 101 to CDDT Control Point 100 is N20°00'00"W. Both monuments are standard CDDT 3/4" aluminum caps on 3/4" finned rods.

UNITS

U.S. Survey Feet



PROJECT LOCATION MAP



STA. 933+03.86 END R.O.W PROJECT BR 172A-016
= 0.52' Left of Sta. 932+30.75 on Project CR 20-0172-06
= Approx. M.P. 0.89 (State Highway 172)
STA. 922+70.47 BEGIN R.O.W PROJECT BR 172A-016
= Approx. M.P. 0.69 (State Highway 172)

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____

DIVISION ADMINISTRATOR



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JM W

Right of Way				
Tabulation of Properties				
Project Number: BR 172A-016				
Project Location: La Boca Culvert				
Project Location: State Highway 172, Concrete Box Culvert				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14863	05-27-08	1 of 1	2.01	XXX

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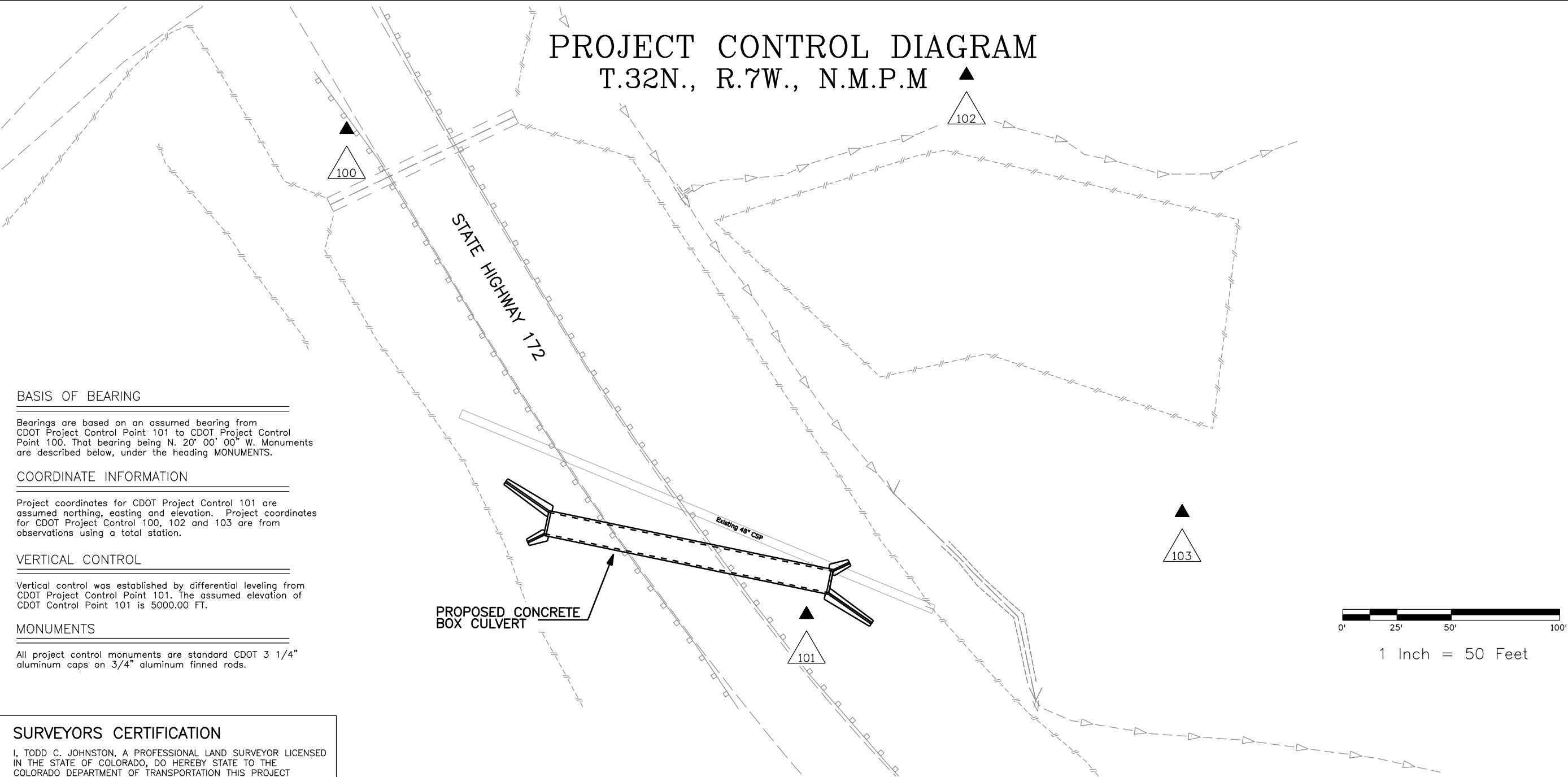


Right of Way

Project Control Diagram

Project Number: BR 172A-016			
Project Location: La Boca Culvert			
Project Location: State Highway 172, Concrete Box Culvert			
Project Code: 16273	Last Mod. Date: 05-27-08	Subset Sheets: 1 of 2	Sheet No.: 3.01

PROJECT CONTROL DIAGRAM
T.32N., R.7W., N.M.P.M



BASIS OF BEARING

Bearings are based on an assumed bearing from CDOT Project Control Point 101 to CDOT Project Control Point 100. That bearing being N. 20° 00' 00" W. Monuments are described below, under the heading MONUMENTS.

COORDINATE INFORMATION

Project coordinates for CDOT Project Control Point 101 are assumed northing, easting and elevation. Project coordinates for CDOT Project Control Point 100, 102 and 103 are from observations using a total station.

VERTICAL CONTROL

Vertical control was established by differential leveling from CDOT Project Control Point 101. The assumed elevation of CDOT Control Point 101 is 5000.00 FT.

MONUMENTS

All project control monuments are standard CDOT 3 1/4" aluminum caps on 3/4" aluminum finned rods.

SURVEYORS CERTIFICATION

I, TODD C. JOHNSTON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE COLORADO DEPARTMENT OF TRANSPORTATION THIS PROJECT CONTROL DIAGRAM WAS PREPARED AND THE FIELD SURVEY IT REPRESENTS WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND, BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE DEFINED BY COLORADO DEPARTMENT OF TRANSPORTATION PUBLICATIONS. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

TODD C. JOHNSTON P.L.S. NO. 37932

DATE

GENERAL NOTES

- This Project Control Diagram is for the use of the Colorado Department of Transportation. The survey is not a complete boundary survey.
- No guarantee as to the accuracy of the information contained on the plat is either stated or implied unless this copy bears an original signature and stamp of the professional surveyor named hereon.
- 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.
- All coordinates listed are PROJECT COORDINATES only. Coordinates are carried out to 2 decimal places for calculation purposes and do not represent survey precision. Survey precision meets or exceeds C.D.O.T. "B" order precision.

TABULATION OF PROJECT CONTROL POINTS

POINT NO.	NORTHING	EASTING	ELEVATION
100	20289.55	49894.61	4992.29
101	20000.00	50000.00	5000.00
102	20198.54	50166.74	4981.80
103	19974.04	50177.53	4978.78

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Right of Way

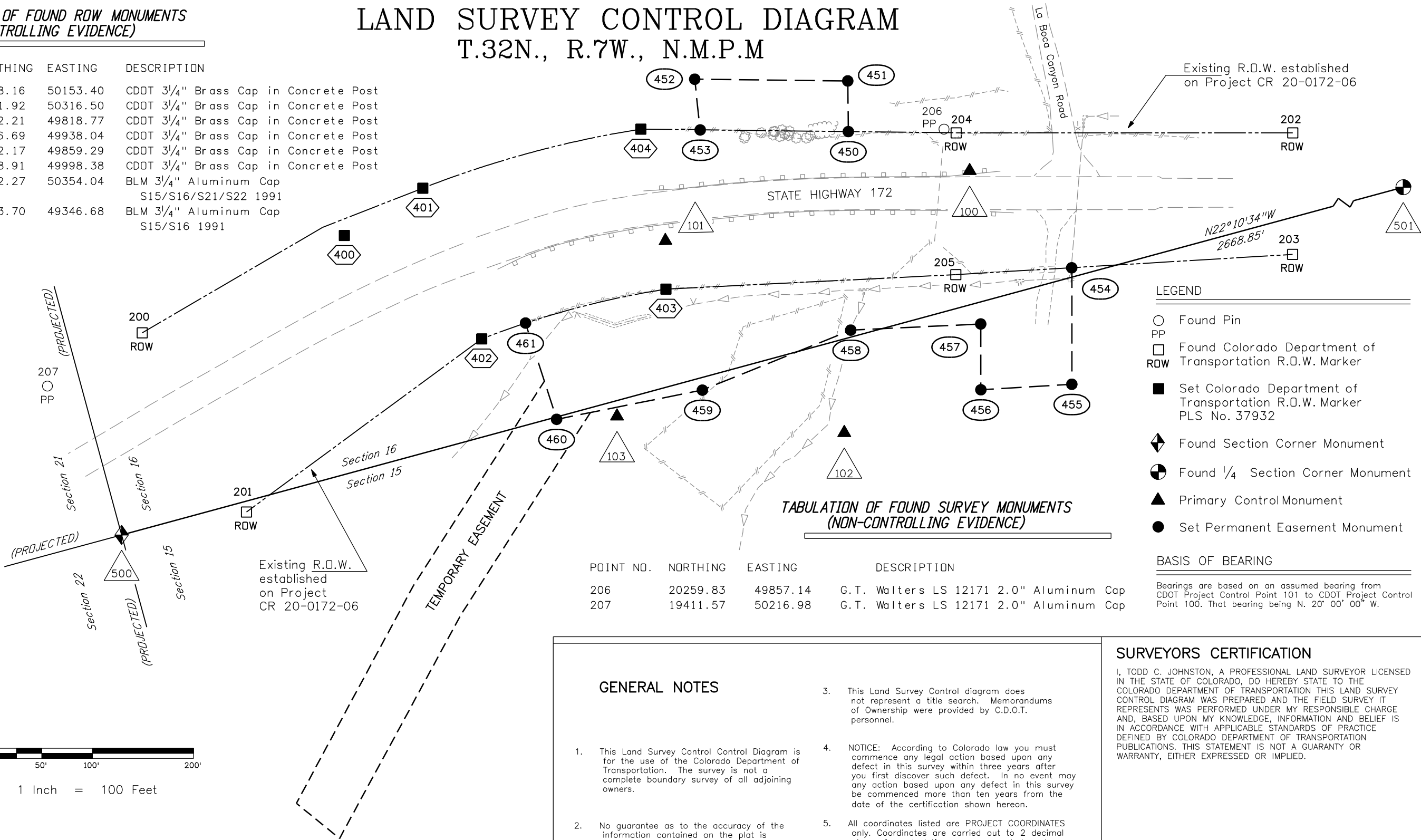
Land Survey Control Diagram

Project Number: BR 172A-016			
Project Location: La Boca Culvert			
Project Location: State Highway 172, Concrete Box Culvert			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
16273	05-27-08	2 of 2	3.02

TABULATION OF FOUND ROW MONUMENTS
(CONTROLLING EVIDENCE)

POINT NO.	NORTHING	EASTING	DESCRIPTION
200	19498.16	50153.40	CDOT 3/4" Brass Cap in Concrete Post
201	19621.92	50316.50	CDOT 3/4" Brass Cap in Concrete Post
202	20602.21	49818.77	CDOT 3/4" Brass Cap in Concrete Post
203	20616.69	49938.04	CDOT 3/4" Brass Cap in Concrete Post
204	20272.17	49859.29	CDOT 3/4" Brass Cap in Concrete Post
205	20288.91	49998.38	CDOT 3/4" Brass Cap in Concrete Post
500	19502.27	50354.04	BLM 3/4" Aluminum Cap S15/S16/S21/S22 1991
501	21973.70	49346.68	BLM 3/4" Aluminum Cap S15/S16 1991

LAND SURVEY CONTROL DIAGRAM
T.32N., R.7W., N.M.P.M



LEGEND

- Found Pin
- PP Found Colorado Department of Transportation R.O.W. Marker
- Found Colorado Department of Transportation R.O.W. Marker
- Set Colorado Department of Transportation R.O.W. Marker PLS No. 37932
- ◆ Found Section Corner Monument
- ⊕ Found 1/4 Section Corner Monument
- ▲ Primary Control Monument
- Set Permanent Easement Monument

BASIS OF BEARING

Bearings are based on an assumed bearing from CDOT Project Control Point 101 to CDOT Project Control Point 100. That bearing being N. 20° 00' 00\"/>

TABULATION OF FOUND SURVEY MONUMENTS
(NON-CONTROLLING EVIDENCE)

POINT NO.	NORTHING	EASTING	DESCRIPTION
206	20259.83	49857.14	G.T. Walters LS 12171 2.0" Aluminum Cap
207	19411.57	50216.98	G.T. Walters LS 12171 2.0" Aluminum Cap

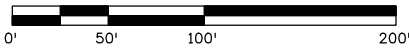
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TODD C. JOHNSTON P.L.S. NO. 37932 DATE



1 Inch = 100 Feet

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Sheet Revisions

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mm/yy	XXXXXXXX	XXX

Right of Way

Monumentation Sheet

Project Number: BR 172A-016				
Project Location: La Boca Culvert				
Project Location: State Highway 172, Concrete Box Culvert				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
16273	05-27-08	1 of 1	4.01	XXX

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

Point No.	Northing	Easting	Monument Type
400	19662.20	50028.30	1
401	19755.79	49977.81	1
402	19831.66	50118.54	1
403	20006.39	50047.51	1
404	19962.43	49893.71	1

TABULATION OF TEMPORARY EASEMENT
POINTS TO BE STAKED

Point No.	Northing	Easting
600	19947.17	50177.63
601	19844.61	50391.38
602	19752.51	50625.44
603	19705.95	50596.17
604	19794.48	50368.71
605	19898.30	50152.36

TABULATION OF PERMANENT EASEMENT
MARKERS TO BE SET

Point No.	Northing	Easting	Monument Type
450	20166.31	49871.05	6
451	20159.62	49821.49	6
452	20009.37	49838.18	6
453	20020.74	49887.23	6
454	20401.86	49977.59	6
455	20416.02	50091.91	6
456	20327.35	50108.23	6
457	20319.37	50043.75	6
458	20192.57	50065.52	6
459	20054.28	50142.06	6
460	19915.09	50188.29	6
461	19872.78	50097.76	6

GENERAL NOTES

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- No guarantee as to the accuracy of the information contained on the plat is either stated or implied unless this copy bears an original signature and stamp of the professional surveyor named hereon.
- NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any such defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- All coordinates listed are PROJECT COORDINATES only. Coordinates are carries out to 2 decimal places for calculation purposes and do not represent survey precision. Survey precision meets or exceeds C.D.O.T. "B" order precision.
- This Monumentation Sheet does not represent a title search. Memorandums of Ownership were provided by C.D.O.T. personnel.
- Type 1 Mouments are 3-1/4 " aluminum caps with magnet set on 3/4" X 36" aluminum finned rods.
- Type 6 Mouments are 1-1/2 " aluminum caps set on 3/8" X 16" rebar.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	5									
CONTROL										
ALiquot CORNER										
PERMANENT EASEMENT										12
PROJECT POINTS										

SURVEYOR CERTIFICATION (ROW PLAN)

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

TODD C. JOHNSTON PLS No. 37932

Date

SURVEYOR CERTIFICATION (ROW MONUMENTS)

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

TODD C. JOHNSTON PLS No. 37932

Date

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mm/yy	XXXXXXXX	XXX

Right of Way

Plan Sheet

Project Number: BR 172A-016			
Project Location: La Boca Culvert			
Project Location: State Highway 172, Concrete Box Culvert			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
16273	05-27-08	1 of 3	5.01



T. 32 N., R. 7 W., N.M.P.M.

Spiral: Proj. Alignment
Os = 12° 18' 18"
Ls = 410.20'
L.T. = 274.13'
S.T. = 137.34'

Existing R.O.W. established
on Project CR 20-0172-06

Existing R.O.W.
established on
Project CR 20-0172-06

State Highway 172

TE1 Marvin D. Moss, Phillip S. Craig, Gayle Louise Button
trustees of the LaBoca Ranch Trust dated March 20, 2004
23808 State Highway 172
Ignacio, CO 81337

TE1

TE1

207
PP

201
ROW

STA 922+70.47
BEGIN R.O.W.
PROJECT BR 172-016

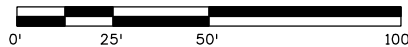
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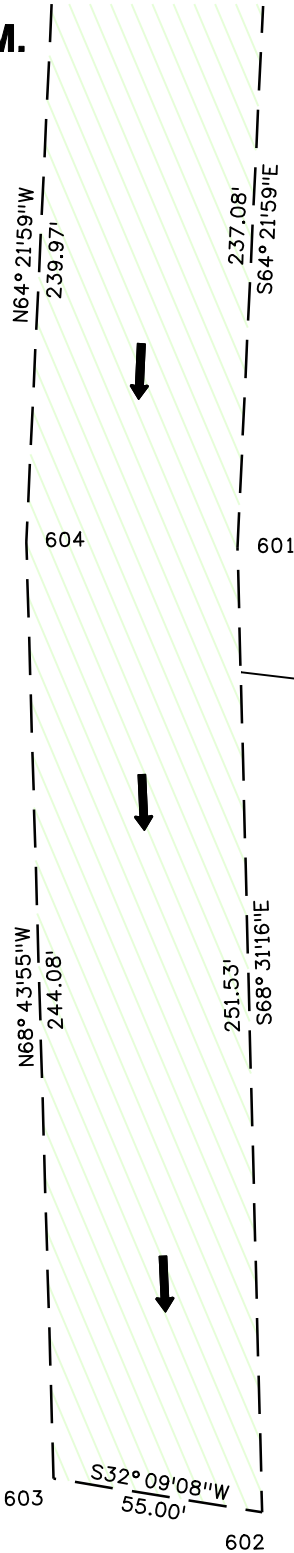
NE 1/4 SECTION 21 (PROJECTED)
NW 1/4 SECTION 22 (PROJECTED)

SE 1/4 SECTION 16
SW 1/4 SECTION 15

NW 1/4 SECTION 15 (PROJECTED)
SW 1/4 SECTION 22 (PROJECTED)



1 Inch = 50 Feet



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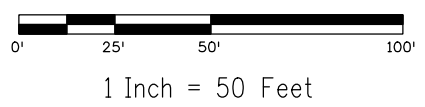
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Right of Way

Plan Sheet

Project Number: BR 172A-016			
Project Location: La Boca Culvert			
Project Location: State Highway 172, Concrete Box Culvert			
Project Code:	Last Mod. Date:	Subset Sheets	Sheet No.
16273	05-27-08	2 of 3	5.02

T. 32 N., R. 7 W., N.M.P.M.



PE2 LBCR, LLC
1440 Blue Sage Ct.
Boulder, CO 80305

(Non-tangent)
ARC = 223.54'
RADIUS = 1034.36'
Ch = S22° 08' 49" E
Ch Len = 223.10'

POB PE 2/Tie: SE Corner of Sec. 16
bears S41° 59' 56" E, 697.66'

PROPOSED CONCRETE
BOX CULVERT

State Highway 172

Spiral: Proj. Alignment
θs = 12° 18' 18"
Ls = 410.20'
L.T. = 274.13'
S.T. = 137.34'

(Non-tangent)
ARC = 46.09'
RADIUS = 874.36'
Ch = S26° 48' 14" E
Ch Len = 46.08'

(Non-tangent)
ARC = 142.90'
RADIUS = 874.36'
Ch = S20° 36' 42" E
Ch Len = 142.74'

Curve: Proj. Alignment
Δc = 12° 57' 33"
Tc = 108.46'
Lc = 216.00'
Rc = 955.00'

Spiral: Proj. Alignment
θs = 6° 26' 58"
Ls = 215.00'
L.T. = 143.43'
S.T. = 71.75'

POB PE 1/Tie:
SE Corner of Sec. 16
bears S34° 40' 17" E, 450.51'

PROPOSED ACCESS ROAD

PE1 Marvin D. Moss, Phillip S. Craig, Gayle Louise Button
trustees of the LaBoca Ranch Trust dated March 20, 2004
23808 State Highway 172
Ignacio, CO 81337

TE1

PE1

PE2

TE1

PE1

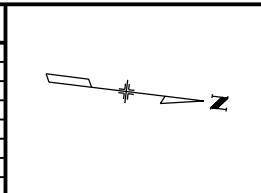
PE2



Sheet Revisions		
Date mm/yy	Description XXXXXXXX	Initials XXX

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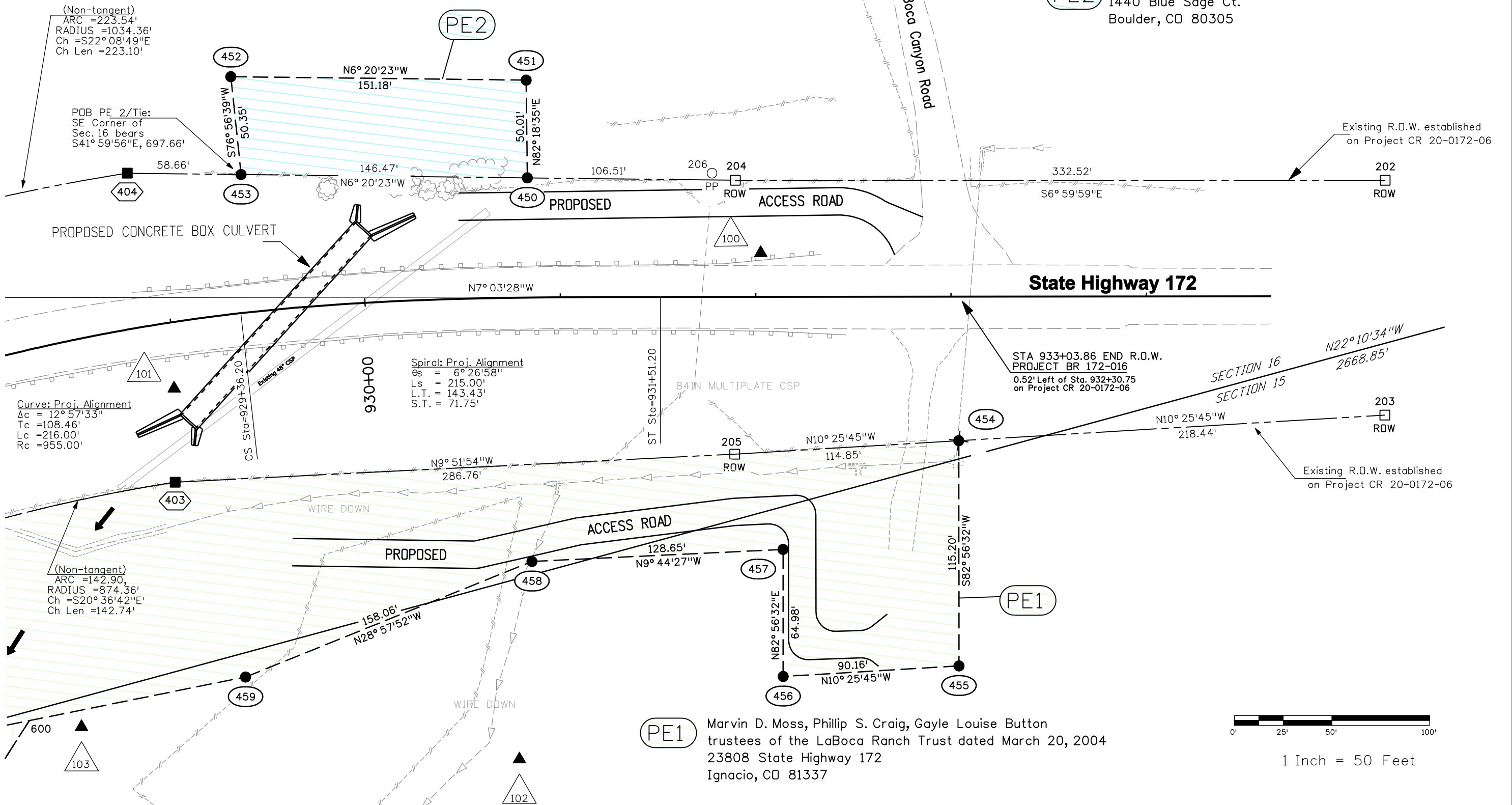
Sheet Revisions		
Date mm/yy	Description XXXXXXXX	Initials XXX



Right of Way Plan Sheet			
Project Number: BR 172A-016			
Project Location: La Boca Culvert			
Project Location: State Highway 172, Concrete Box Culvert			
Project Code: 16273	Last Mod. Date: 05-27-08	Subset Sheets: 3 of 3	Sheet No.: 5.03

T. 32 N., R. 7 W., N.M.P.M.

PE2 LBCR, LLC
1440 Blue Sage Ct.
Boulder, CO 80305





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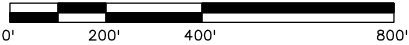


Right of Way

Ownership Sheet

Project Number: BR 172A-016			
Project Location: La Boca Culvert			
Project Location: State Highway 172, Concrete Box Culvert			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
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T. 32 N., R. 7 W., N.M.P.M.



1 Inch = 400 Feet

