

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	C 340A-007	1	8

RIGHT OF WAY
WEST OF REDLANDS
PARKWAY

REVISIONS

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 _____
Access denied by Deed _____
Right of Way Line _____
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 _____
Elec. Trans. Tower _____
Buried Tel. Cable _____
Buried Electric Cable _____
Gas Main _____
Oil Main _____
Water Main _____
Sanitary Sewers _____
Storm Sewers _____
Road Approaches _____

Section Corner _____
Center of Section _____
Culverts & Drains _____
Bridges _____

Existing (To be dashed)

POINT NUMBER DESIGNATIONS
CONTROL POINT AND ALIQUOT CORNER
ROW MARKER
PROPERTY SURVEY MARKER
OTHER POINTS

BASIS OF BEARINGS
N. 0°28'58.3" W. between the S1/4 corner
and the C1/4 corner of Sec. 7, T. 1 S.,
R. 1 W., U.M., both Mesa County
Survey Monuments

Date: 11-11-98
Subaccount: 11443
REGION: III

RIGHT OF WAY PLAN OF PROPOSED STATE PROJECT NO. C 340A-007 STATE HIGHWAY NO. 340

RIGHT OF WAY MESA COUNTY

T. 1 S., R. 1 W., U.M.

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1 : 500

OWNERSHIP SHEETS 1 : 2000

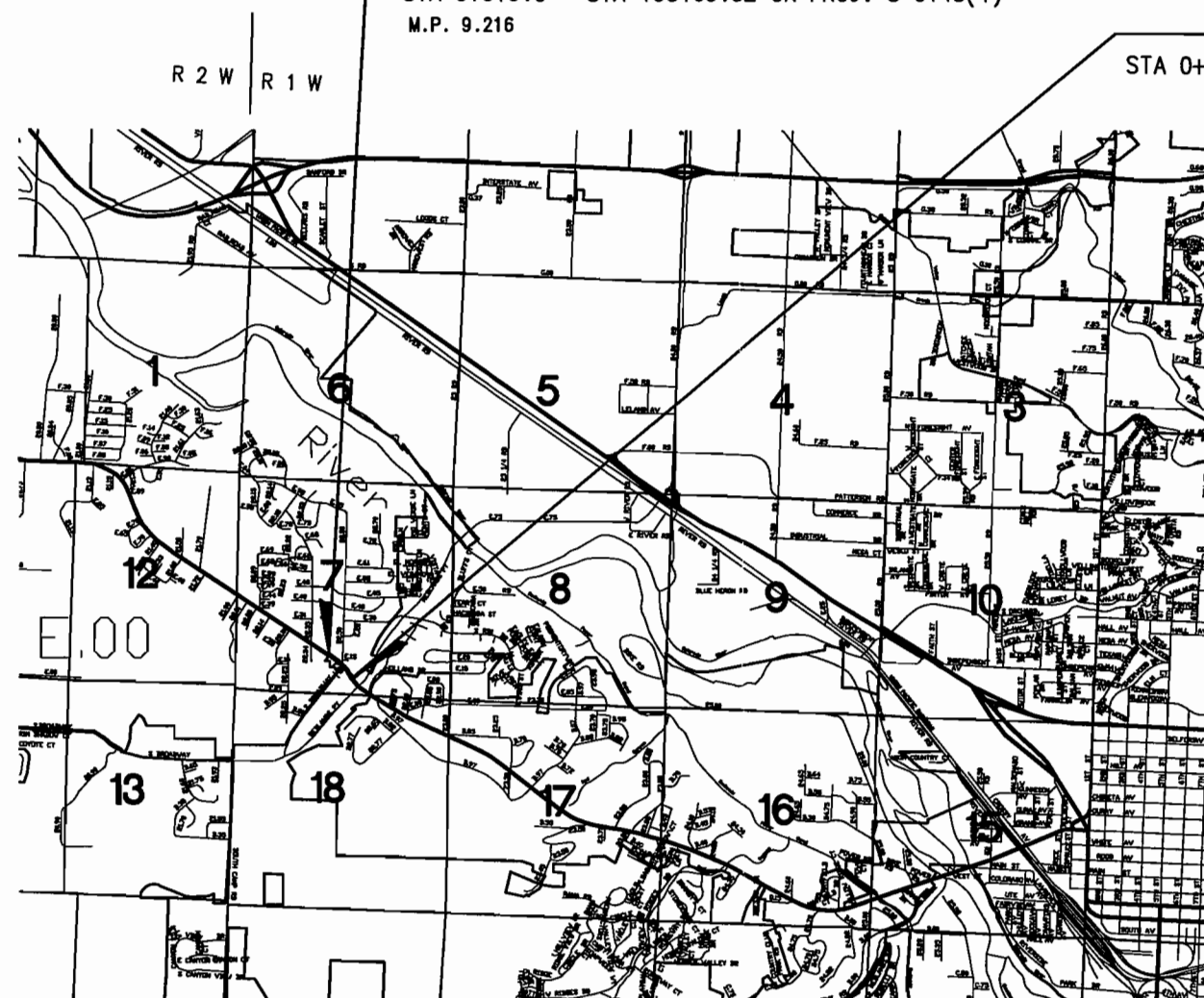
R.O.W. LENGTH OF PROJECT = 0.452 KILOMETERS

BEGIN R.O.W. & CONST. PROJ. C 340A-007

STA 0+010.0 = STA 195+69.32 ON PROJ. S 0143(1)
M.P. 9.216

END R.O.W. & CONST. PROJ. C 340A-007

STA 0+461.840 = STA 177+56.96 ON PROJ. S0143(1)
M.P. 9.528



T 1 N
T 1 S

NTS

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	C 340A-007	2	8

RIGHT OF WAY
WEST OF REDLANDS
PARKWAY

REVISIONS

R. O. W. TABULATION OF PROPERTIES IN MESA COUNTY S. H. NO. 340

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN HECTARES					PARCEL ACQUISITION RECORDED AT	PARCEL NO.	REMARKS
				AREA OF PARCEL	EXISTING R.O.W.	NET AREA	REMAINDER				
							LEFT	RIGHT			
100	JAMES L. GIBBS & BETTY G. GIBBS, J.T.	2255 REDLANDS CT., GRAND JUNCTION, CO 81503	T. 1 S., R. 1 W., U.M. LOT 6 REDLANDS ESTATE SUBDV.	0.013/130.0 SQ. M (0.032 ACRES/ 1399 SQ. FT.)		0.013/130.0 SQ. M (0.032 ACRES/ 1399 SQ. FT.)	0.12 (0.29 ACRES)		100		
TE-101A	MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51	2115 GRAND AVE. GRAND JUNCTION, CO. 81501	SW1/4 SEC. 7	0.028/276.0sq.m (0.068 ACRES)					TE-101A	CONSTRUCT ROAD APPROACH	
TE-101B	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	0.043/428.8 sq.m (0.106 ACRES)					TE-101B	CONSTRUCT ROAD APPROACH	
TE-102	LIPSON III PROPERTIES, a COLORADO GENERAL PARTNERSHIP	2249 BROADWAY GRAND JUNCTION, CO 81503	SW1/4 SEC. 7	0.006/61.4 sq.m (0.014 ACRES)					TE-102	CONSTRUCT ROAD APPROACH	
TE-103	LIPSON III PROPERTIES, a COLORADO GENERAL PARTNERSHIP	2249 BROADWAY, SUITE 8 GRAND JUNCTION, CO 81503	SW1/4 SEC. 7	0.029/291.8 sq.m (0.072 ACRES)					TE-103	CONST. ROAD APPROACH, guard rail & drainage	



CONTROL AND MONUMENTATION SHEET

T. 1 S., R. 1 W., U.M.
MESA COUNTY

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	C 340A-007	3	8

RIGHT OF WAY
WEST OF REDLANDS
PARKWAY

REVISIONS

GENERAL NOTES

- This Right of Way Plan is not a complete boundary survey of all adjoining owners and is prepared for Department of Transportation, State of Colorado purposes only.
- Found and set monuments are located within an error circle of radius 0.076 meters with respect to controlling monuments at a 95% confidence level.
- Memoranda of Ownerships supplied by Mesa Title Company of Mesa County
- NOTICE:** According to Colorado law you must commence any legal action based upon any defect found 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 Right of Way Markers set from survey control points.
- All centerline stationing and offsets are theoretical only and may not represent the centerline as constructed.
- All coordinates listed are project coordinates.

OFFICE SURVEYOR CERTIFICATE

ROW Plans and Legal Descriptions were prepared under my supervision and checking.

Date _____ Name _____

FIELD SURVEYOR CERTIFICATE CONTROL SURVEY MONUMENTATION

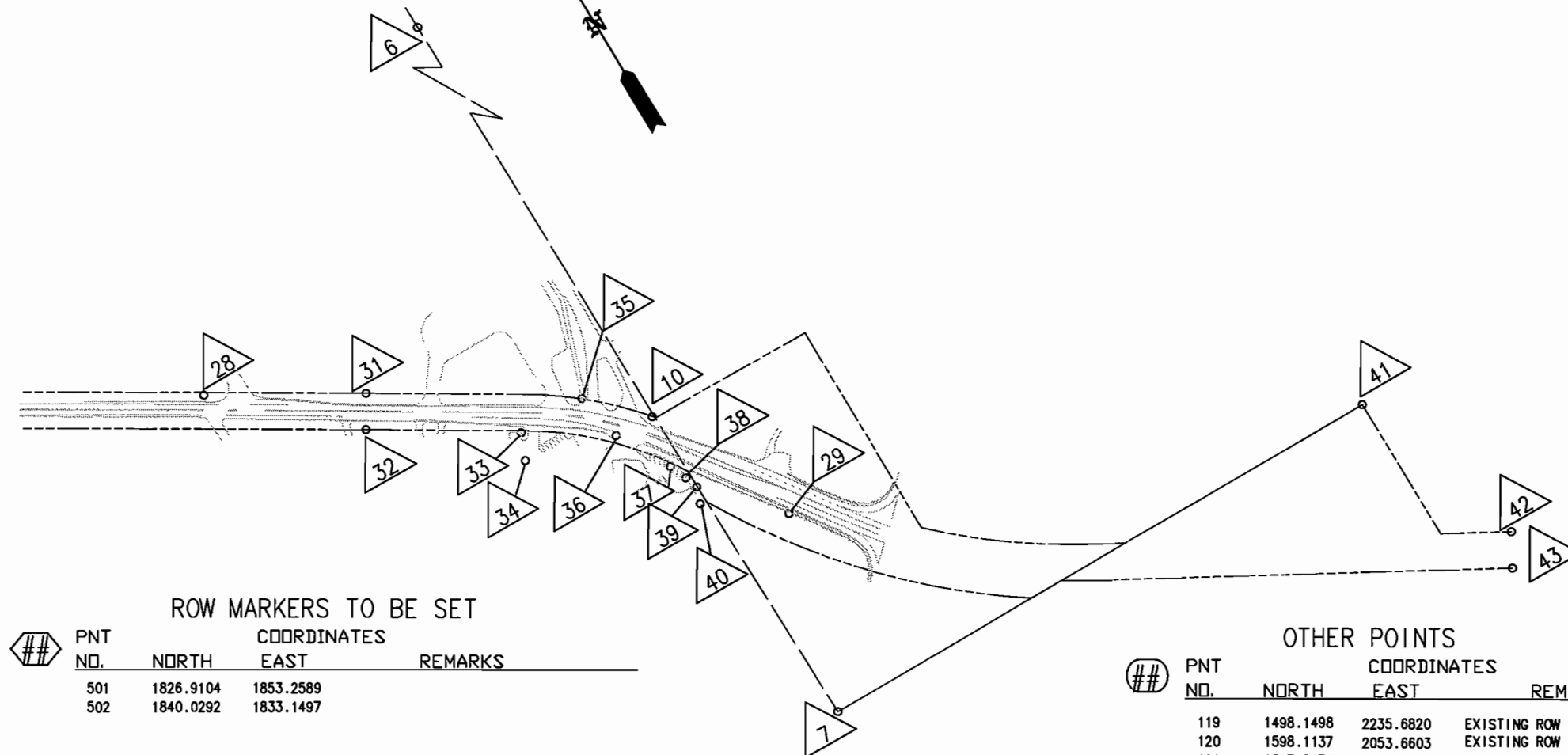
Control survey and monumentation was done under my supervision and checking

Date _____ Name _____

FIELD SURVEYOR CERTIFICATE RIGHT OF WAY MARKER MONUMENTATION

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

Date _____ Name _____



ROW MARKERS TO BE SET

PNT NO.	NORTH	EAST	REMARKS
501	1826.9104	1853.2589	
502	1840.0292	1833.1497	

OTHER POINTS

PNT NO.	NORTH	EAST	REMARKS
119	1498.1498	2235.6820	EXISTING ROW
120	1598.1137	2053.6603	EXISTING ROW
121	1597.8970	2004.1378	EXISTING ROW
122	1597.7978	1981.4583	EXISTING ROW
124	1785.5894	1830.5604	EXISTING ROW
125	1761.4007	1830.7643	EXISTING ROW
126	1884.8653	1763.4413	EXISTING ROW
127	1863.9458	1750.9130	EXISTING ROW
131	1610.3621	2031.3574	EXISTING ROW
133	1675.7754	1942.1853	EXISTING ROW
134	1826.3747	1943.0834	EXISTING ROW
136	1827.0448	1830.7232	EXISTING ROW

CONTROL DATA

PNT NO.	NORTH	EAST	ELEV.	REMARKS
6	2402.8450	1825.3585		FND 3" DISK IN CONCRETE MSCM "355-1 LS6752"
7	1597.1445	1832.1485		FND 3 1/4" ALUM CAP ON 2 1/4" ALUM POST MSCM "LS2280"
10	1828.8037	1828.8037	1424.6960	FND "X" IN CONCRETE BOX COVER (ROLAND ENGINEERING)
28	1991.6550	1581.6826	1425.7480	SET CDOT CONTROL MONUMENT MP 9.2
29	1727.7699	1872.5023	1416.0880	SET CDOT CONTROL MONUMENT MP 9.5
31	1938.1731	1674.4042		FND CONCRETE CLOWN 1' BELOW GRADE (CDOT ROW MONUMENT)
32	1917.2480	1661.9232		FND 3" DISK IN CONCRETE COLUMN (CDOT ROW MONUMENT)
33	1863.9996	1748.2823		FND 1 1/4" RED PLASTIC CAP "MONUMENT PLS 24943"
34	1846.5248	1740.9812		FND 1 1/4" RED PLASTIC CAP "MONUMENT PLS 24943"
35	1863.0651	1794.7361		FND 1 1/2" ALUMINUM CAP "HWY ROW LS 18476"
36	1830.2704	1801.6188		FND #5 REBAR (PARTIAL RED CAP)
37	1794.1198	1822.2087		FND #5 REBAR (PARTIAL RED CAP)
38	1782.2621	1827.1858		FND #5 REBAR (PARTIAL RED CAP)
39	1773.2891	1830.2591		FND 1 1/4" RED PLASTIC CAP "MONUMENT PLS 24932"
40	1762.5848	1826.4783		FND 1 1/4" RED PLASTIC CAP "MONUMENT PLS 24932"
41	1598.9069	2234.9639		FND 2 1/2" DISK IN CONCRETE MSCM "234"
42	1475.9171	2276.1650		FND 3" DISK IN CONCRETE COLUMN (CDOT ROW MONUMENT)
43	1454.5131	2264.4393		FND 3" DISK IN CONCRETE COLUMN (CDOT ROW MONUMENT)

TEMPORARY EASEMENT PNTS.

PNT NO.	NORTH	EAST	REMARKS
509	1880.4056	1770.6224	
510	1888.6921	1776.2200	
511	1862.9039	1794.6879	
512	1884.9392	1801.2791	
515	1921.9806	1701.4670	
516	1932.3632	1707.4839	
519	1910.1622	1721.2011	
520	1920.5447	1727.2180	
523	1857.6072	1760.9216	
524	1853.5193	1758.0425	
525	1861.0049	1747.4139	
526	1864.5473	1749.9088	
529	1828.8855	1796.0579	
533	1825.4048	1792.4684	
534	1803.1587	1812.2210	
537	1791.0696	1822.9550	
539	1777.5897	1828.6278	
540	1777.5686	1828.1279	

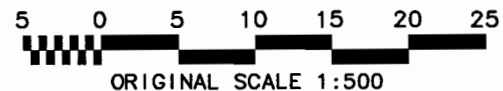
FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	C 340A-007	4	8

RIGHT OF WAY
WEST OF REDLANDS
PARKWAY

REVISIONS	

R. O. W. TABULATION OF ROAD APPROACHES IN MESA COUNTY S. H. NO. 340

OWNER	MILE POST / STA.	LEFT (L) or RIGHT (R) of C	WIDTH	SKEW ANGLE	REMARKS
MESA COUNTY	9.227 / 0+026.5	R	7.3m / 24'	60°	EXISTING BLEVINS ROAD
MESA COUNTY	9.235 / 0+040	L	10.7m / 35'	120°	EXISTING VILLAGE WAY
SAMUAL R. & SUE JANE MARUTZKY	9.278 / 0+110	R	4.9m / 16'	78°	EXISTING PRIVATE APPROACH
LEE SIMCOX ET AL	9.309 / 0+158.5	R	4.9m / 16'	90°	EXISTING PRIVATE APPROACH
MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51	9.313 / 0+166	L	10.7m / 35'	90°	EXISTING SCHOOL APPROACH
WAYNE L. & JANICE K. CHADWICK, J.T.	9.317 / 0+172	R	4.9m / 16'	90°	EXISTING PRIVATE APPROACH
LIPSON III PROPERTIES, a COLO. GENERAL PARTNERSHIP	9.355 / 0+233	R	7.3m / 24'	90°	EXISTING COMMERCIAL APPROACH
MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51	9.313 / 0+166	L	10.7m / 35'	120°	EXISTING SCHOOL APPROACH
MESA COUNTY	9.378 / 0+271	L	10.7m / 35'	101°	EXISTING SOUTHBOUND 22 1/2 RD.
LIPSON III PROPERTIES, a COLO. GENERAL PARTNERSHIP	9.397 / 0+300	R	7.3m / 24'	90°	EXISTING COMMERCIAL APPROACH
MESA COUNTY	9.398 / 0+303	L	7.3m / 24'	135°	EXISTING NORTHBOUND 22 1/2 RD.



T. 1 S., R. 1 W., U.M.
MESA COUNTY

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RIGHT OF WAY
WEST OF REDLANDS
PARKWAY

REVISIONS	

BROADWAY SCHOOL

BEGIN ROW & CONST. PROJ C 340A-007

STA 0+010.0 = STA 195+69.32 on Proj. S 0143(1)
M.P. 9.216

(TE101A)

MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51
Part of the SW1/4 of Sec. 7

VILLAGE WAY

$\Delta = 0^\circ 55' 46''$ Lt.

0+100

10.749m (35.3') Lt.
0+155

(TE101A)

S 58°58'38"E

S.59°54'24"E.

existing ROW B518 P337

existing ROW B518 P337

P.I. 0+072.617

STANDIFIRD SUBDIVISION

BLEVINS ROAD

LOT 2

LOT 1

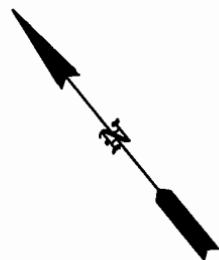
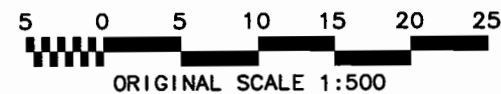
LOT 1

BLOCK 3

LOT 2

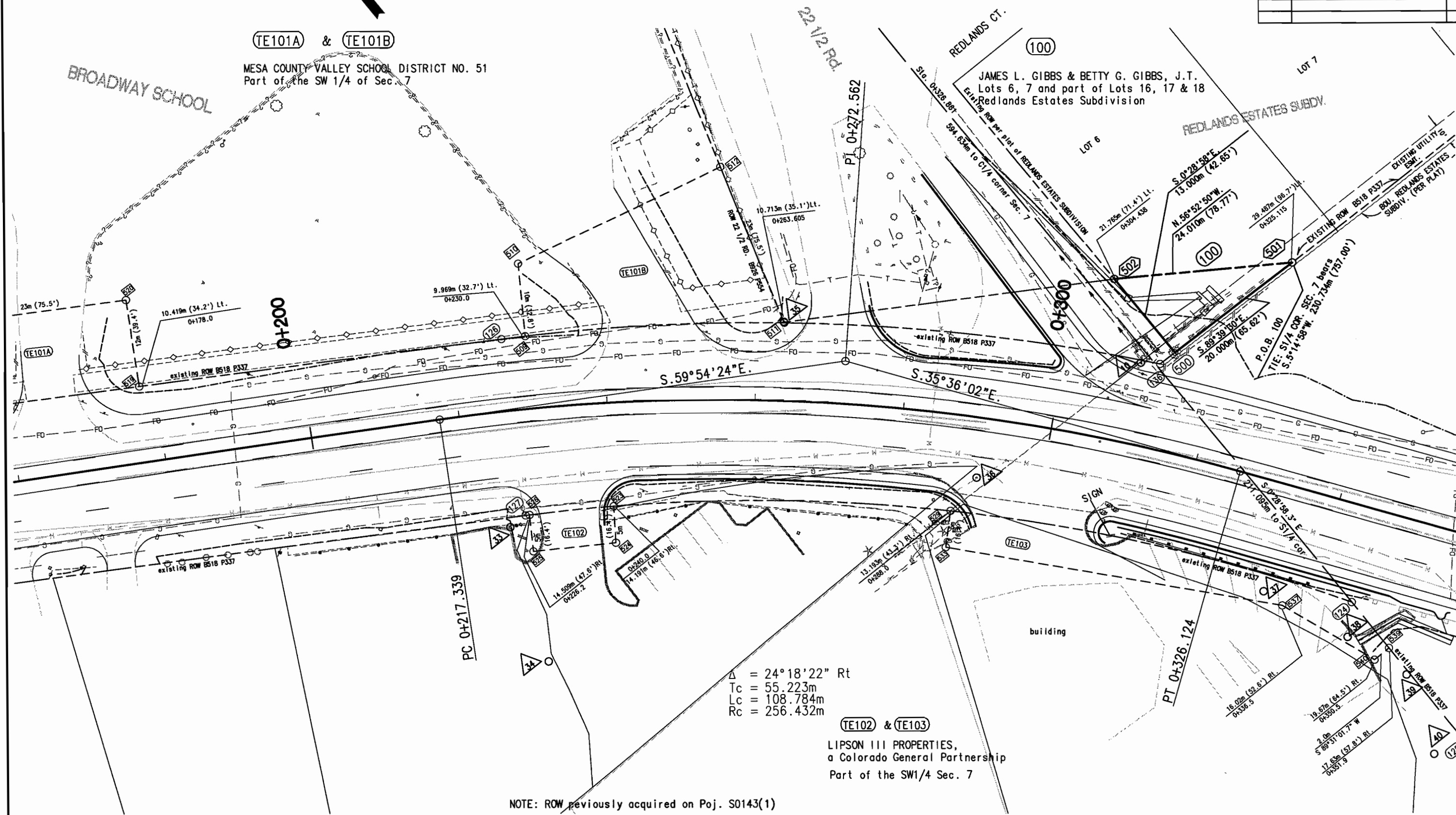
BLOCK 1

NOTE: ROW previously acquired on Proj. S 0143(1)

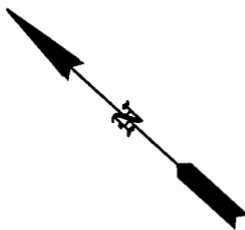
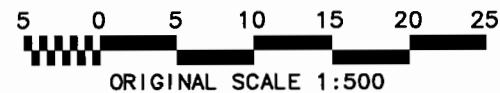


T. 1 S., R. 1 W., U.M.
MESA COUNTY

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VIII	COLORADO	C 340A-007	6	8
RIGHT OF WAY WEST OF REDLANDS PARKWAY				
REVISIONS				
12-2-98	CORRECT OWNER NAME PAR. 100			LB

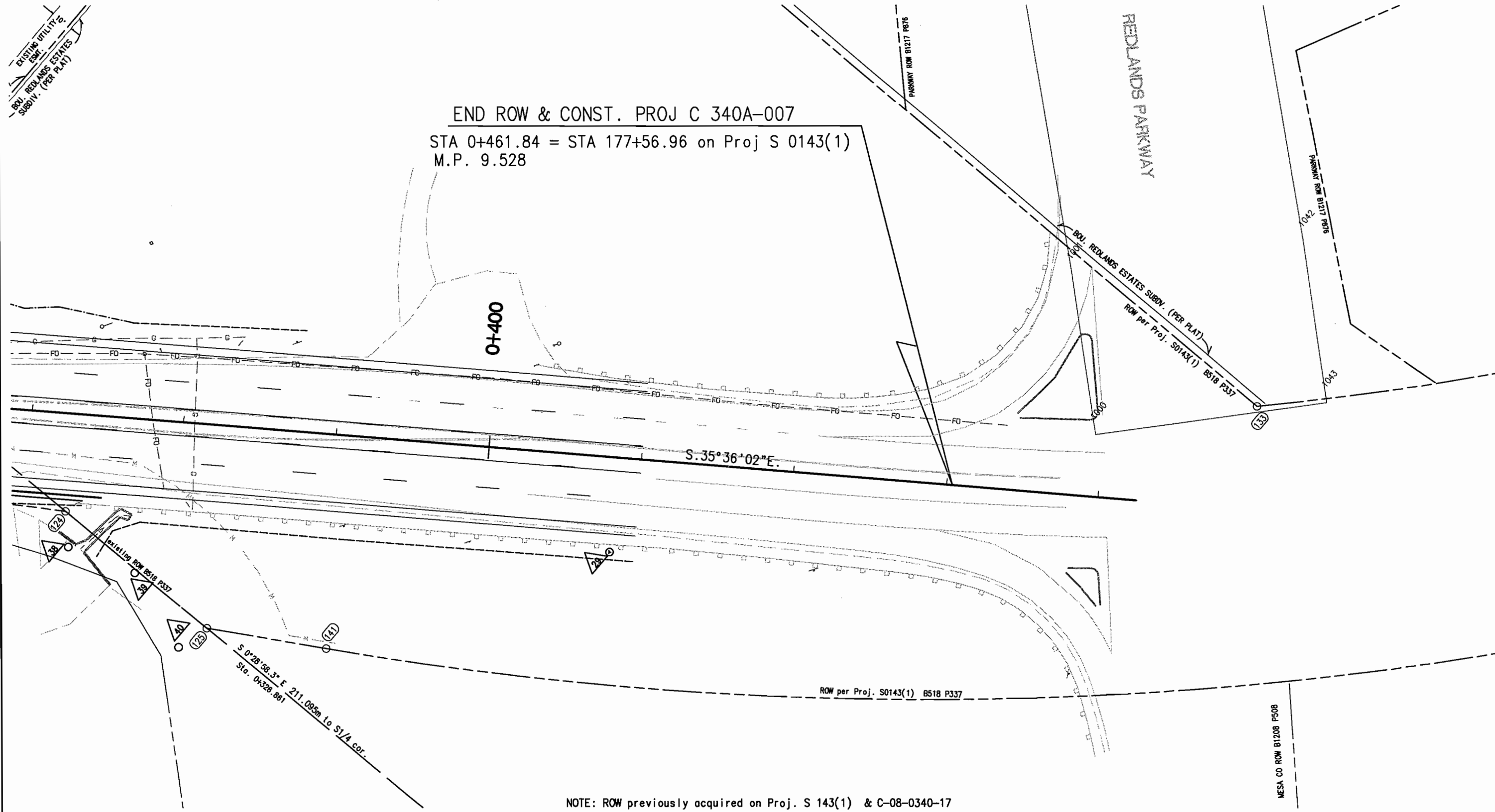


NOTE: ROW previously acquired on Proj. S0143(1)

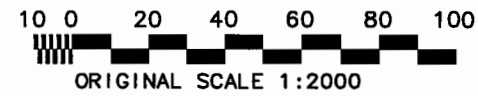


T. 1 S., R. 1 W., U.M.
MESA COUNTY

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	C 340A-007	7	8
RIGHT OF WAY WEST OF REDLANDS PARKWAY				
REVISIONS				



NOTE: ROW previously acquired on Proj. S 143(1) & C-08-0340-17



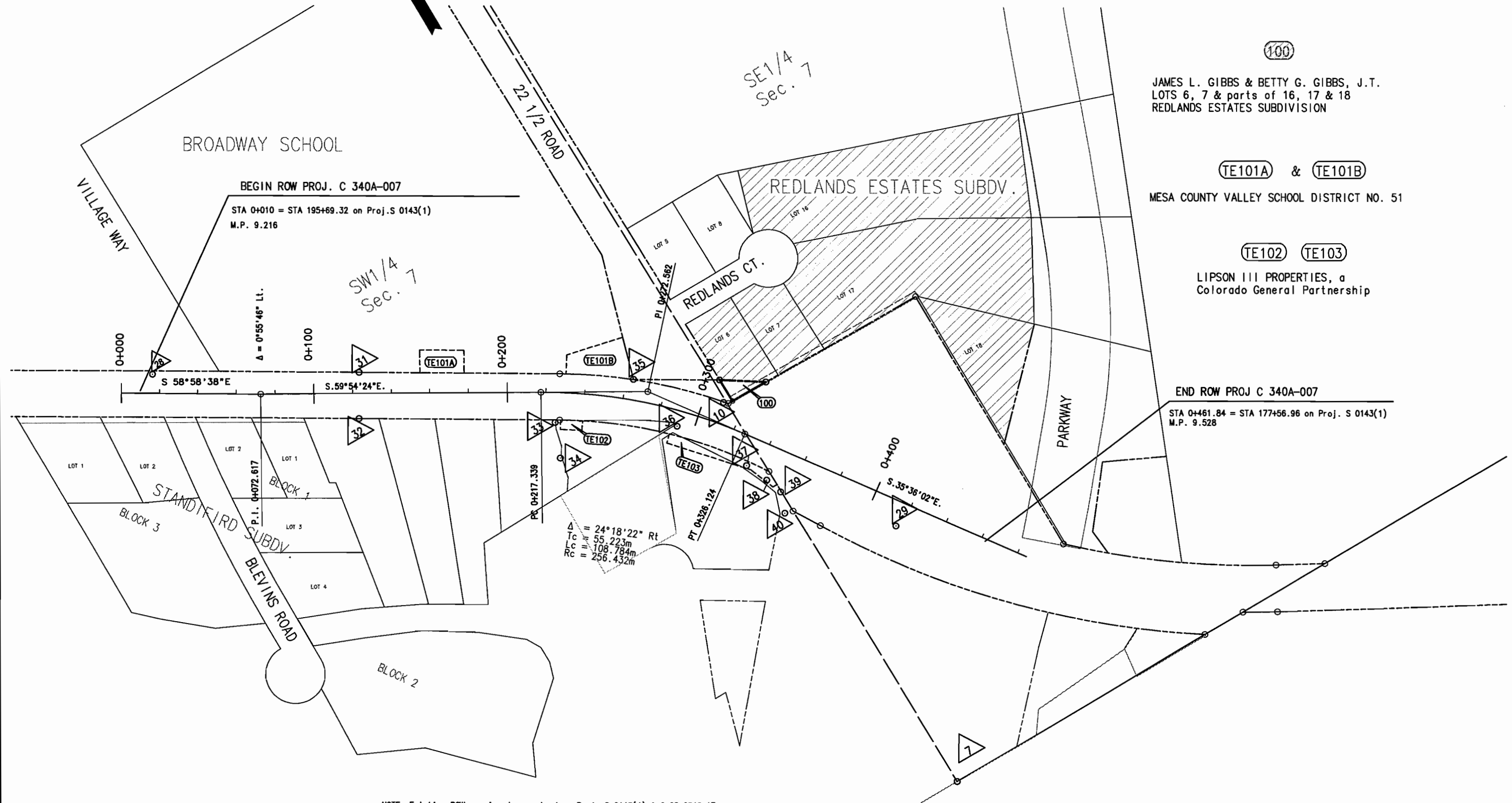
DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
PROJECT C 340A-007
R.O.W. OWNERSHIP MAP
T. 1 S., R. 1 W., U.M.
MESA COUNTY

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
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RIGHT OF WAY
WEST OF REDLANDS
PARKWAY

REVISIONS

NO.	DESCRIPTION



JAMES L. GIBBS & BETTY G. GIBBS, J.T.
LOTS 6, 7 & parts of 16, 17 & 18
REDLANDS ESTATES SUBDIVISION

TE101A & TE101B
MESA COUNTY VALLEY SCHOOL DISTRICT NO. 51

TE102 TE103
LIPSON III PROPERTIES, a
Colorado General Partnership

END ROW PROJ C 340A-007
STA 0+461.84 = STA 177+56.96 on Proj. S 0143(1)
M.P. 9.528

NOTE: Existing ROW previously acquired on Proj. S 0143(1) & C 08-0340-17