



Colorado Department of Transportation

222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6234 FAX: 970-683-6249

Region 3

LED

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
07/02/12	REVISE SHEETS 2.01, 7.02 & 7.03	RDS						
09/18/12	REVISE SHEETS 2.01, 5.01, 7.01, 7.02, 7.03 & 8.01	RDS						
11/05/12	REVISE SHEETS 2.01, 5.01, 7.01, 7.02, 7.03, 7.04 & 8.01	RDS						




LUND


PARTNERSHIP

12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P:303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING


Right of Way Plans			
Title Sheet			
Project Number: FBR 0402-080			
Project Location: U.S. HIGHWAY 40 AT E. FORK			
ELK RIVER, ROUTT COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
18138	11-05-2012	1.01 of 1.01	1.01




SECTION CORNER




QUARTER AND SIXTEENTH SECTION CORNERS




SET EASEMENT MONUMENT




TEMPORARY EASEMENT POINT




RIGHT OF WAY MARKER




BLM MARKER




PROPERTY PIN




NOAA MARKER




QUARTER, SIXTEENTH, AND SECTION CORNERS




FEDERAL MONUMENT




WITNESS CORNER




BENCH MARK




USGS MARKER



LOCAL OR PLSS MONUMENT



SECONDARY CONTROL MONUMENT



RIGHT OF WAY MARKER

▲

N 9.88
E 3.81
EL 0.00

PROJECT CONTROL MONUMENT

●

N 10.13
E 3.81
EL 0.00

DENSIFICATION CONTROL MONUMENT

▲

N 10.38
E 3.81
EL 0.00

HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT

PERMANENT, PROPERTY, SLOPE, & UTILITY EASEMENT LINE

TEMPORARY EASEMENT LINE (EXISTING)

PROPERTY BOUNDARY LINE (EXISTING AND PROPOSED)

ACCESS CONTROL LINE

BARRIER ACCESS CONTROL LINE

RIGHT OF WAY LINE

VIRGIN RIGHT OF WAY LINE (PROPOSED)

CITY LIMIT LINE (EXISTING)

COUNTY LINE (EXISTING)

QUARTER SECTION LINE

SECTION LINE

SIXTEENTH SECTION LINE

STATE LINE (EXISTING)

TOWNSHIP LINE (EXISTING)

SURVEY/ROW

ENVIRONMENTAL CONCERN

WETLAND AREA

LIMITS OF DISTURBED AREA

TOP OF CUT

TOE OF FILL

TERRAIN

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED

PROJECT NO. FBR 0402-080

US HIGHWAY 40

ROUTT COUNTY

R.O.W. Length of Project = 0.47 Miles
Const. Length of Project = 0.26 Miles

Scales of Original 11x17 Drawings
Plan Sheets 1"=50'
Ownership Map 1"=200'

PROJECT LOCATION MAP

END ROW
PROJECT NUMBER
FBR 0402-080
STA. 24+85.17
MP 124.39

END CONSTRUCTION
PROJECT NUMBER
FBR 0402-080
PROJECT CODE 18138
STA. 20+51.79
MP 124.31

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01-2.01	(1) Tabulation of Properties
3.01-3.0X	(NA) Project Control Diagram
4.01-4.03	(3) Land Survey Control Diagram
5.01-5.01	(1) Monumentation Sheets
6.01-6.0X	(NA) Tabulation of Road Approach Sheets
7.01-7.04	(4) Plan Sheets
8.01-8.01	(1) Ownership Map
	(11) Total Sheets

BASIS OF BEARINGS: All bearings are based on the line connecting the S.W. Corner of Section 7, Township 6 North, Range 85 West, of the 6th Principal Meridian (being a found 3" diameter brass cap stamped in part "U.S. General Land Office Survey 1913") and the W 1/4 Corner of said Section 7, Township 6 North, Range 85 West, of the 6th Principal Meridian (being a found 3 1/2" diameter brass cap stamped in part "U.S. General Land Office Survey 1913") being a GRID bearing of N. 01°20'U30" W. 2,728.94 ft. as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

1. This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.

2. For title information, The Colorado Department of Transportation relied on Title Commitments, prepared by Stewart Title Guaranty Company.

3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

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.

COLORADO DEPARTMENT OF TRANSPORTATION
FEDERAL-AID HIGHWAY PROJECT


ROW PLANS AUTHORIZED: _____ DATE _____

CDOT ROW PROGRAM MANAGER

SURVEYOR STATEMENT (ROW PLAN)

I, Geoffrey F. Stephenson, 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.

PLS No. 23521



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Region 3

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Sheet Revisions		
Date	Description	Initials
07/02/12	REVISE REMARKS TE-2A & TE-3	RDS
09/18/12	REVISE REMARKS TE-2, REVISE TE-3A	RDS
11/05/12	DELETE TE-1	RDS

Sheet Revisions		
Date	Description	Initials
mm/dd/yy		

Sheet Revisions		
Date	Description	Initials
mm/dd/yy		



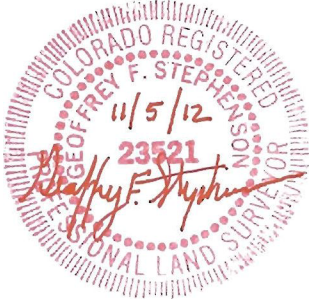
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CIVIL ENGINEERING
& SURVEYING

Right of Way Plans			
Tabulation of Properties			
Project Number: FBR 0402-080			
Project Location: U.S. HIGHWAY 40 AT E. FORK			
ELK RIVER, ROUTT COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
18138	11-05-2012	2.01 of 2.01	2.01

R.O.W. TABULATION OF PROPERTIES IN ROUTT COUNTY U.S. NO. 40									Book and Page No. And/Or Reception No.	Title Commitment Order No. and Effective Date	Remarks
Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)							
				Area of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
TE-1											
DELETED											
TE-2	ARTHUR E. ESCOBADO	24260 W HIGHWAY 40	Lot 2, Yampa-Elk	3,596		3,596				945534-C2	FOR FIELD ACCESS RECONSTRUCTION
	QUALIFIED PERSONAL RESIDENCE	STEAMBOAT SPRINGS, CO 80487	Minor Development	(0.083)		(0.083)				3/20/2012	
	TRUST OF 2004		Subdivision Exemption								
	705 HUNTER DR		SW 1/4 SECTION 7,								
	PUEBLO, CO 81001		T6N, R85W								
TE-2A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	640		640					FOR GRADING AND BRIDGE CONSTRUCTION
				(0.015)		(0.015)					
TE-3	BJT FAMILY PARTNERSHIP, LTD	HIGHWAY 40	Lot 1 Yampa-Elk	2,662		2,662				945533-C2	FOR GRADING AND BRIDGE CONSTRUCTION
	A TEXAS LIMITED PARTNERSHIP	STEAMBOAT SPRINGS, CO 80487	Minor Development	(0.061		(0.061				3/20/2012	
	6405 ROLLING HILLS LN		Subdivision Exemption								
	BRENHAM TX 77833-7746		SW 1/4 SECTION 7,								
			T6N, R85W								
TE-3A REV	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	2,619		2,619					FOR DRIVEWAY RECONSTRUCTION
				(0.060)		(0.060)					





Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials



Land Survey Control Diagram

Title Sheet

Project Number: FBR 0402-080			
Project Location: U.S. HIGHWAY 40 AT E. FORK			
ELK RIVER, ROUTT COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
18138	04-25-2012	4.01 of 4.03	4.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

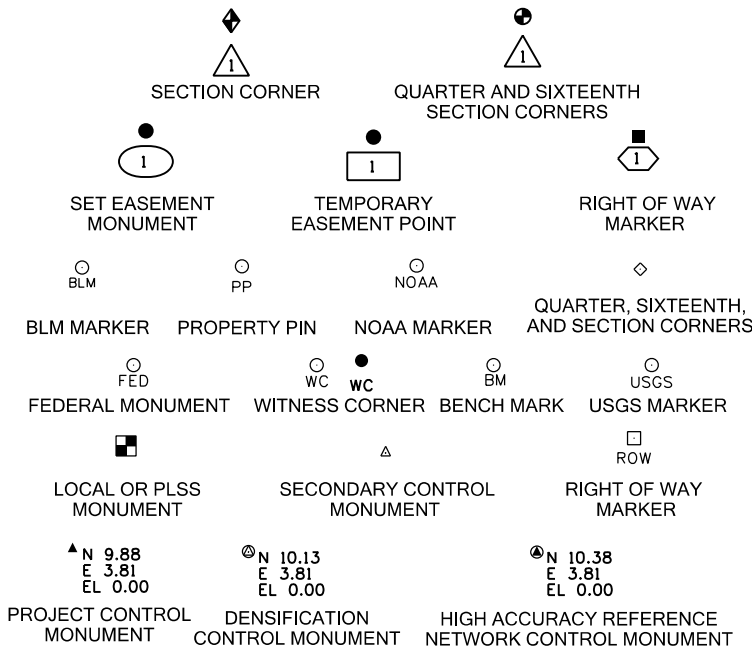
LAND SURVEY CONTROL DIAGRAM U.S.Highway 40 (MP 123.82 to MP 124.5) Sections 12 and 13 Township 6 North, Range 86 West and Sections 7 and 18 Township 6 North, Range 85 West of the 6th Principal Meridian County of Routt

SHEET NO.

4.01
4.02
4.03

INDEX OF SHEETS

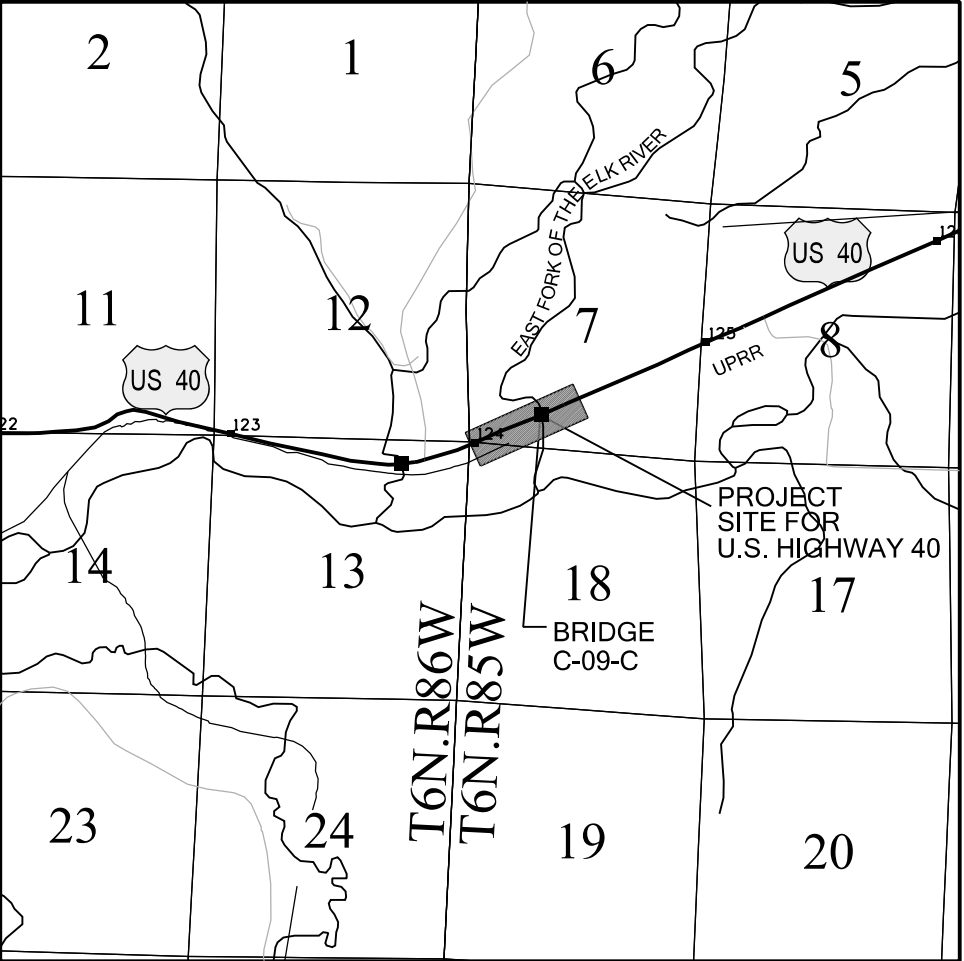
(1) Title Sheet
(1) Monument Coordinate Tables
(1) Plan Sheet
(3) Total Sheets



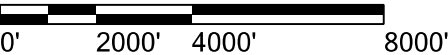
Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

General Notes:

1. This Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. No determination has been made to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
2. Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this Land Survey Control Diagram.
3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
4. Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP



BASIS OF BEARINGS: All bearings are based on the line connecting the S.W. Corner of Section 7, Township 6 North, Range 85 West, of the 6th Principal Meridian (being a found 3" diameter brass cap stamped in part "U.S. General Land Office Survey 1913") and the W 1/4 Corner of said Section 7, Township 6 North, Range 85 West, of the 6th Principal Meridian (being a found 3 1/2" diameter brass cap stamped in part "U.S. General Land Office Survey 1913") being a GRID bearing of N. 01°20'30" W. 2,728.94 ft. as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (2007) Colorado State Plane North Zone 501.

Basis of Elevations: Project elevations are GPS derived, using GEOID 09 as published by the National Geodetic Survey (NGS) and First Order Class II Bench Mark "F 28" (PID LM0364). Published Elevation = 6480.89' (NAVD 88). Elevations were further verified from the project derived GPS orthometric height by differential leveling between the newly set project control points. Leveled elevations were established by electronic differential levels with a precision meeting or exceeding 0.035' times the square root of the distance leveled in miles.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone (501) NAD '83 (2007) coordinates. The combined scale factor used to modify the coordinates from state plane to project coordinates is 1.0003448550. The resulting project coordinates are truncated by 1,000,000 sft in the Northing and 2,000,000 sft in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD '83(2007) datum.

Project Coordinates Northing US Survey Feet =
(State Plane Coordinate Northing x 1.0003448550 - 1,000,000).

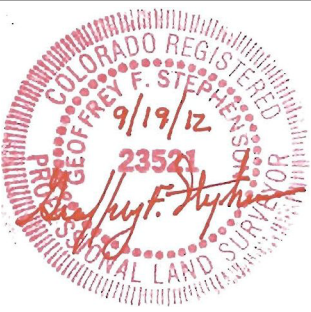
Project Coordinates Easting US Survey Feet =
(State Plane Coordinate Easting x 1.0003448550 - 2,000,000).

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.

**SURVEYOR STATEMENT
(LAND SURVEY CONTROL DIAGRAM)**

I, Geoffery F. Stephenson, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Land Survey 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.

PLS No. 23521



Colorado Department of Transportation



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Region 3

LED

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials



Land Survey Control Diagram

Monument Coordinate Tables

Project Number: FBR 0402-080			
Project Location: U.S. HIGHWAY 40 AT E. FORK			
ELK RIVER, ROUTT COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
18138	04-25-2012	4.02 of 4.03	4.02

GEODETIC COORDINATE SUMMARY TABLE OF FOUND NATIONAL GEODETIC SURVEY (NGS) CONTROL POINTS (HELD FIXED U.S. FEET)

POINT NO.	GEODETIC COORDINATES - NAD 83 (2007)		ELLIPSOID HEIGHT	MAPPING ANGLE	NAD 83 (2007) ZONE 501		POINT NO.	PROJECT COORDINATES		NAVD 88 ELEVATION	DESCRIPTION
	LATITUDE	LONGITUDE			NORTHING	EASTING		NORTHING	EASTING		
*JONES	40° 31' 15.32925" N	106° 52' 08.05509" W	6831.74	-0° 53' 04.2"	1435551.00	2619441.18	*JONES	436046.06	620344.51	6872.9	FOUND STAINLESS STEEL ROD IN SLEEVE STAMPED "JONES 1992" (PID AC7734)
*SBS F	40° 30' 39.38124" N	106° 51' 49.81345" W	6843.82	-0° 52' 52.4"	1431891.92	2620793.80	*SBS F	432385.71	621697.59	6885.0	FOUND NGS STANDARD DISK IN CONCRETE (PID AI5901)
*Q 28	40° 23' 56.03626" N	106° 50' 27.63147" W	6773.39	-0° 51' 59.3"	1390983.34	2626523.35	*Q 28	391463.03	627429.12	6814.71	FOUND USGS STANDARD DISK IN CONCRETE (PID LM0238)
*C 45	40° 23' 53.46045" N	106° 48' 22.81937" W	6894.57	-0° 50' 38.6"	1390578.58	2636174.55	*C 45	391058.13	637083.65	6935.55	FOUND USGS STANDARD DISK IN CONCRETE (PID LM0288)
*F 28	40° 29' 03.60097" N	107° 02' 07.54544" W	6437.70	-0° 59' 31.5"	1422980.75	2572920.36	*F 28	423471.47	573807.64	6480.89	FOUND USGS STANDARD DISK IN CONCRETE (PID LM0364)

*Denotes Control Points Not Shown On Diagram

WARNING - GPS OBSERVATIONS AT C 45 RESULTED IN A GPS DERIVED ORTHOMETRIC HEIGHT WHICH DIFFERED FROM THE LEVELED HEIGHT BY MORE THAN ONE DECIMETER (0.1 METER)

GEODETIC COORDINATE SUMMARY TABLE OF SET SECONDARY SURVEY CONTROL POINTS (ADJUSTED FIELD DATA U.S. FEET):

POINT NO.	GEODETIC COORDINATES - NAD 83 (2007)		ELLIPSOID HEIGHT	MAPPING ANGLE	NAD 83 (2007) ZONE 501		POINT NO.	PROJECT COORDINATES		NAVD 88 ELEVATION	DESCRIPTION
	LATITUDE	LONGITUDE			NORTHING	EASTING		NORTHING	EASTING		
123.82	40° 29' 06.62773" N	106° 58' 25.34272" W	6492.91	-0° 57' 08.0"	1422995.70	2590092.08	123.82	423486.43	590985.29	6535.52	SET CDOT TYPE II MONUMENT FLUSH IN GROUND
124.15	40° 29' 12.18267" N	106° 58' 07.55368" W	6500.79	-0° 56' 56.5"	1423534.96	2591475.70	124.15	424025.87	592369.39	6543.34	SET CDOT TYPE II MONUMENT FLUSH IN GROUND
124.20	40° 29' 14.03577" N	106° 58' 04.71159" W	6500.65	-0° 56' 54.6"	1423718.82	2591698.37	124.20	424209.80	592592.13	6543.21	SET CDOT TYPE II MONUMENT FLUSH IN GROUND
124.35	40° 29' 16.30740" N	106° 57' 55.45242" W	6499.20	-0° 56' 48.6"	1423936.84	2592417.48	124.35	424427.89	593311.49	6541.71	SET CDOT TYPE II MONUMENT FLUSH IN GROUND

ALIQUOT CORNERS TABULATION PROJECT SPECIFIC COORDINATES (U.S. FEET):

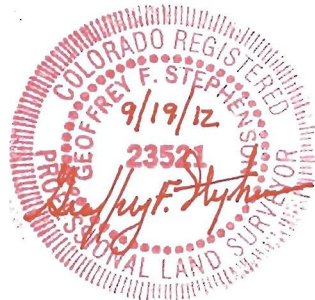
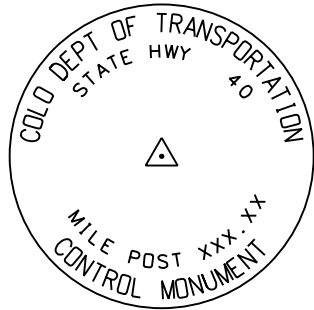
POINT NO.	PROJECT COORDINATES		LOCATION	DESCRIPTION
	NORTHING	EASTING		
200	426418.59	591034.88	W 1/4 CORNER SECTION 7, T. 6 N., R. 85 W., 6TH P.M.	FOUND 3 1/2" BRASS CAP STAMPED AS SHOWN ON SHEET 4.03
201	423690.39	591098.78	S.W. CORNER SECTION 7, T. 6 N., R. 85 W., 6TH P.M.	FOUND 3" BRASS CAP STAMPED AS SHOWN ON SHEET 4.03
202	426207.63	593473.92	C 1/4 CORNER SECTION 7, T. 6 N., R. 85 W., 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP STAMPED AS SHOWN ON SHEET 4.03
203	423492.94	593398.49	S 1/4 CORNER SECTION 7, T. 6 N., R. 85 W., 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP STAMPED AS SHOWN ON SHEET 4.03
5059	423595.08	592211.48	W 1/16 CORNER SEC. 7 AND SEC. 18, T. 6 N., R. 85 W., 6TH P.M.	FOUND 1 1/4" YELLOW PLASTIC CAP STAMPED AS SHOWN ON SHEET 4.03

RIGHT OF WAY MONUMENT TABULATION PROJECT SPECIFIC COORDINATES (U.S. FEET):

POINT NO.	PROJECT COORDINATES		DESCRIPTION
	NORTHING	EASTING	
1609	423599.69	591144.25	FOUND 3" BRASS CAP IN CONC. - STATE HIGHWAY DEPT. ROW MARKER, UP 0.5' ABOVE GROUND
1653	423594.64	591146.20	FOUND 3" BRASS CAP IN CONC. - STATE HIGHWAY DEPT. ROW MARKER, UP 0.5' ABOVE GROUND

FOUND PROPERTY EVIDENCE TABULATION PROJECT SPECIFIC COORDINATES (U.S. FEET):

POINT NO.	PROJECT COORDINATES		DESCRIPTION
	NORTHING	EASTING	
1610	423789.91	591552.13	FOUND 1 1/4" YELLOW PLASTIC CAP "D&D INC. LS 13221", UP 0.2' ABOVE GROUND
1654	423570.80	591093.44	FOUND 1 1/4" YELLOW PLASTIC CAP "D&D INC. LS 13221", UP 0.1' ABOVE GROUND
1810	424620.06	593429.39	FOUND 1 1/4" YELLOW PLASTIC CAP "D&D INC. LS 13221", FLUSH WITH GROUND
3501	424358.63	593423.04	FOUND 1 1/4" YELLOW PLASTIC CAP "D&D LS 12881", UP 0.3' ABOVE GROUND
3502	424231.63	593359.72	FOUND #5 REBAR BENT - SHOT AT BASE, UP 0.5' ABOVE GROUND
3503	424106.83	592211.07	FOUND 1 1/4" YELLOW PLASTIC CAP "D&D LS 12881", UP 0.5' ABOVE GROUND
3504	424151.03	592320.15	FOUND 1 1/4" YELLOW PLASTIC CAP "D&D LS 12881", UP 0.1' ABOVE GROUND
5001	424132.07	592329.86	FOUND 1 1/4" YELLOW PLASTIC CAP "D&D LS 12881", FLUSH WITH GROUND
5004	424049.22	592104.64	FOUND 1 1/4" YELLOW PLASTIC CAP "D&D LS 12881", DOWN 0.2' BELOW GROUND
5056	424276.67	593240.75	FOUND 1" YELLOW PLASTIC CAP "PLS 35578 STORM KING" FLUSH WITH GROUND
5057	423813.07	592211.58	FOUND #5 REBAR, NO CAP, FLUSH WITH GROUND
5060	423629.38	591802.48	FOUND 1 1/4" YELLOW PLASTIC CAP "D&D LS 12881", FLUSH WITH GROUND



TYPICAL CDOT TYPE II MONUMENT
(3 1/4" ALUMINUM CAP ON 3/4" ALUMINUM ROD)

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Sheet Revisions

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Sheet Revisions

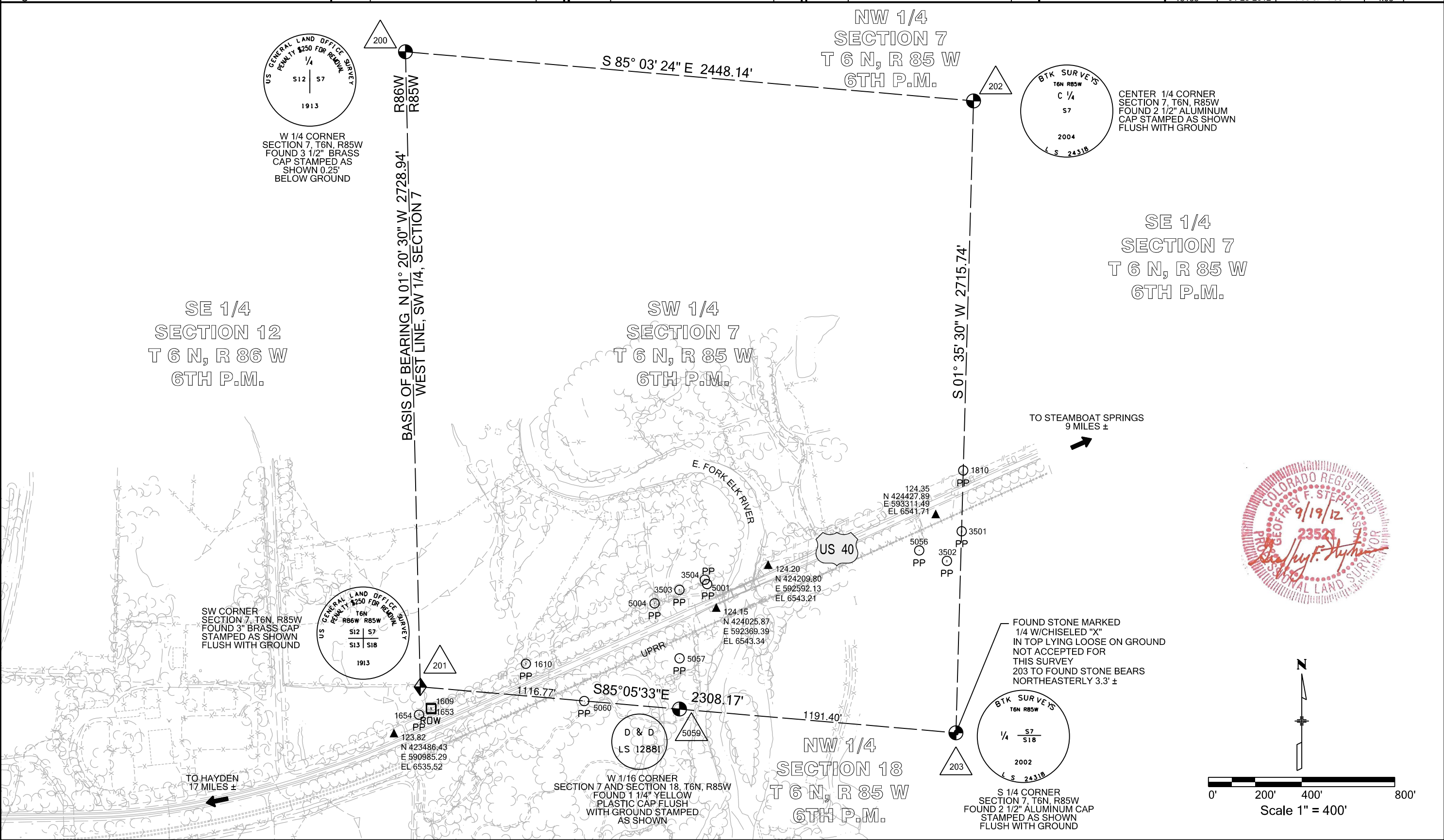
Date	Description	Initials
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Land Survey Control Diagram

Plan Sheet

Project Number: FBR 0402-080			
Project Location: U.S. HIGHWAY 40 AT E. FORK			
ELK RIVER, ROUTT COUNTY			
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Sheet Revisions

Date	Description	Initials
09/18/12	ADD NOTE POINT 802	RDS
	REVISE POINTS 716 & 717	
11/05/12	DELETE POINTS 718, 719, 720, 721	RDS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



Right of Way Plans

Monumentation Sheet

Project Number: FBR 0402-080			
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ELK RIVER, ROUTT COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
18138	11-05-2012	5.01 of 5.01	5.01



TABULATION OF R.O.W. MONUMENTS SET

Points shown on this Tabulation are for monumentation of existing R.O.W. positions. Design stationing based on the U.S.40 Design Alignment

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
800	423651.95	591546.51	SET TYPE 1 CDOT MONUMENT	3+70.50	34.11 RT
801	423810.99	591597.33	SET TYPE 1 CDOT MONUMENT	4+81.99	90.18 LT
802	423829.32	591589.34	NOT SET - FALLS IN POND SET R.M. 13' SOUTH ON LINE 801-802	4+82.20	110.18 LT
803	423859.67	591652.78	SET TYPE 1 CDOT MONUMENT	5+52.50	111.89 LT
804	423950.86	592211.24	SET TYPE 1 CDOT MONUMENT	10+99.34	33.58 RT
806	424497.27	593426.40	SET TYPE 1 CDOT MONUMENT	24+31.70	32.63 RT

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED BY STATE FORCES

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
703	424071.53	592131.34	TE-2	10+75.85	109.22 LT
704	424139.28	592123.92	TE-2	10+96.83	174.08 LT
705	424157.52	592165.05	TE-2	11+41.83	173.88 LT
706	424098.12	592191.40	TE-2	11+41.54	108.89 LT
707	424138.31	592326.67	P.O.B. TE-2A	12+81.40	90.17 LT
708	424175.49	592410.45	TE-2A	13+73.06	89.79 LT
709	424169.10	592413.31	TE-2A	13+73.06	82.79 LT
710	424216.77	592520.71	P.O.B. TE-3	14+90.56	82.30 LT
711	424236.85	592511.73	TE-3	14+90.59	104.30 LT
712	424285.94	592622.32	TE-3	16+11.59	103.80 LT
713	424265.86	592631.31	TE-3	16+11.56	81.80 LT
714	424332.74	592782.01	P.O.B. TE-3AREV	17+76.43	81.11 LT
715	424370.16	592765.26	TE-3AREV	17+76.48	122.11 LT
716	424397.95	592827.86	TE-3AREV	18+44.97	121.83 LT
717	424356.78	592836.18	TE-3AREV	18+35.70	80.86 LT

General Notes:

- All centerline and offset stationing may not represent the centerline as constructed in the field.
- Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone (501) NAD '83 (2007) coordinates. The combined scale factor used to modify the coordinates from state plane to project coordinates is 1.0003448550. The resulting project coordinates are truncated by 1,000,000 sft in the Northing and 2,000,000 sft in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD '83(2007) datum.

- Existing right of way lines were retraced and monumented per a compilation of surveyed field evidence, available public record and the Department of Highways Federal Aid Project No. F005-2(2)
- Existing right of way monumentation found and shown as accepted herein were determined to be harmonious with the preponderance of evidence of found monuments, plats, deeds and the calculated alignment of the existing right of way lines.
- It should be noted that some of the linear distances between accepted found monuments do not match the record distances, however it was determined that it would be in the best interest of the general public to accept these monuments as the existing right of way in order to avoid additional monumentation and avoid creating further confusion along the existing right of way line.
- Right of way lines resolved from existing field monumentation and evidence were fixed in position over deed ties.
- Floodplain information as shown herein is based on Flood Insurance Rate Map (FIRM) No. 08107C0855D, Panel 855 of 1475, effective date of February 4, 2005.

QUANTITY OF MONUMENTS TO BE SET

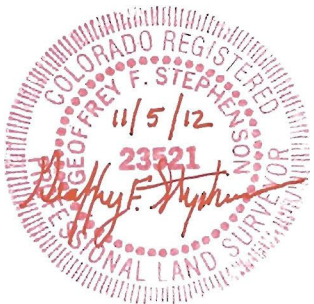
CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW										
CONTRL										
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)										

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.

SURVEYOR STATEMENT (R.O.W. MONUMENTS)

I, Geoffery F. Stephenson, 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.

PLS No. 23521



Colorado Department of Transportation



222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6234 FAX: 970-683-6249

Region 3

LED

Sheet Revisions

Date	Description	Initials
09/18/12	ADD NOTE FOR POINT 802	RDS
11/05/12	DELETE TE-1	RDS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

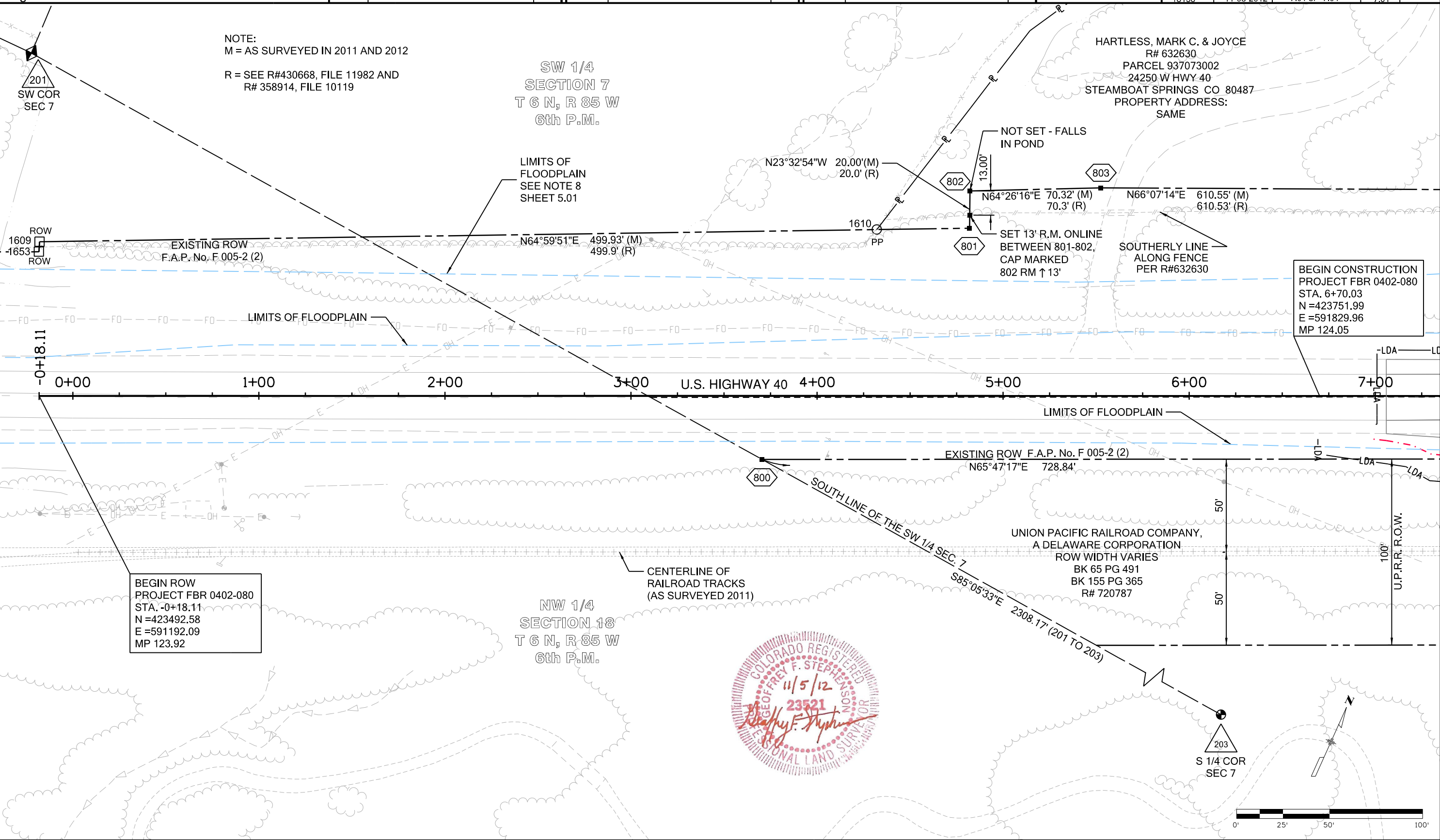
Date	Description	Initials
mm/dd/yy		



Right of Way Plans

Plan Sheet

Project Number: FBR 0402-080			
Project Location: U.S. HIGHWAY 40 AT E. FORK			
ELK RIVER, ROUTT COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
18138	11-05-2012	7.01 of 7.04	7.01



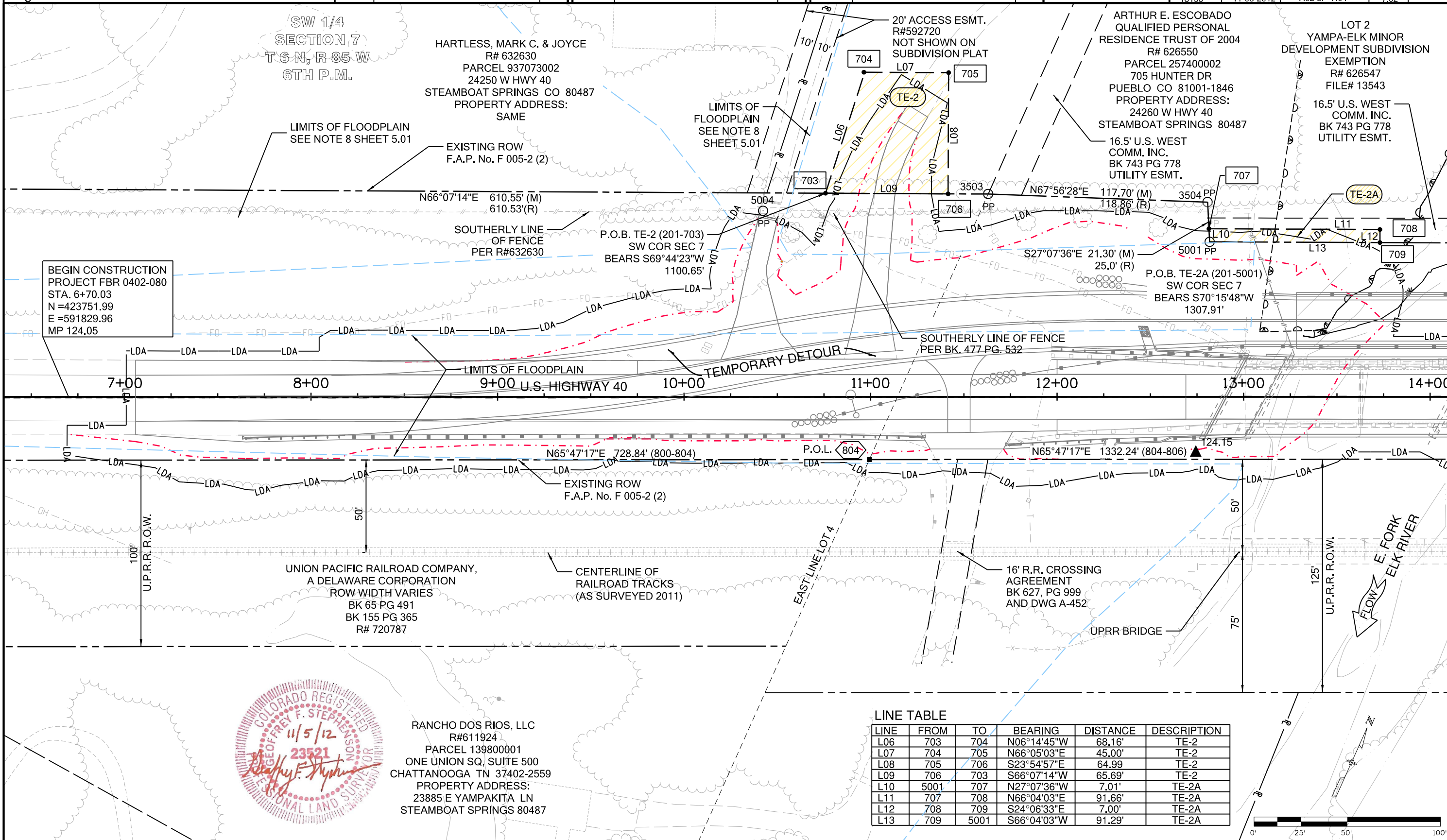
222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6234 FAX: 970-683-6249

LED

Sheet Revisions	
Date	Description
07/02/12	DELETE TEMPORARY RIPRAP STORAGE TE-2A
09/18/12	REVISED DESIGN
11/05/12	DELETE TE-1

[illegible][illegible]

Right of Way Plans			
Plan Sheet			
Project Number: FBR 0402-080			
Project Location: U.S. HIGHWAY 40 AT E. FORK			
ELK RIVER, ROUTT COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
1R13R	11-05-2012	7.02 of 7.04	7.02



Region 3

LED

Date	Description
07/02/12	DELETE TEMPORARY RIPRAP STORAGE TE-2A AND TE-3
09/18/12	REVISED DESIGN, REVISED TE-3A
11/05/12	DELETE TE-1

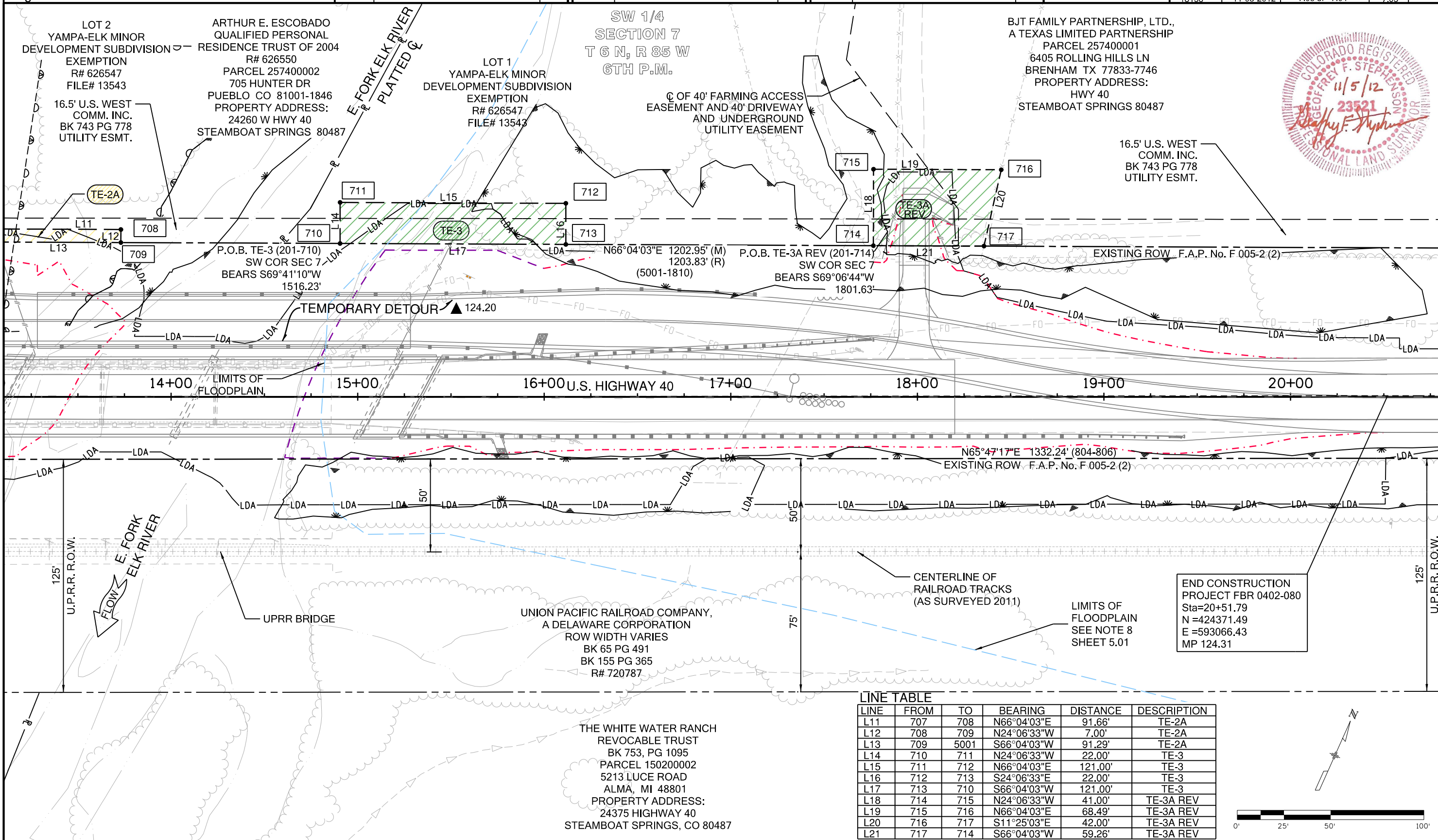
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Plan Sheet

Project Location:	U.S. HIGHWAY 40 AT E. FORK
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ELK RIVER, ROUTT COUNTY

Project Code	Last Mod. Date	Subset	Sheet N
18138	11-05-2012	7.03 of 7.04	7.03



222 South 6th Street
Room 317
Grand Junction, CO 81501
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Region 3

LED

Date	Description	Initials
11/05/12	DELETE TE-1	RDS

[illegible][illegible]

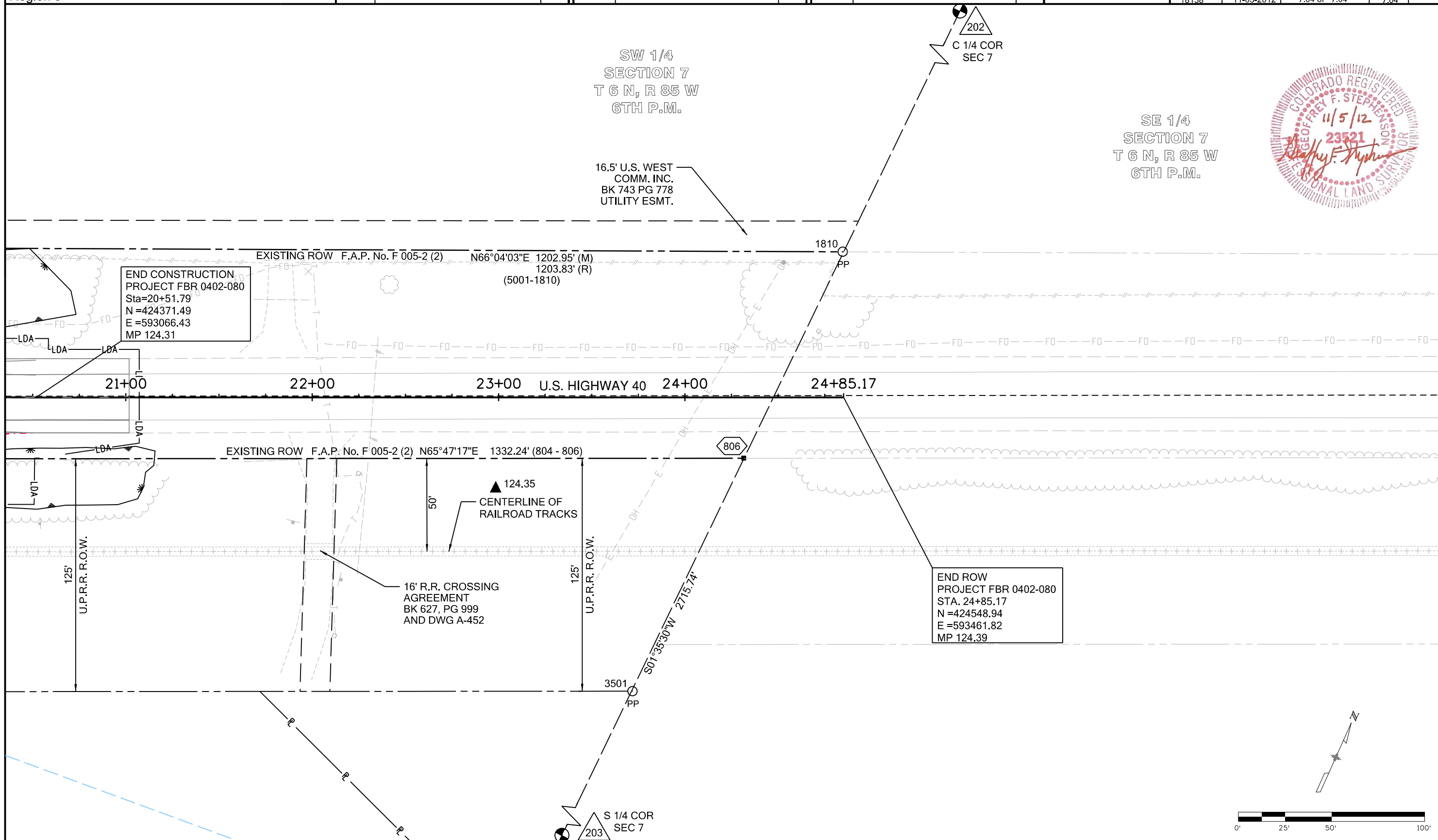
Plan Sheet

Project Number: FBR 0402-080

Project Location:	U.S. HIGHWAY 40 AT E. FORK
-------------------	----------------------------

ELK RIVER, ROUTT COUNTY

Project Code	Last Mod. Date	Subset	Sheet N
18138	11-05-2012	7.04 of 7.04	7.04



Colorado Department of Transportation
222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6234 FAX: 970-683-6249

Region 3 **LED**

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
09/18/12	REVISE TE-3A	RDS						
11/05/12	DELETE TE-1	RDS						

LUND PARTNERSHIP
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P:303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

Right of Way Plans
Ownership Sheet
Project Number: FBR 0402-080
Project Location: U.S. HIGHWAY 40 AT E. FORK
ELK RIVER, ROUTT COUNTY
Project Code: 18138 Last Mod. Date: 11-05-2012 Subset: 8.01 of 8.01 Sheet No.: 8.01

LOT 1 HENSON SUBDIVISION
R#419467
FILE # 11703
DUTY ENTERPRISES, LTD
R#659501
PARCEL 129300001
3805 PIPING ROCK LN
HOUSTON TX 77027-4033
PROPERTY ADDRESS:
39100 RCR 44
STEAMBOAT SPRINGS 80487

LOT 2 HENSON SUBDIVISION
R#419467
FILE # 11703
SIMON, DANIEL J. & SARAH ELIZABETH, (JT)
R#603949
PARCEL 129300002
39000 RCR 44
STEAMBOAT SPRINGS CO 80487
PROPERTY ADDRESS:
SAME

LOT 1 YAMPA ELK MINOR DEVELOPMENT SUBDIVISION EXEMPTION
FILE # 13543
YAMPA ELK MINOR DEVELOPMENT SUBDIVISION EXEMPTION
FILE # 13543
SW 1/4 SECTION 7
T 6 N, R 85 W

LOT 2 YAMPA-ELK MINOR DEVELOPMENT SUBDIVISION EXEMPTION
R# 626547
FILE# 13543
ARTHUR E. ESCOBADO QUALIFIED PERSONAL RESIDENCE TRUST OF 2004
R# 626550
PARCEL 257400002
705 HUNTER DR
PUEBLO CO 81001-1846
PROPERTY ADDRESS:
24260 W HWY 40
STEAMBOAT SPRINGS 80487

LOT 1 REPLAT OF YAMPA ELK RIVER LTD. EXEMPTION
R# 430668
FILE# 11982

LOT 1 YAMPA-ELK MINOR DEVELOPMENT SUBDIVISION EXEMPTION
R# 626547
FILE# 13543
BJT FAMILY PARTNERSHIP, LTD.
PARCEL 257400001
6405 ROLLING HILLS LN
BRENNHAM TX 77833-7746
PROPERTY ADDRESS:
HWY 40
STEAMBOAT SPRINGS 80487

LOT 1 RIVER BANK RANCHES
R#358920
FILE # 10118
RANCHO DOS RIOS, LLC
R#611924
PARCEL 139800001
ONE UNION SQ, SUITE 500
CHATTANOOGA TN 37402-2559
PROPERTY ADDRESS:
23885 E YAMPAKITA LN
STEAMBOAT SPRINGS 80487

LOT 2 RIVER BANK RANCHES
R# 358920
FILE# 10118
THE WHITE WATER RANCH REVOCABLE TRUST
BK 753, PG 1095
PARCEL 150200002
5213 LUCE ROAD
ALMA, MI 48801
PROPERTY ADDRESS:
24375 HIGHWAY 40
STEAMBOAT SPRINGS, CO 80487

LOT 3 RIVER BANK RANCHES
R# 358920
FILE# 10118

TE-2 ARTHUR E. ESCOBADO QUALIFIED PERSONAL RESIDENCE
TE-2A ARTHUR E. ESCOBADO QUALIFIED PERSONAL RESIDENCE
TE-3 BJT FAMILY PARTNERSHIP, LTD A TEXAS LIMITED PARTNERSHIP
TE-3A REV BJT FAMILY PARTNERSHIP, LTD A TEXAS LIMITED PARTNERSHIP

Colorado Registered Professional Land Surveyor
11/5/12
23521
Geoffrey F. Stephens

Scale: 0' 100' 200' 400'
(Scale: 1" = 200')