

YUMA COUNTY

Scales of Original 11x17 Drawings
Plan Sheets 1"=100' & 1"=200'
Ownership Map 1"=400'

<u>INDEX OF SHEETS</u>	
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Basis of Bearings: Bearings used in the calculations of coordinates are based on a line connecting the Northwest Corner of Section 1, Township 4 South, Range 44 West, of the 6th Principal Meridian (being a found 3 1/4" diameter aluminum cap stamped in part "S1, S2, S35, S36 1987 PLS 23902") and the West Quarter corner of said Section 1 (being a found 3 1/4" diameter aluminum cap stamped in part "211 1987 PLS 23902") being a GRID bearing of S. 03°48'15" E. 2,645.75' as obtained from a global positioning system (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is NAD 83 (1992) 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 H.C. Peck & Associates, Inc. See Sheet 2.01.
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.

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

AUTHORIZED:

Bob L. Carlier
RIGHT OF WAY MANAGER

SURVEYOR STATEMENT (ROW PLAN)

I, Geoffrey 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 warranty or warranty, either expressed or implied.

PLS No. 23521

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), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

PROJECT LOCATION MAP



SECTION CORNER	QUARTER AND SIXTEENTH, SECTION CORNERS
SET EASEMENT MONUMENT	TEMPORARY EASEMENT POINT
BLM MARKER	PROPERTY PIN
FEDERAL MONUMENT	WITNESS CORNER
LOCAL OR PLSS MONUMENT	SECONDARY CONTROL MONUMENT
PROJECT CONTROL MONUMENT	DENSIFICATION CONTROL MONUMENT
BLM MARKER	NOAA MARKER
WITNESS CORNER	BENCH MARK
QUARTER, SIXTEENTH, AND SECTION CORNER	USGS MARKER
RIGHT OF WAY MARKER	RIGHT OF WAY MARKER
PROJECT CONTROL MONUMENT	DENSIFICATION CONTROL MONUMENT
BLM MARKER	NOAA MARKER
WITNESS CORNER	BENCH MARK
QUARTER, SIXTEENTH, AND SECTION CORNER	USGS MARKER
RIGHT OF WAY MARKER	RIGHT OF WAY MARKER
PROJECT CONTROL MONUMENT	DENSIFICATION CONTROL MONUMENT
BLM MARKER	NOAA MARKER
WITNESS CORNER	BENCH MARK
QUARTER, SIXTEENTH, AND SECTION CORNER	USGS MARKER
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WITNESS CORNER	BENCH MARK
QUARTER, SIXTEENTH, AND SECTION CORNER	USGS MARKER
RIGHT OF WAY MARKER	RIGHT OF WAY MARKER

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

TOP OF CUT

TOE OF FILL

TERRAIN

Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
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Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



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CIVIL ENGINEERING
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Right of Way Plans
Tabulation of Properties
Project Number: FSA 3852-014
Project Location: US 385 & 36 Intersections N. & S.
YUMA COUNTY
Project Code: 17951 Last Mod. Date: 05-15-2013 Subset: 2.01 of 2.01 Sheet No: 2.01

R.O.W. TABULATION OF PROPERTIES IN YUMA COUNTY U.S. NO. 36 / U.S. NO. 385									Book and Page No. And/Or Reception No.	Title Commitment 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			
RW-1	LAWRENCE E. EBELER AND CLAUDIA M. EBELER AS JOINT TENANTS AND NOT TENANTS IN COMMON 1430 S. REED ST. LAKEWOOD, CO 80232-5525 359 GARRISON ROAD, LUFKIN, TX 75901	N.A.	NE 1/4 OF SECTION 23, T4S, R44W, 6TH PM (PARCEL R424091)	138,392 (3.177)		138,392 (3.177)	(153)			04698B2011 Jan. 25, 2012	
TE-2	THE OSMUS LAND COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY 27937 COUNTY ROAD JJ WRAY, CO 80758-9205	N.A.	NW 1/4 OF SECTION 24, T4S, R44W, 6TH PM (PARCEL R424093)	25,230 (0.579)		25,230 (0.579)				04699B2011 Jan. 25, 2012	FOR ACCESS AND ROADWAY CONSTRUCTION
RW-3	MARY ELLEN WINGFIELD HOFFMAN 12945 COUNTY ROAD HH IDALIA, CO 80735-9773	N.A.	SW 1/4 OF SECTION 36, T3S, R44W 6TH PM (PARCEL R324095)	50,401 (1.157)		50,401 (1.157)		(148)		04697B2011 Jan. 25, 2012	



Sheet Revisions

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Sheet Revisions

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Sheet Revisions

Date	Description	Initials
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Project Control Diagram

Title Sheet

Project Number: FSA 3852-014
Project Location: US 385 & 36 Intersections N. & S.

Project Code:	Last Mod. Date	Subset	Sheet No.
17951	12-09-11	3.01 of 3.04	3.01

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

PROJECT CONTROL DIAGRAM

U.S. Highway 385 MP 216.16 to 219.95

Sections 35 & 36

Township 3 South, Range 44 West

Sections 1, 2, 13, 14, 23 & 24

Township 4 South, Range 44 West

of the 6th Principal Meridian

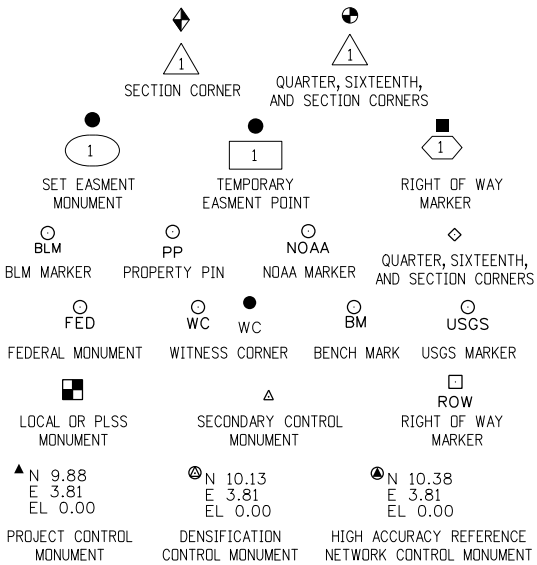
County of Yuma

SHEET NO.

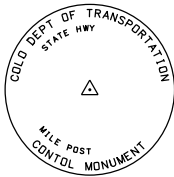
3.01
3.02
3.03-3.04

INDEX OF SHEETS

- (1) Title Sheet
(1) Coordinate Tables
(2) Plan Sheet
(4) Total Sheets



Note: For a complete listing of symbololgy 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.

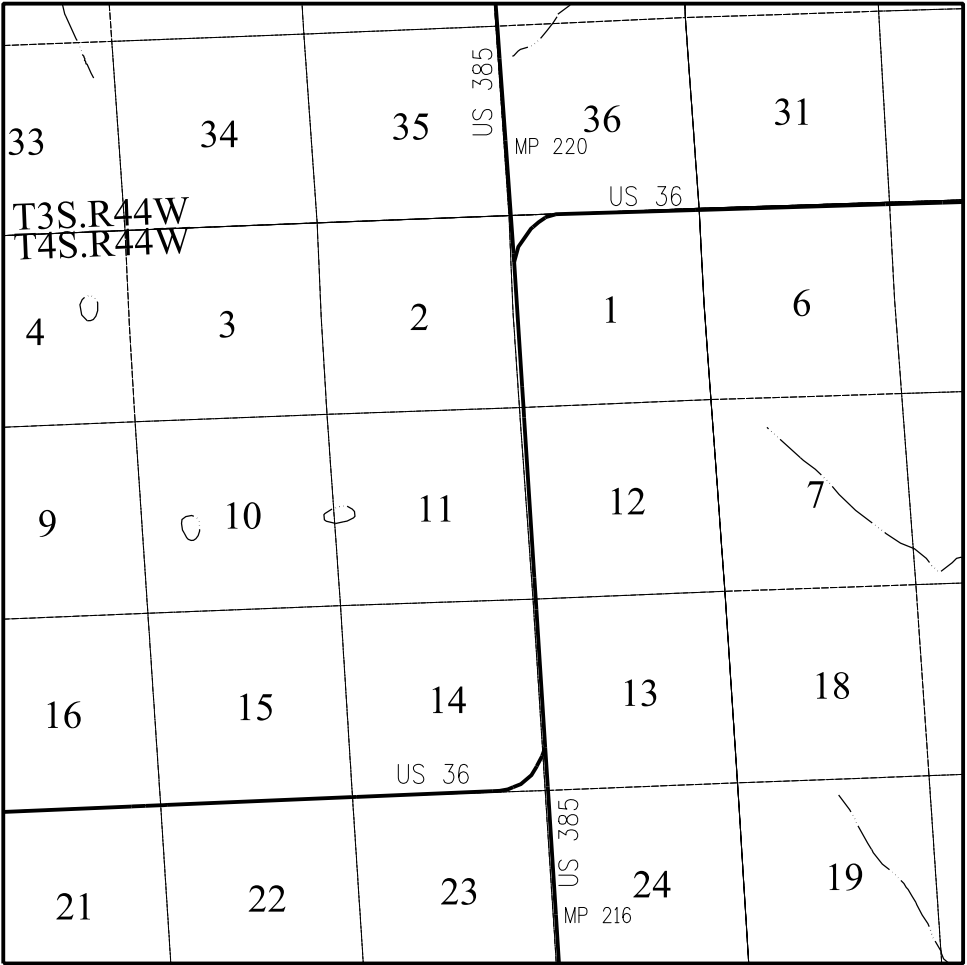


Typical Control Monument Cap
Not to Scale

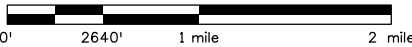
▲ CM-MP - ControlPoint Monuments set by CDOT. They are CDOT Type 2 monuments, a 3 1/4" dia. aluminum controlmonument cap (as shown) on a 3' x 3/4" dia. aluminum security rod on a 3' x 3/4" dia. smooth aluminum rod.

General Notes:

1. This Project ControlDiagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
2. 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 ProfessionalLand Surveyor hereon named.
3. 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 typicalsurvey monument descriptions.



PROJECT LOCATION MAP



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N 01° 29'00" W from the ControlPoint "CM 1616" (CDOT Type II Monument, MP 216.16), Section 23, Township 4 South, Range 44 West, Sixth P.M. and the ControlPoint "CM 1665" (CDOT Type II Monument, MP 216.65), Section 24, Township 4 South, Range 44 West, Sixth P.M. as obtained from a GlobalPositioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Basis of Elevations: Project elevations are GPS derived, using GEOID 03, based on a NAVD 88 elevation of 1220.96m on NGS Benchmark "BOWER" (Stamped "BOWER 1991" NGS stainless steeldeep rod in box).

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(92) coordinates as obtained from CDOT Project STA 3852-013 Project Code: 17110, Project Location: US 385 Idalia North and South. The CHARN is based on NAD 83(92) datum. The project seed point coordinates are: Northing = 355772.970m, Easting = 1192405.679m, and Elevation = 1177.493m. The ground scale factor used to modify the coordinates is 1.0001855385. Project Coordinates are truncated by 300,000m in the Northing and 900,000m in the Easting.

To get from Project to State Plane coordinates: add the truncation, subtract the seed point northing and easting, divide by the ground scale factor, then add the seed point northing and easting.

NOTICE: According to Colorado law you must commence any legalaction 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 (PROJECT CONTROL DIAGRAM)

I, Lee K. Graves, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Project ControlDiagram 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. 34169

Colorado Department of Transportation



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Greeley, CO 80631
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Region 4

MDG

Sheet Revisions

Date	Description	Initials
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Sheet Revisions

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Sheet Revisions

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Project Control Diagram

Coordinate Tables

Project Number: FSA 3852-014
Project Location: US 385 & 36 Intersections N. & S.

Project Code:	Last Mod. Date	Subset	Sheet No.
17951	12-09-11	3.02 of 3.04	3.02

CHARN GEODETIC COORDINATE TABLE

(adjusted field data) (meters)

NAME	COORDINATES NAD 83(92)		ELLIPS. HEIGHT	MAPPING ANGLE	SCALE	NAD 83(92) ZONE 0501		DESCRIPTION
	LATITUDE	LONGITUDE				NORTHING	EASTING	
PID KJ0586	39°42'06.49143"N	102°19'46.44944"W	1198.528	2°02'55"	1.000002432	350572.082	1186253.855	NGS Stainless Steel Deep Rod (BOWER)
PID AI2913	39°37'02.75710"N	102°15'00.25083"W	1107.930	2°06'00"	1.000017499	341457.546	1193410.866	CDOT Type II Monument (U385 MP210.78)
PID AI2912	39°42'08.73727"N	102°15'13.03046"W	1174.882	2°05'51"	1.000002329	350876.928	1192760.835	CDOT Type II Monument (U385 MP216.65)
PID AI2911	39°47'21.66427"N	102°15'41.34789"W	1167.260	2°05'33"	0.999989064	360496.956	1191734.281	CDOT Type II Monument (U385 MP222.46)
PID AI2910	39°52'34.64954"N	102°14'55.88535"W	1151.022	2°06'02"	0.999978075	370182.992	1192461.413	CDOT Type II Monument (U385 MP228.59)

PROJECT COORDINATE SUMMARY TABLE (feet)

NAME	PROJECT COORDINATES		ELEV. (NAVD 88)	DESCRIPTION
	NORTHING	EASTING		
CM 1616	164344.372	960566.300	3926.874	CDOT Type II Monument (MP 216.16)
CM 1665	166915.741	960499.721	3928.594	CDOT Type II Monument (MP 216.65)
CM 1715	169580.062	960350.697	3922.648	CDOT Type II Monument (MP 217.15)
CM 1945	182981.819	959334.297	3938.386	CDOT Type II Monument (MP 219.45)
CM 1995	185672.628	959134.159	3924.388	CDOT Type II Monument (MP 219.95)

GEODETIC COORDINATE TABLE

(adjusted field data) (meters)

NAME	COORDINATES NAD 83(92)		ELLIPS. HEIGHT	MAPPING ANGLE	SCALE	NAD 83(92) ZONE 0501		DESCRIPTION
	LATITUDE	LONGITUDE				NORTHING	EASTING	
CM 1616	39°41'43.32253"N	102°15'13.38326"W	1174.349	2°05'51"	1.000003506	350093.319	1192781.124	CDOT Type II Monument (MP 216.16)
CM 1665	39°42'08.73727"N	102°15'13.03046"W	1174.882	2°05'51"	1.000002329	350876.928	1192760.835	CDOT Type II Monument (MP 216.65)
CM 1715	39°42'35.09966"N	102°15'13.68811"W	1173.080	2°05'51"	1.000001124	351688.364	1192715.420	CDOT Type II Monument (MP 217.15)
CM 1945	39°44'47.80109"N	102°15'20.41098"W	1177.929	2°05'47"	0.999995302	355772.970	1192405.679	CDOT Type II Monument (MP 219.45)
CM 1995	39°45'14.44349"N	102°15'21.71134"W	1173.673	2°05'46"	0.999994182	356592.978	1192344.688	CDOT Type II Monument (MP 219.95)



Sheet Revisions

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Sheet Revisions

Date	Description	Initials
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Sheet Revisions

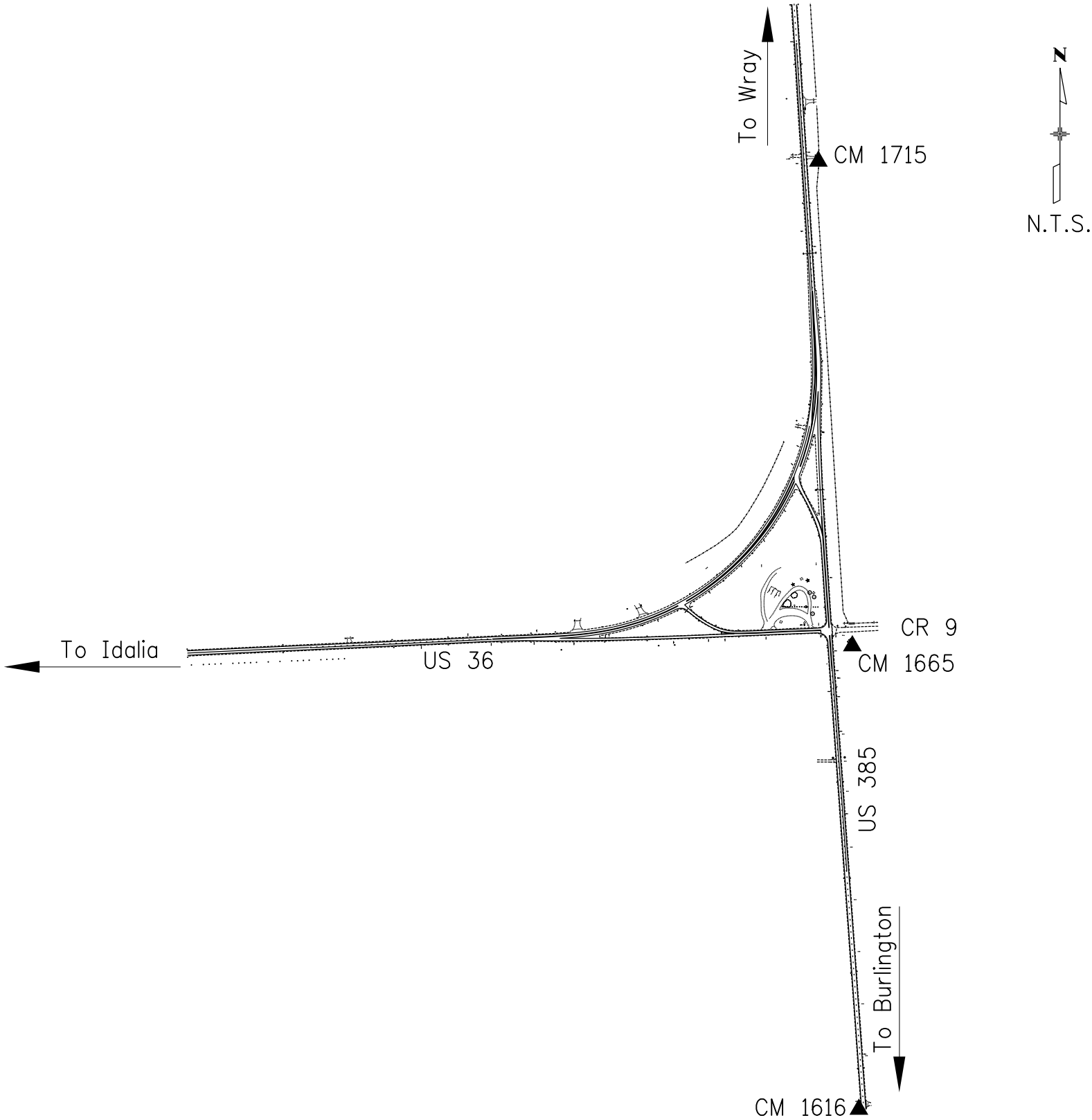
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Project Control Diagram

Plan Sheet

Project Number: FSA 3852-014
Project Location: US 385 & 36 Intersections N. & S.

Project Code:	Last Mod. Date	Subset	Sheet No.
17951	12-09-11	3.03 of 3.04	3.03





Sheet Revisions

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Sheet Revisions

Date	Description	Initials
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Sheet Revisions

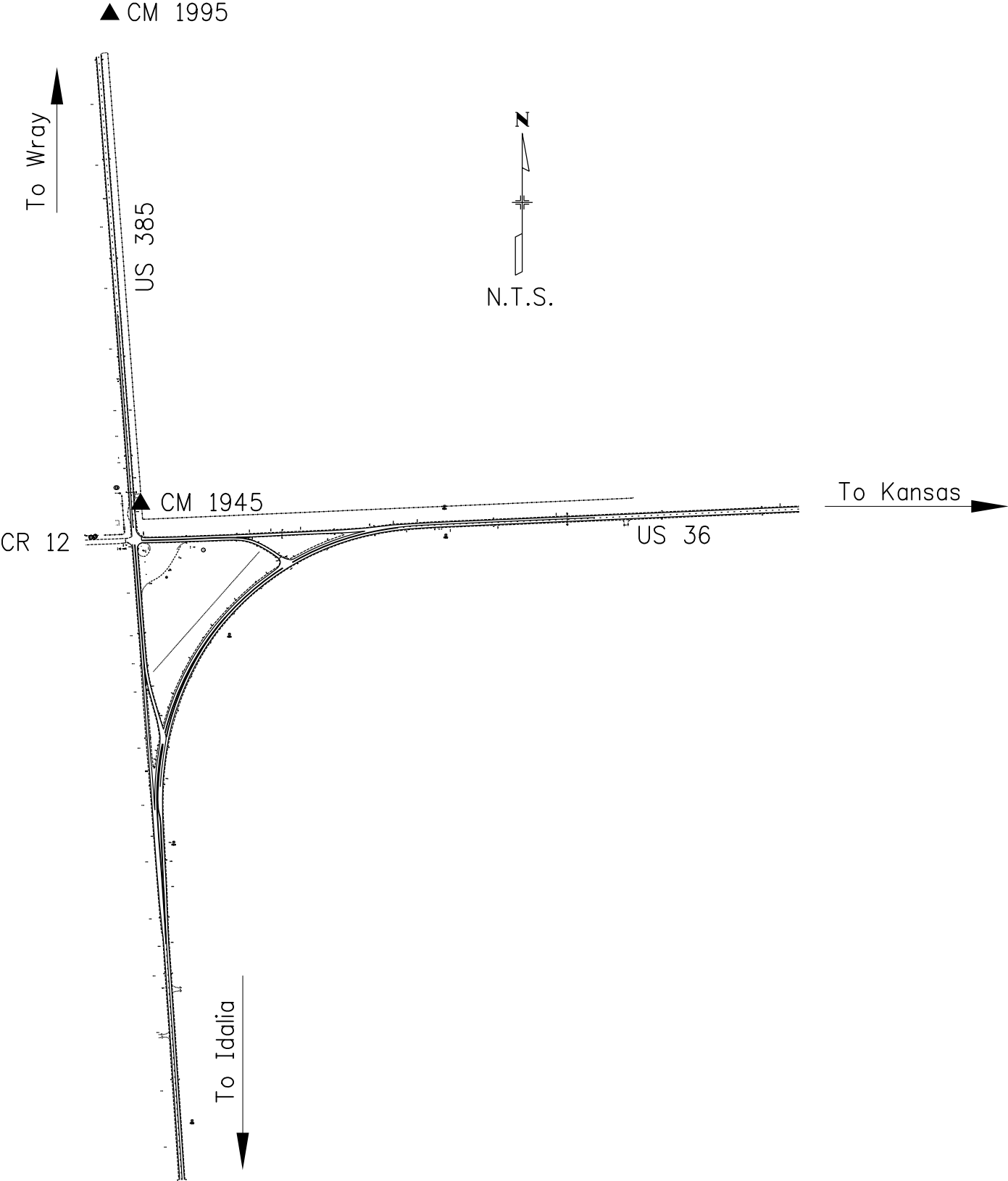
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Project Control Diagram

Plan Sheet

Project Number: FSA 3852-014
Project Location: US 385 & 36 Intersections N. & S.

Project Code:	Last Mod. Date	Subset	Sheet No.
17951	12-09-11	3.04 of 3.04	3.04



Colorado Department of Transportation



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Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials
07-31-13	REVISED MONUMENT DESCRIPTIONS	JAD

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



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CIVIL ENGINEERING
& SURVEYING

Preliminary Land Survey Control Diagram

Monument Coordinate Tables

Project Number: FSA 3852-014

Project Location: US 385 & 36 Intersections N. & S.

YUMA COUNTY

Project Code	Last Mod. Date	Subset	Sheet No.
17951	07-31-2013	4.02 of 4.06	4.02

PP

BOUNDARY MONUMENT TABULATION - PROJECT SPECIFIC COORDINATES (U.S. FEET)

Point No.	Northing(ft)	Easting(ft)	Description
1021	188000.57	958861.21	FOUND REFERENCE TIE, NAIL WITH 1" BRASS TAG IN POWER POLE UP 1.0' STAMPED "PLS 36571"
1022	188035.94	958858.76	FOUND REFERENCE TIE, NAIL WITH 1" BRASS TAG IN POWER POLE UP 1.4' STAMPED "PLS 36571"
1023	187946.84	958966.71	FOUND REFERENCE TIE, NAIL WITH 1" BRASS TAG IN POWER POLE UP 1.1' STAMPED "PLS 36571"
1026	177480.23	959608.51	FOUND REFERENCE TIE, 1" YELLOW PLASTIC CAP IN POWER POLE STAMPED "NORTHWINDS"
1027	177528.08	959602.17	FOUND REFERENCE TIE, 1" YELLOW PLASTIC CAP IN POWER POLE STAMPED "NORTHWINDS"
1046	170190.62	960321.15	FOUND 1 1/4" YELLOW PLASTIC CAP FLUSH IN GROUND STAMPED "McCORMICK PLS 26602"
1049	167072.59	961728.84	FOUND #5 REBAR, NO CAP, 1.0' BELOW GROUND
1050	167410.27	961707.69	FOUND #5 REBAR, NO CAP, 0.3' BELOW GROUND
1053	167088.82	960486.01	FOUND 1 1/4" YELLOW PLASTIC CAP FLUSH IN GROUND STAMPED "BURR D. LEIBERT LS 1791"
1055	167361.17	960469.33	FOUND #5 REBAR, NO CAP, UP 0.2' ABOVE GROUND
1070	164349.98	960635.02	FOUND REFERENCE TIE, SPIKE IN POWER POLE
1074	164347.01	960564.08	FOUND REFERENCE TIE, SPIKE IN FENCE CORNER
3033	182811.70	959248.44	FOUND #4 REBAR, NO CAP

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

Point No.	Northing(ft)	Easting(ft)	Location	Found Monument Description / Monument Upgrade Description (as required)
200	161495.34	955500.04	SW 1/4 SECTION 23 T4S R 44 W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP 0.1' BELOW GRADE, STAMPED AS SHOWN ON SHEET 4.03
201	156450.44	961150.03	NE CORNER SECTION 35 T 4 S R 44 W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP 0.4' BELOW GRADE, CAP ILLEGIBLE, NOT SHOWN ON PLAN SHEETS
202	161934.49	966064.31	SE CORNER SECTION 24, T 4 S, R 43 W	FOUND 2" ALUMINUM CAP, ILLEGIBLE, 0.5' BELOW GRADE
203	166780.46	955124.01	NE CORNER SECTION 22 T 4 S R 44 W 6TH P.M.	FOUND 3 1/4" ALUMINUM CAP 0.4' BELOW ASPHALT, STAMPED AS SHOWN ON SHEET 4.03
204	166989.42	960407.54	NE CORNER SECTION 23 T 4 S R 44 W 6TH P.M.	FOUND 1 1/2"ALUMINUM CAP FLUSH WITH ASPHALT, STAMPED AS SHOWN ON SHEET 4.03
205	167202.38	965708.91	NE CORNER SECTION 24 T 4 S R 44 W 6TH P.M.	FOUND 2" ALUMINUM CAP 0.5' BELOW SURFACE ILLEGIBLE
206	169836.43	965531.40	E 1/4 CORNER SECTION 13 T 4 S R 43 W 6TH P.M.	FOUND #5 REBAR, NO CAP / ATTACHED 3 1/4" ALUMINUM CAP, STAMPED AS SHOWN ON SHT 4.04
207	172470.36	965353.45	SE CORNER SECTION 12 T 4 N R 44 W 6TH P.M.	FOUND #5 REBAR W/REMNANT OF CAP 0.5' BELOW SURFACE / ATTACHED 3 1/4" ALUMINUM CAP, STAMPED AS SHOWN ON SHT 4.04
208	172190.22	960080.11	NW CORNER SECTION 13 T 4 S R 44 W 6TH P.M.	FOUND NAIL IN ROAD, NOT ACCEPTED AS CORNER - SET 30" LONG #6 REBAR WITH 3 1/4" ALUMINUM CAP 0.1' BELOW GRADE STAMPED AS SHOWN ON SHT 4.04
209	177745.94	964961.30	NE CORNER SECTION 12 T 4 S R 45 W 6TH P.M.	FOUND #5 REBAR NO CAP 0.5' BELOW SURFACE / ATTACHED 3 1/4" ALUMINUM CAP, STAMPED AS SHOWN ON SHT 4.05
210	177387.20	957016.79	N 1/4 CORNER SECTION 11 T4S R44W 6TH P.M.	FOUND 3 1/4" ALUMINUM CAP 0.3' BELOW GRADE, STAMPED AS SHOWN ON SHEET 4.05
211	180139.10	959477.11	E 1/4 CORNER SECTION 2 T 4 S R 44 W 6TH P.M.	FOUND 3 1/4" ALUMINUM CAP 0.9' BELOW GRADE, STAMPED AS SHOWN ON SHEET 4.05
212	182560.94	954010.31	NW CORNER SECTION 2 T 4 S R 44 W 6TH P.M.	FOUND 3 1/4" ALUMINUM CAP 0.4' BELOW GRADE, STAMPED AS SHOWN ON SHEET 4.05
213	182670.11	956655.97	N 1/4 CORNER SECTION 2 T 4 S R 44 W 6TH P.M.	FOUND 3 1/4" ALUMINUM CAP 0.2' BELOW GRADE, STAMPED AS SHOWN ON SHEET 4.05
214	182779.02	959301.58	NE CORNER SECTION 2 T 4 S R 44 W 6TH P.M.	FOUND 3 1/4" ALUMINUM CAP 0.75' BELOW GRADE, STAMPED AS SHOWN ON SHEET 4.05
215	183002.81	961935.65	110' W.C. N 1/4 CORNER SECTION 1 T4S R44W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP FLUSH WITH GROUND, STAMPED AS SHOWN ON SHEET 4.05
216	183020.73	964586.49	NE CORNER SECTION 1 T 4 S R 44 W 6TH P.M.	FOUND NAIL IN CL HWY 36 / SET 80.00' WITNESS CORNER TO SOUTH ON 30" LONG #6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED AS SHOWN ON SHEET 4.05
217	188270.88	964254.78	NE CORNER SECTION 36 T 3 S R 44 W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP 0.4' BELOW SURFACE, STAMPED AS SHOWN ON SHEET 4.06
218	188123.68	961586.84	N 1/4 CORNER SECTION 36 T 3 S R 44 W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP 0.3' BELOW SURFACE, STAMPED AS SHOWN ON SHEET 4.06
219	187840.68	956270.89	N 1/4 CORNER SECTION 35 T 3 S R 44 W 6TH P.M.	FOUND 3 1/4" ALUMINUM CAP 0.3' BELOW GRADE
601	177506.86	959652.59	NW CORNER SECTION 12 T 4 S R 44 W 6TH P.M.	FOUND 3 1/4" ALUMINUM CAP 1.5' BELOW GRADE IN RANGE BOX STAMPED AS SHOWN ON SHT 4.05
1024	182892.93	961943.08	N 1/4 CORNER SECTION 1 T4S R44W 6TH P.M.	CALCULATED POSITION, NOT SET
1025	182853.13	961945.91	40' W.C. N 1/4 CORNER SECTION 1 T4S R44W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP FLUSH WITH GROUND, STAMPED "RM S1/4 SEC 36 KS PLS 23902 NORTHWINDS SURVEYING 2003"

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

Point No.	Northing(ft)	Easting(ft)	Description
1006	178417.94	959692.15	FOUND 3 1/4" BRASS CAP IN CONCRETE 0.6' ABOVE GROUND STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER STA.
1007	179714.11	959605.36	FOUND 3 1/4" BRASS CAP IN CONCRETE STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER EL 3935.67
1008	182284.04	959802.50	FOUND 3 1/4" BRASS CAP IN UNSTABLE CONCRETE 2.2' ABOVE GROUND STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER
1009	182807.95	960945.67	FOUND 3 1/4" BRASS CAP IN CONCRETE 0.8' ABOVE GROUND STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER STA.

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

Point No.	Northing(ft)	Easting(ft)	Description
1010	181185.58	959508.24	FOUND 3 1/4" BRASS CAP IN CONCRETE STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER
3022	168626.38	960239.65	FOUND 3 1/4" BRASS CAP IN CONCRETE STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER
3023	168635.00	960389.32	FOUND 3 1/4" BRASS CAP IN CONCRETE STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER
3025	170039.28	960330.79	FOUND 3 1/4" BRASS CAP IN CONCRETE STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER
3026	171437.30	960242.75	FOUND 3 1/4" BRASS CAP IN CONCRETE STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER
3027	172833.85	960141.34	FOUND 3 1/4" BRASS CAP IN CONCRETE STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER
3028	174228.84	960021.73	FOUND 3 1/4" BRASS CAP IN CONCRETE STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER
3029	175626.26	959906.47	FOUND 3 1/4" BRASS CAP IN CONCRETE STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER
3030	176909.83	959653.00	FOUND 3 1/4" BRASS CAP IN CONCRETE STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER
3032	181174.50	959358.42	FOUND 3 1/4" BRASS CAP IN CONCRETE STAMPED "COLO DEPT OF HIGHWAYS ROW MARKER

TABULATION OF SET ALIQUOT CORNERS - PROJECT SPECIFIC COORDINATES (U.S. FEET)

Point No.	Northing(ft)	Easting(ft)	Description
600	164348.47	960599.05	SET 2 REFERENCE MONUMENTS-BOTH 30" LONG #6 REBAR WITH 3 1/4" ALUM CAPS STAMPED AS SHOWN ON SHT 4.03
602	187976.27	958915.00	SET 80' WITNESS CORNER ON 30" LONG #6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED AS SHOWN ON SHT 4.06
603	185377.65	959108.29	SET 2 REFERENCE MONUMENTS-BOTH 30" LONG #6 REBAR WITH 3 1/4" ALUM CAPS STAMPED AS SHOWN ON SHT 4.06
604	174906.05	959861.73	SET 30" LONG #6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED AS SHOWN ON SHT 4.04
605	169589.82	960243.83	SET 30" LONG #6 REBAR WITH 3 1/4" ALUMINUM CAP STAMPED AS SHOWN ON SHT 4.04

Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials
07-31-13	REVISED TYPES OF ALIQUOT MONUMENTS SET, AND CAP STAMPING	JAD

Sheet Revisions

Date	Description	Initials

Sheet Revisions

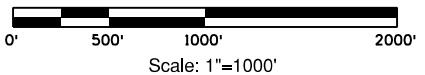
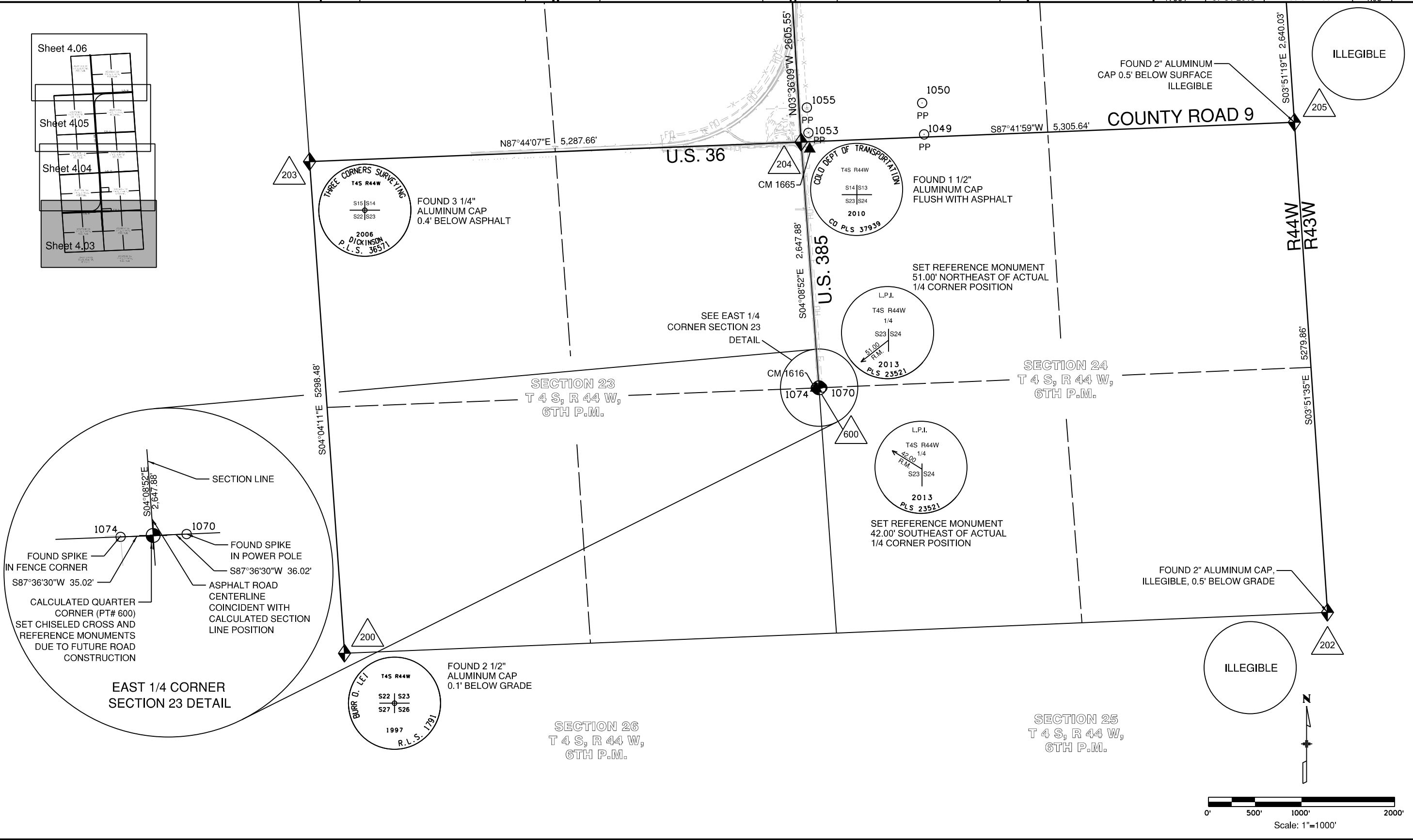
Date	Description	Initials

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

Preliminary Land Survey Control Diagram

Plan Sheet

Project Number: FSA 3852-014			
Project Location: US 385 & 36 Intersections N. & S.			
YUMA COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
17951	07-31-2013	4.03 of 4.06	4.03



Colorado Department of Transportation



Region 4

1420 2nd Street
Greeley, CO 80631

Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

Date	Description	Initials
07-31-13	REVISED TYPES OF ALIQUOT MONUMENTS SET, AND CAP STAMPING	JAD

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Preliminary Land Survey Control Diagram

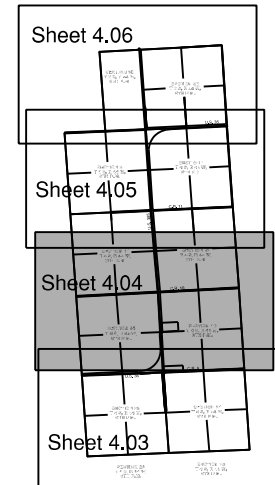
Plan Sheet

Project Number: FSA 3852-014

Project Location: US 385 & 36 Intersections N. & S.

YUMA COUNTY

Project Code	Last Mod. Date	Subset	Sheet No.
17951	07-31-2013	4.04 of 4.06	4.04



SECTION 11
T 4 S, R 44 W,
6TH P.M.

SECTION 12
T 4 S, R 44 W,
6TH P.M.

FOUND NAIL IN CENTERLINE OF HWY 36
AND CENTERLINE COUNTY RD 10
NOT ACCEPTED AS SECTION CORNER

FOUND AND ACCEPTED
#5 REBAR
WITH REMNANT OF CAP
0.5' BELOW SURFACE
ATTACHED

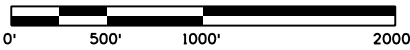
FOUND #5 REBAR
WITH NO CAP-
ATTACHED CAP

FOUND 2" ALUMINUM
CAP 0.5' BELOW SURFACE
ILLEGIBLE

SECTION 14
T 4 S, R 44 W,
6TH P.M.

SECTION 13
T 4 S, R 44 W,
6TH P.M.

ILLEGIBLE



Scale: 1 = 1000'



Region 4
1420 2nd Street
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Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials
07-31-13	REVISED TYPES OF ALIQUOT MONUMENTS SET, AND CAP STAMPING	JAD

Sheet Revisions

Date	Description	Initials

Sheet Revisions

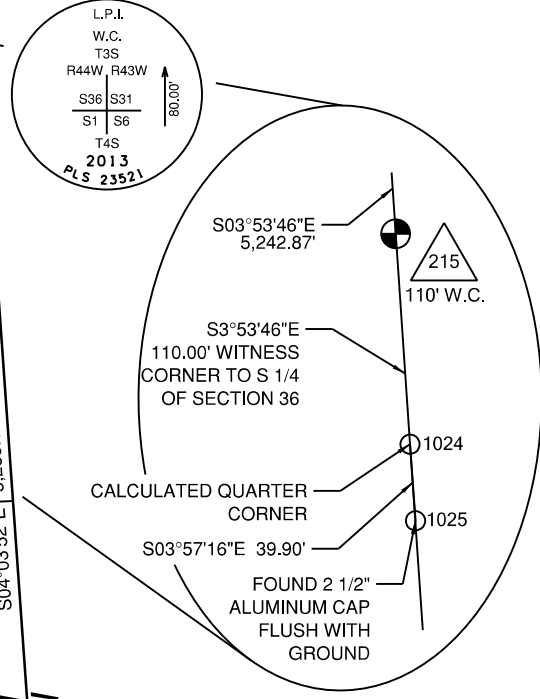
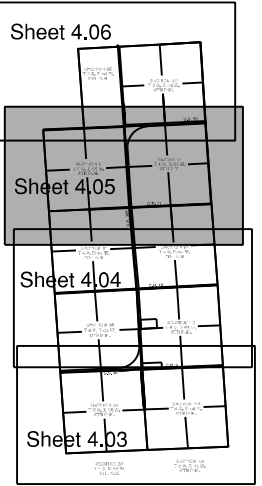
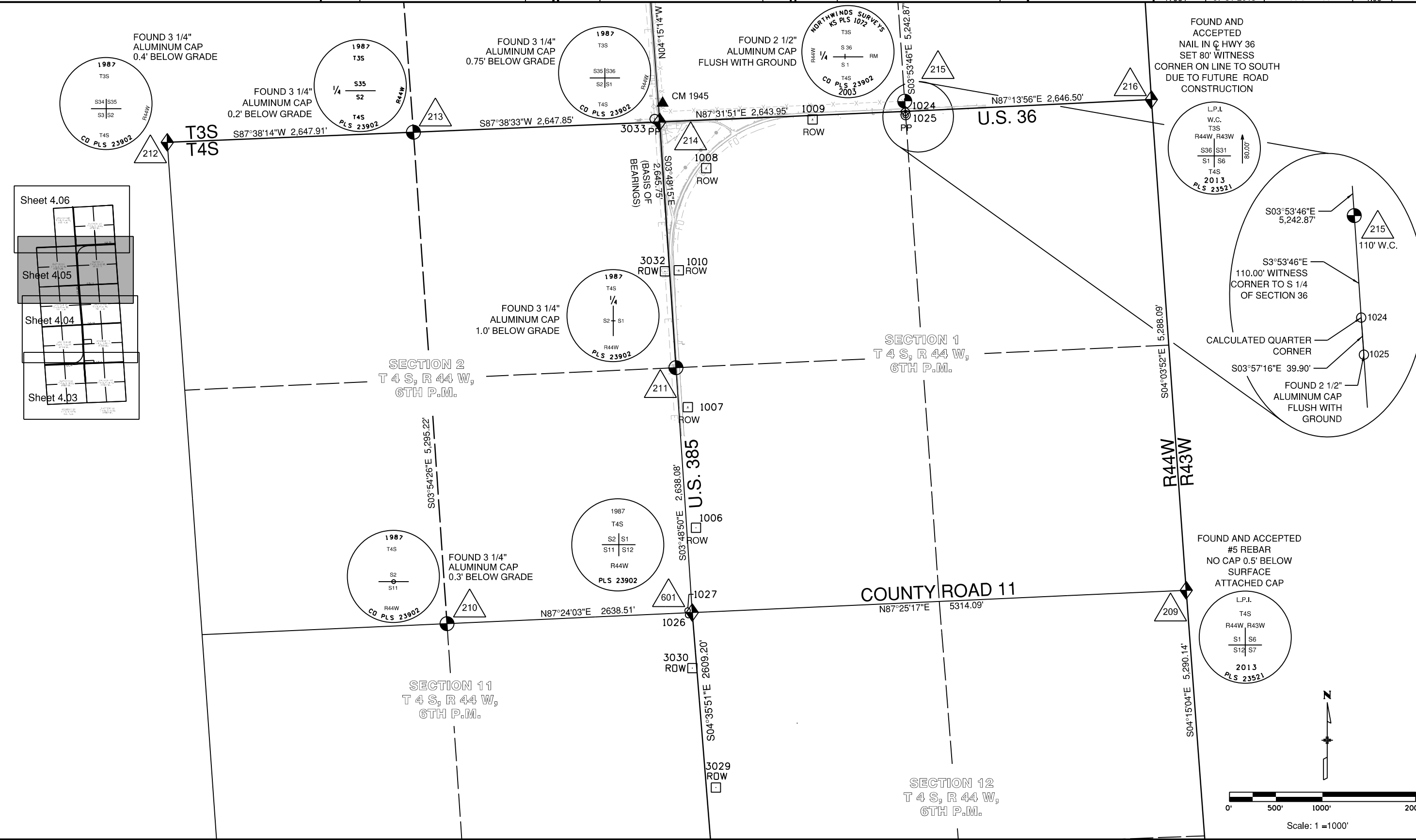
Date	Description	Initials

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CIVIL ENGINEERING
& SURVEYING

Preliminary Land Survey Control Diagram

Plan Sheet

Project Number: FSA 3852-014			
Project Location: US 385 & 36 Intersections N. & S.			
YUMA COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
17951	07-31-2013	4.05 of 4.06	4.05



Colorado Department of Transportation



Region 4

1420 2nd Street
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Right of Way Plan Unit:

PTS

Sheet Revisions

Date	Description	Initials
07-31-13	REVISED TYPES OF ALIQUOT MONUMENTS SET, AND CAP STAMPING	JAD

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

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& SURVEYING

Preliminary Land Survey Control Diagram

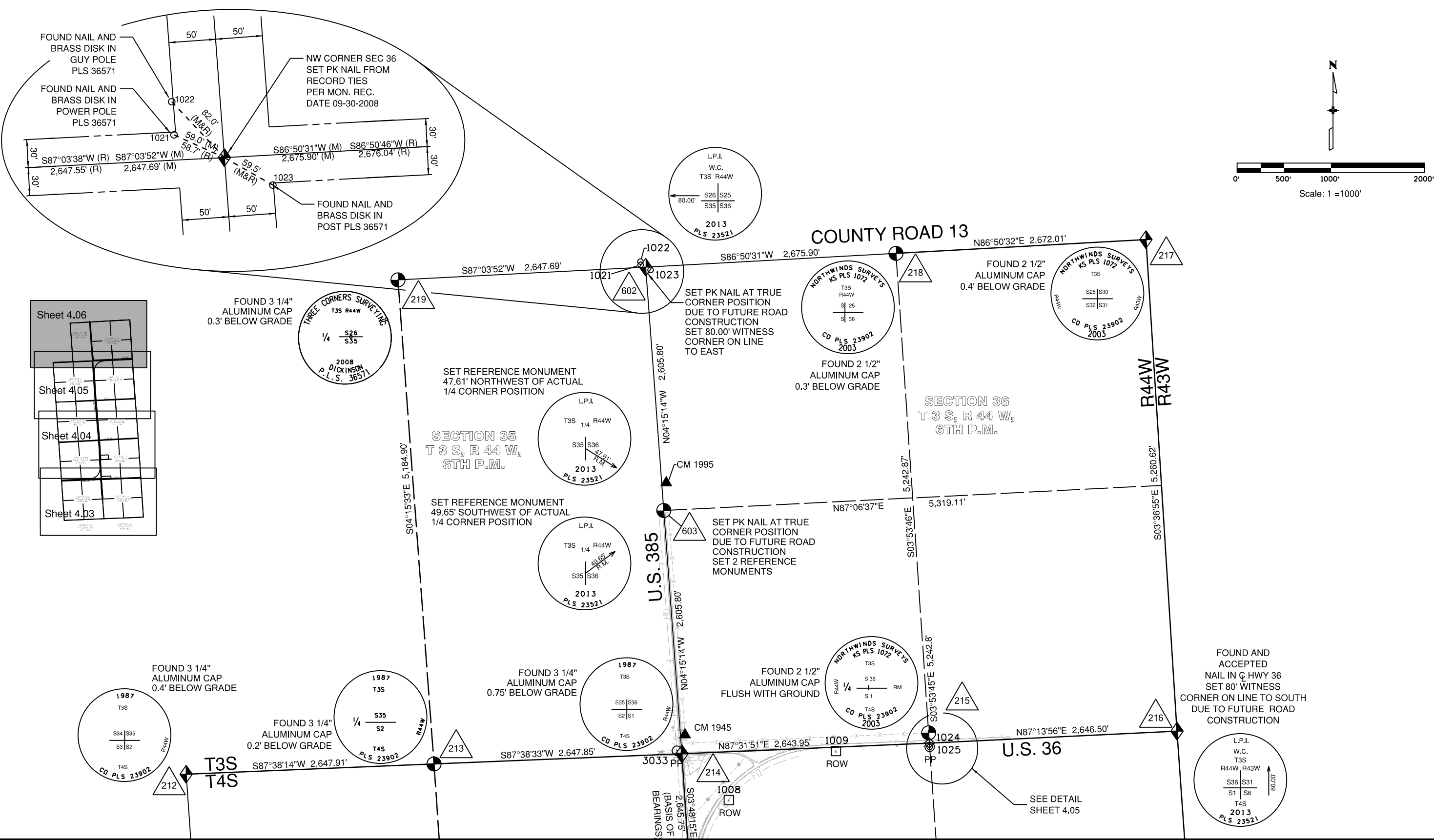
Plan Sheet

Project Number: FSA 3852-014

Project Location: US 385 & 36 Intersections N. & S.

YUMA COUNTY

Project Code	Last Mod. Date	Subset	Sheet No.
17951	07-31-2013	4.06 of 4.06	4.06



Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions		
Date	Description	Initials
07-31-13	REVISED QUANTITY OF ALIQUOT MONUMENTS TO BE SET	JAD

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



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Lakewood, Colorado 80228
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CIVIL ENGINEERING
& SURVEYING

Right of Way Plans				
Monumentation Sheet				
Project Number: FSA 3852-014				
Project Location: US 385 & 36 Intersections N. & S.				
YUMA COUNTY				
Project Code	Last Mod. Date	Subset	Sheet No.	
17951	07-31-2013	5.01 of 5.02	5.01	

■

xxx

TABULATION OF R.O.W. MONUMENTS SET - SOUTH					
Points shown on this Tabulation are for proposed parcels shown herein. Design stationing based on the U.S. 385 South Design Alignment					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
700	166836.21	960341.45	SET TYPE 1 CDOT MONUMENT	344+47.88	78.33 LT
701	165639.35	960428.24	SET TYPE 1 CDOT MONUMENT	332+47.88	77.76 LT
702	164345.73	960530.07	SET TYPE 1 CDOT MONUMENT	319+50.28	69.15 LT
708	166923.12	960249.51	SET TYPE 1 CDOT MONUMENT	345+41.17	163.78 LT
709	166895.33	959546.76	SET TYPE 1 CDOT MONUMENT	345+63.95	866.72 LT
710	166867.53	958844.00	SET TYPE 1 CDOT MONUMENT	345+86.72	1569.66 LT
711	166886.15	958808.59	SET TYPE 1 CDOT MONUMENT	346+07.83	1603.92 LT

TABULATION OF R.O.W. MONUMENTS SET					
Points shown on this Tabulation are for monumentation of existing right of way positions. Stationing shown hereon is based on					
the U.S. 385 South Design Alignment					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
800	167046.78	958823.18	SET TYPE 1 CDOT MONUMENT	347+32.64	1580.91 LT
801	167069.51	959112.69	SET TYPE 1 CDOT MONUMENT	347+40.83	1290.63 LT
803	169438.28	960188.79	SET TYPE 1 CDOT MONUMENT	370+53.97	90.56 LT
804	169636.90	960205.83	SET TYPE 1 CDOT MONUMENT	372+51.09	60.82 LT
822	166964.94	960545.66	SET TYPE 1 CDOT MONUMENT	345+61.60	134.60 RT
823	167025.39	960555.67	SET TYPE 1 CDOT MONUMENT	346+24.41	148.33 RT
824	169436.54	960339.19	SET TYPE 1 CDOT MONUMENT	370+42.59	59.42 RT
826	169635.19	960356.24	SET TYPE 1 CDOT MONUMENT	372+39.74	89.17 RT
843	168336.10	960248.42	SET TYPE 1 CDOT MONUMENT	359+48.87	92.81 LT
844	166809.91	956880.78	SET TYPE 1 CDOT MONUMENT	345+93.48	3532.74 LT
845	166960.90	956874.37	SET TYPE 1 CDOT MONUMENT	347+44.60	3531.58 LT

QUANTITY OF MONUMENTS TO BE SET

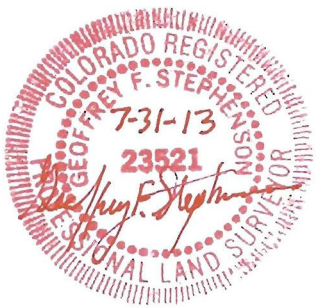
CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW										
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)										

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, 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, 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



TABULATION OF R.O.W. MONUMENTS SET - NORTH					
Points shown on this Tabulation are for proposed parcels shown herein. Design stationing based on the U.S. 385 North Design Alignment					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
712	182893.21	959396.36	SET TYPE 1 CDOT MONUMENT	1007+43.69	91.89 RT
713	182911.66	959374.94	SET TYPE 1 CDOT MONUMENT	1007+63.67	71.89 RT
714	184381.60	959265.61	SET TYPE 1 CDOT MONUMENT	1022+37.76	83.48 RT
715	184436.15	959228.46	SET TYPE 1 CDOT MONUMENT	1022+94.91	50.47 RT
716	183646.63	959320.27	SET TYPE 1 CDOT MONUMENT	1014+99.52	77.05 RT

TABULATION OF R.O.W. MONUMENTS SET - NORTH					
Points shown on this Tabulation are for monumentation of existing R.O.W. positions. Design stationing based on the U.S. 385 North Design Alignment					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
817	180378.23	959411.10	SET TYPE 1 CDOT MONUMENT	982+33.91	75.24 LT
818	181775.15	959318.22	SET TYPE 1 CDOT MONUMENT	996+34.36	67.30 LT
819	182747.02	959253.60	SET TYPE 1 CDOT MONUMENT	1006+08.36	61.25 LT
820	182806.90	959249.37	SET TYPE 1 CDOT MONUMENT	1006+68.46	61.08 LT
821	184203.04	959145.52	SET TYPE 1 CDOT MONUMENT	1021+37.13	46.90 LT
839	180665.40	959542.34	SET TYPE 1 CDOT MONUMENT	985+11.28	75.73 RT
841	181478.53	959498.34	SET TYPE 1 CDOT MONUMENT	993+25.45	90.84 RT
842	182769.19	960654.86	SET TYPE 1 CDOT MONUMENT	1005+28.82	1337.93 RT
846	182894.98	962813.96	SET TYPE 1 CDOT MONUMENT	1004+97.66	3500.47 RT
847	183044.81	962806.72	SET TYPE 1 CDOT MONUMENT	1006+43.01	3504.13 RT
848	185338.76	959161.32	SET TYPE 1 CDOT MONUMENT	1032+00.00	50.18' RT
849	185331.35	959061.60	SET TYPE 1 CDOT MONUMENT	1031+99.98	49.82' 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: For coordinate system details refer to the CDOT Project Control Diagram Project No. FSA 3852-014, Project Code 17951 dated 02-10-2011
- The purpose of this right of way plan is for acquisition of right of way parcels, and re-establishment and monumentation of existing R.O.W.
- 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. S0001(24) and F013-1(3).
- Existing right of way monumentation found and shown as accepted herein were determined to be harmonious with the preponderance of evidence of found monuments, 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.



TABULATION OF R.O.W. MONUMENTS SET BETWEEN PROJECT SITES					
Points shown on this Tabulation are for monumentation of existing R.O.W. positions outside of design limits, between North and South design alignments.					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
805	170872.71	960128.01	SET TYPE 1 CDOT MONUMENT	**	**
806	172108.52	960050.18	SET TYPE 1 CDOT MONUMENT	**	**
807	172155.77	959997.11	SET TYPE 1 CDOT MONUMENT	**	**
808	172218.32	960043.56	SET TYPE 1 CDOT MONUMENT	**	**
809	173561.11	959928.43	SET TYPE 1 CDOT MONUMENT	**	**
810	174903.90	959813.30	SET TYPE 1 CDOT MONUMENT	**	**
811	176299.45	959701.79	SET TYPE 1 CDOT MONUMENT	**	**
812	177424.92	959611.83	SET TYPE 1 CDOT MONUMENT	**	**
813	177472.53	959557.87	SET TYPE 1 CDOT MONUMENT	**	**
814	177532.26	959550.67	SET TYPE 1 CDOT MONUMENT	**	**
815	177584.43	959597.31	SET TYPE 1 CDOT MONUMENT	**	**
816	178981.33	959504.18	SET TYPE 1 CDOT MONUMENT	**	**
828	172116.47	960199.98	SET TYPE 1 CDOT MONUMENT	**	**
829	172169.03	960246.77	SET TYPE 1 CDOT MONUMENT	**	**
830	172228.91	960242.99	SET TYPE 1 CDOT MONUMENT	**	**
831	172276.13	960189.16	SET TYPE 1 CDOT MONUMENT	**	**
833	174909.90	959963.33	SET TYPE 1 CDOT MONUMENT	**	**
835	177431.63	959761.77	SET TYPE 1 CDOT MONUMENT	**	**
836	177483.74	959808.01	SET TYPE 1 CDOT MONUMENT	**	**
837	177543.60	959803.58	SET TYPE 1 CDOT MONUMENT	**	**
838	177591.42	959749.35	SET TYPE 1 CDOT MONUMENT	**	**
852	177737.54	959737.43	SET TYPE 1 CDOT MONUMENT	**	**

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED BY STATE FORCES					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
703	164350.39	960645.036	TEMPORARY EASEMENT POINT TE-2	319+46.67	45.85 RT
704	166871.80	960462.1901	TEMPORARY EASEMENT POINT TE-2	344+74.70	44.66 RT



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

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

Plan Sheet

Project Number: FSA 3852-014			
Project Location: US 385 & 36 Intersections N. & S.			
YUMA COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
17951	05-15-2013	7.01 of 7.17	7.01

SE 1/4
SECTION 23
T 4 S, R 44 W,
6TH P.M.

NE 1/4
SECTION 23
T 4 S, R 44 W,
6TH P.M.

(RW-1)
LAWRENCE E. EBELER AND
CLAUDIA M. EBELER AS JOINT
TENANTS AND NOT TENANTS
IN COMMON
NE 1/4 SECTION 23, T4S, R44W
TITLE COMMITMENT NO. 04698B2011
(PARCEL R424091)

BEGIN CONSTRUCTION
(SOUTH) PROJECT FSA 3852-014
PROJECT CODE 17951
STA. 319+49.40 (PROPOSED HCL)
N =164349.82
E =960599.11

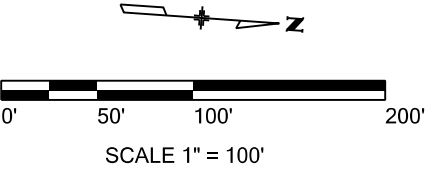
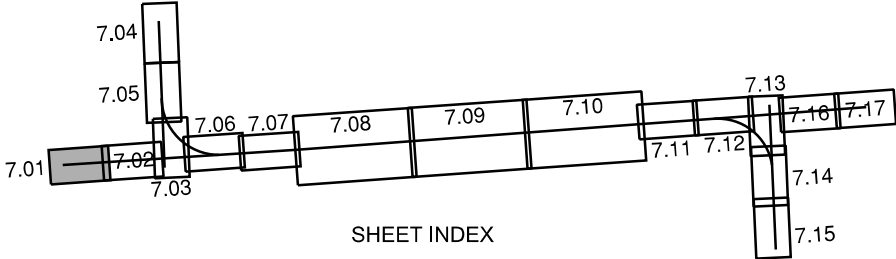
U.S. 385
WEST 1/4 CORNER
SECTION 24

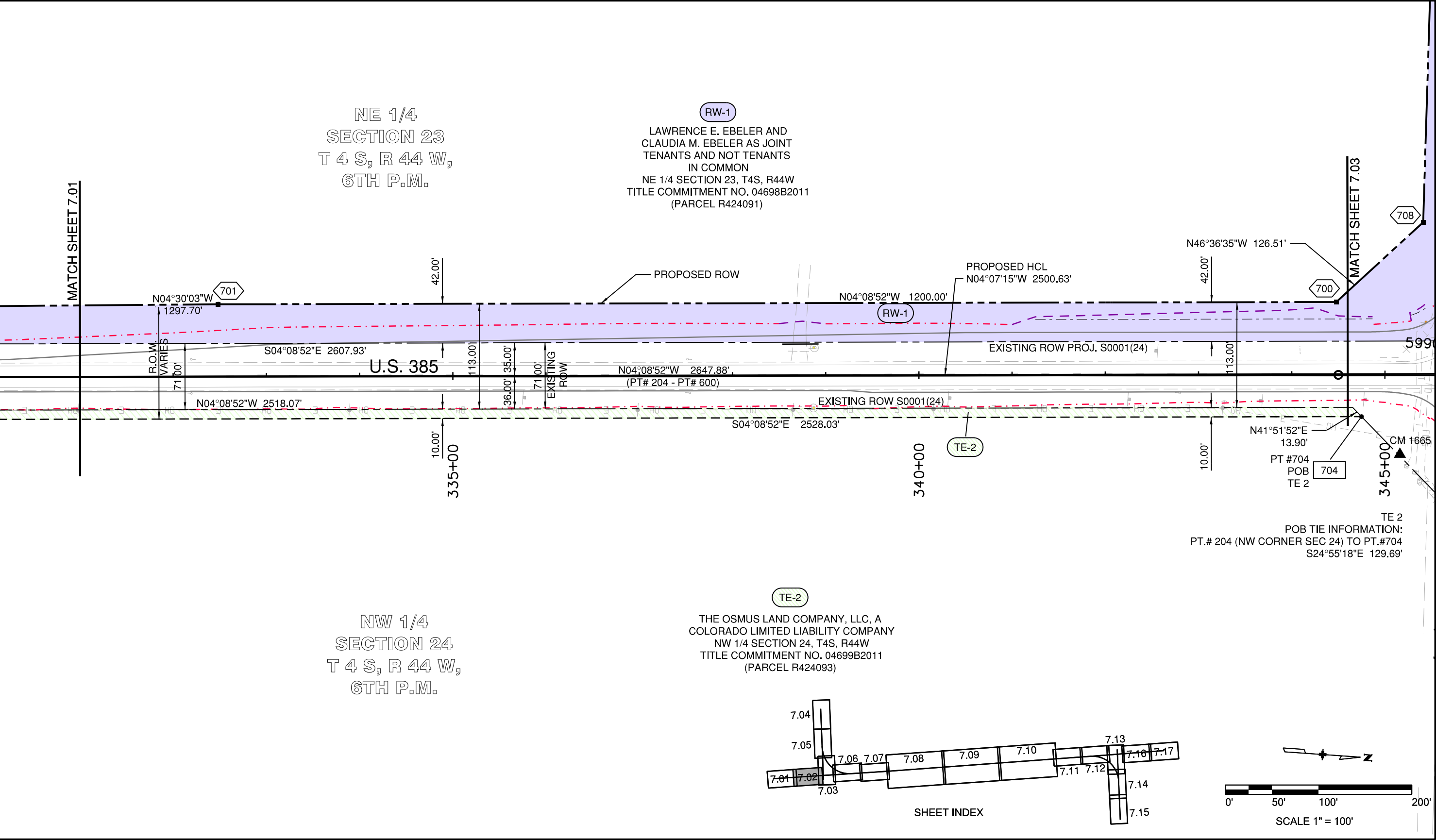
BEGIN ROW (SOUTH)
PROJECT FSA 3852-014
PROJECT CODE 17951
STA. 319+46.71
N =164347.13
E =960599.15

SW 1/4
SECTION 24
T 4 S, R 44 W,
6TH P.M.

NW 1/4
SECTION 24
T 4 S, R 44 W,
6TH P.M.

(TE-2)
THE OSMUS LAND COMPANY, LLC, A
COLORADO LIMITED LIABILITY COMPANY
NW 1/4 SECTION 24, T4S, R44W
TITLE COMMITMENT NO. 04699B2011
(PARCEL R424093)







Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials
07-31-13	REVISED EXISTING RIGHT OF WAY LINE LOCATIONS AND REVISED DIMENSIONS	JAD

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Plan Sheet

Project Number: FSA 3852-014				
Project Location: US 385 & 36 Intersections N. & S.				
YUMA COUNTY				
Project Code	Last Mod. Date	Subset		Sheet No.
17951	07-31-2013	7.03 of 7.17		7.03

FROM	TO	BEARING	DISTANCE	PARCEL
204	704	S24°55'18"E	129.69'	TE-2

Δ = 78°37'57"
R = 1342.50 (M&R)
L = 1842.44 (M) 1849.5 (R)
CL = 1701.22
CB = N 41°52'55" E

EXISTING ROW F013-1(3)

SECTION 14
T 4 S, R 44 W,
6TH P.M.

PROPOSED HCL
N02°27'48"W
1290.71'

EASTERLY LINE
SECTION 14
N03°36'09"W
5211.10' (M&R)
(PTS 204-208)

PI PROPOSED HCL
N=167132.76
E=960402.81

NE COR SEC 23
T. 4 S., R. 44 W.

PI PROPOSED HCL
N=166988.25
E=960409.03

SOUTHERLY LINE
SECTION 14
N87°44'07"E 5287.66'

PROPOSED HCL
N87°57'12"E
3532.56'

EXISTING ROW F013-1(3)

U.S. 36

N87°44'07"E 1568.08'
P.O.L.
RW-1
PROPOSED ROW

NE 1/4 SECTION 23
T 4 S, R 44 W,
6TH P.M.

LAWRENCE E. EBELER AND
CLAUDIA M. EBELER AS JOINT
TENANTS AND NOT TENANTS
IN COMMON
NE 1/4 SECTION 23, T4S, R44W
TITLE COMMITMENT NO. 04698B2011
(PARCEL R424091)

PROPOSED ROW

N46°36'35"W 126.51'

MATCH SHEET 7.02

U.S. 385

MATCH SHEET 7.06

N03°34'43"W 2352.30' (M)
N01°35'W 2352.3' (R)
(PTS 1053-824)

0' 50' 100' 200'
SCALE 1" = 100'

EXISTING ROW PROJ. F 013-1(3)

SECTION 13
T 4 S, R 44 W,
6TH P.M.

WARRANTY DEED
RECEPTION NUMBER 521411
(PARCEL R424046)

S47°40'45"E 94.21' (M)
N46°00'W 92.7' (R)

PROPOSED HCL
S88°08'37"W
230.27'

16.5' TELEPHONE R.O.W.
EASEMENT BK 637,
PG 270-1986

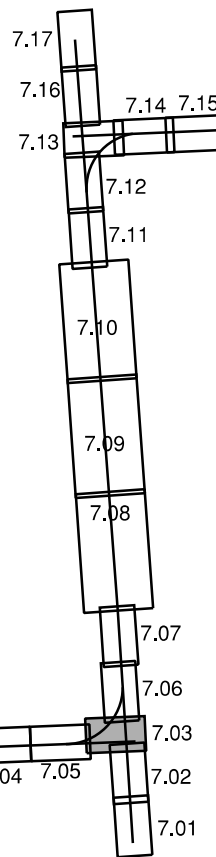
S87°41'59"W
5305.64'

N41°51'52"E 138.97' (M)
N43°45'30"E 139.2' (R)

END PROPOSED HCL
N=166995.71
E=960639.18

NW 1/4 SECTION 24
T 4 S, R 44 W,
6TH P.M.

THE OSMUS LAND COMPANY, LLC, A
COLORADO LIMITED LIABILITY COMPANY
NW 1/4 SECTION 24, T4S, R44W
TITLE COMMITMENT NO. 04699B2011
(PARCEL R424093)



SHEET INDEX

Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

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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

Plan Sheet

Project Number: FSA 3852-014			
Project Location: US 385 & 36 Intersections N. & S.			
YUMA COUNTY			
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SW 1/4 SECTION 14
T 4 S, R 44 W,
6TH P.M.

SE 1/4
SECTION 14
T 4 S, R 44 W,
6TH P.M.

BEGIN CONSTRUCTION
(SOUTH) PROJECT FSA 3852-014
PROJECT CODE 17951
STA. 5955+00.00 (PROPOSED HCL)
N =166862.10
E =956878.72

EXISTING ROW PROJ. F013-1(3)

N87°28'37"E 1950.70'

PROPOSED HCL
N87°57'13"E
3532.56'

U.S. 36

VARIES

NW CORNER
SECTION 23

NORTHERLY LINE SECTION 23

N87°44'07"E 5287.66

N87°44'07"E 3497.39'

5955+00

5960+00

5965+00

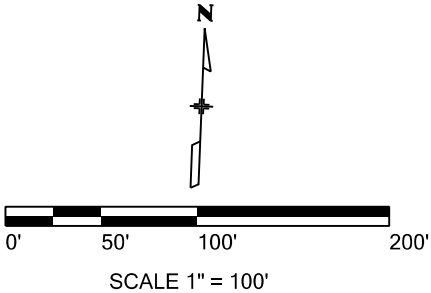
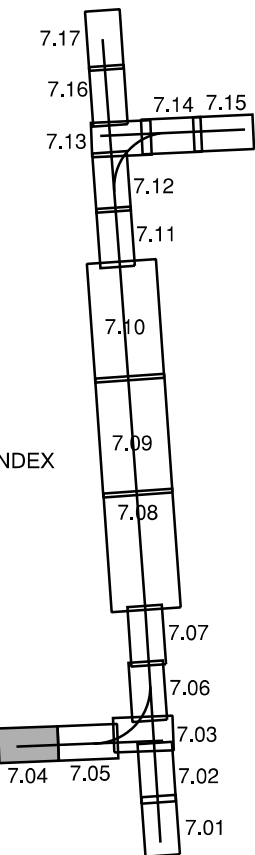
EXISTING ROW PROJ. F013-1(3)

WESTERLY LINE NE 1/4 SECTION 23

LAWRENCE E. EBELER AND
CLAUDIA M. EBELER AS JOINT
TENANTS AND NOT TENANTS
IN COMMON
NE 1/4 SECTION 23, T4S, R44W
TITLE COMMITMENT NO. 04698B2011
(PARCEL R424091)

NW 1/4 SECTION 23
T 4 S, R 44 W,
6TH P.M.

SHEET INDEX



Colorado Department of Transportation



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Right of Way Plan Unit: PTS

Sheet Revisions		
Date	Description	Initials
07-31-13	REVISED EXISTING RIGHT OF WAY LINE LOCATIONS AND REVISED DIMENSIONS	JAD

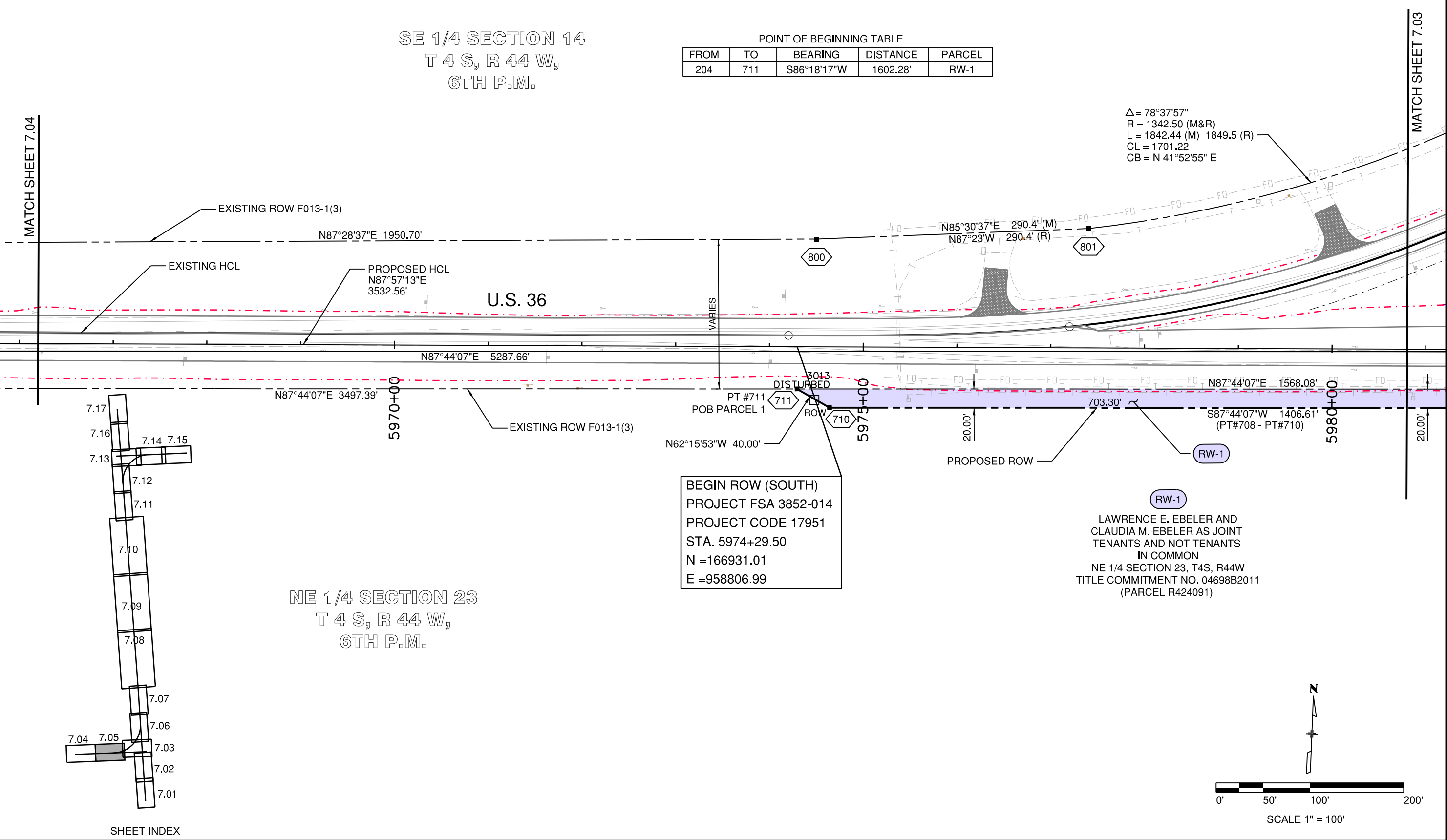
Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



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Right of Way Plans			
Plan Sheet			
Project Number: FSA 3852-014			
Project Location: US 385 & 36 Intersections N. & S.			
YUMA COUNTY			
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17951	07-31-2013	7.05 of 7.17	7.05





Region 4
1420 2nd Street
Greeley, CO 80631
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Sheet Revisions

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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Plan Sheet

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YUMA COUNTY			
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17951	07-31-2013	7.06 of 7.18	7.06

SE 1/4 SECTION 14
T 4 S, R 44 W,
6TH P.M.

$\Delta = 78^\circ 37' 57''$
 $R = 1342.50$ (M&R)
 $L = 1842.44$ (M) 1849.5 (R)
 $CL = 1701.22$
 $CB = N 41^\circ 52' 55'' E$

EXISTING HCL
F013-1(3)

EXISTING ROW F013-1(3)

EASTERLY LINE
SE 1/4 SECTION 14
 $N03^\circ 36' 09'' W$
2605.55'
(PTS 204-605)

$N01^\circ 44' 53'' W$ 290.4' (M)
 $N0^\circ 23' W$ 290.4 (R)

$N03^\circ 34' 43'' W$ 813.50' (M)

U.S. 385

$N03^\circ 34' 43'' W$ 2352.30' (M)
 $N01^\circ 35' W$ 2352.3' (R)
(PTS 1053-824)

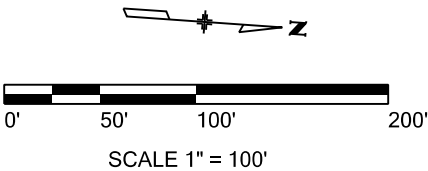
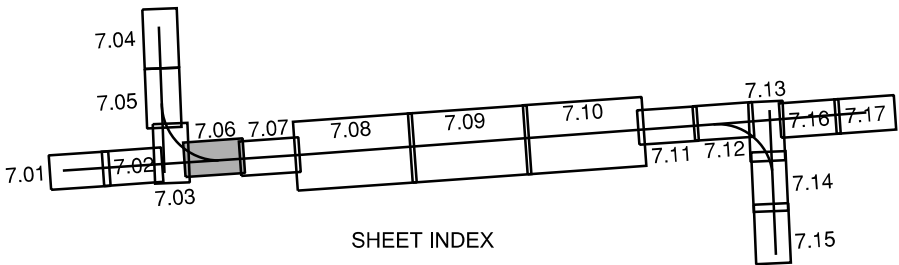
PROPOSED HCL
 $N02^\circ 27' 48'' W$
1290.71'

EXISTING ROW F013-1(3)

PROPOSED HCL
 $N03^\circ 51' 41'' W$
780.00'

PI PROPOSED HCL
 $N = 168422.28$
 $E = 960347.33$

SECTION 13
T 4 S, R 44 W,
6TH P.M.



Colorado Department of Transportation



Region 4

1420 2nd Street
Greeley, CO 80631
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Right of Way Plan Unit:

PTS

Sheet Revisions

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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

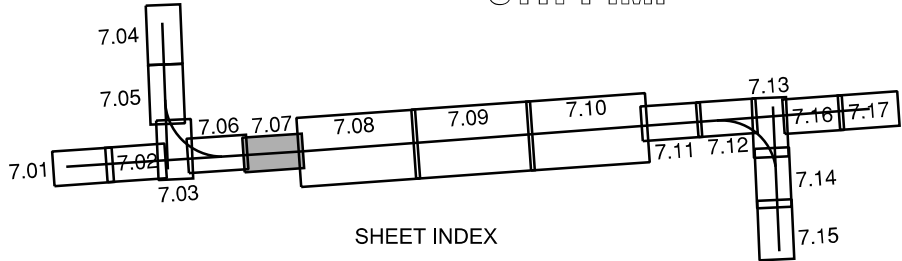
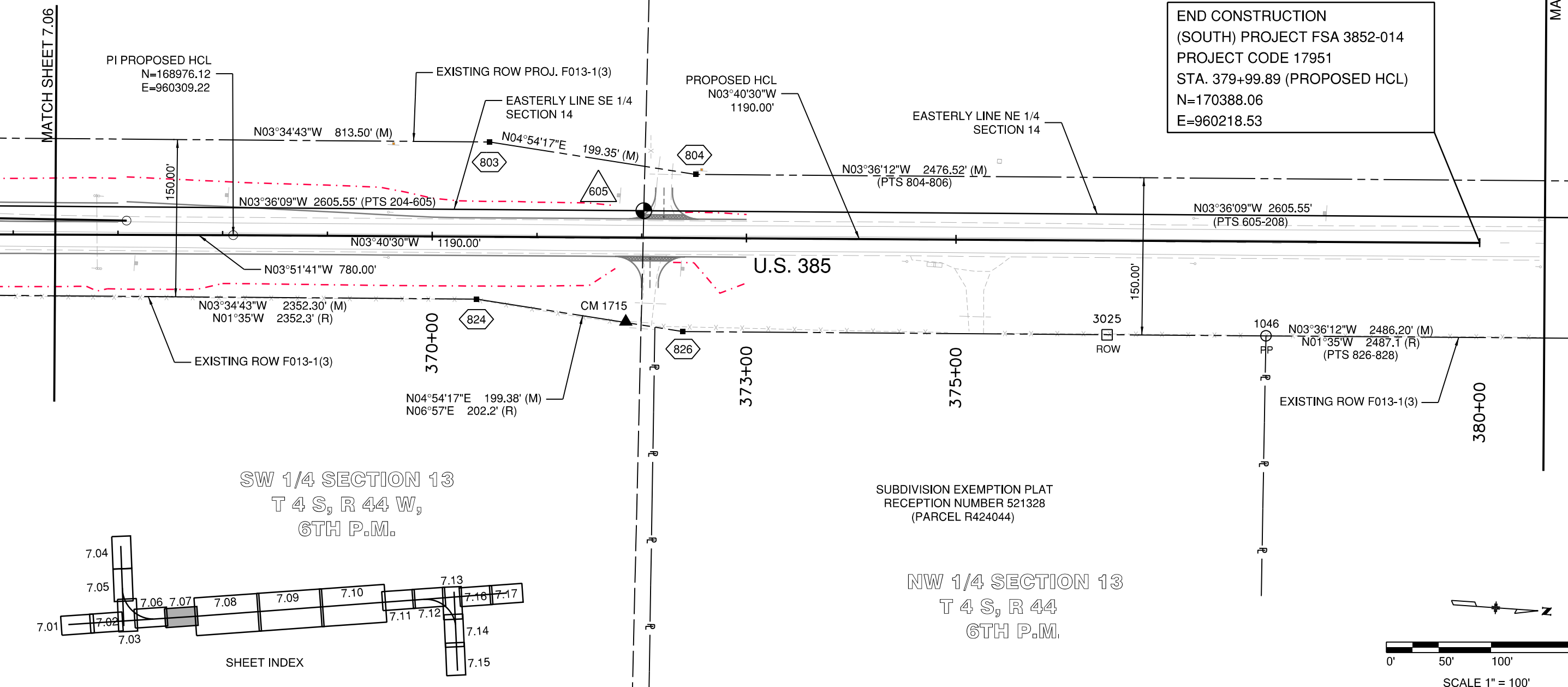
Plan Sheet

Project Number: FSA 3852-014			
Project Location: US 385 & 36 Intersections N. & S.			
YUMA COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
17951	07-31-2013	7.07 of 7.17	7.07

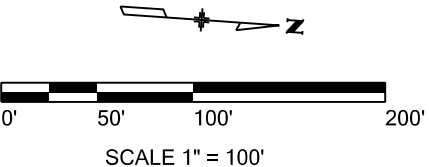
SE 1/4 SECTION 14
T 4 S, R 44 W,
6TH P.M.

NE SECTION 14
T 4 S, R 44 W,
6TH P.M.

END CONSTRUCTION
(SOUTH) PROJECT FSA 3852-014
PROJECT CODE 17951
STA. 379+99.89 (PROPOSED HCL)
N=170388.06
E=960218.53



SHEET INDEX



SCALE 1" = 100'

Colorado Department of Transportation



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Right of Way Plans

Plan Sheet

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T 4 S, R 44 W,
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SE 1/4 SECTION 11
T 4 S, R 44 W,
6TH P.M.

NW 1/4 SECTION 13
T 4 S, R 44 W,
6TH P.M.

SW 1/4 SECTION 12
T 4 S, R 44 W,
6TH P.M.

MATCH SHEET 7.07

MATCH SHEET 7.09

COUNTY ROAD 10

150.00'

150.00'

S48°19'20"E 71.06' (M)
N47°04'30"W 70.1' (R)

N41°40'35"E 70.36' (M)
N42°56'E 70.1' (R)

N04°54'02"W 2643.44' (M)
N02°52'30"W 2642.3' (R)
(PTS 831-833)

N48°45'08"W 71.60' (M)
N47°33'W 70.7' (R)

EXISTING ROW PROJ. F013-1(3)

EXISTING ROW PROJ. F013-1(3)

3027
ROW

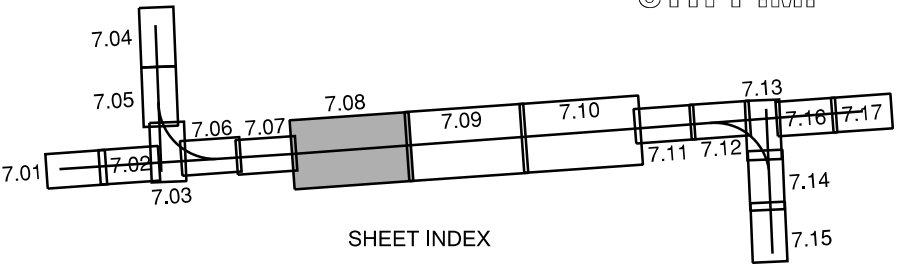
3026
ROW

N03°36'12"W 2486.20' (M)
N01°35'W 2487.1' (R)
(PTS 826-828)

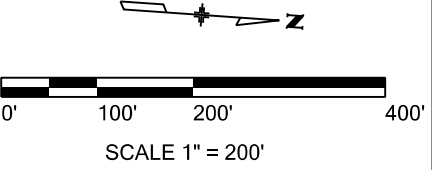
N04°54'02"W 2695.43' (M)
(PTS 808-810)
N04°35'51"W 2724.60'
(PTS 208-604)

N03°36'09"W 2605.55'
(PTS 605-208)

N03°36'12"W 2476.52' (M)
(PTS 804-806)



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Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
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Right of Way Plan Unit: PTS

Sheet Revisions

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Sheet Revisions

Date	Description	Initials

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CIVIL ENGINEERING
& SURVEYING

Right of Way Plans

Plan Sheet

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17951	07-31-2013	7.09 of 7.17	7.09

SE 1/4 SECTION 11
T 4 S, R 44 W,
6TH P.M.

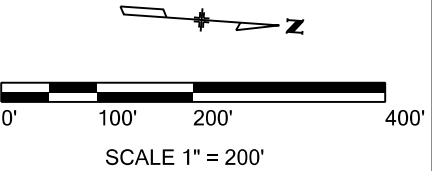
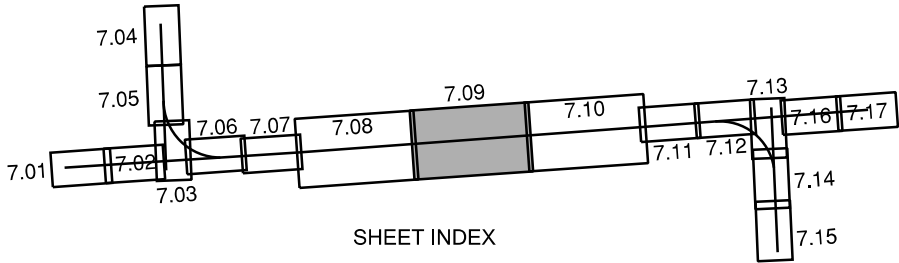
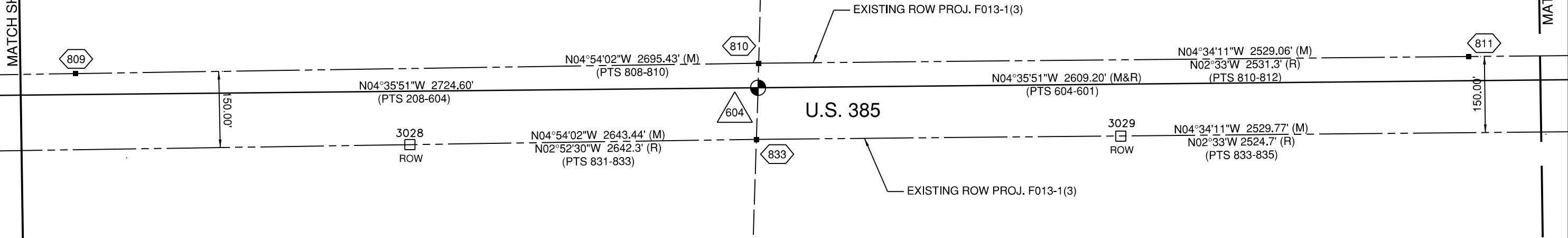
NE 1/4 SECTION 11
T 4 S, R 44 W,
6TH P.M.

SW 1/4 SECTION 12
T 4 S, R 44 W,
6TH P.M.

NW 1/4 SECTION 12
T 4 S, R 44 W,
6TH P.M.

MATCH SHEET 7.08

MATCH SHEET 7.10



Colorado Department of Transportation



Region 4
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Right of Way Plan Unit: PTS

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Right of Way Plans

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MATCH SHEET 7.09

MATCH SHEET 7.11

NE 1/4 SECTION 11
T 4 S, R 44 W,
6TH P.M.

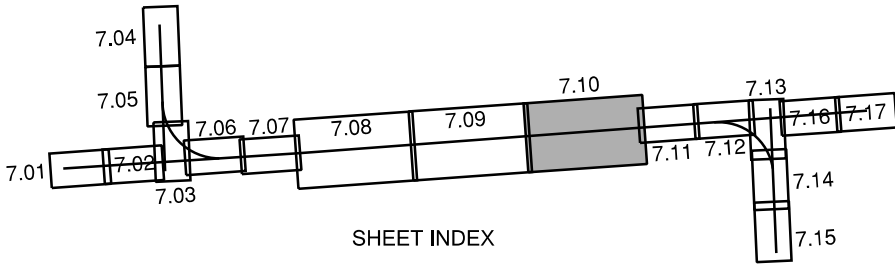
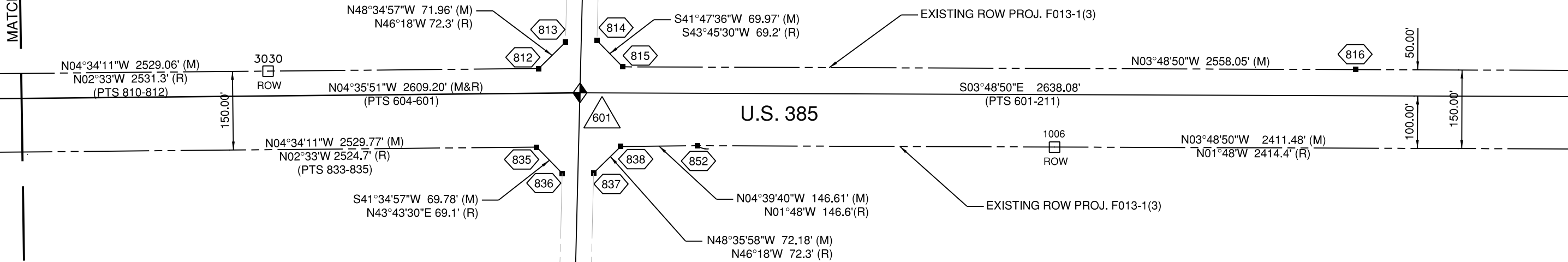
SE 1/4 SECTION 2
T 4 S, R 44 W,
6TH P.M.

NW 1/4 SECTION 12
T 4 S, R 44 W,
6TH P.M.

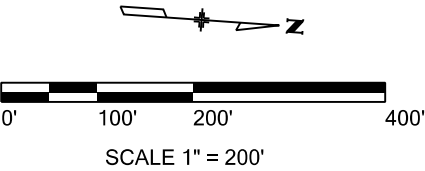
SW 1/4 SECTION 1
T 4 S, R 44 W,
6TH P.M.

COUNTY ROAD 11

U.S. 385



SHEET INDEX





Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

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Date	Description	Initials

Sheet Revisions

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SE 1/4 SECTION 2
T 4 S, R 44 W,
6TH P.M.

NE 1/4 SECTION 2
T 4 S, R 44 W,
6TH P.M.

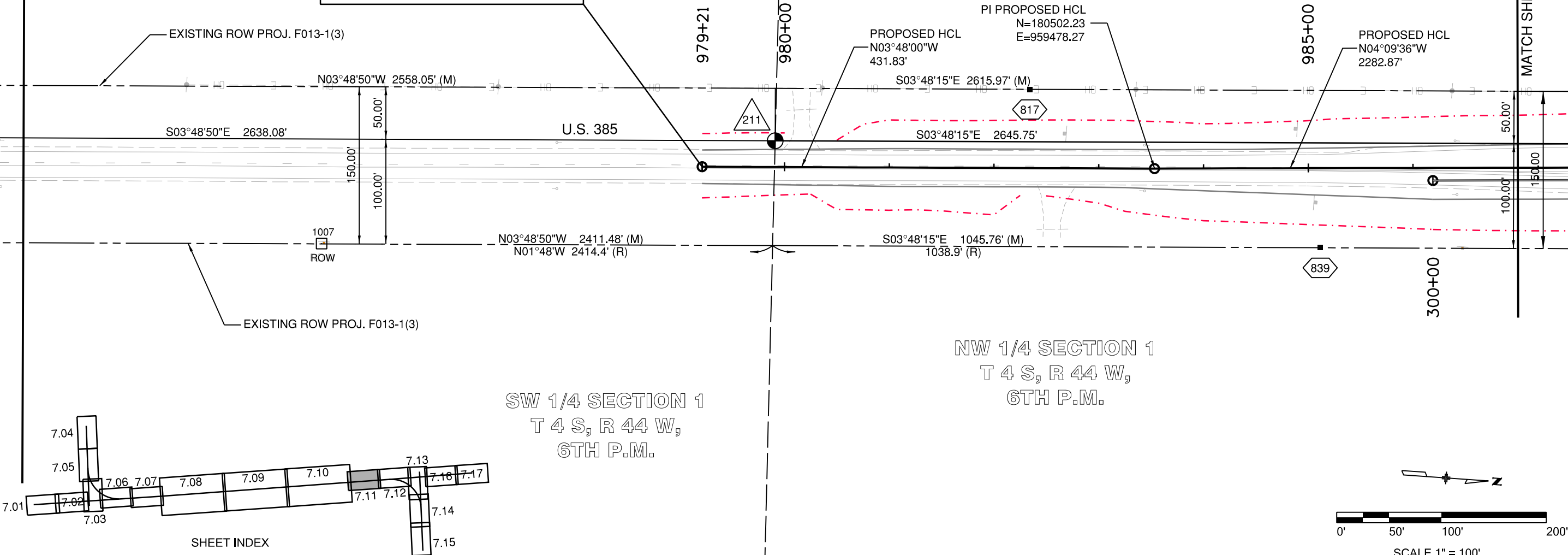
SW 1/4 SECTION 1
T 4 S, R 44 W,
6TH P.M.

NW 1/4 SECTION 1
T 4 S, R 44 W,
6TH P.M.

BEGIN CONSTRUCTION PROJECT
FSA 3852-014 (NORTH)
PROJECT CODE 17951
STA. 979+21.35 (PROPOSED HCL)
N=180071.35
E=959506.89

MATCH SHEET 7.10

MATCH SHEET 7.12





Region 4
1420 2nd Street
Greeley, CO 80631
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Right of Way Plan Unit: PTS

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Date	Description	Initials

Sheet Revisions

Date	Description	Initials

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Right of Way Plans

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YUMA COUNTY			
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17951	05-15-2013	7.12 of 7.17	7.12

NE 1/4 SECTION 2
T 4 S, R 44 W,
6TH P.M.

MATCH SHEET 7.11

MATCH SHEET 7.13

990+00

995+00

1000+00

EXISTING ROW PROJ. F013-1(3)

PROPOSED HCL
N04°09'36"W
2282.87'

U.S. 385

S03°48'15"E 2645.75 (SECTION LINE)

S03°48'15"E 1045.76' (M)
1038.9' (R)

1010
ROW

S01°49'45"E 291.54' (M)
S0°10'30"W 292.0' (R)

841

305+00

EXISTING ROW PROJ. F013-1(3)

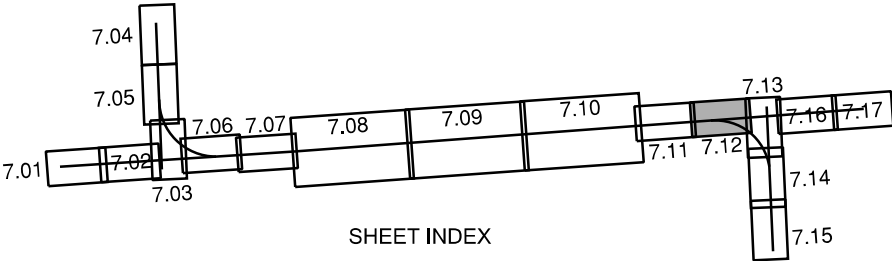
310+00

NW 1/4 SECTION 1
T 4 S, R 44 W,
6TH P.M.

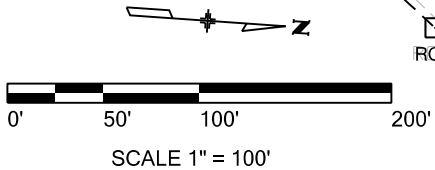
Δ = 79°19'55"
R = 1357.50'
L = 1879.60' (M) 1879.6' (R)
CL = 1733.01'
CB = N41°51'45"E

315+00

1008
ROW



SHEET INDEX





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Sheet Revisions

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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



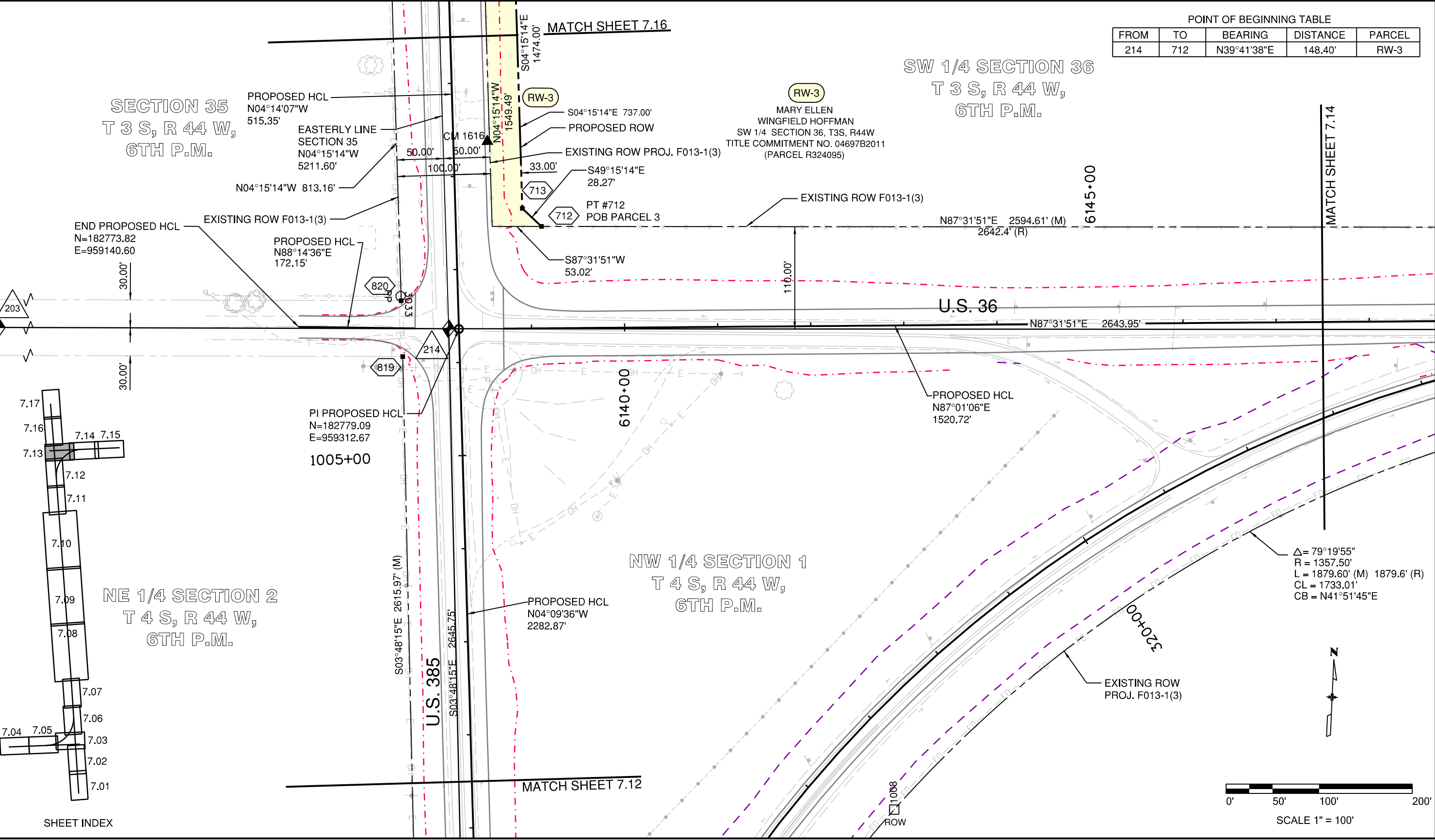
Right of Way Plans

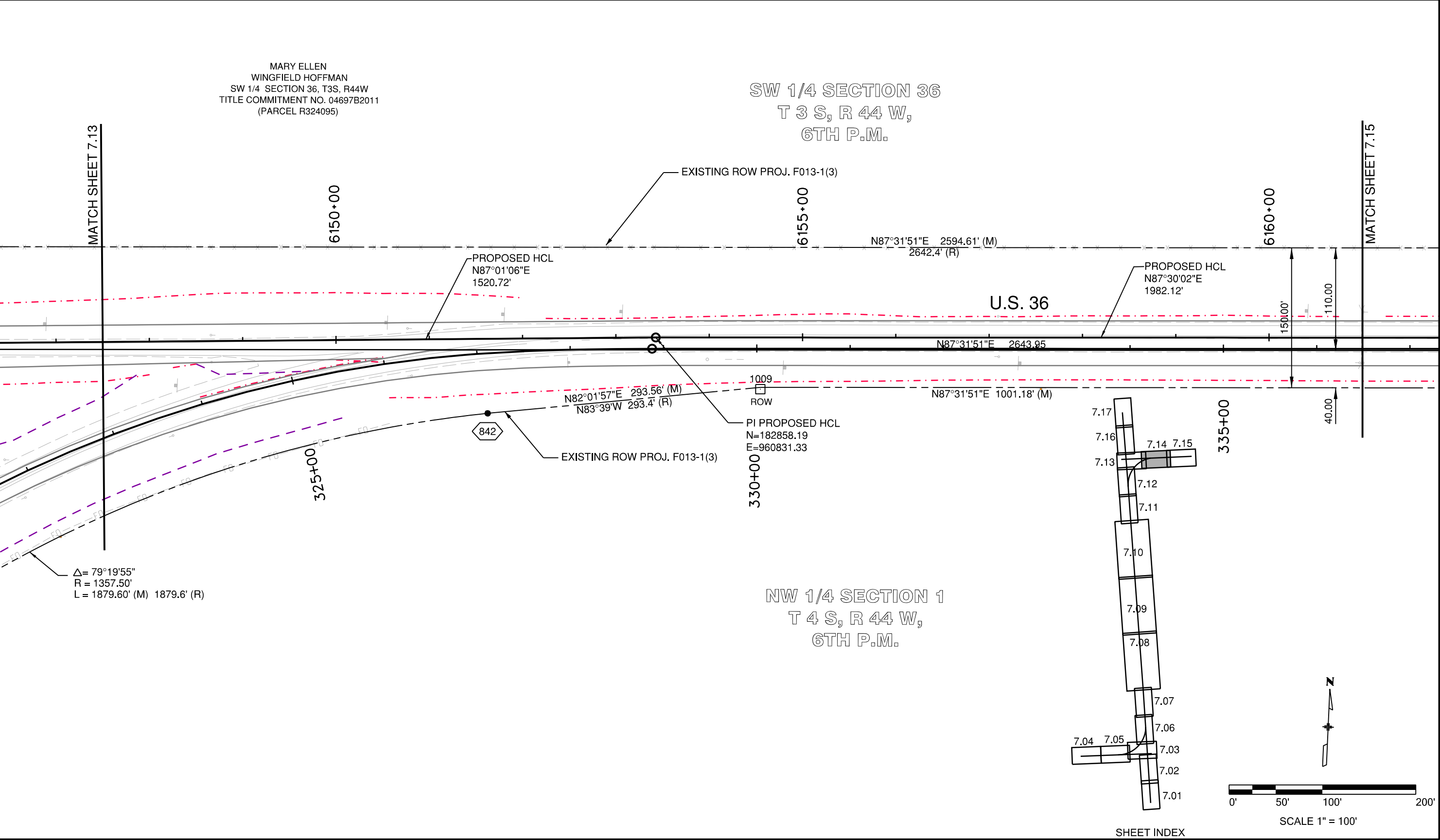
Plan Sheet

Project Number: FSA 3852-014				
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Project Code	Last Mod. Date	Subset	Sheet No.	
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POINT OF BEGINNING TABLE

FROM	TO	BEARING	DISTANCE	PARCEL
214	712	N39°41'38"E	148.40'	RW-3



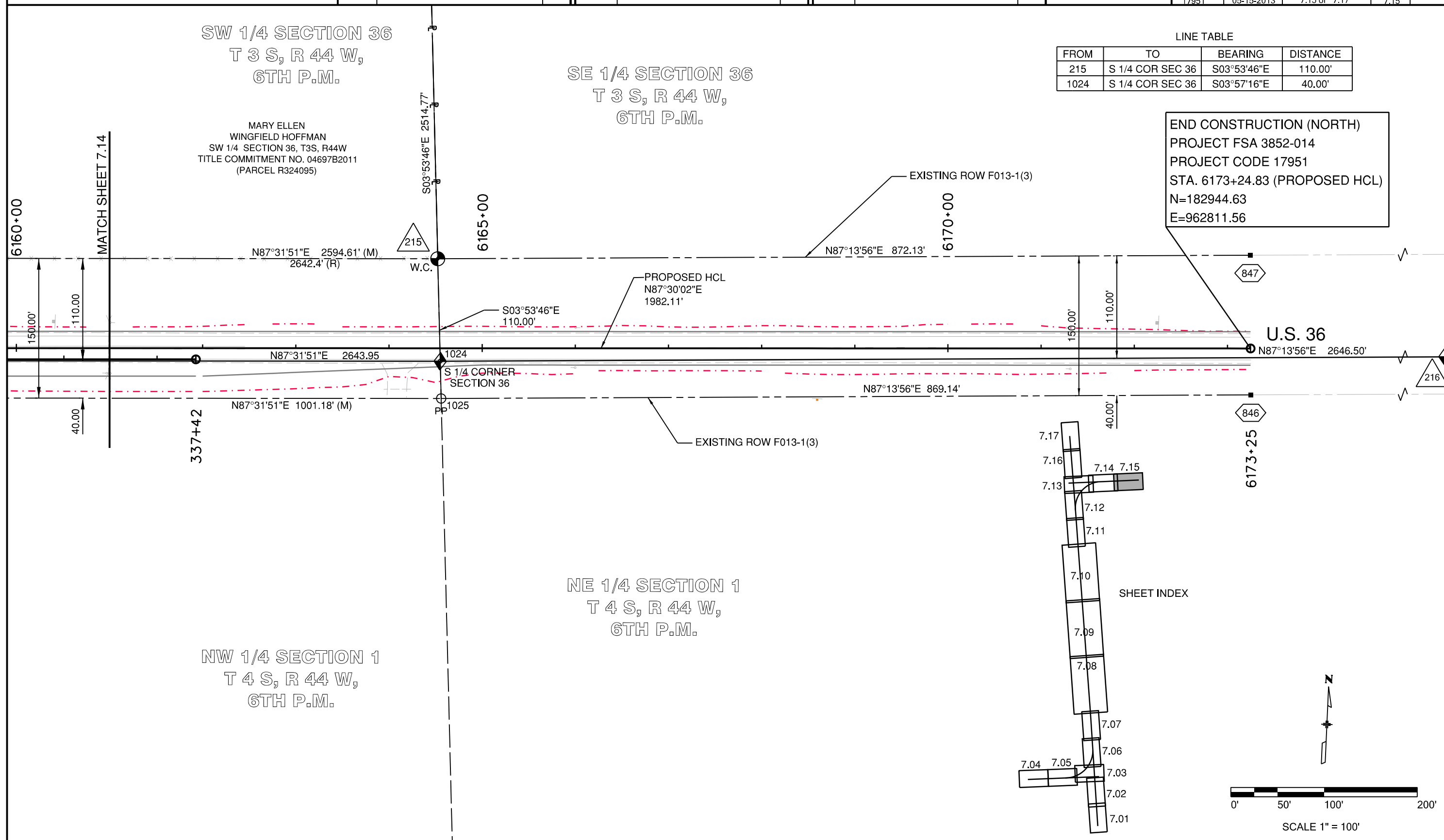


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Right of Way Plans			
Plan Sheet			
Project Number: FSA 3852-014			
Project Location: US 385 & 36 Intersections N. & S.			
YUMA COUNTY			
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FROM	TO	BEARING	DISTANCE
215	S 1/4 COR SEC 36	S03°53'46"E	110.00'
1024	S 1/4 COR SEC 36	S03°57'16"E	40.00'

END CONSTRUCTION (NORTH)
PROJECT FSA 3852-014
PROJECT CODE 17951
STA. 6173+24.83 (PROPOSED HCL)
N=182944.63
E=962811.56





Region 4
1420 2nd Street
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Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

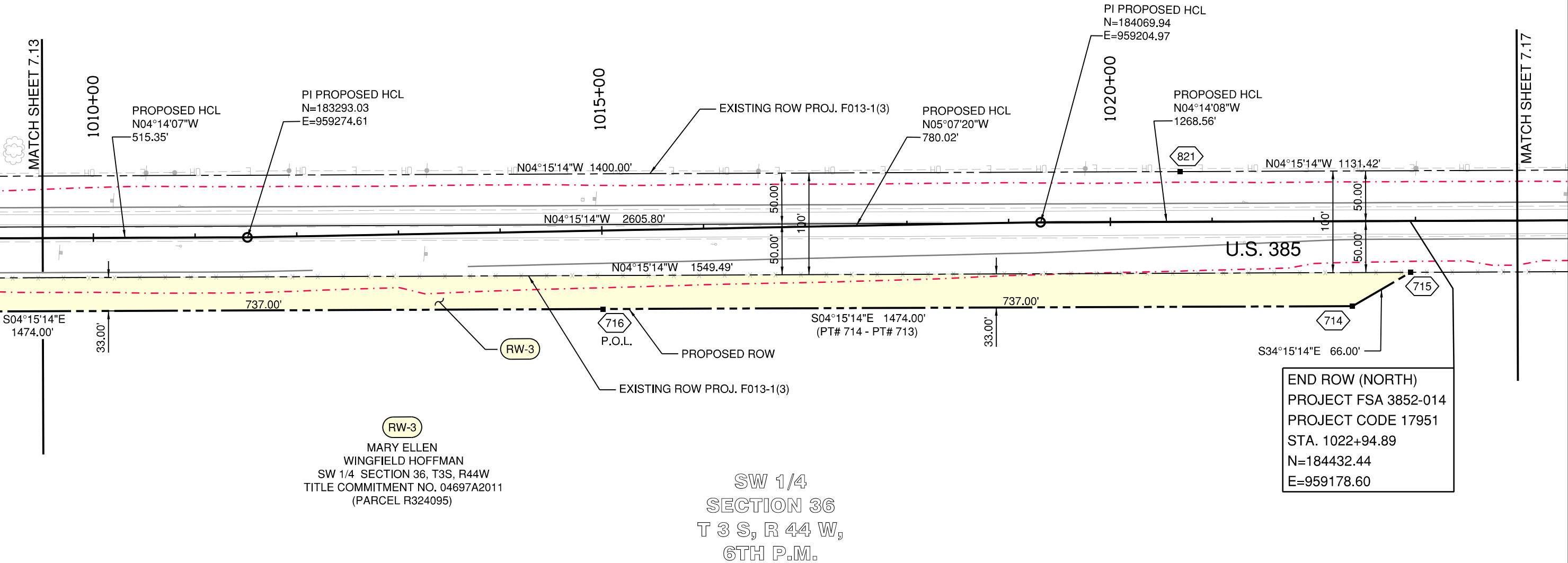
LUND
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12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P:303.989.1461 F: 303.989.4094
CIVIL ENGINEERING
& SURVEYING

Right of Way Plans

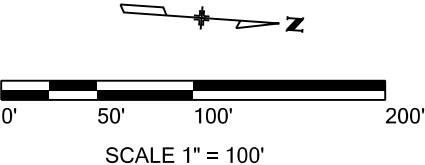
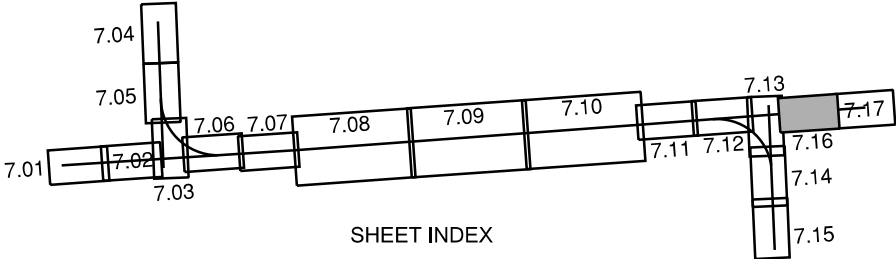
Plan Sheet

Project Number: FSA 3852-014			
Project Location: US 385 & 36 Intersections N. & S.			
YUMA COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
17951	05-15-2013	7.16 of 7.17	7.16

SECTION 35
T 3 S, R 44 W,
6TH P.M.



SW 1/4
SECTION 36
T 3 S, R 44 W,
6TH P.M.





Region 4
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SECTION 35
T 3 S, R 44 W,
6TH P.M.

END CONSTRUCTION
(NORTH) PROJECT FSA 3852-014
PROJECT CODE 17951
STA. 1032+00.00 (PROPOSED HCL)
N=185335.04
E=959111.28

MATCH SHEET 7.16

1025+00

1030+00

1032+00

PROPOSED HCL
N04°14'08"W
1268.56'

N04°15'14"W 1131.42'

EXISTING R.O.W.

N04°15'14"W 2605.80'

N04°15'14"W 905.11'

EXISTING R.O.W.

849

848

603

602

U.S. 385

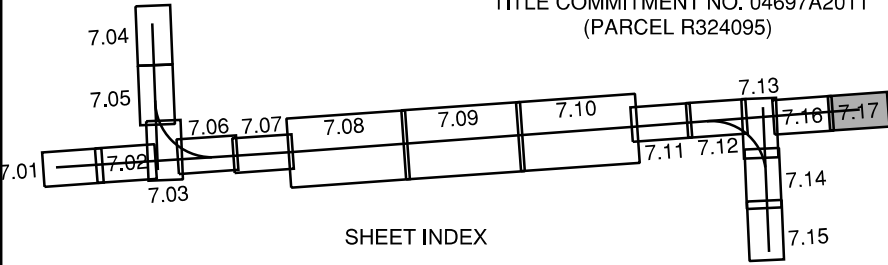
N04°15'14"W 2605.80'

CM 1995

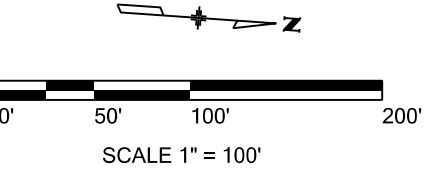
SW 1/4
SECTION 36
T 3 S, R 44 W,
6TH P.M.

NW 1/4
SECTION 36
T 3 S, R 44 W,
6TH P.M.

MARY ELLEN
WINGFIELD HOFFMAN
SW 1/4 SECTION 36, T3S, R44W
TITLE COMMITMENT NO. 04697A2011
(PARCEL R324095)



SHEET INDEX





Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

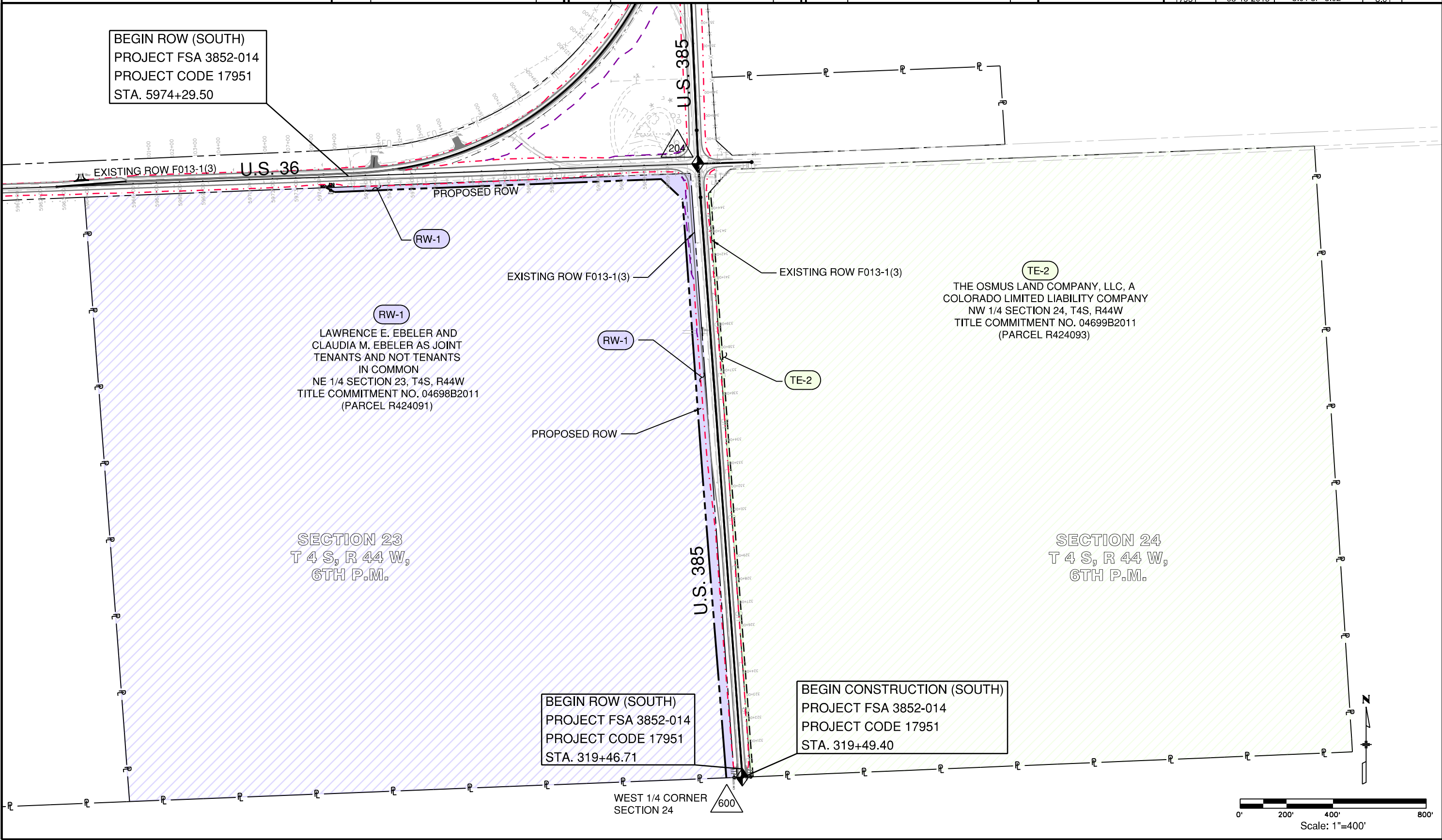
Date	Description	Initials

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: FSA 3852-014			
Project Location: US 385 & 36 Intersections N. & S.			
YUMA COUNTY			
Project Code	Last Mod. Date	Subset	Sheet No.
17951	05-15-2013	8.01 of 8.02	8.01





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1420 2nd Street
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17951	05-15-2013	8.02 of 8.02	8.02

END CONSTRUCTION
(NORTH) PROJECT FSA 3852-014
PROJECT CODE 17951
STA. 1032+00.00

SECTION 35
T 3 S, R 44 W,
6TH P.M.

END ROW (NORTH)
PROJECT FSA 3852-014
PROJECT CODE 17951
STA. 1022+94.89

(RW-3)
MARY ELLEN
WINGFIELD HOFFMAN
SW 1/4 SECTION 36, T3S, R44W
TITLE COMMITMENT NO. 04697B2011
(PARCEL R324095)

SECTION 36
T 3 S, R 44 W,
6TH P.M.

PROPOSED ROW

EXISTING ROW PROJ. F013-1(3)

EXISTING ROW PROJ. F013-1(3)

(RW-3)

EXISTING ROW F013-1(3)

END CONSTRUCTION (NORTH)
PROJECT FSA 3852-014
PROJECT CODE 17951
STA. 6173+24.83

S 1/4 CORNER
SECTION 36

EXISTING ROW F013-1(3)

