

Colorado Department of Transportation



222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6233 FAX: 970-683-6249

Region 3

JEM

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

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Date	Description	Initials



Right of Way Plans

Title Sheet			
Project Number: HPP M910-001			
Project Location: SAN JUAN BYPASS (U.S. 50)			
CITY OF MONTROSE, MONTROSE COUNTY			
Project Code: 12809	Last Mod. Date: 02-17-11		Sheet No. 1.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROJECT NO. HPP M910-001 U.S. HIGHWAY NO. 50 MONTROSE COUNTY

SHEET NO.

1.01
5.01-5.07
9.01

INDEX OF SHEETS

(1) Title Sheet
(7) Plan Sheets
(1) San Juan Ave Survey
(9) Total Sheets

Scales of Original 11x17 Drawings
Plan Sheets 1"=100'
Overview Map 1"=500'

General Notes:

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 documents, recorded in the office of the Montrose County Clerk and Recorder, provided by the City of Montrose.

3. The redesignation of U.S. Highway 50 through the City of Montrose was initiated by City of Montrose Ordinance No. 2249 recorded in the County of Montrose, Clerk and Recorder's office under Reception No. 814064.

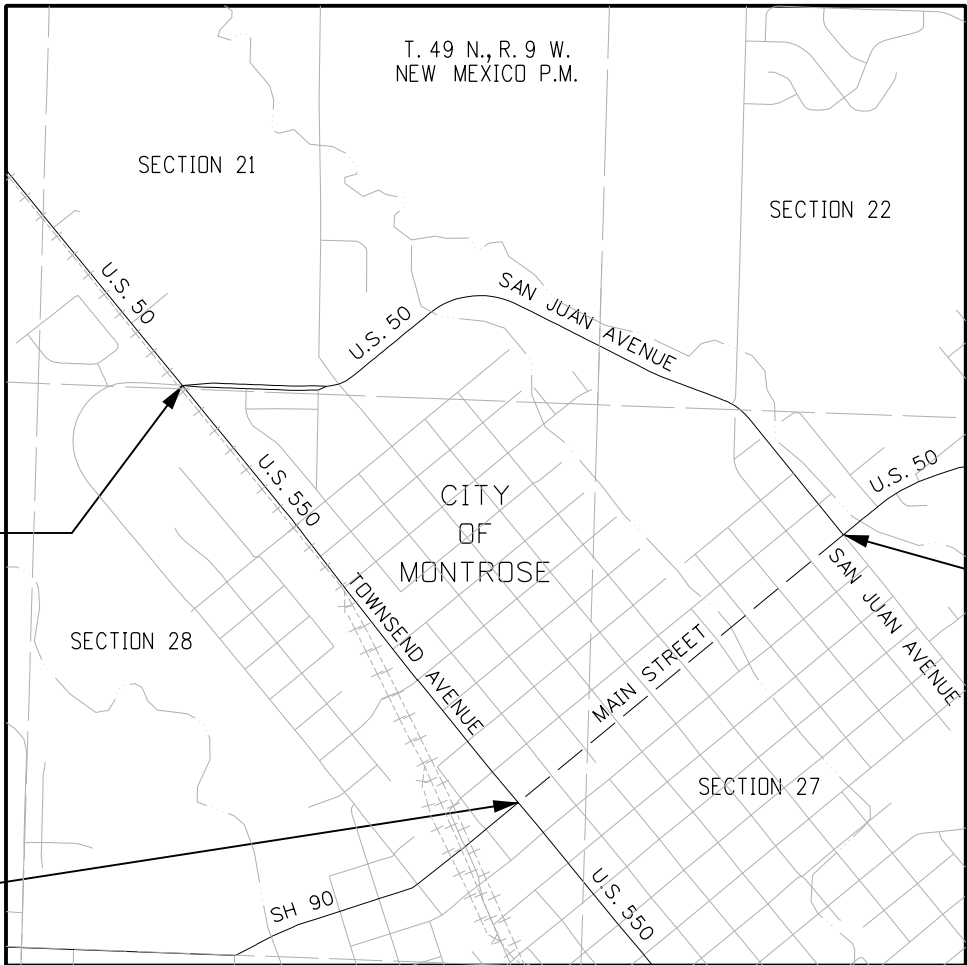
4. The City of Montrose conveyed to the Colorado Department of Transportation that portiton of San Juan Avenue lying between U.S. Highway 50 Mile Post 91.878 and U.S. Highway 50 Mile Post 93.558 by Special Warranty Deed recorded in the County of Montrose, Clerk and Recorder's office under Reception No. 814065.

5. The Colorado Department of Transportation conveyed to the City of Montrose that portion of Main Street designated U.S. Highway 50 from U.S. Highway 50 Mile Post 92.841 to U.S. Highway 50 Mile Post 93.558 by Quit Claim Deed recorded in the County of Montrose, Clerk and Recorder's office under Reception No. 814067.

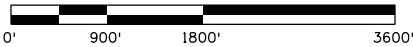
6. The Transportation Commission, by Resolution, designates U.S. Highway 50 to follow San Juan Avenue, abandons U.S. Highway 50 from U.S. Highway 50 Mile Post 92.841 to U.S. Highway 50 Mile Post 93.558 and redesignates that portion of U.S. Highway 50 from U.S. Highway 50 Mile Post 91.878 to U.S. Highway 50 Mile Post 92.841 as U.S. Highway 550. Document filed in the County of Montrose, Clerk and Recorder's office as Resolution No. TC-1849 under Reception No. 814066.

7. The City of Montrose has recorded a City of Montrose Resolution accepting that portion of Main Street formerly designated U.S. Highway 50 from U.S. Highway 50 Mile Post 92.841 to U.S. Highway 50 Mile Post 93.558 as a public City street. Document filed in the County of Montrose, Clerk and Recorder's office as Resolution No. 2010-11 under Reception No. 814068.

R.O.W. Length of Project = 1.38 Miles



PROJECT LOCATION MAP



SCALE 1" = 1800'



SECTION CORNER

QUARTER, SIXTEENTH,
AND SECTION CORNERS

1

1

1

SET EASMENT
MONUMENT

TEMPORARY
EASEMENT POINT

RIGHT OF WAY
MARKER

BLM

PP

NOAA

QUARTER, SIXTEENTH,
AND SECTION CORNERS

BLM MARKER

PROPERTY PIN

NOAA MARKER

QUARTER, SIXTEENTH,
AND SECTION CORNERS

FED

WC

WC

BM

USGS

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

N 10.13
E 3.81
EL 0.00

N 10.38
E 3.81
EL 0.00

PROJECT CONTROL
MONUMENT

DENSIFICATION
CONTROL MONUMENT

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

TOP OF CUT

TDE OF FILL

TERRAIN

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).

FILING CERTIFICATION: DEPOSITED THIS DAY OF 20 AT .M., IN BOOK OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE . RECEPTION NUMBER .

SIGNED DEPT. .

PlanTitleSheet.dgn

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Colorado Department of Transportation



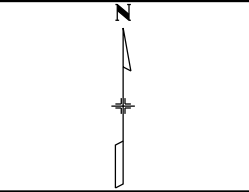
Region 3

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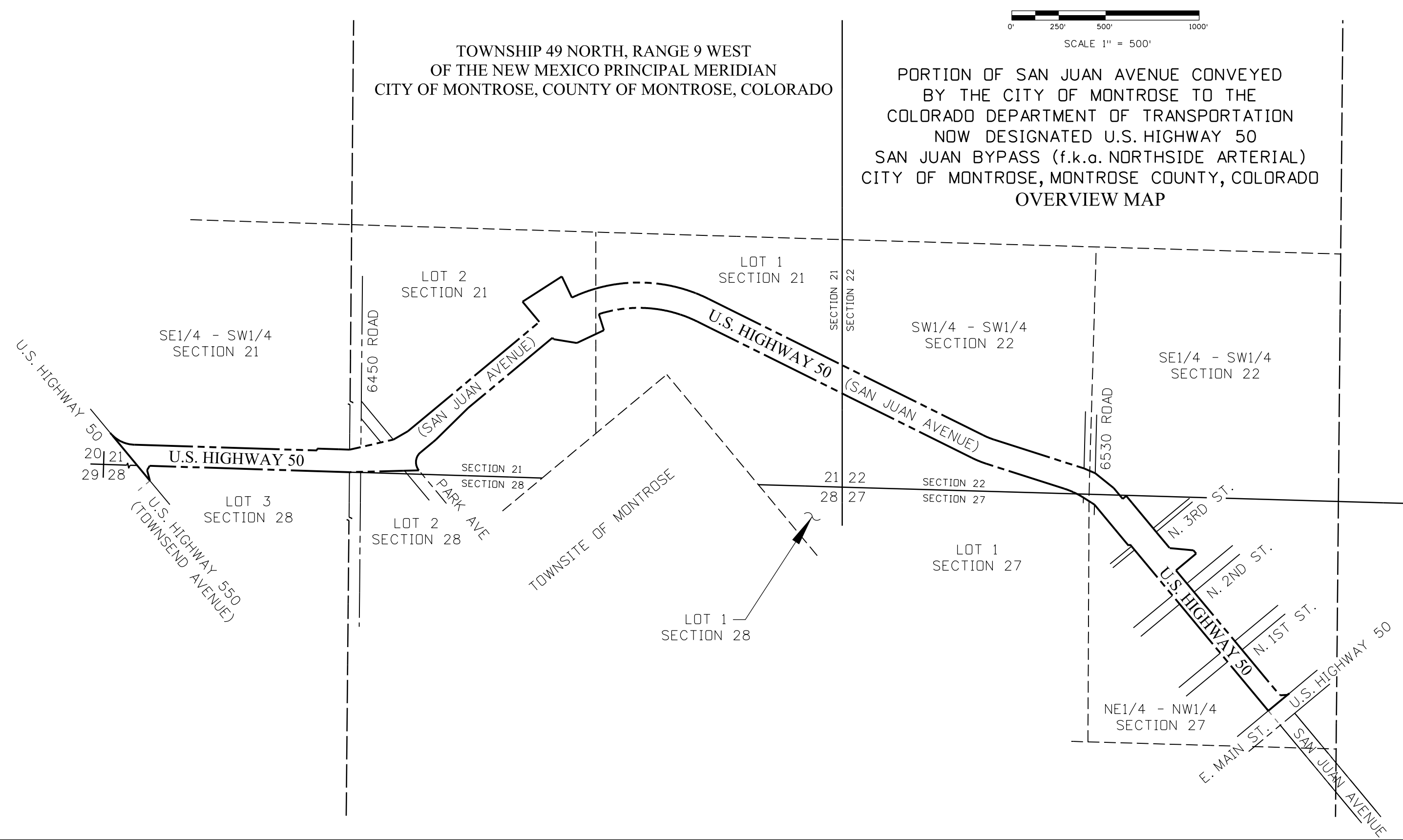
JEM

Sheet Revisions		
Date	Description	Initials

COLORADO DEPARTMENT OF TRANSPORTATION
U.S. HIGHWAY 50
SAN JUAN BYPASS (f.k.a. NORTHSIDE ARTERIAL)
CITY OF MONTROSE, MONTROSE COUNTY, COLORADO



Right of Way Plans			
Plan Sheet			
Project Number: HPP M910-001			
Project Location: SAN JUAN BYPASS (U.S. 50)			
CITY OF MONTROSE, MONTROSE COUNTY			
Project Code:	Last Mod. Date:	Subset	Sheet No.
12809	02-17-11	5.01 of 5.07	5.01



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COLORADO DEPARTMENT OF TRANSPORTATION

U.S. HIGHWAY 50

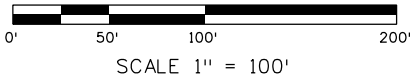
SAN JUAN BYPASS (f.k.a. NORTHSIDE ARTERIAL)

CITY OF MONTROSE, MONTROSE COUNTY, COLORADO

Right of Way Plans

Plan Sheet

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12809	02-17-11	5.01 of 5.07	5.02



TOWNSHIP 49 NORTH, RANGE 9 WEST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, COLORADO

SE 1 / 4 - SW 1 / 4
SECTION 21

SEWER EASEMENT
REC. NO. 386566

MONTROSE ROD
AND GUN CLUB
REC. NO. 494517

REC. NO. 662720

REC. NO. 246740

6450 ROAD RIGHT OF WAY
BOOK 127, PAGE 51

CITY
PARCEL 4
(REVISED)
REC. NO. 814065

1/4 CORNER
SECTIONS 21-28

PORTION OF REC. NO. 431281

PORTION OF GEORGE B. JONES ROAD
PLAT OF GEO. B. JONES ROAD
ORIGINAL PLAT BOOK, PAGE 208

U.S. HIGHWAY 50 (SAN JUAN AVENUE)

PORTION OF CASCADE AVENUE
DARLING SUBDIVISION PLAT
ORIGINAL PLAT BOOK, PAGE 7

LOT 3
SECTION 28

PARCEL A
RIGHT-OF-WAY BOUNDARY SURVEY
REC. NO. 673213

S. 20 S. 21
S. 29 S. 28

S. 21
S. 28

U.S. HIGHWAY 50

U.S. HIGHWAY 50
(TOWNSEND AVENUE)

Colorado Department of Transportation



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COLORADO DEPARTMENT OF TRANSPORTATION

U.S. HIGHWAY 50

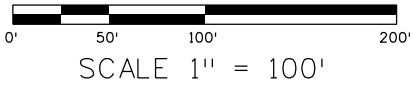
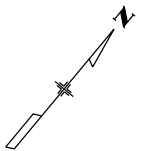
SAN JUAN BYPASS (f.k.a. NORTHSIDE ARTERIAL)

CITY OF MONTROSE, MONTROSE COUNTY, COLORADO

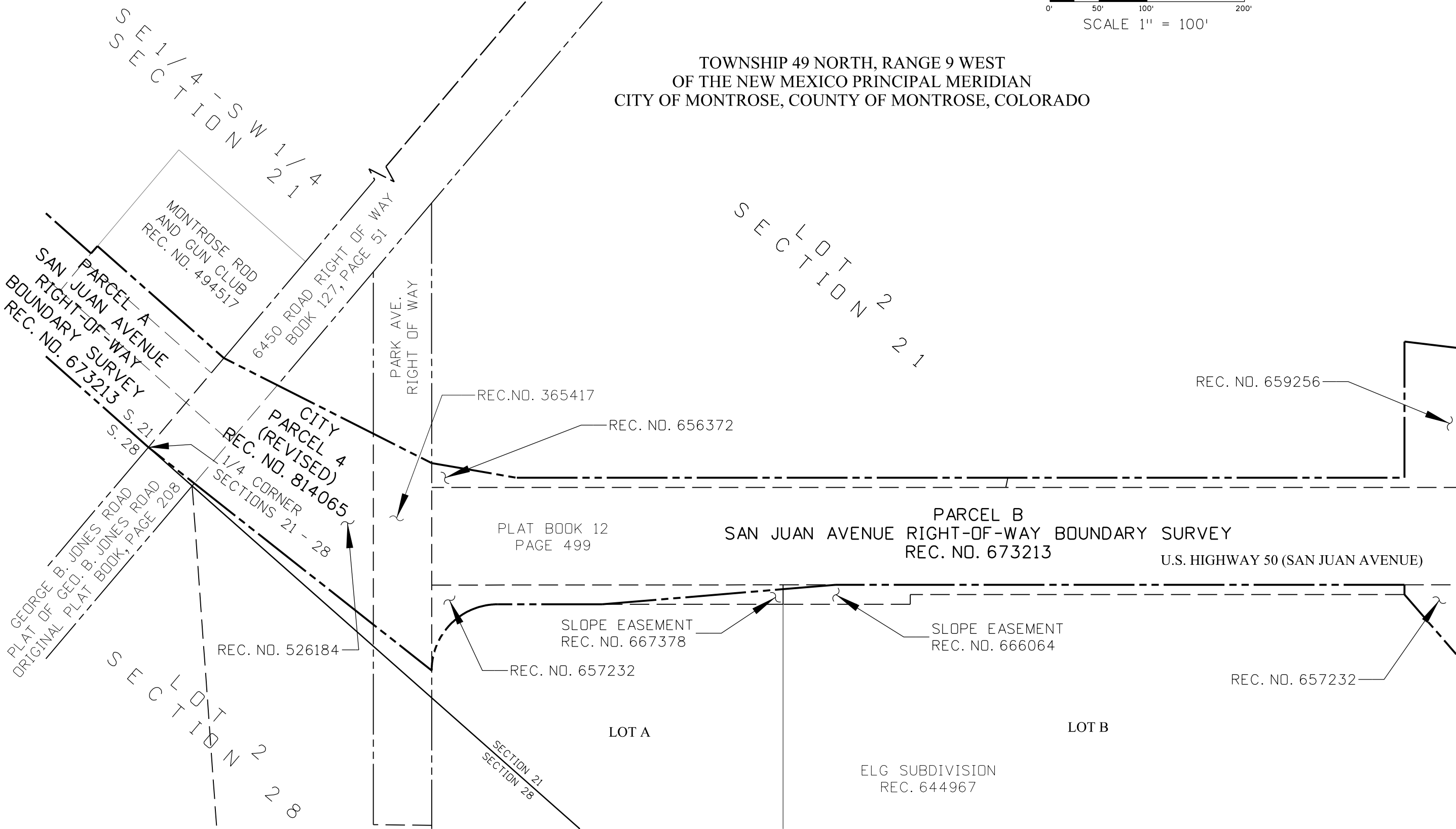
Right of Way Plans

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CITY OF MONTROSE, MONTROSE COUNTY			
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12809	2-17-11	5.01 of 5.07	5.03



TOWNSHIP 49 NORTH, RANGE 9 WEST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, COLORADO



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Colorado Department of Transportation



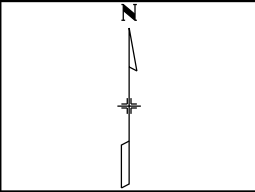
Region 3

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U.S. HIGHWAY 50
SAN JUAN BYPASS (f.k.a. NORTHSIDE ARTERIAL)
CITY OF MONTROSE, MONTROSE COUNTY, COLORADO



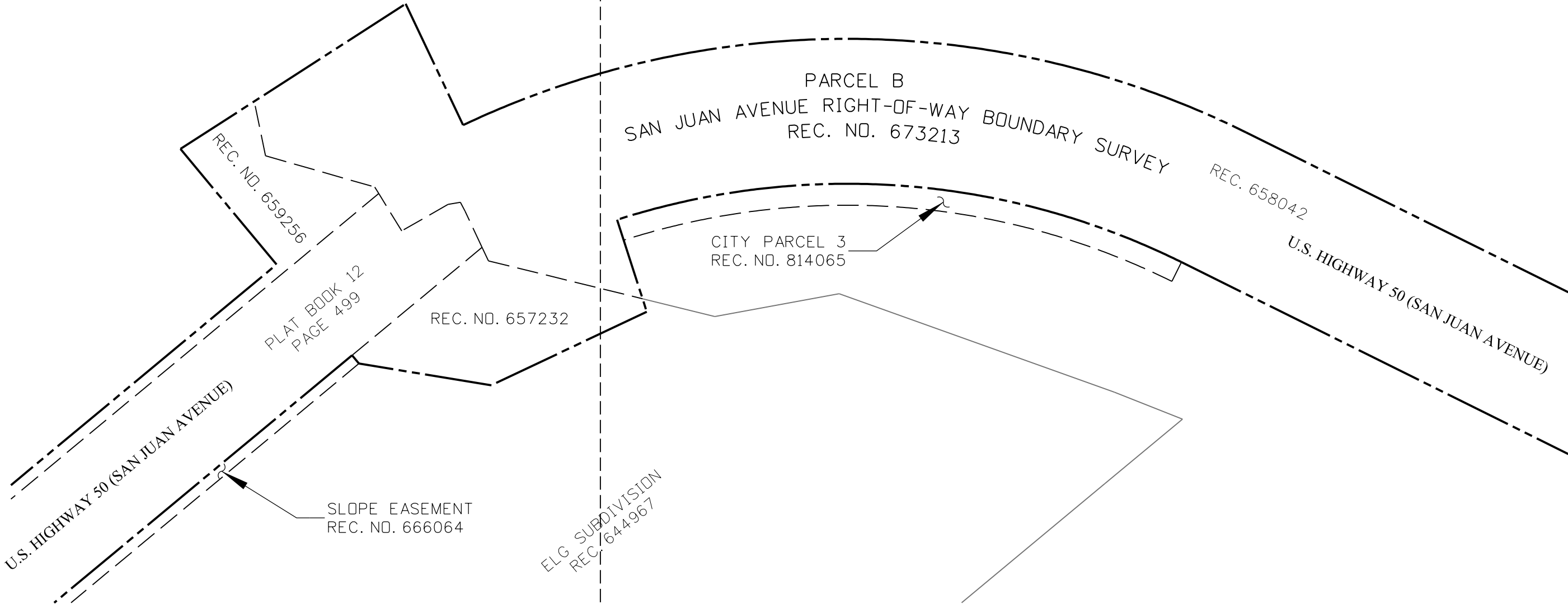
Right of Way Plans			
Plan Sheet			
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CITY OF MONTROSE, MONTROSE COUNTY			
Project Code:	Last Mod. Date	Subset	Sheet No.
12809	02-17-11	5.01 of 5.07	5.04

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

TOWNSHIP 49 NORTH, RANGE 9 WEST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, COLORADO

LOT 2
SECTION 21

LOT 1
SECTION 21



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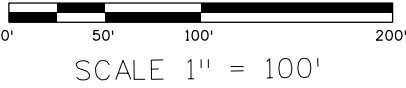
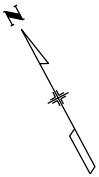
Date	Description	Initials

COLORADO DEPARTMENT OF TRANSPORTATION
U.S. HIGHWAY 50
SAN JUAN BYPASS (f.k.a. NORTHSIDE ARTERIAL)
CITY OF MONTROSE, MONTROSE COUNTY, COLORADO

Right of Way Plans

Plan Sheet

Project Number: HPP M910-001			
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CITY OF MONTROSE, MONTROSE COUNTY			
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12809	02-17-11	5.01 of 5.07	5.05



TOWNSHIP 49 NORTH, RANGE 9 WEST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, COLORADO

SECTION 1 2 1
LOT 1 2 1

SECTION 22
SECTION 21

SECTION 1 2 2
SW 1/4 - SW 1/4

REC. 658042

PARCEL B
SAN JUAN AVENUE RIGHT-OF-WAY BOUNDARY SURVEY
REC. NO. 673213

REC. 652388

U.S. HIGHWAY 50 (SAN JUAN AVENUE)

CITY PARCEL 3
REC. NO. 814065

REC. NO. 663230

SECTION 22
SECTION 27

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U.S. HIGHWAY 50

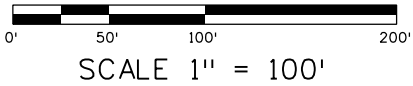
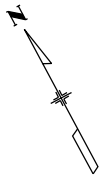
SAN JUAN BYPASS (f.k.a. NORTHSIDE ARTERIAL)

CITY OF MONTROSE, MONTROSE COUNTY, COLORADO

Right of Way Plans

Plan Sheet

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CITY OF MONTROSE, MONTROSE COUNTY			
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12809	02-17-11	5.01 of 5.07	5.06



TOWNSHIP 49 NORTH, RANGE 9 WEST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, COLORADO

SW 1/4 - SW 1/2 2 4
SECTION

SE 1/4 - SW 1/2 2 4
SECTION

PARCEL B
SAN JUAN AVENUE
RIGHT-OF-WAY BOUNDARY SURVEY
REC. NO. 673213

REC. NO. 659259

REC. NO. 663230

U.S. HIGHWAY 50 (SAN JUAN AVENUE)

PARCEL C
SAN JUAN AVENUE
RIGHT-OF-WAY
BOUNDARY SURVEY
REC. NO. 673213

PARCEL D
SAN JUAN AVENUE
RIGHT-OF-WAY
BOUNDARY SURVEY
REC. NO. 673213

CITY PARCEL 8
REC. NO. 814065

REC. NO. 658045

CITY PARCEL 10
REC. NO. 814065

U.S. HIGHWAY 50 (SAN JUAN AVENUE)

REC. NO. 656795

AMMENDED PLAT OF CEDAR ADDITION
ORIGINAL PLAT BOOK, PAGE 6

PARCEL F
SAN JUAN AVENUE
RIGHT-OF-WAY
BOUNDARY SURVEY
REC. NO. 673213
REC. NO. 660114

NE 1/4 - NW 1/2 1 7
SECTION

PARCEL E
SAN JUAN AVENUE
RIGHT-OF-WAY
BOUNDARY SURVEY
REC. NO. 673213
REC. NO. 660114

COUNTY ROAD
PLAT OF THE FAIRGROUND LAND
ORIGINAL PLAT BOOK, PAGE 10

LOT 1 2 7
SECTION

SECTION 22
SECTION 27

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COLORADO DEPARTMENT OF TRANSPORTATION

U.S. HIGHWAY 50

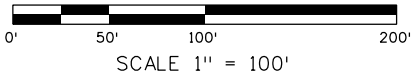
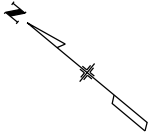
SAN JUAN BYPASS (f.k.a. NORTHSIDE ARTERIAL)

CITY OF MONTROSE, MONTROSE COUNTY, COLORADO

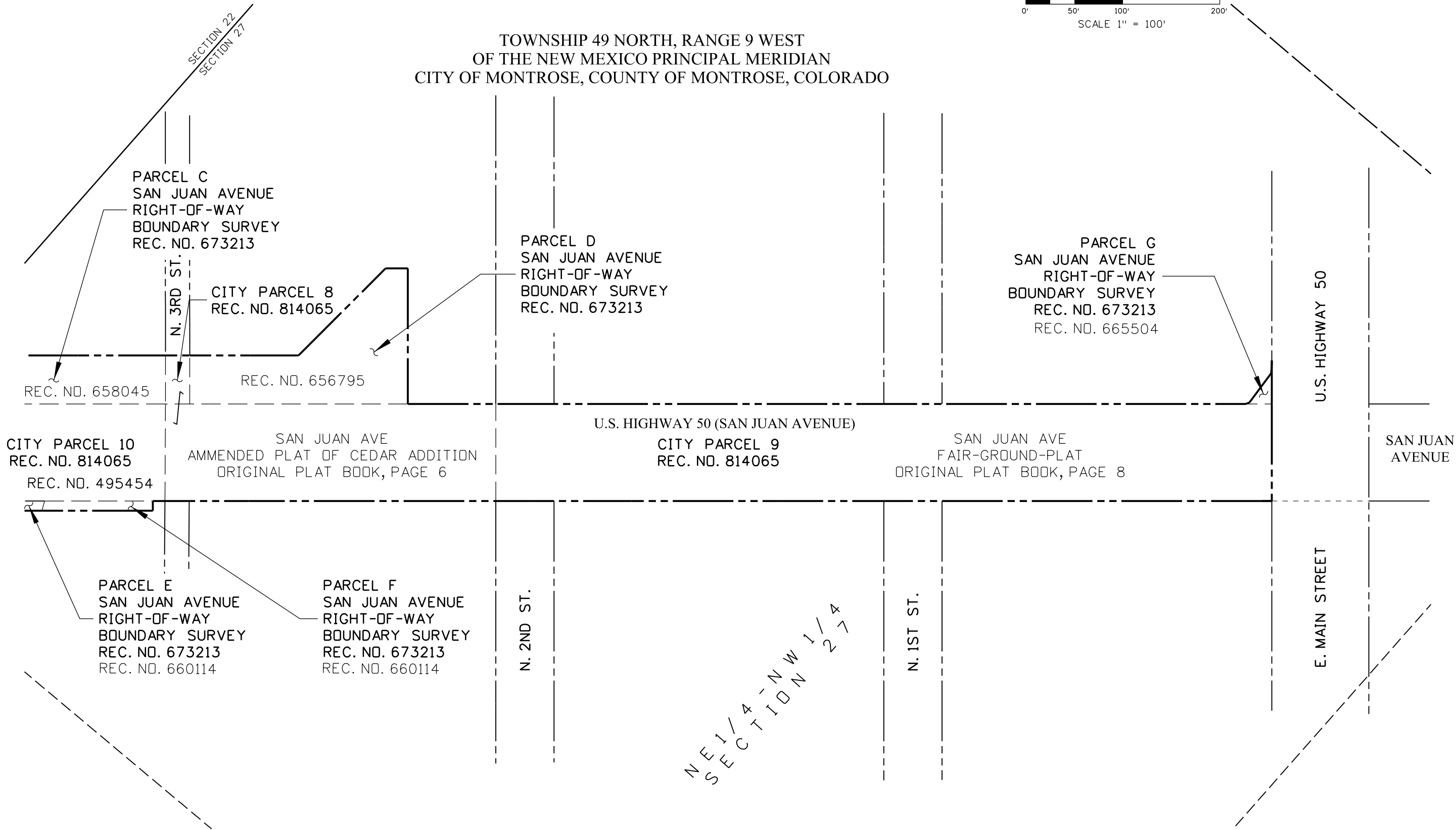
Right of Way Plans

Plan Sheet

Project Number: HPP M910-001			
Project Location: SAN JUAN BYPASS (U.S. 50)			
CITY OF MONTROSE, MONTROSE COUNTY			
Project Code:	Last Mod. Date:	Subset	Sheet No.
12809	02-17-11	5.01 of 5.07	5.07



TOWNSHIP 49 NORTH, RANGE 9 WEST
OF THE NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, COLORADO



SAN JUAN AVENUE RIGHT-OF-WAY BOUNDARY SURVEY

IN THE
U.S. GOVERNMENT LOTS 1 & 2,
SE1/4 SW1/4 SECTION 21, S1/2 SW1/4 SECTION 22,
NW1/4 SECTION 27, NE1/4 NW1/4 SECTION 28
T49N, R9W, N.M.P.M., MONTROSE COUNTY,
STATE OF COLORADO

I hereby certify that I am a Registered Land Surveyor
of the State of Colorado, that this map consisting of
1 sheet, correctly represents a survey made under my
supervision, that all monuments shown hereon actually
exist and their positions are as shown. This survey does
not include easements except those specifically shown
hereon.



RECORDERS CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County at _____
on the 24th day of April, 2001, in Book _____, Page _____, Reception No. 673213
Carol Starnes County Clerk & Recorder

Norma J. Jaber Deputy

- LEGEND:
- = FD. REBAR & CAP - (LS AS INDICATED)
 - = SET 5/8"x18" REBAR W/ 1 1/2" CAP
 - = SET NAIL & BRASS TAG PER CITY TIE BOOK
 - = SAN JUAN AVENUE BASELINE
 - - - = EXISTING ROW
 - - - = NEW ROW

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD LEN.
C1	8°27'56"	4.65	31.50	2.33	4.65
C2	6°46'35"	13.54	114.52	6.78	13.54
C3	90°00'27"	106.82	66.00	68.01	96.17
C4	8°38'14"	84.42	560.00	42.29	84.34
C5	14°28'21"	111.14	440.00	55.87	110.85
C6	8°38'14"	64.07	425.00	32.09	64.01

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°48'48"E	10.00
L2	S59°59'41"W	88.80
L3	S39°43'51"E	140.00
L4	N25°20'43"W	125.00
L7	N66°48'22"W	64.61
L8	N51°07'48"W	126.67
L9	N39°44'50"W	75.00
L10	S50°15'11"W	25.00
L11	N84°44'50"W	126.95
L12	N39°47'30"W	22.95
L13	N50°15'27"E	139.78
L14	N87°00'02"E	37.19
L15	N15°36'58"W	58.80
L16	N31°31'38"E	26.84
L17	N50°16'09"E	107.27
L18	S80°41'28"E	124.94
L19	N64°39'17"E	160.06
L20	N17°48'23"W	90.00
L21	N50°34'55"E	10.00
L22	S39°43'50"E	10.00
L23	N00°31'48"E	120.03
L24	S39°44'17"E	213.01
L25	N01°24'57"E	155.24
L26	N01°24'57"E	167.23
L27	N87°00'02"E	37.19
L28	S39°44'50"E	25.00
L29	S39°44'50"E	112.16

LEGAL DESCRIPTION

PARCEL D

A parcel of land situated in Lots 1-9, Block 3, of the Cedar Addition to the City of Montrose, Montrose County, Colorado, more particularly described as follows:

BEGINNING at the northwesterly corner of said Lot 1; Thence N50°13'25"E, 50.00 feet along the northerly line of said Lot 1; Thence S39°44'50"E, 112.16 feet along a line 50.00 feet easterly of the westerly line of said Lots 1-5; Thence S84°44'50"E, 126.95 feet to the easterly line of said Lot 9; Thence S39°47'30"E, 22.95 feet along the easterly line of said Lot 9; Thence S50°15'27"W, 139.78 feet along the southerly line of said Lot 9 to the southwesterly corner of said Lot 9; Thence S39°44'50"W, 224.94 feet along the westerly line of said Lots 1-9 back to the Point Of Beginning.

Containing 0.40 acres, more or less.

LEGAL DESCRIPTION

PARCEL E

A parcel of land situated in Lot 1, Stoney Brook Subdivision, City of Montrose, Montrose County, Colorado, more particularly described as follows:

BEGINNING at the north corner of said Lot 1, being the intersection of the east right of way of 6530 Road and the westerly right of way of San Juan Avenue; Thence S39°44'50"E, 185.21 feet along the westerly right of way of San Juan Avenue to the southeast corner of said Lot 1; Thence S65°46'38"W, 10.38 feet along the south line of said Lot 1; Thence N39°44'50"W, 170.99 feet to the west line of said Lot 1; Thence N01°24'57"E, 15.19 feet back to the Point Of Beginning.

Containing 0.04 acres, more or less.

LEGAL DESCRIPTION

PARCEL F

A parcel of land situated in Lot 2, Stoney Brook Subdivision, City of Montrose, Montrose County, Colorado, more particularly described as follows:

BEGINNING at the southeast corner of said Lot 2, being the intersection of the westerly right of way of San Juan Avenue with the northerly right of way of north 3rd Street; Thence S50°34'58"W, 10.00 feet along the northerly right of way of north 3rd Street; Thence N39°44'50"W, 114.27 feet to the north line of said Lot 2; Thence N65°46'38"E, 10.38 feet along the north line of said Lot 2 to the northeast corner of said Lot 2; Thence S39°44'50"E, 111.55 feet along the easterly line of said Lot 2 back to the Point Of Beginning.

Containing 0.03 acres, more or less.

LEGAL DESCRIPTION

PARCEL G

A parcel of land situated in Lots 13 and 14, Block 6, Fairground Plat, now a part of the City of Montrose, Montrose County, Colorado, more particularly described as follows:

BEGINNING at the southwest corner of said Lot 13; Thence N39°45'19"W, 27.41 feet along the southwesterly line of said Lot 13 and the northeasterly ROW of San Juan Avenue; Thence 4.65 feet along the arc of a non-tangent curve to the left, with a central angle of 08°27'56", a radius of 31.50 feet, and a chord of S59°31'30"E, 4.65 feet; Thence N87°00'02"E, 37.19 feet; Thence 13.54 feet along the arc of a non-tangent curve to the left, with a central angle of 06°46'35", a radius of 114.52 feet, and a chord of N53°40'07"E, 13.54 feet to the southeasterly line of said Lot 14; Thence S50°16'28"W, 44.88 feet along the northwesterly ROW of Highway 50 back to the Point Of Beginning.

Containing 0.009 acres, more or less.

LEGAL DESCRIPTION

PARCEL A

A parcel of land in the SE1/4 SW1/4 Section 21 and the NE1/4 NW1/4 Section 28, all in Township 49 North, Range 9 West, New Mexico Principal Meridian, Montrose County, Colorado more particularly described as follows:

Beginning at the southeast corner of said SE1/4 SW1/4 Section 21, also being the south 1/4 corner of said Section 21; Thence N88°11'12"W along the south line of said SE1/4 SW1/4 Section 21, 1066.03 feet; Thence S31°31'38"W, 26.84 feet; Thence S15°36'58"E, 58.80 feet to a point on the east right of way line of U.S. Highway 50; Thence N39°45'24"W along said east right of way line of U.S. Highway 50, 332.08 feet; Thence leaving said east right of way line of U.S. Highway 50, 148.12 feet along the arc of a curve to the left, with a central angle of 48°29'41", and a radius of 175.00 feet and a chord of S63°56'21"E, 143.74 feet; Thence S88°11'12"E, 974.75 feet; Thence N01°48'48"E, 10.00 feet; Thence S88°11'12"E, 173.57 feet to a point on the east line of said SE1/4 SW1/4 Section 21; Thence S00°31'48"W, 120.03 feet back to the Point Of Beginning.

Containing 3.085 acres, more or less.

LEGAL DESCRIPTION

PARCEL B

A parcel of land in Government Lots 1 and 2, Section 21 and the SW1/4 SW1/4 Section 22, NW1/4 NW1/4 Section 27, all in Township 49 North, Range 9 West, New Mexico Principal Meridian, Montrose County, Colorado more particularly described as follows:

Commencing at the South 1/4 corner of said Section 21, from which the southeast corner of said Section 21 bears S88°15'13"E, 2630.32 feet; Thence N53°29'09"E, 291.65 feet to a point on the westerly right of way line of Park Avenue and the TRUE POINT OF BEGINNING; Thence N59°59'41"E, 88.80 feet; Thence N50°16'09"E, 912.45 feet; Thence N39°43'51"W, 140.00 feet; Thence N57°11'52"E, 249.51 feet; Thence S25°20'43"E, 125.00 feet; Thence 754.12 feet along the arc of a curve to the right, with a central angle of 51°44'45", a radius of 835.00 feet, and a chord of S89°28'20"E, 728.75 feet; Thence S63°35'58"E, 1634.36 feet; Thence 64.07 feet along the arc of a curve to the left, with a central angle of 8°38'14", a radius of 425.00 feet, and a chord of S67°55'05"E, 64.01 feet; Thence S72°14'12"E, 504.07 feet to a point on the west right of way line of 6530 Road; Thence S01°24'57"W along the west right of way line of 6530 Road, 155.24 feet; Thence leaving the west right of way line of 6530 Road, 111.14 feet along the arc of a curve to the left, with a central angle of 14°28'21", a radius of 440.00 feet, and a chord of N84°00'01"W, 110.85 feet; Thence N72°14'12"W, 437.80 feet; Thence 84.42 feet along the arc of a curve to the right, with a central angle of 8°38'14", a radius of 560.00 feet, and a chord of N67°55'05"W, 84.34 feet; Thence N63°35'58"W, 1634.36 feet; Thence 540.09 feet along the arc of a curve to the left, with a central angle of 44°12'25", a radius of 700.00 feet, and a chord of N85°42'10"W, 526.79 feet; Thence S17°48'23"E, 90.00 feet; Thence S64°39'17"W, 160.06 feet; Thence N80°41'28"W, 124.94 feet; Thence N39°43'50"W, 10.00 feet; Thence S50°16'09"W, 584.72 feet; Thence S45°30'20"W, 240.83 feet; Thence S50°16'09"W, 107.27 feet; Thence 106.82 feet along the arc of a curve to the left, with a central angle of 90°00'27", a radius of 66.00 feet, and a chord of S05°15'56"W, 96.17 feet to a point on the westerly right of way line of Park Avenue; Thence N39°44'17"W along the westerly right of way line of Park Avenue, 213.01 feet back to the Point Of Beginning.

Containing 13.511 acres, more or less.

LEGAL DESCRIPTION

PARCEL C

A parcel of land situated in the Amber Land Addition to the City of Montrose, Montrose County, Colorado, more particularly described as follows:

BEGINNING at the southwest corner of the northerly parcel of said addition, said corner being the intersection of the easterly right of way of San Juan Avenue and the northerly right of way of North 3rd Street; Thence N39°44'50"W, 424.20 feet along the easterly right of way of San Juan Avenue to the east right of way of 6530 Road; Thence S51°07'48"E, 126.67 feet to a point 25.00 feet easterly of the easterly right of way of said San Juan Avenue; Thence S39°44'50"E, 75.00 feet along a line 25.00 feet easterly of the easterly right of way of said San Juan Avenue; Thence N50°15'11"E, 25.00 feet; Thence S39°44'50"E, 225.00 feet along a line 50.00 feet easterly of the easterly right of way of said San Juan Avenue to the northerly right of way of north 3rd Street; Thence S50°13'26"W, 50.00 feet back to the Point Of Beginning.

Containing 0.34 acres, more or less.

C.D.O.T. SHEET NO. 9.01

DEL-MONT CONSULTANTS, INC.
ENGINEERS - SURVEYORS
MONTROSE, COLORADO - PH. 249-2251
DRAWN BY: TWS DATE: 12/18/00
FILE: NSA-ROW.DWG JOB NO.: 9821