

Colorado Department of Transportation



222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227

Region 3

JMK



6501 E. Bellevue Ave. Suite 300
Englewood CO 80111
Tel: (720) 259-9323
SURVEY/MAPPING UTILITY/SUE REAL ESTATE

Sheet Revisions

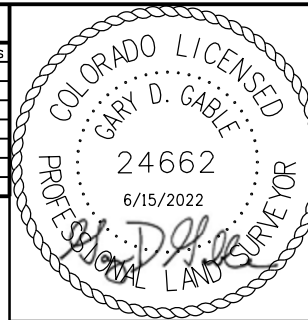
Date	Description	Initials
5/3/22	Revisions to 2.01, 5.01, 7.03, 7.04 & 8.01	CCP
6/2/22	Revisions to 2.01, 5.01, 7.03 & 7.04	CCP
6/15/22	Revisions to 2.01, 7.04 & 8.01	CCP

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Title Sheet

Project Number: NHPP-0502-090

Project Location: US Highway 50 Passing Lanes

MP 134.6 to 136.0

Project Code:	Last Mod. Date	Subset	Sheet No.
23557	02-11-2022	1.01 to 1.01	1.01

SURVEYOR STATEMENT (ROW PLAN)

I, Gary D. Gable, 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, the 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.

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

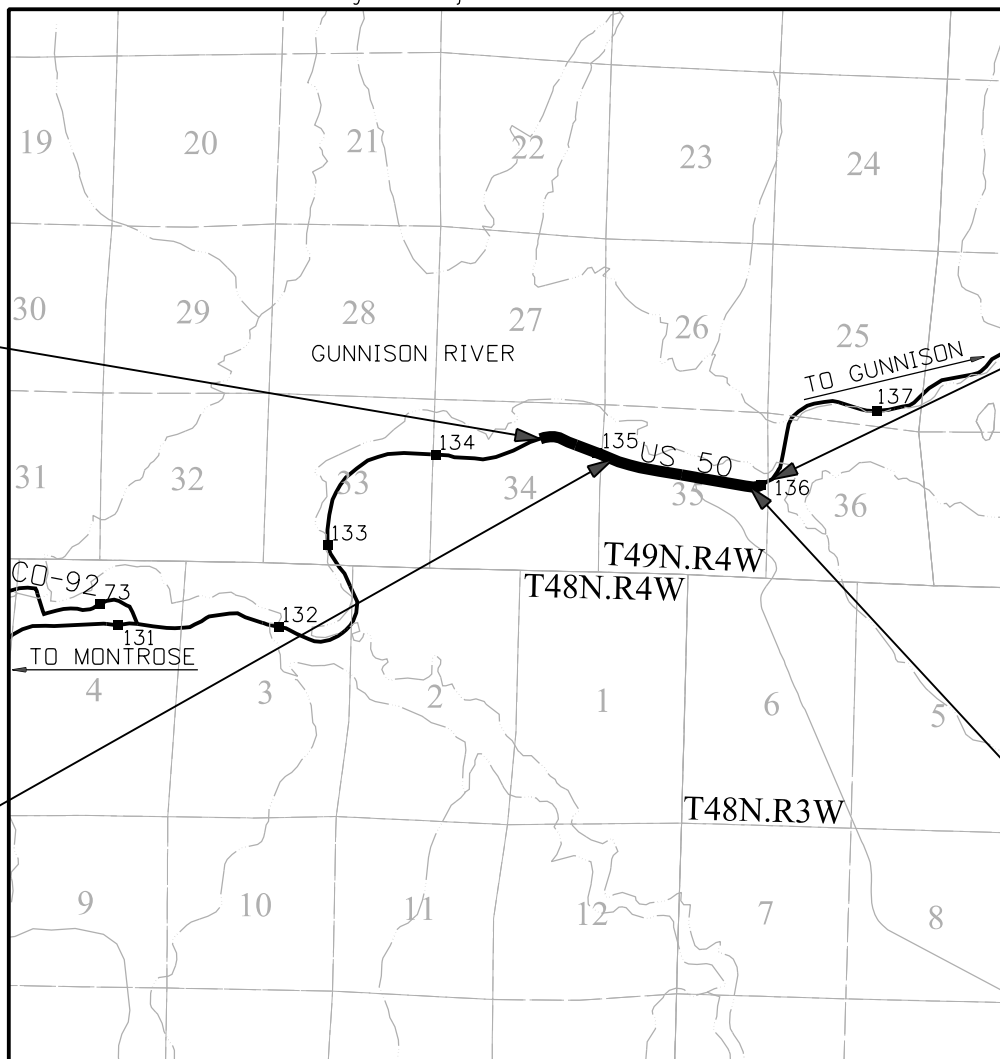
RIGHT OF WAY PLANS OF PROPOSED
STATE PROJECT NO. NHPP 0502-090

US HIGHWAY NO. 50

GUNNISON COUNTY

R.D.W. Length of Project = 0.7 Miles

Const. Length of Project = 1.3 Miles



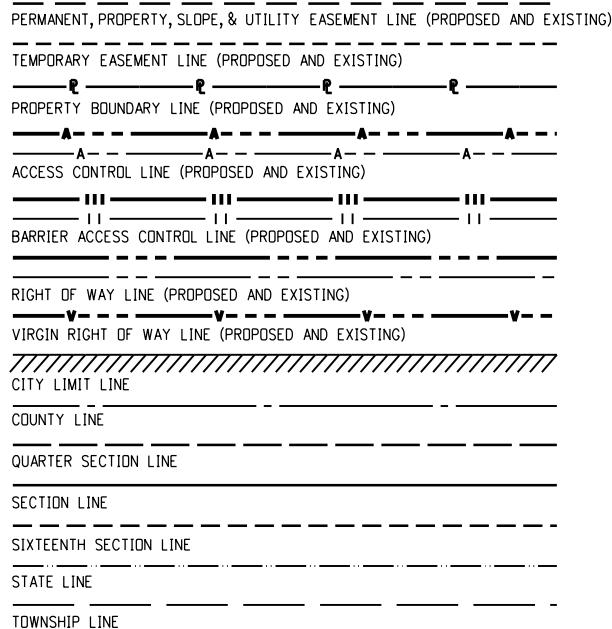
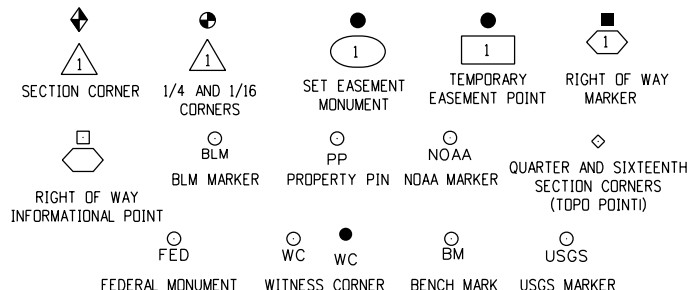
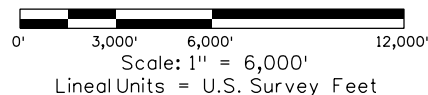
Begin Construction
Station 111+94.81
M.P.: 134.7

End Construction
Station 188+00.00
M.P.: 136.0

Begin Right-of-Way
Station 131+19.23
M.P.: 135.1

End Right-of-Way
Station 165+76.97
M.P.: 135.8

PROJECT LOCATION MAP



SURVEY/ROW



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. Existing topo features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S78°06'46"E from Point 1347, CM-MP 134.7 to Point 1360, CM-MP 136.0. Both monuments are CDDT Type II, marked appropriately for their milepost location and control position. The survey data was obtained from a Global Positioning System (GPS) survey base on the Colorado High Accuracy Reference Network (CHARN).

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 for this project only.

2. For title information, The Colorado Department of Transportation relied on Title Commitments prepared by First National Title Insurance 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 CDDT 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
STATE HIGHWAY PROJECT

ROW PLANS AUTHORIZED:

Stephen Harelson
Stephen Harelson (Jun 30, 2022 11:08 MDT)

CDDT CHIEF ENGINEER

06/30/22

DATE

SHEET NO. INDEX OF SHEETS

1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
3.01-3.04	(4) Project Control/Land Survey Control Diagram
5.01	(1) Monumentation Sheet
7.01-7.05	(5) Plan Sheets
8.01-8.01	(1) Ownership Map
(13)	Total Sheets

Scales of Original 11"x17" Drawings

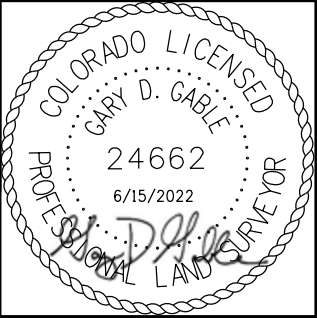
Plan Sheets 1"=100'

Ownership Map 1"=500'



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[illegible]

<h2 style="text-align: center;">Right of Way Plans</h2> <h3 style="text-align: center;">Tabulation of Properties</h3>			
Project Number: NHPP-0502-090			
Project Location: US Highway 50 Passing Lanes MP 134.6 to 136.0			
Project Code:	Last Mod. Date	Subset	Sheet No.
23557	02-11-2022	2.01 to 2.01	2.01

[illegible]

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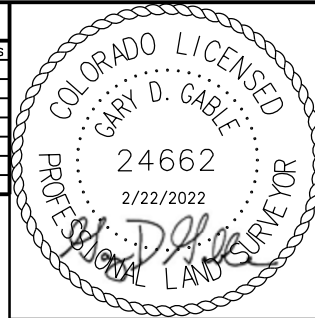
Date	Description	Initials

Sheet Revisions

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Sheet Revisions

Date	Description	Initials



Project/Land Survey ControlDiagram

Title Sheet

Project Number: NHPP-0502-090

Project Location: US Highway 50 Passing Lanes

MP 134.6 to 136.0

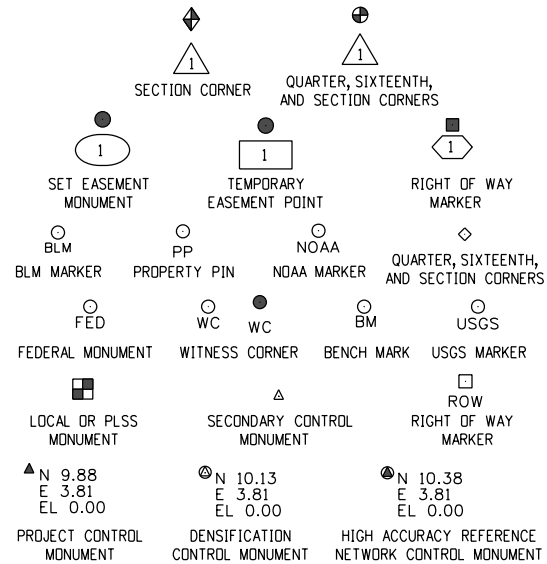
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SURVEYOR STATEMENT (ROW PLAN)
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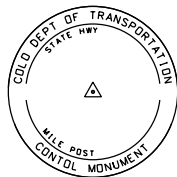
DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

PROJECT CONTROL/LAND SURVEY CONTROL DIAGRAM

US Highway 50 MP 134.6 to 136.0
Sections 34 & 35
Townships 49 North, Range 4 West
of the New Mexico Principal Meridian
County of Gunnison



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. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

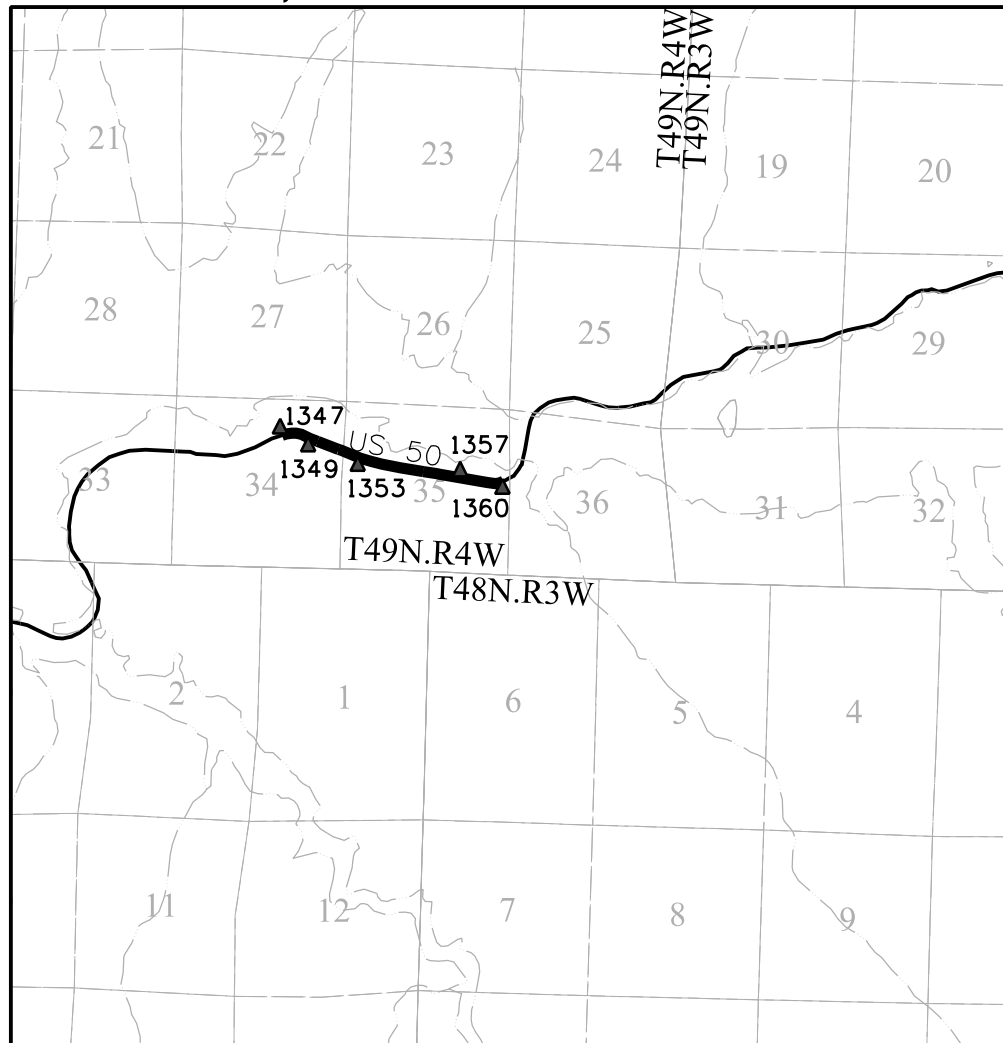


Typical Control Monument Cap
Not to Scale

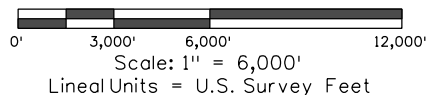
▲ CM-MP - ControlPoint Monuments set by CDDT. They are CDDT Type 2 monuments, a 3 1/4" dia. aluminum control monument cap (as shown) on a 3' x 3/4" dia. aluminum security rod on a 3' x 3/4" dia. smooth aluminum rod.

General Notes:

1. This Project Control/ Land Survey 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 CDDT 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.
3. Refer to the M-629-1 Survey Monuments of the Standard Plans found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S78°06'46"E from Point 1347, CM-MP 134.7 to Point 1360, CM-MP 136.0. Both monuments are CDDT Type II, marked appropriately for their milepost location and control position. The survey data was obtained from a Global Positioning System (GPS) survey base on the Colorado High Accuracy Reference Network (CHARN).

Basis of Elevations: Project elevations are based on Bench Mark R424 2020, PID: JL0507, a standard NGS bench mark stainless steel rod without sleeve in well, with a NAVD 88 elevation of 7,607.04ft. R424 is a First order Class II benchmark.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane 0502 Zone NAD '83/(2011) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is of 1.000365063 The resulting project coordinates are truncated by 304,800.610 m in the Northing and 609,601.219 m in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD '83(2011) datum.

Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing * 1.000365063 - 304,800.610) * (3937/1200).
Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting * 1.000365063 - 609,601.219) * (3937/1200).

SHEET NO. INDEX OF SHEETS

3.01-3.01	(1) Title Sheet
3.02-3.02	(1) Coordinate Tables
3.03-3.04	(2) Plan Sheet
	(4) Total Sheets

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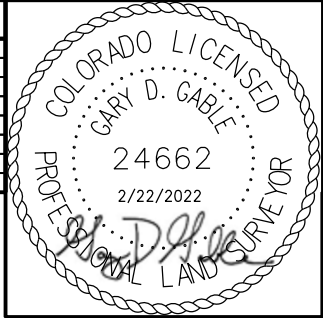
Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Project/Land Survey Control Diagram

Coordinate Tables

Project Number: NHPP-0502-090			
Project Location: US Highway 50 Passing Lanes			
MP 134.6 to 136.0			
Project Code:	Last Mod. Date	Subset	Sheet No.
23557	02-11-2022	3.01 to 3.04	3.02

CHARN GEODETIC COORDINATE SUMMARY TABLE

Point No.	Geodetic Coordinates NAD-83(2011) (CHARN)		Elip Height (NAVD88)(m)	Ortho Height (m)	Mapping Angle	Grid Scale Factor	NAD 83(2011) Zone 0502		Description
	Latitude(N)	Longitude(W)					SP Northing(m)	SP Easting(m)	
MC05	38°44'22.38412"	108°04'22.68418"	1505.900	1522.820	-1°37'21.9"	0.9997194837	408564.70	690739.88	NGS PID: DH6918 - NGS STATION "MESA CNTY 05"
MC10	38°27'20.13742"	107°52'42.39343"	1809.455	1825.861	-1°30'00.2"	0.9997150721	376593.97	706820.32	NGS PID: DL3585 - NGS STATION "MONTROSE CORS"
R301	38°39'23.73971"	107°35'27.36714"	2025.011	2040.471	-1°19'07.4"	0.9996481890	398282.88	732421.64	NGS PID: DL3478 - NGS STATION "CRAWFORD CORS"
35 RHM RESET	38°26'21.12145"	107°22'47.04432"	2481.146	2495.894	-1°11'07.9"	0.9996129847	373754.53	750301.00	USGS 3 1/2" BRASS CAP "35RHM 1955"
N424	38°28'37.05657"	107°13'41.67939"	2287.959	2302.505	-1°05'23.9"	0.9996359467	377682.67	763604.17	NGS 3 1/2" BRASS VERT CTL MARK "N424 1984"
S424	38°27'35.60928"	107°18'12.64398"	2299.479	2314.107	-1°08'14.8"	0.9996373996	375916.00	756999.91	NGS 3 1/2" BRASS VERT CTL MARK "S424 1984"
R424	38°28'05.85500"	107°16'53.96578"	2304.034	2318.630	-1°07'25.2"	0.9996350702	376810.80	758925.36	NGS STAINLESS STEEL ROD IN BOX "R 424 1984"

GEODETIC COORDINATE TABLE

Point No.	Geodetic Coordinates NAD-83(2011) (CHARN)		Elip Height (NAVD88)(m)	Ortho Height (m)	Mapping Angle	Grid Scale Factor	NAD 83(2011) Zone 0502		Description
	Latitude(N)	Longitude(W)					SP Northing(m)	SP Easting(m)	
1347	38°28'05.20405"	107°16'53.56554"	2304.227	2318.823	-1°07'25.0"	0.9996350745	376790.54	758934.66	FOUND CDOT TYPE II MONUMENT "CM-MP 134.7"
1349	38°28'05.54892"	107°16'44.36840"	2303.373	2317.966	-1°07'19.2"	0.9996351902	376796.80	759157.79	FOUND CDOT TYPE II MONUMENT "CM-MP 134.9"
1353	38°27'57.70664"	107°16'16.33823"	2300.842	2315.430	-1°07'01.5"	0.9996360037	376541.76	759832.45	FOUND CDOT TYPE II MONUMENT "CM-MP 135.3"
1357	38°27'54.36746"	107°15'49.19880"	2303.357	2317.939	-1°06'44.4"	0.9996357874	376426.02	760488.25	FOUND CDOT TYPE II MONUMENT "CM-MP 135.7"
1360	38°27'51.63635"	107°15'22.85607"	2290.134	2304.711	-1°06'27.8"	0.9996380063	376329.45	761125.13	FOUND CDOT TYPE II MONUMENT "CM-MP 136.0"

PROJECT COORDINATE TABLE

Point No.	Project Coordinates		Elev(ft) (NAVD88)	Description
	Northing(ft)	Easting(ft)		
1347	236638.25	490847.13	7607.67	FOUND CDOT TYPE II MONUMENT "CM-MP 134.7"
1349	236658.80	491579.42	7604.86	FOUND CDOT TYPE II MONUMENT "CM-MP 134.9"
1353	235821.74	493793.68	7596.54	FOUND CDOT TYPE II MONUMENT "CM-MP 135.3"
1357	235441.87	495946.06	7604.77	FOUND CDOT TYPE II MONUMENT "CM-MP 135.7"
1360	235124.93	498036.31	7561.37	FOUND CDOT TYPE II MONUMENT "CM-MP 136.0"

FOUND BOUNDARY MONUMENT COORDINATE TABLE

Point No.	Northing(ft)	Easting(ft)	Description
SA2793	235570.67	494289.07	2 1/2" AC POWERS ELEVATION CO INC LS# 30113
SA2797	235319.20	495694.94	3 1/4" AC INTERIOR U.S DEPARTMENT A 133 1984
SA2806	236497.97	491790.55	1 1/2" AC DEL-MONT 24299
SA2812	236283.33	492352.59	1 1/2" AC DEL-MONT 24299

FOUND R.O.W. MONUMENT COORDINATE TABLE

Point No.	Northing(ft)	Easting(ft)	Description
4663	236672.71	492051.80	3 1/4" BC COLO. DEPT. OF HIGHWAYS STA. EL. R.O.W. MARKER
4667	236590.23	490559.08	3 1/4" BC COLO. DEPT. OF HIGHWAYS STA. EL. R.O.W. MARKER
SA2775	234904.60	498319.79	3 1/4" BC STATE HIGHWAY DEPT ST. EL. R.O.W. MARKER
SA2777	235255.21	497792.85	3 1/4" BC STATE HIGHWAY DEPT ST. EL. R.O.W. MARKER
SA2780	235423.03	496640.34	3 1/4" BC STATE HIGHWAY DEPT ST. EL. R.O.W. MARKER
SA2782	235478.65	496446.90	3 1/4" BC STATE HIGHWAY DEPT ST. EL. R.O.W. MARKER
SA2784	235485.20	496245.32	3 1/4" BC STATE HIGHWAY DEPT ST. EL. R.O.W. MARKER
SA2786	235706.99	494846.71	3 1/4" BC STATE HIGHWAY DEPT ST. EL. R.O.W. MARKER
SA2788	236035.07	493651.96	3 1/4" BC STATE HIGHWAY DEPT ST. EL. R.O.W. MARKER
SA2795	235459.98	494807.43	3 1/4" BC STATE HIGHWAY DEPT ST. EL. R.O.W. MARKER
SA2801	236369.79	490675.88	3 1/4" BC STATE HIGHWAY DEPT ST. EL. R.O.W. MARKER
SA2810	236439.90	491958.93	3 1/4" BC STATE HIGHWAY DEPT ST. EL. R.O.W. MARKER

FOUND ALIQUOT MONUMENT COORDINATE TABLE

Point No.	Northing(ft)	Easting(ft)	Description
SA1007	234940.60	493070.87	3 1/4" AC T48N 1/4 34 35 R4W 1990 LS10738 *
SA1021	235043.94	487833.92	3 1/2" AC T49N R4W 1/4 33 34 1989 BLM CADASTRAL
SA1023	234766.16	498342.32	3 1/2" AC T49N 1/4 35 36 R4W LS 24299 1991
SA2808	236293.11	491787.00	2" AC NE 1/16 34 DEL-MONT LS 24299

* Survey Monument Cap is mismarked as T48N in the field. Actual Township is 49 North.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central Zone NAD '83/(2011) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.000365063. The resulting project coordinates are truncated by 304,800.610 meters in the Northing and 609,601.219 meters in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD '83(2011) datum.
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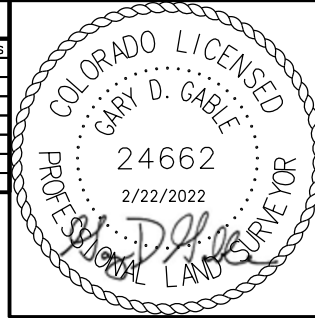
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Project/Land Survey Control Diagram

Plan Sheet

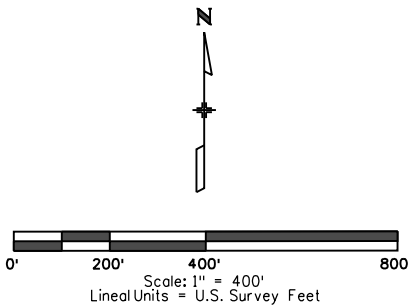
Project Number: NHPP-0502-090

Project Location: US Highway 50 Passing Lanes

MP 134.6 to 136.0

Project Code:	Last Mod. Date	Subset	Sheet No.
23557	02-11-2022	3.01 to 3.04	3.03

T49N R4W N.M. P.M.



NE 1/4 SEC. 34

NW 1/4 SEC. 35

NW 1/4 SEC. 34

US-50 MP 134.6
NHPP-0502-090
STA. 105+00.00

US 50
(250' PUBLIC ROW)

PI = 115+60.68
 Δ = 50° 12' 06" RT
Tc = 616.02'
Dc = 04° 21' 26"
Lc = 1,152.19'
Rc = 1,315.00'

PI = 145+95.62
 Δ = 12° 47' 37" LT
Tc = 632.87'
Dc = 01° 00' 54"
Lc = 1,260.48'
Rc = 5,645.00'

APPROX. WEST LINE NW 1/4 SEC. 34

APPROX. WEST LINE NW 1/4 SEC. 35

SA1021

APPROX. SOUTH LINE OF NORTH 1/2 SEC. 34

SA1007

APPROX. SOUTH LINE
NW 1/4 SEC. 35

SW1/4 SEC. 34

SE1/4 SEC. 34

SW1/4 SEC. 35

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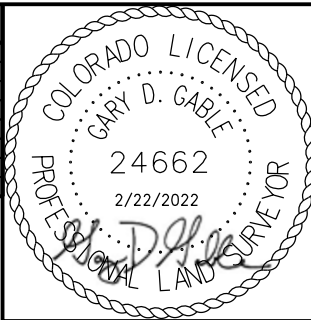
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Project/Land Survey Control Diagram

Plan Sheet

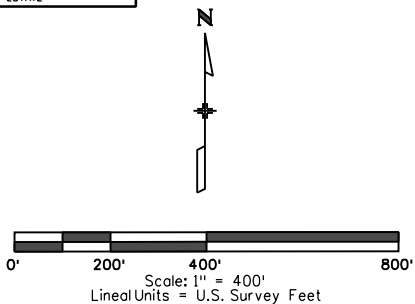
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MP 134.6 to 136.0

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23557	02-11-2022	3.01 to 3.04	3.04

T49N R4W N.M. P.M.



NE1/4 SEC. 35

NW1/4 SEC. 36

PI = 145+95.62
Δ = 12° 47' 37" LT
Tc = 632.87'
Dc = 01° 00' 54"
Lc = 1,260.48'
Rc = 5,645.00'

US0-50 MP 136.0
NHPP-0502-090
STA. 184+67.77

PI = 186+76.00
Δ = 64° 39' 16" LT
Tc = 620.18'
Dc = 05° 50' 47"
Lc = 1,105.87'
Rc = 980.00'

NW1/4 SEC. 35

SW1/4 SEC. 35

SE1/4 SEC. 35

SW1/4 SEC. 36

6/15/2022 2:48:46 PM P:_P20 Projects\IP200172 - MEC-CDOT US 50 Passing Lane\RDW_Survey\Drawings\304-23557\RDW_Survey_PCD-Plan_04.dgn

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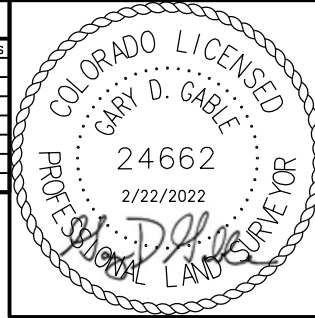
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Right of Way Plans

Plan Sheet

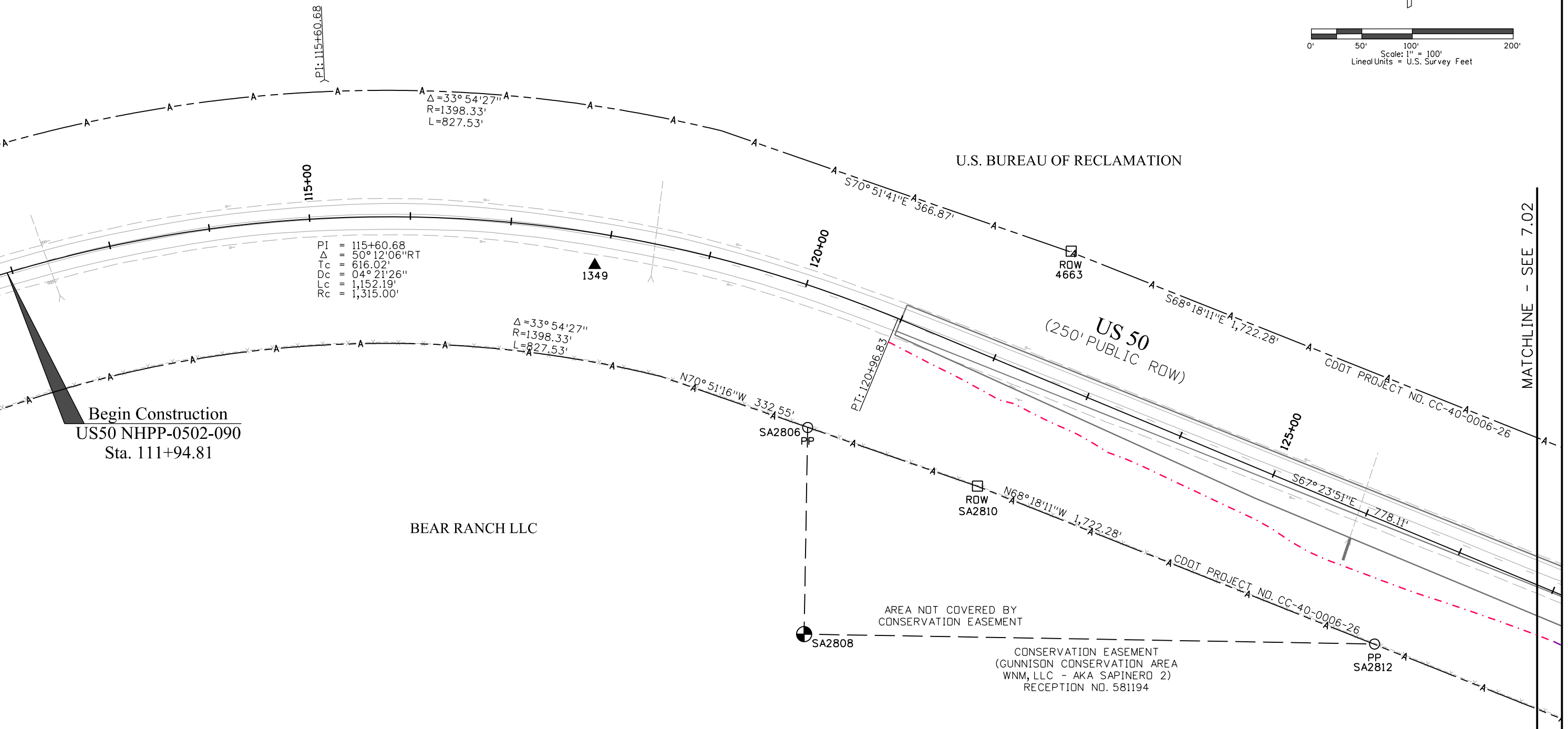
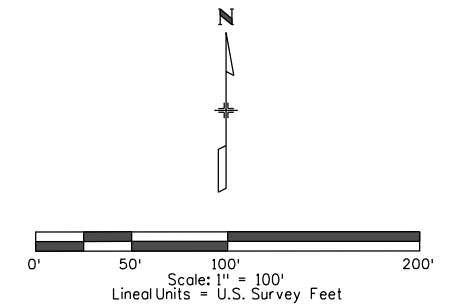
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MP 134.6 to 136.0

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NE 1/4 SEC. 34,
T49N, R4W,
N.M. P.M.



6/15/2022 2:48:51 PM P:\P20 Projects\23557\RDW_Survey Drawings\701-23557\RDW_Plan_01.dgn

Colorado Department of Transportation



222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227

Region 3

JMK



6501 E. Bellevue Ave. Suite 300
Englewood CO 80111
Tel: (720) 259-9323
SURVEY/MAPPING UTILITY/SUE REAL ESTATE

Sheet Revisions

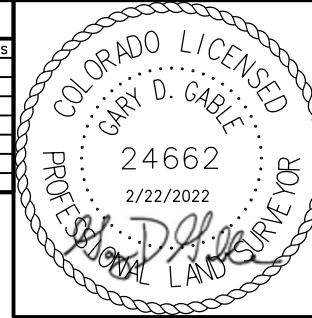
Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

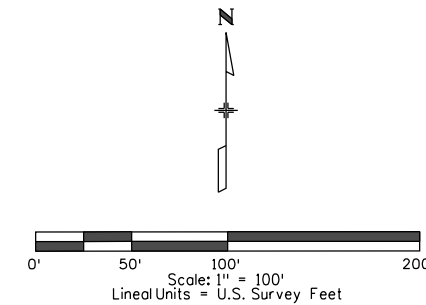
Plan Sheet

Project Number: NHPP-0502-090

Project Location: US Highway 50 Passing Lanes

MP 134.6 to 136.0

Project Code	Last Mod. Date	Subset	Sheet No.
23557	02-11-2022	7.01 to 7.05	7.02



NE 1/4 SEC. 34,
T49N, R4W,
N.M. P.M.

NW 1/4 SEC. 35,
T49N, R4W,
N.M. P.M.

APPROX. WEST LINE NW 1/4 SEC. 35

U.S. BUREAU OF RECLAMATION

US 50
(250' PUBLIC ROW)

ROW
SA2788

PI = 145+95.62
 Δ = 12° 47' 37" LT
Tc = 632.87'
Dc = 01° 00' 54"
Lc = 1,260.48'
Rc = 5,645.00'

Δ = 12° 41' 24"
R = 5855.00'
L = 1,296.78'

TE-1 8,198 +/- SQ.FT.
(0.188 +/- AC.)

BEAR RANCH, LLC, A COLORADO
LIMITED LIABILITY COMPANY
REC. NO. 586442

CONSERVATION EASEMENT
(GUNNISON CONSERVATION AREA
WNM, LLC - AKA SAPINERO 2)
RECEPTION NO. 581194

CONSERVATION EASEMENT
(GUNNISON CONSERVATION AREA
WNM, LLC - AKA SAPINERO 2)
RECEPTION NO. 581194

Begin R-O-W
US50 NHPP-0502-090
Sta. 131+19.23

MATCHLINE - SEE 7.01

MATCHLINE - SEE 7.03

Colorado Department of Transportation



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Englewood CO 80111
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SURVEY/MAPPING UTILITY/SUE REAL ESTATE

Sheet Revisions

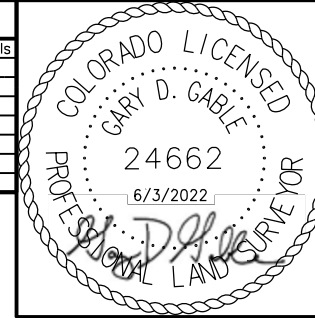
Date	Description	Initials
5/3/22	Changed TE-2 to RW-2	CCP
6/2/22	Revised PE-1, PE-2 & RW-2	CCP

Sheet Revisions

Date	Description	Initials

Sheet Revisions

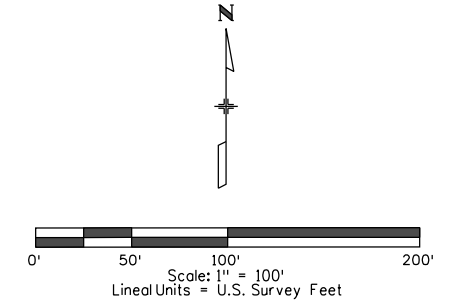
Date	Description	Initials



Right of Way Plans

Plan Sheet

Project Number: NHPP-0502-090			
Project Location: US Highway 50 Passing Lanes			
MP 134.6 to 136.0			
Project Code: 23557	Last Mod. Date: 02-11-2022	Subset: 7.01 to 7.05	Sheet No.: 7.03



NW 1/4 SEC. 35,
T49N, R4W,
N.M. P.M.

PI = 145+95.62
Δ = 12° 47' 37" LT
Tc = 632.87'
Dc = 01° 00' 54"
Lc = 1,260.48'
Rc = 5,645.00'

P.O.B. OF PE-1 & PE-2
TO W 1/4 COR., SEC. 35
S62° 39' 05" W 1,371.50'

CDOT PROJECT NO. CC-40-0006-26

U.S. BUREAU OF RECLAMATION

US 50
(250' PUBLIC ROW)

MATCHLINE - SEE 7.02

MATCHLINE - SEE 7.04

PE-1 1,012+/- SQ.FT.
(0.023+/- AC.)

BEAR RANCH, LLC, A COLORADO
LIMITED LIABILITY COMPANY
REC. NO. 586442

CONSERVATION EASEMENT
(GUNNISON CONSERVATION AREA
WNM, LLC - AKA SAPINERO 2)
RECEPTION NO. 581194

PE-2 2,441+/- SQ.FT.
(0.056+/- AC.)

RW-2 24,829+/- SQ.FT.
(0.570+/- AC.)

TIMOTHY LEE CARTER AND
CYNTHIA ROLLINS CARTER,
AS JOING TENANTS
REC. NO. 473191

L1 S00° 45' 13" W 15.93'

CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CH. LENGTH
C1	5,870.50'	00° 39' 22"	67.21'	N75° 31' 09" W	67.21'
C2	5,855.00'	00° 37' 11"	63.34'	S75° 30' 04" E	63.34'
C3	5,855.00'	01° 33' 26"	159.14'	S76° 35' 23" E	159.13'
C4	5,870.50'	01° 31' 16"	155.86'	N76° 36' 28" W	155.85'

6/15/2022 cprbble 2:48:51 PM P:_P20 Projects\23557 ROW_Survey Drawings\703-23557SURV_ROW_Plan_03.dgn

Colorado Department of Transportation



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Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227

Region 3

JMK



6501 E. Bellevue Ave. Suite 300
Englewood CO 80111
Tel: (720) 259-9323
SURVEY/MAPPING UTILITY/SUE REAL ESTATE

Sheet Revisions

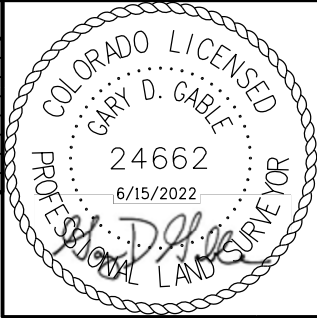
Date	Description	Initials
5/3/22	Changed TE-2 to RW-2	CCP
6/2/22	Revised RW-2 & TE-3	CCP
6/15/22	Updated TE-3 Ownership Information	CCP

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

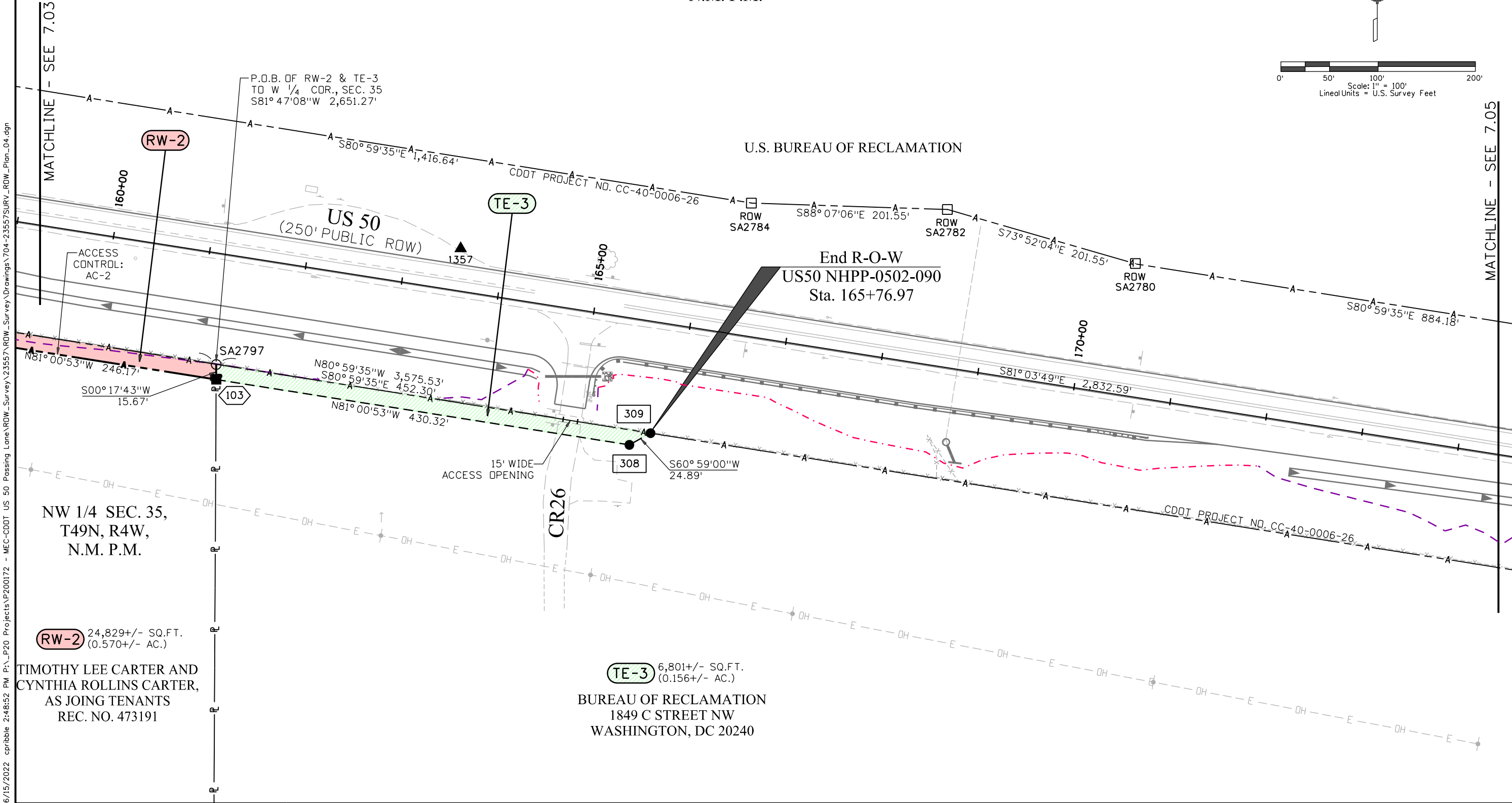
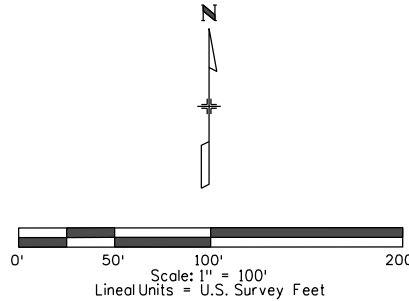


Right of Way Plans

Plan Sheet

Project Number: NHPP-0502-090			
Project Location: US Highway 50 Passing Lanes			
MP 134.6 to 136.0			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
23557	02-11-2022	7.01 to 7.05	7.04

NE 1/4 SEC. 35,
T49N, R4W,
N.M. P.M.



NW 1/4 SEC. 35,
T49N, R4W,
N.M. P.M.

RW-2 24,829+/- SQ.FT.
(0.570+/- AC.)

TIMOTHY LEE CARTER AND
CYNTHIA ROLLINS CARTER,
AS JOING TENANTS
REC. NO. 473191

TE-3 6,801+/- SQ.FT.
(0.156+/- AC.)

BUREAU OF RECLAMATION
1849 C STREET NW
WASHINGTON, DC 20240

6/15/2022 cprbble 2:48:52 PM P:_P20 Projects\VP200172 - MEC-CDOT US 50 Passing Lane\RDW_Survey\Drawings\704-23557\RDW_Plan_04.dgn

Colorado Department of Transportation

222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227

Region 3

JMK



6501 E. Belview Ave, Suite 300
Englewood CO 80111
Tel: (720) 259-9323
SURVEY/MAPPING UTILITY/SUE REAL ESTATE

Sheet Revisions

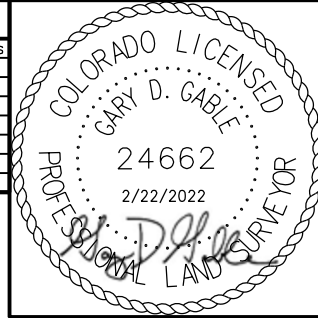
Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Plan Sheet

Project Number: NHPP-0502-090

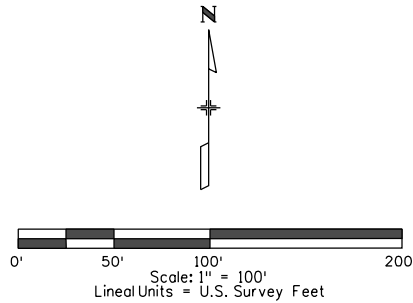
Project Location: US Highway 50 Passing Lanes

MP 134.6 to 136.0

Project Code:	Last Mod. Date	Subset	Sheet No.
23557	02-11-2022	7.01 to 7.05	7.05

NE 1/4 SEC. 35,
T49N, R4W,
N.M. P.M.

MATCHLINE - SEE 7.04



U.S. BUREAU OF RECLAMATION

End Constructioin
US50 NHPP-0502-090
Sta. 188+00.00

PI = 186+76.00
Δ = 64°39'16"LT
Tc = 620.18'
Dc = 05°50'47"
Lc = 1,105.87'
Rc = 980.00'

US 50
(250' PUBLIC ROW)

ROW
SA2777

185+00

190+00

EAST LINE NE 1/4 SEC. 35

U.S. BUREAU OF RECLAMATION

SA2775
ROW

Colorado Department of Transportation



222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227

Region 3

JMK



6501 E. Bellevue Ave, Suite 300
Englewood CO 80111
Tel: (720) 259-9323
SURVEY/MAPPING UTILITY/SUE REAL ESTATE

Sheet Revisions

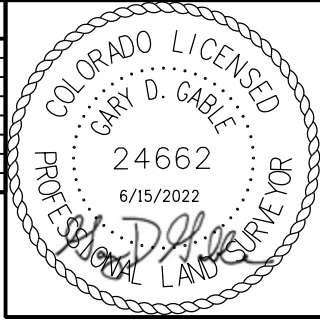
Date	Description	Initials
5/3/22	Changed TE-2 to RW-2	CCP
6/15/22	Updated TE-3 Ownership Information	CCP

Sheet Revisions

Date	Description	Initials

Sheet Revisions

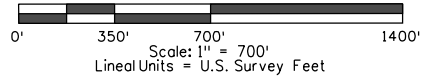
Date	Description	Initials



Right of Way Plans

Ownership Map

Project Number: NHPP-0502-090			
Project Location: US Highway 50 Passing Lanes			
MP 134.6 to 136.0			
Project Code: 23557	Last Mod. Date: 02-11-2022	Subset: 8.01 to 8.01	Sheet No.: 8.01



NE 1/4 SEC. 34,
T49N, R4W,
N.M. P.M.

NW 1/4 SEC. 35,
T49N, R4W,
N.M. P.M.

PE-1 TE-1

BEAR RANCH, LLC, A COLORADO
LIMITED LIABILITY COMPANY
1601 FORUM PLACE, SUITE 307
WEST PALM BEACH, FL 33401

PE-2 RW-2

TIMOTHY LEE CARTER AND
CYNTHIA ROLLINS CARTER,
AS JOINT TENANTS
605 NORTH TAYLOR STREET
GUNNISON, CO 81230

TE-3

BUREAU OF RECLAMATION
1849 C STREET NW
WASHINGTON, DC 20240

NE 1/4 SEC. 35,
T49N, R4W,
N.M. P.M.

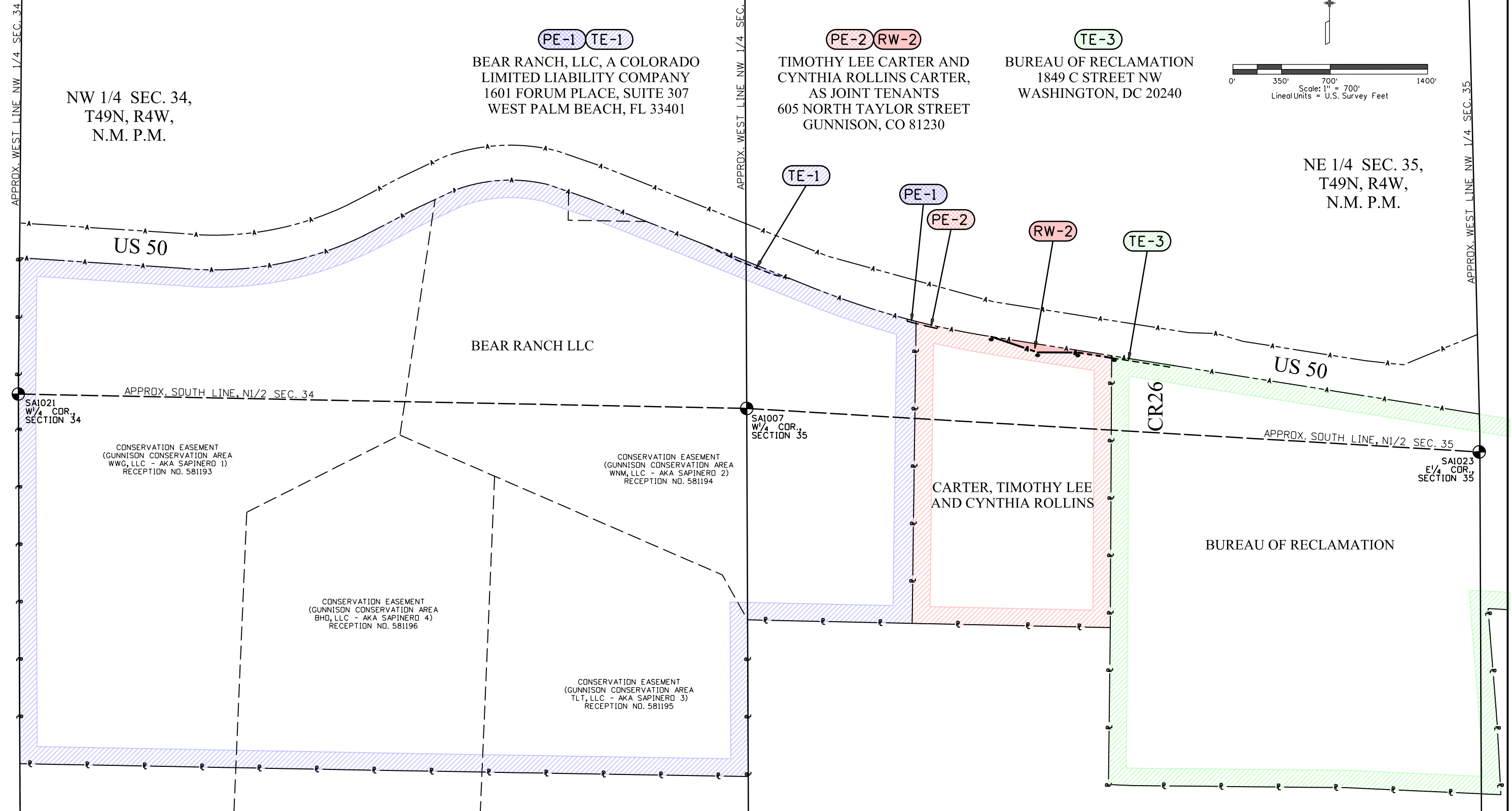


EXHIBIT "A"

PROJECT CODE: 23557
PROJECT NUMBER: NHPP-0502-090
PERMANENT EASEMENT NUMBER: PE-1
DATE: JUNE 2, 2022

LEGAL DESCRIPTION

A Permanent Easement No. PE-1 of the Department of Transportation, State of Colorado, Project Code 23557, Project Number NHPP-0502-090, containing 1,012 square feet (0.023 acres), more or less, being a portion of that parcel of land described in Bargain and Sale Deed recorded at Reception No. 586442 in the Gunnison County Clerk and Recorder's Office, situated in the Northwest 1/4 of Section 35, Township 49 North, Range 4 West of the New Mexico Principal Meridian, Gunnison County, Colorado, said Permanent Easement being more particularly described as follows:

Beginning on a point at the northeast corner of said parcel of land, also being on the southerly right-of-way line of U.S. Highway 50 as established by CDOT Project No. CC-40-0006-26, whence the West 1/4 Corner of said Section 35, being a 3.25" aluminum cap stamped "LS 10738 1990," bears South 62°39'05" West, a distance of 1,371.50 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the east line of said parcel of land South 00°45'13" West, a distance of 15.93 feet to a non-tangent curve;
2. Thence along the arc of a curve to the right, having a radius of 5,870.50 feet and an arc angle of 00°39'22", an arc length of 67.21 feet (said curve having a chord which bears North 75°31'09" West, a distance of 67.21 feet);
3. Thence North 14°48'39" East, a distance of 15.50 feet to said southerly right-of-way line;
4. Thence along said southerly right-of-way line, being along the arc of a curve to the left, having a radius of 5,855.00 feet and an arc angle of 00°37'11", an arc length of 63.34 feet (said curve having a chord which bears South 75°30'04" East, a distance of 63.34 feet) to said TRUE POINT OF BEGINNING.

The above described Permanent Easement contains 1,012 square feet (0.023 acres), more or less.

The purpose of the above described Permanent Easement is for the construction of roadway improvements and maintenance.

Basis of Bearings: Bearings are based on a grid bearing of South 78°06'46" East from control monument CM-MP 1347, a CDOT Type II monument with a 3-1/4" aluminum cap, and control monument CM-MP 1360, a CDOT Type II monument with a 3-1/4" aluminum cap, both monuments marked appropriately for their milepost location and control position.

For and on Behalf of the
Colorado Department of Transportation
Gary D. Gable, PLS 24662
SurvWest, LLC
6501 E. Belleview Ave, Suite 300
Englewood, CO 80111

EXHIBIT "A"

PROJECT CODE: 23557
PROJECT NUMBER: NHPP-0502-090
PARCEL NUMBER: RW-2
DATE: JUNE 2, 2022

LEGAL DESCRIPTION

A Parcel of Land No. RW-2 of the Department of Transportation, State of Colorado, Project Code 23557, Project Number NHPP-0502-090, containing 24,829 square feet (0.570 acres), more or less, being a portion of that tract of land described in General Warranty Deed recorded at Reception No. 473191 in the Gunnison County Clerk and Recorder's Office, situated in the Northwest 1/4 of Section 35, Township 49 North, Range 4 West of the New Mexico Principal Meridian, Gunnison County, Colorado, said Parcel of Land being more particularly described as follows:

Beginning on a point at the northeast corner of said tract of land, also being on the southerly right-of-way line of U.S. Highway 50 as established by CDOT Project No. CC-40-0006-26, whence the West 1/4 Corner of said Section 35, being a 3.25" aluminum cap stamped "LS 10738 1990", bears South 81°47'08" West, a distance of 2,651.27 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along the east line of said parcel of land South 00°17'43" West, a distance of 15.67 feet;
2. Thence North 81°00'53" West, a distance of 246.17 feet;
3. Thence North 89°42'28" West, a distance of 289.23 feet;
4. Thence North 71°16'21" West, a distance of 351.86 feet to said southerly right-of-way line;
5. Thence along said southerly right-of-way line South 80°59'35" East, a distance of 876.49 feet to said TRUE POINT OF BEGINNING.

The above described parcel contains 24,829 square feet (0.570 acres), more or less.

Basis of Bearings: Bearings are based on a grid bearing of South 78°06'46" East from control monument CM-MP 1347, a CDOT Type II monument with a 3-1/4" aluminum cap, and control monument CM-MP 1360, a CDOT Type II monument with a 3-1/4" aluminum cap, both monuments marked appropriately for their milepost location and control position.

For and on Behalf of the
Colorado Department of Transportation
Gary D. Gable, PLS 24662
SurvWest, LLC
6501 E. Belleview Ave, Suite 300
Englewood, CO 80111

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Temporary Easement Number: TE-3

FROM

Bureau of Reclamation
1849 C Street NW
Washington, DC 20240

FOR

Project Code: 23557
Project Number: NHPP-0502-090
Location: U.S. Highway 50
M.P. 134.6 to M.P. 136.0

EXHIBIT "A"

PROJECT CODE: 23557
PROJECT NUMBER: NHPP-0502-090
TEMPORARY EASEMENT NUMBER: TE-3
DATE: JUNE 16, 2022

LEGAL DESCRIPTION

A Temporary Easement No. TE-3 of the Department of Transportation, State of Colorado, Project Code 23557, Project Number NHPP-0502-090, containing 6,801 square feet (0.156 acres), more or less, being a portion of that Bureau of Reclamation land situated in the Northeast 1/4 of Section 35, Township 49 North, Range 4 West of the New Mexico Principal Meridian, Gunnison County, Colorado, said Temporary Easement being more particularly described as follows:

Beginning on a point at the northwest corner of said Bureau of Reclamation land, also being on the southerly right-of-way line of U.S. Highway 50 as established by CDOT Project No. CC-40-0006-26, whence the West 1/4 Corner of said Section 35, being a 3.25" aluminum cap stamped "LS 10738 1990," bears South 81°47'08" West, a distance of 2,651.27 feet, said point being the TRUE POINT OF BEGINNING;

1. Thence along said southerly right-of-way line South 80°59'35" East, a distance of 452.30 feet;
2. Thence South 60°59'00" West, a distance of 24.89 feet;
3. Thence North 81°00'53" West, a distance of 430.32 feet to the west line of said Bureau of Reclamation land;
4. Thence along said west line North 00°17'43" East, a distance of 15.67 feet to said TRUE POINT OF BEGINNING.

The above described Temporary Easement contains 6,801 square feet (0.156 acres), more or less.

The purpose of the above described Temporary Easement is for the construction of roadway improvements.

Basis of Bearings: Bearings are based on a grid bearing of South 78°06'46" East from control monument CM-MP 1347, a CDOT Type II monument with a 3-1/4" aluminum cap, and control monument CM-MP 1360, a CDOT Type II monument with a 3-1/4" aluminum cap, both monuments marked appropriately for their milepost location and control position.

For and on Behalf of the
Colorado Department of Transportation
Casey C. Pribble, PLS 38793
SurvWest, LLC
6501 E. Belleview Ave, Suite 300
Englewood, CO 80111



COLORADO DEPARTMENT OF TRANSPORTATION CHIEF ENGINEER'S RIGHT-OF-WAY COST ESTIMATE						Project Code: Revised Values 23557		State Highway # 50		
						Project No: NHPP 0502-090				
						Location: US Hwy 50 Passing Lanes MP 134.6 to 136.0				
The following is the estimated cost of right of way required for the construction of the above captioned project as required by CRS 43-1-208. As shown, the totals include the estimated value of the land to be acquired, the value of any improvements thereon and the damage and benefits, if any, to the remaining land. This estimate is prepared and used for budgetary purposes only, and should not be considered an indication of actual market value.								CDOT Chief Engineer <i>Stephen Harelson</i> <small>Stephen Harelson (Jun 30, 2022 11:08 MDT)</small> Date: 06/30/22		
Parcel	Owner	Area	Unit	Unit Value \$/Unit %		Land Value	Improvements	Damages / (Benefits)	Land Rental (mos) Land Rental Cost	Total
PE-1	Bear Ranch LLC	1012	sf	\$0.15	@ 90%	\$ 137				\$ 800
TE-1	Bear Ranch LLC	8198	sf	\$0.15	@ 10%				12 \$ 123	\$ 500
PE-2	Timothy & Cynthia Carter	2441	sf	\$0.18	@ 90%	\$ 395				\$ 800
RW-2	Timothy & Cynthia Carter	24829	sf	\$0.18	@ 100%	\$ 4,469				\$ 4,500
TE-3	US Forest Service	6801	sf	\$0.15	@ 10%				12 \$ 102	\$ 500
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Sheet Totals						\$ 5,001	\$ -	\$ -	\$ 225	\$ 7,100
Colorado statute, CRS 43-1-208, as interpreted by the Colorado Supreme Court in Department of Transportation, State of Colorado v. Amerco Real Estate Company, 380 P.3d 117 (Colo. 2016), requires the Chief Engineer of the Colorado Department of Transportation to "make a written report to the [transportation] commission describing the portion of the highway to be . . . changed and the portions of land of each landowner to be taken . . . together with an estimate of the damages and benefits accruing to each landowner whose land may be affected thereby" prior to any action to acquire or condemn real property for a highway purpose. CDOT must comply with this law at the outset of project development and prior to any entry on land or formal appraisal of real property. The Chief Engineer Cost Estimates are estimates of land value necessary for compliance with Colorado statute CRS 43-1-208 as interpreted by the Amerco decision. CDOT's Chief Engineer Cost Estimates do not comply with USPAP's direction that "any opinion of value" is deemed an appraisal. Because Colorado law requires an "estimate of damages" early in project development and before any entry on land or formal appraisal, CDOT is entitled to a jurisdictional exception to USPAP.										