



Region 2
905 Erie Avenue
Pueblo, Colorado 81002
Phone: 719-546-5487 FAX: 719-546-5414

Right of Way Plans Unit: Larry Lucas, PLS

Sheet Revisions

Right of Way Plans

Title Sheet

Project Number: NH 0505-032

Project Location: State Highway 50

Lubers Drainage Ditch

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12392	January 26, 2001	1	1	8

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. NH 0505-032 STATE HIGHWAY NO. 50 LUBERS DRAINAGE DITCH BENT COUNTY

Right-of-Way Length of Project = 0.7 Miles

SCALES OF ORIGINAL DRAWINGS
(22" x 34")

ROW PLANS: 1 IN. = 50 FT.
OWNERSHIP MAP: 1 IN. = 200 FT.

PROJECT LOCATION

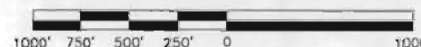
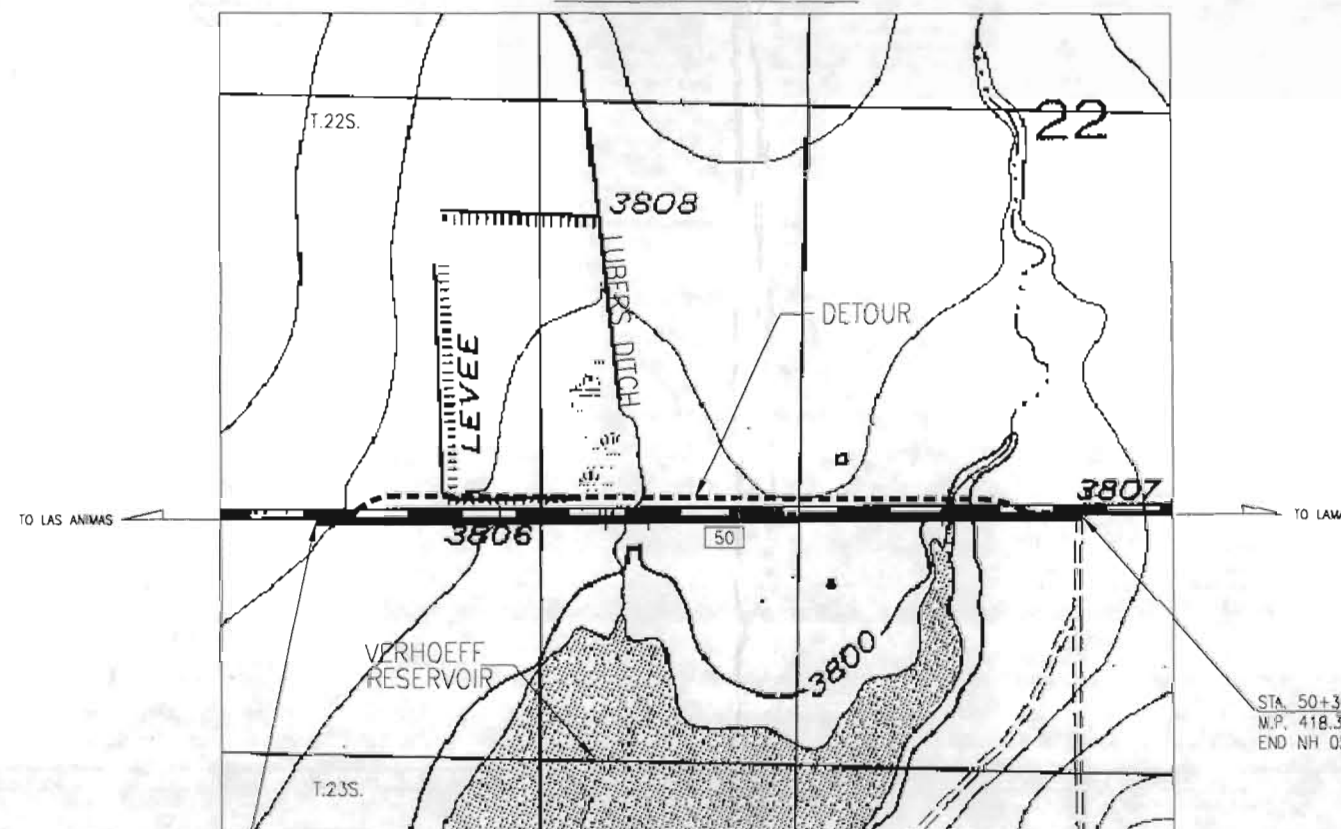
CONVENTIONAL SIGNS

County Line	-----
Township or Range Line	-----
Land Lines	Section Line 1/4 Section Line 1/16 Section Line
Property or Tract Line	-----
City Limits	-----
Railroad	-----
Existing Road	-----
New Road	-----
Control of Access	-----
Access denied by Deed	-----
Right of Way Line	-----
Protected by Freeway(Virgin Location)	-----
Top of Cuts	-----
Toe of Fills	-----
Barbed Wire Fence	-----
Chain Link Fence	-----
Woven Wire-Combination Fence	-----
Snow Fence	-----
Wood Fence	-----
Deer Fence	-----
Trees	Deciduous Coniferous
Tel. & Teleg. Lines	-----
Electric Lines	-----
Elec. Trans. Tower	-----
Buried Tel. Cable	-----
Buried Electric Cable	-----
Gas Main	-----
Oil Main	-----
Water Main	-----
Sanitary Sewers	-----
Storm Sewers	-----
Road Approaches	-----
Section Corner	-----
Center of Section	-----
Culverts & Drains	-----
Bridges	-----

BASIS OF BEARINGS

Bearings in this project are referenced to a line between CDOT Control Point 4175 and 4184. Said control points are standard CDOT Type II Control Monuments as described by CDOT M standards. Having a bearing of N89°17'25"E and a distance of 4513.22'.

N89°17'25"E
4513.22'



LEGEND

----- DETOUR ROUTE
—— S.H. 50

PREPARED BY:
**Western States
SURVEYING, Inc.**
19029 EAST PLAZA DRIVE, SUITE 252
PARKER, COLORADO 80134 (303) 841-7436

INDEX OF SHEETS

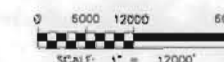
- 1 TITLE SHEET
- 2-2a TABULATION OF PROPERTIES SHEETS
- 3 CONTROL SHEETS
- 4 MONUMENTATION SHEET
- 5-7 PLAN SHEETS
- 8 OWNERSHIP SHEET

VICINITY MAP

SCALE: 1" = 20,000'



AREA OF DETAIL



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.

CERTIFICATION: The undersigned surveyor hereby certifies that this right-of-way plan delineates the property acquired by the Colorado Department of Transportation under Project NH 0505-035 and that the property has been monumented as shown on the plan. This right-of-way plan is null and void unless it bears the original signature and seal of the Professional Land Surveyor in responsible charge of the work.

SURVEYOR CERTIFICATE

ROW PLANS AND MONUMENTATION WERE DONE UNDER MY SUPERVISION AND CHECKING

NAME: _____

PLS NUMBER: _____

DATE: _____

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Right of Way Plans

Property Tabulation

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R.O.W. TABULATION OF PROPERTIES IN BENT COUNTY

STATE HIGHWAY NO. 50

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET				REC. INFO	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT RIGHT		
			T. 22 S., R. 40 W., 6TH P.M.						
			Bent County						
1	AURELIA J. WERTZ REVOCABLE TRUST	33720 COUNTY RD. 28	SE 1/4, SECTION 21	10680.0		10680.0	159.8 ac	REC #96-978	
		McCLAVE, CO 81057		(993.1 am)		(993.1 am)	(64.6 ha)		
		(719) 829-4909							
TE-1	(Same As Above)	(Same As Above)	(Same As Above)	47389.0		47389.0			CONSTRUCTION OF A DETOUR
				(4402.5 am)		(4402.6 am)			
2	GERALD W. VERHOEFF LIVING TRUST	27354 RD. JJ	NE 1/4, SECTION 28 & NW 1/4,	55223.0		55223.0	233.3 ac	REC #273747	
		McCLAVE, CO 81057	SECTION 27	(5130.4 am)		(5130.4 am)	(94.4 ha)		
		(719) 829-4567							
2A	(Same As Above)	(Same As Above)	NW 1/4, SECTION 27	10365.0		10365.0	233.3 ac		
				(962.9 am)		(962.9 am)	(94.4 ha)		
TE-2	(Same As Above)	(Same As Above)	NE 1/4, SECTION 28 & NW 1/4,	280.0		280.0			FOR DRIVEWAY CONSTRUCTION
			SECTION 27	(26.0 am)		(26.0 am)			
PE-2	(Same As Above)	(Same As Above)	NE 1/4, SECTION 28 & NW 1/4,	118169.8		118169.8			FOR WATER MITIGATION
			SECTION 27	(10978.3 am)		(10978.3 am)			
3	LANCE O. VERHOEFF	27354 RD. JJ	SW 1/4, SECTION 22	44087.0		44087.0	74.0 ac	REC #96-1327	
		McCLAVE, CO 81057		(4095.8 am)		(4095.8 am)	(29.9 ha)		
		(719) 829-4567							
TE-3	(Same As Above)	(Same As Above)	(Same As Above)	65323.0		65323.0	84.8 ac		CONSTRUCTION OF A DETOUR
				(6068.7 am)		(6068.7 am)			
4	McCLAVE RANCH	30981 RD. LL	NW 1/4, SECTION 27	20977.0		20977.0	84.8 ac	REC #218671	
	C/O GEORGE McCLAVE	McCLAVE, CO 81057		(1948.8 am)		(1948.8 am)	(34.3 ha)		
		(719) 829-4674							



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[illegible]

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STATE HIGHWAY NO. 50

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NO.	DESCRIPTION

CONTROL DIAGRAM

Right of Way Plans

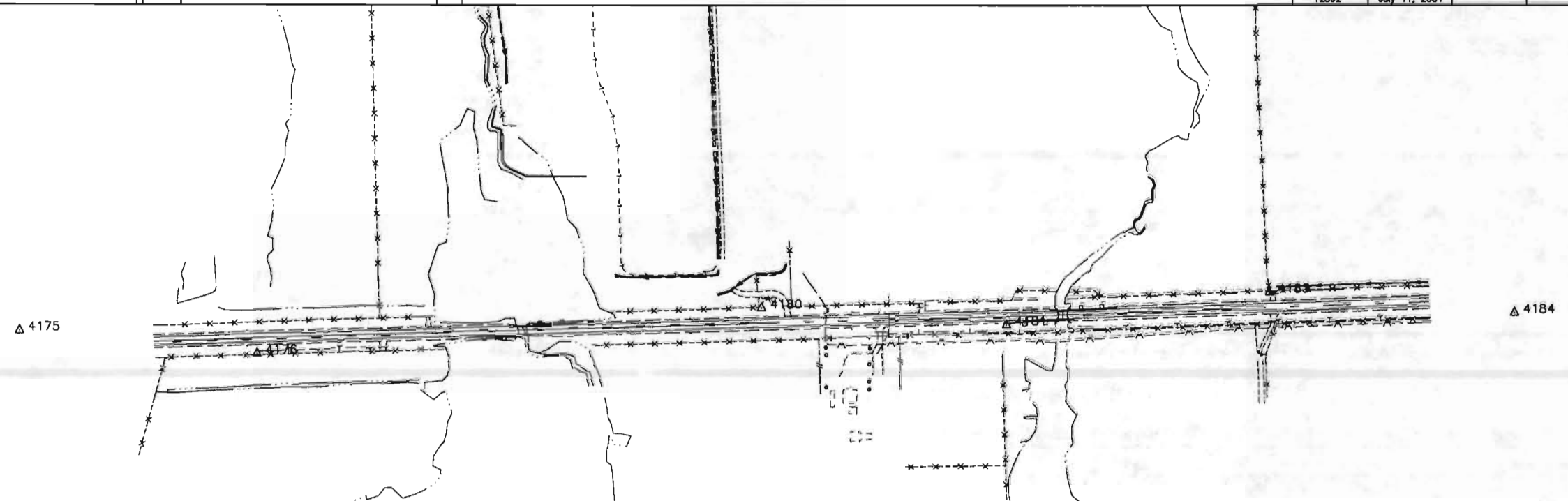
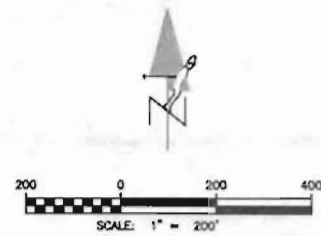
Control Diagram

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CONTROL POINTS

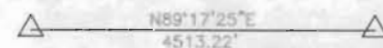
POINT NO.	NORTHING	EASTING	ELEVATION	MILE POST	DESCRIPTION
4175	28681.8793	136996.7775	3821.67	417.52 LT	CDOT TYPE II CONTROL MONUMENT
4176	28612.6626	137712.2380	3809.36	417.65 RT	CDOT TYPE II CONTROL MONUMENT
4180	28751.7276	139238.1310	3808.86	417.97 LT	CDOT TYPE II CONTROL MONUMENT
4181	28701.6162	139976.0170	3805.02	418.11 RT	CDOT TYPE II CONTROL MONUMENT
4183	28799.8961	140767.9865	3806.62	418.26 LT	CDOT TYPE II CONTROL MONUMENT
4184	28737.7860	141509.6497	3813.43	418.40 RT	CDOT TYPE II CONTROL MONUMENT

FOUND RIGHT-OF-WAY MONUMENTS

POINT NO.	NORTHING	EASTING	DESCRIPTION
103	28719.549	138080.014	3" Brass Cap ROW Monument in Conc. STA. 734+55.1
200	28896.228	143489.085	3" Brass Cap ROW Monument in Conc. STA. 788+65
201	28945.180	143435.288	3" Brass Cap ROW Monument in Conc. STA. 788+15
202	28942.785	143373.751	3" Brass Cap ROW Monument in Conc. STA. 787+53.7
203	28704.330	140762.582	3" Brass Cap ROW Monument in Conc. STA. 761+35.4
204	28489.414	135454.284	3" Brass Cap ROW Monument in Conc. STA. 708+25
205	28537.652	135401.494	3" Brass Cap ROW Monument in Conc. STA. 707+75
206	28803.920	140759.248	3" Brass Cap ROW Monument in Conc. STA. 761+35.4
207	28620.161	138082.431	3" Brass Cap ROW Monument in Conc. STA. 734+55.1

BASIS OF BEARINGS

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SECTION CORNERS

POINT NO.	NORTHING	EASTING	DESCRIPTION
100	31396.705	140659.649	The Center Quarter of Section 22, T22S, R49W, 6th PM: Found 3 1/4" Aluminum Cap on a #6 Rebar.
101	34118.368	143207.960	The Northeast Corner of Section 22, T22S, R49W, 6th PM: Found 3 1/4" Aluminum Cap on a #6 Rebar in County Road LL, this cap appears to be stamped incorrectly.
102	31311.295	138012.257	The West Quarter Corner Section 22, T22S, R49W, 6th PM: Found 3 1/4" Aluminum Cap on a #6 Rebar.
103	28719.549	138080.014	Witness Corner to the Southwest corner of Section 22, T22S, R49W, 6th PM: Found 3 1/4" Brass Cap CDOT ROW Marker in Concrete, stamped by Philip Peterson PLS 12103 as 49.77' Witness Corner





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PLAN SHEETS

Right of Way Plans

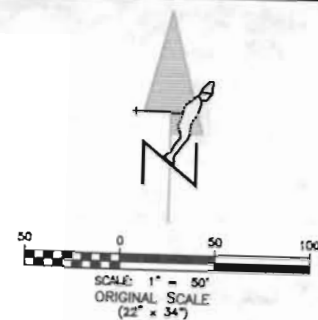
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SOUTHEAST 1/4
SECTION 21
TOWNSHIP 22 SOUTH, RANGE 49 WEST
SIXTH PRINCIPAL MERIDIAN

SOUTHWEST 1/4
SECTION 22
TOWNSHIP 22 SOUTH, RANGE 49 WEST
SIXTH PRINCIPAL MERIDIAN

1 TE-1
AURELIA J. WERTZ REVOCABLE TRUST
RECEPTION #96-978

3 TE-3
LANCE O. VERHOEFF
RECEPTION #96-1327

10' WATER LINE CASEMENT
FOR McCLAVE WATER ASSOCIATION, INC.
RECEPTION #5186

GERALD W. VERHOEFF
LIVING TRUST
RECEPTION #273747

2 TE-2 PE-2
GERALD W. VERHOEFF
LIVING TRUST
RECEPTION #273747

NORTHEAST 1/4
SECTION 28
TOWNSHIP 22 SOUTH, RANGE 49 WEST
SIXTH PRINCIPAL MERIDIAN

NORTHWEST 1/4
SECTION 27
TOWNSHIP 22 SOUTH, RANGE 49 WEST
SIXTH PRINCIPAL MERIDIAN

NUMBER	BEARING	DISTANCE
L1	N30°10'26"E	47.13'
L2	S01°29'44"E	39.67'
L3	N01°45'32"W	85.00'
L4	S01°29'44"E	45.90'
L24	N33°47'20"W	47.18'
L25	N88°18'55"E	35.00'
L26	S01°41'05"E	8.00'
L27	S88°18'55"W	35.00'
L28	N01°41'05"W	8.00'

N88°11'36"E 681.20'

N88°11'36"E 1255.95'

N88°18'55"E 255.93'

N88°18'55"E 1094.07'

S88°14'28"W 400.13'

S88°14'28"W 280.68'

S88°19'57"W 119.32'

N88°14'28"E 280.15'

N88°19'57"E 1119.84'

N88°18'55"E 379.50'

S88°18'55"W 1350.00'

N02°58'02"W 118.43'

N64°31'34"W 102.34'

N89°39'38"W 167.55'

COLORADO DEPARTMENT OF TRANSPORTATION



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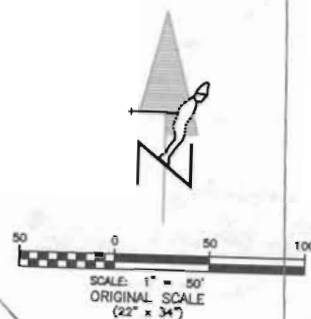
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SOUTHWEST 1/4
SECTION 22
TOWNSHIP 22 SOUTH, RANGE 49 WEST
SIXTH PRINCIPAL MERIDIAN

③ TE-3
LANCE O. VERHOEFF
RECEPTION #96-1327

EDGE OF PLOWED FIELD

⑤ TE-5
AMELDA WILSON
RECEPTION #279387 AND #279388

N88°11'36"E 1255.95'

N88°18'55"E 1034.07'

S88°19'57"W 1119.32'

N88°19'57"E 1119.84'

S88°18'55"W 1350.00'

②
GERALD W. VERHOEFF
LIVING TRUST
RECEPTION #273747

NORTHWEST 1/4
SECTION 27
TOWNSHIP 22 SOUTH, RANGE 49 WEST
SIXTH PRINCIPAL MERIDIAN

LINE TABLE

NUMBER	BEARING	DISTANCE
L5	S33°48'20"E	47.24'
L6	N01°49'24"W	88.62'
L9	N30°14'06"E	47.12'
L20	N41°33'44"W	39.10'
L23	S30°13'44"E	47.11'

②A
GERALD W. VERHOEFF
LIVING TRUST
RECEPTION #273747

N88°19'57"E 369.63'

S88°00'28"W 343.74'

IRRIGATION LINE EASEMENT
FOR THE GERALD W. VERHOEFF-LIVING TRUST
RECEPTION #20000248

10' WATER LINE EASEMENT
FOR McCLAVE WATER ASSOCIATION, INC.
RECEPTION #5184



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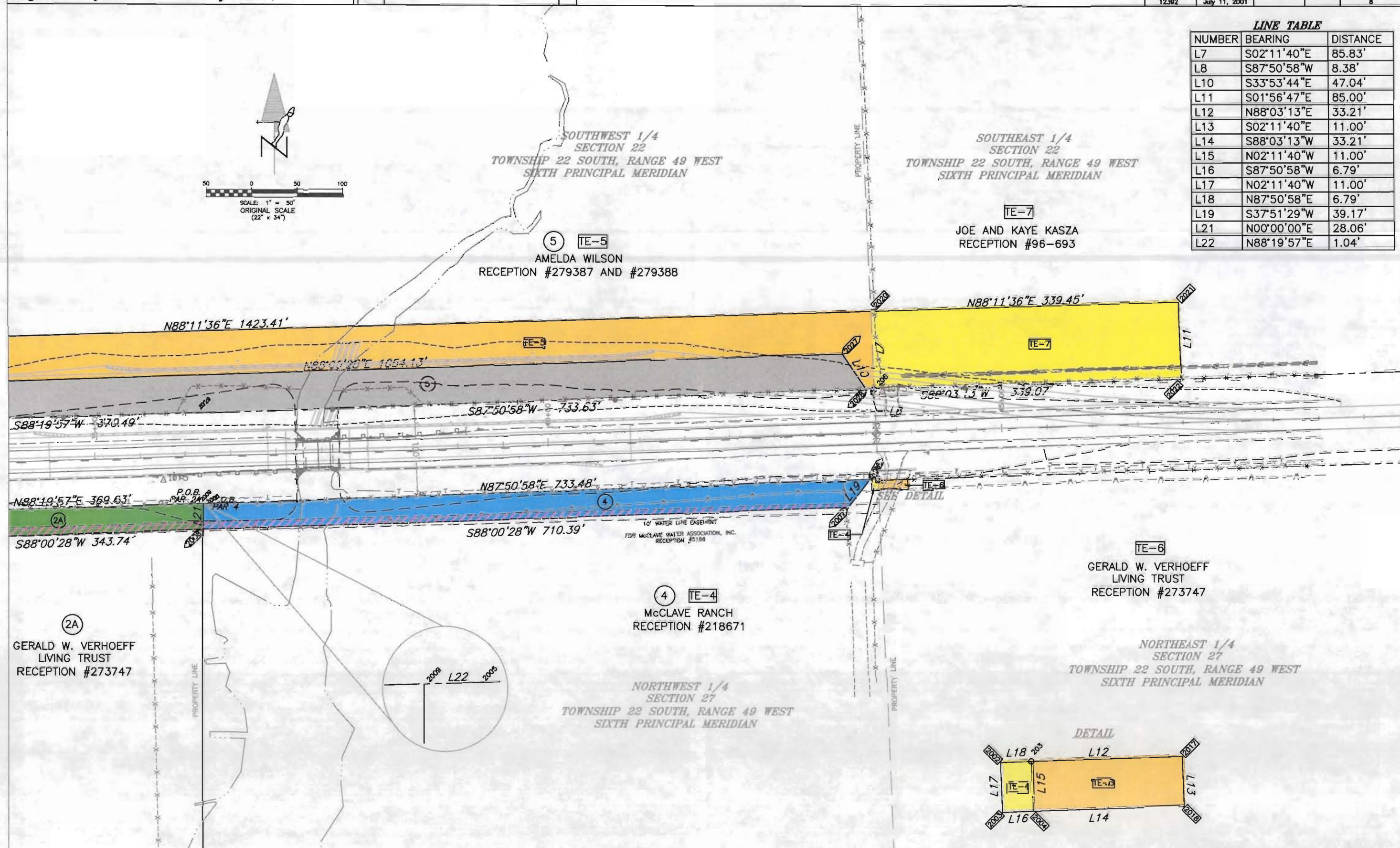
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LINE TABLE

NUMBER	BEARING	DISTANCE
L7	S02°11'40"E	85.83'
L8	S87°50'58"W	8.38'
L10	S33°53'44"E	47.04'
L11	S01°56'47"E	85.00'
L12	N88°03'13"E	33.21'
L13	S02°11'40"E	11.00'
L14	S88°03'13"W	33.21'
L15	N02°11'40"W	11.00'
L16	S87°50'58"W	6.79'
L17	N02°11'40"W	11.00'
L18	N87°50'58"E	6.79'
L19	S37°51'29"W	39.17'
L21	N00°00'00"E	28.06'
L22	N88°19'57"E	1.04'





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OWNERSHIP MAP

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