

Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

[illegible]

Right of Way Plans				
Title Sheet				
Project Number: 12639				
Project Location: ENTRANCE TO ASPEN UNIT 1				
Project Location: STATE HIGHWAY 82				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12639	8/23/01	1 of 1	1 of 1	1 of 1

CONVENTIONAL SIGNS

County Line

Township or Range Line

Land Lines

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

Proposed

Existing    

Proposed    

Existing    

Proposed    

Existing

Proposed

Existing

Proposed

Existing

Proposed    

Existing    

Proposed    

Existing    

Proposed

Existing

Proposed

Existing

Proposed

Existing    

Proposed    

Existing    

Proposed    

Existing    

Proposed

Existing

Proposed

Existing

Proposed

Existing   

Bridges

LEGEND

-  ALIQUOT CORNER
 CONTROL POINT
 R.O.W. MONUMENT TO BE SET
 PARCEL NUMBER
 FOUND R.O.W. MARKER
 PROPERTY CORNER
 ALIQUOT CORNER LOCATION
 TRACT ANGLE POINT
 (C) CALCULATED
 (D) DEED
 (M) MEASURED

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED

FEDERAL AID PROJECT NO. NH 0821-055 UNIT 1

STATE HIGHWAY NO. 82

PITKIN COUNTY

SEC. 12, T 10 S, R 85 W, 6TH PM

RIGHT OF WAY

RIGHT OF WAY
ENTRANCE TO ASPEN

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1 IN. - 50 FT.
OWNERSHIP SHEETS 1 IN. - 200 FT.
R.O.W. LENGTH OF PROJECT - 0.50 MILES

INDEX OF SHEETS

DESCRIPTION	SHEET NO.
TITLE SHEET	1
R.O.W. TABULATION OF PROPERTIES	2-2A
CONTROL AND MONUMENTATION SHEETS	3-3A
R.O.W. TABULATION OF ROAD APPROACHES	4
R.O.W. PLAN SHEETS	5-7
OWNERSHIP MAP	8

BASIS OF BEARINGS

North 00° 35' 28" East, 2,634.28 feet,
along the West line of the Northwest
Quarter of Section 12, Township 10
South, Range 85 West, of the Sixth
Principal Meridian. The Northwest
corner of Section 12 being a 3.5" B.L.M.
Brass cap, 1954. The West Quarter
corner of Section 12 being a 2.50"
G.L.O. Brass cap, on iron pipe.

BEGIN R.O.W. PROJ. NH 0821-055 UNIT 1

© STA. 532+07.42 - STA. 669+43 ON PROJ. A.W.P. 2012-B NOV. 1937

- @ STA. 532+07.42 ON PROJ NH 0821-055 UNIT 2
MILE POST 40.2

END R.O.W. PROJ. NH 0821-055 UNIT 1

© STA. 557+13.63
MILE POST 40.7

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____
DATE

DIVISION ADMINISTRATOR

Date: September 21, 2001

Project Code: 12639

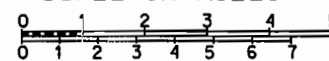
REGION: III



Washington
Infrastructure Services, Inc.

10822 W. Toller Drive
Littleton, CO. 80127 (303) 948-4001

SCALE IN MILES



SCALE IN KILOMETERS

DATE OF PLOT: 09/20/01

DESIGN FILE: y:\205000\ROW\CDOT\TIT57301.DGN

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Right of Way Plans Unit:

Sheet Revisions			Sheet Revisions			Sheet Revisions		

Right of Way Plans				
TABULATIONS SHEET				
Project Number: 12639				
Project Location: ENTRANCE TO ASPEN UNIT 1				
Project Location: STATE HIGHWAY 82				
Project Code:	Last Mod. Date	Subest Sheets	Sheet No.	Total No. of Sheets
12639	9/21/01	N/A	2	8

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

S.H. NO. 82

PARCEL NO.	OWNER	ADDRESS	LOCATION IN	AREA IN ACRES					RECEPTION NUMBER	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT	RIGHT		
A-101	City of Aspen A Body Corporate and Politic (Thomas Open Space Property)	130 South Galena Aspen, Colorado. 81611	Section 12, Township 10 South Range 85 West, 6th P. M.	2.355	-0-	2.355	2.734	28.808		Book 270, Pages 215 - 217
A-102	City of Aspen A Body Corporate and Politic (Marolt Ranch Open Space)	Same as above	Same as above	2.122	-0-	2.122	4.446	28.672		Plat Book 12, Page 1
103	Bruce Nicolas Berger	835 West Main Street Aspen, Colorado. 81612	Section 12, Township 10 South Range 85 West, 6th P. M.	0.694	-0-	0.694	-0-			Book 621, Page 625
PE 104	Villa of Aspen Townhouses C/O Nancy R. Hinrichs	Unit 2, Villa of Aspen Aspen, Colorado. 81612	Section 12, Township 10 South Range 85 West, 6th P. M.	0.022	-0-	0.022	-0-	N/A		For the purpose of constructing and maintaining a sound barrier.
105 X	Colorado Department of Transportation	4201 E. Arkansas Ave. Denver, Colorado. 80222	Section 12, Township 10 South Range 85 West, 6th P. M.	0.789	0.789	0.789	N/A	N/A		To be conveyed to the City of Aspen
106 X	Colorado Department of Transportation	4201 E. Arkansas Ave. Denver, Colorado. 80222	Section 12, Township 10 South Range 85 West, 6th P. M.	N/A	N/A	N/A	N/A	N/A		To be conveyed to the City of Aspen
107	Long Family Investments, L.L.L.P.	0190 Sage Swale Carbondale, Colorado	Section 12, Township 10 South Range 85 West, 6th P. M.	N/A	N/A	N/A	N/A	N/A		Parking access to be relocated

Form 7/00
J:\ROW\CDOT\CHS\14.dwg PLOT DATE: 09/20/01 PLOT TIME: 08:36:04
datacamp.dwg NAME: 1



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Grand Junction, CO 81501-2769

Phone: (970) 248-7232 FAX: (970) 248-7233

RIGHT OF WAY PLANS UNIT:

Sheet Revisions			Sheet Revisions			Sheet Revisions		

Right of Way Plans				
Control Sheet				
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Project Location: STATE HIGHWAY 82				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12639	9/21/2001	3 OF 3A	3	8

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

CONTROL DIAGRAM

PROJECT NH 0821-055 CODE 12639

STATE HIGHWAY NO. 82

ASPEN, PITKIN COUNTY

GENERAL NOTES

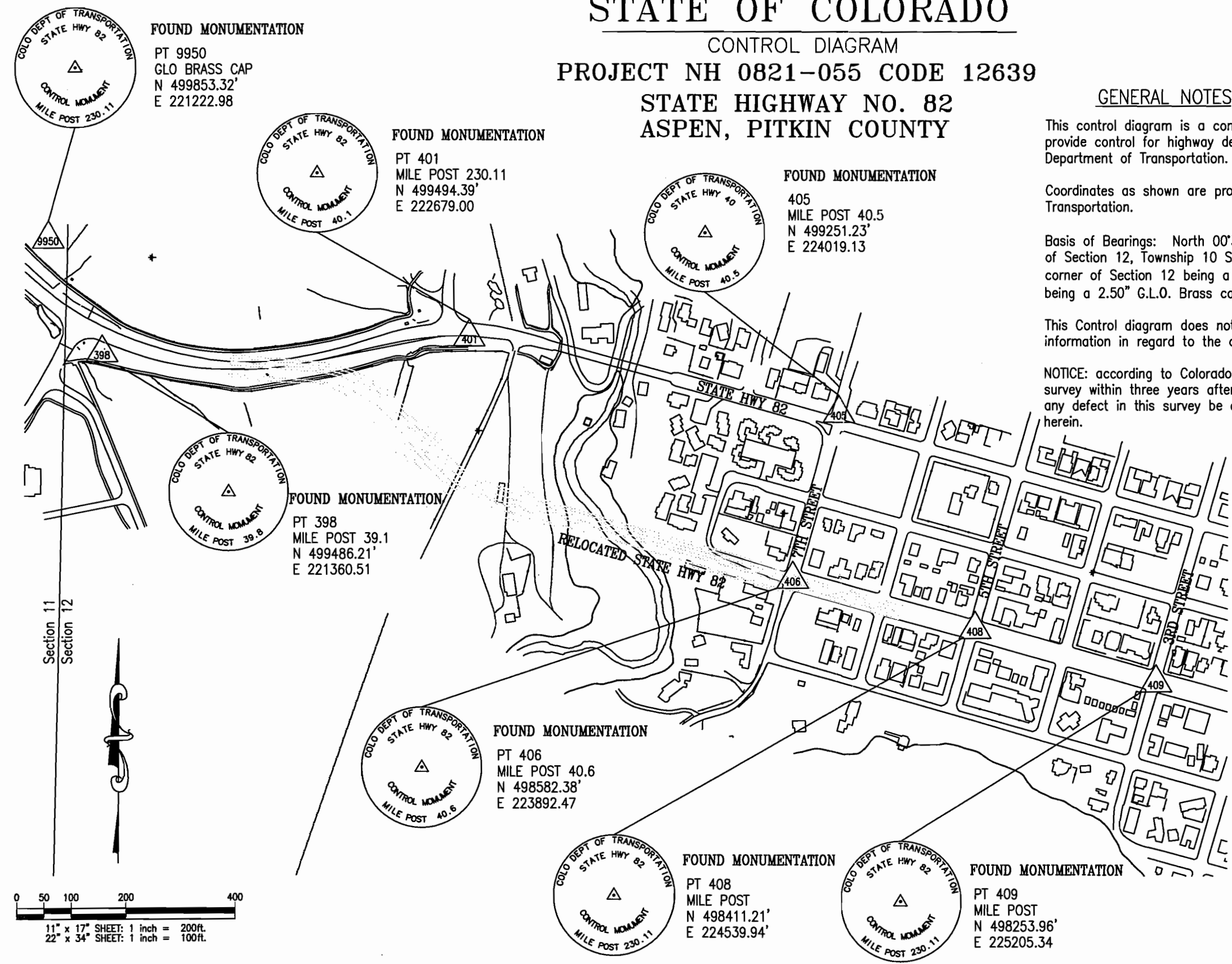
This control diagram is a compilation of surveys previously conducted by CDOT and their contractors to provide control for highway design and construction purposes and is for the use of the Colorado Department of Transportation.

Coordinates as shown are project coordinates in U.S. feet as provided by the Colorado Department of Transportation.

Basis of Bearings: North 00°35'28" East, 2,634.28 feet, along the West line of the Northwest Quarter of Section 12, Township 10 South, Range 85 West, of the Sixth Principal Meridian. The Northwest corner of Section 12 being a 3.5" B.L.M. Brass cap, 1954. The West Quarter corner of Section 12 being a 2.50" G.L.O. Brass cap, on an iron pipe.

This Control diagram does not represent a monumented land survey. It is intended to provided information in regard to the control points set in the collection of additional topographic surveys.

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 herein.



CONTROL SURVEYOR CERTIFICATE

Recovery of these monuments indicated on this sheet was done under my supervision and checking, for and on behalf of Washington Infrastructure Services, Inc.

Date _____ Name _____



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									12639	09/21/01	3-3A	3A	8

CONTROL AND MONUMENT SHEET

SEC. 12, T. 10 S., R. 85 W., 6th P.M.
PITKIN COUNTY

NEW R.O.W. MARKERS TO SET

POINT NO.	COORDINATES		TYPE OF MONUMENT TO BE SET
	NORTH	EAST	
301	499,375.7923	221,760.0679	TYPE 6
302	499,343.2496	222,131.4672	"
303	499,304.2248	222,265.8143	"
304	499,188.9104	222,395.2654	"
305	499,006.2133	222,520.2408	"
306	498,907.0387	222,601.7388	"
307	499,043.8450	222,669.4065	"
308	499,279.0477	222,515.3119	"
309	499,374.2993	222,428.6089	"
310	499,448.3850	222,312.4129	"
311	498,915.1500	223,128.0900	"
312	498,878.9700	223,177.7000	"
313	498,709.6600	223,305.2000	"
316	498,679.9005	223,495.0065	"
317	498,640.1365	223,629.6789	"
318	498,643.9850	223,630.7910	"
321	498,811.8886	223,412.4291	"
322	498,811.8900	223,412.4300	"
350	499,521.5814	222,197.6117	"

EASEMENT & PARCEL POINTS

POINT NO.	COORDINATES	
	NORTH	EAST
319	498,651.5255	223,603.5710
320	498,784.4520	223,408.1920
323	498,826.5700	223,361.0600
324	498,856.0400	223,367.1300
325	498,807.5300	223,424.5200
351	499,576.5969	222,406.6947
352	499,606.8300	222,586.8200
353	499,507.1100	222,594.3500
354	499,479.8888	222,432.1413

GENERAL NOTES

- NOTICE ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIND SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ALL COORDINATES LISTED ARE PROJECT COORDINATES.
- TITLE COMMITMENTS SUPPLIED BY PITKIN COUNTY TITLE.
- ALL CENTERLINE STATIONING AND OFFSETS ARE THEORETICAL ONLY AND MAY NOT REPRESENT THE CENTERLINE AS CONSTRUCTED.
- THE MONUMENTING LAND SURVEYOR WILL, UPON COMPLETION, CERTIFY TO THE MONUMENTATION AS PER THE CERTIFICATION SHOWN, AND FILE WITH THE COUNTY PER C.R.S. 38-51-107.
- R.O.W. MARKERS SET MUST DISPLAY THE PROFESSIONAL LAND SURVEYOR'S REGISTRATION NUMBER.
- THIS RIGHT OF WAY PLAN IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS, IT IS PREPARED FOR CDOT PURPOSES ONLY AND DOES NOT EXTEND TO ANY PERSON(S) OR ENTITY(S).
- ALL R.O.W. MARKERS WILL BE SET FROM SURVEY CONTROL POINTS, AS SHOWN ON CONTROL SHEET.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION AND REPLACEMENT OF ALL DISTURBED ALIQUOT CORNERS AND CONTROL MONUMENTS, UNDER THE DIRECT SUPERVISION OF A REGISTERED LAND SURVEYOR.
- DISTURBED ALIQUOT CORNERS CONTROLLING THIS PROJECT AND SHOWN HEREON, MUST BE RESET AND MONUMENT RECORDS FILED PER RULE XIII OF BYLAWS AND RULES OF PROCEDURE OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND PER 38-53-104, C.R.S., BY THE CONTRACTOR.
- EASEMENTS SHOWN ARE OF RECORD.

FOUND PROPERTY CORNER EVIDENCE

POINT NO.	DESCRIPTION
15014	U.S.F.S. 3" Aluminum Cap L.S.#7235
15016	1.5" Yellow Pin & Cap L.S.#2376
15011	1" Yellow Pin & Cap L.S.#15710

EXISTING EASEMENT DESCRIPTIONS

E-1	Mountain States Telephone and Telegraph Easement Book 222, Page 311	E-8	Approximate Location 5' Fishing Easement Final Plat of Sandunes L.P. Lot Split
E-2	20' Public Utility and Drainage Easement Plat of Marolt Ranch	E-9	10' Utility Easement Final Plat of Sandunes L.P. Lot Split
E-3	Public Utility and Drainage Easement Plat of Marolt Ranch	E-10	Approximate Location 10' Ditch Easement Final Plat of Sandunes L.P. Lot Split
E-4	100' Trail Easement from the Plat of Marolt Ranch	E-11	5' Utility Easement Final Plat of Sandunes L.P. Lot Split
E-5	Public Utility, Drainage and Emergency Access Easement Plat of Marolt Ranch	E-12	20' Waterline Easement Plat of Marolt Ranch
E-6	Rocky Mountain Natural Gas Company Easement Book 195, Page 463	E-13	20' Public Utility Easement Plat of Marolt Ranch
E-7	City of Aspen 5' Gas Easement Book 266, Page 35		

BASIS OF COORDINATES

Coordinates for this project are based on a grid previously established by CDOT.

These maps were prepared for the exclusive use of the Colorado Department of Transportation and Pitkin County.

BASIS OF BEARINGS

North 00°35'28" East, 2,634.28 feet, along the West line of the Northwest Quarter of Section 12, Township 10 South, Range 85 West, of the Sixth Principal Meridian. The Northwest corner of Section 12 being a 3.5' B. L. M. Brass cap, 1954. The West Quarter corner of Section 12 being a 2.50' G. L. D. Brass cap, on iron pipe.

OFFICE SURVEYOR CERTIFICATE

ROW PLANS AND LEGAL DESCRIPTIONS WERE PREPARED UNDER MY SUPERVISION AND CHECKING.

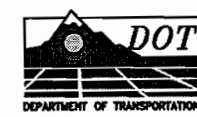
DATE NAME

FIELD SURVEYOR CERTIFICATE RIGHT OF WAY MARKER MONUMENTATION

RIGHT OF WAY MONUMENTATION AND THE RESETTING OF EXISTING MONUMENTS WAS DONE UNDER MY SUPERVISION AND CHECKING.

DATE NAME

COLORADO DEPARTMENT OF TRANSPORTATION

 Region 3
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Grand Junction, CO. 81501-2769
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Right of Way Plans Unit:

Sheet Revisions		

Sheet Revisions		

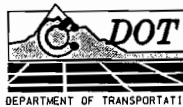
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Right of Way Plans				
ROADWAY APPROACH TABULATION				
Project Number: NH 12639				
Project Location: ENTRANCE TO ASPEN UNIT 1				
Project Location: STATE HIGHWAY 82				
Project Code:	Last Mod. Date	Subst. Sheets	Sheet No.	Total No. of Sheets
12639	9/21/2001	N/A	4	8

R.O.W. TABULATION OF ROAD APPROACHES IN PITKIN COUNTY S.H. NO. 82

OWNER	MILE POST / STATION	LEFT (L) OR RIGHT (R) OF CENTERLINE	WIDTH	SKEW ANGLE	REMARKS
Colorado Department of Transportation	40.3 / 538 + 17.08	LEFT	100'	70°	TO BE CONVEYED TO CITY OF ASPEN
Bruce Nicolas Berger	40.6 / 553 + 00	RIGHT	15'	90°	PRIVATE DRIVE TO BE RELOCATED TO STA 554 + 12
City of Aspen A Body Corporate and Politic	40.6 / 553 + 30	LEFT	75'	90°	8TH STREET TO BE CLOSED
Bruce Nicolas Berger	40.6 / 554 + 12	RIGHT	24'	90°	NEW DRIVE ENTRANCE RELOCATED FROM 553 + 00
Long Family Investments L.L.L.P.	40.7 / 556 + 00	LEFT	15'	90°	PRIVATE DRIVE TO BE RELOCATED TO ALLEY BEHIND HOUSE

COLORADO DEPARTMENT OF TRANSPORTATION



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Sheet Revisions

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Sheet Revisions

Right of Way Plans

Plan Sheet

Project Number: 12639
Project Location: ENTRANCE TO ASPEN UNIT 1
Project Location: STATE HIGHWAY 82
Project Code: 12639
Last Mod. Date: 9/21/01
Subst. Sheets: N/A
Sheet No.: 5
Total No. of Sheets: 8

0 25 50 75
ORIGINAL SCALE: 1" = 50'

* FOR DESCRIPTIONS OF
EASEMENTS E-1 THRU E-13
SEE SHEET 3A OF 8

SEC. 12 T. 10 S., R. 85 W., 6th P.M.

PITKIN COUNTY

RIGHT OF WAY
ENTRANCE TO ASPEN

SW 1/4 SECTION 12

BEGIN R.O.W. PROJ. NH 0821-055 UNIT 1

☉ STA. 532+07.42 = 669+43 ON PROJ. A.W.P. 2012-B NOV. 1937
- ☉ STA. 532+07.42 ON PROJ. NH 0821-055 UNIT 2
MILE POST 40.2

P.O.B. 105-X
TIE: W. 1/4 COR. SEC. 12
BEARS: N71° 14' 00" W
DIST: 1029.92'

(105-X)
COLORADO DEPARTMENT
OF TRANSPORTATION (CDOT)
Underground Utility Easement
10 Foot Easement
Book 256, Page 689

ARC = 182.90'
RADIUS = 1005.00'
Ch = N80° 28' 18" E
182.65'

Mountain States Telephone
and Telegraph 20 foot Easement
Book 222, Page 311

(106-X)
C.D.O.T. R.O.W.
TO BE CONVEYED TO
THE CITY OF ASPEN

(A-101)
CITY OF ASPEN
A CORPORATE AND BODY POLITIC
(THOMAS OPEN SPACE PROPERTY)

(A-102)
LOT 1A, MAROLT RANCH
OPEN SPACE PROPERTY
PLAT BK 12, PG 1

Proposed Parcel 201-A
NH 0821-055 UNIT 2

EXISTING R.O.W. PROJ.
A.W.P. 2012-B NOV. 1937

ARC = 412.25'
RADIUS = 1196.00'
Ch = N85° 07' 58" E
410.22'

(A-101)
CITY OF ASPEN
A CORPORATE AND BODY POLITIC
(THOMAS OPEN SPACE PROPERTY)

SW 1/4 SECTION 12

OFFSET TABLE

XXX	STATION	OFFSET
(301)	533+46.69	73.87' RT
(302)	537+20.79	74.81' RT
(303)	538+89.53	73.86' RT
(304)	540+97.63	80.23' RT
(305)	543+07.84	95.29' RT
(306)	544+11.27	118.16' RT
(307)	543+90.38	32.46' LT
(308)	540+99.43	69.88' LT
(309)	539+86.55	74.18' LT
(310)	538+68.49	76.34' LT
(350)	537+59.27	111.55' LT
(351)	538+88.98	232.79' LT
(352)	539+69.21	354.77' LT
(353)	540+15.42	283.16' LT
(354)	539+39.10	161.95' LT

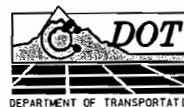
Area Required For
Temporary Construction
of Relocated S.H. 82

Area Required For Temporary Construction
of Bikepath and Museum Access Road
(See Ownership sheet for Complete
Temporary Easement)

P.O.B. A-102
TIE: W. 1/4 COR. SEC. 12
BEARS: N55° 32' 13" W
DIST: 1672.24'

(A-102)
LOT 2, MAROLT RANCH
OPEN SPACE PROPERTY
PLAT BK 12, PG 1

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12639 9/21/01 N/A 6 8

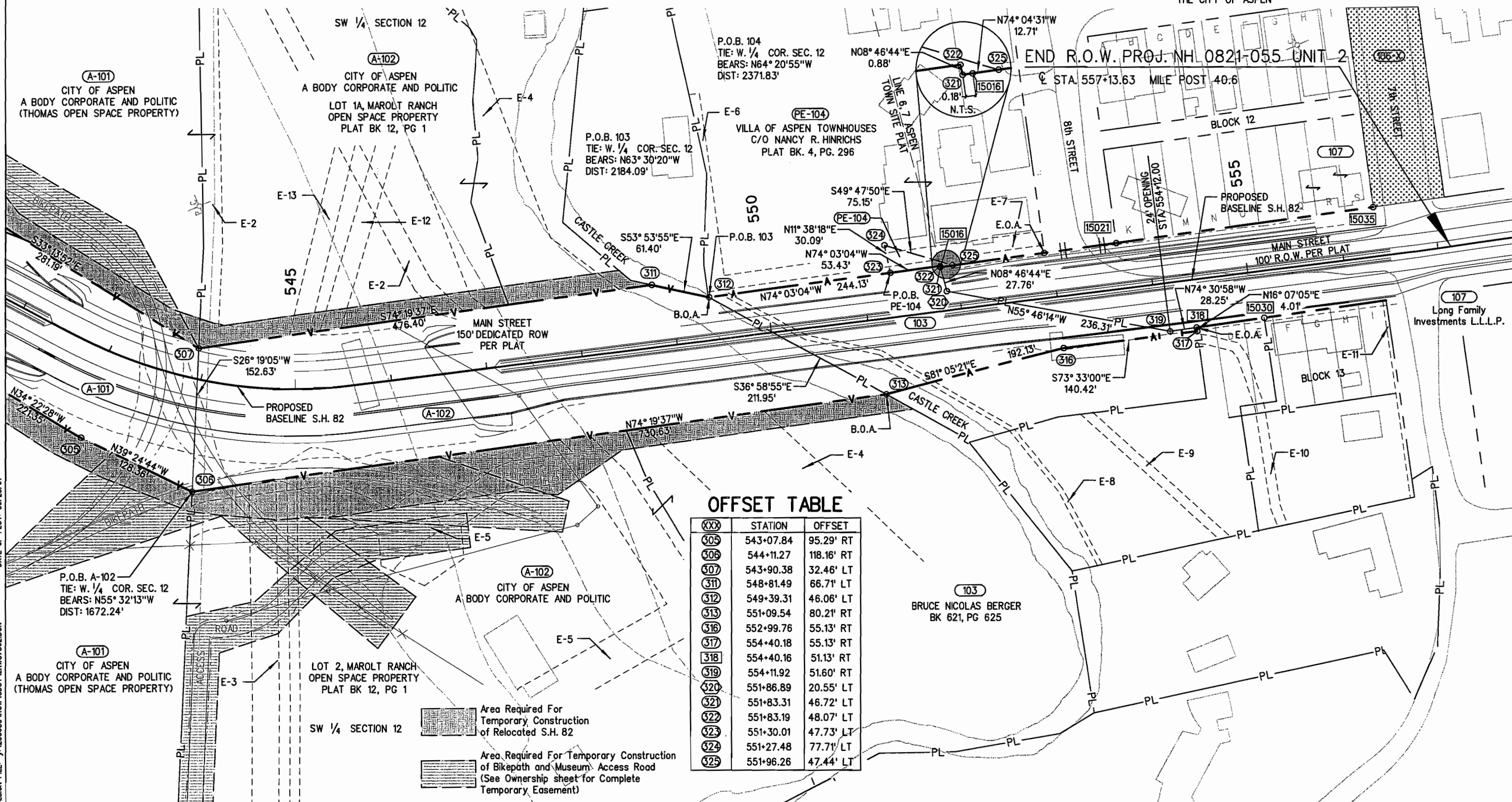
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ORIGINAL SCALE: 1" = 50'

✱ FOR DESCRIPTIONS OF
EASEMENTS E-1 THRU E-13
SEE SHEET 3A OF 8

SEC. 12 T. 10 S., R. 85 W., 6th P.M.
PITKIN COUNTY

(106-X)
C.D.O.T. R.O.W.
TO BE CONVEYED TO
THE CITY OF ASPEN

RIGHT OF WAY
ENTRANCE TO ASPEN



OFFSET TABLE

XXX	STATION	OFFSET
(505)	543+07.84	95.29' RT
(506)	544+11.27	118.16' RT
(507)	543+90.38	32.46' LT
(311)	548+81.49	66.71' LT
(312)	549+39.31	46.06' LT
(313)	551+09.54	80.21' RT
(316)	552+99.76	55.13' RT
(317)	554+40.18	55.13' RT
(318)	554+40.16	51.13' RT
(319)	554+11.92	51.60' RT
(320)	551+86.89	20.55' LT
(321)	551+83.31	46.72' LT
(322)	551+83.19	48.07' LT
(323)	551+30.01	47.73' LT
(324)	551+27.48	77.71' LT
(325)	551+96.26	47.44' LT

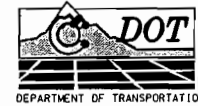
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Temporary Construction
of Relocated S.H. 82

Area Required For Temporary Construction
of Bikepath and Museum Access Road
(See Ownership sheet for Complete
Temporary Easement)

DATE OF PLOT: 09/20/01

DESIGN FILE: Y:\205000\ROW\CDOT\LRW\57302.DGN

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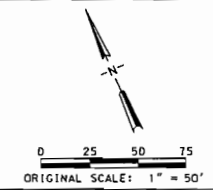
Sheet Revisions

Sheet Revisions

Right of Way Plans

Plan Sheet

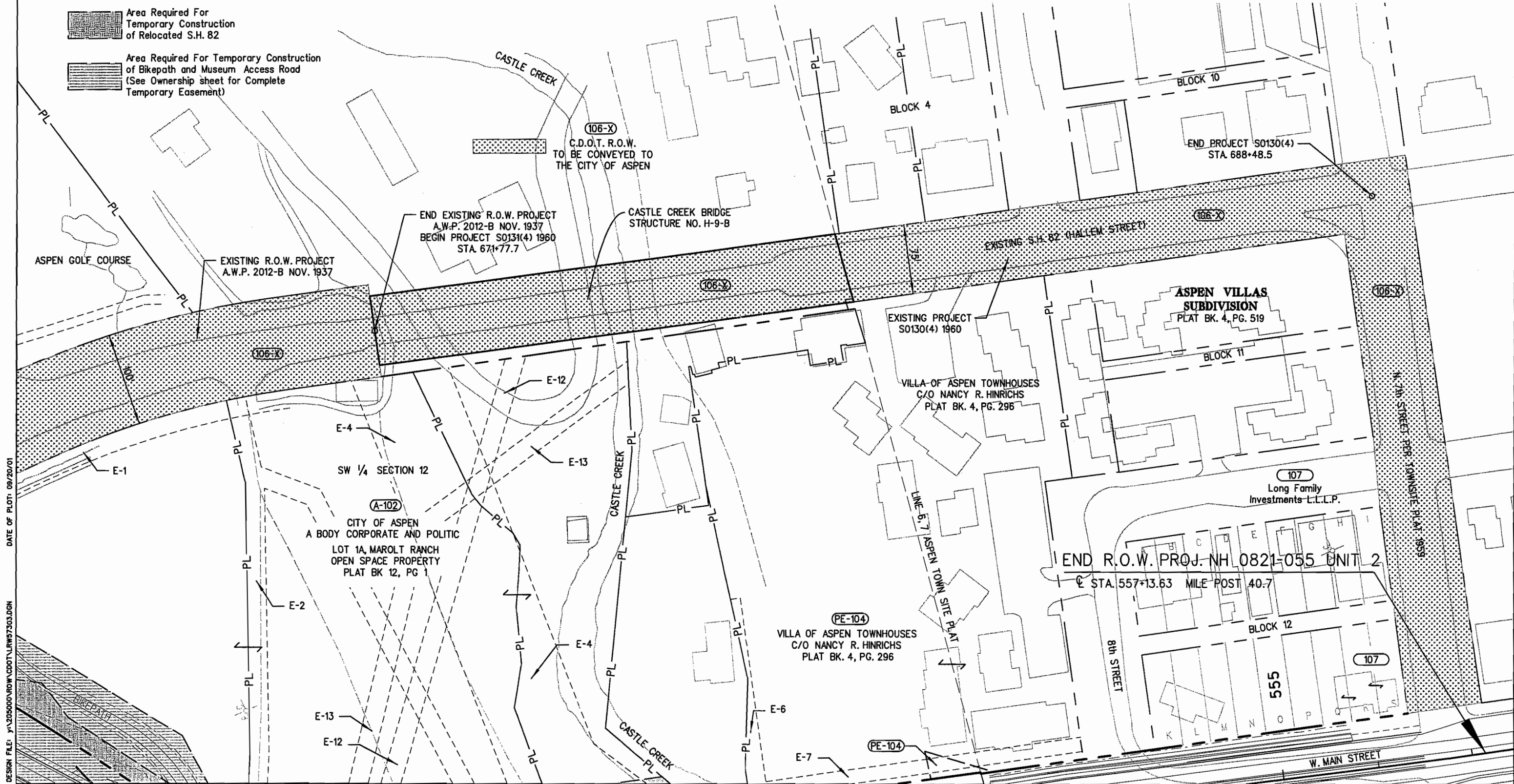
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* FOR DESCRIPTIONS OF
EASEMENTS E-1 THRU E-13
SEE SHEET 3A OF 8

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PITKIN COUNTY

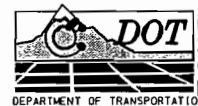
RIGHT OF WAY
ENTRANCE TO ASPEN



DATE OF PLOT: 09/20/01

DESIGN FILE: Y:\205000\FROM CDOT\LRW57303.DGN

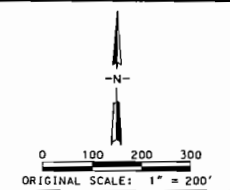
COLORADO DEPARTMENT OF TRANSPORTATION



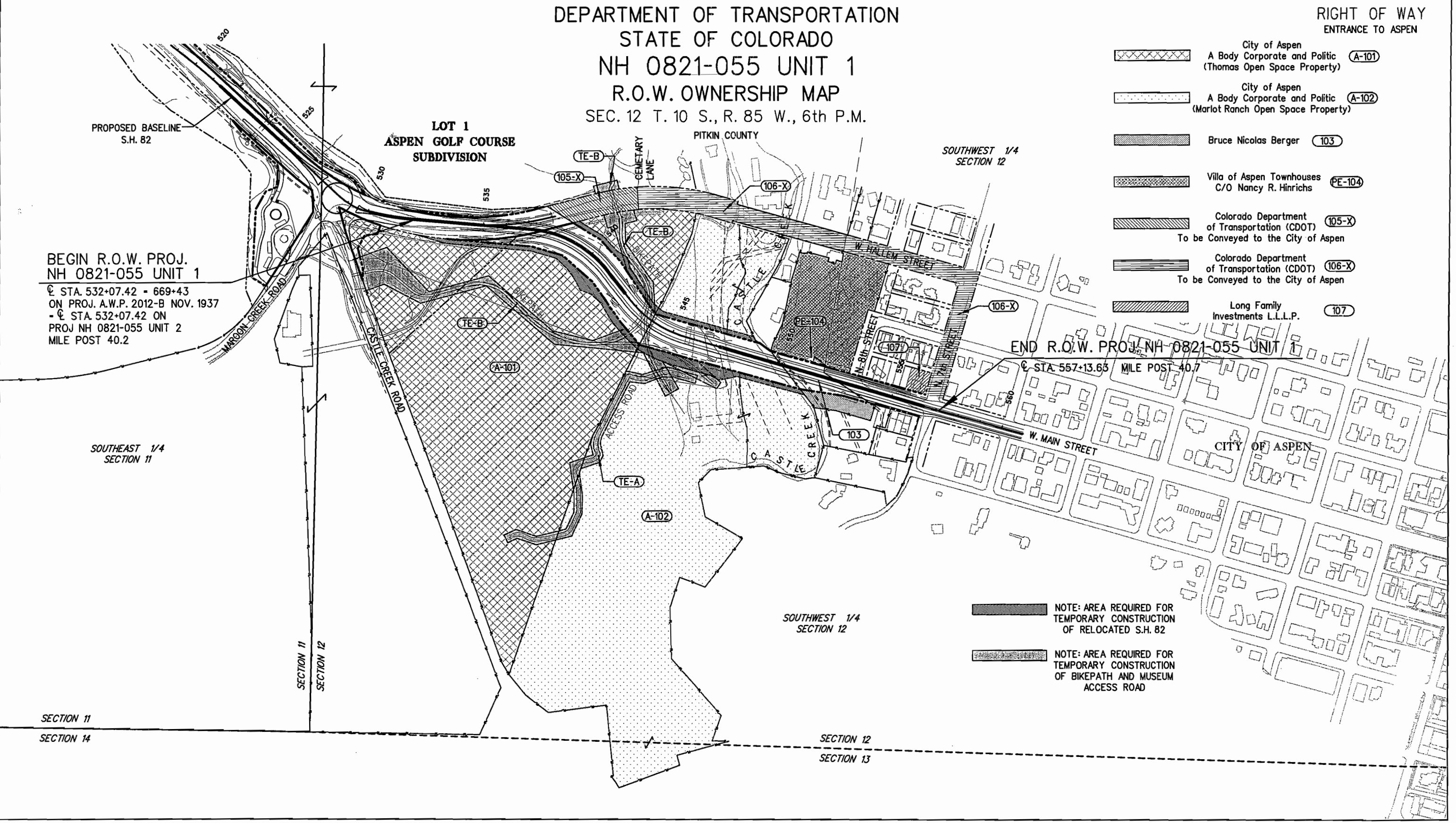
Region 3
222 South Sixth Street, Room 317
Grand Junction, CO 81501-2769
Phone: (970) 248-7232 FAX: (970) 248-7233

Right of Way Plans Unit:

Sheet Revisions		Sheet Revisions		Sheet Revisions	



Right of Way Plans				
Ownership Sheet				
Project Number: 12639				
Project Location: ENTRANCE TO ASPEN UNIT 1				
Project Location: STATE HIGHWAY 82				
Project Code	Last Mod. Date	SUBSET	Sheet No.	Total No. of Sheets
12639	9/21/01	N/A	8	8



DATE OF PLOT: 09/20/01

DESIGN FILE: j:\205000\ROW\CDOT\OWP57301.DGN