

Colorado Department of Transportation



P.O. Box 536
905 Erie Avenue
Pueblo, CO 81002
Phone: 719-546-5454 FAX: 719-546-5414

Region 2

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Sheet Revisions

Date mm/dd/yy	Description XXXXXXXX	Initials XXX

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Right of Way Plans

Title Sheet

Project Number: NH 0851-008
Project Location: US 85, I-25 to B Street Overlay

Project Code	Last Mod. Date	Subset	Sheet No.
20172	2-3-15	1 of 1	1.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

HIGHWAY CONSTRUCTION BID PLANS OF PROPOSED FEDERAL AID PROJECT NO. NH 0851-008 STATE HIGHWAY NO. 85 EL PASO COUNTY CONSTRUCTION PROJECT CODE NO. 20172

SHEET NO.

INDEX OF SHEETS

1.01	(1) Title Sheet
3.01-3.03	(3) Project Control Diagram
4.01-4.01	(1) Land Survey Control Diagram/ Ownership Map
7.01-7.02	(2) Plan Sheets
	(7) Total Sheets

Scales of Original 11"x17" Drawings
Project Control Diagram 1" = 1000'
LSCD/Ownership 1" = 200'
Plan Sheets 1"=20'

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N4°36'34"W from CM-MP 1285 to CM-MP 1287. 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 based on the Colorado High Accuracy Reference Network (CHARN), July 2014.

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 Fidelity National Title Company for The Colorado Department of Transportation.

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.

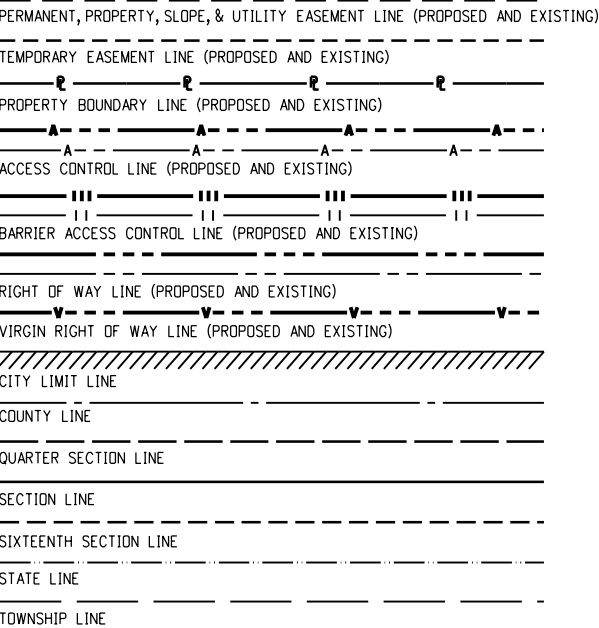
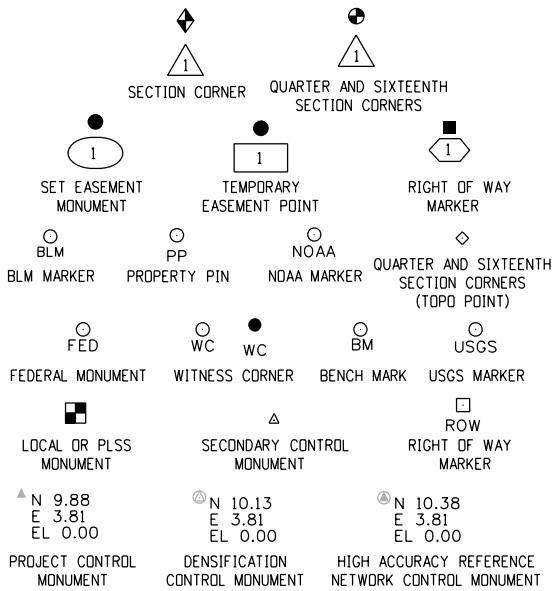
DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED:

DATE

DIVISION ADMINISTRATOR

This Right-of-Way Plan set was prepared under my direct supervision and responsible charge.



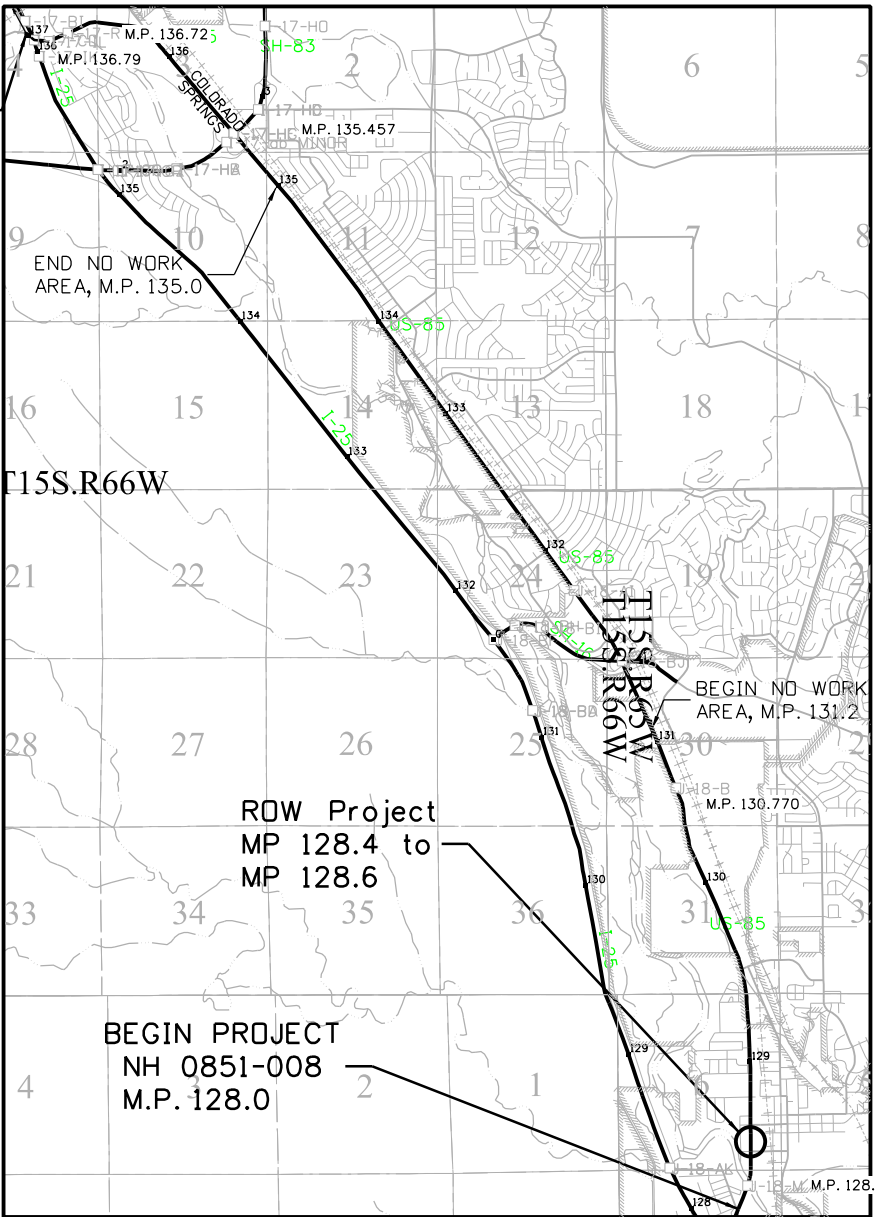
SURVEY/ROW

TOP OF CUT

TOE OF FILL

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).

END PROJECT
NH 0851-008
M.P. 137.1



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

SIGNED _____ DEPT. _____

4/9/2015 2:56:22 PM C:\Projects\20172\RDW_Survey\lscd-drawings\20172DES_TitleSht-dm.dgn



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Project Control Diagram

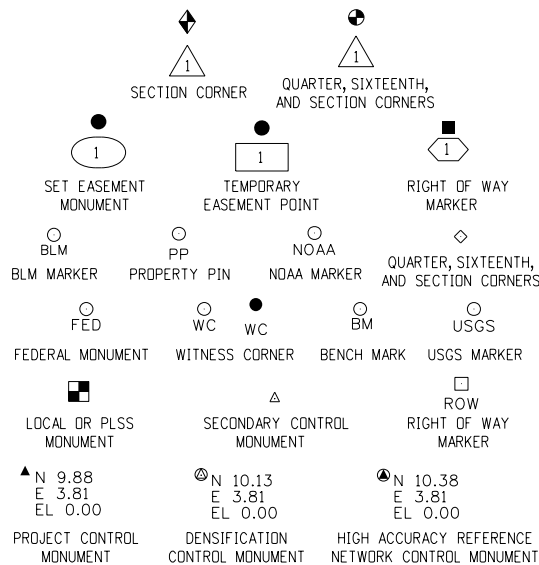
Title Sheet

Project Number: NH 0851-008			
Project Location: US 85, I-25 to B Street Overlay			
Project Code:	Last Mod. Date:	Subset	Sheet No.
20172	2-23-15	1 of 3	3.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

PROJECT CONTROL DIAGRAM

State Highway 85 MP 128.0 to 129.8
Sections 6&7, T16S, R65W and
Section 31, T15S, R65W
of the 6th Principal Meridian
County of El Paso



Note: For a complete listing of symbolology 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.

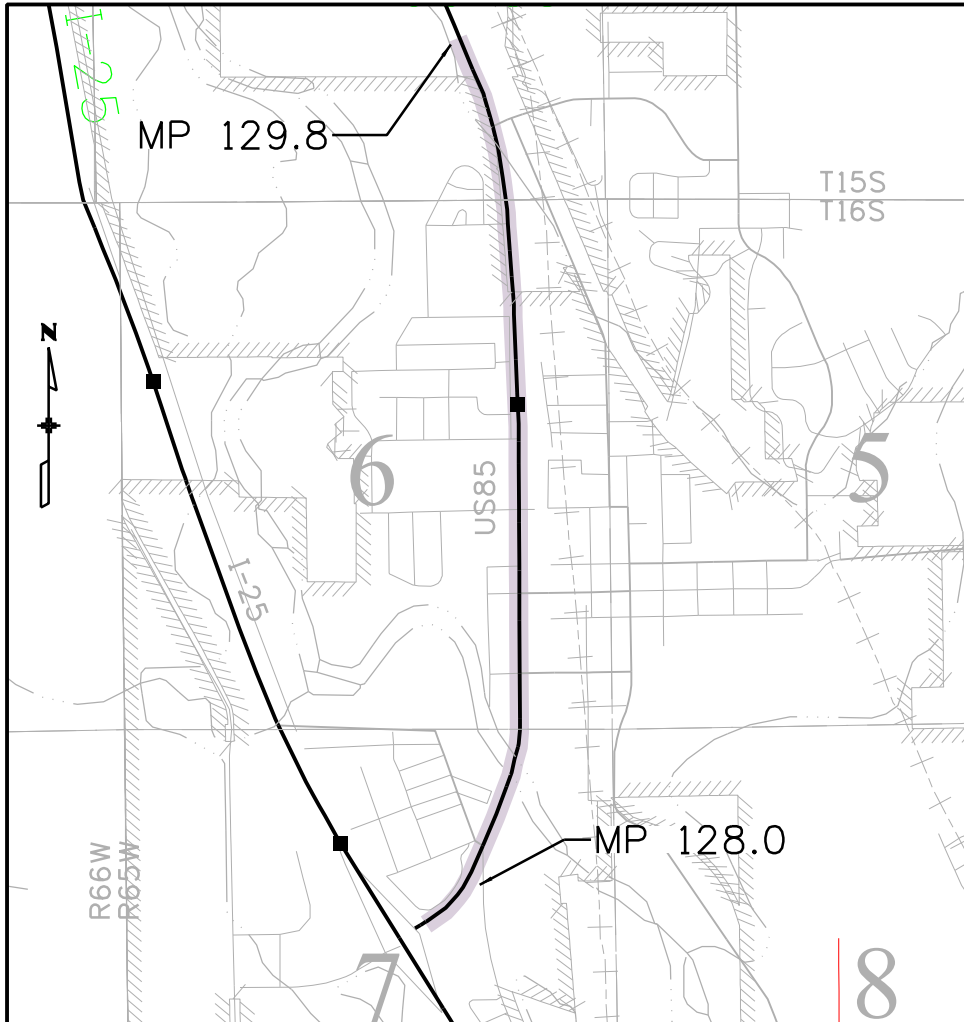


Typical Control Monument Cap
Not to Scale

▲ CM-MP - Control Point Monuments set by CDOT. They are CDOT Type 5 S 1" dia. copper alloy set in concrete sidewalk

General Notes:

1. This Project Control Diagram 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 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

0' 1000' 2000' 4000'
Lineal Units = U.S. Survey Feet

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N4°46'34"W from CM-MP 1285 to CM-MP 1287. Both monuments are CDOT Type 5(S), 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), July 2014.

Basis of Elevations: Project elevations are based on Bench Mark S 347, PID: JK0188, a standard NGS monument, a 3.25" brass disk set on top of a concrete monument, with a NAVD 88 elevation of 5604.70ft. S 347 is a First Order, class II benchmark.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central Zone NAD '83 coordinates. The combined elevation/scale factor(csf) used to modify the coordinates from state plane to project coordinates is 1.000300820. The resulting project coordinates are truncated by 1,000,000ft. in the Northing and 3,000,000ft. in the Easting. The CHARN is based on the NAD '83 datum.

Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing * 3937/1200-1,000,000)*1.0003041407.

Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting * 3937/1200-3,000,000)*1.0003041407.

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.

This Right-of-Way Plan set was prepared under my direct supervision and responsible charge.

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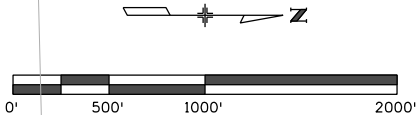
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Project Control Diagram

Plan Sheet

Project Number: NH0851-008
Project Location: US 85, I-25 to B Street Overlay

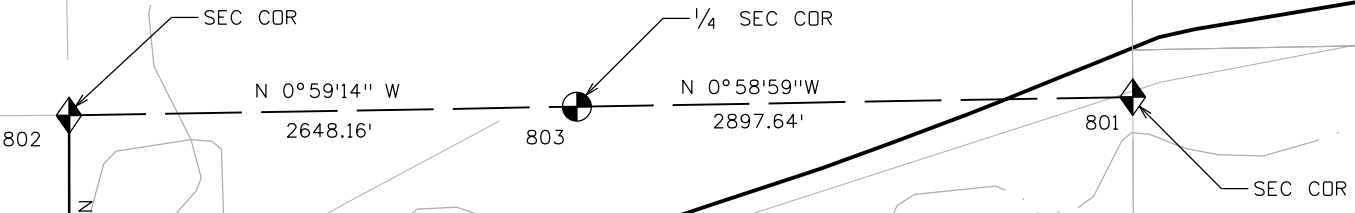
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RANGE 66 WEST
RANGE 65 WEST

TO COLORADO SPRINGS

I-25



7

I-25

6

31

TOWNSHIP 15 SOUTH
TOWNSHIP 16 SOUTH

TO PUEBLO

MP128

1280

1281

CREST DR

US 85

N 4°36'34" W
Basis of Bearing

1287

1285

1288

1290

MP129

IRIS

1292

1296

US 85

MP130

ILLINOIS

SECTION LINE

ALABAMA

OHIO

LYCKMAN



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Sheet Revisions

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Land Survey Control/Project ControlDiagram

Coordinate Tables

Project Number: NH0851-008
Project Location: US 85, I-25 to B Street Overlay

Project Code:	Last Mod. Date	Subset	Sheet No.
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GEODETTIC COORDINATE TABLE										PROJECT COORDINATE TABLE			
Pnt No.	Geodetic Coordinates NAD83(2011)		Ellipsoid	NAD'83(2011) Zone 502 (CO Central)		Grid SF	Elev. SF	Convergence Angle	Combined Scale Factor	Project N (sft)	Project E(sft)	Ortho Height (ft)	Monument Description
	Latitude	Longitude	Height	SP Northing (m)	SP Easting (m)								
1280	N38°40'29.20579"	W104°42'23.20757"	1668.474	398,508.768	983,454.686	0.999963410	0.999738476	0°30' 01.8"	0.999701895	307,534.355	226,619.819	5,533.39	Set CDOT Type 5(S) stamped No. 1280
1281	N38°40'32.66346"	W104°42'20.80758"	1666.423	398,615.887	983,511.763	0.999963290	0.999738797	0°30' 03.3"	0.999702097	307,885.901	226,807.136	5,526.67	Set CDOT Type 5(S) stamped No. 1281
1285	N38°40'50.28582"	W104°42'15.89912"	1670.435	399,160.287	983,625.645	0.999962660	0.999738168	0°30' 06.4"	0.999700838	309,672.530	227,180.878	5,539.81	Set CDOT Type 5(S) stamped No. 1285
1287	N38°41'01.31869"	W104°42'16.95114"	1673.553	399,500.247	983,597.240	0.999962270	0.999737680	0°30' 05.7"	0.999699960	310,788.222	227,087.657	5,550.01	Set CDOT Type 5(S) stamped No. 1287
1288	N38°41'08.58511"	W104°42'16.06580"	1675.681	399,724.484	983,616.675	0.999962020	0.999737346	0°30' 06.2"	0.999699376	311,524.130	227,151.440	5,556.98	Set CDOT Type 5(S) stamped No. 1288
1290	N38°41'18.15516"	W104°42'17.10310"	1677.576	400,019.344	983,589.023	0.999961690	0.999737049	0°30' 05.6"	0.999698749	312,491.810	227,060.690	5,563.17	Set CDOT Type 5(S) stamped No. 1290
1292	N38°41'27.45780"	W104°42'16.48967"	1679.804	400,306.308	983,601.336	0.999961370	0.999736700	0°30' 06.0"	0.999698080	313,433.578	227,101.100	5,570.45	Set CDOT Type 5(S) stamped No. 1292
1296	N38°41'43.65792"	W104°42'19.06791"	1684.229	400,805.271	983,534.662	0.999960810	0.999736007	0°30' 04.4"	0.999696827	315,071.090	226,882.287	5,585.14	Set CDOT Type 5(S) stamped No. 1296
S 347	N38°41'51.85524"	W104°42'18.41709"	1690.251	401,058.162	983,548.177	0.999960530	0.999735063	0°30' 40.8"	0.999695604	315,901.036	226,926.641	5,604.65	NGS 3.25" Brass Cap in conc., S347

○ pp

FOUND BOUNDARY MONUMENTS			
Point	Northing	Easting	Description
Name			
700	309,917.28	227,179.08	LS 13225 red plastic cap
701	310,083.15	227,175.63	illegible red plastic cap
702	310,286.80	227,171.48	LS 138?? yellow plastic cap
703	311,104.49	226,933.49	LS 27270 yellow plastic cap
704	311,184.36	226,931.95	LS 17654 Kraettliis yel. Plastic
705	311,239.21	226,930.94	LS 17654 Kraettliis yel. Plastic
706	311,412.43	227,067.41	illegible yellow plastic cap



FOUND ALIQUOT MONUMENTS			
Point	Northing	Easting	Description
Name			
800	308,964.30	225,445.24	3 1/4" alm. cap s. 1/4 S6
801	314,503.88	222,931.72	3 1/4" alm. cap S 31/1/6
802	308,961.79	223,027.01	3 1/4" alm.cap S 1/6/7/12
803	311,607.35	222,981.42	2 1/2" alm.cap w. 1/4 S6

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Land Survey Control Diagram
and Ownership Plan Sheet

Project Number: NH0851-008
Project Location: US 85, I-25 to B Street Overlay

Project Code:	Last Mod. Date	Subset	Sheet No.
20172	2-3-15	1 of 1	4.01

SE 1/4 SECTION 6

T16S R65W 6TH PM



US 85 / Santa Fe Ave.

BLOCK 22 OF
SANTA FE ADDITION

BLOCK 32 OF
SANTA FE ADDITION

BLOCK 31 OF
SANTA FE ADDITION

BLOCK 21 OF
SANTA FE ADDITION

BURESH
SUBDIVISION

BLK7

BLK6 FOUNTAIN BLK1

BLK5 BLK2

HUTCHIN'S
ADDITION

ILLINOIS

MISSOURI

OIOH

IOWA

ALABAMA

PE-1

TE-1

JAMES C AND PATRICIA B SNARE
8415 FURLONG CIR
FOUNTAIN, CO 80817
SCHEDULE NO 5606414013
224 W ILLINOIS AVE 302 S SANTA FE AVE
(PROPERTY ADDRESS)

TE-2

JENNIFER SHIPP
PO BOX 54
FOUNTAIN, CO 80817
SCHEDULE NO 5606409008
208 S SANTA FE (PROPERTY ADDRESS)

TE-3

102 SANTA FE LLC
421 S TEJON ST STE 250
COLORADO SPRINGS, CO
80903
SCHEDULE NO 5606405007
102 S SANTA FE (PROPERTY ADDRESS)



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Sheet Revisions

Date	Description	Initials
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Right of Way Plans

Plan Sheet

Project Number: NH 0851-008
Project Location: US 85, I-25 to B Street Overlay

Project Code:	Last Mod. Date	Subset	Sheet No.
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14

15

SE ¼ SECTION 6

T16S R65W 6TH PM

6

7

8

BLOCK 21 OF
SANTA FE ADDITION

BLOCK 31 OF
SANTA FE ADDITION

Existing ROW

Existing ROW

66.00'

Illinois Ave.

BLOCK 32 OF
SANTA FE ADDITION

N 01°12'26" W

80.00'

US 85 / Santa Fe Ave.

L=21.99'
Δ 90° 00'00"
R=14.00'
Ch=N43° 47'34"E
19.80'

N 88°47'34" E

42 sq.ft.

56 sq.ft.

JAMES C SNARE
8415 FURLONG CIR
FOUNTAIN, CO 80817
SCHEDULE NO 5606414013
(PROPERTY ADDRESS)
224 W ILLINOIS AVE
302 S SANTA FE AVE
FOR CONSTRUCTION/ IMPROVEMENTS

1

2

3

BLOCK 22 OF
SANTA FE ADDITION

PE-1 & TE-1

Name	Length	Direction
L1	14.00	N 88°47'34" E
L2	14.00	N 01°12'26" W
L3	19.80'	S43°47'34"W

MONUMENTS TO BE SET

Point	Northing	Easting
Name		
601	309,692.49	227,184.09
602	309,692.78	227,198.08
603	309,678.49	227,184.38



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Date	Description	Initials
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Right of Way Plans

Plan Sheet

Project Number: NH 0851-008
Project Location: US 85, I-25 to B Street Overlay

Project Code:	Last Mod. Date	Subset	Sheet No.
20172	2-3-15	2 of 2	7.02

SE 1/4 SECTION 6

T16S R65W 6TH PM

US 85 / Santa Fe Ave.

80.00'

BURESH SUBDIVISION

102 SANTA FE LLC
421 S TEJON ST STE 250
COLORADO SPRINGS, CO 80903
SCHEDULE NO 5606405007
102 S SANTA FE (PROPERTY ADDRESS)
600 sq.ft.
FOR CONSTRUCTION/ IMPROVEMENTS

BLK 11 OF HUTCHIN'S ADDITION TO FOUNTAIN

TE-2		
Name	Length	Direction
L5	25.00	N 01°12'26" W
L6	15.00	N 88°47'34" E
L7	12.50	S 01°12'26" E
L8	19.53	S 48°59'14" W
TE-3		
Name	Length	Direction
L9	40.00	N 01°12'26" W
L10	28.28	S 46°12'26" E
L11	20.00	S 01°12'26" E
L12	20.00	S 88°47'34" W

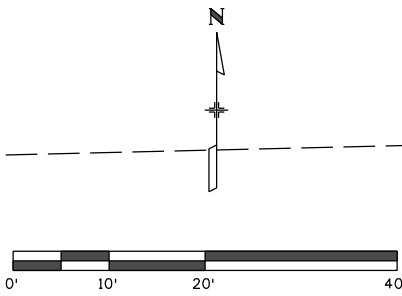
66.00'

Missouri Ave.

Existing ROW

BLOCK 31 OF SANTA FE ADDITION

14



N 01°12'26" W

TEMPORARY EASEMENT POINTS		
Point Name	Northing	Easting
601	309,692.49	227,184.09
602	309,692.78	227,198.08
603	309,678.49	227,184.38
605	310,254.36	227,172.25
606	310,279.36	227,171.72
607	310,279.67	227,186.72
608	310,267.18	227,186.98
609	310,286.95	227,171.56
610	310,326.94	227,170.72
611	310,307.37	227,191.13
612	310,287.37	227,191.56

UTILITY ESMT (PLAT)

610

ST

L10

611

L9

609

L12

612

L6

607

L7

608

L8

605

L5

606

L4

604

L3

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L2

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