

Colorado Department of Transportation



905 Erie Ave
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Pueblo, CO. 81001
Phone: 719-546-5496 FAX: 719-546-5414

Region 2 2152

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
10-06-09	SHEET REVISIONS: 3.02, 4.01, 5.01, 5.02 5.03, 5.04,	PMM PMM	MM-DD-YY	XXXXXXXX	XXX	MM-DD-YY	XXXXXXXX	XXX



Right of Way Plans				
Title Sheet				
Project Number: NH 2871-032				
Project Location: State Highway 287				
MP 24.66 TO MP 25.11				
Project Code:	Last Mod. Date	Subset	Sheet No.	Authorized
11637	04-27-09	1 of 11	1.01	MM-DD-YY

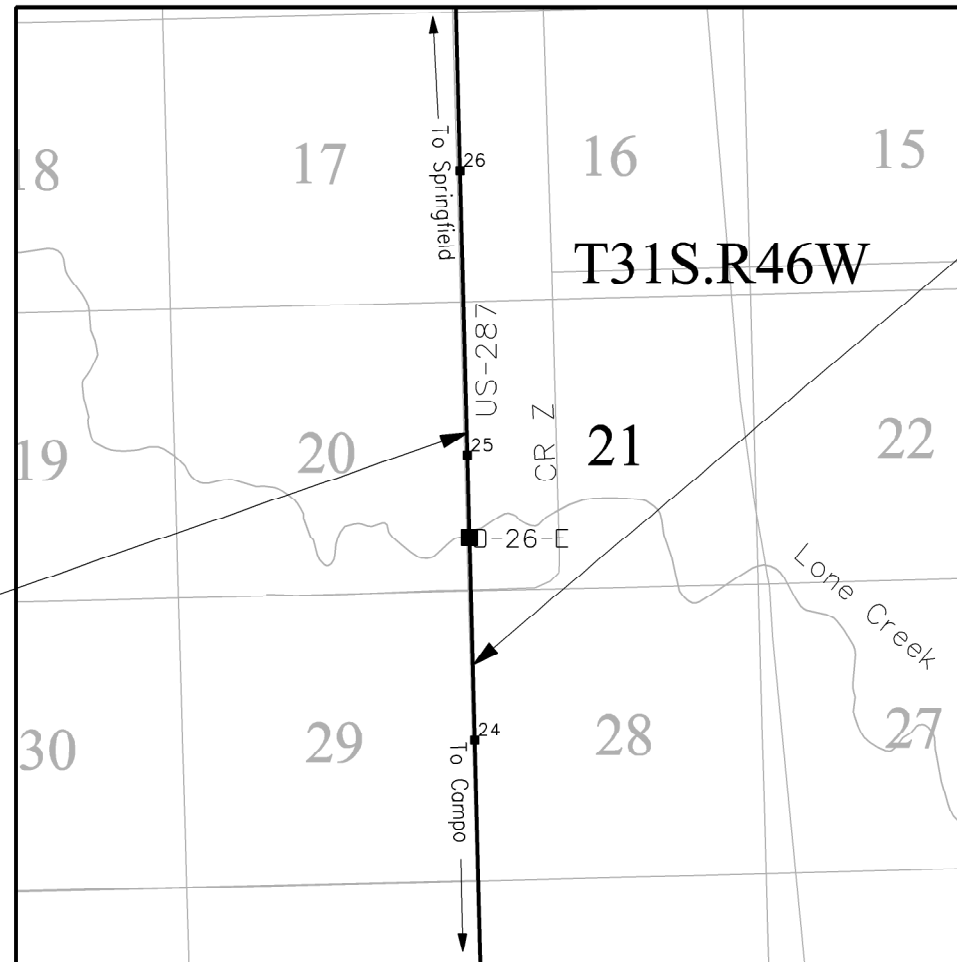
DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED STATE HIGHWAY PROJECT NO. NH 2871-032 STATE HIGHWAY NO. 287 BACA COUNTY

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01-2.01	(1) Tabulation of Properties
3.01-3.02	(2) Project Control Diagram Land Survey Control Diagram
4.01-4.01	(1) Monumentation Sheets
5.01-5.02	(4) Plan Sheets
6.01-6.01	(1) Ownership Map
M-100-1	(1) Standard Symbols
(11) Total Sheets	

SW 1/4 Sec 21 & NW 1/4 Sec 28, T. 31 S., R. 46 W., 6TH P.M.



Begin ROW Project
NH 2871-032
Station: 1307+69.9
MP=24.66
Existing Proj. BF 028-2(6)
Sta. 285+71.3

Begin Construction
NH 2871-032
Station: 1182+55.8
MP=22.29

End Construction
NH 2871-032
Station: 1512+87.0
MP=28.55

END ROW Project
NH 2871-032
Station: 1331+70.6
MP=25.11
Existing Proj. BF 028-2(6)
Station: 261+71.2

PROJECT LOCATION MAP



- GENERAL NOTES:
1. Refer to the M-100-1 Standard Symbols of the Standard Plans dated July, 2006, found in The Colorado Department of Transportation M & S Standards for standard symbol definitions.
 2. 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.
 3. For title information, The Colorado Department of Transportation relied on Stewart Title for CDOT.
 4. For the Basis of Bearings refer to the Project Control Diagram or the Land Survey Control Diagram starting at sheet 3.01 located within this set of plans
 5. For Basis of Elevation and the Coordinate Datum refer to the Project Control Diagram or the Land Survey Control Diagram starting at sheet 3.01 located within this set of plans.
 6. This plan set is subject to change and the information contained on the attached drawing is not valid or implied unless this copy bears an original signature of the Professional Land Surveyor hereon named.

SURVEYOR STATEMENT (ROW PLAN)

I, Jeffrey P. Eickelman, 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, 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.

PLS No. 29034



SECTION CORNER

QUARTER, SIXTEENTH, AND SECTION CORNERS

SET EASEMENT MONUMENT

TEMPORARY EASEMENT POINT

RIGHT OF WAY MARKER

BLM MARKER

PROPERTY PIN

NOAA MARKER

QUARTER, SIXTEENTH, AND SECTION CORNERS

FEDERAL MONUMENT

WITNESS CORNER

BENCH MARK

USGS MARKER

LOCAL OR PLSS MONUMENT

SECONDARY CONTROL MONUMENT

RIGHT OF WAY MARKER

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

TOE OF FILL

TERRAIN

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 certification shown hereon.

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

COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Ave.
Pueblo CO, 81001
Phone: (719) 546-5496 FAX: (719) 546-5414

Right of Way Plans Unit: 2152

Table with 3 columns: mm/yy, Description, init

Table with 3 columns: mm/yy, Description, init

Table with 3 columns: mm/yy, Description, init

COLORADO DEPARTMENT OF TRANSPORTATION

Control Diagram Sheet

Table with project details: Project Number: ES2 2871-032, Project Location: Proj Loc. M.P. 22.4 - 28.6, Project Code: 11637, Last Mod. Date: 00-00-00, Subset Sheets: 3.01 of 3.01, Sheet No.: 3.01, Total No. of Sheets: 1

COLORADO DEPARTMENT OF TRANSPORTATION

Project number: 22028
Project identifier:
Route 287, from MP 22.09 to MP 28.8
Project location: HWY 287 in Baca County, Colorado

Project Latitude 37.201588
Project Longitude 102.365541
Project Elevation 1347.4250m
Zone Colorado South
Scale Factor 0.9999826888
Combined Factor 0.9997712768
Northing Reduction 300000
Easting Reduction 1000000
Units are METERS.

GPS file C:\projects\HWY287\mp23to28\geo.gps

Geodetic Coordinates

Table with 10 columns: Station ID, Azimuth, Distance, Azimuth, Distance, Azimuth, Distance, Azimuth, Distance, Description

Project Coordinates in Feet

Table with 5 columns: PT#, Northing, Easting, Elevation, Description



GENERAL NOTES

- 1.) This Control Survey is for the use of the Colorado Department of Transportation. This survey is NOT a complete Land or Right of Way survey...
2.) 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...
3.) No guarantee as to the accuracy of the information contained hereon is implied or expressed unless this copy bears an original signature and seal of the Registered Land Surveyor named.
4.) All coordinates listed are based on G.P.S. observations.
5.) Field survey control precision computed to meet or exceed Colorado Department of Transportation Survey Manual Minimum Horizontal Control Tolerance for a type "B" survey requirements (+/- 0.25 FT. at 95% certainty).

BASIS OF BEARING

BASIS OF BEARINGS: The bearings referenced on this survey can be determined from any monuments set or found as shown on the Control Diagram Sheet. The basis of bearings for project reference is a line from Control Monument 1234 to Control Monument 5678 having a modified grid bearing of S 00° 00' 00" E at a distance of 1236.5678 meters.

SURVEY SYMBOL TABLE

- ▲ Control Monument / Project
△ Control Monument / Secondary

SURVEYOR CERTIFICATE

I hereby state that this survey was performed under my supervision and checking, for and on the behalf of the Colorado Department of Transportation, State of Colorado, and is not a Land Survey Plat or a Right of Way Survey Plat, and is to the best of my knowledge and belief, the information presented here is true and correct.

DATE

FILED CERTIFICATION: DEPOSITED THIS DAY OF AT M., FOR INFORMATION ONLY IN BOOK OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE RECEPTION NUMBER SIGNED DEPT.

Colorado Department of Transportation



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Region 2

2152

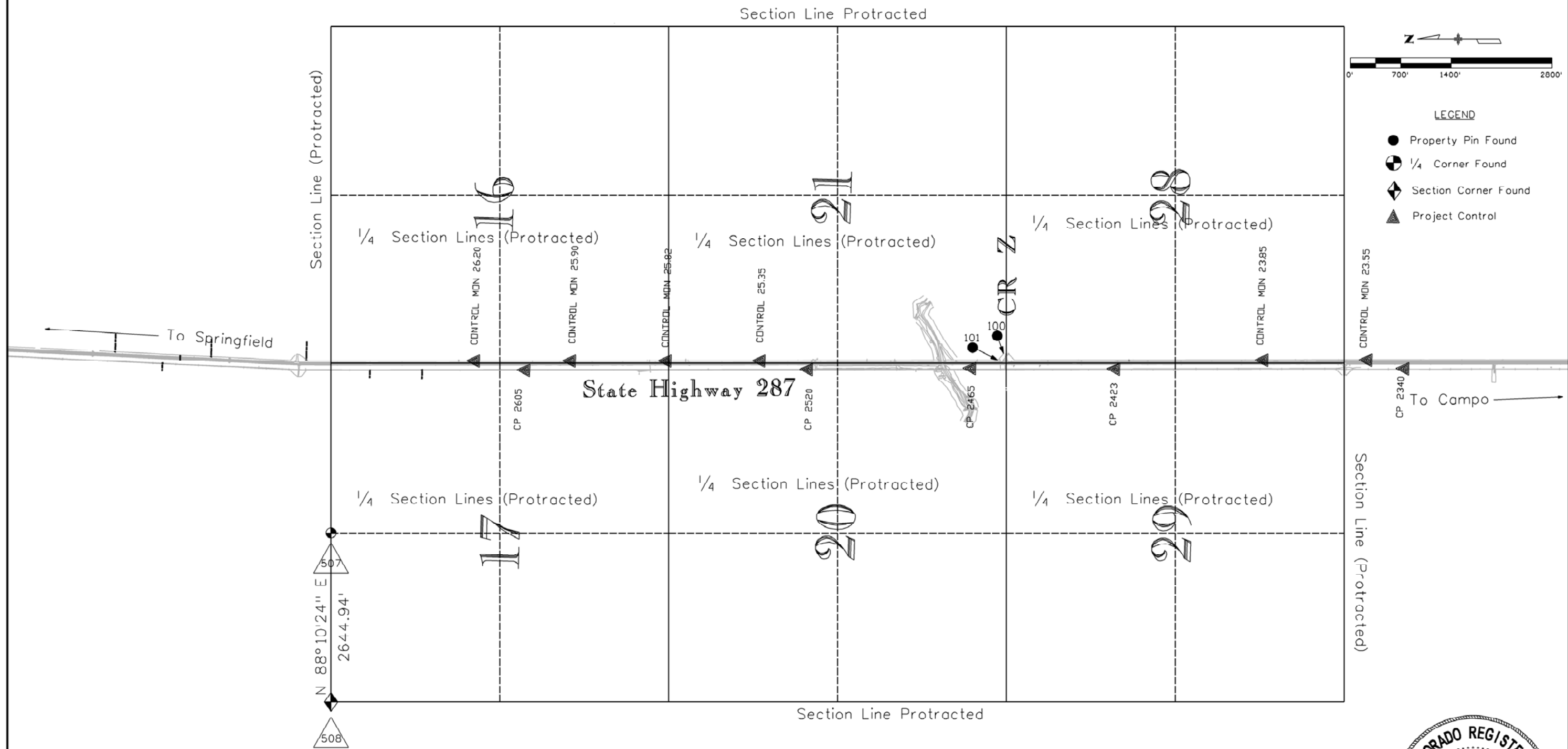
Sheet Revisions

Date	Description	Initials
10/06/09	ADDED PROJECT CONTROL	PMM

State Highway 287 MP 24.0 to 25.6
Sections 16,17,20,21,28,29
Township 31 South, Range 46 West
of the 6th Principle Meridian, County of Baca
State of Colorado

Land Survey Control Diagram

Project Number: ES2 2871-032			
Project Location: State Highway 287			
MP 24.66 - MP 25.11			
Project Code:	Last Mod. Date	Subset	Sheet No.
11637	04-30-09	3.02 of 3.02	3.02



SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

I, Jeffrey P. Eickelman, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Project Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is 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.

PLS No. 29034



Colorado Department of Transportation



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Region 2

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Sheet Revisions		
Date	Description	Initials
10-06-09	DELETED AND ADDED POINTS	PMM

Sheet Revisions		
Date	Description	Initials
MM-DD-YY	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
MM-DD-YY	XXXXXXXX	XXX

Right of Way Plans Monumentation Sheet			
Project Number: ES2 2871-032			
Project Location: State Highway 287			
MP 24.66 to MP 25.11			
Project Code:	Last Mod. Date	Subset	Sheet No.
11637	06-07-21	4.01 of 4.02	4.01



TABULATION OF R.O.W. MONUMENTS SET

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
100	828517.62	3838280.19	Type 1 Monument	308+15.8	48.66 Rt.
101	829715.70	3838190.45	Type 1 Monument 10' WC	331+70.3	49.28 Rt.
102	829716.96	3838240.33	Type 1 Monument 10' WC	331+69.9	99.17 Rt.
103	827318.28	3838320.06	Type 1 Monument 10' WC	307+69.9	98.66 Rt.
112	827197.79	3838368.93	Type 1 Monument 10' WC	306+48.2	143.50 Rt.
113	827099.89	3838277.47	Type 1 Monument 10' WC	305+52.8	49.12 Rt.
115	826212.23	3838306.93	Type 1 Monument	296+65.2	49.10 Rt.

TABULATION OF ALIQUOT MONUMENTS FOUND

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
507	837695.70	3835235.20	2in. Brass Cap on 1in. Iron Pipe		
508	837611.39	3832591.61	2in. Brass Cap on 1.5in. Iron Pipe		

TABULATION OF PRIVATE SURVEY MARKERS FOUND

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
101	827362.49	3838268.98	1.5in. Aluminum Cap		
102	827277.02	3838367.74	1.5in. Aluminum Cap		

TABULATION OF R.O.W MONUMENTS FOUND

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
499	830486.17	3838164.74	3.5in. Cap set in Concrete cylinder		
500	825312.72	3838336.63	3.5in. Cap set in Concrete cylinder		

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	7									
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)										

General Notes:

- All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field.
- Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006, found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
- This plan set is subject to change and 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 certification shown hereon.

SURVEYOR STATEMENT (ROW MONUMENTS)

I, Paul M. Mandarich, 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, adequate research, calculations and evaluation of survey evidence were performed and the Right-of-Way monuments depicted on this Right-of-Way Plan were set 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.

PLS No. 38382



Colorado Department of Transportation



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Region 2

2152

Sheet Revisions

Date	Description	Initials
10/06/09	Point Number Changes	PMM

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



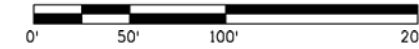
Right of Way Plans

Plan Sheet			
Project Number: ES2 2871-032			
Project Location: State Highway 287			
MP 24.66 to MP 25.11			
Project Code:	Last Mod. Date	Subset	Sheet No.
11637	04-30-09	5.02 of 5.04	5.02

STATE HIGHWAY NO. 287

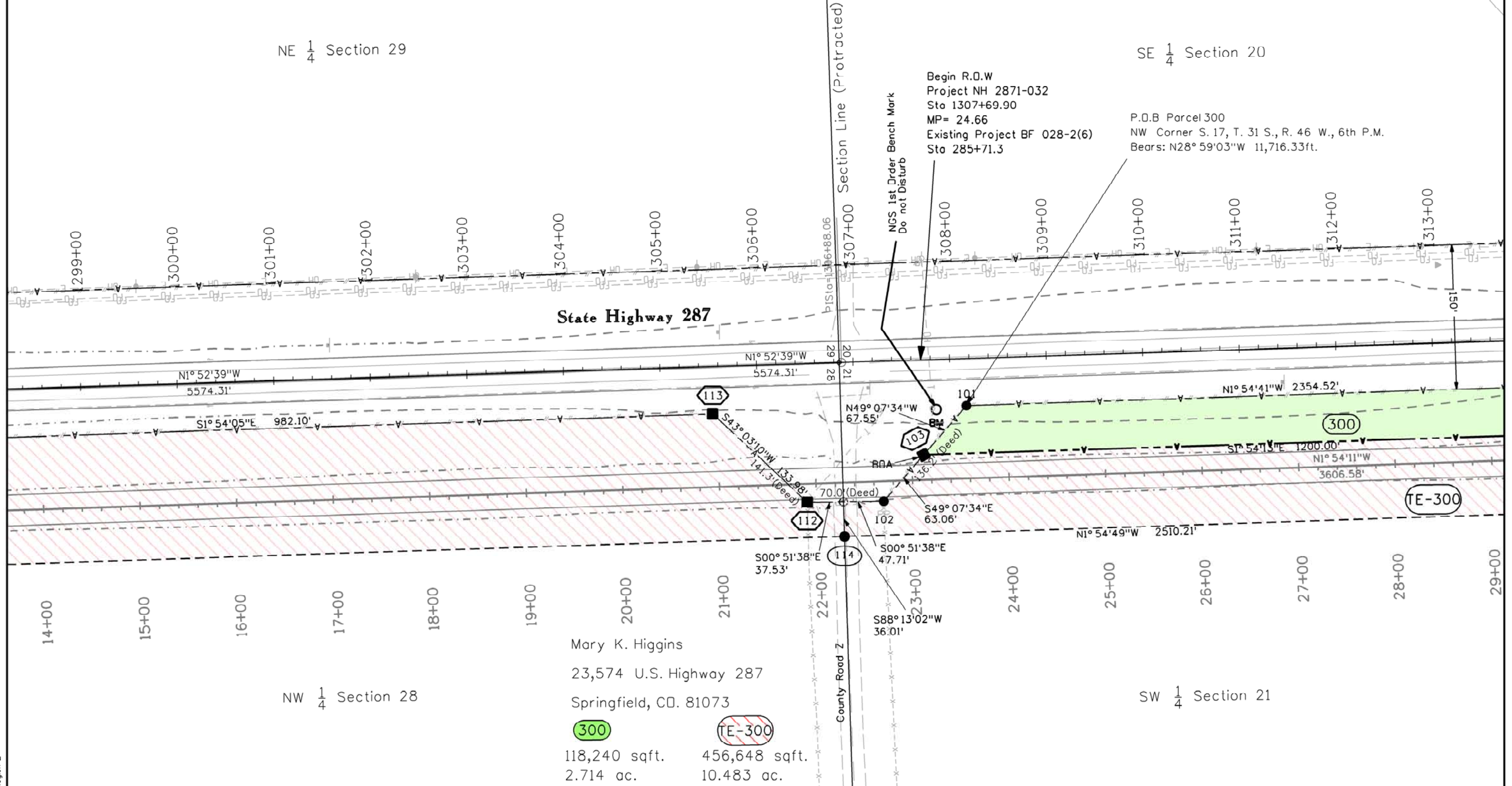
BACA COUNTY

SW 1/4 SECTION 21 & NW 1/4 SECTION 28, T. 31 S., R. 46 W., OF THE 6TH P.M.



NE 1/4 Section 29

SE 1/4 Section 20



State Highway 287

Mary K. Higgins
23,574 U.S. Highway 287
Springfield, CO. 81073

300 118,240 sqft. 2.714 ac.
TE-300 456,648 sqft. 10.483 ac.

NW 1/4 Section 28

SW 1/4 Section 21

Colorado Department of Transportation

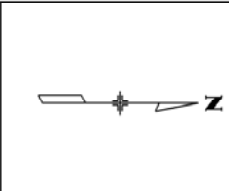


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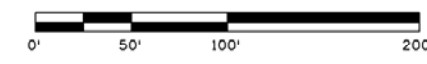
Region 2

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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
10/06/09	ADDED ROW POINT 100	PMM		XXXXXXXX	XXX		XXXXXXXX	XXX

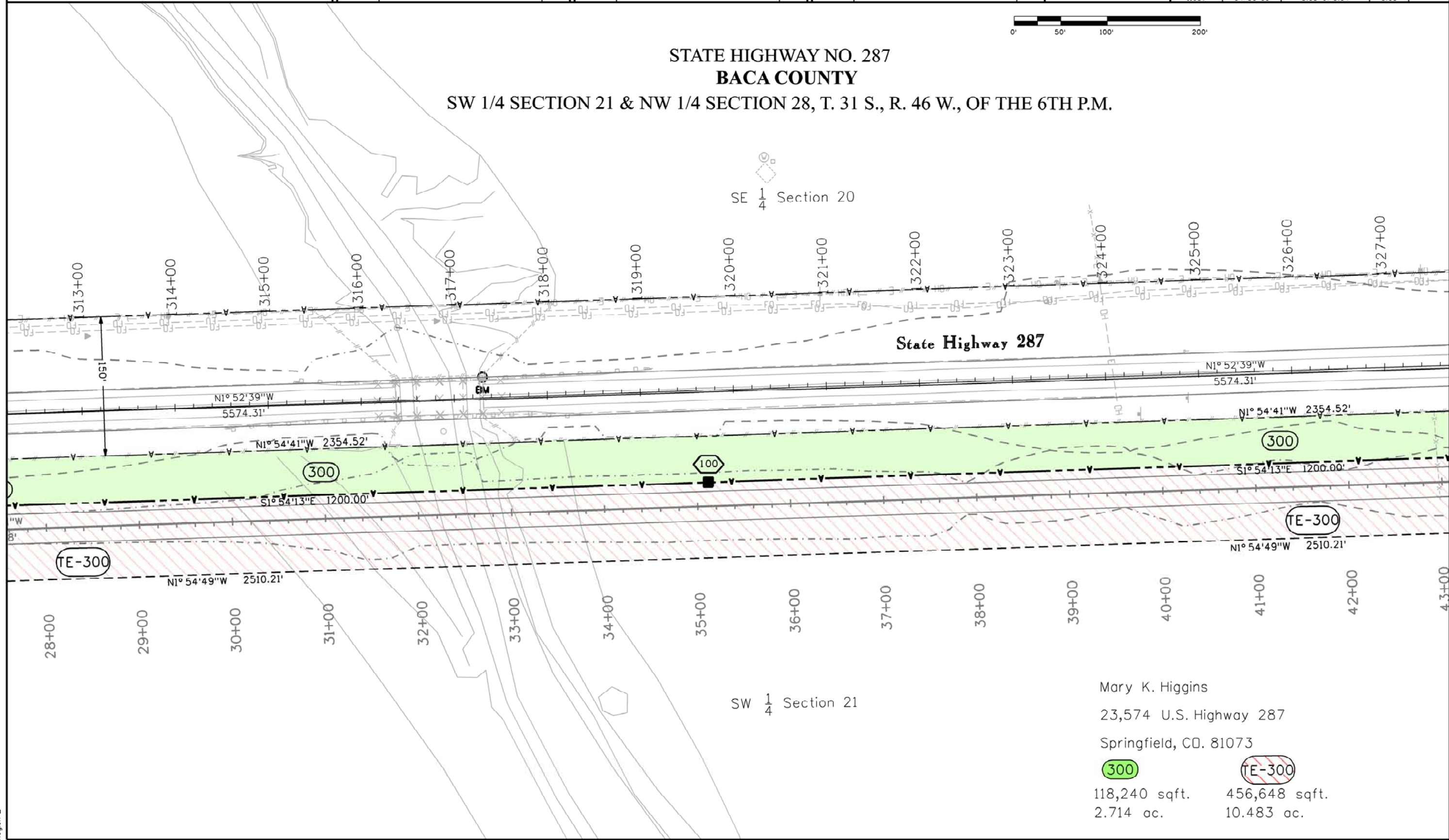


Right of Way Plans			
Plan Sheet			
Project Number: ES2 2871-032			
Project Location: State Highway 287			
MP 24.66 to MP 25.11			
Project Code:	Last Mod. Date	Subset	Sheet No.
11637	04-30-09	5.03 of 5.04	5.03



STATE HIGHWAY NO. 287
BACA COUNTY
SW 1/4 SECTION 21 & NW 1/4 SECTION 28, T. 31 S., R. 46 W., OF THE 6TH P.M.

SE 1/4 Section 20



SW 1/4 Section 21

Mary K. Higgins
23,574 U.S. Highway 287
Springfield, CO. 81073

300	TE-300
118,240 sqft. 2.714 ac.	456,648 sqft. 10.483 ac.

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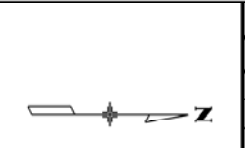
Region 2

2152

Sheet Revisions		
Date	Description	Initials
10/06/09	CHANGE DISTANCE	PMM

Sheet Revisions		
Date	Description	Initials
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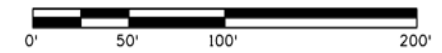
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Date	Description	Initials
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Right of Way Plans			
Plan Sheet			
Project Number: ES2 2871-032			
Project Location: State Highway 287			
MP 24.66 to MP 25.11			
Project Code:	Last Mod. Date	Subset	Sheet No.
11637	04-30-09	5.04 of 5.04	5.04

STATE HIGHWAY NO. 287
BACA COUNTY

SW 1/4 SECTION 21 & NW 1/4 SECTION 28, T. 31 S., R. 46 W., OF THE 6TH P.M.



Mary K. Higgins
23,574 U.S. Highway 287
Springfield, CO. 81073

(300)	(TE-300)
118,240 sqft.	456,648 sqft.
2.714 ac.	10.483 ac.

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Sheet Revisions		
Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

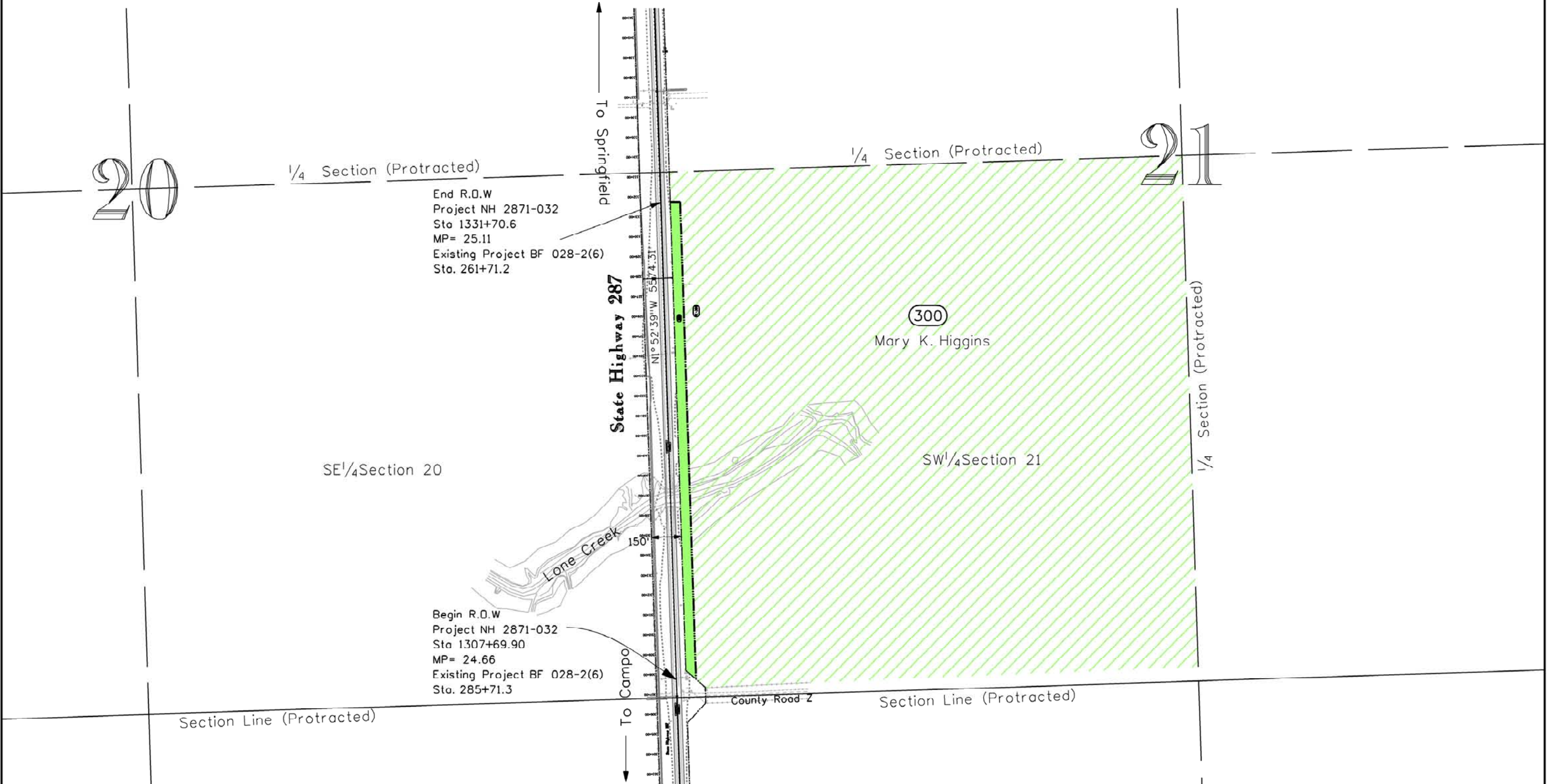
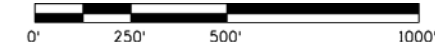
Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



Right of Way Plans			
Ownership Sheet			
Project Number: ES2 2871-032			
Project Location: State Highway 287			
MP 24.66 to MP 25.11			
Project Code:	Last Mod. Date	Subset	Sheet No.
11637	05-01-09	6.01 of 6.01	6.01

STATE HIGHWAY NO. 287
BACA COUNTY

SW 1/4 SECTION 21 & NW 1/4 SECTION 28, T. 31 S., R. 46 W., OF THE 6TH P.M.



Region 2