

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
10/22/12	Rev to Sheet 2.01	jmk	3/11/13	Revised Sheets 2.01, 3.01, 3.02, 4.01, 5.01, 7.01 and 8.01	jmk			
1/9/13	Changed Beginning and Ending Points of ROW & Index of Sheets	jmk	4/08/14	Added Section 33 and Eagle County to sheet title. Corrected PLS No. and revised Plan Sheet No., Index, and scales	jmk			
3/6/13	Added Sheets 2.02, 4.02, 4.03, 7.02, 7.03, 8.02 and 8.03	jmk	4/08/14	Revised Sheets 2.01, 2.02, 5.01, 7.01, 7.02 and 7.03. Added Sheets 7.04-7.06	jmk			
3/6/13	Revised Index of Sheets and Title Block	jmk						
3/6/13	Changed Ending Sta. and Proj. Length	jmk						

Right of Way Plans			
Title Sheet			
Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
Project Code: 18264	Last Mod. Date: 4/08/14	Subset: 1.01 to 1.01	Sheet No.: 1.01

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED

PROJECT NO. SHE 0821-096

STATE HIGHWAY NO. 82

SECTION 32 AND SECTION 33

TOWNSHIP 7 SOUTH, RANGE 87 WEST, 6TH P.M.

GARFIELD COUNTY AND EAGLE COUNTY

SHEET NO.

1.01
2.01-2.02
3.01-3.02
4.01-4.03
5.01-5.01
6.01-6.0X
7.01-7.06
8.01-8.03

INDEX OF SHEETS

- (1) Title Sheet
- (2) Tabulation of Properties
- (2) Project Control Diagram
- (3) Land Survey Control Diagram
- (1) Monumentation Sheets
- (NA) Tabulation of Road Approach Sheets
- (6) Plan Sheets
- (3) Ownership Map
- (18) Total Sheets

Scales of Original 11x17 Drawings

Plan Sheets 7.01-7.03 1"=20'

Plan Sheets 7.04-7.06 1"=100'

Ownership Maps 8.01-8.02 1"=100'

Ownership Map 8.03 1"=300'

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N74°39'34"W from CP 158 @ MP 15.8 to CP 184 @ MP 18.4. Both monuments are CDDT Type II, marked by CP Number. The survey data was previously established on CDDH project CX(FC) 24-0082-26.

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 Commonwealth Title Company of Garfield County, Inc.

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 STATE OF COLORADO

ROW PLANS AUTHORIZED:

DATE

RIGHT OF WAY MANAGER

SURVEYOR STATEMENT (ROW PLAN)

I, Jackson E. Messenger, 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.

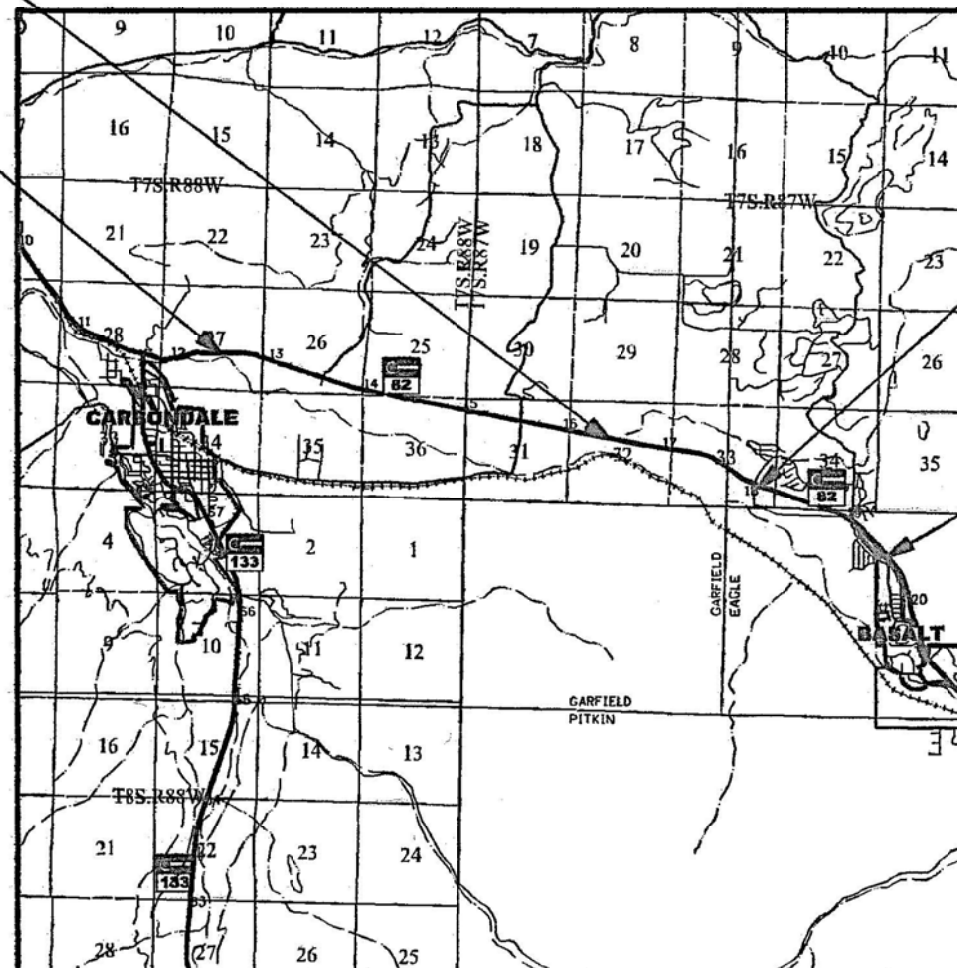
PLS No. 27272



Begin Right of way
Project 846+29.22=
Project CX(FC) 24-0082-26
Station 846+29.22 MP 16.4

R.D.W. Length of Project = 1.64 Miles
Const. Length of Project = 7.00 Miles

Begin Const Project
Station: 645+62.6
M.P.: 12.5



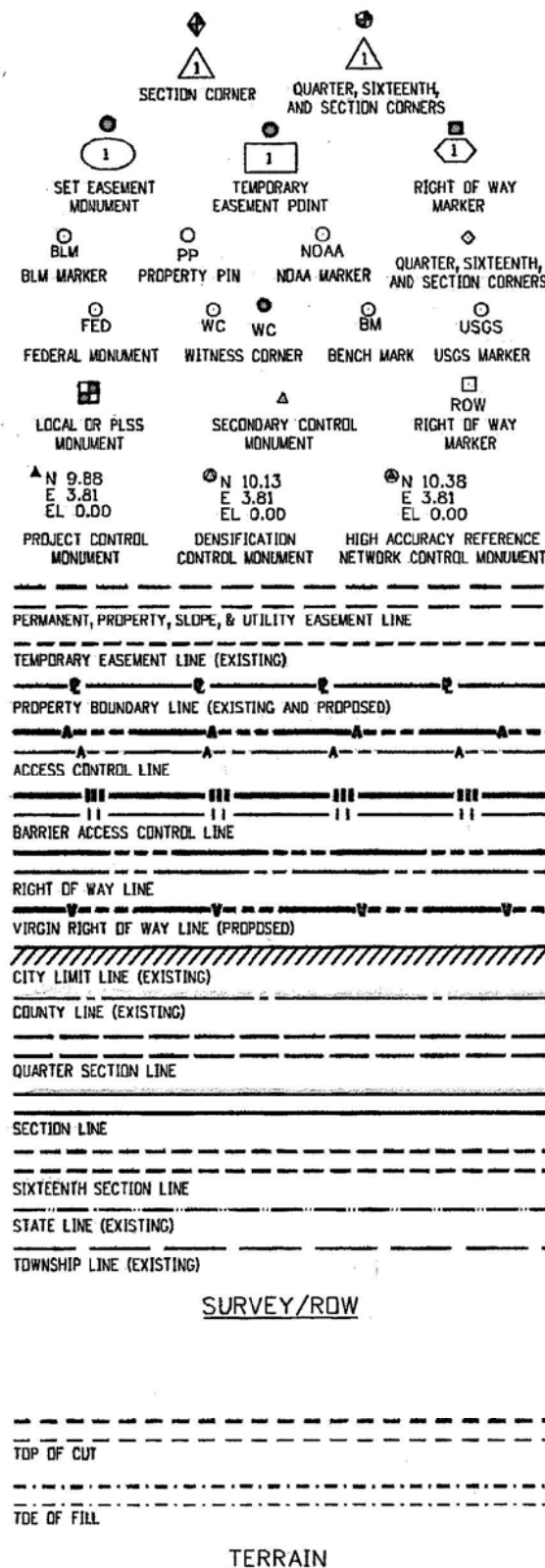
PROJECT LOCATION MAP

0' 5,000' 10,000' 20,000'
Lineal Units = U.S. Survey Feet
Scale: 1 in = 10,000 ft

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 dated July 2012. Existing features are shown as screened weight (gray scale), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

FILING CERTIFICATION: DAY OF 2014 AT 11:00 AM
DEPOSITED THIS IN BOOK OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE 1
SIGNED DEPT.

5/9/2014 koby/arzj 3:43:47 PM c:\project\wise\pwrz\working\ad0219169 18264\ROW TitleSh1.dgn



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
10/22/12	Corrected Sq Ft for Parcel 1	jem						
3/18/13	Added Parcels PE-3, PE-3A, and PE-5	jmk						
4/08/14	Added Reception No.s for all ownerships, additional ownership information for PE-3, removed PE-5 from this sheet and added Garfield County to location column	jmk						

Right of Way Plans			
Tabulation of Properties			
Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
Project Code: 18264	Last Mod. Date: 4/08/14	Subset: 2.01 to 2.02	Sheet No.: 2.01

Sheet 1 - Tabulation of Properties
R.O.W. TABULATION OF PROPERTIES IN GARFIELD & EAGLE COUNTY STATE HWY NO. 82

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
			Township 7 South, Range: 07 West, 6th PM Garfield County								
1	The Kurt E. Vogelmann Revocable Trust Dated October 8, 2003 PO Box 806 Edwards, CO, 81632 Rec # 638369	16702 Hwy 82 Carbondale, Co	Tract In Lot 6 Section 32	310 (.007)		310 (.007)	62,642 (1.438)		831001	1202052	
AC-1	Same as above	Same as above	Same as above						831002		Access Control
2	Julian A. Ulrych 5003 CR 3 Carbondale, CO 81623 Rec # 490825	16706 Hwy 82 Carbondale, Co	Tract In Lot 3 & 6 Section 32	374 (.009)		374 (.009)	166,367 (3.819)		834871	1202053	
TE-2	Same as above	Same as above	Same as above	50 (.001)		50 (.001)				Same as above	For access construction
AC-2	Same as above	Same as above	Same as above						834872		Access Control
PE-3	Erin N. Potter and Russell D. Potter 52 Cerise Ranch Rd. Carbondale, CO 81623 Rec # 812934 The Cerise Ranch Property Owners Association Inc. 157 Cerise Ranch Road Carbondale, CO 81623 Rec # 690533	52 Cerise Ranch Road Carbondale, CO	Lot 8, Section 32 Lot 66, Cerise Ranch Subdivision	1,719 (0.039)		1,719 (0.039)			834289	1211001	For construction and maintenance of a Deer Fence
									834287		
PE-3A	Same as above	Same as above	Same as above	476 (0.011)		476 (0.011)			834289	Same as above	For construction and maintenance of a drainage pipe
									834287		
4	Parcel Number Not Used										

Right of Way Plans Tabulation of Properties			
Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
Project Code:	Last Mod. Date:	Subset	Sheet No.
1R254	4/09/14	2 of 10	2 of 2

R.O.W. TABULATION OF PROPERTIES IN GARFIELD & EAGLE COUNTY STATE HWY NO. 82

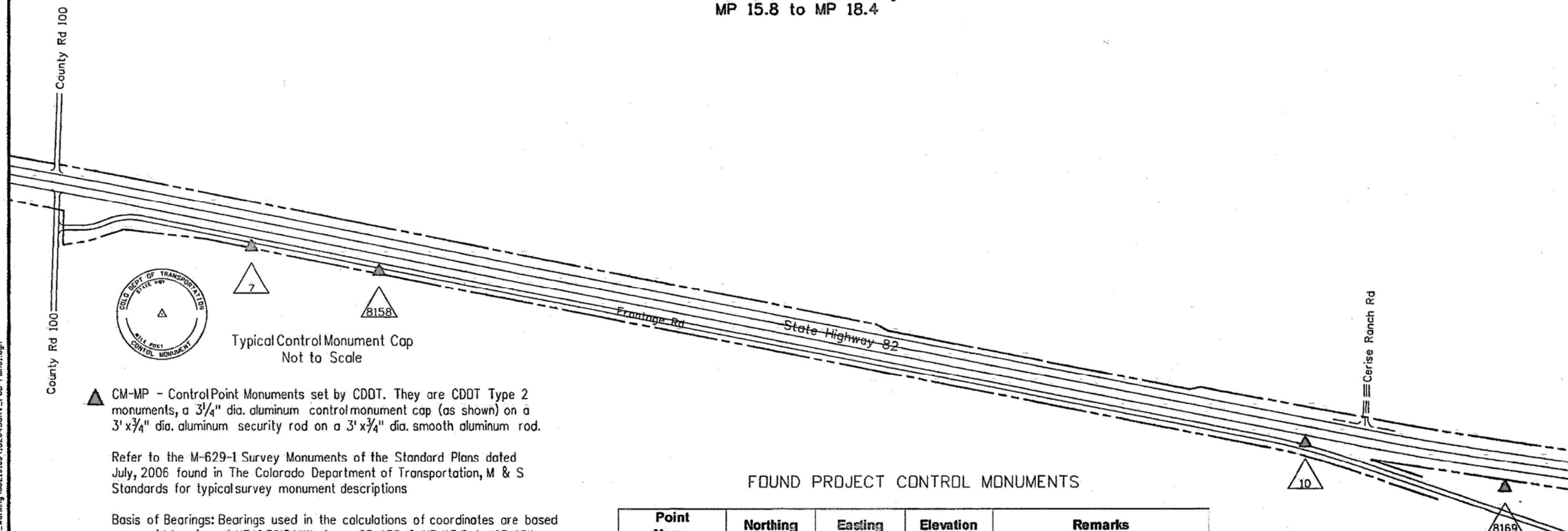
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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
3/18/13	Added Limitation Notice Statement and made title block revisions	imk						

Project Control Diagram			
Plan Sheet			
Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
18264	3/18/13	3.01 to 3.02	3.01

PROJECT CONTROL DIAGRAM
SH 82 AND JW DRIVE IMPROVEMENTS
Section 31, 32, 33 & 34
Township 7 South, Range 87 West
Section 25, 26 & 36
Township 7 South, Range 88 West
6th Principal Meridian
Counties of Garfield & Eagle
MP 15.8 to MP 18.4

0' 200' 400' 800'
1 Inch = 400 Feet
LINEAL UNITS = US SURVEY FEET



▲ CM-MP - Control Point Monuments set by CDOT. They are CDOT 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.

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 typical survey monument descriptions

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N74°39'34"W from CP 158 @ MP 15.8 to CP 184 @ MP 18.4. Both monuments are CDOT Type II, marked appropriately for their milepost location and control position.

Basis of Elevations: Elevations are project elevations previously established on CDQH Project No. CX(FC) 24-0082-26.

COORDINATE DATUM: Project coordinates are coordinates previously established on CDQH Project No. CX(FC) 24-0082-26.

This Project Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.

FOUND PROJECT CONTROL MONUMENTS

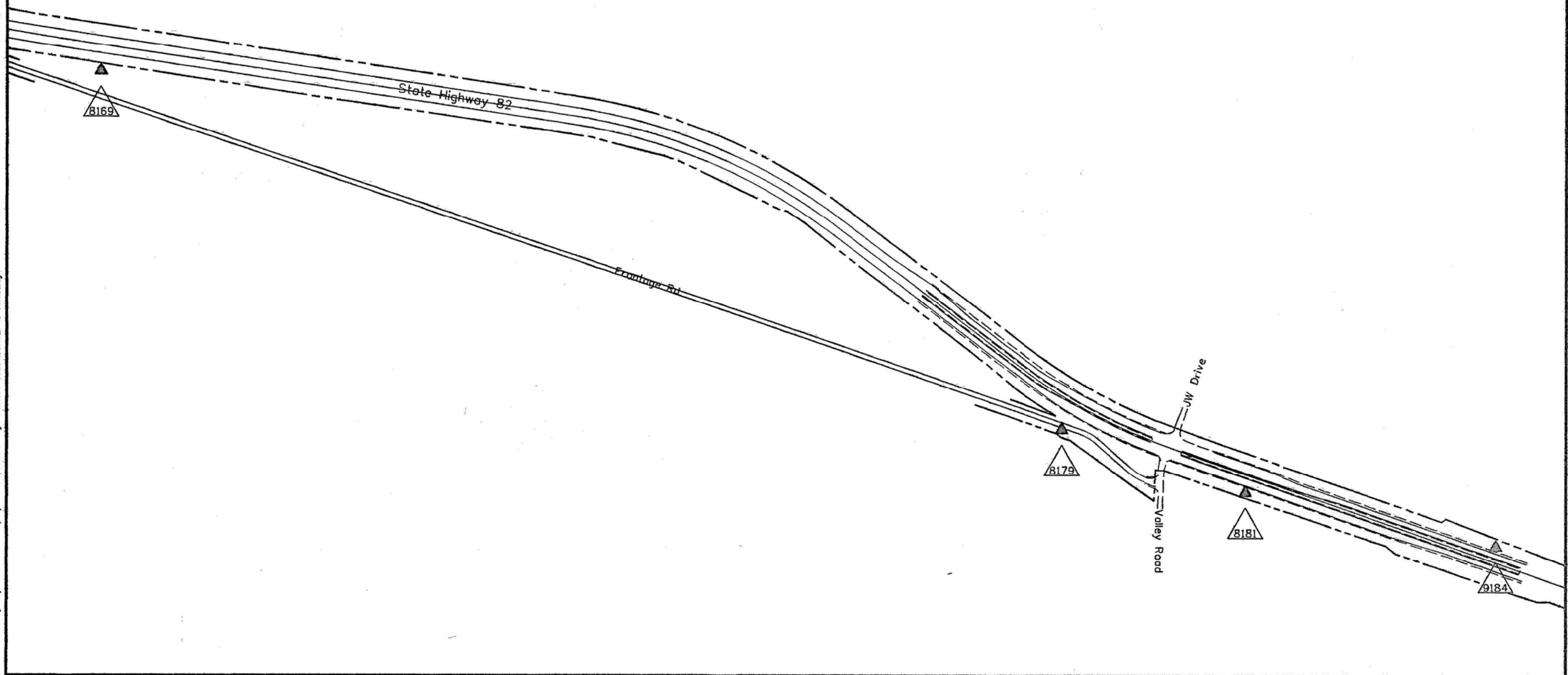
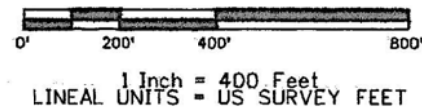
Point Name	Northing	Easting	Elevation	Remarks
7	577542.51	1534756.76		Found CDOT Control Point
10	576575.25	1539946.07		Found CDOT Control Point
8158	577425.13	1535384.29	6300.16	Found CDOT Type 2 Monument
8169	576355.00	1540927.74	6350.76	Found CDOT Type 2 Monument
8179	574581.70	1545704.72	6408.47	Found CDOT Type 2 Monument
8181	574270.62	1546616.40	6421.33	Found CDOT Type 2 Monument
9184	574002.68	1547860.04		Found CDOT Type 2 Monument

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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
3/18/13	This Sheet added to Plan Set	jmk						

Project Control Diagram			
Plan Sheet			
Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
18264	3/18/13	3.01 to 3.02	3.02

PROJECT CONTROL DIAGRAM
 SH 82 AND JW DRIVE IMPROVEMENTS
 Section 31, 32, 33 & 34
 Township 7 South, Range 87 West
 Section 25, 26 & 36
 Township 7 South, Range 88 West
 6th Principal Meridian
 Counties of Garfield & Eagle
 MP 15.8 to MP 18.4



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
3/18/13	Made title block revisions	jmk						

Land Survey Control Diagram			
Plan Sheet			
Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
ACCESS STA 846+50 LT			
Project Code: 18264	Last Mod. Date: 3/18/13	Subset: 4.01 of 4.03	Sheet No.: 4.01

LAND SURVEY CONTROL DIAGRAM

State Highway 82
Section 32, Township 7 South, Range
87 West of the 6th Principal Meridian
Garfield County

ROW

FOUND RIGHT OF WAY MONUMENTS

Name	Northing	Easting	Description
536	577131.15	1537895.04	CDOT TYPE I RIGHT OF WAY MONUMNET
537	577109.94	1538003.07	CDOT TYPE I RIGHT OF WAY MONUMNET
538	577042.63	1538346.28	CDOT TYPE I RIGHT OF WAY MONUMNET
539	576975.51	1538689.83	CDOT TYPE I RIGHT OF WAY MONUMNET

PP

FOUND LAND SURVEY CONTROL MONUMENTS

Name	Northing	Easting	Description
809	577014.51	1538482.14	1" Red Cap on #5 Rebar 14111
1000	577211.19	1538259.39	#5 Rebar 1 1/4" Cap Illegible
1009	577602.89	1538511.20	#5 Rebar 1 1/4" Cap LS 19598
1010	577273.37	1538216.40	#5 Rebar 1 1/4" Cap Illegible
1011	577288.19	1537914.43	#5 Rebar 1 1/4" Cap Duettner 13166

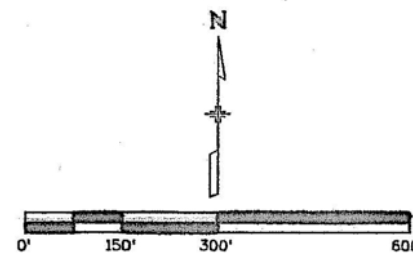
LOT 8



FOUND ALIQUOT MONUMENTS

Name	Northing	Easting	Description
1074	575957.51	1541793.90	3 1/4 Alum Cap CDOH PLS 25631

1 inch = 300 feet
LINEAL UNITS = US SURVEY FEET



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
3/18/13	This Sheet added to Plan Set	jmk						

Land Survey Control Diagram			
Plan Sheet			
Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
ACCESS STA 866+50 LT			
Project Code: 18264	Last Mod. Date: 3-18-13	Subset: 4.01 to 4.03	Sheet No.: 4.02

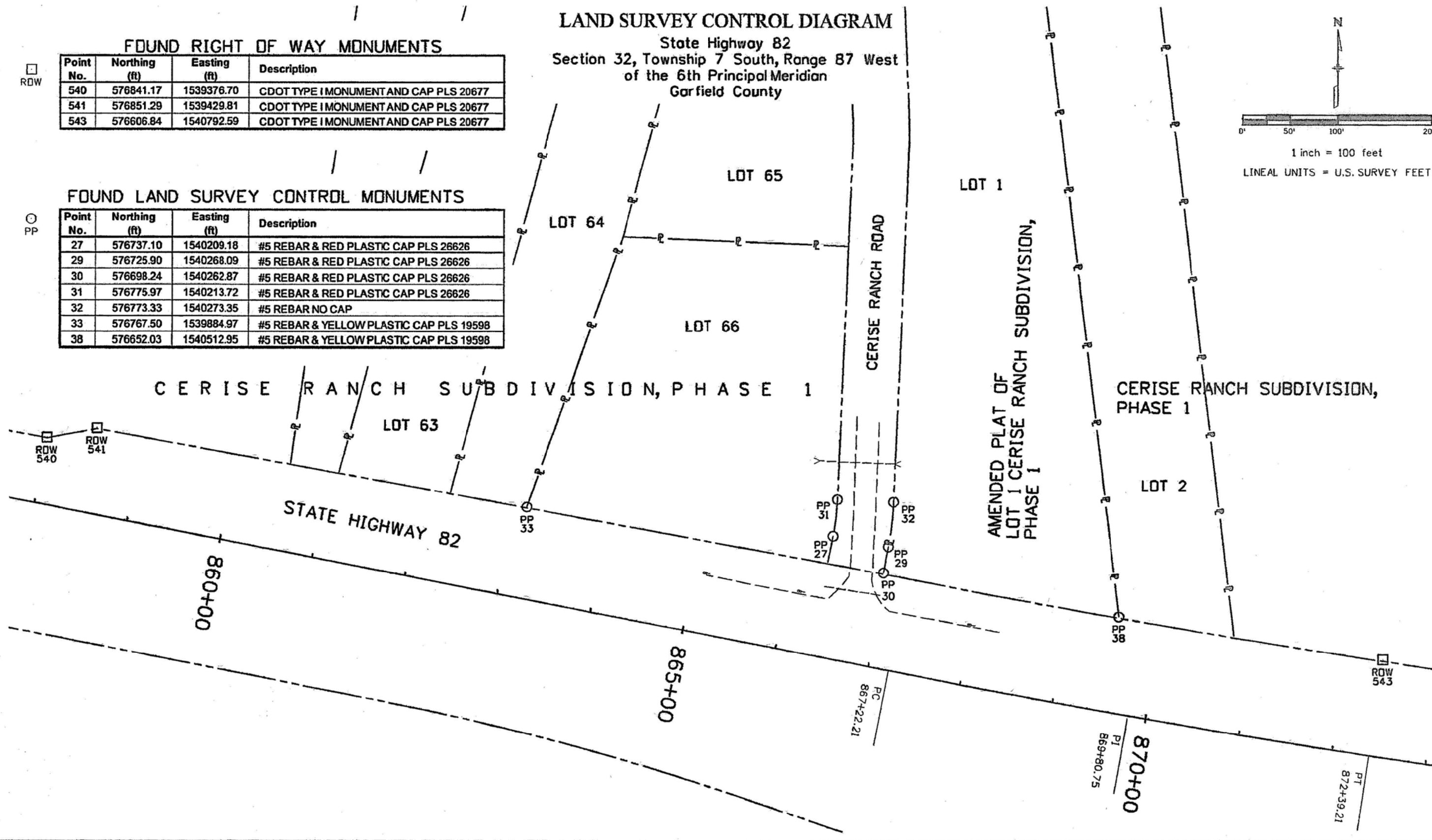
FOUND RIGHT OF WAY MONUMENTS

Point No.	Northing (ft)	Easting (ft)	Description
540	576841.17	1539376.70	CDOT TYPE I MONUMENT AND CAP PLS 20677
541	576851.29	1539429.81	CDOT TYPE I MONUMENT AND CAP PLS 20677
543	576606.84	1540792.59	CDOT TYPE I MONUMENT AND CAP PLS 20677

FOUND LAND SURVEY CONTROL MONUMENTS

Point No.	Northing (ft)	Easting (ft)	Description
27	576737.10	1540209.18	#5 REBAR & RED PLASTIC CAP PLS 26626
29	576725.90	1540268.09	#5 REBAR & RED PLASTIC CAP PLS 26626
30	576698.24	1540262.87	#5 REBAR & RED PLASTIC CAP PLS 26626
31	576775.97	1540213.72	#5 REBAR & RED PLASTIC CAP PLS 26626
32	576773.33	1540273.35	#5 REBAR NO CAP
33	576767.50	1539884.97	#5 REBAR & YELLOW PLASTIC CAP PLS 19598
38	576652.03	1540512.95	#5 REBAR & YELLOW PLASTIC CAP PLS 19598

LAND SURVEY CONTROL DIAGRAM
State Highway 82
Section 32, Township 7 South, Range 87 West
of the 6th Principal Meridian
Garfield County



Sheet Revisions		
Date	Description	Initials
3/18/13	This Sheet added to Plan Set	jmk

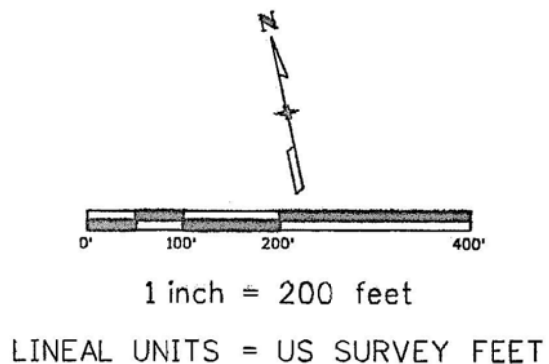
Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Land Survey Control Diagram			
Plan Sheet			
Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
ACCESS STA 932+00 LT			
Project Code: 18264	Last Mod. Date: 3/18/13	Subset: 4.01 to 4.03	Sheet No.: 4.03

LAND SURVEY CONTROL DIAGRAM

State Highway 82
 Section 33/34, Township 7 South, Range
 87 West of the 6th Principal Meridian
 Eagle County

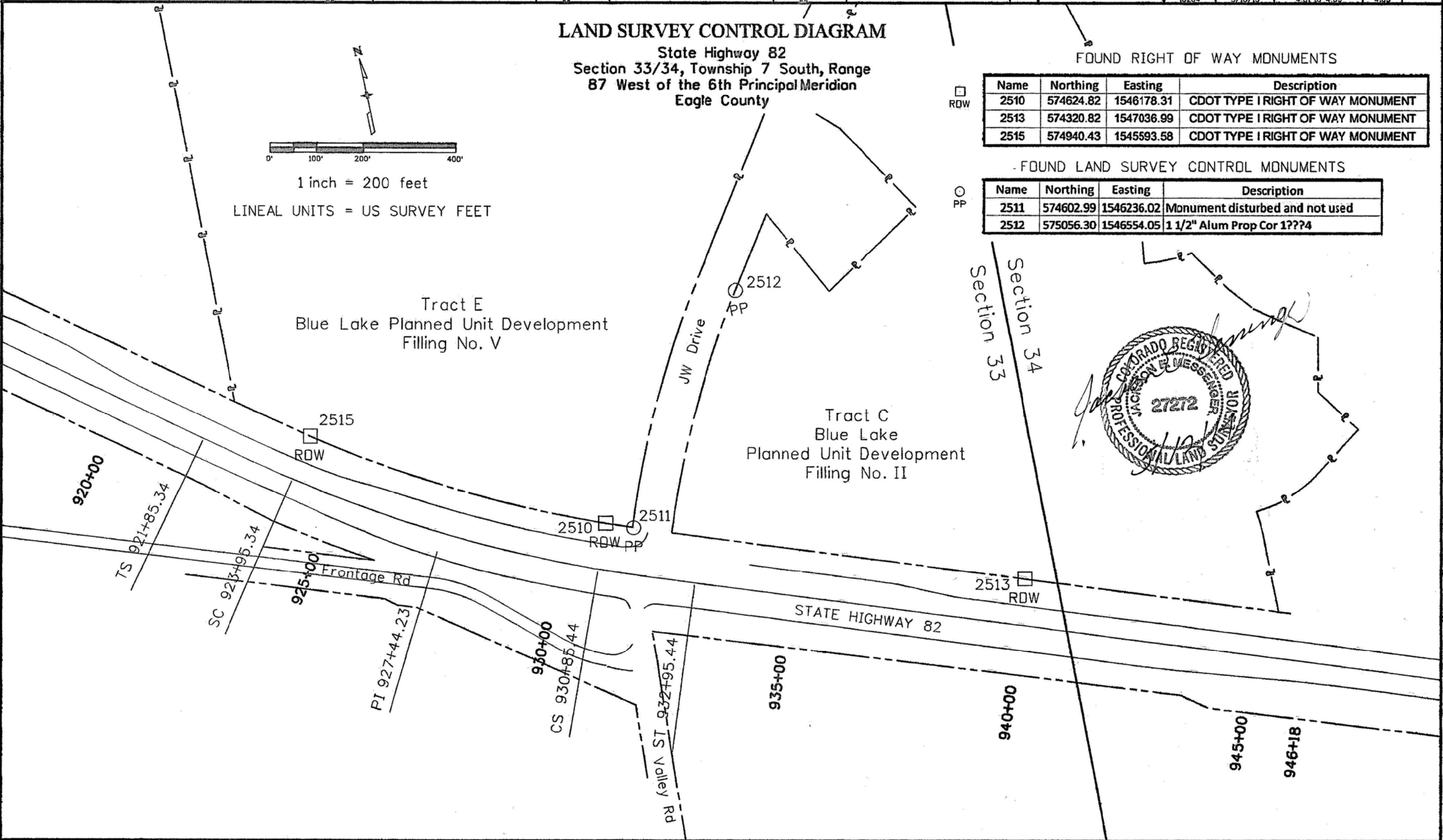


FOUND RIGHT OF WAY MONUMENTS

Name	Northing	Easting	Description
2510	574624.82	1546178.31	CDOT TYPE I RIGHT OF WAY MONUMENT
2513	574320.82	1547036.99	CDOT TYPE I RIGHT OF WAY MONUMENT
2515	574940.43	1545593.58	CDOT TYPE I RIGHT OF WAY MONUMENT

FOUND LAND SURVEY CONTROL MONUMENTS

Name	Northing	Easting	Description
2511	574602.99	1546236.02	Monument disturbed and not used
2512	575056.30	1546554.05	1 1/2" Alum Prop Cor 1???4



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Colorado Department of Transportation



222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6233 FAX: 970-683-6249

Region 3

Sheet Revisions

Date	Description	Initials
1/10/13	Added points and table	jem
3/18/13	Revised ROW, Other Points, Permanent Easement and Monument Quantity Tables and made Title Block revisions	jmk
4/08/14	Added Brian Kelly's name and PLS Number to Surveyor Statement block	jmk

Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
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Right of Way Plans

Monumentation Sheet

Project Number: SHE 0821-096

Project Location: SH 82 and JW Drive Improvements

Project Code: 18264

Last Mod. Date: 4/08/14

Subset: 5.01 to 5.01

Sheet No.: 5.01

TABULATION OF R.O.W. MONUMENTS TO BE SET					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
110	577065.84	1538227.91	CDOT Type 1 Monument	846+29.2	70.0
111	577078.74	1538232.74	CDOT Type 1 Monument	846+31.5	83.6
114	577055.87	1538278.81	CDOT Type 1 Monument	846+78.5	84.1
117	577070.17	1538278.94	CDOT Type 1 Monument	846+81.1	70.0
131	576693.78	1540287.63	CDOT Type 1 Monument	867+22.0	101.4
132	574554.36	1546372.05	CDOT Type 1 Monument	932+94.9	105.3

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
119	577069.52	1538282.43	TE-2	846+82.0	84.1
120	577055.19	1538282.30	TE-2	846+84.7	70.0

TABULATION OF OTHER POINTS TO BE STAKED					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
112	577075.01	1538252.88	APPRAISAL POINT	846+52.0	83.8
113	577061.08	1538252.21	APPRAISAL POINT	846+54.0	70.0

TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
201	576726.68	1540108.45	CDOT Type 6 Mbnument	865+39.88	99.2
202	576786.64	1540183.33	CDOT Type 6 Mbnument	866+01.82	172.5
203	576785.33	1540214.10	CDOT Type 6 Mbnument	866+32.26	177.1
206	576770.35	1540213.41	CDOT Type 6 Mbnument	866+34.47	162.3
207	576771.41	1540188.32	CDOT Type 6 Mbnument	866+09.64	158.5
208	576723.09	1540127.97	CDOT Type 6 Mbnument	865+59.73	99.5
209	576686.94	1540322.90	CDOT Type 6 Mbnument	867+58.29	101.5
210	576766.89	1540294.76	CDOT Type 6 Mbnument	867+14.96	174.5
211	576767.81	1540273.09	CDOT Type 6 Mbnument	866+93.52	171.3
213	576782.80	1540273.75	CDOT Type 6 Mbnument	866+91.28	186.1
214	576781.45	1540305.54	CDOT Type 6 Mbnument	867+22.75	190.9
215	576683.67	1540339.95	CDOT Type 6 Mbnument	867+75.80	101.5
218	576789.09	1540214.26	CDOT Type 6 Mbnument	866+31.69	180.8
219	576814.16	1540185.92	CDOT Type 6 Mbnument	865+99.05	200.0
220	576825.39	1540195.85	CDOT Type 6 Mbnument	866+06.64	212.9
221	576808.42	1540215.05	CDOT Type 6 Mbnument	866+28.75	199.9
231	574628.47	1546169.07	CDOT Type 6 Mbnument	930+74.55	104.9
232	574657.84	1546234.04	CDOT Type 6 Mbnument	931+26.67	155.8
233	574645.00	1546248.08	CDOT Type 6 Mbnument	931+45.07	148.7
234	574629.76	1546242.52	CDOT Type 6 Mbnument	931+45.19	132.5
235	574640.10	1546231.21	CDOT Type 6 Mbnument	931+30.45	138.2
236	574620.97	1546188.90	CDOT Type 6 Mbnument	930+96.53	105.2
237	574559.83	1546357.00	CDOT Type 6 Mbnument	932+78.86	105.4
238	574587.91	1546353.46	CDOT Type 6 Mbnument	932+66.13	130.7
239	574602.53	1546323.06	CDOT Type 6 Mbnument	932+32.25	134.4
240	574616.69	1546328.24	CDOT Type 6 Mbnument	932+32.39	149.5
241	574597.88	1546367.32	CDOT Type 6 Mbnument	932+75.95	144.7
242	574554.08	1546372.85	CDOT Type 6 Mbnument	932+95.74	105.3

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	6									
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										28
PROJECT POINTS										
WITNESS POST (REQUIRED)										

General Notes:

- All centerline and offset stationing may not represent the centerline as constructed in the field.
- Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2012 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
- 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.

COORDINATE DATUM: Project coordinates are coordinates previously established on CDDH Project No. CX(FC) 24-0082-26.

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.

SURVEYOR STATEMENT (R.O.W. MONUMENTS)

I, Brian Thomas Kelly, 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. 24318



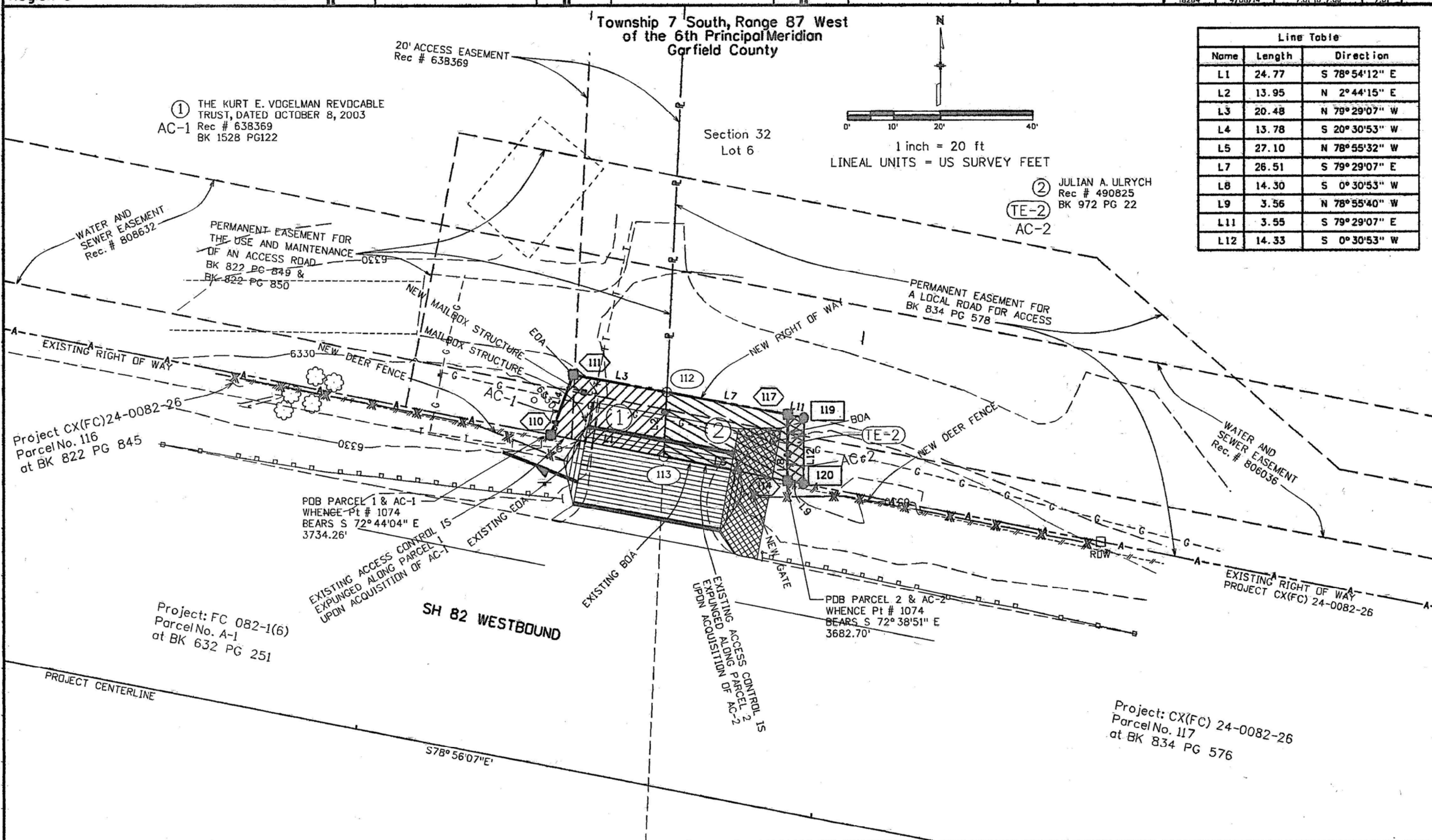
Region 3

JEM

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Plan Sheet

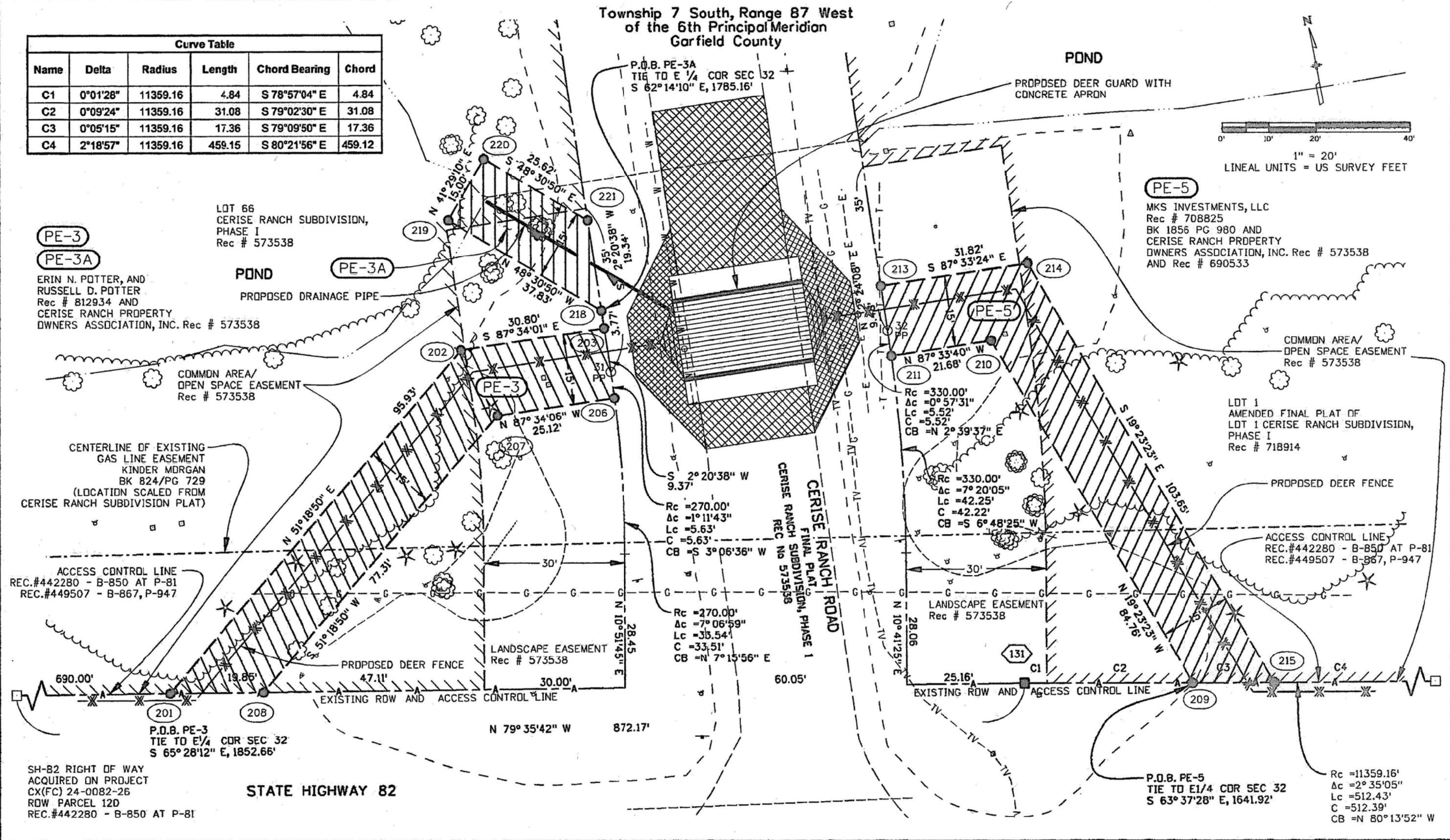
Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
ACCESS STA 846+50 LT			
Project Code:	Last Mod. Date	Subset	Sheet No.
JR264	4/10/14	7 of 10 2 of 6	7 of 1



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Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
ACCESS STA 866+50 LT			
Project Code:	Last Mod. Date	Subset	Sheet No.
18264	4-08-14	7.01 to 7.06	7.02

PE-3
PE-3A
ERIN N. POTTER, AND
RUSSELL D. POTTER
Rec # 812934 AND
CERISE RANCH PROPERTY
OWNERS ASSOCIATION, INC. Rec # 573538



Region 3

JEM

[illegible]

Plan Sheet

Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
ACCESS STA 932+00 LT			
Project Code:	Last Mod. Date	Subset	Sheet No.
18264	4/08/14	7.01 to 7.06	7.03

PE-6 BLUE LAKE OWNERS' ASSOCIATION,
a Colorado nonprofit corporation
Rec # 532133
BK 636 PG 80

PE-7 BLUE LAKE HOMEDWNERS ASSOCIATION
Rec # 431777
BK 535 PG 623

TRACT E
BLUE LAKE PLANNED UNIT DEVELOPMENT,
FILING NO. V BOOK 634 AT PAGE 839

TRACT C, BLUE LAKE PLANNED UNIT DEVELOPMENT,
FILING NO. II BOOK 512 AT PAGE 341
EXCEPTING BOOK 587 AT PAGE 801 AND
BOOK 587 AT PAGE 802

60' ACCESS AND UTILITY EASEMENT
BOOK 410 AT PAGE 182 AND
PLAT OF BLUE LAKE P.U.D., F-V
BOOK 634 AT PAGE 839
ABANDONMENT OF 60' ACCESS EASEMENT
REC. NO. 778407

12' UTILITY EASEMENT

PROPOSED DEER GUARD AND
CONCRETE APRON

WELL FIELD AND ASSOCIATED
UTILITY EASEMENTS
BOOK 440 AT PAGE 590 AND
PLAT OF BLUE LAKE P.U.D., F-II
BOOK 512 AT PAGE 341

- Rc = 2148.93'
Δc = 0° 25' 57"
Lc = 16.22'
C = 16.22'
CB = S 20° 02'

- Rc = 2063.93'
 $\Delta c = 0^{\circ} 25' 06''$
 Lc = 15.07'
 C = 15.07'
 CB = N $20^{\circ} 06' 07''$ E

SCALE 1" = 20'
LINEAL UNITS = U.S. SURVEY FEET

PROPOSED DEER FENCE

P.O.B. PE-6
TIE TO E1/4 COR SEC. 32
N 73°06'10" W. 4572.58'

Rc = 2764.79'
 $\Delta c = 13^\circ 35' 51''$
 Lc = 656.15'
 C = 654.61'
 CB = S $61^\circ 32' 19''$ E

Rc = 2764.79'
 $\Delta c = 0^{\circ} 12' 21''$
 Lc = 9.93'
 C = 9.93'
 CB = N 68° 26' 25" W

$PC = 2148.93'$
 $WC = 0^\circ 42' 32''$
 $LC = 26.59' \text{ S}$
 $CB = S 19^\circ 28' 42'' \text{ W}$

STATE HIGHWAY 82

L P.O.B. PE-7
 TIE TO E¹/₄ COR SEC. 32
 N 72° 58' 13" W 4772.36'

SH82 RIGHT OF WAY
ACQUIRED ON PROJECT
CX(FC) 24-0082-26

DEPOSITED THIS _____ DAY OF _____, 20____, AT _____ M.

IN BOOK _____ OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHTS-OF-WAY

Colorado Department of Transportation



222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6233 FAX: 970-683-6249

Region 3

JEM

Sheet Revisions

Date	Description	Initials
4/08/14	This Sheet added to Plan Set	jmk

Sheet Revisions

Date	Description	Initials

Sheet Revisions

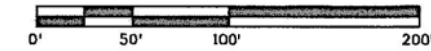
Date	Description	Initials

Right of Way Plans

Plan Sheet

Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
EXISTING ROW			
Project Code:	Last Mod. Date	Subset	Sheet No.
18264	4/08/14	7.01 to 7.05	7.05

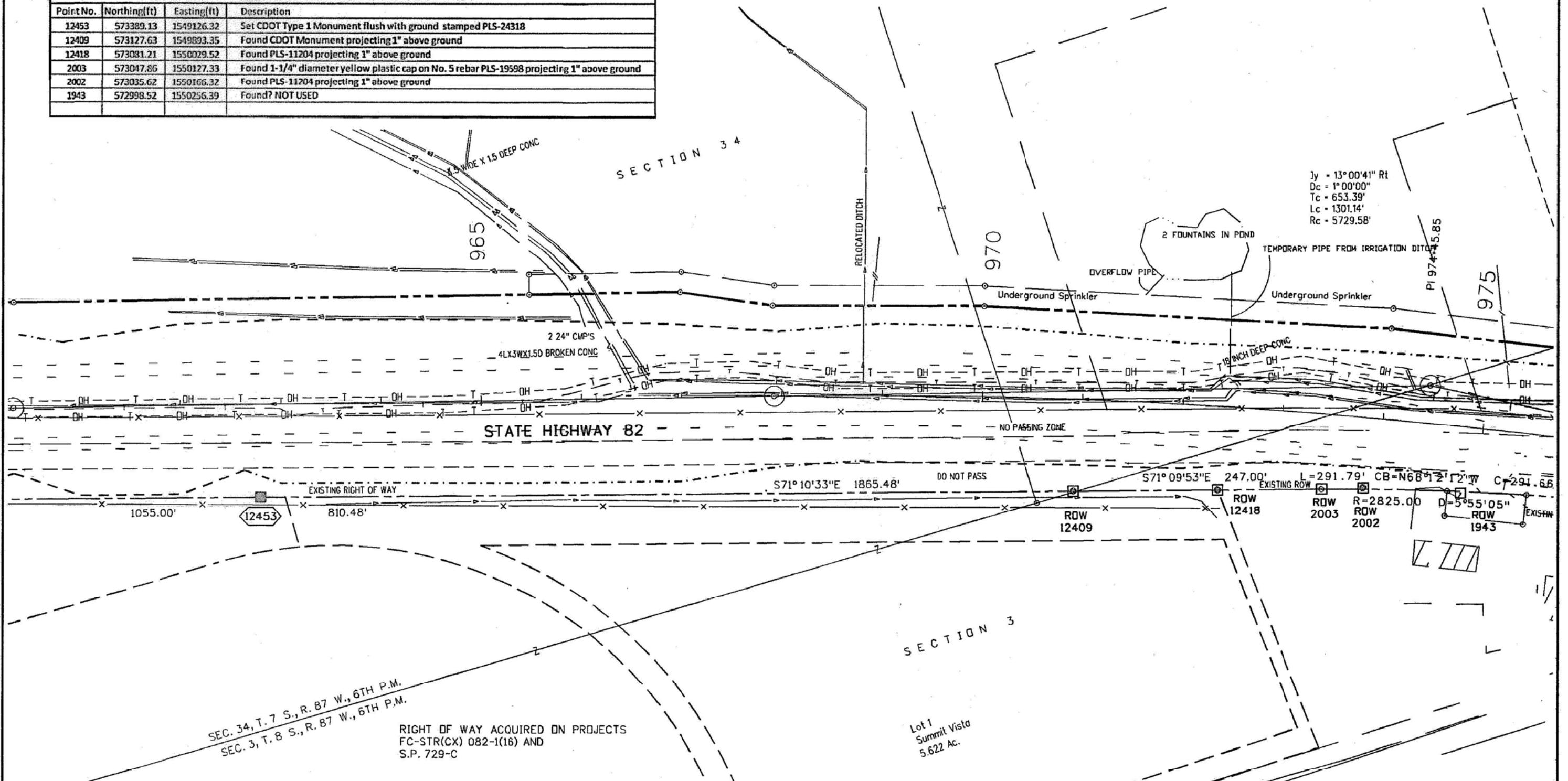
Township 7 South, Range 87 West and
Township 8 South, Range 87 West
of the 6th Principal Meridian
Eagle County



SCALE: 1" = 100'

LINEAL UNITS = U.S. SURVEY FEET

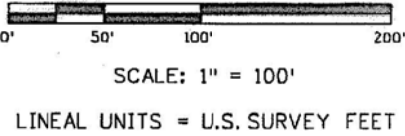
Point No.	Northing(ft)	Easting(ft)	Description
12453	573389.13	1549126.32	Set CDOT Type 1 Monument flush with ground stamped PLS-24318
12409	573127.63	1549893.35	Found CDOT Monument projecting 1" above ground
12418	573081.21	1550029.52	Found PLS-11204 projecting 1" above ground
2003	573047.86	1550127.33	Found 1-1/4" diameter yellow plastic cap on No. 5 rebar PLS-19598 projecting 1" above ground
2002	573035.62	1550166.32	Found PLS-11204 projecting 1" above ground
1943	572998.52	1550256.39	Found? NOT USED



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
4/08/14	This Sheet added to Plan Set	jmk						

Right of Way Plans			
Plan Sheet			
Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
EXISTING ROW			
Project Code:	Last Mod. Date:	Subset:	Sheet No.
18264	4/08/14	7.01 to 7.06	7.04

Township 7 South, Range 87 West
of the 6th Principal Meridian
Eagle County



TABULATION OF R.O.W. MONUMENTS FOUND AND SET			
Poin: No.	Northing(ft)	Easting(ft)	Description
12371	573729.54	1548064.47	Found CDOT 3" brass disc in concrete cylinder projecting 6" above ground
1336	573729.57	1548127.76	Set CDOT Type 1 Monument flush with ground stamped PLS-24318

SECTION 34

950

955

960

STATE HIGHWAY 82

8 INCH IRON PIPE

24 INCH CMP

24 INCH CMP

12 INCH CMP ABANDONED SYPHON W/ NATURAL GAS INSIDE

EXISTING ROW

S71°10'33"E

1865.48

EXISTING ROW

N89°58'22"E
63.29

ROW 12371

1336

COMMON AREA (Open Space)
AND UNDERGROUND UTILITY EASEMENT
BK 395 PG 305

PRIVATE WATERLINE
EASEMENT
BK 395 PG 305

COMMON AREA (Open Space)
AND UNDERGROUND UTILITY EASEMENT
BK 395 PG 305

DITCH
EASEMENT
BK 395
PG 305

RIGHT OF WAY ACQUIRED ON PROJECTS
FC-STR(CX) 082-1(16) AND
S.P. 729-C

SURVEYOR STATEMENT (R.O.W. MONUMENTS)

I, Brian Thomas Kelly, 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, Right-of-Way monuments depicted as found on Right-of-Way Plan Sheets 7.04 through 7.06 were field surveyed under my responsible charge and adequate research, calculations, and evaluation of survey evidence were performed and the Right-of-Way monuments depicted as set on Right-of-Way Plan Sheets 7.04 through 7.06 were set under my responsible charge all 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. 24318



Sheet Revisions		
Date	Description	Initials
4/08/14	This Sheet added to Plan Set	jmk

Sheet Revisions		
Date	Description	Initials

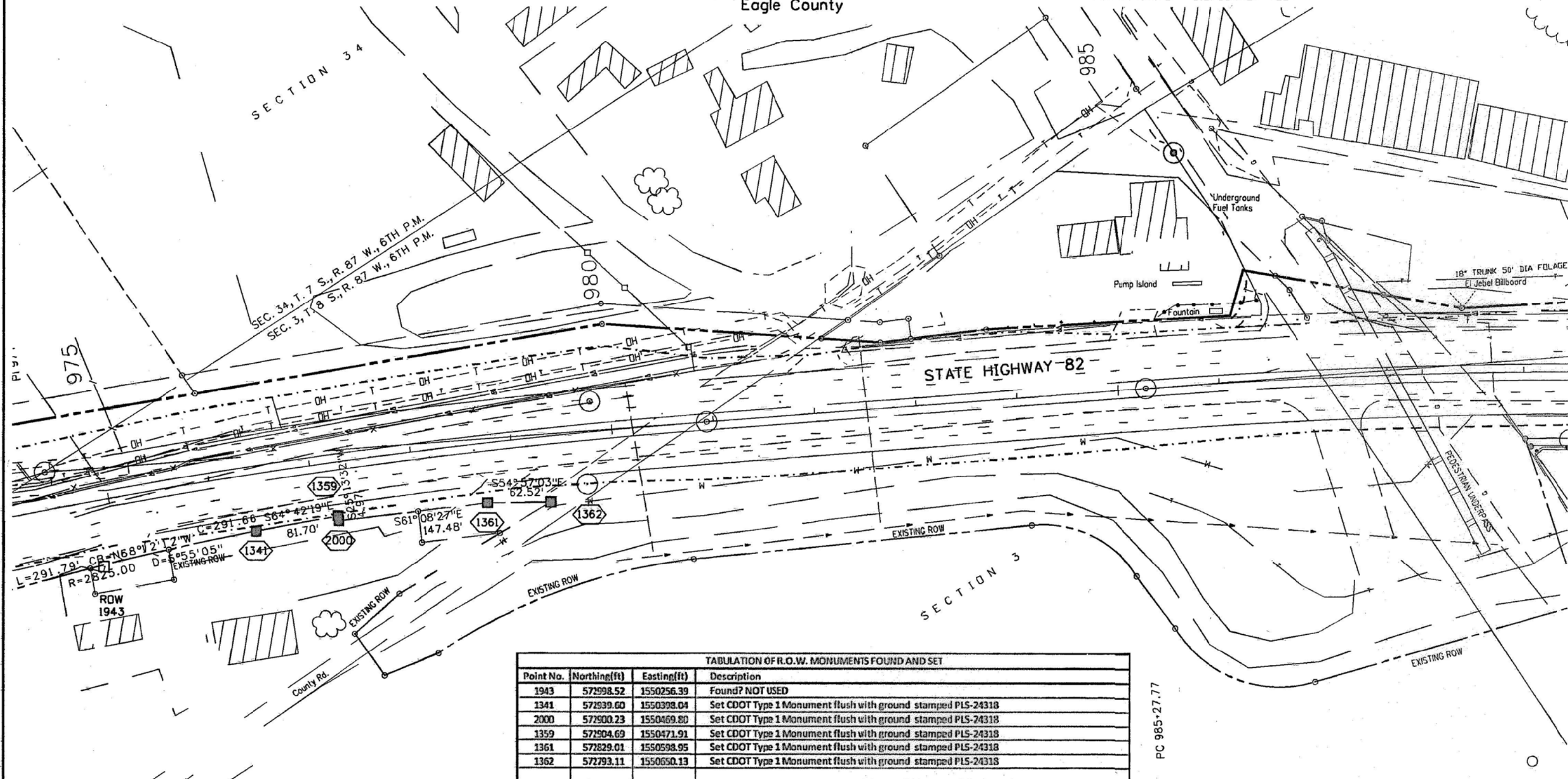
Sheet Revisions		
Date	Description	Initials



Right of Way Plans			
Plan Sheet			
Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
EXISTING ROW			
Project Code	Last Mod. Date	Subset	Sheet No.
18264	4/08/14	7.01 to 7.05	7.05

Township 7 South, Range 87 West and
 Township 8 South, Range 87 West
 of the 6th Principal Meridian
 Eagle County

0' 50' 100' 200'
 SCALE: 1" = 100'
 LINEAL UNITS = U.S. SURVEY FEET



TABULATION OF R.O.W. MONUMENTS FOUND AND SET			
Point No.	Northing(ft)	Easting(ft)	Description
1943	572998.52	1550256.39	Found? NOT USED
1341	572939.60	1550398.04	Set CDOT Type 1 Monument flush with ground stamped PLS-24318
2000	572900.23	1550469.80	Set CDOT Type 1 Monument flush with ground stamped PLS-24318
1359	572904.69	1550471.91	Set CDOT Type 1 Monument flush with ground stamped PLS-24318
1361	572829.01	1550598.95	Set CDOT Type 1 Monument flush with ground stamped PLS-24318
1362	572793.11	1550650.13	Set CDOT Type 1 Monument flush with ground stamped PLS-24318

RIGHT OF WAY ACQUIRED ON PROJECTS
 FC-STR(CX) 082-1(16) AND
 S.P. 729-C

5/8/2014 2:57:40 PM c:\projects\pawz\working\0219159\18264ROW_Plan05.dgn

Colorado Department of Transportation



222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6233 FAX: 970-683-6249

Region 3

JEM

Sheet Revisions

Date	Description	Initials
3/18/13	Made title block revisions	jmk

Sheet Revisions

Date	Description	Initials

Sheet Revisions

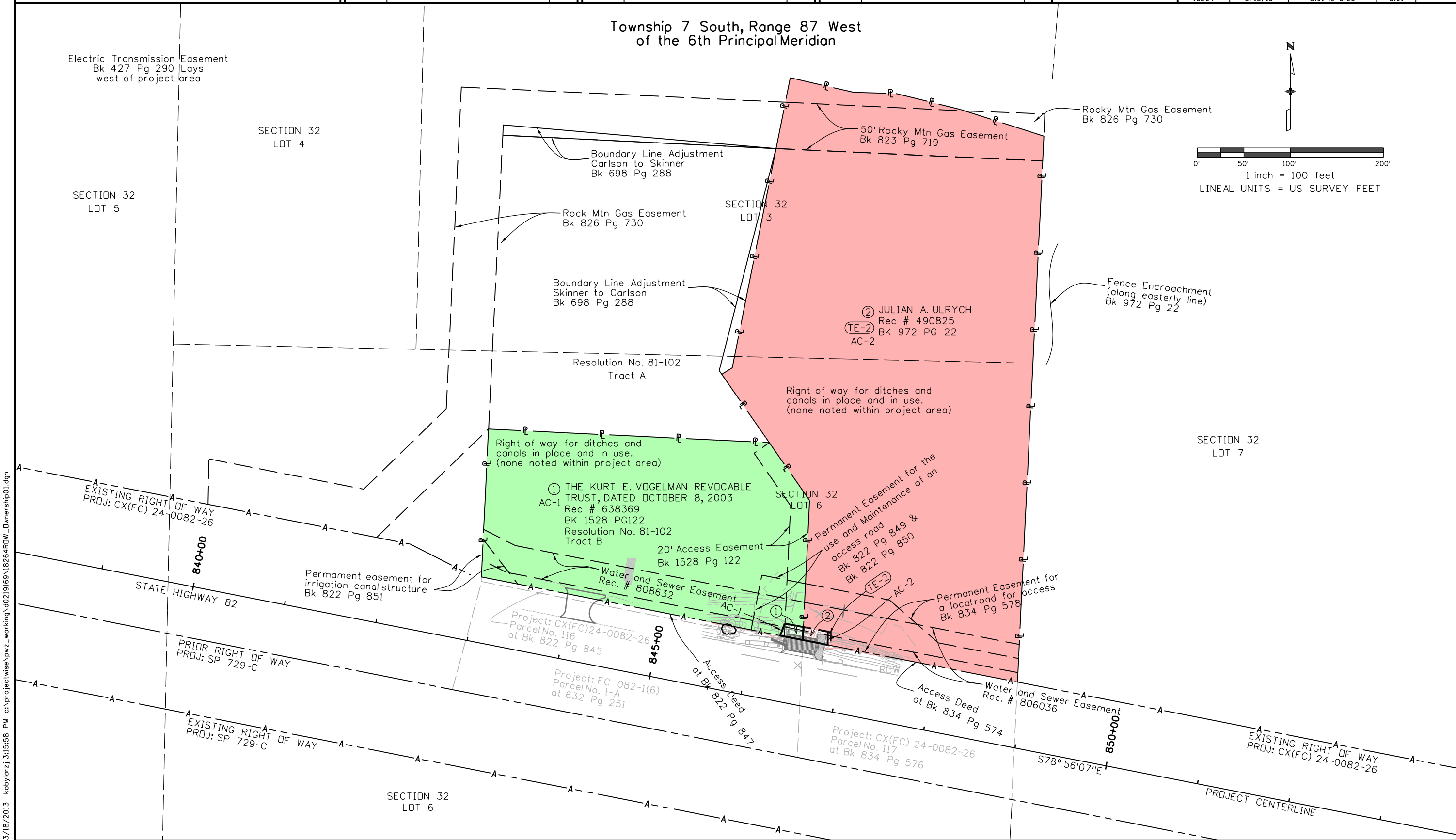
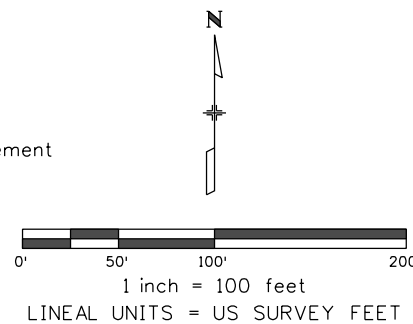
Date	Description	Initials

Right of Way Plans

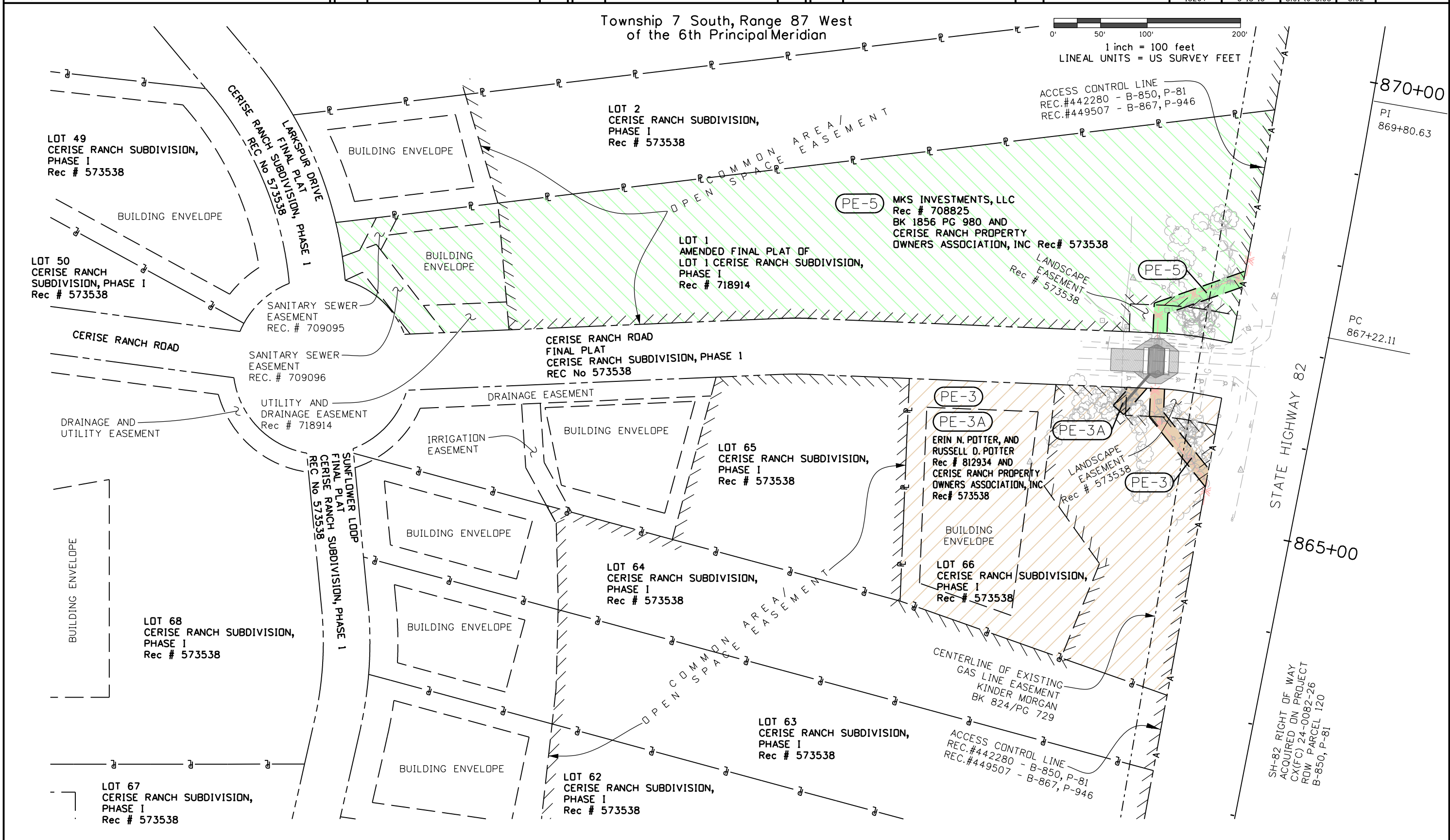
Ownership Sheet

Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
ACCESS STA 846+50 LT			
Project Code:	Last Mod. Date	Subset	Sheet No.
18264	3/18/13	8.01 to 8.03	8.01

Township 7 South, Range 87 West
of the 6th Principal Meridian



	Right of Way Plans OWNERSHIP SHEET			
	Project Number: SHE 0821-096			
	Project Location: SH 82 and JW Drive Improvements			
	ACCESS STA 866+50 LT			
	Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
	18264	3-18-13	8.01 to 8.03	8.02



Colorado Department of Transportation



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Region 3

JEM

Sheet Revisions

Date	Description	Initials
3/6/13	This Sheet added to Plan Set	jmk

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Right of Way Plans

Ownership Sheet

Project Number: SHE 0821-096			
Project Location: SH 82 and JW Drive Improvements			
ACCESS STA 932+00 LT			
Project Code:	Last Mod. Date	Subset	Sheet No.
18264	02-26-13	8.01 to 8.03	8.03

WATERLINE AGREEMENT
LOCATED IN SECTION 34
NO DEFINED LOCATION
BOOK 167 AT PAGE 228

Township 7 South, Range 87 West
of the 6th Principal Meridian

C/L 25' MID VALLEY
METROPOLITAN DISTRICT
WATER LINE EASEMENT
BOOK 440 AT PAGE 590 AND
PLAT OF BLUE LAKE P.U.D. F-V
BOOK 634 AT PAGE 839 AND
PLAT OF BLUE LAKE P.U.D. F-II
BOOK 512 AT PAGE 802

BLUE LAKE PLANNED UNIT DEVELOPMENT,
FILING NO. II

WELL HOUSE EASEMENT
BOOK 440 AT PAGE 590 AND
PLAT OF BLUE LAKE P.U.D., F-II
BOOK 521 AT PAGE 801

HOLY CROSS ELECTRIC ASSOCIATION, INC.
C/L 25' RIGHT OF WAY EASEMENT
BOOK 398 AT PAGE 945

HARRIS AND REED DITCH
RELOCATION AGREEMENT
NO DEFINED LOCATION
BOOK 623 AT PAGE 689

DITCH RELOCATION AGREEMENT
NO SPECIFIC LOCATION DEFINED
BOOK 355 AT PAGE 719

COOPERATIVE AGREEMENT FOR
PERMANENT DAMAGE PREVENTION
NO DEFINED LOCATION
BOOK 495 AT PAGE 154

BLUE LAKE P.U.D.
FILING NO. III

BLUE LAKE HOMEOWNERS ASSOCIATION
TRACT C, BLUE LAKE P.U.D.
FILING NO. II - EXCEPTING
BOOK 587 AT PAGE 801 AND
BOOK 587 AT PAGE 802

WELL FIELD AND ASSOCIATED
UTILITY EASEMENTS
BOOK 440 AT PAGE 590 AND
PLAT OF BLUE LAKE P.U.D., F-II
BOOK 512 AT PAGE 341

TRACT E
BLUE LAKE PLANNED UNIT DEVELOPMENT,
FILING NO. V

BLUE LAKE OWNERS' ASSOCIATION,
a Colorado nonprofit corporation
Rec # 532133
BK 636 PG 80

COLORADO UTE ELECTRIC ASSOCIATION EXCEPTION PARCEL,
BLUE LAKE PLANNED UNIT DEVELOPMENT, FILING NO. V

30' WATER UTILITY EASEMENT
BOOK 636 AT PAGE 737
30' IRRIGATION AND UTILITY EASEMENT
BOOK 634 AT PAGE 839

BLUE LAKE PLANNED UNIT DEVELOPMENT,
FILING NO. V
LOT 24 BLK 13
LOT 25 BLK 13

20' IRRIGATION EASEMENT
BOOK 634 AT PAGE 839
60' ACCESS AND UTILITY EASEMENT
BOOK 410 AT PAGE 182 AND
PLAT OF BLUE LAKE P.U.D., F-V
BOOK 634 AT PAGE 839
ABANDONMENT OF 60' ACCESS EASEMENT
REC. NO. 778407

SECOND AND FOURTH
EASEMENTS FROM
BOOK 636 AT PAGE 737
NO DEFINED LOCATION

50' UTILITY EASEMENT
PLAT OF BLUE LAKE P.U.D. F-V
BOOK 634 AT PAGE 839

25' SEWER UTILITY EASEMENT
THIRD EASEMENT
BOOK 636 AT PAGE 737
20' UTILITY EASEMENT
BOOK 634 AT PAGE 839

25' SEWER EASEMENT
BOOK 440 AT PAGE 590 AND
PLAT OF BLUE LAKE P.U.D., F-V
BOOK 634 AT PAGE 839

C/L NEW
60' ACCESS EASEMENT
REC. NO. 778407

12' UTILITY EASEMENT
BOOK 634 AT PAGE 839

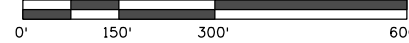
J. W. DRIVE (BOOK 384 AT PAGE 161)

PE-7

PE-7

PE-6

SH82 RIGHT OF WAY
ACQUIRED ON PROJECT
CX(FC) 24-0082-26



SCALE 1" = 300'
LINEAL UNITS = U.S. SURVEY FEET