

Colorado Department of Transportation



P.O. Box 536
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Pueblo, CO 81002
Phone: 719-546-5496 FAX: 719-546-5414

Region 2

JPE

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Right of Way Plans

Title Sheet

Project Number: 18783
Project Location: SH 83 and SH 105 (Walker Road)

Project Code:	Last Mod. Date	Subset	Sheet No.
18783	10-09-2012	1.01 of 1.01	1.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. SHE 083A-038

STATE HIGHWAY NO. 83

EL PASO COUNTY

PROJECT CODE NO. 18783

SECTION 15, TOWNSHIP 11 SOUTH, RANGE 66 WEST, 6TH P.M.

SHEET NO.

1.01
3.01
4.01
7.01

INDEX OF SHEETS

- (1) Title Sheet
(2) Project Control Diagram
(1) Land Survey Control Diagram
(1) Plan Sheet / Ownership Sheet
(5) Total Sheets

BASIS OF BEARINGS:

All bearings are based on a line between a found 2" Aluminum cap (IMPS LS 32832) which lies on the South Right-of-Way line of SH 105 (Walker Rd.) and 30 ft. south of the Section Corner common to sections 9, 10, 15, & 16, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, and a found #5 Rebar w/ Orange Plastic Cap (LS 14166), which lies at the intersection of the South Right-of-Way line of State Highway 105 (Walker Rd.) and the West Right-of-Way line of State Highway 83, also being 30 ft ± south of the north line of Section 15, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, having a bearing of S 89° 21' 24" E at a distance of 1267.47 feet.

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 Fidelity National Title Company, Commitment No. 570-F0416102-370-CSP.

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 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.

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.

COLORADO DEPARTMENT OF TRANSPORTATION
FEDERAL-AID HIGHWAY PROJECT

ROW PLANS AUTHORIZED:

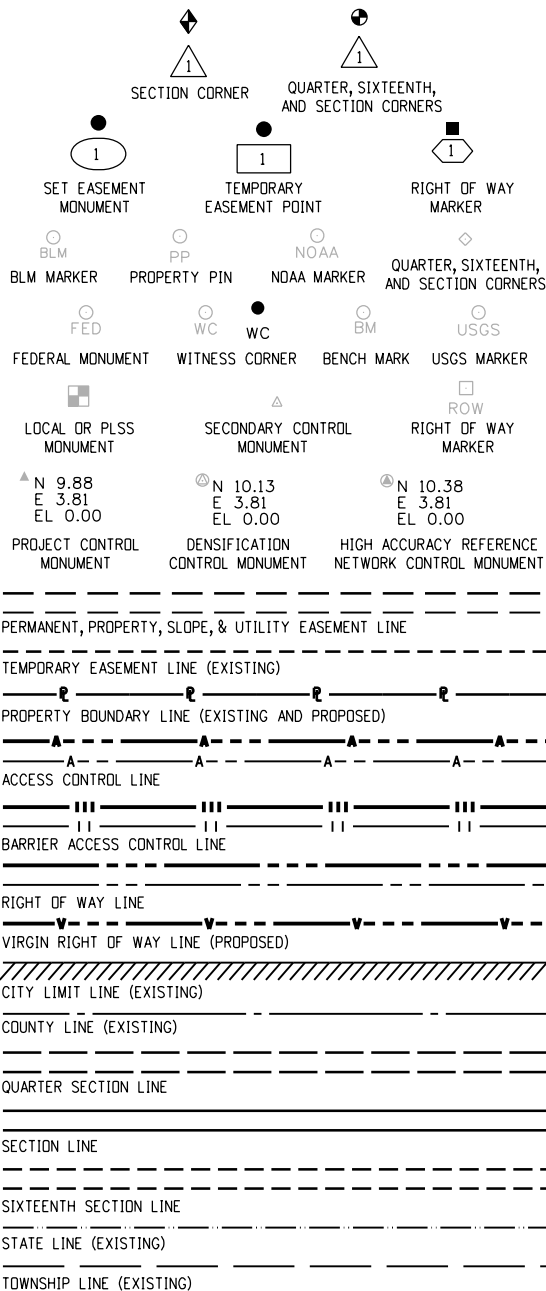
DATE

CDOT ROW PROGRAM MANAGER

SURVEYOR STATEMENT (ROW PLAN)

I, Gregory A. Jones, 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.

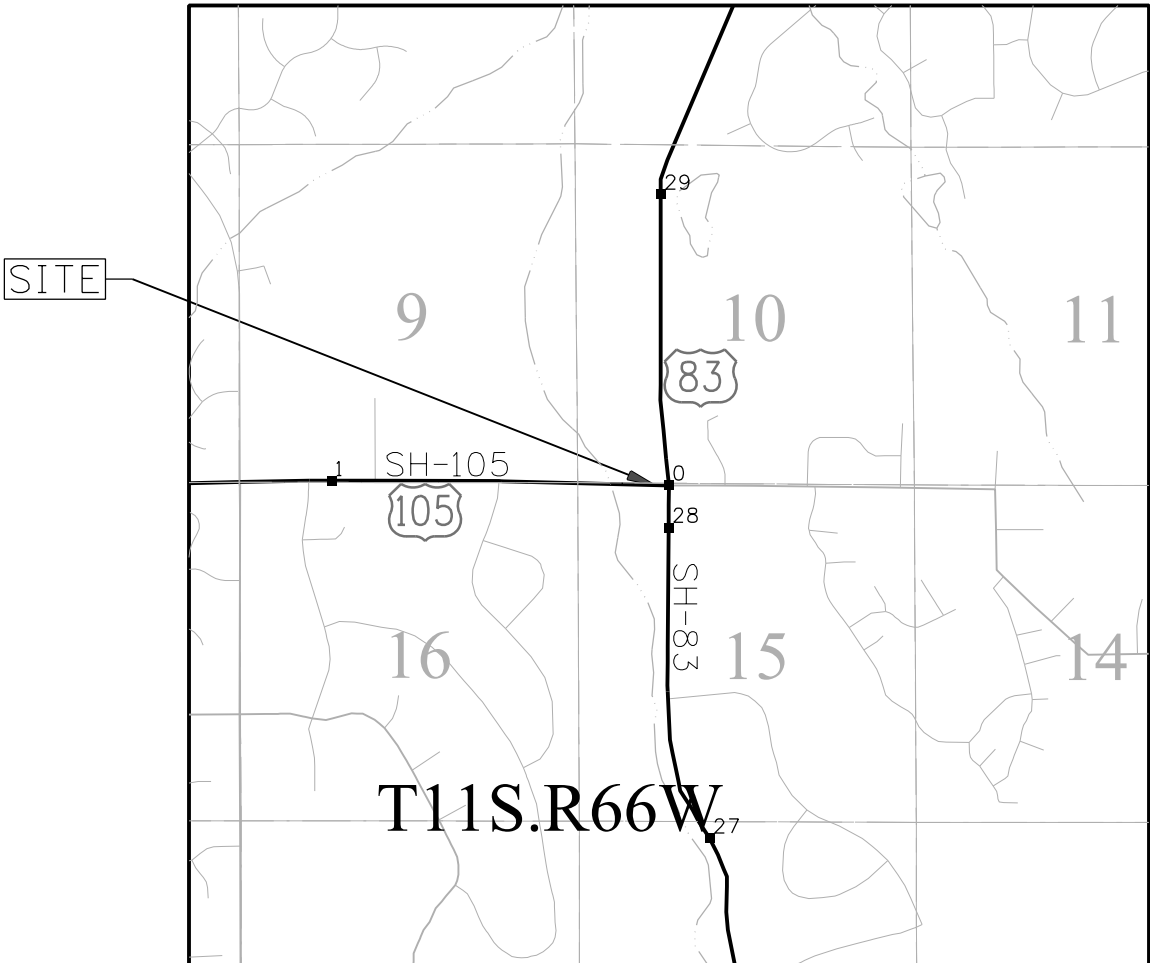
PLS No. 38243



SURVEY/ROW



TERRAIN



PROJECT LOCATION MAP
NOT TO SCALE

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 2006. 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: DEPOSITED THIS DAY OF 20 AT .M., IN BOOK OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE . RECEPTION NUMBER . SIGNED . DEPT. .



Sheet Revisions		
Date	Description	Initials

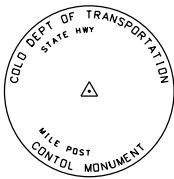
Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

PROJECT CONTROL DIAGRAM

State Highway 83 MP 28.0 to 28.7
Sections 10 & 15
Township 11 South, Range 66 West
of the 6th Principal Meridian
County of El Paso



Typical Control Monument Cap
Not to Scale





Sheet Revisions

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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Project Control Diagram

Coordinate Tables

Project Number: SHE 083A-038
Project Location: SH 83 and SH 105 (Walker Rd.)

Project Code:	Last Mod. Date	Subset	Sheet No.
18783	10-09-12	3.02 of 3.02	3.02

GEODETIC COORDINATE TABLE

Point No.	Geodetic Coordinates NAD-83 (XX) (CHARN)		Elev Height (NAVD88) (ft)	Ortho Height (ft)	State Plane Coordinates	
	Latitude (N)	Longitude (W)			Northing (ft)	Easting (ft)
V 395	39°07'28.12945"N	104°51'51.03753"W	7293.12	7346.57	1470862.27	3180375.11
4 BB RESET	39°04'15.70200"N	104°45'42.46352"W	7515.59	7570.87	1451614.99	3209577.12
104	39°06'00.47403"N	104°46'12.67284"W	7319.01	7374.10	1462194.99	3207109.67
501 RESET	39°05'58.61636"N	104°46'13.42524"W	7320.53	7375.62	1462006.58	3207051.87
503	39°06'00.56129"N	104°46'36.33840"W	7287.46	7342.46	1462188.90	3205244.11

PROJECT COORDINATE TABLE

Point No.	Project Coordinates		Elev (ft) (NAVD88)	Description
	Northing (ft)	Easting (ft)		
V 395	471056.22	180449.41	7346.57	NGS Deep Rod
4 BB RESET	451801.01	209663.45	7570.87	3 1/4" Brass Cap in Concrete
104	462385.37	207194.98	7374.10	Western States 2" Aluminum Cap
501 RESET	462196.89	207137.16	7375.62	CDOT Type II Monument
503	462379.28	205328.65	7342.46	CDOT Type II Monument

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N89°48'29"E from CM 0503 to CM 0104. 0503 is a CDOT Type II, marked appropriately. The survey data was obtained from a Global Positioning System (GPS) survey base on the Colorado High Accuracy Reference Network (CHARN).

Basis of Elevations: Project elevations are based on Bench Mark V395 1986, PID: KK1315, a deep rod set to refusal, with a NAVD 88 elevation of 7346.57ft. V 395 is a First order benchmark.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central Zone NAD '83/(XX) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.0004119082. The resulting project coordinates are truncated by 1,000,000sft in the Northing and 3,000,000sft in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD '83 (XX) datum.
Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing - 1,000,000 * 1.0004119082)
Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting - 3,000,000 * 1.0004119082)

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.

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 dated July 2006. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

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 dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.

SURVEYOR STATEMENT (PROJECT CONTROL DIAGRAM)

I, Gregory A. Jones, 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. 38243



Colorado Department of Transportation



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Region 2

JPE

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

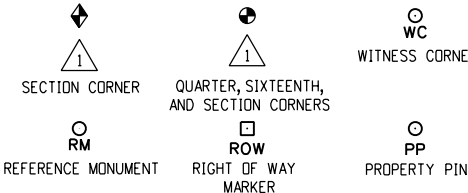
Sheet Revisions

Date	Description	Initials

Land Survey Control Diagram

Project Number: SHE 083A-038
Project Location: SH 83 and SH 105 (Walker Rd.)

Project Code:	Last Mod. Date:	Subset	Sheet No.
18783	10-09-2012	4.01 of 4.01	4.01



General Notes:

- This Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. No Land Surveying has been performed to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
- For title information, The Colorado Department of Transportation relied on Fidelity National Title Company, Commitment No. 570-F0416102-370-CSP.
- 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.
- 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.

SW 1/4
SECTION 10

SECTION 15, TOWNSHIP 11 SOUTH, RANGE 66 WEST
6 T.H. PRINCIPLE MERIDIAN

BASIS OF BEARINGS:
All bearings are based on a line between a found 2" Aluminum cap (IMPS LS 32832) which lies on the South Right-of-Way line of SH 105 (Walker Rd.) and 30 ft. south of the Section Corner common to sections 9, 10, 15, & 16, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, and a found #5 Rebar w/ Orange Plastic Cap (LS 14166), which lies at the intersection of the South Right-of-Way line of State Highway 105 (Walker Rd.) and the West Right-of-Way line of State Highway 83, also being 30 ft ± south of the north line of Section 15, Township 11 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, having a bearing of S 89° 21' 24" E at a distance of 1267.47 feet.

60' WITNESS CORNER
W 1/16 SECTION 10 & 15
T 11 S, R 66 W, 6TH P.M.
(TO BE REPLACED BY
CONTRACTOR AFTER
CONSTRUCTION)

30' WITNESS CORNER
1/4 COR SECTION 10 & 15
T 11 S, R 66 W, 6TH P.M.

1/4 CORNER SECTION
9, 10, 15, & 16, T 11 S, R 66 W, 6TH P.M.
(ESTABLISHED FROM REFERENCE MONUMENTS)

SE 1/4
SECTION 10

NE 1/4
SECTION 15

BASIS OF BEARINGS

TO MONUMENT

NW 1/4
SECTION 15

PARCEL RW-1

FOUND MONUMENT COORDINATE TABLE

Point No.	Northing (ft)	Easting (ft)	Description
201	459708.84	205660.55	3" ALUMINUM CAP (S 16 15 PLS 9646)
202	462395.80	206943.90	2.5" ALUMINUM CAP (60' WC PLS 30118)
204	462394.72	206993.30	1.5" ALUMINUM CAP (PLS 30118)
205	462395.62	206916.44	1.5" ALUMINUM CAP (PLS 30118)
206	462194.69	207003.47	PK NAIL & WASHER (PLS 14166)
207	462288.12	206893.62	#5 REBAR W/ORANGE PLASTIC CAP (LS 14166)
208	462305.58	206893.84	#5 REBAR W/ORANGE PLASTIC CAP (LS 14166)
209	462319.81	205626.45	2" ALUMINUM CAP (IMPS LS 32832)
210	462375.20	205631.20	PK NAIL & WASHER (PLS 30118)
211	462375.22	205653.88	PK NAIL & WASHER (PLS 30118)
212	462350.60	208262.37	2.5" ALUMINUM CAP (30' WC)
213	462351.19	208170.67	#4 REBAR W/ WIRED DISK (PLS 30118)
214	462283.65	208259.24	1.5" ALUMINUM CAP (PLS 30118)
215	462535.31	206913.17	CONC ROW MONUMENT (S 0170(4) STA 134+87.2)
216	462953.28	206909.60	#4 REBAR W/RED PLASTIC CAP (PLS 10108)
217	463199.40	206907.38	CONC ROW MONUMENT (S 0170(4) STA 128+26.2)
218	462557.34	207102.81	CONC ROW MONUMENT (S 0170(4) STA 134+87.2)
219	461678.38	207137.76	CONC ROW MONUMENT (S 0170(4) STA 143+57.2)
220	461683.13	207007.92	CONC ROW MONUMENT (S 0170(4) STA 143+57.2)

1/4 COR
SECTION 15 & 16
T 11 S, R 66 W,
6TH P.M.

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SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

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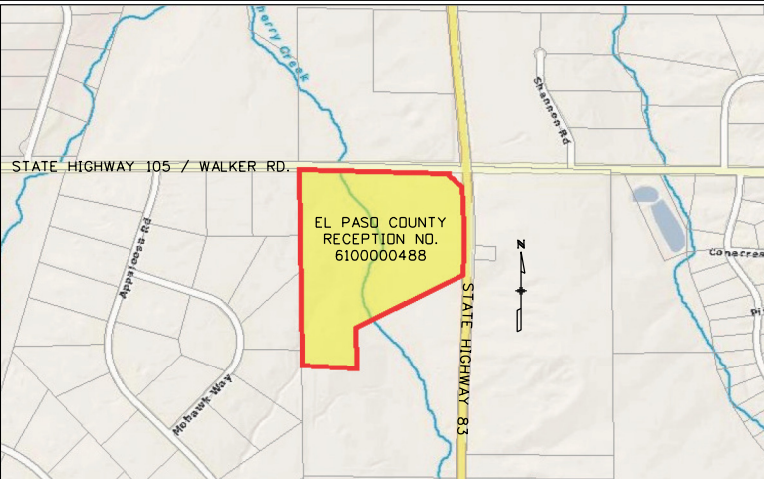
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Right of Way Plans

Plan Sheet

Project Number: SHE 083A-038
Project Location: SH 83 and SH 105 (Walker Rd.)

Project Code:	Last Mod. Date	Subset	Sheet No.
18783	10-09-2012	7.01 of 7.01	7.01



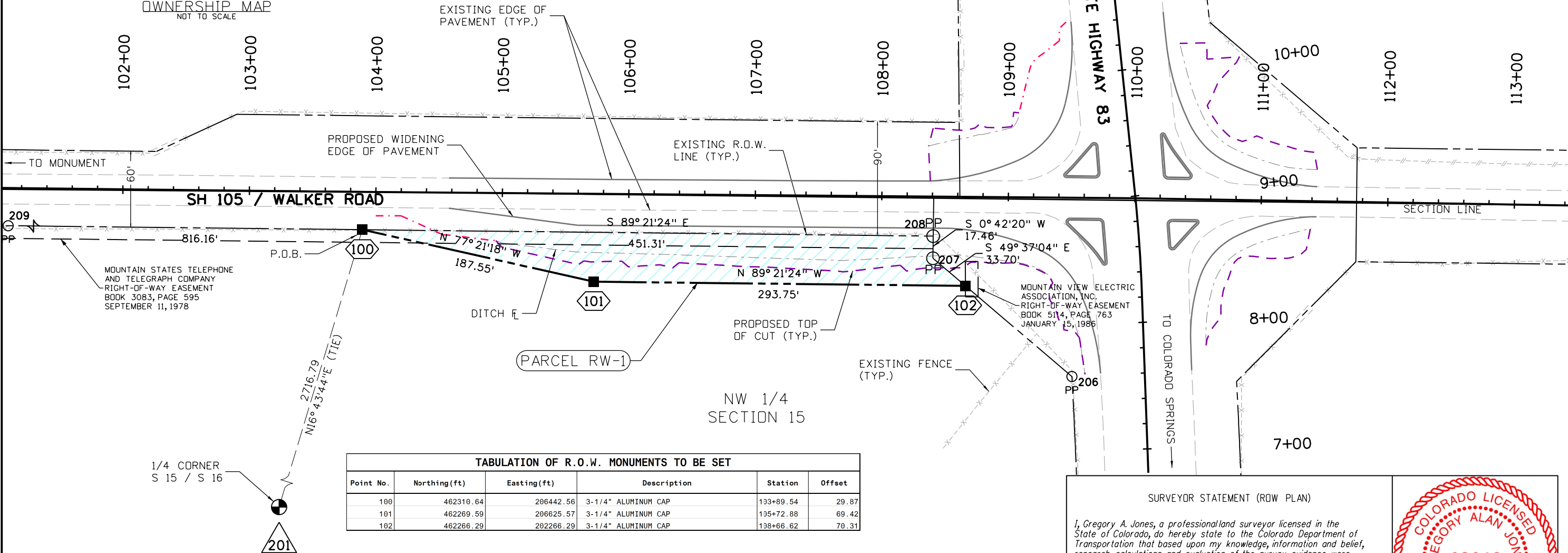
OWNERSHIP MAP
NOT TO SCALE

BASIS OF BEARINGS:

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SW 1/4
SECTION 10



1/4 CORNER
S 15 / S 16

TABULATION OF R.O.W. MONUMENTS TO BE SET					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
100	462310.64	206442.56	3-1/4" ALUMINUM CAP	103+89.54	29.87
101	462269.59	206625.57	3-1/4" ALUMINUM CAP	105+72.88	69.42
102	462266.29	202266.29	3-1/4" ALUMINUM CAP	108+66.62	70.31

Sheet 1 - Tabulation of Properties

R.O.W. TABULATION OF PROPERTIES IN EL PASO COUNTY S.H. NO. 83 & Walker Road

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			
RW-1	Karen M. Paulson Ajrn R. Paulson 18460 HWY 83 COLORADO SPRINGS, CO 80908	18460 HWY 83 COLORADO SPRINGS, CO 80908	NW 1/4 of SEC 15, T 11 S, R 66 W, 6th P.M.	14302		0.328	40		6100000488		Parcel 1 is to be relinquished to El Paso County

SURVEYOR STATEMENT (ROW PLAN)

I, Gregory A. Jones, 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.

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