

**PINNACLE SURVEYING, INC.**  
P.O. BOX 1093  
BAYFIELD, CO 81122  
(970) 884-0563

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
2/11/11	FOR Review	SDW		XXXXXXXX	XXX		XXXXXXXX	XXX

Right of Way Plans			
Title Sheet			
Project Number: C 200-007			
Project Location: SH 172, CR 513 & CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date:	Subset Sheets	Sheet No.
18237	12-16-10	1.01 of 1.01	1.01

# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

## RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. C 200-007

### SH 172 OXFORD INTERSECTION SAFETY IMPROVEMENTS LA PLATA COUNTY

Sections 21, 22, 27, 28, Township 34N, Range 8W, NMPM

R.O.W. Length of Project = 0.750 Miles  
Const. Length of Project = 0.750 Miles  
R8W

**SHEET NO.**

- 1.01
- 2.01-2.02
- 3.01-3.03
- 4.01-4.02
- 5.01-5.05
- 6.01

**INDEX OF SHEETS**

- (1) Title Sheet
- (2) Tabulation of Properties
- (1) Project Control Diagram
- (3) Land Survey Control Diagram
- (2) Monumentation Sheets
- (5) Plan Sheets
- (1) Ownership Map
- (15) Total Sheets

Scales of Original 24x36 Drawings  
Plan Sheets 1"=30'  
Ownership Map 1"=100'

Basis of Bearings: The monumented westerly line of lot 1 of Solar Acres Subdivision as shown here and assumed as being N00°03'04"E

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 Alta Commitments prepared by Stewart Title of Durango, CO for Pinnacle Surveying.

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.

DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: \_\_\_\_\_ DATE \_\_\_\_\_

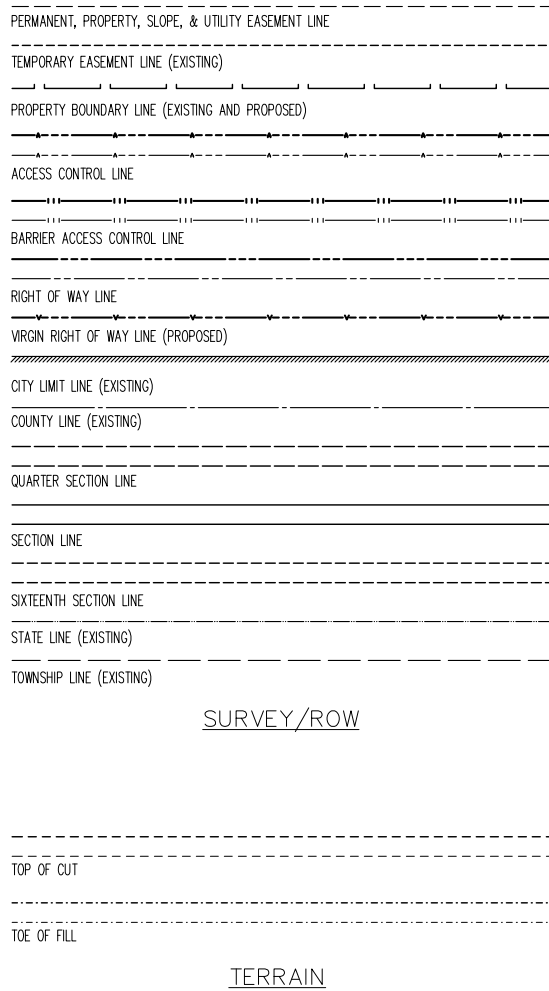
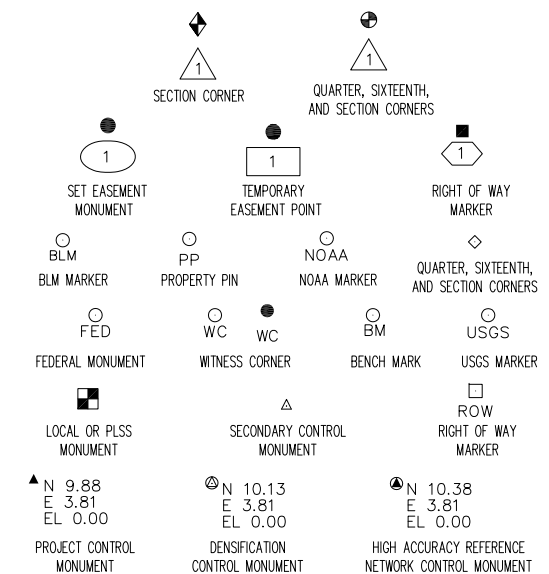
DIVISION ADMINISTRATOR

**SURVEYOR'S STATEMENT (ROW Plan)**

I, Thomas E. Au, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was made under my direct supervision and checking, that it is in accordance with applicable standards of practice and that it is true and correct to the best of my knowledge and belief.

Thomas E. Au PLS 34996  
Date \_\_\_\_\_  
For and on behalf of Pinnacle Surveying, Inc.

FOR PRELIMINARY REVIEW

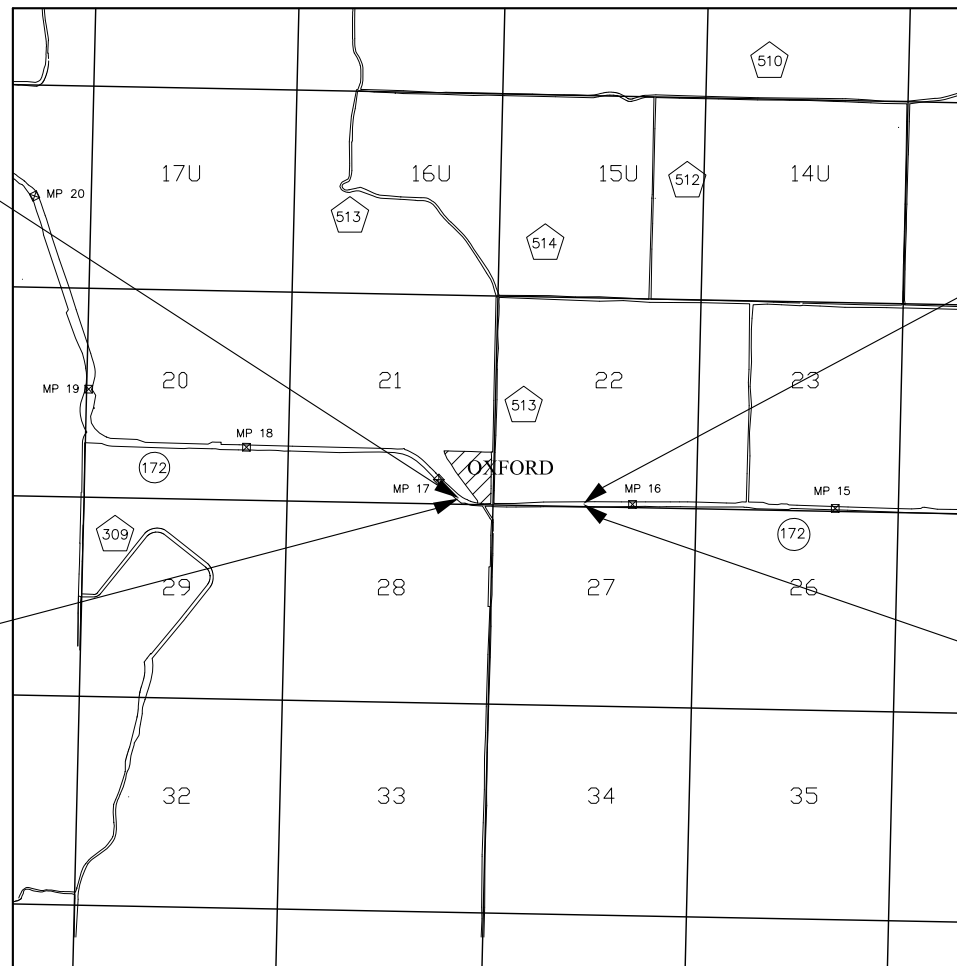


End Const Project Station: 30+87.31  
M.P.: 16.983

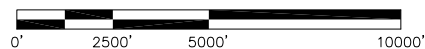
End Row Project Station: 30+87.31  
M.P.: 16.983

Begin Const Project Station: 0+10  
M.P.: 16.400

Begin ROW Project Station: 0+00.00  
M.P.: 16.398



PROJECT LOCATION MAP



1" = 5000'

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).

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Right of Way Plans			
Tabulation of Properties			
Project Number: C 200-007			
Project Location: SH 172, CR 513 & CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18237	12-16-10	2.01 of 2.02	2.01

**Sheet 1 - Tabulation of Properties**

Parcel No.	Owner	Mailing Address	Location	Area In Acres (Square Feet)					Book and Page No. And/Or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
1	Betty J. Lamke	8257 St Hwy 172 Ignacio, CO 81137	8257 St Hwy 172 Ignacio, CO 81137	38.240							
			Sec. 27 T. 34 N., R. 8 W., N.M.P.M.								
TE-1	(same as above)	(same as above)	(same as above)	0.057 (2501)						Temporary easement required for driveway reconstruction	
2	Oxford Grange #482 Inc. c/o John Olbart	Route 1 Box 145 Ignacio, CO 81137	8018 St Hwy 172 Ignacio, CO 81137	1.200							
			Sec. 22, T. 34 N., R. 8 W., N.M.P.M.								
2	(same as above)	(same as above)	(same as above)	0.061 (2664)							
PE-2	(same as above)	(same as above)	(same as above)	0.006 (273)						Permanent easement required for maintenance to slopes and irrigation culvert	
TE-2	(same as above)	(same as above)	(same as above)	0.457 (19909)						Temporary easement required for driveway and parkinglot reconstruction	
3	Frederick Bruce Miller	22 CR 513 Ignacio, CO 81137	22 CR 513 Ignacio, CO 81137	3.100							
			Tract B TR B, CAT. 1, PROJ 81-156								
3a	(same as above)	(same as above)	(same as above)	0.119 (5188)						ROW to be acquired	
3b	(same as above)	(same as above)	(same as above)	0.019 (840)							
TE-3a	(same as above)	(same as above)	(same as above)	0.034 (1479)						Temporary easement required for slope construction	
TE-3b	(same as above)	(same as above)	(same as above)	0.070 (3050)						Temporary easement required for driveway construction	
4	Steven J. Ashburn	1988 St Hwy 172 Durango, CO 81303	7874 St Hwy 172 Ignacio, CO 81137	1.410							
			Sec. 21, T. 34 N., R. 8 W.,								
4	(same as above)	(same as above)	(same as above)	0.238 (10374)						ROW to be acquired	
TE-4	(same as above)	(same as above)	N.M.P.M. (same as above)	0.062 (2705)						Temporary easement required for building demolition	
5	Travis and Shalako Dagley	7909 St Hwy 172 Ignacio, CO 81137	7909 St Hwy 172 Ignacio, CO 81137	3.000							
			Sub. Solar Acres, Lot 1, Sec. 27,								
5	(same as above)	(same as above)	T. 34 N., R. 8 W., N.M.P.M. (same as above)	0.258 (11229)						ROW to be acquired	
TE-5	(same as above)	(same as above)	(same as above)	0.316 (13770)						Temporary easement required for driveway reconstruction	

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SURVEYOR'S STATEMENT (ROW Plan)	
I, Thomas E. Au, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was made under my direct supervision and checking, that it is in accordance with applicable standards of practice and that it is true and correct to the best of my knowledge and belief.	
<b>FOR PRELIMINARY REVIEW</b>	
Thomas E. Au PLS 34996	_____
Date	_____
For and on behalf of Pinnacle Surveying, Inc.	

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Right of Way Plans			
Tabulation of Properties			
Project Number: C 200-007			
Project Location: SH 172, CR 513 & CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18237	12-16-10	2.02 of 2.02	2.02

**Sheet 2 - Tabulation of Properties**

Parcel No.	Owner	Mailing Address	Location	Area In Square Feet					Book and Page No. And/Or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
6	Public Service Company of Colorado	550 15th Street #700 Denver, CO 80202	Sect 28 T34N R8W Lot 2 Prda Mes Project Sec. 28, T. 34 N., R. 8 W.,	0.632							
6	(same as above)	(same as above)	N.M.P.M, aka Lot 2 (same as above)	0.632 (27534)						ROW to be acquired	
7	Arthur Ray Jr. and Crystal L Prda	7771 St Hwy 172 Ignacio, CO 81137	7771 St Hwy 172 Ignacio, CO 81137 Sec. 28, T. 34 N., R. 8 W.,	18.729							
7	(same as above)	(same as above)	N.M.P.M, aka lot 1 (same as above)	0.136 (5908)						Temporary easement required for driveway reconstruction	
TE-7	(same as above)	(same as above)	N.M.P.M, aka lot 1 (same as above)	0.205 (8926)						Permanent Easement required for slope constuction and maintenance	
8	Los Pinos Fire Protection	2130 CR 309A Ignacio, CO 81137	Sec 21, T. 34 N., R. 8 W., N.M.P.M. SE/4	2.000							
TE-8a	(same as above)	(same as above)	(same as above)	0.22 (9591)						Temporary easement required for driveway reconstruction	
TE-8b	(same as above)	(same as above)	(same as above)	0.007 (291)							
TE-8c	(same as above)	(same as above)	(same as above)	0.014 (600)							
9	Robert J Jr & Kara L Wyatt	102 Solar Drive Ignacio, CO 81137	Sec 27, T. 34 N., R 8 W., Lot 5 Solar Acres Subdivision	3.00							
TE-9	(same as above)	(same as above)	(same as above)	0.017 (755)						Temporary easement required for drainage culverts	
10	Diedrich S & N Bonita LuImann	93 Solar Drive Ignacio, CO 81137	Sec 27, T. 34 N., R 8 W., Lot 4 Solar Acres Subdivision	3.00							
TE-10	(same as above)	(same as above)	(same as above)	0.050 (2180)						Temporary easement required for drainage culverts	
11	Richard N & Karen L Huxley	63 Solar Drive Ignacio, CO 81137	Sec 27, T. 34 N., R 8 W., Lot 4 Solar Acres Subdivision	3.00							
TE-11	(same as above)	(same as above)	(same as above)	0.056 (2457)						Temporary easement required for drainage culverts	
12	Allen G & Cyndi G Phelps	7742 St Hwy 172 Ignacio, CO 81137	Sec 21, T. 34 N., R 8 W., Lot 8 Blk 8 Oxford	9.20							
TE-12	(same as above)	(same as above)	(same as above)	0.632 (27543)						Temporary easement required for drainage culverts	
13	Vega West Inc.	PO Box 1946 Durango, CO 81302	Sec 22, T. 34 N., R 8 W., Parcel 2, Horn Minor	6.44							
TE-13	(same as above)	(same as above)	(same as above)	0.051 (2200)						Temporary easement required for driveway reconstruction	

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**SURVEYOR'S STATEMENT (ROW Plan)**

I, Thomas E. Au, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was made under my direct supervision and checking, that it is in accordance with applicable standards of practice and that it is true and correct to the best of my knowledge and belief.

**FOR PRELIMINARY REVIEW**

Thomas E. Au PLS 34996  
Date \_\_\_\_\_  
For and on behalf of Pinnacle Surveying, Inc.

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

Project Control Diagram			
Project Number: C 200-007			
Project Location: SH 172, CR 513, CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date:	Subset Sheets	Sheet No.
18237	12-16-10	1 of 1	1

# PROJECT CONTROL DIAGRAM

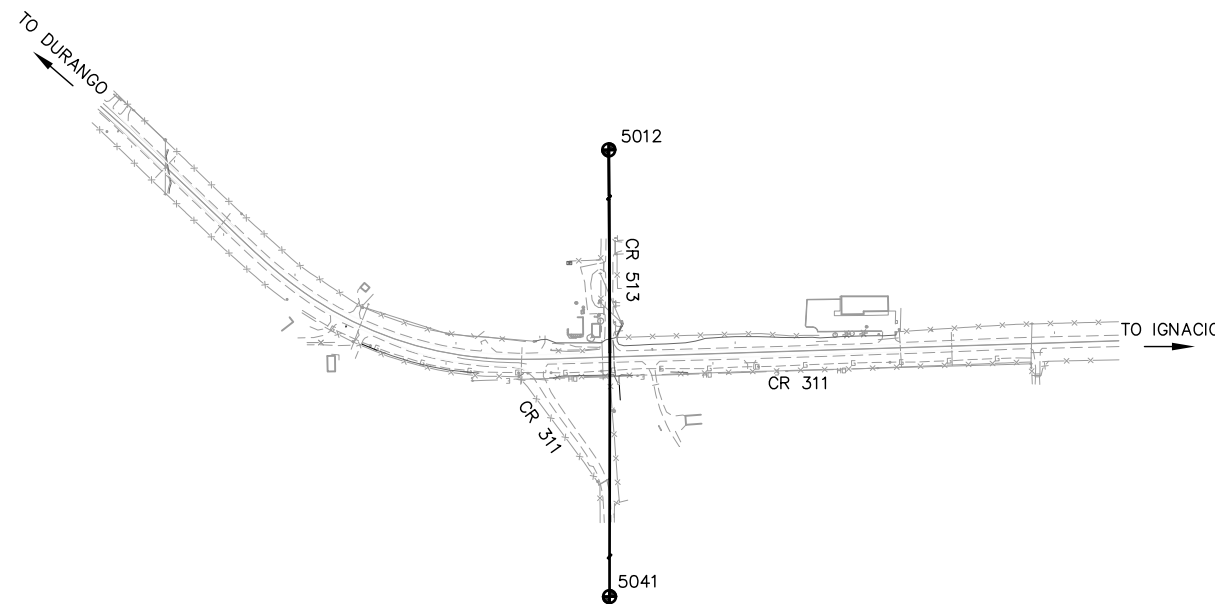
Name	Latitude (N)	Longitude (W)	Elip Height (NAVD88)	NAD 83 (XX) Zone XXXX		Project Coordinates (feet)			Mile Post	Direction from Centerline
				SP Northing (m)	SP Easting (m)	Northing	Easting	Elevation		
5012	37°10' 22.20652" N	107°42' 49.76545" W	6564.35			100324.06	198712.38	6620.28	16.690	Right
5041	37°09' 42.52524" N	107°42' 49.72458" W	6589.10			96309.37	198715.50	6645.02	16.690	Left

## BASIS OF BEARING

Bearings are based on the Westerly Line of Lot 1 of Solar Acres Subdivision, as shown hereon and assumed as being N 00°03'04" E

## COORDINATE INFORMATION

Project coordinates are on an assumed Datum with Point Number 5012 being 100324.06 North, 198712.38 East and Point Number 5041 being 96309.37 North, 198715.50 East



## VERTICAL CONTROL

Use the elevation of Point 5038, found 3 1/4" Disk in Concrete Cylinder Stamped State Highway Dept.

Elevations are based on an assumed datum.

## MONUMENTS

CDOT ROW Monuments shall be CDOT Type I Monuments, which are a 3 1/4" Aluminum Cap on a 3/4" Finned Road Stamped "PLS 34996"

La Plata County ROW Monuments shall be CDOT Type 6 Monuments, which are a 2" Aluminum Cap on a 5/8" Rebar Stamped "PIS 34996"

## GENERAL NOTES

- This Project Control Diagram is for the use of the Colorado Department of Transportation. The survey is not a complete boundary survey.
- No guarantee as to the accuracy of the information contained on the plat is either stated or implied unless this copy bears an original signature and stamp of the professional surveyor named hereon.
- NOTICE: According to Colorado law you must commence any legal action with in 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.
- All coordinates listed are PROJECT COORDINATES only. Coordinates are carried out to 3 decimal places for calculation purposes and do not represent survey precision. Survey precision meets or exceeds C.D.O.T. "A" order precision.

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.

<p><b>SURVEYOR'S STATEMENT (Project Control Diagram)</b></p> <p>I, Thomas E. Au, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was made under my direct supervision and checking, that it is in accordance with applicable standards of practice and that it is true and correct to the best of my knowledge and belief.</p> <p style="text-align: center; color: red; font-size: 24px; font-weight: bold;">FOR PRELIMINARY REVIEW</p> <p>Thomas E. Au PLS 34996  Date _____  For and on behalf of Pinnacle Surveying, Inc.</p>		
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Land Survey Control Diagram			
Project Number: C 200-007			
Project Location: SH 172, CR 513, CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date:	Subset Sheets	Sheet No.
18237	12-16-10	3.01 of 3.03	3.01

# DEPARTMENT OF TRANSPORTATION

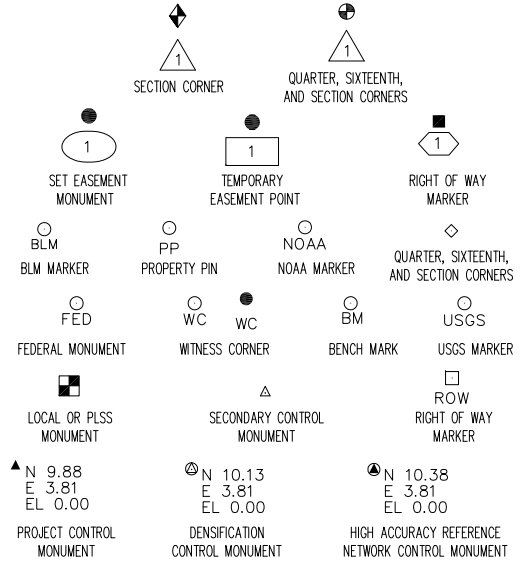
## STATE OF COLORADO

### LA PLATA COUNTY

SHEET NO.	INDEX OF SHEETS
3.01	(1) Title Sheet
3.02	(1) Monument Coordinate Table
3.03	(1) Plan Sheet
	(3) Total Sheets

### LAND SURVEY CONTROL DIAGRAM

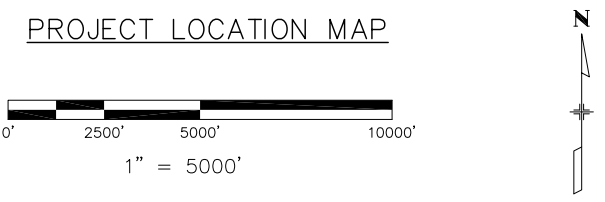
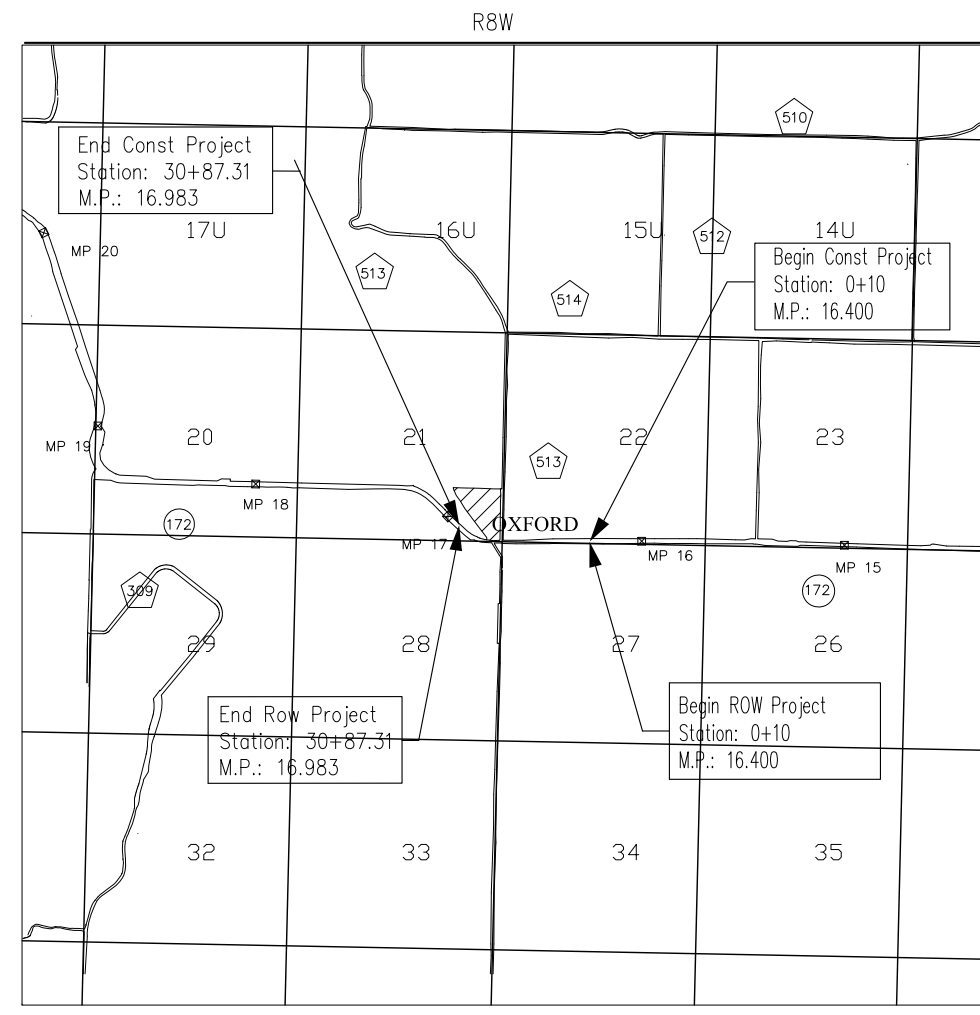
State Highway 172 MP 16.400 to 16.983  
Sections 21, 22, 27, 28, Township 34N, Range 8W, NMPM  
County of La Plata



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:**

- 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 determination has been made 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 Alta Commitments prepared by Stewart Title of Durango, CO for Pinnacle Surveying.
- 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.
- 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: The monumented westerly line of Lot 1 of Solar Acres Subdivision as shown here and assumed as being N00°03'04"E

Basis of Elevations: Use the elevation of Point 5038, found 3 1/4" Disk in Concrete Cylinder Stamped State Highway Dept.

Elevations are based on an assumed datum.

COORDINATE DATUM: Project Coordinates are on an assumed datum with Point Number 5012 being 100324.06 North, 198712.38 East and Point Number 5041 being 96309.37 North, 198715.50 East

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**FOR PRELIMINARY REVIEW**

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Thomas E. Au PLS 34996  
Date: \_\_\_\_\_  
For and on behalf of Pinnacle Surveying, Inc.

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Land Survey Control Diagram Monument Coordinate Tables			
Project Number: C 200-007			
Project Location: SH 172, CR 513, CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
18237	12-16-10	3.02 of 3.03	3.02

Found Boundary Monument Coordinate Table				
Point No.	Northing	Easting	Elevation	Point Description
5000	99056.43	200036.33	6622.32	Found 2" Aluminum Cap on a 5/8" Rebar Stamped "Animas Surveying and Mapping PLS 28265"
5001	98937.08	200036.61	NA	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "Smith PE LS 8974"
5002	98130.92	200039.48	6606.27	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "Smith PE LS 8974"
5003	98934.65	199965.37	6621.25	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "Smith PE LS 8974"
5004	99033.30	199628.74	NA	Found 2" Aluminum Cap on a 5/8" Rebar Stamped "Animas Surveying and Mapping PLS 28265"
5005	99026.43	199507.26	NA	Found 5/8" Rebar - No Cap
5006	99019.32	199276.58	6616.98	Found 5/8" Rebar with Plastic Cap Stamped "Tobin 8684"
5007	99152.15	199276.23	6613.02	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "Daggett S I Colo No 20693"
5008	99275.11	199276.26	NA	Nothing Found or Set
5009	99625.30	199275.91	6615.27	Found 2" Aluminum Cap on a 5/8" Rebar Stamped "Animas Surveying and Mapping PLS 28265"
5010	99026.95	199193.25	NA	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "CDHWROW"
5011	98904.25	199071.26	6610.61	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "Smith PE LS 8974"
5012	100324.06	198712.38	6620.28	Found 2 1/2" Illegible Aluminum Cap in Center of Gravel Road
5013	98966.78	198719.07	NA	Position for Section Corner Per Reception Numbers 802712 & 422749 and Monument Record Filed by LS on August 4, 1977. Nothing Found or Set
5014	98952.21	198710.19	6603.83	Found 2 1/2" Aluminum Cap Flush with Pavement Stamped "Powers Elevation LS 23501" and as shown
5015	98893.40	198718.99	6599.47	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "Smith PE LS 8974"
5016	98893.72	198749.19	6599.63	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "Smith PE LS 8974"
5017	98498.74	198748.83	6593.59	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "Smith PE LS 8974"
5018	98898.28	198585.39	6598.15	Found 1 1/2" Aluminum Cap Stamped "TVP 400"
5019	98890.30	198577.54	6598.27	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5020	98890.73	198530.70	6598.12	Found 5/8" Rebar - No Cap
5021	98870.49	198540.86	6597.76	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5022	98837.68	198559.24	NA	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5023	98797.14	198587.38	NA	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5024	98733.48	198633.23	6594.00	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5025	98675.59	198674.70	6593.01	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5026	98621.00	198709.14	6592.70	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5027	98597.75	198718.66	6592.78	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5028	98528.16	198718.48	NA	Found 5/8" Rebar - No Cap
5029	98608.92	198649.05	6591.95	Nothing Found or Set
5030	98607.37	198646.10	NA	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "Smith PE LS 8974"
5031	98642.28	198624.67	6591.93	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5032	98698.57	198584.51	6592.83	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5033	98762.59	198538.63	6592.60	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5034	98805.89	198508.31	6592.88	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5035	98842.27	198487.76	6592.77	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5036	98891.24	198463.06	6599.28	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5037	99012.53	198446.30	NA	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "9187"
5038	99013.02	198351.31	6595.84	Found 3 1/4" Disk in Concrete Cylinder Stamped "State Highway Dept"
5039	99063.62	198063.37	6601.36	Found 1/2" Rebar With a 1 1/4" x 1 1/2" Plate Welded on Top Stamped "5836"
5040	98966.83	197991.42	6598.09	Found 1 1/2" Aluminum Cap on a 5/8" Rebar Stamped "McCormack 22574"
5041	96309.37	198715.50	6645.02	Found 2 Aluminum Cap in Center of Gravel Road Stamped "LS 29025" and as shown
5042	98525.58	198720.70	6593.98	Found 5/8" Rebar - No Cap

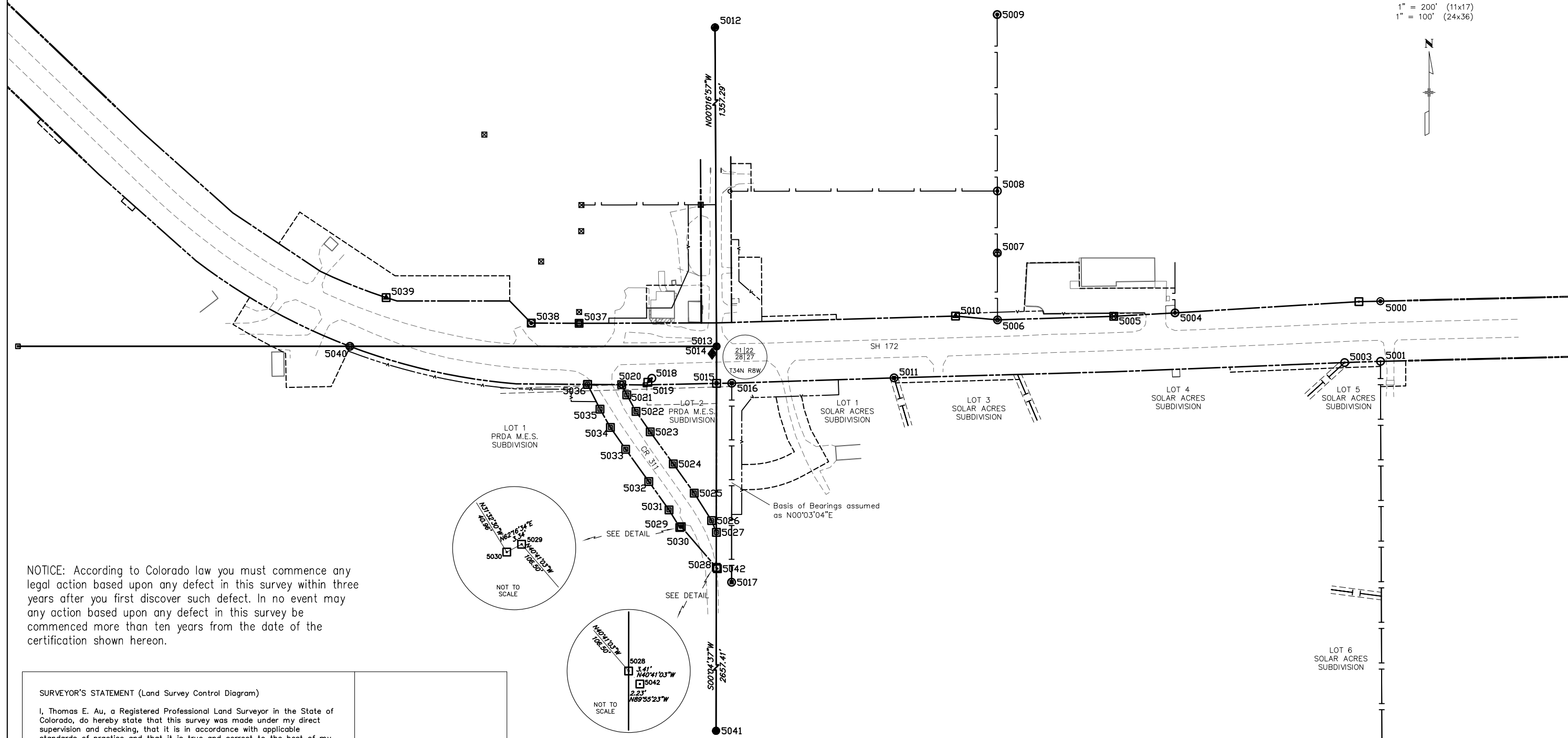
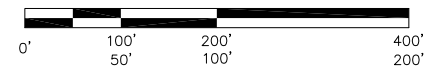
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<p>SURVEYOR'S STATEMENT (Land Survey Control Diagram)</p> <p>I, Thomas E. Au, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was made under my direct supervision and checking, that it is in accordance with applicable standards of practice and that it is true and correct to the best of my knowledge and belief.</p> <p style="text-align: center; color: red; font-size: 1.2em;"><b>FOR PRELIMINARY REVIEW</b></p> <p>_____  Thomas E. Au PLS 34996  Date _____  For and on behalf of Pinnacle Surveying, Inc.</p>	
---	--

**PINNACLE SURVEYING, INC.**  
P.O. BOX 1093  
BAYFIELD, CO 81122  
(970) 884-0563

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
2/11/11	FOR Review	SDW		XXXXXXX	XXX		XXXXXXX	XXX

Land Survey Control Diagram			
Plan Sheet			
Project Number: C 200-007			
Project Location: SH 172, CR 513, CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date:	Subset Sheets	Sheet No.
18237	12-16-10	3.03 of 3.03	3.03



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**SURVEYOR'S STATEMENT (Land Survey Control Diagram)**

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\_\_\_\_\_  
Thomas E. Au PLS 34996  
Date \_\_\_\_\_  
For and on behalf of Pinnacle Surveying, Inc.

FOR PRELIMINARY REVIEW

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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
2/11/11	FOR Review	SDW	mm/yy	XXXXXXXX	XXX	mm/yy	XXXXXXXX	XXX

Right of Way Plans Monumentation Sheet			
Project Number: C 200-007			
Project Location: SH 172, CR 513 & CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date:	Subset Sheets	Sheet No.
18237	12-16-10	4.01 of 4.02	4.01

**TABULATION OF R.O.W. MARKERS TO BE SET**

Point No.	Northing	Easting	Elevation	Description	Station	Offset
9098	99013.31	198688.92	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9099	99014.26	198748.83	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9100	99178.68	198748.02	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9101	99178.75	198763.02	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9102	99096.45	198763.39	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9103	99056.67	198808.59	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9104	99015.98	198808.83	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9107	98865.01	198789.17	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9108	98839.33	198769.14	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9109	98633.15	198769.00	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9110	98633.21	198748.95	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9111	98584.24	198668.91	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9112	98780.24	198669.09	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9113	98855.24	198624.15	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9114	98855.24	198548.80	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9115	98888.14	198531.20	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9116	99013.04	198605.25	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9132	99029.92	199569.06	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9133	99032.90	199568.89	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9134	99031.12	199367.99	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9135	99037.19	199366.62	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9136	99034.48	199276.54	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9137	99031.96	199193.24	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9139	98900.63	198960.61	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9140	98870.65	198961.59	0.00	Type 6, 2" Aluminum Cap on 5/8" Rebar Stamped "Pinnacle Surveying Inc PLS 34996"		
9096	99022.72	198505.22	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9097	99012.72	19505.25	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9117	99046.94	198580.71	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9118	99046.42	198630.73	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9119	99117.58	198660.57	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9120	99247.71	198659.54	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9121	99247.76	198684.53	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9122	98916.48	199510.58	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9123	98892.37	198324.24	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9124	99056.81	198308.62	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9125	99056.83	198084.95	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9126	99115.64	197932.90	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9127	99231.97	197758.91	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9128	99136.79	197685.88	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9129	99393.82	197577.24	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9130	99307.17	197494.28	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9131	99055.63	199993.75	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9142	98857.08	198480.29	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9143	98857.48	198430.59	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9144	98881.50	198430.79	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9145	98882.39	198321.27	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		
9146	98957.49	197987.87	0.00	Type 1, 3 1/4" Aluminum Cap on 3/4" Finned Road Stamped "PLS 34996"		

*QUANTITY OF MONUMENTS TO BE SET*

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	22									25
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT	7									
PROJECT POINTS										
WITNESS POST (REQUIRED)										

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SURVEYOR'S STATEMENT (ROW Plan)

I, Thomas E. Au, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was made under my direct supervision and checking, that it is in accordance with applicable standards of practice and that it is true and correct to the best of my knowledge and belief.

**FOR PRELIMINARY REVIEW**

\_\_\_\_\_  
Thomas E. Au PLS 34996  
Date \_\_\_\_\_  
For and on behalf of Pinnacle Surveying, Inc.

**PINNACLE SURVEYING, INC.**  
P.O. BOX 1093  
BAYFIELD, CO 81122  
(970) 884-0563

Sheet Revisions			Sheet Revisions			Sheet Revisions			Right of Way Plans Monumentation Sheet						
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials	Project Number:	Project Location:	Project Location:	Project Code:	Last Mod. Date:	Subest Sheets	Sheet No.
2/11/11	FOR Review	SDW		XXXXXXX	XXX		XXXXXXX	XXX	C 200-007	SH 172, CR 513 & CR 311	Oxford, CO	18237	12-16-10	4.02 of 4.02	4.02

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED						
Point No.	Northing	Easting	Elevation	Description	Station	Offset
9000	98888.26	200086.47	0	Temp Easement		
9001	98938.28	200086.61	0	Temp Easement		
9002	98887.06	200036.67	0	Temp Easement		
9003	98927.49	200036.52	0	Temp Easement		
9004	98924.19	199953.85	0	Temp Easement		
9005	98915.57	199738.39	0	Temp Easement		
9006	98925.57	199737.97	0	Temp Easement		
9012	99082.54	199628.76	0	Temp Easement		
9013	99082.42	199506.81	0	Temp Easement		
9014	99081.65	199439.09	0	Temp Easement		
9015	99133.91	199438.53	0	Temp Easement		
9016	99132.54	199334.63	0	Temp Easement		
9017	99036.07	199329.20	0	Temp Easement		
9018	98911.06	199316.16	0	Temp Easement		
9019	98901.18	199320.41	0	Temp Easement		
9020	98894.32	199074.18	0	Temp Easement		
9021	99020.20	198956.80	0	Temp Easement		
9022	99030.20	198956.48	0	Temp Easement		
9023	99025.98	198808.91	0	Temp Easement		
9024	98868.23	198887.58	0	Temp Easement		
9025	98842.38	198892.75	0	Temp Easement		
9026	98800.08	198906.93	0	Temp Easement		
9027	98737.96	198941.31	0	Temp Easement		
9028	98710.58	198891.85	0	Temp Easement		
9029	98682.43	198782.88	0	Temp Easement		
9030	98682.44	198768.99	0	Temp Easement		
9034	98732.43	198769.04	0	Temp Easement		
9035	98732.43	198782.88	0	Temp Easement		
9036	98754.33	198867.63	0	Temp Easement		
9037	98757.49	198873.35	0	Temp Easement		
9038	98781.51	198860.06	0	Temp Easement		
9039	98829.66	198844.30	0	Temp Easement		
9040	98866.57	198836.92	0	Temp Easement		
9042	99087.96	198580.01	0	Temp Easement		
9043	99088.21	198657.35	0	Temp Easement		
9044	99106.81	198308.62	0	Temp Easement		
9045	99106.83	198081.03	0	Temp Easement		
9046	99233.16	197892.06	0	Temp Easement		
9047	99170.81	197850.38	0	Temp Easement		
9048	98966.84	197963.98	0	Temp Easement		
9049	98966.85	197836.47	0	Temp Easement		
9050	98953.05	197863.79	0	Temp Easement		
9051	98885.28	197865.17	0	Temp Easement		
9052	98887.09	197954.37	0	Temp Easement		
9053	99010.33	197759.57	0	Temp Easement		
9054	99063.97	197792.42	0	Temp Easement		
9055	99243.10	197566.33	0	Temp Easement		

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED						
Point No.	Northing	Easting	Elevation	Description	Station	Offset
9056	99235.62	197559.68	0	Temp Easement		
9057	99254.94	197537.96	0	Temp Easement		
9058	99262.41	197544.61	0	Temp Easement		
9059	99376.66	197421.69	0	Temp Easement		
9060	99369.44	197414.77	0	Temp Easement		
9061	99410.90	197371.47	0	Temp Easement		
9062	99418.13	197378.38	0	Temp Easement		
9065	99143.70	198763.29	0	Temp Easement		
9066	99143.70	198808.20	0	Temp Easement		
9067	99274.52	198747.55	0	Temp Easement		
9068	99274.56	198787.55	0	Temp Easement		
9069	99329.56	198787.28	0	Temp Easement		
9070	99329.52	198747.28	0	Temp Easement		

TABULATION OF PERMANANT EASEMENT POINTS TO BE STAKED						
Point No.	Northing	Easting	Elevation	Description	Station	Offset
9007	98921.57	199638.04	0	Permanant Easement		
9008	98906.58	199638.64	0	Permanant Easement		
9009	98905.98	199623.65	0	Permanant Easement		
9010	98920.97	199623.05	0	Permanant Easement		
9011	99048.32	199628.75	0	Permanant Easement		
9063	99047.27	199610.26	0	Permanant Easement		
9064	99032.28	199610.74	0	Permanant Easement		

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**SURVEYOR'S STATEMENT (ROW Plan)**

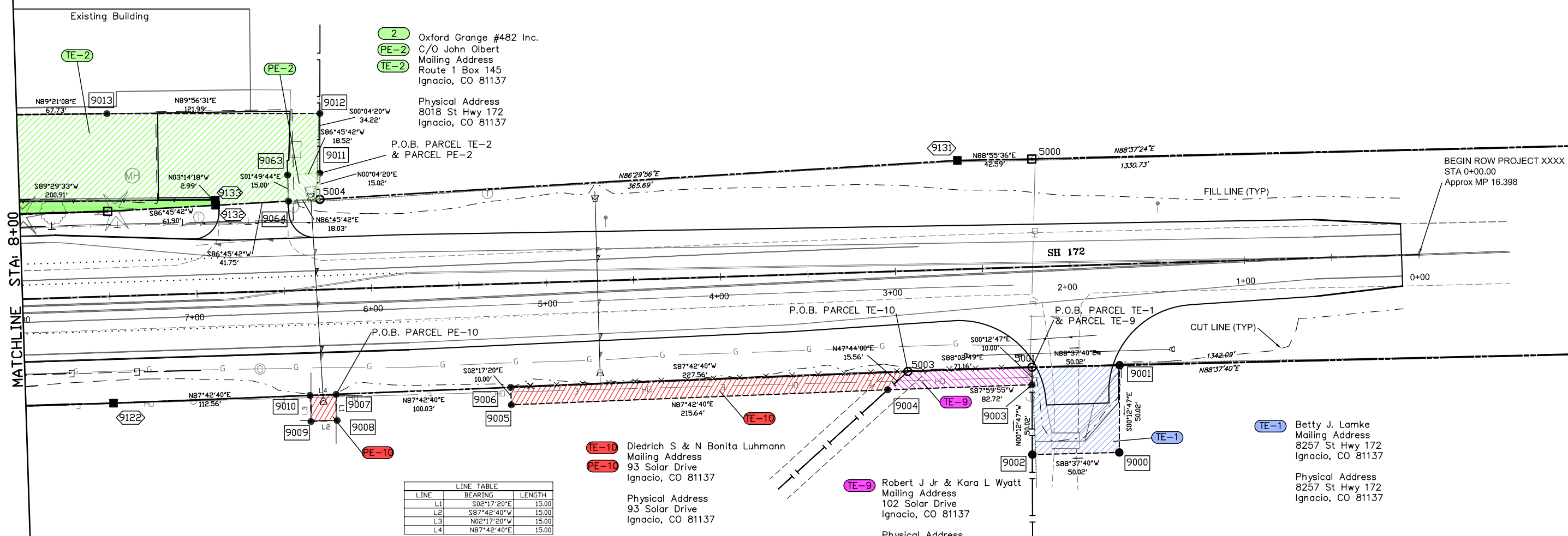
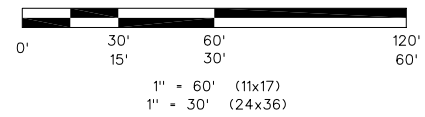
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**FOR PRELIMINARY REVIEW**

Thomas E. Au PLS 34996  
Date \_\_\_\_\_  
For and on behalf of Pinnacle Surveying, Inc.

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
2/11/11	FOR Review	SDW		XXXXXXX	XXX		XXXXXXX	XXX

Right of Way Plans			
Plan Sheet			
Project Number: C 200-007			
Project Location: SH 172, CR 513 & CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:
18237	12-16-10	5.01 of 5.05	5.01



LINE	BEARING	LENGTH
L1	S02°17'20"E	15.00
L2	S87°42'40"W	15.00
L3	N02°17'20"W	15.00
L4	N87°42'40"E	15.00

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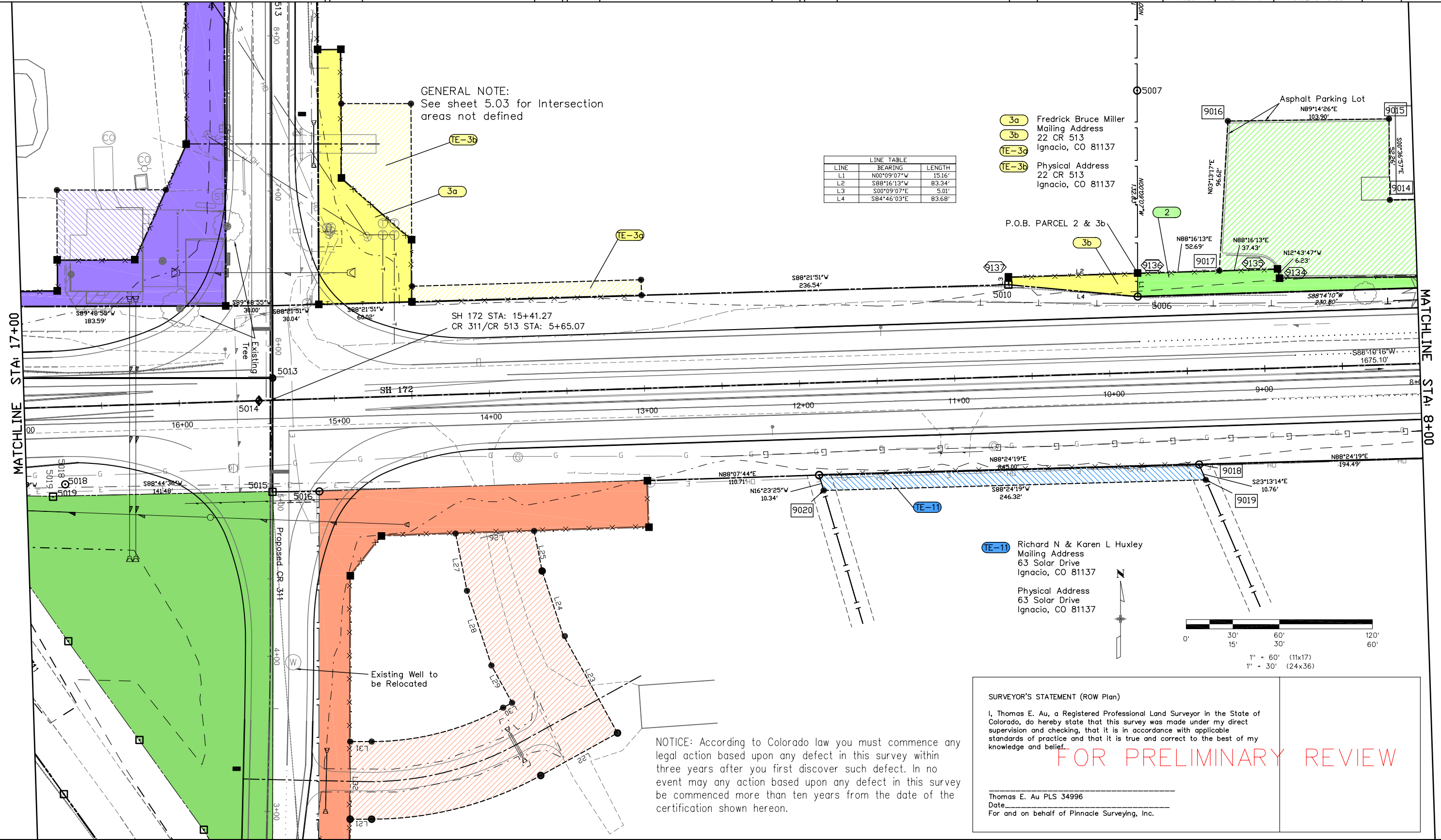
**FOR PRELIMINARY REVIEW**

Thomas E. Au PLS 34996  
Date \_\_\_\_\_  
For and on behalf of Pinnacle Surveying, Inc.

**PINNACLE SURVEYING, INC.**  
 P.O. BOX 1093  
 BAYFIELD, CO 81122  
 (970) 884-0563

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
2/11/11	FOR Review	SDW		XXXXXXX	XXX		XXXXXXX	XXX

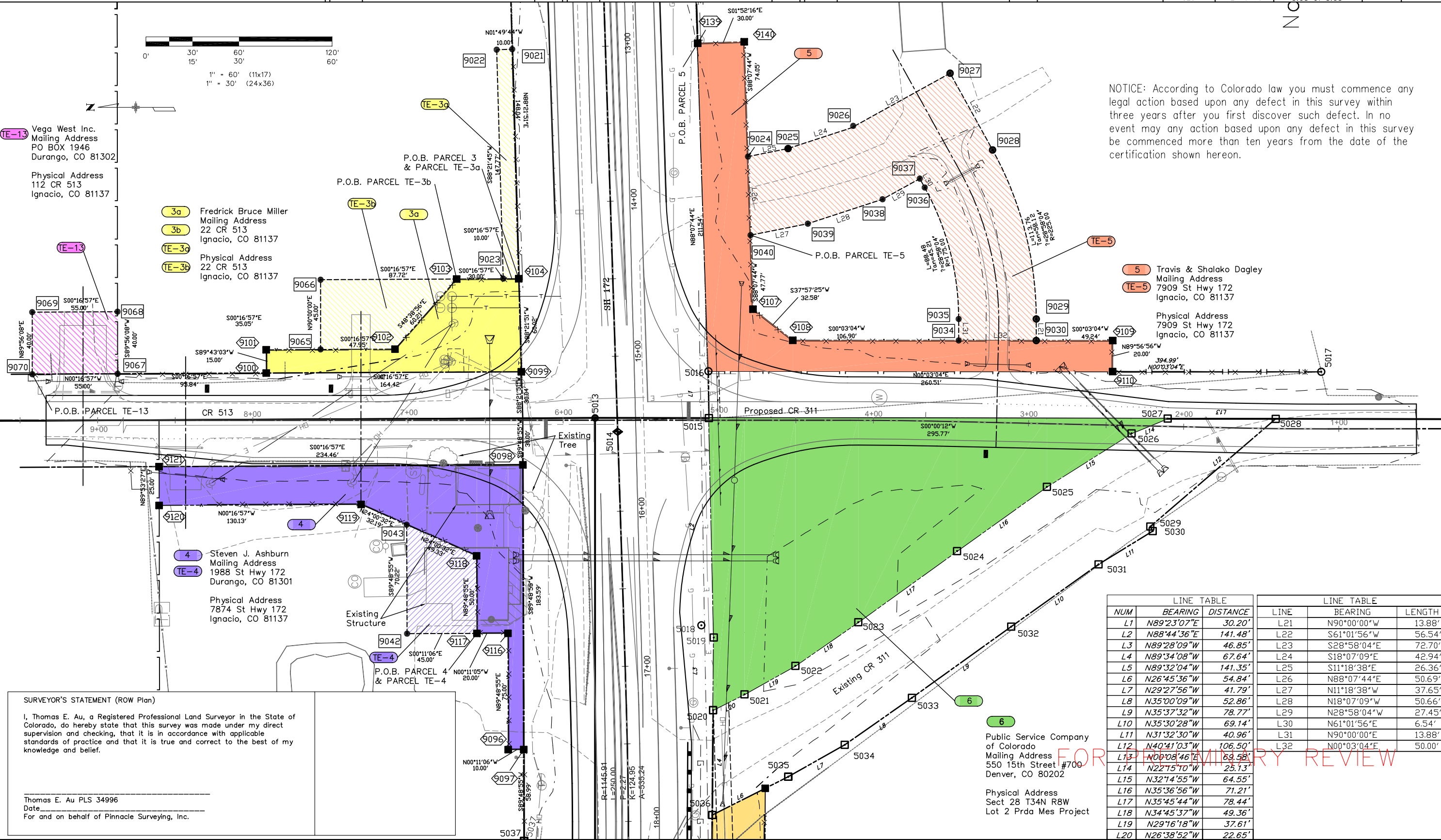
Right of Way Plans			
Plan Sheet			
Project Number: C 200-007			
Project Location: SH 172, CR 513 & CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date:	Subset Sheets	Sheet No.
18237	12-16-10	5.02 of 5.05	5.02



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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
2/11/11	FOR Review	SDW		XXXXXXX	XXX		XXXXXXX	XXX

Right of Way Plans			
Plan Sheet			
Project Number: C 200-007			
Project Location: SH 172, CR 513 & CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date:	Subset Sheets	Sheet No.
18237	12-16-10	5.03 of 5.05	5.03



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**TE-13** Vega West Inc.  
 Mailing Address  
 PO BOX 1946  
 Durango, CO 81302

Physical Address  
 112 CR 513  
 Ignacio, CO 81137

**3a** Fredrick Bruce Miller  
 Mailing Address  
 22 CR 513  
 Ignacio, CO 81137

**3b** Physical Address  
 22 CR 513  
 Ignacio, CO 81137

**5** Travis & Shalako Dagley  
 Mailing Address  
 7909 St Hwy 172  
 Ignacio, CO 81137

Physical Address  
 7909 St Hwy 172  
 Ignacio, CO 81137

**4** Steven J. Ashburn  
 Mailing Address  
 1988 St Hwy 172  
 Durango, CO 81301

Physical Address  
 7874 St Hwy 172  
 Ignacio, CO 81137

**6** Public Service Company of Colorado  
 Mailing Address  
 550 15th Street #700  
 Denver, CO 80202

Physical Address  
 Sect 28 T34N R8W  
 Lot 2 Prda Mes Project

**SURVEYOR'S STATEMENT (ROW Plan)**

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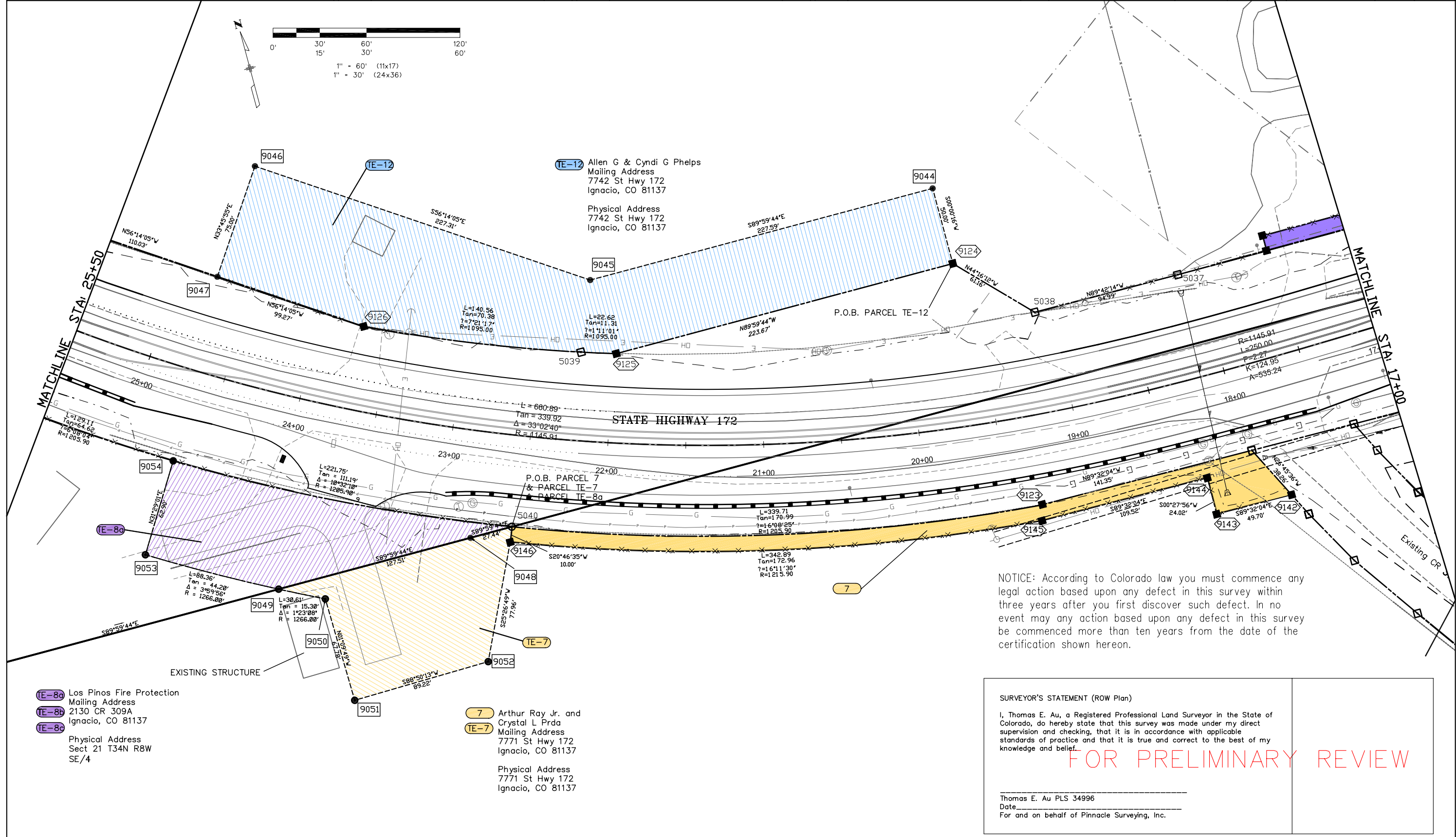
Thomas E. Au PLS 34996  
 Date \_\_\_\_\_  
 For and on behalf of Pinnacle Surveying, Inc.

LINE TABLE			LINE TABLE		
NUM	BEARING	DISTANCE	LINE	BEARING	LENGTH
L1	N89°23'07"E	30.20'	L21	N90°00'00"W	13.88'
L2	N88°44'36"E	141.48'	L22	S61°01'56"W	56.54'
L3	N89°28'09"W	46.85'	L23	S28°58'04"E	72.70'
L4	N89°34'08"W	67.64'	L24	S18°07'09"E	42.94'
L5	N89°32'04"W	141.35'	L25	S11°18'38"E	26.36'
L6	N26°45'36"W	54.84'	L26	N88°07'44"E	50.69'
L7	N29°27'56"W	41.79'	L27	N11°18'38"W	37.65'
L8	N35°00'09"W	52.86'	L28	N18°07'09"W	50.66'
L9	N35°37'32"W	78.77'	L29	N28°58'04"W	27.45'
L10	N35°30'28"W	69.14'	L30	N61°01'56"E	6.54'
L11	N31°32'30"W	40.96'	L31	N90°00'00"E	13.88'
L12	N40°41'03"W	106.50'	L32	N00°03'04"E	50.00'
L13	N08°08'46"E	69.58'			
L14	N22°15'10"W	25.13'			
L15	N32°14'55"W	64.55'			
L16	N35°36'56"W	71.21'			
L17	N35°45'44"W	78.44'			
L18	N34°45'37"W	49.36'			
L19	N29°16'18"W	37.61'			
L20	N26°38'52"W	22.65'			

**PINNACLE SURVEYING, INC.**  
 P.O. BOX 1093  
 BAYFIELD, CO 81122  
 (970) 884-0563

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
2/11/11	FOR REVIEW	SDW		XXXXXXXX	XXX		XXXXXXXX	XXX

Right of Way Plans			
Plan Sheet			
Project Number: C 200-007			
Project Location: SH 172, CR 513 & CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date:	Subset Sheets	Sheet No.
18237	12-16-10	5.04 of 5.05	5.04



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'S STATEMENT (ROW Plan)**

I, Thomas E. Au, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this survey was made under my direct supervision and checking, that it is in accordance with applicable standards of practice and that it is true and correct to the best of my knowledge and belief.

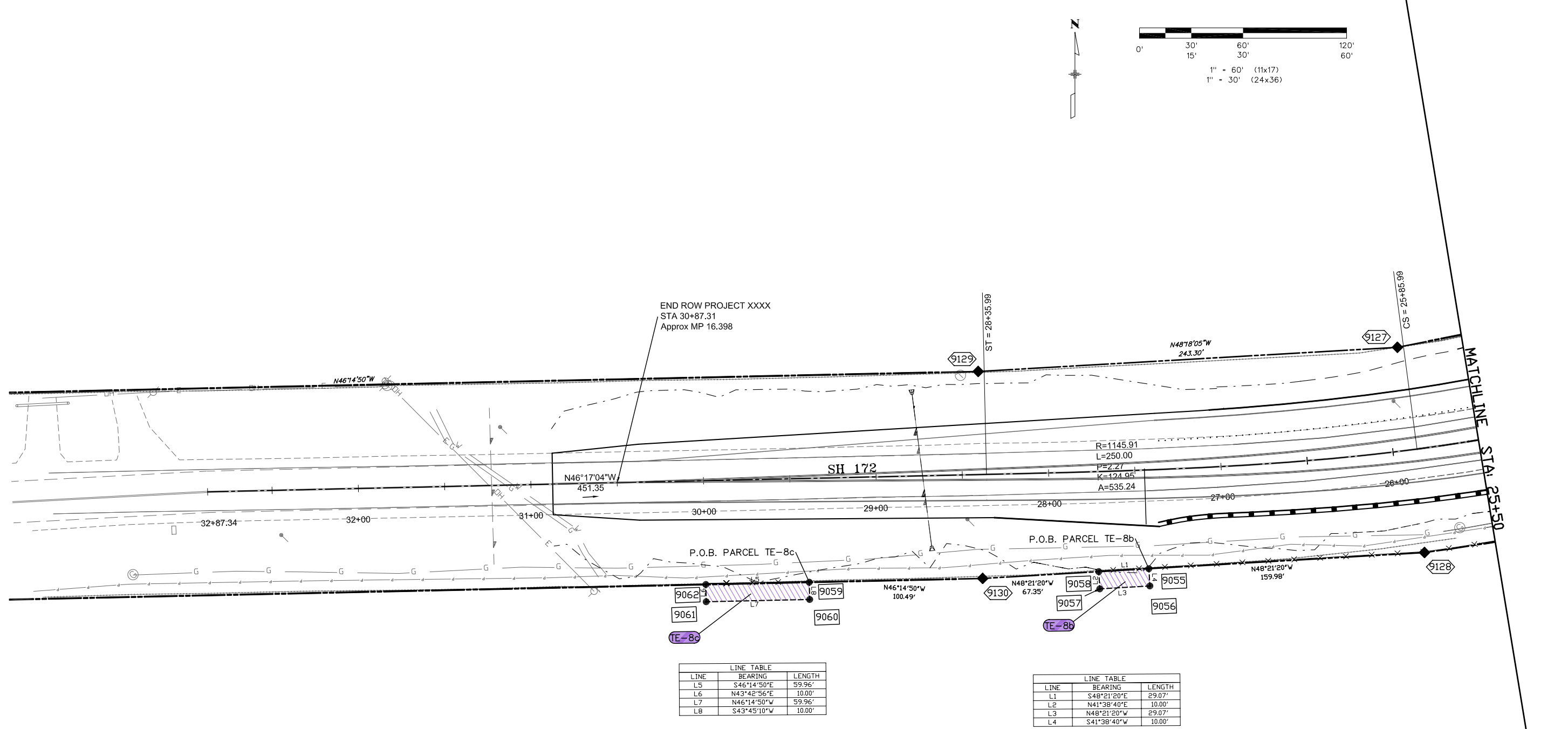
**FOR PRELIMINARY REVIEW**

Thomas E. Au PLS 34996  
 Date \_\_\_\_\_  
 For and on behalf of Pinnacle Surveying, Inc.

**PINNACLE SURVEYING, INC.**  
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BAYFIELD, CO 81122  
(970) 884-0563

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
2/11/11	FOR Review	SDW		XXXXXXX	XXX		XXXXXXX	XXX

Right of Way Plans			
Plan Sheet			
Project Number: C 200-007			
Project Location: SH 172, CR 513 & CR 311			
Project Location: Oxford, CO			
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:
18237	12-16-10	5.05 of 5.05	5.05



LINE	BEARING	LENGTH
L5	S46°14'50"E	59.96'
L6	N43°42'56"E	10.00'
L7	N46°14'50"W	59.96'
L8	S43°45'10"W	10.00'

LINE	BEARING	LENGTH
L1	S48°21'20"E	29.07'
L2	N41°38'40"E	10.00'
L3	N48°21'20"W	29.07'
L4	S41°38'40"W	10.00'

**TE-8c** Los Pinos Fire Protection  
Mailing Address  
2130 CR 309A  
Ignacio, CO 81137

**TE-8b**

**TE-8c** Physical Address  
Sect 21 T34N R8W  
SE/4

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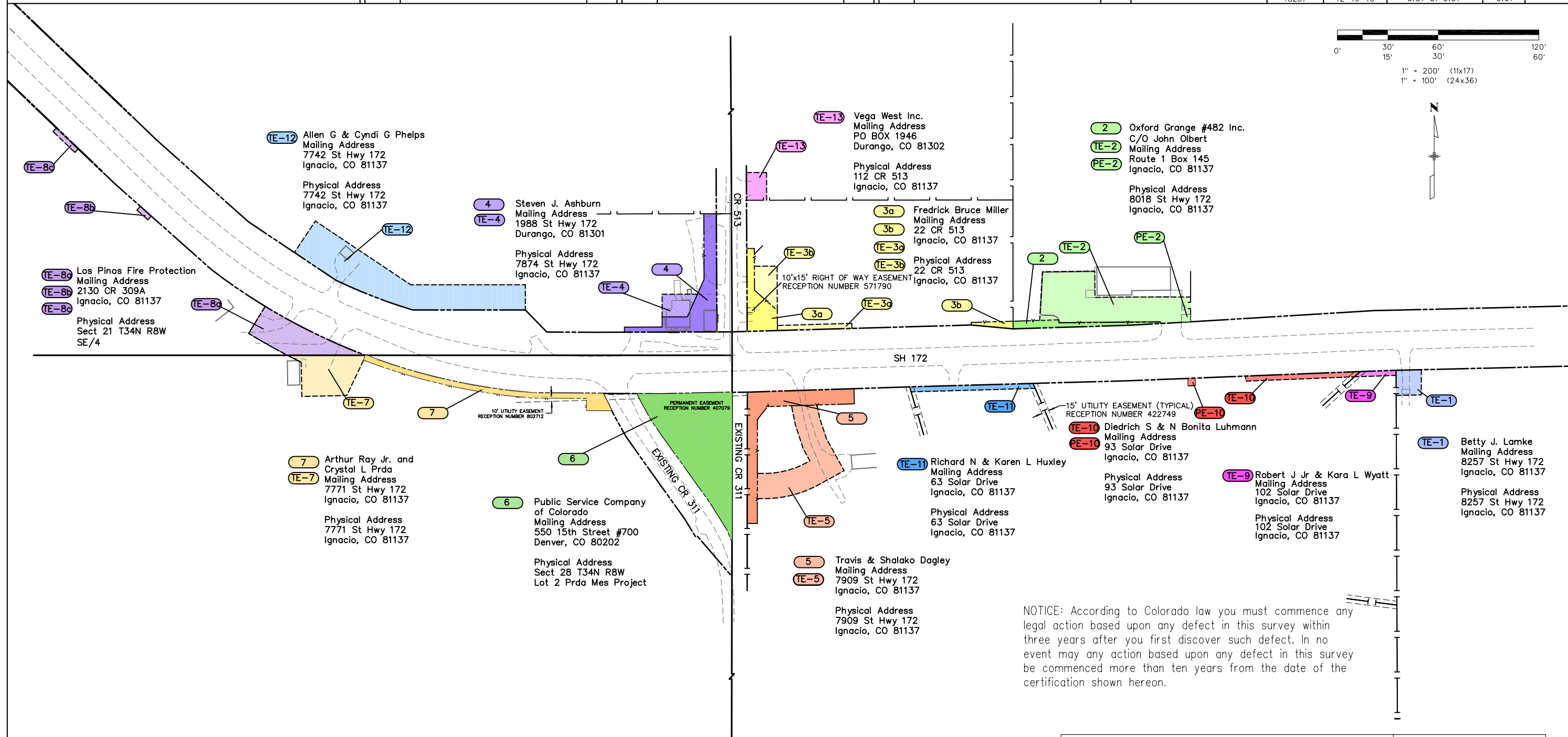
**FOR PRELIMINARY REVIEW**

Thomas E. Au PLS 34996  
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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
2/11/11	FOR Review	SDW		XXXXXXXX	XXX		XXXXXXXX	XXX

Right of Way Plans			
Ownership Map			
Project Number: C 200-007			
Project Location: SH 172, CR 513 & CR 311			
Project Location: Oxford, CO			
Project Code	Last Mod. Date	Subset Sheets	Sheet No.
18237	12-16-10	6.01 of 6.01	6.01



NOTICE: There is a permanent easement shown on the CDOT Right of way maps that does show up on Title Policy Number 90352.  
NOTICE: Title Policy Order Number 90352 has two easements that can not be platted, Book 345 at Page 594 and Reception No. 1005481.  
NOTICE: Title Policy Order Number 90355 has one easement that can not be platted, Reception No.'s 522867, 556705, 604940 and 660003.  
NOTICE: Title Policy Order Number 90358 has two easements that can not be platted, Book 114 at Page 171 and Book 282 at Page 250.  
NOTICE: According to PRDA MES (Reception Number 802712) Lot 2 is for public utility use only and not for residential or any other land use.

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**FOR PRELIMINARY REVIEW**

Thomas E. Au PLS 34996  
Date \_\_\_\_\_  
For and on behalf of Pinnacle Surveying, Inc.