

Region 3

LEGEND

SYMBOLS

[illegible]

TITLE SHEET

Project Location: 23 Road & G

Project Code:	Last Mod. Date	Subst Sheet	Sheet No.	Total No. of Sheets
16730	9-8-2010	N/A	1	14

16730	9-8-2010	N/A	1	14
1701	9-8-2010	N/A	1	14

South 89°56'7" East, 1319.96 feet, along the South line of the Northwest Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 31, Township One North, Range One West of the UTE PRINCIPAL MERIDIAN. The Southeast corner of the SE 1/4 of the SE 1/4 being a 2 1/2 Mesa County Survey Department brass disk and the Southwest corner of the SE 1/4 of said Section 31 being a 2 1/2 Mesa County Survey Department brass disk. The U.S. Survey Foot is the linear unit of measurement depicted hereon.

**RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. SH0 M555-027**

SECTION 32
TOWNSHIP 1 NORTH, RANGE 1 WEST,
UTE PRINCIPAL MERIDIAN, AND
SECTIONS 5 & 6
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
UTE PRINCIPAL MERIDIAN

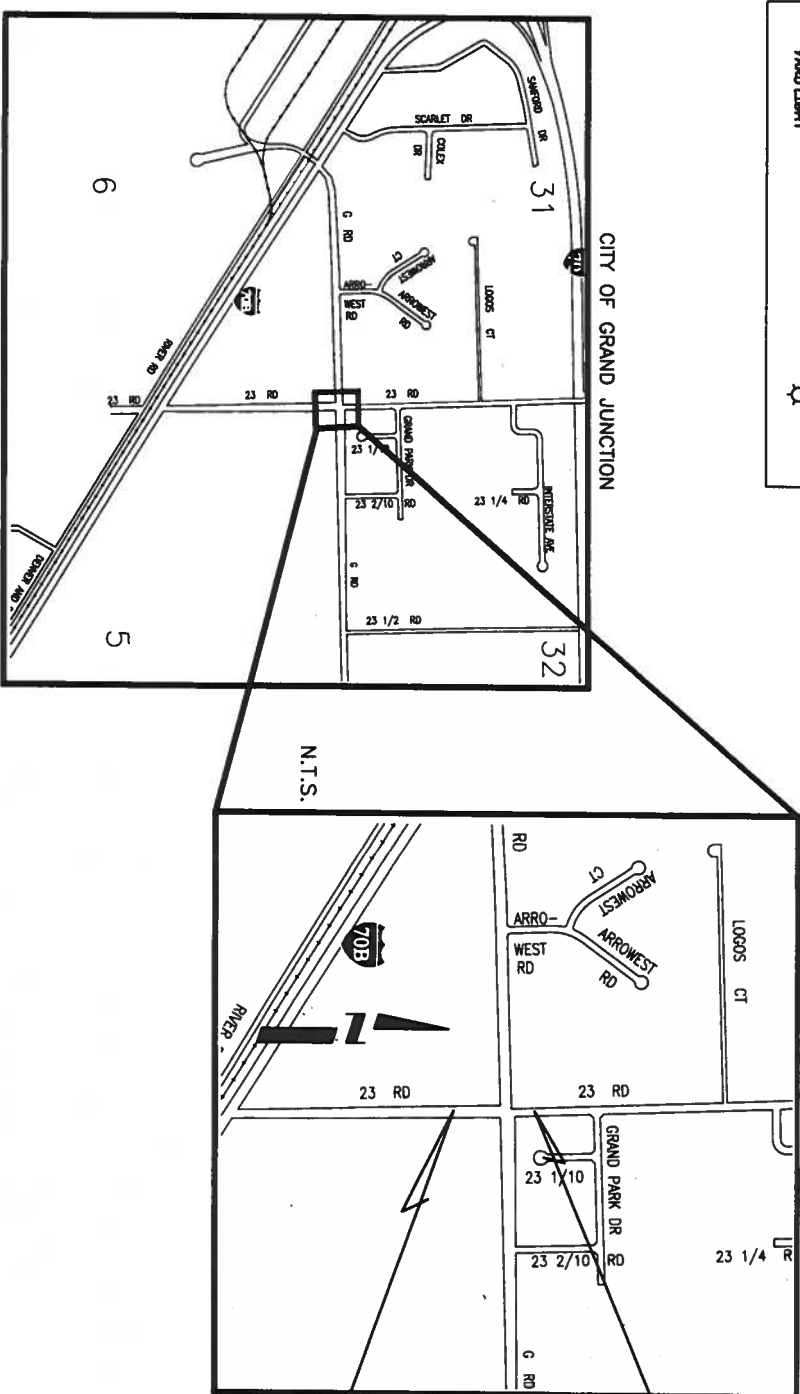
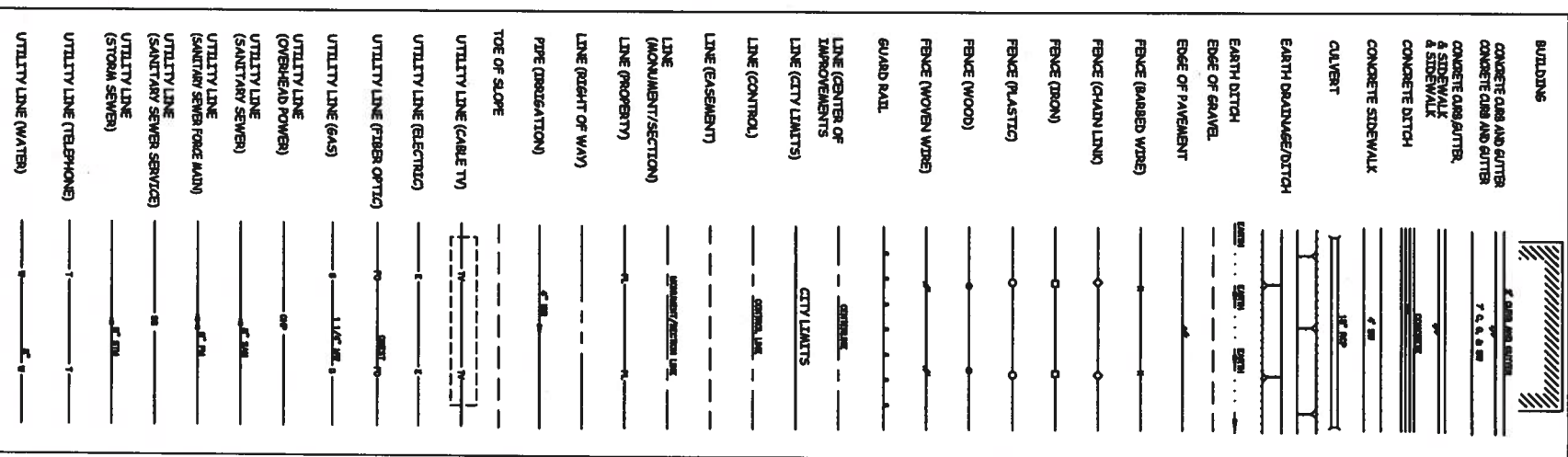
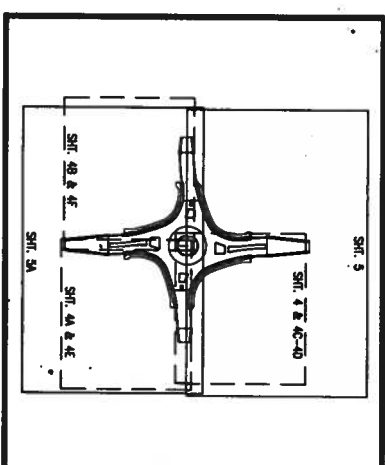
SCALES OF ORIGINAL DRAWINGS

Monument & Control Sheet: 3B 1"=400' (11"x17") and 1"=200' (22"x34")
Monument & Control Sheet: 3C 1"=40' (11"x17") and 1"=20' (22"x34")
Plan Sheets: 4-4B 1"=40' (11"x17") and 1"=20' (22"x34")
Plan Sheets: 4C-4F 1"=50' (11"x17") and 1"=25' (22"x34")
Ownership Sheet: 5 1"=60' (11"x17") and 1"=30' (22"x34")
Ownership Sheet: 5A 1"=150' (11"x17") and 1"=75' (22"x34")
R.O.W. Length of Project = 560.00' or 0.1098 miles

INDEX OF SHEETS

NO.	DESCRIPTION
1	Title Sheet
2	Tabulation of Properties Sheet
3-3B	Monumentation and Survey Control Sheets
4-4F	Plan Sheets
5-5A	Ownership Map

N.T.S. — 1



END R.O.W. PROJ. GRJ 23-G
STA. 10+80.00

BEGIN R.O.W. PROJ. GRJ 23-G
STA. 5+00.00

SURVEYOR STATEMENT (ROW PLAN)

**DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION**

AUTHORIZED

DATE

DIVISION ADMINISTRATOR

1, Peter Krick, 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,

practices defined by Colorado Department of Transportation publications. This statement is not a guaranty of warranty, either expressed or implied.

PLS No. 36824

FILING CERTIFICATION:
DEPOSITED THIS ____ DAY OF _____, 20____, AT ____M., FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE _____, RECEPTION NUMBER _____.
SIGNED _____.
DEPT. _____.

Parcel No.	Owner	Address	Location	Area					Book-Page or Reception No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder			
							Left	Right		
			T. 1 N., R. 1 W., U.M.							
MPE-200	Ron Johnson and Jim Serfoss as Tenants in Common	2301 Grand Park Dr. Grand Junction, Co. 81505	Lot 3, Block 2 Grand Park South Subdivision SW 1/4 SW 1/4, SEC. 32	310 sf		310 sf				Perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structure, irrigation, road construction and maintenance.
TCE-200	Ron Johnson and Jim Serfoss as Tenants in Common	2301 Grand Park Dr. Grand Junction, Co. 81505	Lot 3, Block 2 Grand Park South Subdivision SW 1/4 SW 1/4, SEC. 32	2205 sf		2205 sf				Temporary easements for the construction of the detention basin, detention basin slopes, grade structure and construction access.
RW-201	Grand Park South Owners Association, Inc.	P.O. Box 2072 Grand Junction, Co. 81502	Tract B Grand Park South Subdivision SW 1/4 SW 1/4, SEC. 32	3,649 sf		3,649 sf		5,436 sf		
MPE-201	Grand Park South Owners Association, Inc.	P.O. Box 2072 Grand Junction, Co. 81502	Tract B Grand Park South Subdivision SW 1/4 SW 1/4, SEC. 32	1,588 sf		1,588 sf				Perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, irrigation, road construction and maintenance, and also for the construction and installation of the detention basin, detention basin slopes, grade structure, and outlet structure placement.
TCE-201	Grand Park South Owners Association, Inc.	P.O. Box 2072 Grand Junction, Co. 81502	Tract B Grand Park South Subdivision SW 1/4 SW 1/4, SEC. 32	2,750 sf		2,750 sf				Temporary easements for the construction of the detention basin, detention basin slopes, grade structure, outlet structure placement and construction access.
			T. 1 S., R. 1 W., U.M.							
RW-202	Martin Azcarraga and Donna L. Azcarraga, as Joint Tenants	P.O. Box 2072 Grand Junction, Co. 81502	Lot 1 Monument View Commercial Park NW 1/4 NW 1/4, SEC. 5	5,168 sf		5,168 sf		181,973 sf		
MPE-202	Martin Azcarraga and Donna L. Azcarraga, as Joint Tenants	P.O. Box 2072 Grand Junction, Co. 81502	Lot 1 Monument View Commercial Park NW 1/4 NW 1/4, SEC. 5	4,363 sf		4,363 sf				Perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structure, irrigation, detouring pond grading, and road construction and maintenance.
TCE-202	Martin Azcarraga and Donna L. Azcarraga, as Joint Tenants	P.O. Box 2072 Grand Junction, Co. 81502	Lot 1 Monument View Commercial Park NW 1/4 NW 1/4, SEC. 5	11,363 sf		11,363 sf				Temporary easements for the grading of the detouring pond, detouring pond slopes, grade structure, detouring pond outlet pipe installation, and construction access.
RW-203	Quail Tools, L.P., An Oklahoma Limited Partnership	1401 Enclave Parkway Suite 600 Houston, Tx. 77077	Lot 1, Block 1 Grand West business Park NE 1/4 NE 1/4, SEC. 6	3,033 sf		3,033 sf		509,610 sf		
MPE-203	Quail Tools, L.P., An Oklahoma Limited Partnership	1401 Enclave Parkway Suite 600 Houston, Tx. 77077	Lot 1, Block 1 Grand West business Park NE 1/4 NE 1/4, SEC. 6	1,947 sf		1,947 sf				Perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, and also for the installation and maintenance of traffic control facilities, street lighting, landscaping, trees, grade structure, irrigation, road construction and maintenance.

DATE: _____

SECTION 32, TOWNSHIP ONE NORTH, RANGE ONE WEST, AND SECTIONS 5 & 6, TOWNSHIP ONE SOUTH, RANGE ONE WEST, UTE PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO

R.O.W. POINTS TO BE SET-30" #5 REBAR W/ 2" ALC, LS 32824 EASEMENT AND PARCEL POINTS-CALCULATED

POINT NO.	NORTHING	EASTING	DESCRIPTION
503	50185.78	73673.09	9+74.78 - 52.33' RT
504	50198.13	73660.77	9+87.12 - 40.00' RT NOT USED
505	50115.10	73691.72	9+04.12 - 71.03' RT
506	50060.98	73716.63	8+50.02 - 95.99' RT
507	49971.02	73660.39	7+60.10 - 40.00' RT NOT USED
508	49970.93	73790.39	7+60.73 - 170.00' RT
509	49960.93	73790.38	7+50.73 - 170.04' RT

POINT NO.	NORTHING	EASTING	DESCRIPTION
510	49960.95	73764.94	7+50.62 - 144.59' RT
511	49866.42	73669.87	6+55.62 - 50.00' RT
512	49766.02	73669.37	5+55.22 - 50.00' RT
513	49766.02	73659.37	5+55.17 - 40.00' RT
516	49799.66	73579.57	5+88.41 - 40.00' LT
517	49910.67	73549.49	6+99.56 - 70.60' LT
518	49961.16	73528.37	7+49.65 - 91.95' LT
519	49971.16	73517.28	7+59.61 - 103.11' LT

POINT NO.	NORTHING	EASTING	POINT NO.	NORTHING	EASTING	POINT NO.	NORTHING	EASTING
201	50204.33	73675.78	215	50115.10	73691.72	229	49752.02	73683.30
202	50185.78	73673.09	216	50175.70	73675.75	230	49752.02	73659.30
203	50198.13	73660.77	217	49971.02	73660.39	231	49840.95	73804.30
204	50060.98	73716.63	218	49970.93	73790.39	232	49971.13	73545.28
205	50061.00	73685.64	219	49960.93	73790.38	233	49896.04	73580.04
206	50086.02	73660.66	220	49960.95	73764.94	234	49799.66	73579.57
207	50075.02	73804.80	221	49866.42	73669.87	235	49971.16	73517.28
208	50075.02	73783.61	222	49766.02	73669.37	236	49956.15	73530.47
209	50193.52	73686.57	223	49766.02	73659.37	237	49910.96	73549.49
210	50164.65	73694.17	224	49970.92	73804.39	241	49797.84	73565.56
211	50183.11	73675.76	225	49946.92	73804.38	242	49906.39	73536.23
212	50120.18	73705.89	226	49946.95	73764.93	243	49956.17	73515.28
213	50074.98	73726.70	227	49866.35	73683.87			
214	50074.99	73710.18	228	49840.95	73683.75			

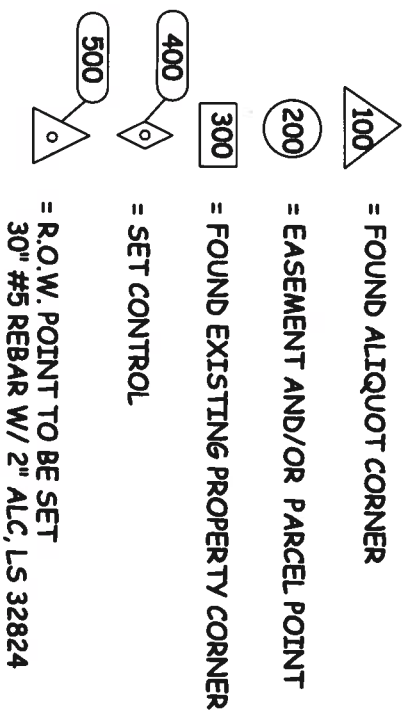
SET CONTROL				
POINT NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
400	50311.03	73620.91	4540.52	SET PK W/ 1.5" DISC L S 32824
401	50010.83	73920.59	4542.11	SET PK W/ 1.5" DISC L S 32824
402	49711.06	73619.14	4539.82	SET PK W/ 1.5" DISC L S 32824
403	50011.38	73320.61	4541.57	SET PK W/ 1.5" DISC L S 32824
404	50063.64	73740.43	4538.70	SET #5 REBAR W/ 1.5" ALUM. CAP L S 32824
405	49914.14	73535.23	4537.53	SET #5 REBAR W/ 1.5" ALUM. CAP L S 32824
406	50128.45	73546.62	4537.68	SET #5 REBAR W/ 1.5" ALUM. CAP L S 32824

FOUND ALIQUOT CORNERS

POINT NO.	NORTHING	EASTING	DESCRIPTION
100	51330.70	73621.86	MESA COUNTY BRASS DISK, S 1/16TH COR SEC 31
101	50011.05	73620.59	MESA COUNTY BRASS DISC, NW COR SEC 5
102	50010.13	74939.99	MESA COUNTY BRASS DISK, W 1/16TH COR SEC 5
103	48691.47	73614.04	MESA COUNTY BRASS DISC,N 1/16TH COR SEC 5
104	50012.54	72300.73	MESA COUNTY BRASS DISK, E 1/16TH COR, SEC 31

FOUND EXISTING PROPERTY CORNERS

POINT NO.	NORTHING	EASTING	DESCRIPTION
300	50086.02	73660.67	#5 REBAR W/ 1.5"YELLOW PLASTIC CAP LS 16413
301	50061.04	73685.54	#5 REBAR W/ 1.5"YELLOW PLASTIC CAP LS 16413
302	49896.09	73580.20	#5 REBAR W/ 2"ALUM. CAP LS 27279
303	49951.04	73587.35	#5 REBAR, NO CAP
304	49971.21	73567.32	#5 REBAR W/ 2"ALUM. CAP LS 18469
305	49971.27	73545.40	#5 REBAR W/ 2"ALUM. CAP LS 27279



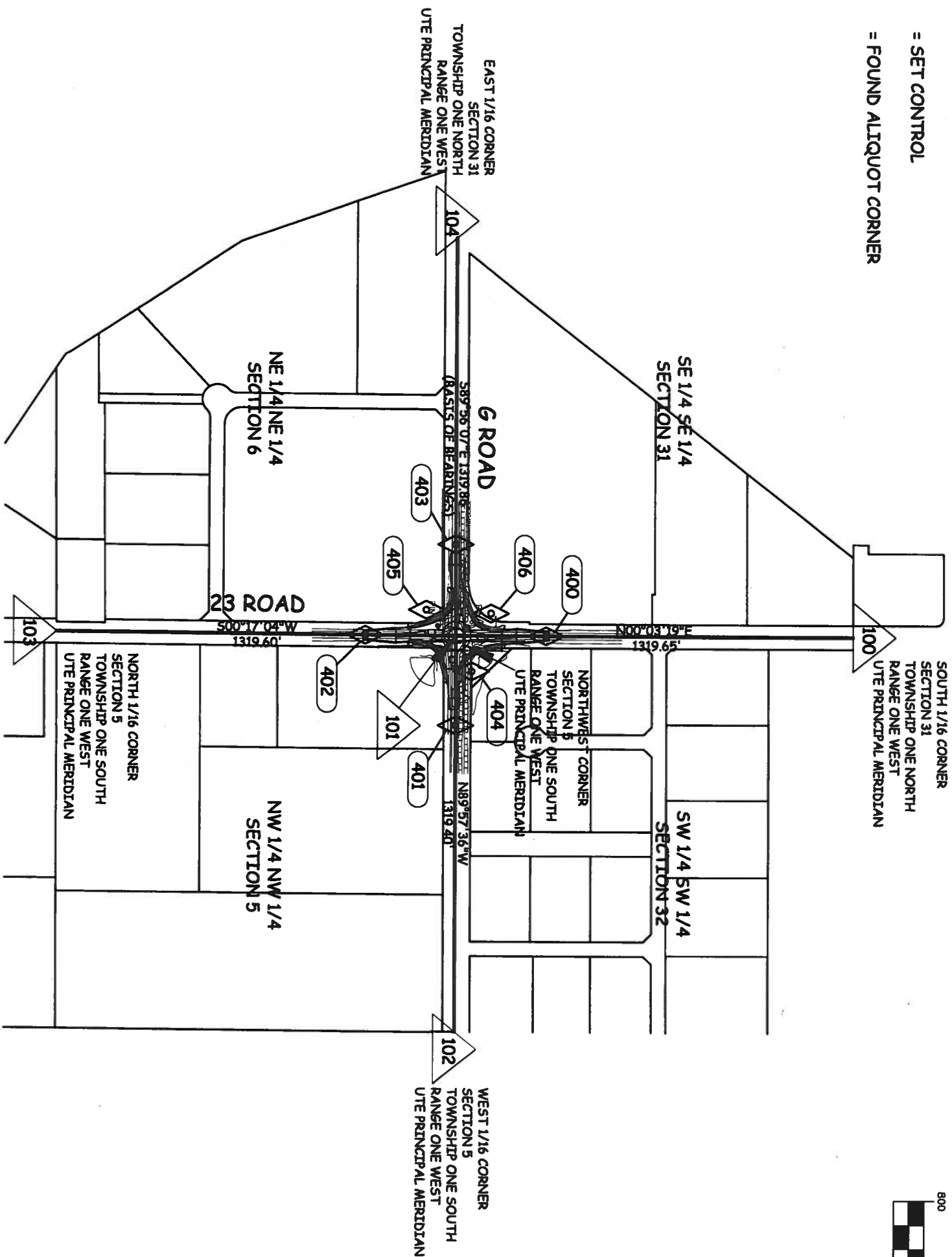
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SECTION 32
TOWNSHIP ONE NORTH, RANGE ONE WEST, AND
SECTIONS 5 & 6
TOWNSHIP ONE SOUTH, RANGE ONE WEST,
UTE PRINCIPAL MERIDIAN, MESA COUNTY,
COLORADO

Sheet Revisions	Right of Way Plans
	CONTROL DIAGRAM
	Project Number: SHO M555-027
	Project Location: 23 Road & G Road Intersection
	Project Location:
	Project Order: Last Mod. Date: Submittal Sheets: Sheet No. Total No. of Sheets
	18/90 8-28-2010 3A of 38 3A 14

400
= SET CONTROL
100
= FOUND ALIQUOT CORNER



GRAPHIC SCALE



1 inch = 200 FT(22" x 34")
1 inch = 400 FT(11" x 17")

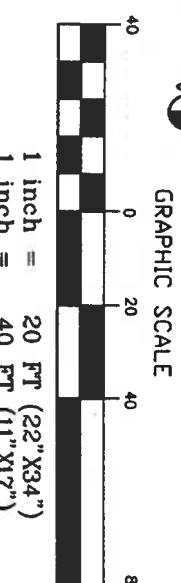
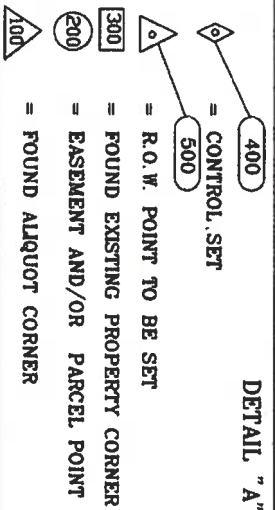
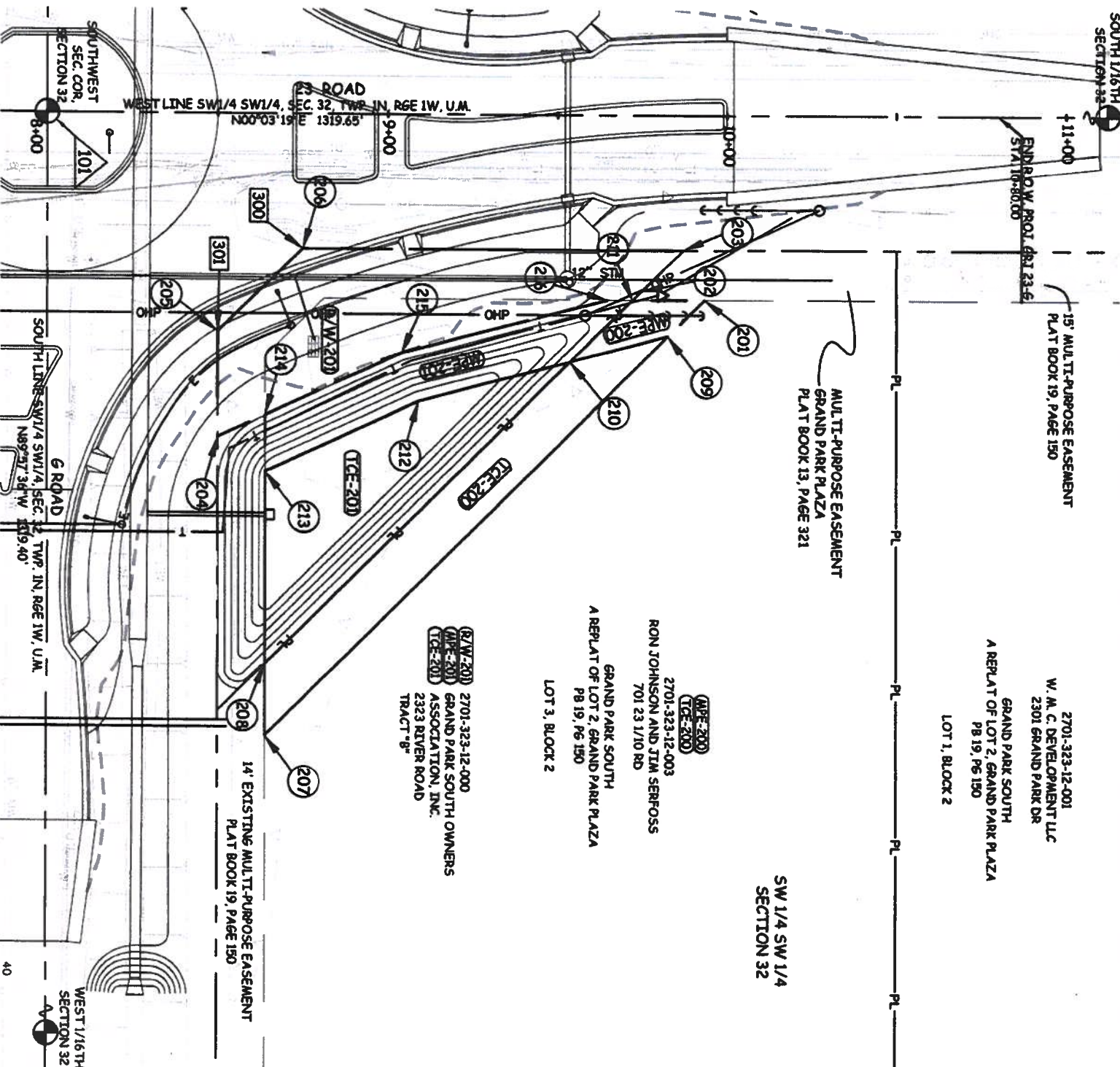
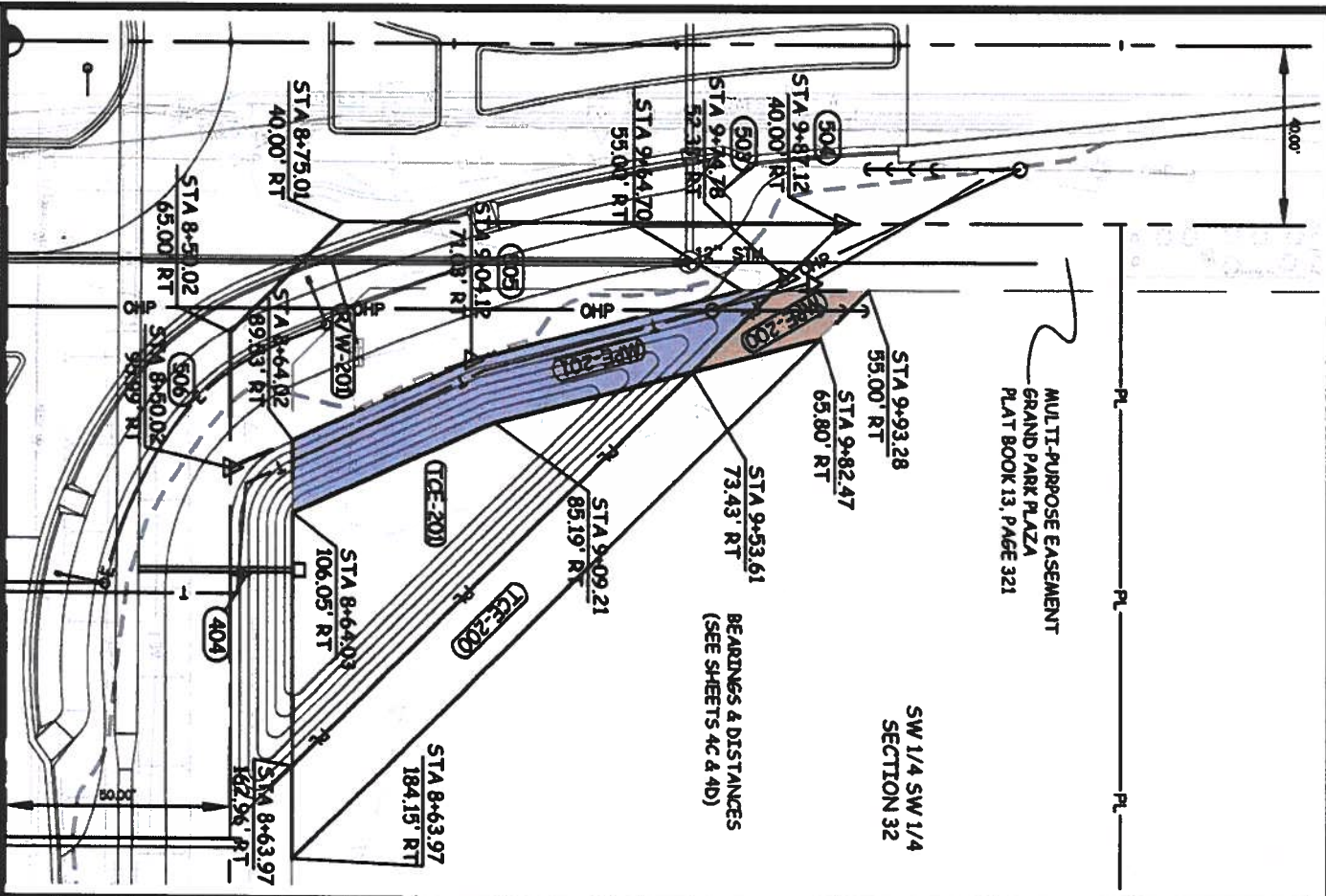


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SECTION 32, TOWNSHIP ONE NORTH, RANGE ONE WEST, AND SECTIONS 5 & 6, TOWNSHIP ONE SOUTH, RANGE ONE WEST, UTE PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO

Sheet Revisions		Sheet Revisions		Sheet Revisions		Right of Way Plans	
						PLAN SHEET	
						Project Number: SHO M555-027	
						Project Location: 23 Road & G Road Intersection	
						Project Code: Last Mod. Date Sheet No. Total No. of Sh.	
						18730 9-8-2010 4 of 4 14	



Colorado Department of Transportation
222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6234 FAX: 970-683-6249
Region 3
LED

Sheet Revisions

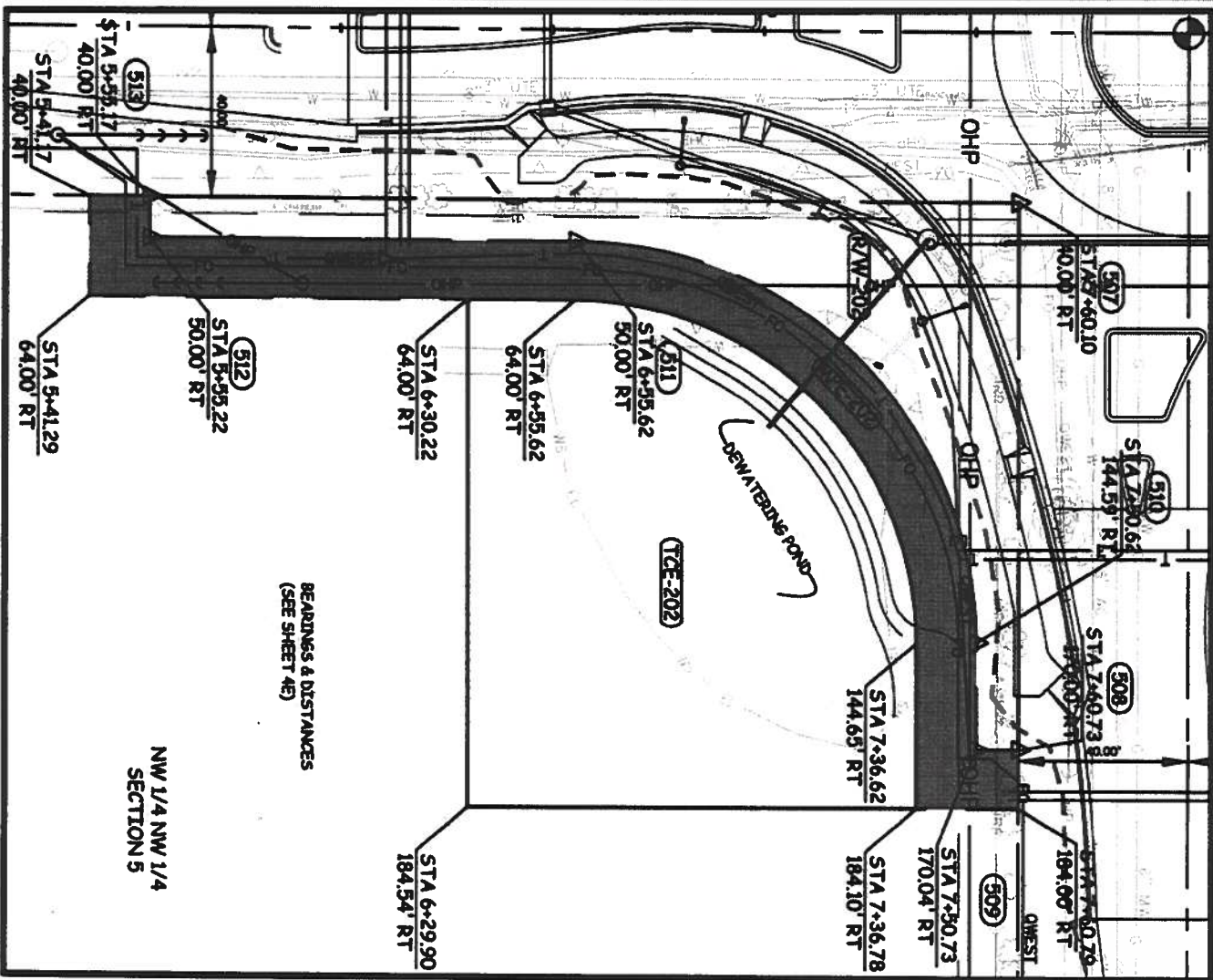
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Sheet Revisions

Right of Way Plans

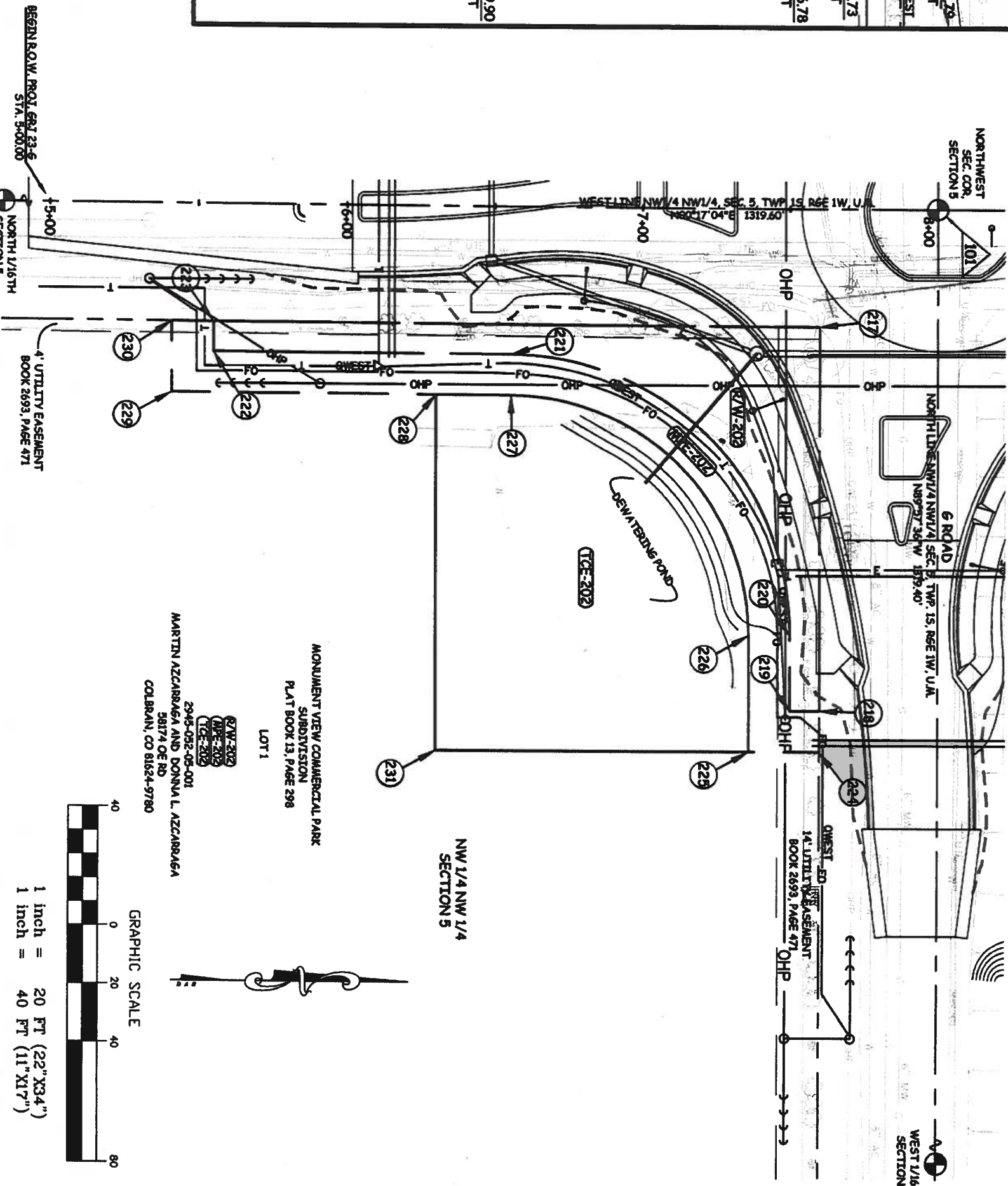
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Project Number: SHO M555-027
Project Location: 23 Road & G Road Intersection
Project Name: Lead Way, Date: 9-8-2010
Project Code: 9-8-2010
Sheet No. of 35
14

SECTION 32, TOWNSHIP ONE NORTH, RANGE ONE WEST, AND SECTIONS 5 & 6, TOWNSHIP ONE SOUTH, RANGE ONE WEST, UTE PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO



DETAIL "A"

- 500 = R.O.W. POINT TO BE SET
- 300 = FOUND EXISTING PROPERTY CORNER
- 200 = EASEMENT AND/OR PARCEL POINT
- 100 = FOUND ALIQUOT CORNER



MONUMENT VIEW COMMERCIAL PARK
SUBDIVISION
PLAT BOOK 13, PAGE 298
LOT 1
29-03-032-05-001
MARTIN AZCARRAGA AND DONNA L. AZCARRAGA
58174 OE RD
COLBRAN, CO 81624-9780



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Colorado Department of Transportation
222 South 6th Street
Room 517
Grand Junction, CO 81501
Phone: 970-683-6234 FAX: 970-683-6249
Region 3
LED

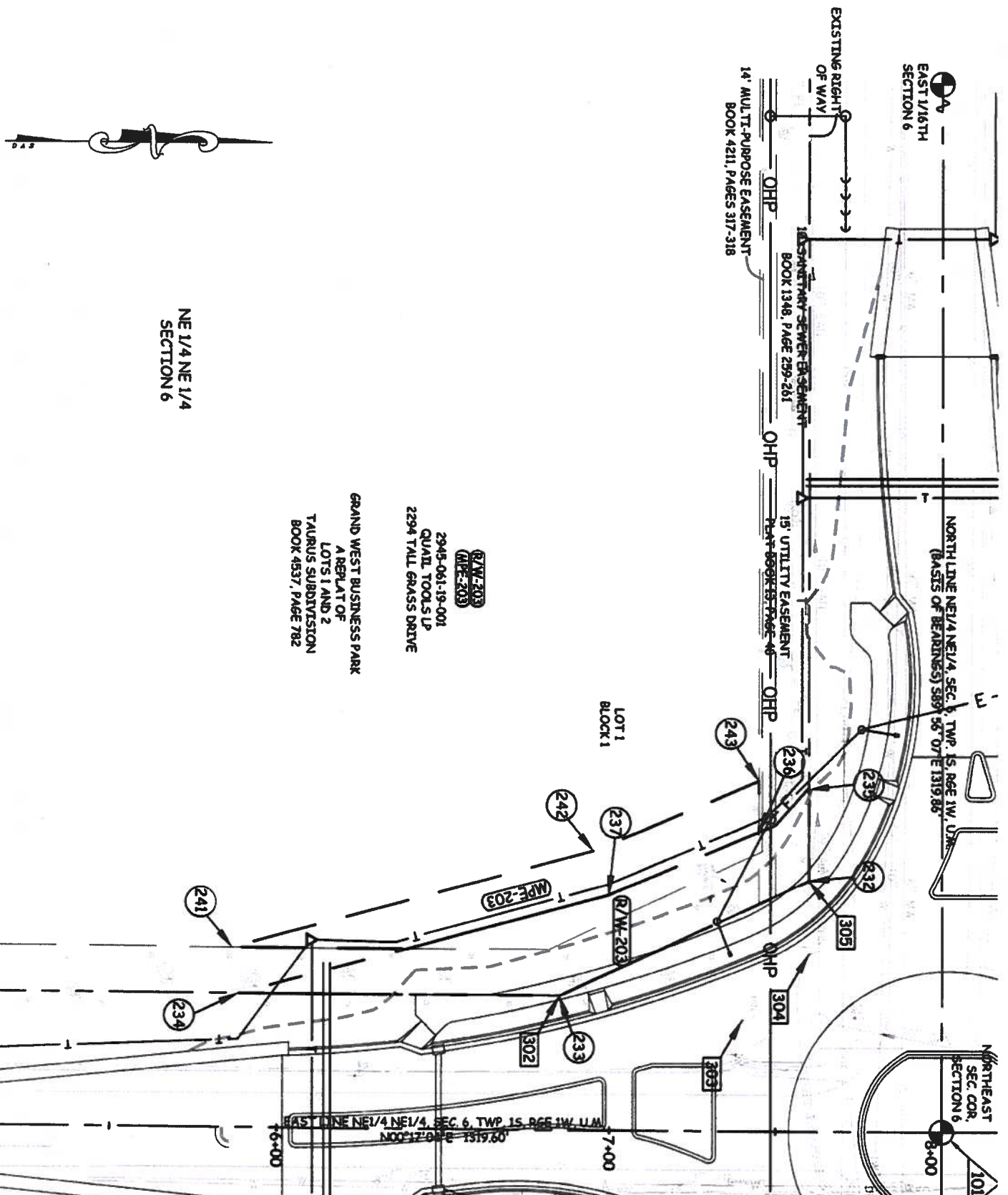
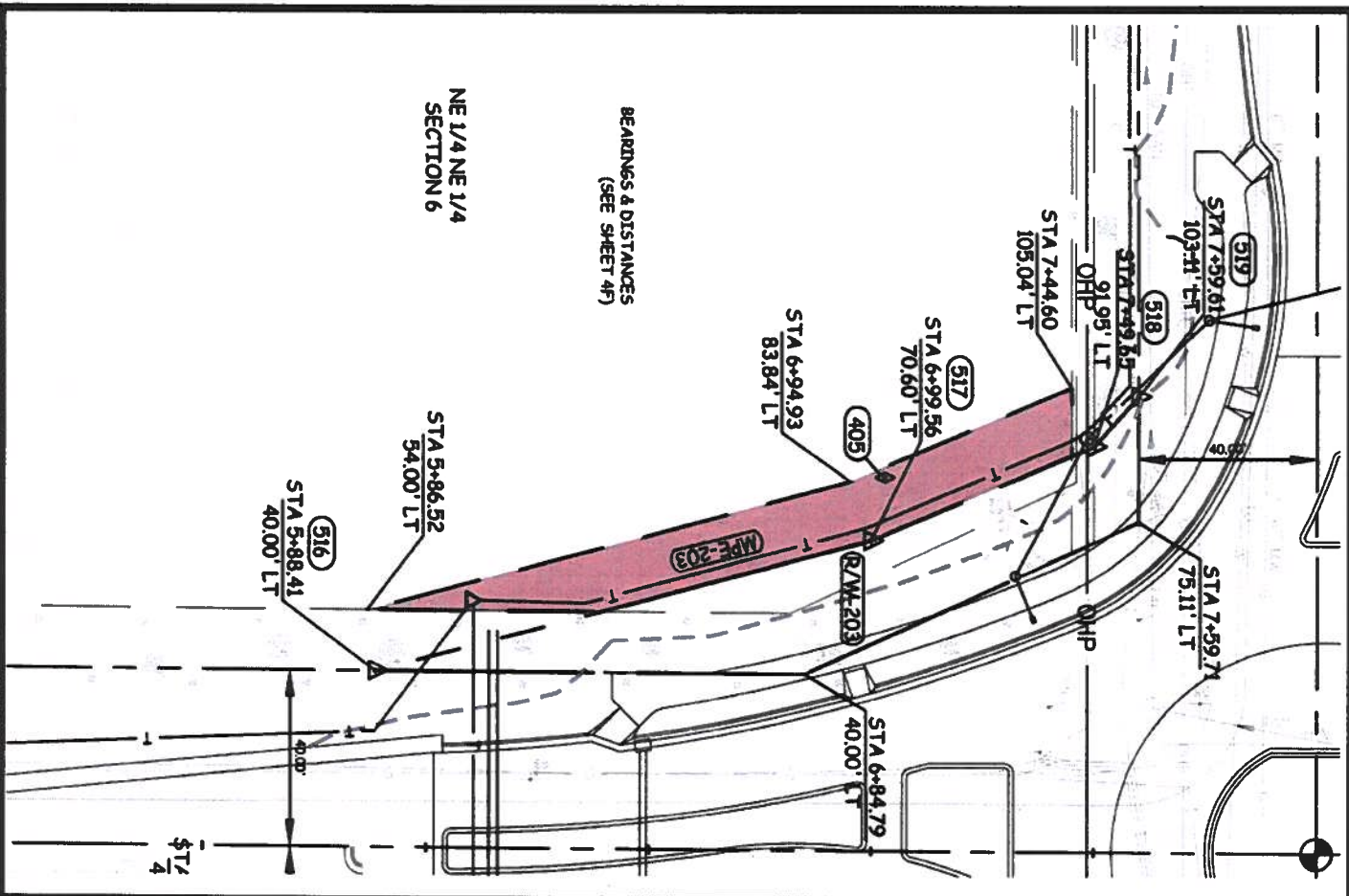
Sheet Revisions

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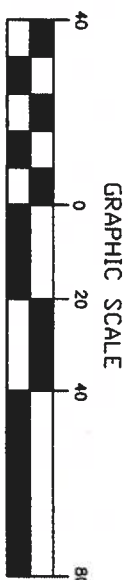
Right of Way Plans
PLAN SHEET
Project Number: SHO M555-027
Project Location: 23 Road & G Road Intersection
Project Location: 23 Road & G Road Intersection
Project Code: 8-26-2010 48 of 47 48 14

SECTION 32, TOWNSHIP ONE NORTH, RANGE ONE WEST, AND SECTIONS 5 & 6, TOWNSHIP ONE SOUTH, RANGE ONE WEST, UTE PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO



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DETAIL "A"
400 = CONTROL SET
500 = R.O.W. POINT TO BE SET
300 = POUND EXISTING PROPERTY CORNER
200 = EASEMENT AND/OR PARCEL POINT
100 = POUND ALIQUOT CORNER



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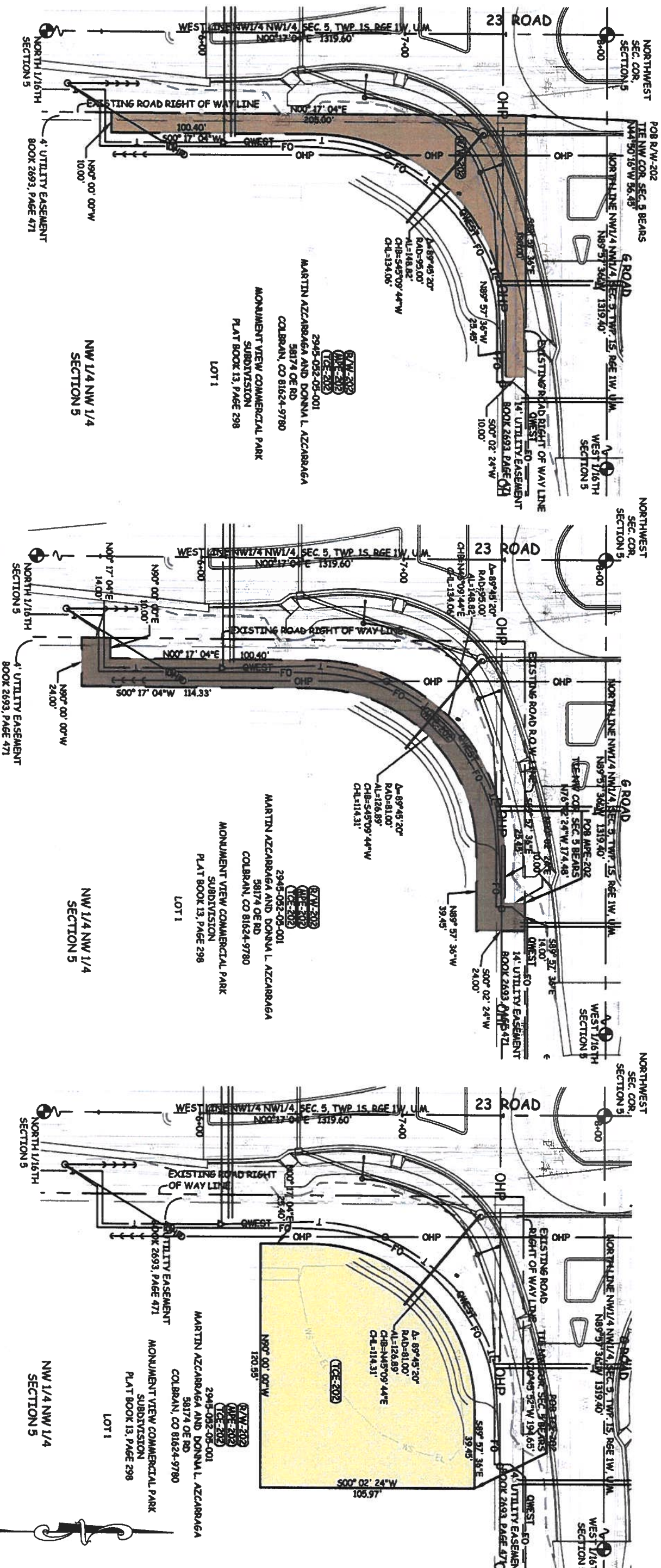
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100	2017-01-10

[illegible]

Sheet Revisions

Right of Way Plans			
PLAN SHEET			
Project Number: SHO M555-027			
Project location: 23 Road & G Road Intersection			
Project location:			
Project Code:	Left Med. Date	Survey Sheet	Sheet No. of Sheet
16720	9-8-2010	4E of 4F	4E of 14

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1 inch = 25 FT (22"x34")
1 inch = 50 FT (11"x17")

ONE SOUTH, RANGE ONE WEST, T1E PRINCIPAL MERIDIAN, MESA COUNTY, COLORADO



1 inch = 50 FT (11"X17")

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