



Region: 1
18500 E. Colfax Avenue
Aurora, CO. 80011
Phone: (303)757-9117 FAX: (303)757-9746

Right of Way Plans Unit: Kevin Williams, P.L.S.

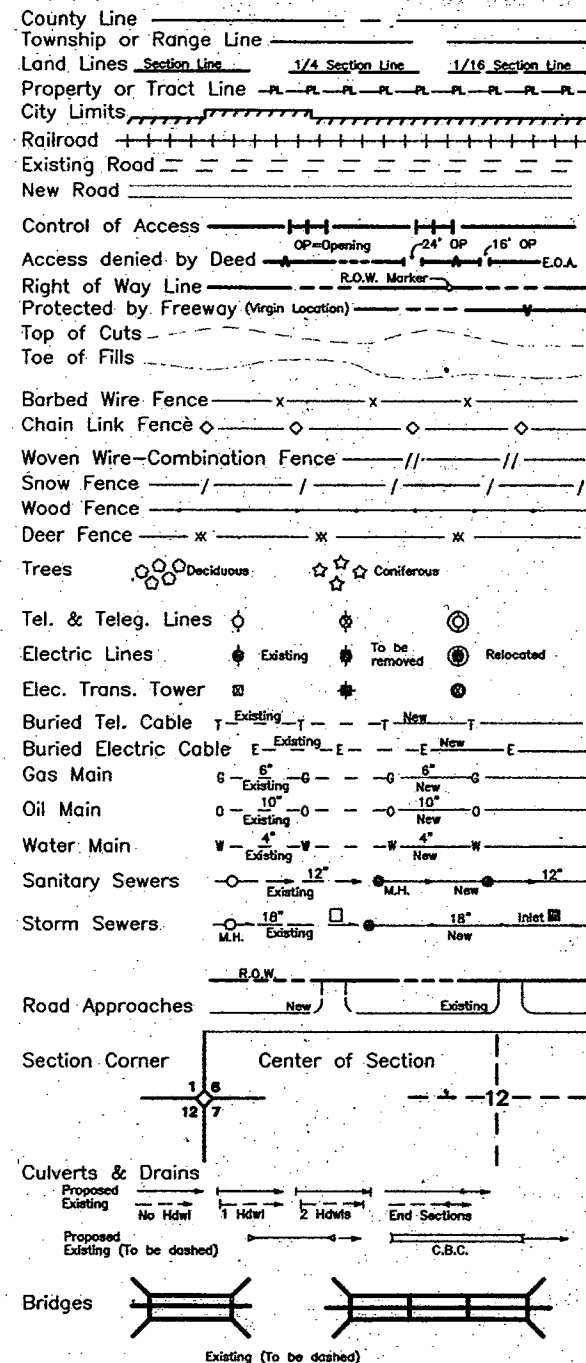
Sheet Revisions		
8/24/04	Revised PE-5, Deleted PE-5A & TE-5	DDH
	Sh's 2, 4, 6A, 7, 8 & 10	
8-26-04	DELETED PARCEL TE 7	RSE
11-9-04	Sh's 2, 4C, 6A, 7, 8, 9 & 11	DDH
8-26-05	Added Parcel 10A - Sh's 2A, 4B, 6 & 10	RSE

Sheet Revisions		

Sheet Revisions		

Right of Way Plans				
Title Sheet				
Project Number: STA 0091-016				
Project Location: Park Avenue in Breckenridge				
Project Location: Highway 9				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13216	8-26-05	1 of 1	1	11

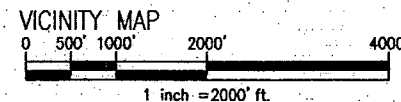
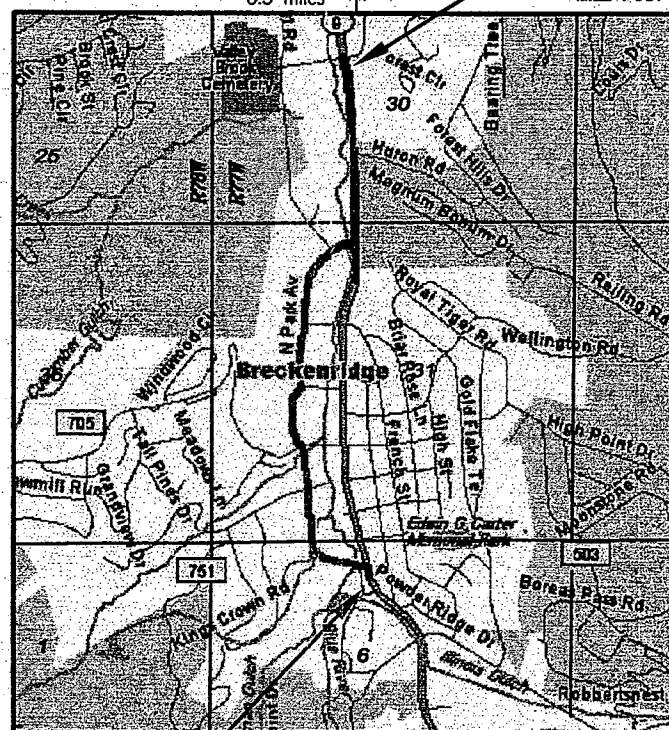
CONVENTIONAL SIGNS



DEPARTMENT OF TRANSPORTATION STATE OF COLORADO RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT STA 0091-016 STATE HIGHWAY 9 SUMMIT COUNTY SEC. 30 & 31, T.6 S. & SEC. 6, T.7 S., R.77W., 6th P.M. RIGHT OF WAY

SCALES OF DRAWINGS
Plan sheets are 1"=100'
Ownership sheets scale varies
Approximate R.O.W. length = 1 mile

BEGIN ROW FAP PROJECT STA 0091-016
STATION 48+30.76 = STA 474+62.40 PROJ TOFC 009-1(4)
= 78+45.14 DESIGN BASELINE SH9 N
MILE POST 87.96 +/-



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-2A	TABULATION OF PROPERTIES
3-3A	SURVEY CONTROL DIAGRAM
4-4C	MONUMENTATION
5-9	PLAN SHEETS
10-11	OWNERSHIP MAP

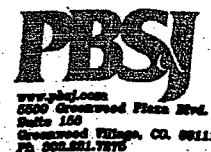
LEGEND

- ▲ CONTROL POINT
- ⊗ ROW MONUMENT TO BE SET
- ⊗ PARCEL NUMBER
- ⊗ EASEMENT POINT
- ⊗ FOUND MONUMENT
- ⊗ FOUND ROW MONUMENT
- ⊗ ALIQUOT CORNER LOCATION
- ⊗ OTHER CONTROL LOCATION

END ROW FAP PROJECT STA 0091-016
STATION 127+66.41 = 62+12.4 PROJECT F 015-1(1)
= 774+19.73 DESIGN BASELINE 20
MILEPOST 88.45 +/-

Basis of Bearings
Bearings used in the calculations of coordinates are based on a grid bearing of N 77°04'17" W from SH 9 CM 86.46 to SH 9 CM 86.56 as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Network (CHARN), both being C.D.O.T. Type 5 monuments.

REGION 1
PROJECT NO. STA 0091-016
DATE: 8/2003



RECORD PLAN SET
RECEPTION #863852
Date *9 AUG 07*

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE: _____

DIVISION ADMINISTRATOR

COLORADO DEPARTMENT OF TRANSPORTATION



Region: One- R.O.W. Unit
18500 E. Colfax Avenue
Aurora, Co. 80011
Phone: (303) 757-9117 FAX: (303)757-9746

Right of Way Plans Unit: Kevin Williams

Sheet Revisions

5/24/04	Revised PE-5, Deleted PE-5A & TE-5	DDH
11/9/04	Deleted TE-7	DDH

Sheet Revisions

Sheet Revisions

Right of Way Plans

OWNERSHIP TABULATIONS

Project Number:	STA 0091-016				
Project Location:	Highway 9				
Project Location:	Park Avenue in Breckenridge				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets	
13218	11-9-04	1 of 2	2	11	

R.O.W. TABULATION OF PROPERTIES IN SUMMIT COUNTY

S.H. NO. 9

PARCEL NO.	OWNER	MAILING ADDRESS	PARCEL ADDRESS	LOCATION IN	AREA IN ACRES (SQUARE FEET)				RECEPTION NUMBER	REMARKS	
					AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT RIGHT			
TE 1	Rodney Thomas Forrester and Phillip Parker Vail Fine Art Gallery Richard A. Dice, Kirk A. Dice & Linda J. Dice Ernest Hlovko & Patricia R Hlovko Doan J. Norton and Lori T. Norton	38 Culbena St., Mookoolah Queensland Australia 4557 141 E. Meadow Dr. Vail, CO. 81657 P.O. Box 2770 Breckenridge, CO. 80424 4700 W. Lakuridge Rd. Denver, Co 80218 P.O. Box 737 Breckenridge, CO. 80424	421 S. Main Street Breckenridge, CO. 80424	Riverwalk Plaza Condominium, Lot 11, The Village at Breckenridge Subdivision in Sec. 6 T 7 S, R 77 W, 6th P.M.	0.001 ac ± (48 SQ. FT ±)	N/A	N/A	N/A	N/A		Easement for sidewalk construction
TE 2	Main Street Station Breckenridge, L.L.C.	P.O. Box 7700 Breckenridge, CO. 80424	505 C Main Street Breckenridge, CO. 80424	Lot 1 Main Street Station Subdivision, Sec. 6, T.7S., R.77W., 6th P.M.	0.006 ac ± (256 SF ±)	N/A	N/A	N/A	N/A		Easement for sidewalk construction
PE 5 Rev.	Ofpers Partners, L.L.C.	P.O. Box 4856 Breckenridge, CO. 80424	400 N. Park Avenue Breckenridge, CO. 80424	Lot 5, Block 2, Parkway Center Subdivision, Fil. 1 Sec. 31, T.6S., R.77W., 6th P.M.	0.001 ac ± (3,525 SF ±)	N/A	N/A	N/A	N/A	7793 78 7793 79	Easement for construction & maintenance of traffic signal poles, sidewalk and driveway improvements
6	Bounds Family Trust c/o Dwight Bounds	4311 Dunning Ln. Austin, TX 78748	Airport Rd. Breckenridge, CO. 80424	Lot 6, Block 1, Parkway Center Subdivision, Fil. 1 Sec. 31, T.6S., R.77W., 6th P.M.	0.004 ac ± (175 SF ±)	N/A	N/A	N/A	2.298 ac.±	772 264	
TE 7 DELETED	Leo T. Prinster & Joseph C. Prinster	P.O. Box 22845 Oklahoma City, OK. 73123	440 N. Park Avenue Breckenridge, CO. 80424	Lot 4, Block 2, Parkway Center Subdivision, Fil. 1 Sec. 31, T.6S., R.77W., 6th P.M.							Deleted
8	Summit County Finance Corporation	* P.O. Box 68 Breckenridge, CO. 80424	501 N. Park Avenue Breckenridge, CO. 80424	Parcel A, Parkway Center Subdivision, Fil. 2 Sec. 31, T.6S., R.77W., 6th P.M.	0.215 ac ± (9,357 SF ±)	N/A	N/A	N/A	3.594 ac.±	764 439	
PE 8	Summit County Finance Corporation	P.O. Box 68 Breckenridge, CO. 80424	501 N. Park Avenue Breckenridge, CO. 80424	Parcel A, Parkway Center Subdivision, Fil. 2 Sec. 31, T.6S., R.77W., 6th P.M.	0.090 ac ± (4,316 SF ±)	N/A	N/A	N/A	N/A	764 440	Easement for construction & maintenance of sidewalk & retaining wall
TE 8	Summit County Finance Corporation	P.O. Box 68 Breckenridge, CO. 80424	501 N. Park Avenue Breckenridge, CO. 80424	Parcel A, Parkway Center Subdivision, Fil. 2 Sec. 31, T.6S., R.77W., 6th P.M.	0.637 ac ± (36,474 SF ±)	N/A	N/A	N/A	N/A		Easement for construction of hikepath & parking lot



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[illegible][illegible][illegible]

Right of Way Plans

OWNERSHIP TABULATIONS

Project Number: **STA 0091-016**

Project Location:	Highway 9
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Project Location: **Park Avenue in Breckenridge**

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13216	8-28-05	2 of 2	2A	11

R.O.W. TABULATION OF PROPERTIES IN SUMMIT COUNTY

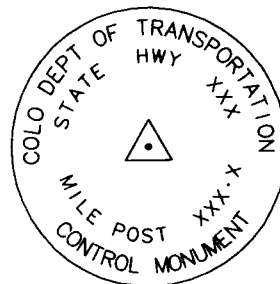
S.H. NO. 9

[illegible]

STATE HIGHWAY 9
Section 6, of T. 7 S., R 77 W.
and Section 31 of T. 6 S. R 77 W.,
of the 6th Principal Meridian
SUMMIT COUNTY, COLORADO
Prepared by Mountain Surveying & Mapping, Inc.

CONSTRUCTION SURVEYING AND MONUMENTATION REQUIREMENTS:

- 1). This Control Survey Diagram represents the horizontal and vertical control for the project established by Mountain Surveying and Mapping, Inc. It is possible that some of the survey control monuments listed have been disturbed or obliterated. It is the Contractor's responsibility to verify the existence and stability of the control monuments before submitting a bid price.
- 2). All Type 1 and Type 2 monuments shall be set flush with the ground. Witness posts shall be installed 1 foot from and facing all Type 1 and Type 2 Monuments, or as directed by the Project Engineer.
- 3). Installation of Type 3 and Type 3-A monuments shall be completed in the same day that installation is commenced. Under no circumstances shall holes in the roadway be left open overnight.
- 4). When installing Type 3-A monuments, the aluminum access cover shall be positively secured to the PVC pipe with screws or glue. The access cover shall be caulked with asphalt caulking between the cover and the edges of the roadway surface to provide a positive moisture barrier around the access cover.
- 5). Control survey procedures, statistical analysis, and accuracy obtained for horizontal and vertical control shall be documented in the field book.
- 6). Legible copies of the field books shall be submitted to the Project Engineer for review on a monthly basis.
- 7). It is ultimately the prime Contractor's responsibility to insure that these requirements, as well as any contained in the CDOT specifications, project special provisions, and CDOT Survey Manual are fulfilled under this contract.
- 8). The minimum staking intervals for each item are described on the plans or in the CDOT Survey Manual. If the contractor wishes to reduce the minimum intervals, a Contract Modification Order must be negotiated and the cost of the item reduced accordingly.



TYPICAL:
CM-MP - Control Monuments were set by Mountain Surveying and Mapping, Inc. They are CDOT Type 2 monuments, a 3 1/4" dia. aluminum control monument cap (as shown) on a 3' X 3/4" dia. finned aluminum security rod on a 3' X 3/4" dia smooth aluminum rod or CDOT Type 5 monuments, a 3 1/4" dia. Aluminum control monument stem cap set in concrete.

BASIS OF BEARING: Bearings used in the calculations of coordinates are based on a grid bearing of N 77°04'17" W from SH 9 CM 86.46 and SH 9 CM 86.56 as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

BASIS OF ELEVATIONS: Project is based on SH 9 CM-MP 87.46 ; a CDOT TYPE 2 MONUMENT with a NAVD 88 elevation of 9508.47ft.

COORDINATE DATUM: Project coordinates are modified colorado state plane central zone NAD '83 coordinates. The combined elevation/scale factor used to modify the coordinates was 1.000475081

NOTE: Refer to NEW-629-1 SURVEY MONUMENTS of the STANDARD PLANS, COLORADO DEPARTMENT OF TRANSPORTATION M & S STANDARDS MARCH 15, 1986 for survey monument descriptions. Refer to M-100-1 STANDARD SYMBOLS of the STANDARD PLANS, COLORADO DEPARTMENT OF TRANSPORTATION M & S STANDARDS NOVEMBER 1992 for standard symbol definitions.

NOTE: This control survey is for the use of Colorado Department of Transportation personnel. The survey is not a complete boundary survey and does not subdivide land. Title, policy, title commitment, and title research were not part of this control survey; therefore, easements, rights, and restrictions of record are not shown. The verification of the physical evidence with relation to easements, rights of way, property boundaries, and restrictions, as described in the instruments of record, was not included in this control survey.

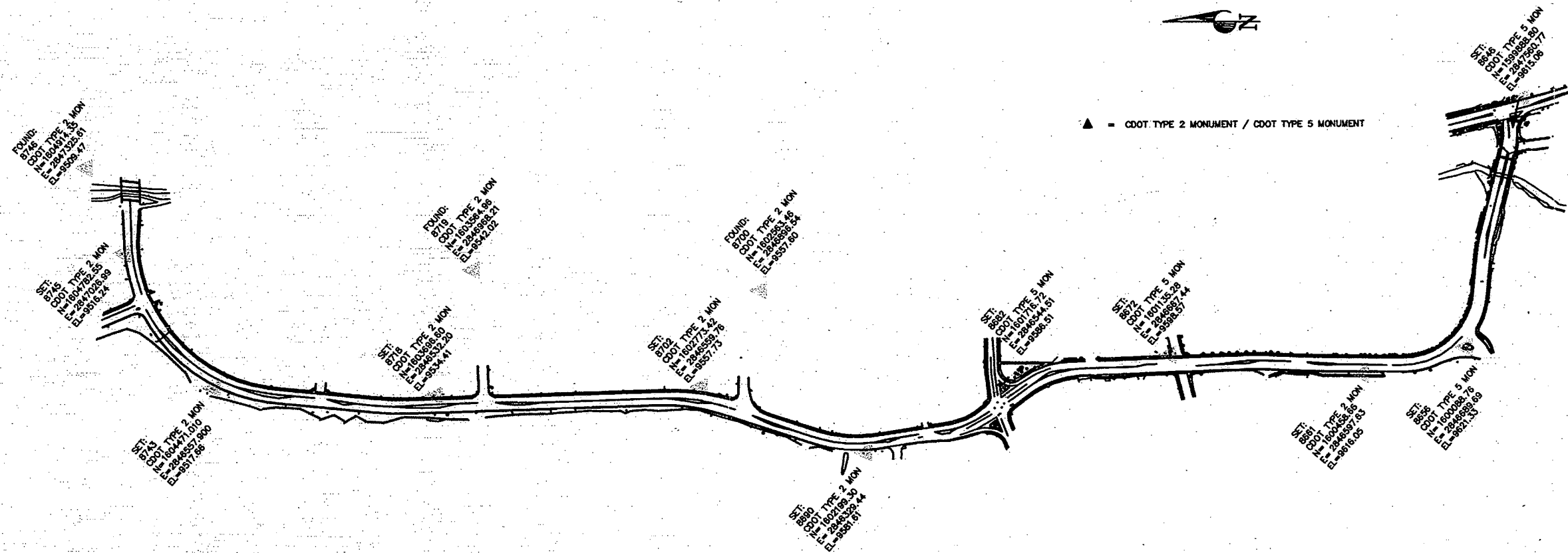
NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the statement shown.

SURVEYORS STATEMENT, I, Michael D. Heimbbuck, a Professional Land Surveyor in the State of Colorado, hereby state that this Control Survey Diagram was prepared under my supervision this 1st day of December from a field survey performed under my supervision from 10-01-99 to 12-01-99, and checking for and on behalf of the Department of Transportation, State of Colorado, and is not a Land Survey Plat or Right-of-Way Survey Plat and to the best of my knowledge and belief this control survey, as shown meets the minimum horizontal control tolerances of a Type B Survey.



Computer File Information				Sheet Revisions				Colorado Department of Transportation				As Constructed		SURVEY CONTROL DIAGRAM				Project No./Code	
Creation Date: 11/29/99 Initials: FCA								 18500 E. Colfax Avenue Aurora, Colorado 80011 Phone: (303) 757-9744 Fax: (303) 757-9746				No Revisions: / /		Designer: _____ Detailer: _____ Structure Numbers: FIRST DRAFT				STA 008A-021	
Last Modification Date: 12/01/99 Initials: FCA												Revised: / /						12381	
Full Path: P:\PROJECTS\CDOT\99070\SCD												Void: / /		Sheet Subst: SURVEY		Subst Sheets: 1 of 2		Sheet Number 3	
Drawing File Name: 99070SCD.dwg												Region 1							
Acad Ver: R14 Scale: Units: FEET																			

STATE HIGHWAY 9
Section 6, of T. 7 S., R. 77 W.
and Section 31 of T. 6 S. R 77 W.,
of the 6th Principal Meridian
SUMMIT COUNTY, COLORADO
Prepared by Mountain Surveying & Mapping, Inc.



GEODETIC COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	GEODETIC COORDINATES NAD-83(92) (CHARN)		ELEV. (NAVD 88)M	MAPPING ANGLE	SCALE FACTOR	NAD 83/92. ZONE 0502		DESCRIPTION
	LATITUDE(N)	LONGITUDE(W)				NORTHING (M)	EASTING (M)	
SH 9 CM-MP 86.46	39°28'37.81130"	106°02'41.38532"	2930.676	-0°20'37.02523	0.999957405	487415.518	867525.115	SH 9 CM-MP 86.46 CDOT TYPE 5 MON
SH 9 CM-MP 86.56	39°28'39.53496"	106°02'52.50451"	2932.587	-0°20'44.03798	0.999957466	487476.439	867260.735	SH 9 CM-MP 86.56 CDOT TYPE 5 MON
SH 9 CM-MP 86.61	39°28'43.18363"	106°02'53.70657"	2930.978	-0°20'44.79612	0.999957582	487589.131	867232.686	SH 9 CM-MP 86.61 CDOT TYPE 2 MON
SH 9 CM-MP 86.72	39°28'49.87199"	106°02'52.86869"	2925.650	-0°20'44.26767	0.999957796	487795.268	867253.955	SH 9 CM-MP 86.72 CDOT TYPE 5 MON
SH 9 CM-MP 86.82	39°28'55.60858"	106°02'54.48050"	2921.974	-0°20'45.28422	0.999957981	487972.407	867216.504	SH 9 CM-MP 86.82 CDOT TYPE 5 MON
SH 9 CM-MP 86.90	39°29'00.36299"	106°02'57.25942"	2920.481	-0°20'47.03686	0.999958134	488119.427	867150.982	SH 9 CM-MP 86.90 CDOT TYPE 2 MON
SH 9 CM-MP 87.00	39°29'03.99427"	106°02'50.05785"	2913.165	-0°20'42.49490	0.999958251	488230.371	867323.751	SH 9 CM-MP 87.00 CDOT TYPE 2 MON
SH 9 CM-MP 87.02	39°29'06.04831"	106°02'54.36740"	2913.202	-0°20'45.21289	0.999958318	488294.335	867221.150	SH 9 CM-MP 87.02 CDOT TYPE 2 MON
SH 9 CM-MP 87.18	39°29'15.16660"	106°02'54.78989"	2906.094	-0°20'45.47935	0.999958615	488575.589	867212.752	SH 9 CM-MP 87.18 CDOT TYPE 2 MON
SH 9 CM-MP 87.19	39°29'13.89214"	106°02'48.22098"	2908.414	-0°20'41.96710	0.999958573	488335.485	867345.587	SH 9 CM-MP 87.19 CDOT TYPE 2 MON
SH 9 CM-MP 87.43	39°29'22.81627"	106°02'54.52176"	2900.989	-0°20'45.31025	0.999958866	488811.516	867220.584	SH 9 CM-MP 87.43 CDOT TYPE 2 MON
SH 9 CM-MP 87.45	39°29'25.92390"	106°02'48.56505"	2900.558	-0°20'41.55341	0.999958968	488906.431	867363.494	SH 9 CM-MP 87.45 CDOT TYPE 2 MON
SH 9 CM-MP 87.46	39°29'27.24362"	106°02'44.76789"	2898.492	-0°20'39.15858	0.999959011	488946.583	867454.470	SH 9 CM-MP 87.46 CDOT TYPE 2 MON
US C&GS BM DISK V-301	39°24'18.34822"	106°02'56.04195"	3130.028	-0°20'46.26901	0.999949958	479422.477	867127.528	US C&GS BM DISK V-301

PROJECT COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	PROJECT COORDINATES		ELEV. (NAVD 88)ft	DESCRIPTION
	NORTHING (ft)	EASTING (ft)		
SH 9 CM-MP 86.46	1599888.80	2847560.77	9615.08	SH 9 CM-MP 86.46 CDOT TYPE 5 MON
SH 9 CM-MP 86.56	1600088.76	2846689.69	9621.33	SH 9 CM-MP 86.56 CDOT TYPE 5 MON
SH 9 CM-MP 86.61	1600458.66	2846597.63	9616.05	SH 9 CM-MP 86.61 CDOT TYPE 2 MON
SH 9 CM-MP 86.72	1601135.28	2846667.44	9598.57	SH 9 CM-MP 86.72 CDOT TYPE 5 MON
SH 9 CM-MP 86.82	1601716.72	2846544.51	9586.51	SH 9 CM-MP 86.82 CDOT TYPE 5 MON
SH 9 CM-MP 86.90	1602199.30	2846329.44	9581.61	SH 9 CM-MP 86.90 CDOT TYPE 2 MON
SH 9 CM-MP 87.00	1602563.46	2846896.54	9557.80	SH 9 CM-MP 87.00 CDOT TYPE 2 MON
SH 9 CM-MP 87.02	1602773.42	2846559.76	9557.73	SH 9 CM-MP 87.02 CDOT TYPE 2 MON
SH 9 CM-MP 87.18	1603696.60	2846532.20	9534.41	SH 9 CM-MP 87.18 CDOT TYPE 2 MON
SH 9 CM-MP 87.19	1603584.96	2846968.21	9542.02	SH 9 CM-MP 87.19 CDOT TYPE 2 MON
SH 9 CM-MP 87.43	1604471.01	2846557.90	9517.66	SH 9 CM-MP 87.43 CDOT TYPE 2 MON
SH 9 CM-MP 87.45	1604782.55	2847026.99	9516.24	SH 9 CM-MP 87.45 CDOT TYPE 2 MON
SH 9 CM-MP 87.46	1604914.35	2847325.61	9509.47	SH 9 CM-MP 87.46 CDOT TYPE 2 MON
US C&GS BM DISK V-301	1573652.50	2846252.46	10269.10	US C&GS BM DISK V-301

Computer File Information		Sheet Revisions		Colorado Department of Transportation 18500 E. Colfax Avenue Aurora, Colorado 80011 Phone: (303) 757-9744 Fax: (303) 757-9746 Region 1	As Constructed		SURVEY CONTROL DIAGRAM		Project No./Code		
Creation Date: 11/29/99 Initials: FCA					No Revisions: / /				STA 009A-021		
Last Modification Date: 12/01/99 Initials: FCA					Revised: / /		Designer: FIRST		12361		
Full Path: P:\PROJECTS\CDOT\99070\SCD					Void: / /		Detailer: DRAFT		Sheet Number 3A		
Drawing File Name: 99070SCD.dwg						Sheet Subset: SURVEY		Subset Sheets: 2 of 2			
Acad Ver. R14 Scale: 1" = 200' Units: FEET											



Region: Region 1
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[illegible][illegible][illegible]

Right of Way Plans				
Monumentation Sheet				
Project Number: STA 0091-016				
Project Location: Park Avenue in Breckenridge				
Project Location: Highway 9				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13216	6-24-04		4	11

FOUND MONUMENTS HIGHWAY 9

PT#	NORTHING	EASTING	DESCRIPTION
100	1599234.45	2847891.60	1 1/4" RPC PLS 15242
101	1599242.10	2847884.62	1 1/4" RPC PLS 9939
102	1599242.51	2847882.35	3" CDOH BC ROW
103	1599242.49	2847880.72	1 1/4" BC Wellington
104	1599401.86	2847933.99	1 1/2" AC PLS 27924
106	1599898.75	2847897.51	3 1/4" AC MS 843 23901
107	1600065.84	2847669.22	3 1/4" AC MS 5537 23901
108	1599882.07	2847482.43	1 1/2" metal PLS 15296
110	1800036.62	2847494.20	2" AC
154	1604524.99	2847514.41	1" RPC PLS 9939
155	1603961.74	2847227.80	1 1/4" RPC PLS 9939
156	1603691.34	2847144.53	1 1/4" RPC "Alpine"
157	1603647.96	2847136.89	RPC "Alpine"
158	1606785.47	2847178.83	2 1/2" AC PLS 23901
6004	1604462.12	2847229.13	1 1/4" YPC PLS 23901
6006	1604619.07	2847531.28	3" CDOH BC ROW
6007	1604626.54	2847532.64	1" RPC PLS 9939
6008	1604826.11	2847545.13	1" RPC PLS 9939
6012	1605892.74	2847440.26	1 1/4" RPC PLS 25373
6013	1606099.36	2847436.30	1 1/4" RPC ILLEGIBLE
6020	1606694.06	2847384.95	1 1/2" AC PLS 18977
6027	1606808.38	2847379.80	1 1/4" YPC PLS 18977
6002	1604443.89	2847186.81	1 1/4" YPC 23901
6003	1604470.08	2847173.45	3 1/4" BLM AC MS 1364
6004	1604462.12	2847229.13	1 1/2" BC 23901
6005	1604655.64	2847184.47	1 1/2" BC 23901
6006	1604619.07	2847531.28	3" CDOH BC
6007	1604626.54	2847532.64	1" RPC 9939
6008	1604826.11	2847545.13	1" RPC 9939
6009	1605869.72	2847578.65	3 1/4" BLM AC MS 2589 AM
6010	1605854.36	2847497.07	1 1/4" RPC 25373
6011	1605820.46	2847526.12	1 1/4" RPC 25373
6012	1605892.74	2847440.26	1 1/4" RPC 25373
6013	1606099.36	2847436.30	1 1/4" RPC ILL
6014	1606054.35	2847619.88	#6 RB
6020	1606694.06	2847384.95	1 1/2" AC 18977 7-56"
6025	1606792.34	2847183.60	2 1/2" AC 23901 7-66"
6027	1606808.38	2847379.80	1 1/4" BC 18977 7-70"
6066	1604794.47	2847180.77	"2.00 AC"
6067	1605072.43	2847103.27	"2.00 AC 33655 B9-18"
6068	1604790.92	2847080.78	"2 AC 33655 B9-20"
6069	1604754.49	2846873.88	"2 AC 33655 B9-22"
6070	1604714.47	2847183.32	"1.25 YPC 23901 B9-24"
6081	1604636.56	2846812.99	"N05 RB B9-46"
6083	1604710.83	2847063.21	1" YPC ILL B9-49"
6084	1604711.58	2847089.12	1" WPC ILL B9-51"
6090	1604750.91	2847062.26	"2 bc no stamping B9 P63"
6091	1604708.61	2846861.82	"2 bc no stamping B9 P65"
6094	1606446.60	2847403.13	"2" Axle"

**TABULATION OF NEW ROW MARKERS
TO BE SET (TYPE 1 MONUMENTS)**

PT#	NORTHING	EASTING
239	1604759.924	2846872.047
240	1604784.609	2846930.849
241	1604847.807	2847133.979
242	1604866.199	2847179.259
243	1604885.137	2847178.860
284	1604744.244	2846813.568
285	1604740.737	2846805.760
286	1604724.001	2846805.345
320	1606154.822	2847420.061

**TABULATION OF EXISTING ROW
MARKERS TO BE SET
(TYPE 1 MONUMENTS)**

PT#	NORTHING	EASTING
200	1604716.398	2847243.758
244	1604928.195	2847237.453
300	1604630.227	2847246.330
301	1604688.923	2847232.455
302	1603551.161	2847242.663
303	1607387.894	2847327.594
304	1604014.609	2847389.256
305	1604216.399	2847488.201
306	1604596.373	2847520.473
307	1604817.329	2847516.238
308	1604917.739	2847458.947
309	1606151.084	2847435.309
310	1606157.442	2847409.378
311	1605680.353	2847214.981
312	1606541.876	2847189.263
313	1604246.422	2847226.212
314	1599710.964	2847515.847
315	1599769.132	2847653.110
316	1607558.997	2847075.173
317	1607598.590	2847262.546
318	1607309.116	2847322.805
319	1606454.286	2847395.028

**TABULATION OF
PERMANENT EASEMENTS
TO BE SET (TYPE 6 MONUMENTS)**

PT#	NORTHING	EASTING
245	1604860.191	2847133.391
246	1604786.587	2846896.814
247	1604779.613	2846863.812
259	1604686.932	2846935.850
263	1604636.888	2846921.848
264	1604615.329	2846879.572
265	1604655.270	2846846.594

TABULATION OF TEMPORARY EASEMENTS TO BE STAKED

PT#	NORTHING	EASTING
248	1604907.432	2846810.357
249	1604967.515	2846921.499
250	1604950.977	2846937.568
251	1604961.231	2846953.865
252	1604867.191	2847012.990
253	1604944.596	2847136.421
254	1605010.775	2847160.252
255	1605086.501	2847112.822
256	1605172.696	2847086.716
257	1605180.199	2847113.692
260	1605104.637	2847139.696
261	1605057.352	2847167.655
262	1604961.328	2847236.446
266	1604611.133	2847226.560
267	1604607.816	2847198.758
268	1604650.450	2847195.555
269	1604699.049	2847211.340
271	1599850.091	2847488.489
272	1599840.756	2847490.257
273	1599877.133	2847443.024
274	1599877.271	2847444.121
275	1599980.014	2847463.874
276	1599969.400	2847455.554
277	1599970.688	2847465.641

FOUND POINTS ON TEMPORARY EASEMENTS

PT#	NORTHING	EASTING	
6062	1604954.42	2847177.40	2" AC PLS 33653
6082	1604690.37	2846934.81	NO 4 RB NO CAP

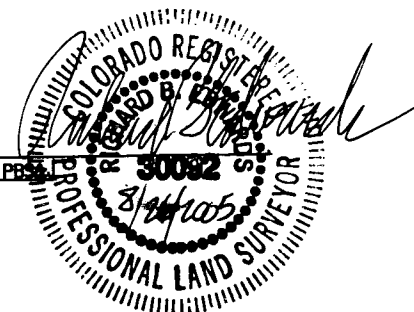
GENERAL NOTES

1. Notice according to Colorado law you must commence any legal action based upon any defect found in this survey within three years after you find 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.
2. All coordinates listed are project coordinates in U.S. Survey Feet.
3. Title commitments supplied by Ten Mile Title, Inc..
4. Centerline stationing and offsets are proposed only and may not represent the present centerline as constructed.
5. The monumenting land surveyor will, upon completion, certify to the monumentation as per the certification shown, and file with the county per C.R.S. 38-51-106.
6. R.O.W. markers set must display the professional land surveyor's registration number.
7. This right of way plan is not a complete boundary survey of all adjoining owners, and is prepared for CDOT purposes only.
8. All R.O.W. markers will be set from survey control points, as shown on the control sheet prepared by CDOT.
9. The contractor is responsible for the preservation and replacement of all disturbed aliquot corners and control monuments, under the direct supervision of a registered land surveyor.
10. Aliquot corners that control this project and shown hereon which may be disturbed during the construction of this project, must be reset and monument records filed per rule xii of bylaws and rules of procedure of the state board of registration for professional engineers and professional land surveyors and per 38-53-103, C.R.S., by the contractor's surveyor.
11. Easements shown are of record.
12. Sheets 3 and 3A included herein are copies of the Survey Control Diagram prepared by Mountain Surveying and Mapping recorded in the Summit County Clerk & Recorder's Office at Reception Number _____

OFFICE SURVEYOR STATEMENT

R.O.W. plans and legal descriptions were prepared under my supervision and checking.

Date _____ Name _____
For and on behalf of PBSA: ☒



FIELD SURVEYOR STATEMENT

Right of Way Monumentation and the resetting of existing monuments was done under my supervision and checking.

Date 7-26-07 Name PH



MONUMENTATION QUANTITIES

[illegible]



Region: 1
18500 E Colfax Ave
Aurora, Co. 80011
Phone: (303)757-9117 FAX: (303)757-9746

Right of Way Plans Unit: Kevin Williams, P.L.S.

[illegible][illegible][illegible]

	Right	
	Project Number:	
	Project Location:	
	Project Location: High	
Project Code:	Last Mod. Da	
13216	4-26-04	

Sheet No.	1
Total No. of Sheets	11

ROW CENTERLINE DATUM			ROW CENTERLINE DATUM		
PI#	STATION	OFFSET	PI#	STATION	OFFSET
317	48+30.75	46.73L	6027	56+22.92	52.27L
316	48+30.75	144.78R	6025	56+28.00	144.33R
6029	48+49.41	145.25R	6026	56+28.61	151.65R
6030	50+67.16	127.10R	158	56+34.79	151.65R
6037	50+67.68	144.35R	6020	57+36.45	52.10L
6031	50+71.67	132.39R	6019	57+47.16	196.31R
318	51+42.49	50.87L	312	58+82.14	148.59R
6021	51+54.67	55.88R	319	59+75.97	54.41R
6025	53+38.07	52.88L	6094	59+83.90	52.77R
1405	53+40.62	161.00R	6018	59+86.12	59.78R
6022	54+06.82	161.00R	320	60+02.35	70.28R
6033	54+45.91	160.09R	309	62+00.26	85.41R
6032	54+56.19	175.75R	6013	63+31.99	84.82L
6036	54+72.43	144.98R	153	65+28.82	81.14R
6023	55+17.19	195.13L	6012	65+36.84	82.49R

BEGIN R.O.W. PROJECT STA 0091-016

STA 48+30.76 = 474+62.40 Proj TQFC 009-1(4)
= STA 78+45.14 14.25' LT DESIGN BASELINE SH9 N.
M.P. 87.96

THE HIGHLANDS SUBDIVISION
AT BRECKENRIDGE
RECEPTION No. 476056
THIS AREA SHOWN AS "HIGHWAY ROUTE 101"
ON HIGHLANDS SUBDIVISION

Delta = 08°12'55"
CH = S 0739°05' E
R = 2904.79 FT
L = 416.51 FT
CL = 416.15 FT

BOOK 160 PAGE 39

Delta = 01°44'23"
CH = S 03°19'56" E
R = 2904.8 FT
L = 88.20 FT 85.76' (R)
CL = 88.19 FT

STATE HIGHWAY 9

11 BRECKENRIDGE GATEWAY LLC
C/O JOE HICKS
957 S. WASHINGTON ST
DENVER, CO 80209

R.O.N. Proj NRS-391

SEE SHEET 4A & 4B FOR
CENTERLINE GEOMETRY
INFORMATION

Delta = 06°20'20"
CH = S 06°28'50" E
R = 4433.66 FT
L = 490.51 FT
CL = 490.26 FT

datetime

COLORADO DEPARTMENT OF TRANSPORTATION



Region: 1
18500 E Colfax Ave
Aurora, Co. 80011
Phone: (303)757-9117 FAX: (303)757-9746

Right of Way Plans Unit: Kevin Williams, P.L.S.

Sheet Revisions

Date	Description	By	Rev
8/26/05	Added Parcel 10A		

Sheet Revisions

Date	Description	By	Rev

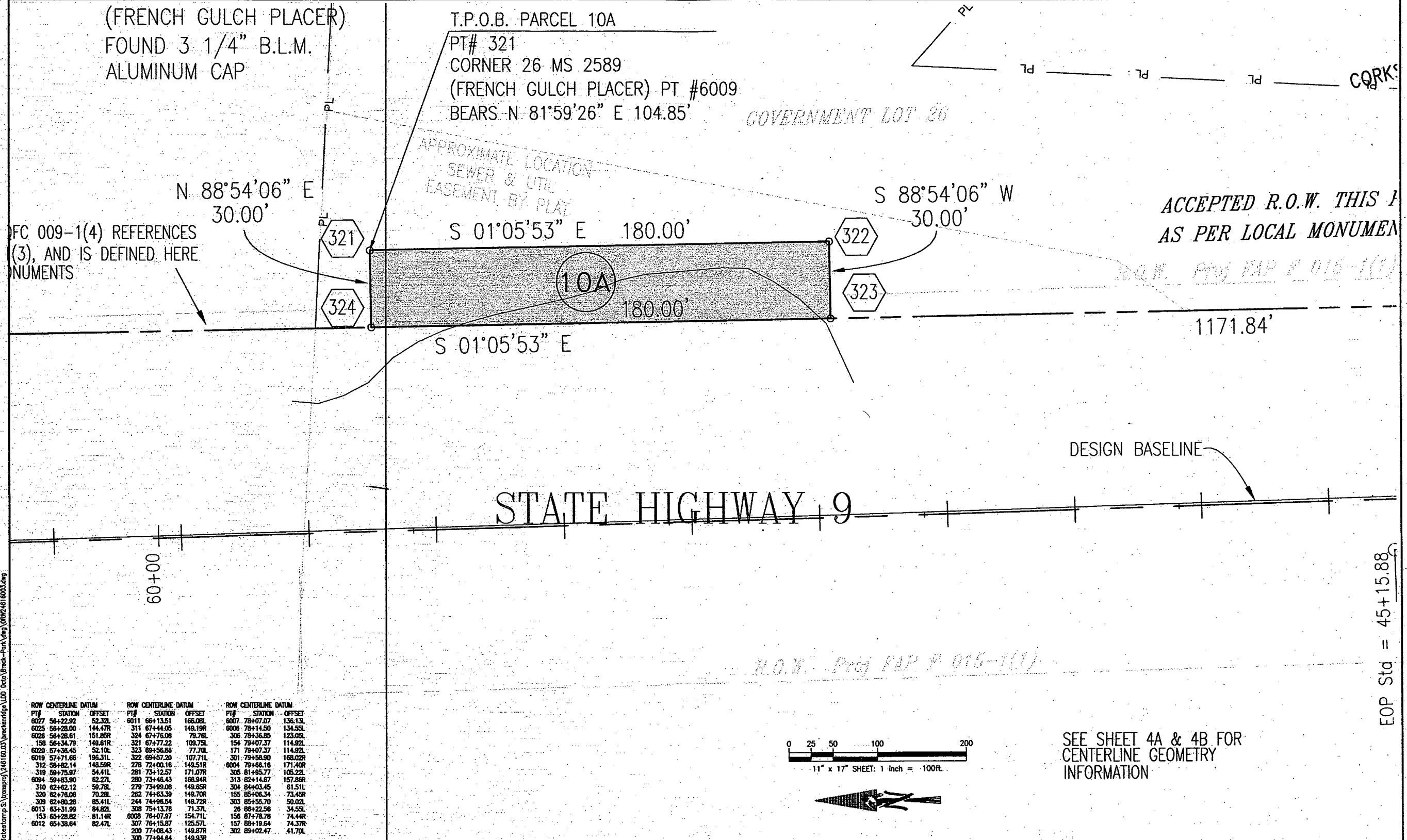
Sheet Revisions

Date	Description	By	Rev

Right of Way Plans

Plan Sheet

Project Number:	STA 0091-016
Project Location:	Park Avenue in Breckenridge
Project Location:	Highway 9
Project Code:	13216
Last Mod. Date:	8-26-05
Submittal Sheets:	2
Sheet No.:	6
Total No. of Sheets:	11



PT#	STATION	OFFSET	PT#	STATION	OFFSET	PT#	STATION	OFFSET
6027	56+22.92	52.32L	6011	66+13.51	166.08L	6007	78+07.07	136.13L
6025	56+28.00	144.47R	311	67+44.05	148.19R	6006	78+14.50	134.55L
6028	56+28.61	151.85R	324	67+76.08	78.76L	306	78+36.85	123.05L
158	56+34.79	149.61R	321	67+77.22	108.75L	154	79+07.37	114.92L
6020	57+36.45	52.10L	323	69+56.68	77.70L	171	79+07.37	114.92L
6019	57+71.66	196.31L	322	69+57.20	107.71L	301	79+58.90	168.02R
312	58+22.14	148.59R	278	72+00.16	148.51R	6004	79+58.16	171.40R
319	59+75.97	54.41L	281	73+12.57	171.07R	305	81+95.77	105.22L
6094	59+83.90	62.27L	280	73+46.43	186.94R	313	82+14.87	157.86R
310	62+62.12	59.78L	279	73+99.08	149.85R	304	84+03.45	61.51L
320	62+78.08	70.28L	262	74+63.39	149.70R	155	85+06.34	73.45R
309	62+80.26	85.41L	244	74+86.54	149.72R	303	85+55.70	50.02L
6013	63+31.99	84.82L	308	75+13.78	71.57L	28	88+22.58	34.55L
153	65+28.82	81.14R	6008	76+07.97	154.71L	156	87+78.78	74.48R
6012	65+38.64	82.47L	307	76+15.87	125.57L	157	88+19.64	74.37R
			200	77+08.43	149.87R	302	89+02.47	41.70L
			300	77+94.84	149.93R			

CDOT Form
#126Rev 7/00

COLORADO DEPARTMENT OF TRANSPORTATION



Region: 1
18500 E Colfax Ave
Aurora, Co. 80011
Phone: (303)757-9117 FAX: (303)757-9746

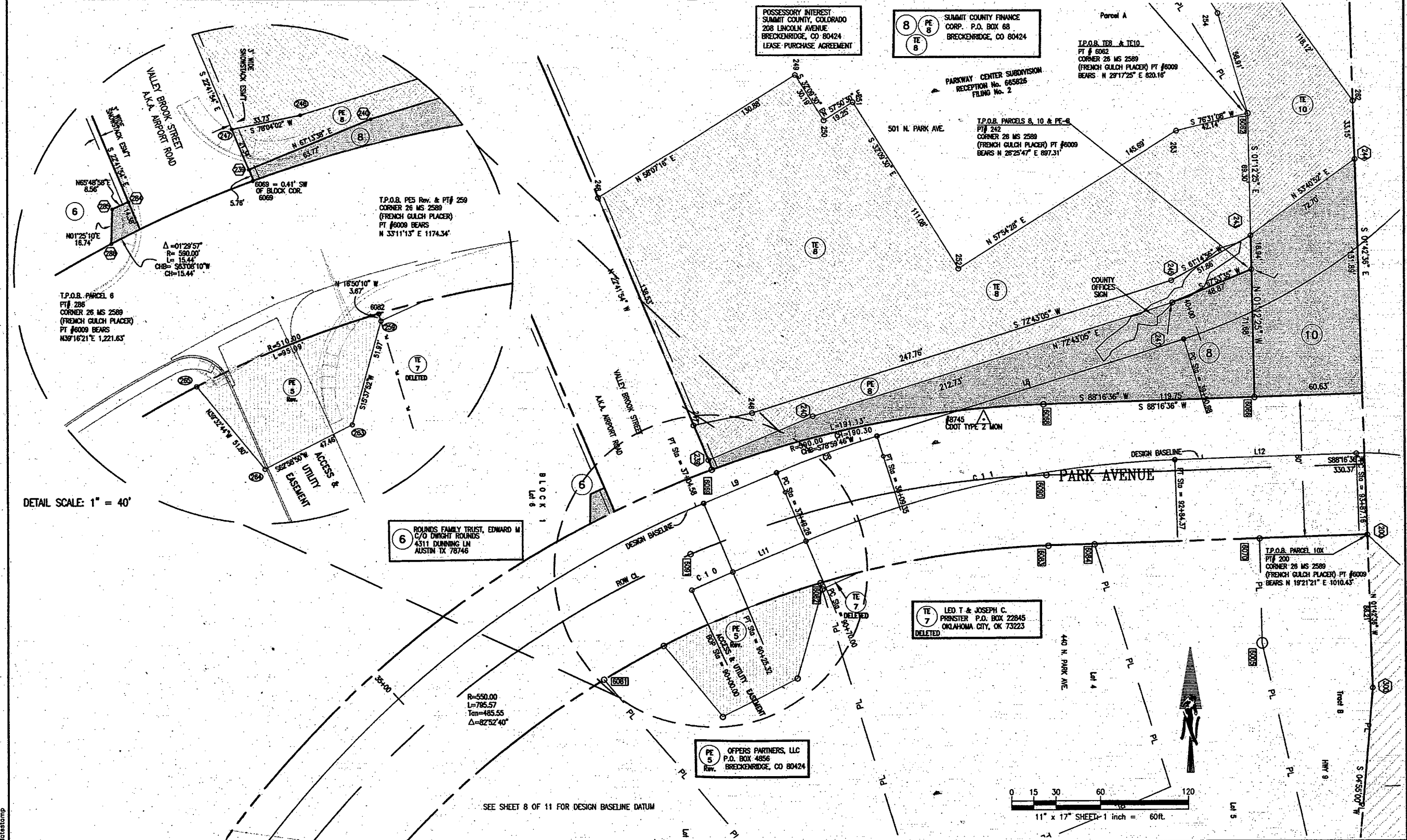
Right of Way Plans Unit: Kevin Williams, P.L.S.

Sheet Revisions		
5/24/04	Revised PE-5, Deleted PE-5A & TE-5	DDH
8/26/04	Added Pts 263, 264 & 265 on sheet	RBE
8/26/04	Deleted Parcel TE-7 & PT 258	

Sheet Revisions		

Sheet Revisions		

Right of Way Plans				
Plan Sheet				
Project Number:	STA 0091-016			
Project Location:	Park Avenue in Breckenridge			
Project Code:	Last Mod. Date	Subst Sheets	Sheet No.	Total No. of Sheets
13216	6-24-04	3	6A	11



SEE SHEET 8 OF 11 FOR DESIGN BASELINE DATUM

11" x 17" SHEET - 1 inch = 60ft.



Region: 1
18500 E Colfax Ave
Aurora, Co. 80011
Phone: (303)757-9117 FAX: (303)757-9746

Right of Way Plans Unit: Kevin Williams, P.L.S.

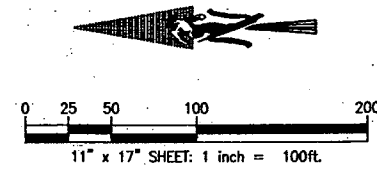
Sheet Revisions		
6/24/04	Revised PE-S, Deleted PE-SA & TE-S	DOH
8/26/04	Added Pts 263, 264 & 265 on sheet	RBC
8/26/04	Deleted Parcel TE 7 & P 258	

Sheet Revisions		

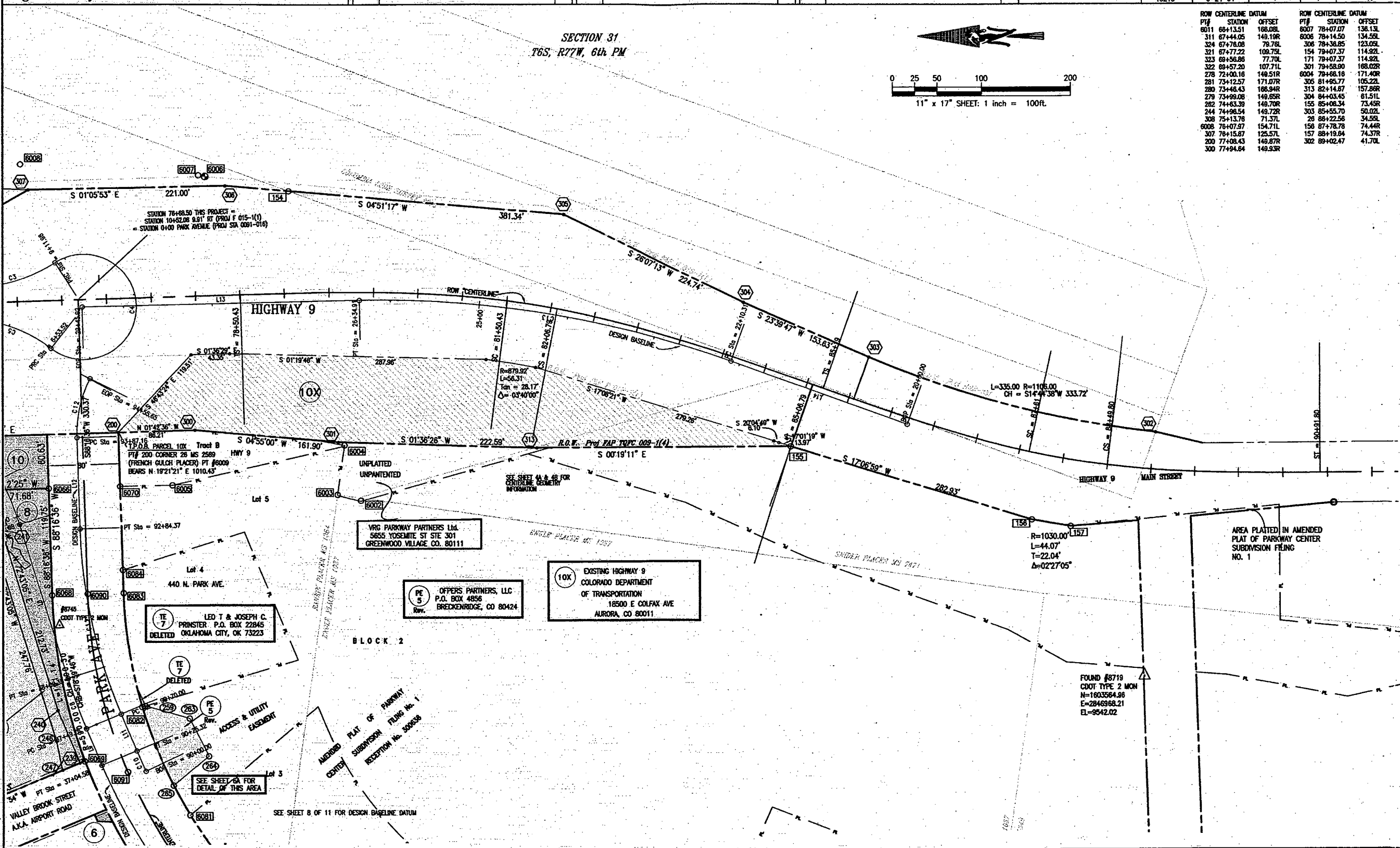
Sheet Revisions		

Right of Way Plans				
Plan Sheet				
Project Number: STA 0091-016				
Project Location: Park Avenue in Breckenridge				
Project Location: Highway 9				
Project Code	Last Mod. Date	Subsect Sheets	Sheet No.	Total No. of Sheets
13216	6-24-04	4	7	11

SECTION 31
T6S, R77W, 6th PM



ROW CENTERLINE DATUM	STATION	OFFSET	ROW CENTERLINE DATUM	STATION	OFFSET
8011	68+13.51	168.08L	8007	78+07.07	136.13L
311	67+44.05	149.10R	8006	78+14.50	134.52L
324	67+78.08	79.78L	306	78+38.85	123.05L
321	67+77.22	109.75L	154	79+07.37	114.92L
323	68+56.86	77.70L	171	79+07.37	114.92L
322	68+57.20	107.71L	301	79+58.90	168.02R
278	72+00.16	148.51R	6004	79+58.18	171.40R
281	73+12.57	171.07R	305	81+45.77	105.22L
280	73+46.43	168.94R	313	82+14.67	157.86R
270	73+89.06	149.65R	304	84+03.45	81.51L
282	74+63.39	148.70R	155	85+08.34	73.45R
244	74+96.54	149.72R	303	85+55.70	50.02L
308	75+13.78	71.37L	26	86+22.56	34.55L
6008	76+07.97	154.71L	156	87+78.78	74.44R
307	76+15.87	125.57L	157	88+19.04	74.37R
300	77+08.43	149.87R	302	89+02.47	41.70L
300	77+94.84	149.93R			



COLORADO DEPARTMENT OF TRANSPORTATION

DOT Region: 1
18500 E Colfax Ave
Aurora, Co. 80011
Phone: (303)757-9117 FAX: (303)757-9746

Right of Way Plans Unit: Kevin Williams, P.L.S.

Sheet Revisions

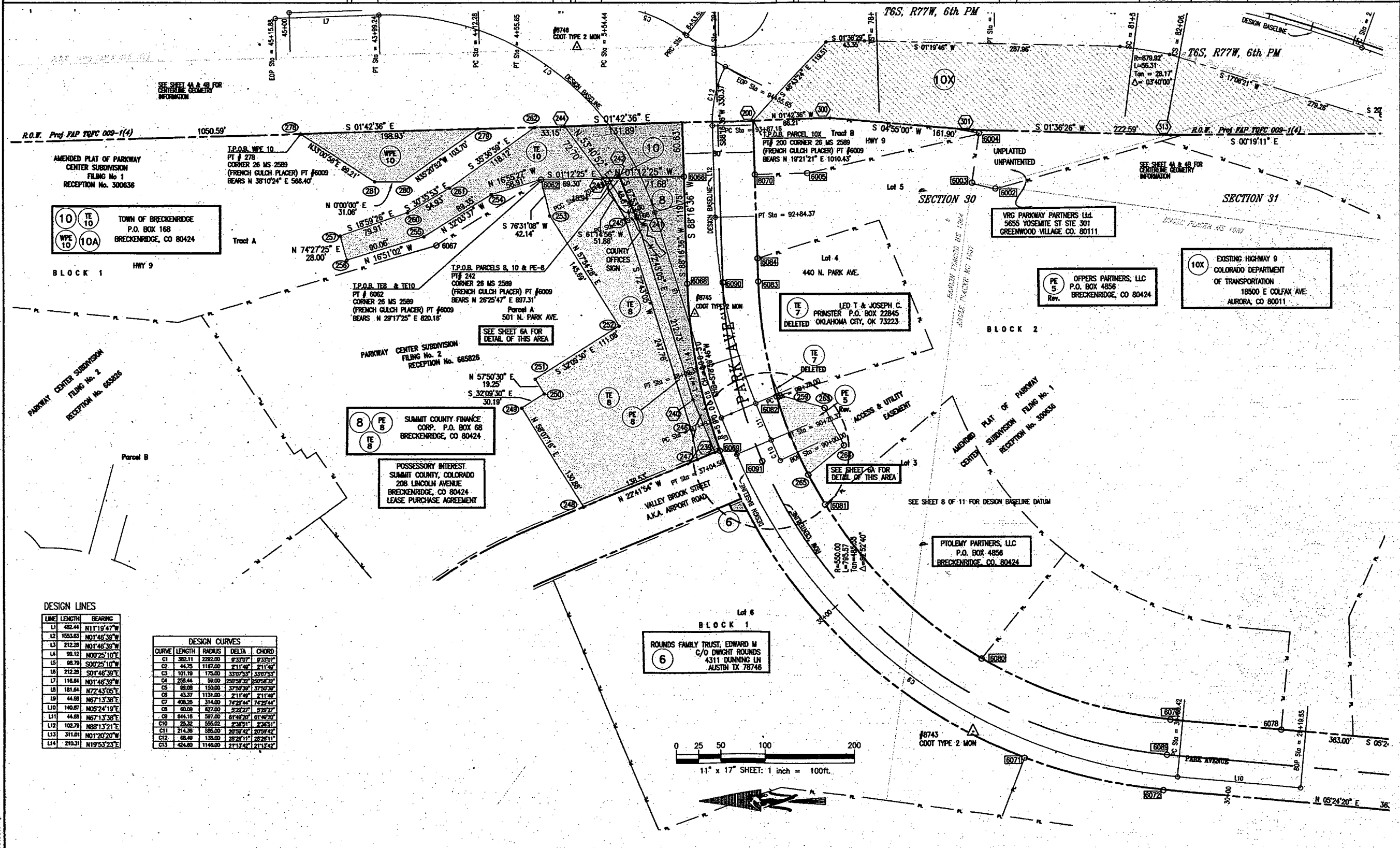
6/24/04	Revised PE-5, Deleted PE-5A & TE-5	DOH
8/26/04	Added Pts 263, 264 & 265 on sheet	RDE
8/26/04	Deleted Parcel TE 7 & 258	

Sheet Revisions

Sheet Revisions

Right of Way Plans

Plan Sheet				
Project Number: STA 0091-016				
Project Location: Park Avenue in Breckenridge				
Project Location: Highway 9				
Project Code:	Last Mod. Date:	Submittal Sheets:	Sheet No.:	Total No. of Sheets:
13216	6-24-04	5	8	11

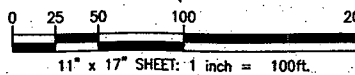


DESIGN LINES

LINE	LENGTH	BEARING
L1	482.44	N11°19'47"W
L2	1553.03	N01°46'38"W
L3	212.28	N01°46'38"W
L4	98.12	N00°25'10"E
L5	98.79	S00°25'10"W
L6	212.28	S01°46'39"E
L7	116.64	N01°46'39"W
L8	181.64	N72°43'05"E
L9	44.59	N67°13'38"E
L10	140.87	N05°24'19"E
L11	44.59	N67°13'38"E
L12	102.79	N88°13'21"E
L13	311.61	N01°20'20"W
L14	210.31	N19°53'23"E

DESIGN CURVES

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	382.11	2292.00	8°33'07"	933.07"
C2	44.75	1167.00	2°11'48"	211.48"
C3	101.19	175.00	33°07'33"	339.73"
C4	238.44	98.00	72°58'27"	209.52"
C5	88.08	150.00	37°50'39"	379.39"
C6	43.37	1131.00	2°11'48"	211.48"
C7	408.26	314.00	78°28'44"	742.44"
C8	80.09	827.00	3°29'27"	529.27"
C9	444.15	597.00	81°48'26"	814.26"
C10	23.32	555.00	2°30'21"	230.21"
C11	214.36	595.00	20°59'42"	202.42"
C12	68.49	138.00	28°28'11"	282.11"
C13	424.80	1146.00	21°13'42"	2113.42"



6
ROUNDS FAMILY TRUST, EDWARD M
C/O DWIGHT ROUNDS
4311 DUNNING LN
AUSTIN TX 78746

PTOLEMY PARTNERS, LLC
P.O. BOX 4856
BRECKENRIDGE, CO. 80424

PE 5
OFFERS PARTNERS, LLC
P.O. BOX 4856
BRECKENRIDGE, CO. 80424

10X
EXISTING HIGHWAY 9
COLORADO DEPARTMENT
OF TRANSPORTATION
18500 E COLFAX AVE.
AURORA, CO 80011

TE 7
LED T & JOSEPH C.
PRINSTER P.O. BOX 22845
OKLAHOMA CITY, OK 73223

8
PE 8
SUMMIT COUNTY FINANCE
CORP. P.O. BOX 68
BRECKENRIDGE, CO 80424

POSSESSORY INTEREST
SUMMIT COUNTY, COLORADO
208 LINCOLN AVENUE
BRECKENRIDGE, CO 80424
LEASE PURCHASE AGREEMENT

10
TE 10
TOWN OF BRECKENRIDGE
P.O. BOX 168
BRECKENRIDGE, CO 80424

VRG PARKWAY PARTNERS LTD.
5655 YOSEMITE ST STE 301
GREENWOOD VILLAGE, CO. 80111

10
WPE 10
TOWN OF BRECKENRIDGE
P.O. BOX 168
BRECKENRIDGE, CO 80424

BLOCK 1
HWY 9

BLOCK 2

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

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BLOCK 1

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BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

BLOCK 1

COLORADO DEPARTMENT OF TRANSPORTATION



Region: 1
18500 E Colfax Ave
Aurora, Co. 80011
Phone: (303)757-9117 FAX: (303)757-9746

Right of Way Plans Unit: Kevin Williams, P.L.S.

Sheet Revisions

Sheet Revisions

Sheet Revisions

Right of Way Plans

Plan Sheet

Project Number: FAP STA 0091-016

Project Location: Park Avenue in Breckenridge

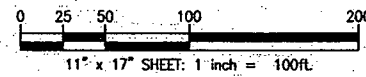
Project Location: Highway 9

Project Code	Last Mod. Date	Subst. Sheets	Sheet No.	Total No. of Sheets
13216	4-26-04	6	9	11

DESIGN LINES

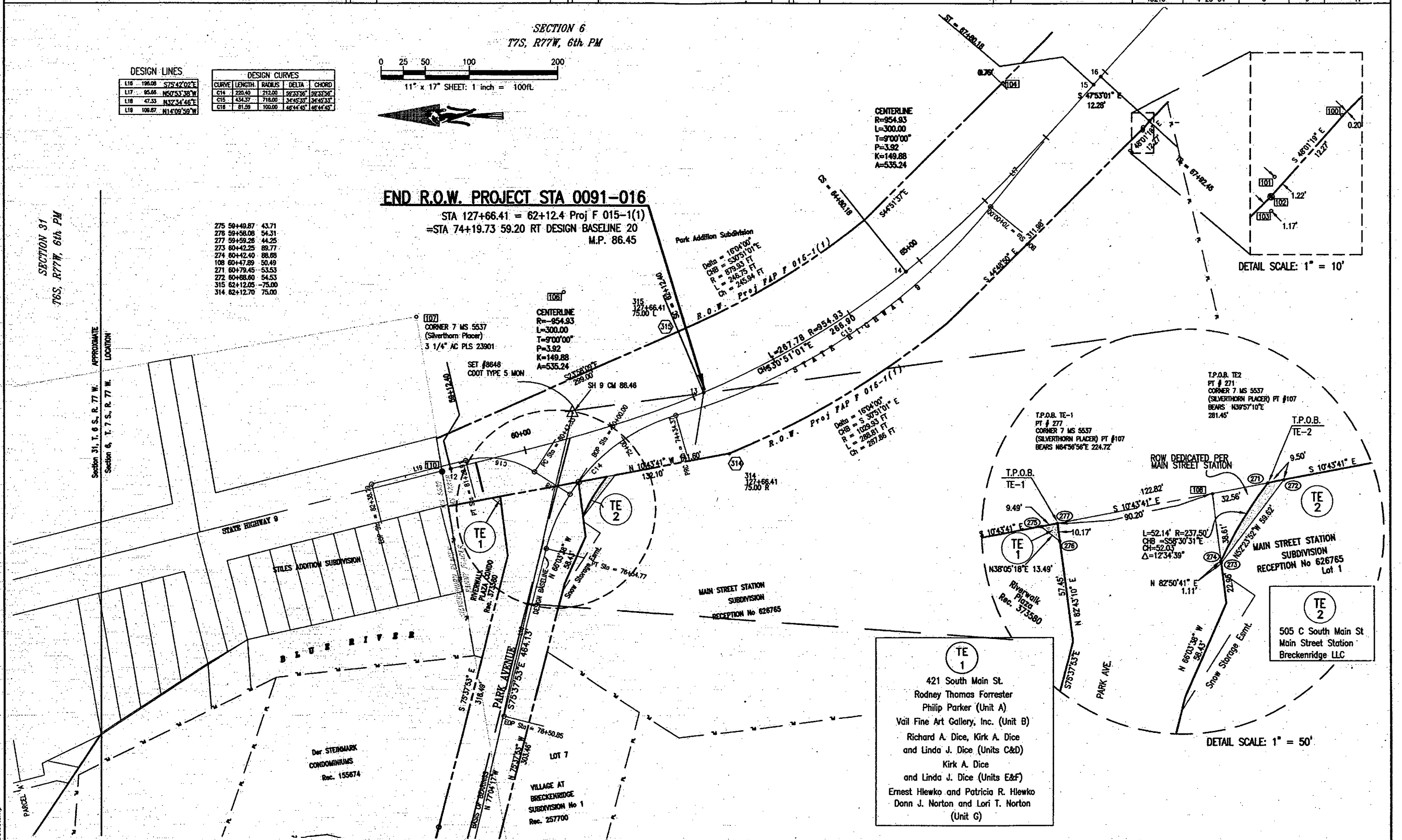
L10	198.08	S75°42'02"E
L17	85.68	N57°53'38"W
L18	47.53	N32°34'46"E
L19	108.87	N1°09'59"W

CURVE	LENGTH	RADIUS	DELTA	CHORD
C14	220.40	212.00	59°33'56"	36.3356'
C15	434.37	718.00	34°45'33"	34.4533'
C16	81.59	100.00	48°44'45"	48.4445'



END R.O.W. PROJECT STA 0091-016

STA 127+66.41 = 62+12.4 Proj F 015-1(1)
= STA 74+19.73 59.20 RT DESIGN BASELINE 20
M.P. 86.45



TE 1
421 South Main St.
Rodney Thomas Forrester
Philip Parker (Unit A)
Vail Fine Art Gallery, Inc. (Unit B)
Richard A. Dice, Kirk A. Dice
and Linda J. Dice (Units C&D)
Kirk A. Dice
and Linda J. Dice (Units E&F)
Ernest Hlewko and Patricia R. Hlewko
Donn J. Norton and Lori T. Norton
(Unit G)

TE 2
505 C South Main St
Main Street Station
Breckenridge LLC

COLORADO DEPARTMENT OF TRANSPORTATION



Region: 1
18500 E Colfax Ave
Aurora, Co. 80011
Phone: (303)757-9117 FAX: (303)757-9746

Right of Way Plans Unit: Kevin Williams, P.L.S.

Sheet Revisions		
6/24/04	Revised PE-5, Deleted PE-SA & TE-5	DDH
8/26/04	Deleted Parcel TE 7	RBE
8/26/05	Added Parcel 10A	RBE

Sheet Revisions		

Sheet Revisions		

Right of Way Plans				
Ownership Map				
Project Number:	STA 0091-016			
Project Location:	Park Avenue in Breckenridge			
Project Location:	Highway 9			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
13216	8-26-05	1 of 2	10	11

TOWNSHIP 6 SOUTH, RANGE 77 WEST OF THE 6TH P.M.

SECTION 30

SECTION 31

BEGIN R.O.W. PROJECT STA 0091-016

STA 48+30.76 = 474+62.40 Proj TOFC 009-1(4)
=STA 78+45.14 14.25' LT DESIGN BASELINE SH9 N
M.P. 87.96

11 BRECKENRIDGE GATEWAY LLC
C/O JOE HICKS
957 S. WASHINGTON ST
DENVER, CO 80209

BK 160 PG 39
REC. 366285
CONDOMINIUMS
AMENDED

SUMMIT ROSE CENTER
CONDOMINIUMS AMENDED
RECEPTION No. 665825

LOT A FRENCH CREEK
CENTER
RECEPTION
No. 578102

10A CORKSCREW SUBDIVISION
FILING No. 2
RECEPTION No. 464463

AMENDED PLAT OF PARKWAY
CENTER SUBDIVISION
FILING No. 1
RECEPTION No. 300636
BLOCK 1

PARKWAY CENTER
SUBDIVISION
FILING No. 2
REC 665826

PARCEL 8
CENTER SUBDIVISION
FILING No. 2
RECEPTION No. 665826

DELETED
TE 7
REV. 5

AMENDED PLAT OF PARKWAY
CENTER SUBDIVISION
FILING No. 1
RECEPTION No. 300636
BLOCK 2

PARKWAY CENTER SUBDIVISION
AMENDED No.
RECEPTION 300636
BLOCK 2

PE 5 OFFERS PARTNERS, LLC
P.O. BOX 4856
Rev. BRECKENRIDGE, CO 80424

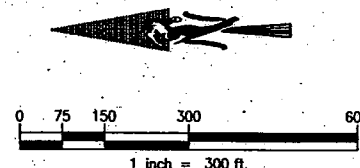
TE 7 LEO T & JOSEPH C.
PRINSTER P.O. BOX 22845
DELETED OKLAHOMA CITY, OK 73223

6 ROUNDS FAMILY TRUST, EDWARD M
C/O DWIGHT ROUNDS
4311 DUNNING LN
AUSTIN TX 78746

8 PE 8 SUMMIT COUNTY FINANCE
CORP. P.O. BOX 68
TE 8 BRECKENRIDGE, CO 80424

10 TE 10 TOWN OF BRECKENRIDGE
P.O. BOX 168
WPE 10 10A BRECKENRIDGE, CO 80424

10X EXISTING HIGHWAY 9
COLORADO DEPARTMENT
OF TRANSPORTATION
18500 E COLFAX AVE
AURORA, CO 80011



COLORADO DEPARTMENT OF TRANSPORTATION



Region: 1
18500 E Colfax Ave
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Phone: (303)757-9117 FAX: (303)757-9746

Right of Way Plans Unit: Kevin Williams, P.L.S.

Sheet Revisions		
7-20-04	TE-2 CHANGE TO PE-2	RRE
7-20-04	PE-2 CHANGE TO TE-2	RRE

Sheet Revisions		

Sheet Revisions		

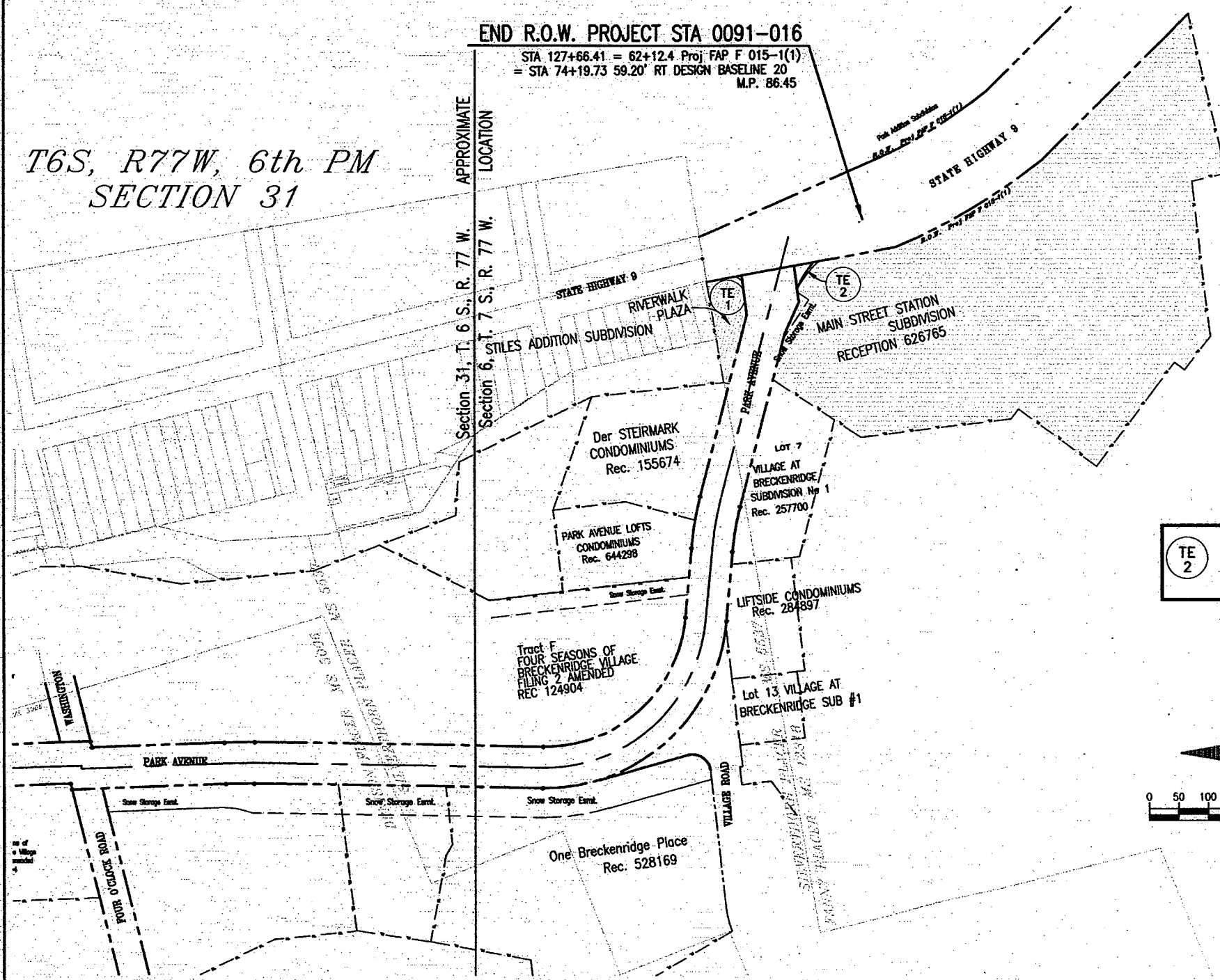
Right of Way Plans				
Ownership Map				
Project Number:	STA 0091-016			
Project Location:	Park Avenue in Breckenridge			
Project Location:	Highway 9			
Project Code:	Last Mod. Date	Subst. Sheets	Sheet No.	Total No. of Sheets
12361	4-26-04	2 of 2	11	11

TOWNSHIP 7 SOUTH, RANGE 77 WEST OF THE 6TH P.M.
SECTION 6

T6S, R77W, 6th PM
SECTION 31

END R.O.W. PROJECT STA 0091-016

STA 127+66.41 = 62+12.4 Proj FAP F 015-1(1)
= STA 74+19.73 59.20' RT DESIGN BASELINE 20
M.P. 86.45



TE 1

RODNEY T. FORRESTER & PHILLIP PARKER (UNIT A)
36 CULBARA ST. MOOLOOLABA
QUEENSLAND, AUSTRALIA 4557
VAIL FINE ART GALLERY (UNIT B)
141 EAST MEADOW DRIVE
VAIL, CO. 81657
RICHARD A. DICE, KIRK A. DICE & LINDA J. DICE (UNITS C & D)
P.O. BOX 2770
BRECKENRIDGE, CO. 80424
ERNEST & PATRICIA R. HLEWKO (HALF INTEREST UNIT G)
4790 W. LAKERIDGE RD.
DENVER, CO. 80219
DONN J & LORI T. NORTON (HALF INTEREST UNIT G)
P.O. BOX 737
BRECKENRIDGE, CO. 80424

TE 2

Main Street Station
Breckenridge LLC
P.O. BOX 7700
BRECKENRIDGE, CO 80424

