

COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

RIGHT OF WAY PLANS UNIT: Tom Adams, PLS

Sheet Revisions

Sheet Revisions



RIGHT OF WAY

TITLE SHEET

STA 096A-035

STATE HIGHWAY NO. 96

PROJECT CODE: 14450

SHEET NUMBER: 1

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED

FEDERAL AID PROJECT NO. STA 096A-035

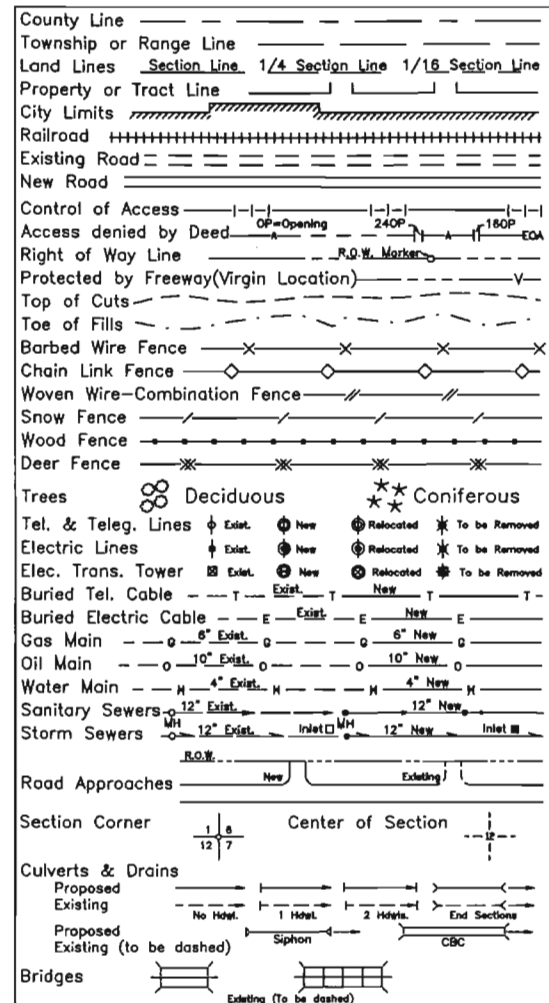
STATE HIGHWAY NO. 96

CUSTER COUNTY

RIGHT OF WAY

GROSS LENGTH OF PROJECT = 0.55 MILES

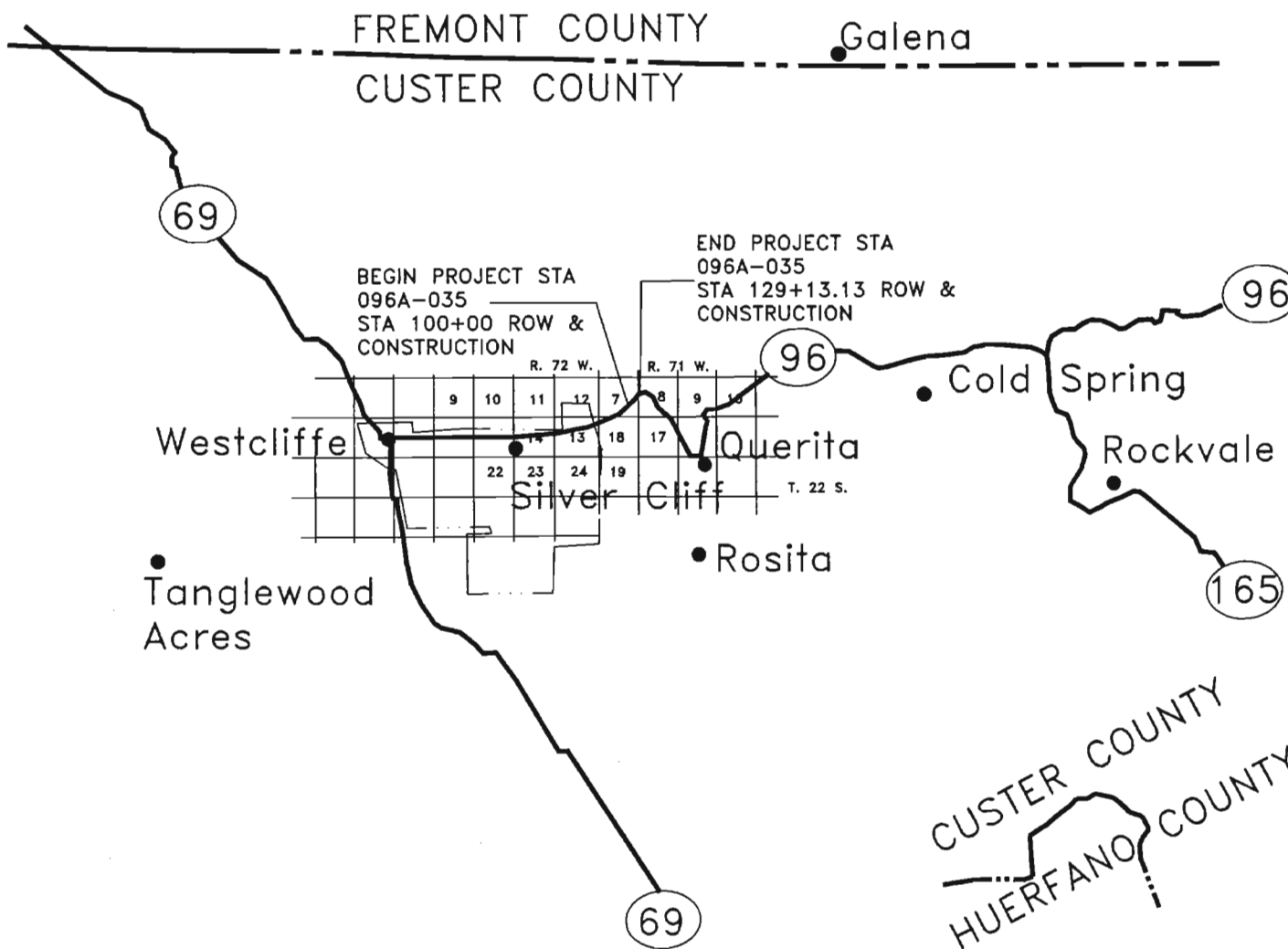
CONVENTIONAL SIGNS



BASIS OF BEARINGS

BASIS OF BEARING: BEARINGS USED IN THE CALCULATION OF COORDINATES ARE BASED ON A GRID BEARING OF N70°20'39"W FROM MCKENZIE (3 1/4" NGS BRASS DISC) TO BRETT (NGS DEEP ROD MONUMENT), AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN).

NOTE: ALL DIMENSIONS ARE FEET UNLESS OTHERWISE NOTED.



INDEX OF SHEETS

- 1 TITLE SHEET
- 2 TABULATION OF PROPERTIES SHEET
- 3 SURVEY CONTROL
- 3A SURVEY CONTROL
- 3B SURVEY CONTROL
- 4 MONUMENT TABULATION
- 5 PLAN SHEET
- 6 PLAN SHEET

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED

DATE

DIVISION ADMINISTRATOR

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 CERTIFICATE

ROW PLANS AND MONUMENTATION WERE DONE UNDER MY SUPERVISION AND CHECKING

NAME: _____

PLS NUMBER: _____

DATE: _____

CERTIFICATION: The undersigned surveyor hereby certifies that this right-of-way plan delineates the property acquired by the Colorado Department of Transportation under Project STA 096A-035 and that the property has been monumented as shown on the plan. This right-of-way plan is null and void unless it bears the original signature and seal of the Professional Land Surveyor in responsible charge of the work.



RIGHT OF WAY PLANS UNIT: Tom Adams, PLS

12753 SOUTH PARKER ROAD SUITE 205
PARKER, COLORADO 80134 (303) 841-7436

SH 96 CUSTER COUNTY

Project Code: 14450	Sheet Number: 2
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S.H. NO. 96

[illegible]

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Survey Unit: Tom Adams, PLS

Sheet Revisions

State Highway 96 MP 5.7 to MP 6.2
Sections 7 and 8, Township 22 South, Range 71 West
of the 6th Principal Meridian
Custer County, Colorado

Survey Control Diagram

Plan Sheet

Project Number: STA 096A-035			
Project Location: State Highway 96			
Milepost 5.7 to Milepost 6.2			
Project Code: 14450	Last Mod. Date: 04-28-03	Subsect Sheets: 3	Sheet No.: 6

GEODETIC COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	GEODETIC COORDINATES NAD 83(92) (CHARN)		ELLIPSOID HEIGHT (M)	NAVD 88 GEOID 99 ORTHOMETRIC ELEVATION (M)	MAPPING ANGLE	SCALE	NAD 83(92) NORTHING (M)	ZONE 503 EASTING (M)
	LATITUDE (N)	LONGITUDE (W)						
SH 96 CM-MP 5.8	38.08'55.84783"N	105.21'44.64647"W	2570.31	2585.351	0.05'04"	0.999558144	469309.791	926462.468
SH 96 CM-MP 6.0	38.09'05.63319"N	105.21'33.15406"W	2574.42	2589.457	0.05'11"	0.999557763	469611.909	926741.825
SH 96 CM-MP 6.2	38.09'06.92717"N	105.21'24.08965"W	2582.64	2597.681	0.05'16"	0.999556512	469652.141	926962.938
BRETT	38.16'59.62952"N	105.36'56.68120"W	2253.99	2269.011	-0.04'16"	0.999623242	484223.380	904275.149
MCKENZIE	38.09'46.33898"N	105.11'23.97439"W	2534.94	2550.477	0.11'25"	0.999565050	470902.731	941569.098
Z 266	38.08'41.54537"N	105.28'36.16059"W	2367.22	2382.211	0.00'51"	0.999589542	468860.190	916443.223

BASIS OF BEARING: BEARINGS USED IN THE CALCULATION OF COORDINATES ARE BASED ON A GRID BEARING OF N70°20'39"W, 129925.902 FEET FROM MCKENZIE (3 1/4" NGS BRASS DISC) TO BRETT (NGS DEEP ROD MONUMENT), AS OBTAINED FROM A GLOBAL POSITIONING SYSTEM (GPS) SURVEY BASED ON THE COLORADO HIGH ACCURACY REFERENCE NETWORK (CHARN).

BASIS OF ELEVATIONS: THE VERTICAL CONTROL WAS ESTABLISHED BY DIFFERENTIAL LEVELING BETWEEN CONTROL MONUMENTS MP 5.8, MP 6.0 AND MP 6.2 USING THE ORTHOMETRIC ELEVATION OBTAINED FROM VERTICAL BENCHMARK Z 266.

COORDINATE DATUM:

GEOGRAPHIC COORDINATES ARE IN NORTH AMERICAN DATUM 1983(1992). PLANAR COORDINATES ARE COLORADO SOUTH PLANE GRID VALUES, ZONE 503. THE UNITS ARE IN FEET. MONUMENT NUMBERS 5.8, 6.0 AND 6.2 ARE COLORADO DEPARTMENT OF TRANSPORTATION MONUMENTS - TYPE 2. MONUMENT BRETT IS AN NGS DEEP ROD MONUMENT. MONUMENT MCKENZIE IS A 3 1/2" NGS BRASS DISC IN CONCRETE. MONUMENT Z 266 IS A 3 1/2" USGS BRASS DISC BENCHMARK. THE HORIZONTAL CONTROL SURVEY WAS CARRIED OUT USING GPS FAST STATIC OBSERVATIONS.

Average Combined Scale Factor is 1.0004251385

Project Northing(F) = Northing(M) (((SPC*1.0004251385)*(3937/1200))-1000000)
Project Easting(F) = Easting(M) (((SPC*1.0004251385)*(3937/1200))-2000000)

Project Narrative: This project established intermediate control points for the purpose of performing TMOSS surveys and to tie the existing highway right-of-way monuments to project control. The primary control for this project were Colorado High Accuracy Reference Network (CHARN) points established by prior project(s).

NOTE: Refer to M-629-1 Survey Monuments of the Standard Plans, Colorado Department of Transportation, M & S Standards, October, 2000 for survey monument descriptions. Refer to M-100-1 Standard Symbols of the Standard Plans, Colorado Department of Transportation, M & S Standards, October, 2000 for standard symbol definitions.

NOTE: THE CONTROL SURVEY IS FOR THE USE OF THE COLORADO DEPARTMENT OF TRANSPORTATION PERSONNEL. THE SURVEY IS NOT A COMPLETE BOUNDARY SURVEY AND DOES NOT SUBDIVIDE LAND. THIS IS NOT A LAND SURVEY PLAT AND/OR RIGHT-OF-WAY PLAT. TITLE POLICY, TITLE COMMITMENT AND TITLE RESEARCH WERE NOT A PART OF THIS CONTROL SURVEY. THEREFORE, RIGHTS AND RESTRICTIONS OF RECORD ARE NOT SHOWN. THE VERIFICATION OF THE PHYSICAL EVIDENCE WITH RELATION TO EASEMENTS, RIGHT-OF-WAY, PROPERTY BOUNDARIES AND RESTRICTIONS AS DESCRIBED IN THE INSTRUMENTS OF RECORD, WERE NOT INCLUDED IN THIS CONTROL SURVEY.

SURVEYOR'S STATEMENT:

I, ALBERT V. VALLETTA JR., A PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS CONTROL SURVEY DIAGRAM WAS PREPARED UNDER MY SUPERVISION THIS 28TH DAY OF APRIL, 2003, FROM A FIELD SURVEY PERFORMED UNDER MY SUPERVISION ON APRIL 23RD THROUGH APRIL 27TH, 2003. THIS IS NOT A LAND SURVEY PLAT OR RIGHT-OF-WAY SURVEY, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS CONTROL SURVEY MEETS THE MINIMUM HORIZONTAL TOLERANCE OF A TYPE B SURVEY, AS LISTED IN THE COLORADO DEPARTMENT OF TRANSPORTATION SURVEY MANUAL.

ALBERT V. VALLETTA JR. PLS 23624
FOR AND ON BEHALF OF
WESTERN STATES SURVEYING, INC.

NO WARRANTY IS IMPLIED OR EXPRESSED UNLESS THIS SHEET BEARS THE ORIGINAL SIGNATURE AND SEAL OF THE PREPARER.

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.

CONTROL SURVEYING AND MONUMENTATION REQUIREMENTS:

1). THIS CONTROL SURVEY DIAGRAM REPRESENTS HORIZONTAL AND VERTICAL CONTROL FOR THE PROJECT ESTABLISHED BY WESTERN STATES SURVEYING, INC. IT IS POSSIBLE THAT SOME OF THE SURVEY CONTROL MONUMENTS LISTED HAVE BEEN DISTURBED OR OBLITERATED.

2). ALL TYPE 1 AND 2 MONUMENTS SHALL BE SET FLUSH WITH THE GROUND. WITNESS POSTS SHALL BE INSTALLED AT LEAST 1 FOOT FROM AND FACING ALL TYPE 1 AND TYPE 2 MONUMENTS, OR AS DIRECTED BY THE ENGINEER.

3). INSTALLATION OF TYPE 3 AND TYPE 3-A MONUMENTS SHALL BE COMPLETED IN THE SAME DAY THAT INSTALLATION COMMENCED. UNDER NO CIRCUMSTANCES SHALL HOLES IN THE ROADWAY BE LEFT OVERNIGHT.

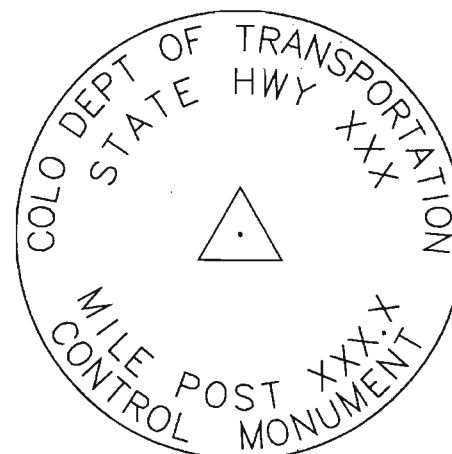
4). WHEN INSTALLING TYPE 3-A MONUMENTS, THE ALUMINUM ACCESS COVER SHALL BE POSITIVELY SECURE TO THE PVC. THE ACCESS COVER SHALL BE CAULKED WITH ASPHALT CAULKING BETWEEN THE ACCESS COVER AND THE EDGES OF THE ROADWAY SURFACE TO PROVIDE A POSITIVE MOISTURE BARRIER, AROUND THE ACCESS COVER.

5). CONTROL SURVEY PROCEDURES, STATISTICAL ANALYSIS AND ACCURACY 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, IF NECESSARY.

7). IT IS ULTIMATELY THE PRIME CONTRACTORS 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 WISHED TO REDUCE THE MINIMUM INTERVALS, A CONTRACT MODIFICATION ORDER MUST BE NEGOTIATED AND THE COST OF EACH ITEM REDUCED ACCORDINGLY.



CONTROL
MONUMENT CAP

CDOT TYPE 2 MONUMENT: 36" X 3/4" FINNED ROD
SECTION ATOP A 36" X 3/4" SMOOTH ROD SECTION WITH
A 3 1/4" ALLOY CAP, STAMPED AS SHOWN AND/OR
DESCRIBED IN THE TABULATION SHEET.

COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
805 Erie Ave., PO Box 536
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Survey Unit: Tom Adams, PLS

Sheet Revisions

State Highway 96 MP 5.7 to MP 6.2
Sections 7 and 8, Township 22 South, Range 71 West
of the 6th Principal Meridian
Custer County, Colorado

Survey Control Diagram

Plan Sheet

Project Number: STA 096A-035

Project Location: State Highway 96

Milepost 5.7 to Milepost 6.2

Project Code:	Last Mod. Date	Subst Sheets	Sheet No.	Total No. of Sheets
14450	04-28-03		3A	6

PROJECT COORDINATE SUMMARY TABLE

(ADJUSTED FIELD DATA IN METERS)

POINT NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
SH 96 CM-MP 5.8	164708.703	317255.124	2585.209	3 1/4" CDOT CONTROL MONUMENT TYPE 2
SH 96 CM-MP 6.0	165010.949	317534.599	2589.315	3 1/4" CDOT CONTROL MONUMENT TYPE 2
SH 96 CM-MP 6.2	165051.199	317755.806	2597.523	3 1/4" CDOT CONTROL MONUMENT TYPE 2
BRETT	179628.632	295058.372	2269.0	NGS DEEP ROD MONUMENT
MCKENZIE	166302.320	332368.176	2550.5	3 1/2" NGS BRASS DISC IN CONCRETE
Z 266	164258.911	307231.619	2382.070	3 1/2" USC&GS BRASS DISC BENCHMARK

PROJECT COORDINATE SUMMARY TABLE

(ADJUSTED FIELD DATA IN US FEET)

POINT NAME	NORTHING	EASTING	ELEVATION	DESCRIPTION
SH 96 CM-MP 5.8	540381.803	1040861.185	8481.64	3 1/4" CDOT CONTROL MONUMENT TYPE 2
SH 96 CM-MP 6.0	541373.423	1041778.098	8495.11	3 1/4" CDOT CONTROL MONUMENT TYPE 2
SH 96 CM-MP 6.2	541505.474	1042503.842	8522.04	3 1/4" CDOT CONTROL MONUMENT TYPE 2
BRETT	589331.605	968037.342	7444.	NGS DEEP ROD MONUMENT
MCKENZIE	545610.196	1090444.591	8368.	3 1/2" NGS BRASS DISC IN CONCRETE
Z 266	538906.110	1007975.737	7815.17	3 1/2" USC&GS BRASS DISC BENCHMARK

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Sections 7 and 8, Township 22 South, Range 71 West
of the 6th Principal Meridian
Custer County, Colorado

Survey Control Diagram

Plan Sheet				
Project Number: STA 096A-035				
Project Location: State Highway 96				
Milepost 5.7 to Milepost 6.2				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14450	04-28-03		38	6

SECTION 7 AND 8 T. 22 S., R 71 W., 6th P.M.

SH 96 EAST
TO CANYON CITY

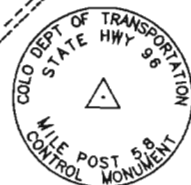
CATTLEGUARD



SH 96 CM-MP 6.0
GPS PROJECT STATION
N:541373.423
E:1041778.098
EL:8495.11



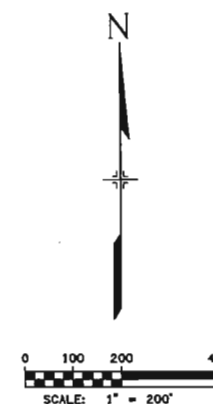
SH 96 CM-MP 6.2
GPS PROJECT STATION
N:541505.474
E:1042503.842
EL:8522.04



SH 96 CM-MP 5.8
GPS PROJECT STATION
N:540381.803
E:1040861.185
EL:8481.64

SILVERCLIFF RANCH

SH 96
TO WESTCLIFFE



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RIGHT OF WAY PLANS UNIT: Tom Adams, PLS

Sheet Revisions



**Western States
SURVEYING, Inc.**

12753 SOUTH PARKER ROAD SUITE 205
PARKER, COLORADO 80134 (303) 841-7436

RIGHT OF WAY

MONUMENTATION SHEET

STA 096A-035

SH 96 CUSTER COUNTY

PROJECT CODE: 14450

SHEET NUMBER:

4

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

POINT NO.	NORTHING	EASTING
202	541617.036	1042409.073
204	541526.502	1041766.446
206	541411.302	1041560.704
207	541213.977	1041382.991
213	540852.177	1041101.516
239	541122.215	1041501.649
240	541295.940	1041656.576
244	541384.475	1041814.697

TABULATION OF PERMANENT EASEMENT
MARKERS TO BE SET

POINT NO.	NORTHING	EASTING
249	541316.068	1041474.934
250	541361.964	1041502.926
251	541469.150	1041621.720
252	541513.907	1041688.030
253	541562.320	1041803.270
255	541581.750	1042009.450
256	541571.870	1042010.554
257	541581.900	1041897.450

TABULATION OF SECTION CORNERS
FOUND

POINT NO.	NORTHING	EASTING
10238	543173.420	1042439.42
DESC: 1 1/4" YELLOW PLASTIC CAP ON A #4 REBAR IN CONCRETE W/MOUND OF STONES - NORTHEAST CORNER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 71 WEST.		

TABULATION OF SECTION CORNERS
TO BE UPGRADED

POINT NO.	NORTHING	EASTING
10238	543173.420	1042439.42
DESC: 1 1/4" YELLOW PLASTIC CAP ON A #4 REBAR IN CONCRETE W/MOUND OF STONES - NORTHEAST CORNER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 71 WEST.		

TABULATION OF FOUND ROW
MONUMENTS

POINT NO.	NORTHING	EASTING
203	541575.020	1042027.480
1794	541426.288	1042043.729
1809	541465.814	1042406.215
1880	540839.200	1041282.790
3258	540930.936	1041164.100

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Transportation Department purposes Only.
2. Survey Control Points set with a higher degree of accuracy than ROW Markers.
3. 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.
4. All R.O.W. Markers set from survey control points.
5. All coordinates listed are project coordinates only.
6. Field survey control precision computed to exceed 1/20,000.
7. Memoranda of Ownerships supplied by CDOT forces.
8. Existing Right-of-Way as shown is based on Project Numbers S 0016 (13).

TABULATION OF FOUND MONUMENTS

(MONUMENTS FOUND AS A PART OF THIS SURVEY USED TO DETERMINE AND PERPETUATE ALIQUOT CORNER)

	NORTHING	EASTING	DESCRIPTION
1898	540672.560	1041132.810	2" ALUM. CAP ON A #5 REBAR STAMPED E 1/16 CC S7 1997 PLS 19883
10246	543172.880	1041116.730	3 1/4" ALUM. CAP ON #5 REBAR PLS 19883
10247	540547.100	1042454.360	3 1/4" ALUM. CAP ON 2 3/8" PIPE STAMPED 1/4 S7/S8, T22S, R71W 1985 PLS 19883

FOR INFORMATION ONLY (CENTERLINE PROJECT NO. S 0016 (13))

POINT NO.	NORTHING	EASTING
222	541500.652	1042035.604
224	541541.425	1042407.644
226	541168.096	1041442.320
227	540885.067	1041223.443
231	541353.621	1041608.640
233	541455.488	1041790.569

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	8							
CONTROL								
ALIQUOT CORNER	1							
WITNESS POST								
PERM. EASE.	8							

SURVEYOR CERTIFICATE

Monumentation, Right-of-Way Plans and Legal Descriptions were prepared under my supervision and checking.

NAME _____ P.L.S. NO. _____

DATE _____

FILING CERTIFICATION: DEPOSITED THIS _____ DAY OF _____, 19____, AT _____, FOR INFORMATION ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____ RECEPTION NUMBER _____

SIGNED _____
DEPT. _____



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Sheet Revisions

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WESTERN STATES
SURVEYING, Inc.

12753 SOUTH PARKER ROAD SUITE 205
PARKER, COLORADO 80134 (303) 841-7436

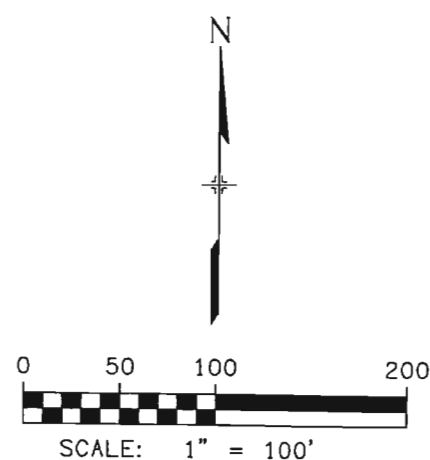
RIGHT OF WAY

PLAN SHEET

STA 096A-035

SH 96 CUSTER COUNTY

PROJECT CODE: 14450	SHEET NUMBER: 5
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EAST 1/2 NE 1/4
SECTION 7
T 22 S, R 71 W, 6th PM

*SILVER
CLIFF
ESTATES*

FND 3 1/4" CDOH BC ROW
MON IN 6" DIA CONC

FND 3 1/4" CDOH BC ROW MON IN 6"DIA CONC

1898
FND 2 1/2" ALUM. CAP ON A #5 REBAR
STAMPED E 1/16 CC S7 1997 PLS19883

S 84°34'38" W 1327.49' TO MONUMENT (10247)

FILING CERTIFICATION:
DEPOSITED THIS _____ DAY OF _____, 19____, AT _____ M., FOR INFORMATION
ONLY IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE _____, RECEPTION NUMBER _____.

SIGNED _____
DEPT. _____

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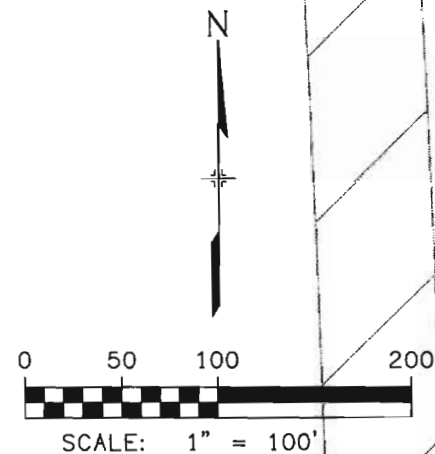
RIGHT OF WAY

PLAN SHEET

STA 096A-035

SH 96 CUSTER COUNTY

PROJECT CODE: 14450 SHEET NUMBER: 6

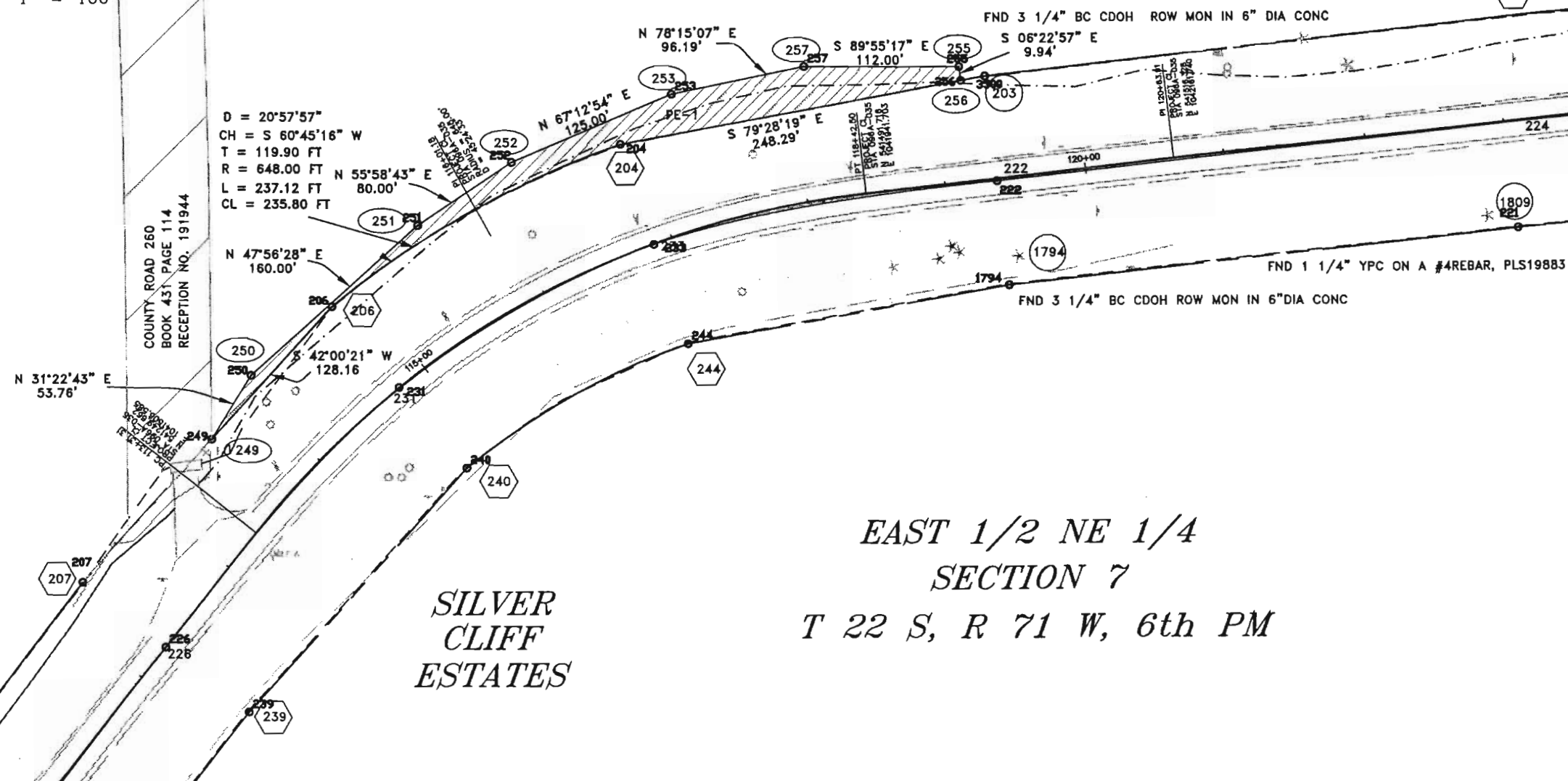


PE-1

RICHARD A., BARBARA A.,
JASON W. & JAROD A. JONES
RECEPTION NO. 191944
300 COUNTY ROAD 260
WESTCLIFFE, COLORADO 81252

*EAST 1/2 NE 1/4
SECTION 7
T 22 S, R 71 W, 6th PM*

*B.L.M.
SECTION 8*



*EAST 1/2 NE 1/4
SECTION 7
T 22 S, R 71 W, 6th PM*

FILED CERTIFICATION: DAY OF 18, AT M., FOR INFORMATION
ONLY IN BOOK OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE RECEPTION NUMBER

SIGNED DEPT.