

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
01/07/20	Change Ownership Information on parcels	MCW		XXXXXXXX	XXX		XXXXXXXX	XXX
	PE-1 and TE-3 on sheets 2.01, 7.01 and 8.01							

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 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303-623-6300 F: 303-623-6311  
 HarrisKocherSmith.com

Right of Way Plans			
Title Sheet			
Project Number:	STA 340A-021		
Project Location:	SH 340 EAST OF F <sub>1/2</sub> ROAD		
MESA COUNTY, COLORADO			
Project Code:	Last Mod. Date	Subset	Sheet No.
21936	01/07/20	1.01 of 1.01	1.01

# DEPARTMENT OF TRANSPORTATION

## STATE OF COLORADO

### RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. STA 340A-021

#### STATE HIGHWAY NO. 340

#### MESA COUNTY

SECTION 15 & 16, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH P.M.

NOTE: DEPENDENT RESURVEY OF A PORTION OF ORIGINAL RIGHT-OF-WAY ESTABLISHED UNDER CDOT FEDERAL AID PROJECT NO. S 0143(4) & CDOT FEDERAL AID PROJECT NO. C 08-0340-13

R.O.W. Length of Project = 0.06 Miles  
 Const. Length of Project = 0.71 Miles

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
3.01-3.02	(2) Project Control Diagram
4.01-4.02	(2) Land Survey Control Diagram
5.01	(1) Monumentation Sheets
7.01	(1) Plan Sheets
8.01	(1) Ownership Map
(9) Total Sheets	
Scales of Original 11"x17" Drawings	
Plan Sheet 1"=40'	
Control Diagrams & Ownership Map 1"=400'	

Basis of Bearings: Bearings used in the calculations of coordinates are relative to the Mesa County Local Coordinate System (MCLCS) Zone "GVA" and based upon a Transverse Mercator grid bearing of N89°33'24"E from MCLCS GPS ID No. T1107 to MCLCS GPS ID No. S213. Both locations are monumented with 3" brass cap in monument box, marked appropriately for their location and control position. The survey data was obtained from a Global Positioning System (GPS) survey based on the Mesa County Virtual Reference Network (MVRN).

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.

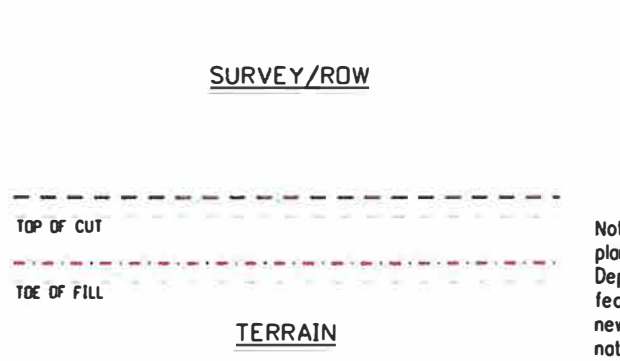
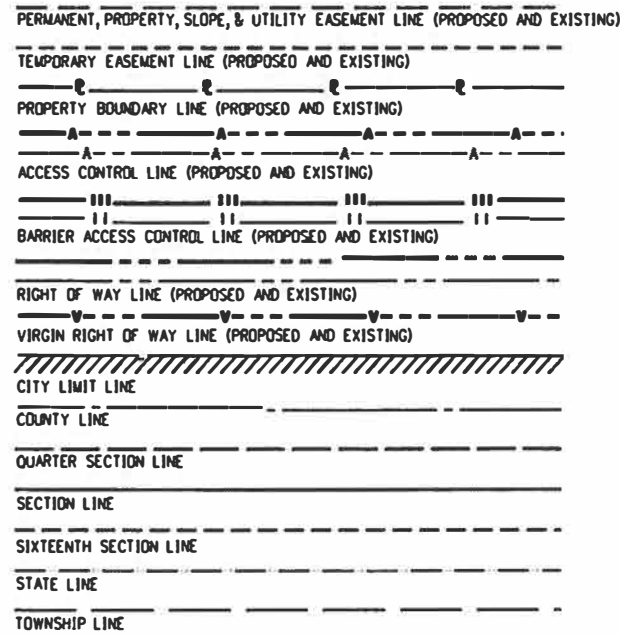
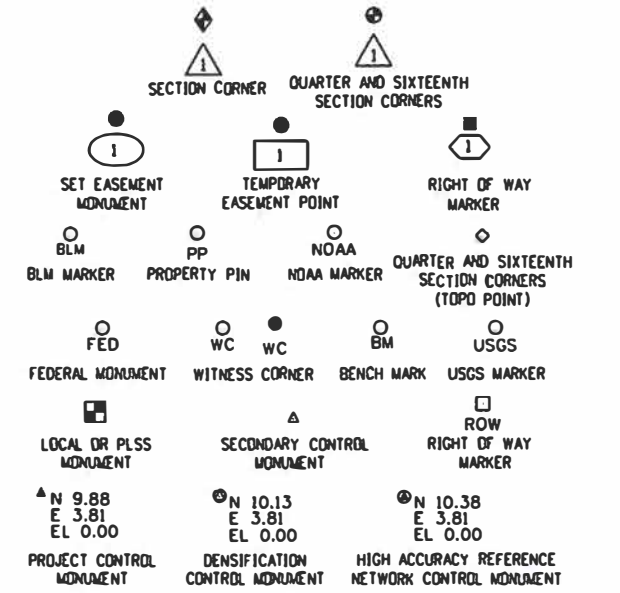
2. For title information, The Colorado Department of Transportation relied on Title Policy prepared by Abstract & Title Company of Mesa County as agent for Westcor Land Title Insurance Company.

3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

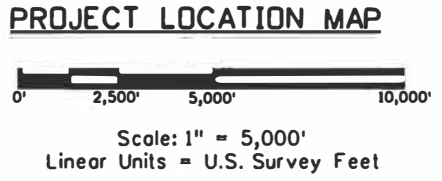
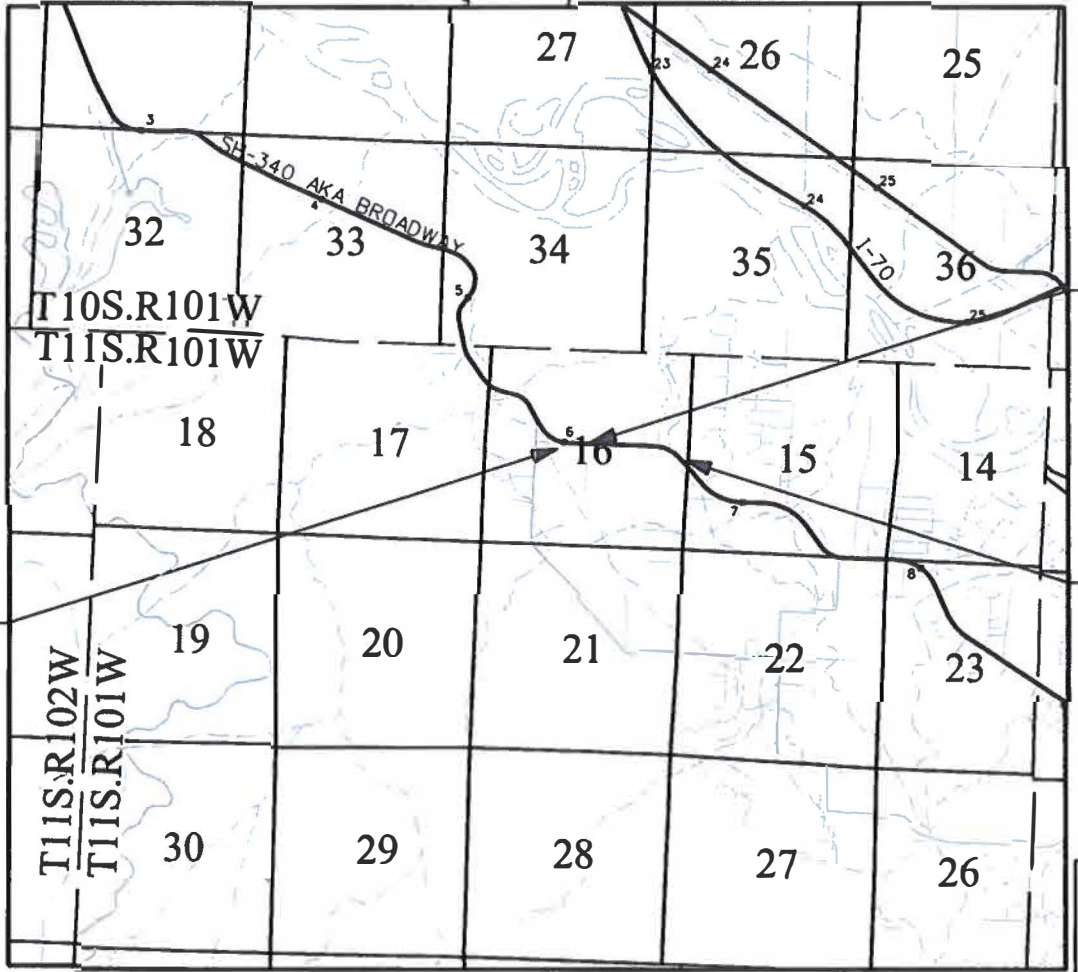
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

COLORADO DEPARTMENT OF TRANSPORTATION  
 FEDERAL-AID HIGHWAY PROJECT

ROW PLANS AUTHORIZED: *Judy Lipp* 3/8/2019  
 CHIEF ENGINEER DATE



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. Existing topo features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).



End ROW Project Station: 119+76 +/-M.P.: 6.15

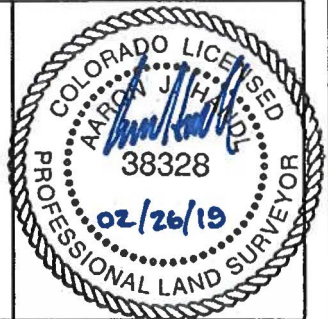
End Const Project Station: 153+50 +/-M.P.: 6.76

Begin Const Project Station: 115+88 +/-M.P.: 6.05  
 Begin ROW Project Station: 116+33 +/-M.P.: 6.09

SURVEYOR STATEMENT (ROW PLAN)

I, Aaron J. Handl, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 38328



FILING CERTIFICATION: DAY OF 20... AT ... DEPT.  
 DEPOSITED THIS ... OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE ...  
 SIGNED ...  
 2/26/2019 ahondl 7:55:13 AM P:\171024\Survey\MicroStation\ROW Plans\Title Sheet\Title Sheet.dgn



606 South 9th Street  
Grand Junction, CO 81501  
Phone: 970-683-6351 FAX: 970-683-6369

Region 3

RBB

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

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Denver, Colorado 80203  
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HarrisKocherSmith.com

Right of Way Plans

Title Sheet			
Project Number:	STA 340A-021		
Project Location:	SH 340 EAST OF F <sub>1/2</sub> ROAD		
MESA COUNTY, COLORADO			
Project Code:	Last Mod. Date	Subset	Sheet No.
21936	02-26-19	1.01 of 1.01	1.01

# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

## RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. STA 340A-021 STATE HIGHWAY NO. 340 MESA COUNTY

SECTION 15 & 16, TOWNSHIP 11 SOUTH, RANGE 101 WEST OF THE 6TH P.M.

NOTE: DEPENDENT RESURVEY OF A PORTION OF ORIGINAL RIGHT-OF-WAY  
ESTABLISHED UNDER CDOT FEDERAL AID PROJECT NO. S 0143(4) &  
CDOT FEDERAL AID PROJECT NO. C 08-0340-13

R.O.W. Length of Project = 0.06 Miles  
Const. Length of Project = 0.71 Miles

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
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(9) Total Sheets	
Scales of Original 11"x17" Drawings	
Plan Sheet 1"=40'	
Control Diagrams & Ownership Map 1"=400'	

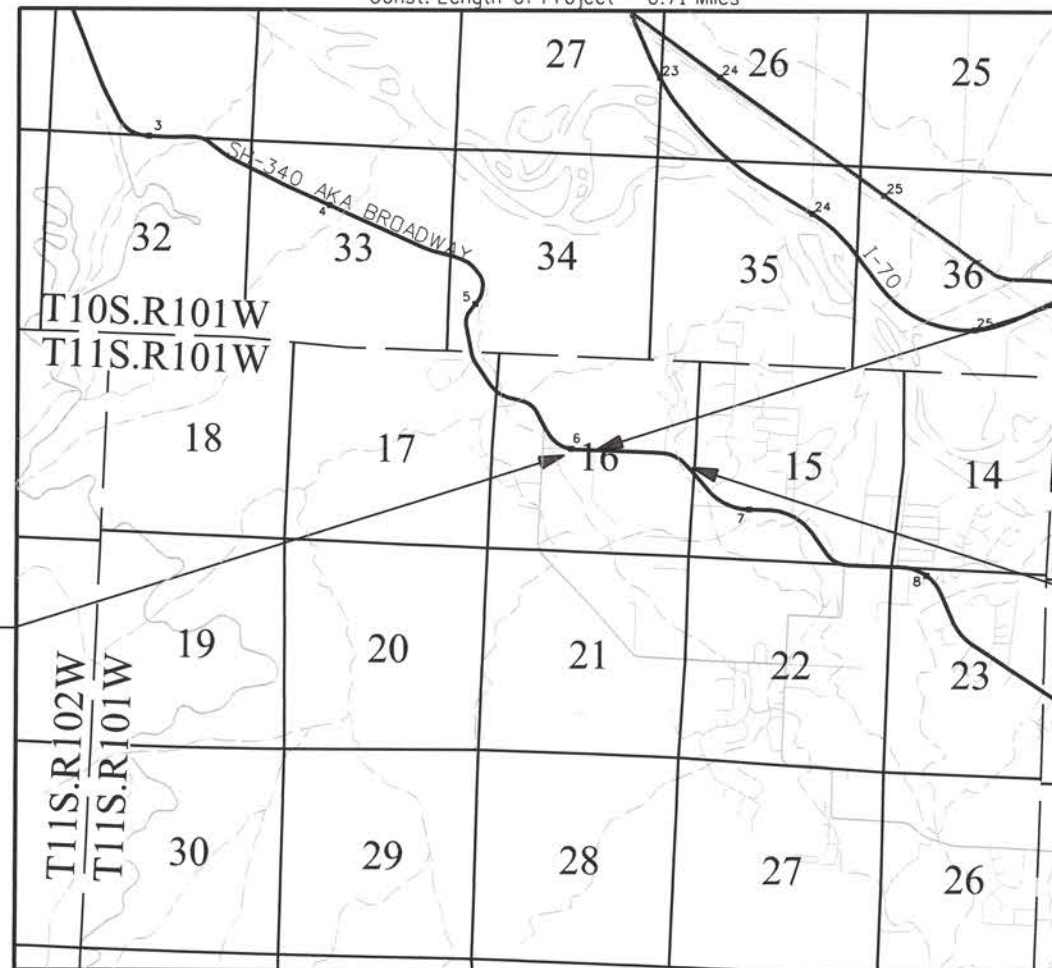
Basis of Bearings: Bearings used in the calculations of coordinates are relative to the Mesa County Local Coordinate System (MCLCS) Zone "GVA" and based upon a Transverse Mercator grid bearing of N89°33'24"E from MCLCS GPS ID No. T1107 to MCLCS GPS ID No. S213. Both locations are monumented with 3" brass cap in monument box, marked appropriately for their location and control position. The survey data was obtained from a Global Positioning System (GPS) survey based on the Mesa County Virtual Reference Network (MCVRN).

- 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.
  - For title information, The Colorado Department of Transportation relied on Title Policy prepared by Abstract & Title Company of Mesa County as agent for Westcor Land Title Insurance Company.
  - 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.



Begin Const Project  
Station: 115+88  
+/-M.P.: 6.05

Begin ROW Project  
Station: 116+33  
+/-M.P.: 6.09



End ROW Project  
Station: 119+76  
+/-M.P.: 6.15

End Const Project  
Station: 153+50  
+/-M.P.: 6.76

PROJECT LOCATION MAP



Scale: 1" = 5,000'  
Linear Units = U.S. Survey Feet

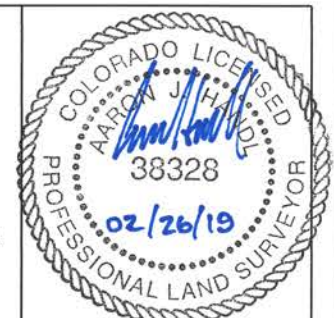


Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication. Existing topo features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

SURVEYOR STATEMENT (ROW PLAN)

I, Aaron J. Handl, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 38328



COLORADO DEPARTMENT OF TRANSPORTATION  
FEDERAL-AID HIGHWAY PROJECT

ROW PLANS AUTHORIZED: \_\_\_\_\_ DATE \_\_\_\_\_

CHIEF ENGINEER

FILING CERTIFICATION: DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_, M.,  
 DEPOSITED THIS \_\_\_\_\_ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY  
 IN BOOK \_\_\_\_\_ SURVEYS AT PAGE \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_  
 SIGNED \_\_\_\_\_ DEPT. \_\_\_\_\_  
 P:\171024\Survey\MicroStation\ROW Plans\1\Title Sheet\1\Title Sheet.dgn  
 2/26/2019 7:55:13 AM ahondl



Sheet Revisions		
Date	Description	Initials
01/07/20	Change ownership information on parcels PE-1 and TE-3	MCW

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

**HKS** **HARRIS KOCHER SMITH**  
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Denver, Colorado 80203  
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HarrisKocherSmith.com

Right of Way Plans			
Tabulation of Properties			
Project Number: STA-340A-021			
Project Location: SH 340 EAST OF F1/2 ROAD			
MESA COUNTY, COLORADO			
Project Code:	Last Mod. Date:	Subset	Sheet No.
21936	01-07-20	2.01 of 2.01	2.01

Sheet 1 - Tabulation of Properties

R.O.W. TABULATION OF PROPERTIES IN MESA COUNTY STATE HIGHWAY NO. 340

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/Or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
<b>PE-1</b>	Randy Whetzell 1947 Broadway Grand Junction, CO 81507	1947 Broadway Grand Junction, CO 81507	Lot 1 Walter's Minor Subd. Plat SW 1/4 Sec. 16, T11N, R101W 6th P.M.	825 sq ft (0.019 acres)						8660CEM Abstract & Title Co. of Mesa County as agent for Westcor Land Title Insurance Co.	To be used for the permanent maintenance and access of drainage and other associated roadway facilities.
<b>PE-2</b>	Patricia J. & William L. Barnes 2015 Tiara Court Grand Junction, CO 81507	1972 Broadway Grand Junction, CO 81507	Unplatted NW 1/4 Sec. 16, T11N, R101W 6th P.M.	1,312.5 sq ft (0.030 acres)						8661CEM Abstract & Title Co. of Mesa County as agent for Westcor Land Title Insurance Co.	To be used for the permanent maintenance and access of drainage and other associated roadway facilities.
<b>TE-2</b>	Patricia J. & William L. Barnes 2015 Tiara Court Grand Junction, CO 81507	1972 Broadway Grand Junction, CO 81507	Unplatted NW 1/4 Sec. 16, T11N, R101W 6th P.M.	2,062.5 sq ft (0.047 acres)							To be used for the temporary construction of roadway, drainage and other associated facilities.
<b>TE-3</b>	Clark and Christina Ashton Family Trust PO Box 36 Fruita, CO 81521	641 19-1/2 Road Grand Junction, CO 81507	Lot 2 Walter's Minor Subd. Plat SW 1/4 Sec. 16, T11N, R101W 6th P.M.	300 sq ft (0.007 acres)							To be used for the temporary construction of roadway, drainage and other associated facilities.



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

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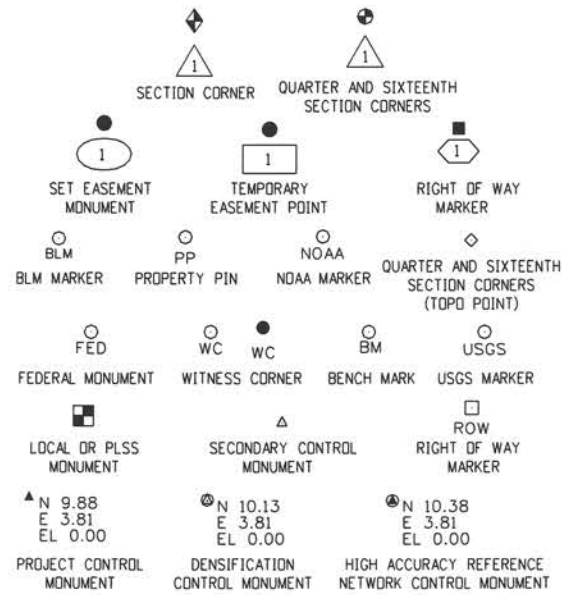
Project Control Diagram			
Title Sheet			
Project Number:	STA-340A-021		
Project Location:	SH 340 EAST OF F <sub>1/2</sub> ROAD		
	MESA COUNTY, COLORADO		
Project Code:	Last Mod. Date	Subset	Sheet No.
21936	02-26-19	3.01 of 3.02	3.01

# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

## PROJECT CONTROL DIAGRAM

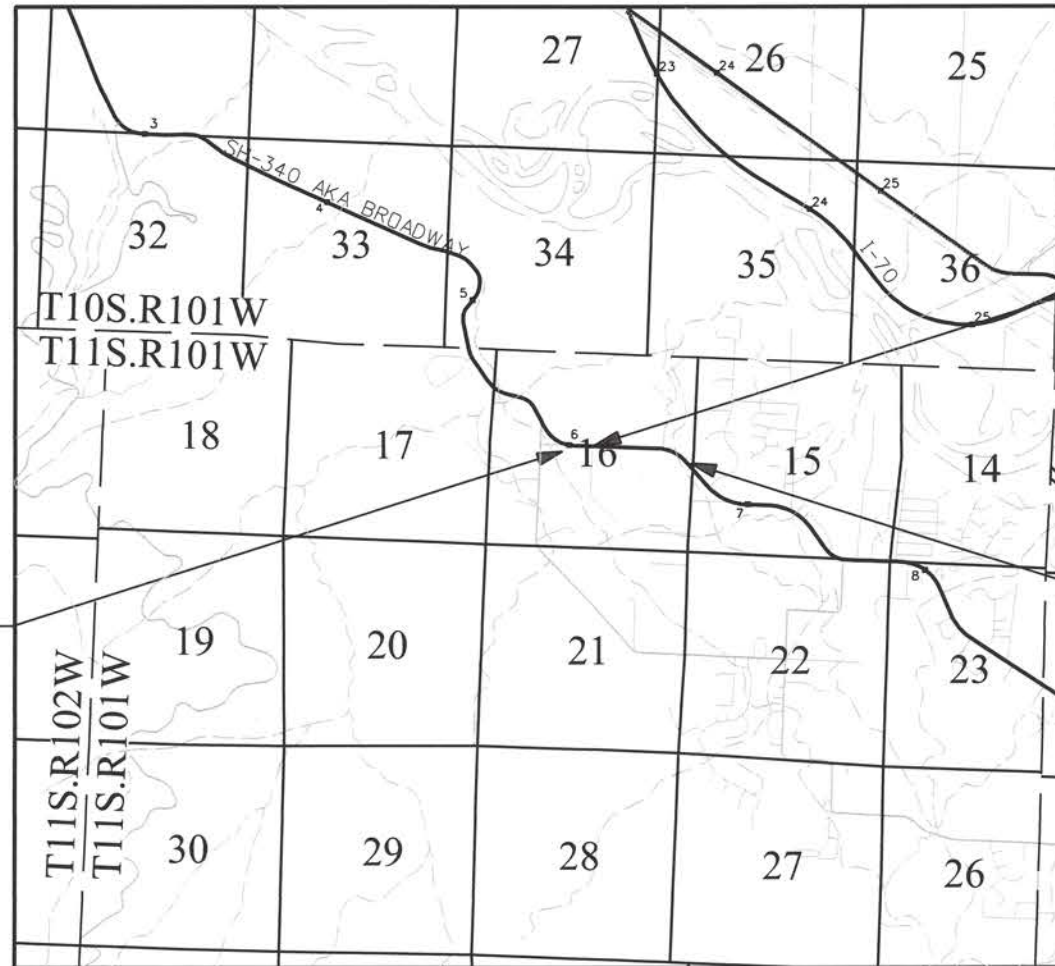
State Highway No. 340 MP 6.05 to 6.76  
Section 15 & 16  
Township 11 South, Range 101 West  
of the 6th Principal Meridian  
County of Mesa

SHEET NO.	INDEX OF SHEETS
3.01-3.01	(1) Title Sheet
3.02-3.02	(1) Coordinate Table & Plan Sheet
	(2) Total Sheets

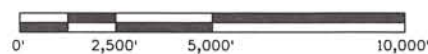


Note: For a complete listing of symbolology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

Begin Const Project Station: 115+88 +/-M.P.: 6.05  
Begin RDW Project Station: 116+33 +/-M.P.: 6.09



PROJECT LOCATION MAP



Scale: 1" = 5,000'  
Linear Units = U.S. Survey Feet

End RDW Project Station: 119+76 +/-M.P.: 6.15

End Const Project Station: 153+50 +/-M.P.: 6.76

Basis of Bearings: Bearings used in the calculations of coordinates are relative to the Mesa County Local Coordinate System (MCLCS) Zone "GVA" and based upon a Transverse Mercator grid bearing of N89° 33'24"E from MCLCS GPS ID No. T1107 to MCLCS GPS ID No. S213. Both locations are monumented with 3" brass cap in monument box and marked appropriately for their location and control position. The survey data was obtained from a Global Positioning System (GPS) survey based on the Mesa County Virtual Reference Network (MCMVRN).

Basis of Elevations: Project elevations are based on MCLCS GPS ID No. T1110, said point also being the southwest 1/16 corner of Section 15, Township 11 South, Range 101 West of the 6th P.M. The benchmark is monumented by an aluminum cap stamped: LS16413/QED Surveying/ 1998/ whose published NAVD 88 elevation is 4,667.53ft. All elevations shown herein are relative thereto.

COORDINATE DATUM: Project coordinates are based the Mesa County Local Coordinate System (MCLCS) Zone "GVA", being a modified Transverse Mercator Projection. Reference MCLCS Zone "GVA" coordinate system parameters below:

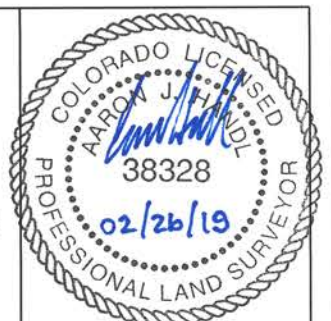
Projection Type: Transverse Mercator Projection  
Latitude of Origin: 39° 06' 22.72756" North  
Longitude of Origin: 108° 32' 01.43463" West  
Ground Scale Factor: 1.000218181798  
False Northing: 50,000ft  
False Easting: 100,000ft

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 STATEMENT (PROJECT CONTROL DIAGRAM)

I, Aaron J. Handl, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Project Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 38328





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

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

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

**HKS HARRIS KOCHER SMITH**  
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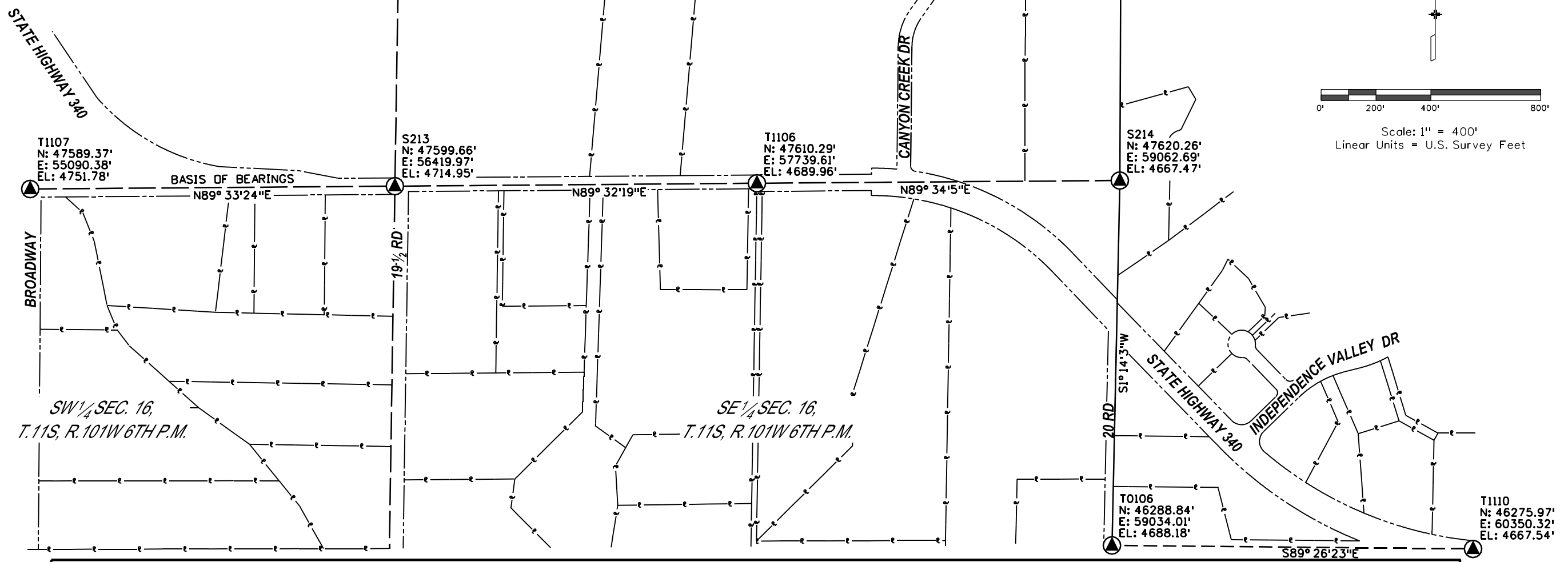
Project Control Diagram			
Coordinate Table & Plan Sheet			
Project Number: STA-340A-021			
Project Location: SH 340 EAST OF F <sub>1</sub> / <sub>2</sub> ROAD			
MESA COUNTY, COLORADO			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21936	02-26-19	3.02 of 3.02	3.02

**PROJECT CONTROL DIAGRAM**

State Highway No. 340 MP 6.05 to 6.76  
Section 15 & 16  
Township 11 South, Range 101 West  
of the 6th Principal Meridian  
County of Mesa

NW 1/4 SEC. 16,  
T. 11S, R. 101W 6TH P.M.

NE 1/4 SEC. 16,  
T. 11S, R. 101W 6TH P.M.



Scale: 1" = 400'  
Linear Units = U.S. Survey Feet

**PROJECT CONTROL/ ALIQUOT MONUMENT COORDINATE TABLE**

MCSM Point No.	Geodetic Coordinates NAD-83(2011)		Elip Height(ft)	Mesa County Zone "GVA"		Elev(ft) (NAVD88)	Description
	Latitude(N)	Longitude(W)		Northing(ft)	Easting(ft)		
T1107	39° 05' 58.52000"	108° 41' 30.97231"	4,695.95	47,589.37	55,090.38	4,751.78	W 1/16 COR. SEC. 16, T11S, R101W 6TH P.M./ FOUND 3" MCSM BRASS CAP W/ ILLEGIBLE STAMPING
S213	39° 05' 58.64422"	108° 41' 14.11091"	4,659.10	47,599.66	56,419.97	4,714.95	C 1/4 COR. SEC. 16, T11S, R101W 6TH P.M./ FOUND 3" MCSM BRASS CAP W/ ILLEGIBLE STAMPING
T1106	39° 05' 58.77096"	108° 40' 57.37568"	4,634.10	47,610.29	57,739.61	4,689.96	E 1/16 COR. SEC. 16, T11S, R101W 6TH P.M./ FOUND 3" MCSM BRASS CAP W/ ILLEGIBLE STAMPING
S214	39° 05' 58.89057"	108° 40' 40.59679"	4,611.61	47,620.26	59,062.69	4,667.47	E 1/4 COR. SEC. 16, T11S, R101W 6TH P.M./ FOUND 3" MCSM BRASS CAP W/ ILLEGIBLE STAMPING
T0106	39° 05' 45.73344"	108° 40' 40.93369"	4,632.13	46,288.84	59,034.01	4,688.18	S 1/16 COR. COMMON TO SEC. 15 & 16, T11S, R101W 6TH P.M./ FOUND 3" MCSM BRASS CAP W/ ILLEGIBLE STAMPING
T1110	39° 05' 45.62659"	108° 40' 24.24106"	4,611.72	46,275.97	60,350.32	4,667.54	SW 1/16 COR. SEC. 15, T11S, R101W 6TH P.M./ FOUND 3" MCSM BRASS CAP W/ ILLEGIBLE STAMPING



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

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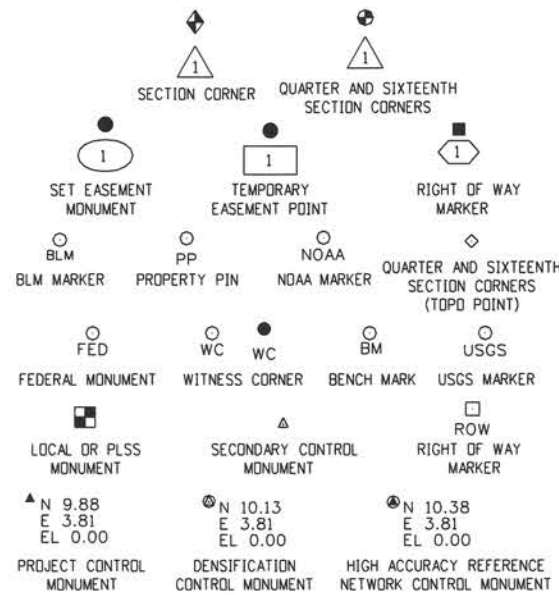
Land Survey Control Diagram			
Title Sheet			
Project Number: STA-340A-021			
Project Location: SH 340 EAST OF F <sup>1</sup> / <sub>2</sub> ROAD			
MESA COUNTY, COLORADO			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21936	02-26-19	4.01 of 4.02	4.01

# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

## LAND SURVEY CONTROL DIAGRAM

State Highway No. 340 MP 6.05 to 6.76  
Section 15 & 16  
Township 11 South, Range 101 West  
of the 6th Principal Meridian  
County of Mesa

SHEET NO.	INDEX OF SHEETS
4.01-4.01	(1) Title Sheet
4.02-4.02	(1) Coordinate Table & Plan Sheet
	(2) Total Sheets



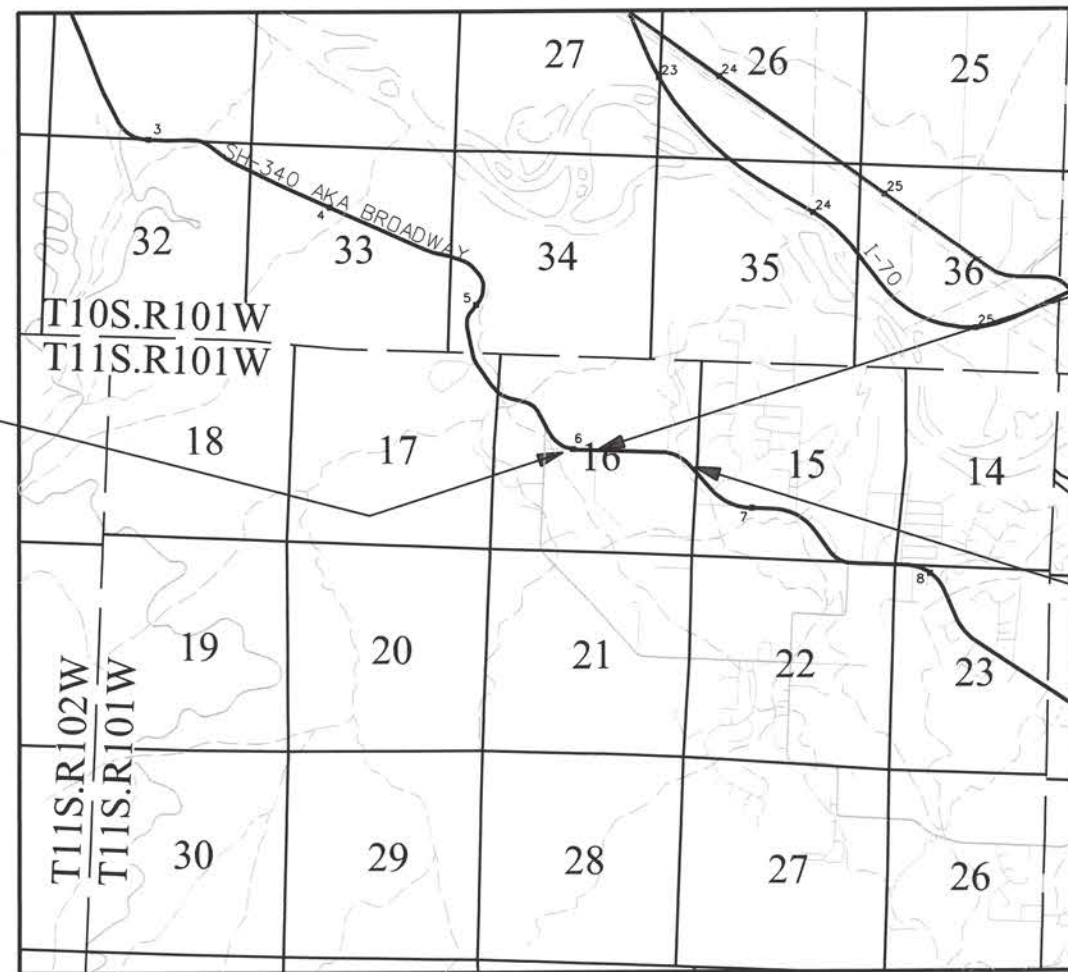
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Begin Const Project  
Station: 115+88  
+/-M.P.: 6.05

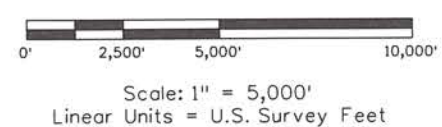
Begin RDW Project  
Station: 116+33  
+/-M.P.: 6.09

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.
- Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this control survey.
- 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, 2012 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP



End RDW Project  
Station: 119+76  
+/-M.P.: 6.15

End Const Project  
Station: 153+50  
+/-M.P.: 6.76

Basis of Bearings: Bearings used in the calculations of coordinates are relative to the Mesa County Local Coordinate System (MCLCS) Zone "GVA" and based upon a Transverse Mercator grid bearing of N89° 33'24"E from MCLCS GPS ID No. T1107 to MCLCS GPS ID No. S213. Both locations are monumented with 3" brass cap in monument box and marked appropriately for their location and control position. The survey data was obtained from a Global Positioning System (GPS) survey based on the Mesa County Virtual Reference Network (MCVRN).

Basis of Elevations: Project elevations are based on MCLCS GPS ID No. T1110, said point also being the southwest 1/16 corner of Section 15, Township 11 South, Range 101 West of the 6th P.M. The benchmark is monumented by an aluminum cap stamped: LS16413/QED Surveying/ 1998/ whose published NAVD 88 elevation is 4,667.53ft. All elevations shown herein are relative thereto.

COORDINATE DATUM: Project coordinates are based the Mesa County Local Coordinate System (MCLCS) Zone "GVA", being a modified Transverse Mercator Projection. Reference MCLCS Zone "GVA" coordinate system parameters below:

Projection Type: Transverse Mercator Projection  
Latitude of Origin: 39° 06' 22.72756" North  
Longitude of Origin: 108° 32' 01.43463" West  
Ground Scale Factor: 1.000218181798  
False Northing: 50,000ft  
False Easting: 100,000ft

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 STATEMENT (LAND SURVEY CONTROL DIAGRAM)

I, Aaron J. Handl, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 38328



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

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

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



1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
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Land Survey Control Diagram			
Coordinate Table & Plan Sheet			
Project Number: STA-340A-021			
Project Location: SH 340 EAST OF F <sub>1/2</sub> ROAD			
MESA COUNTY, COLORADO			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21936	09-06-18	4.02 of 4.02	4.02

### LAND SURVEY CONTROL DIAGRAM

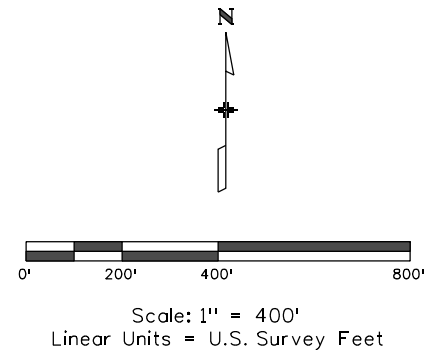
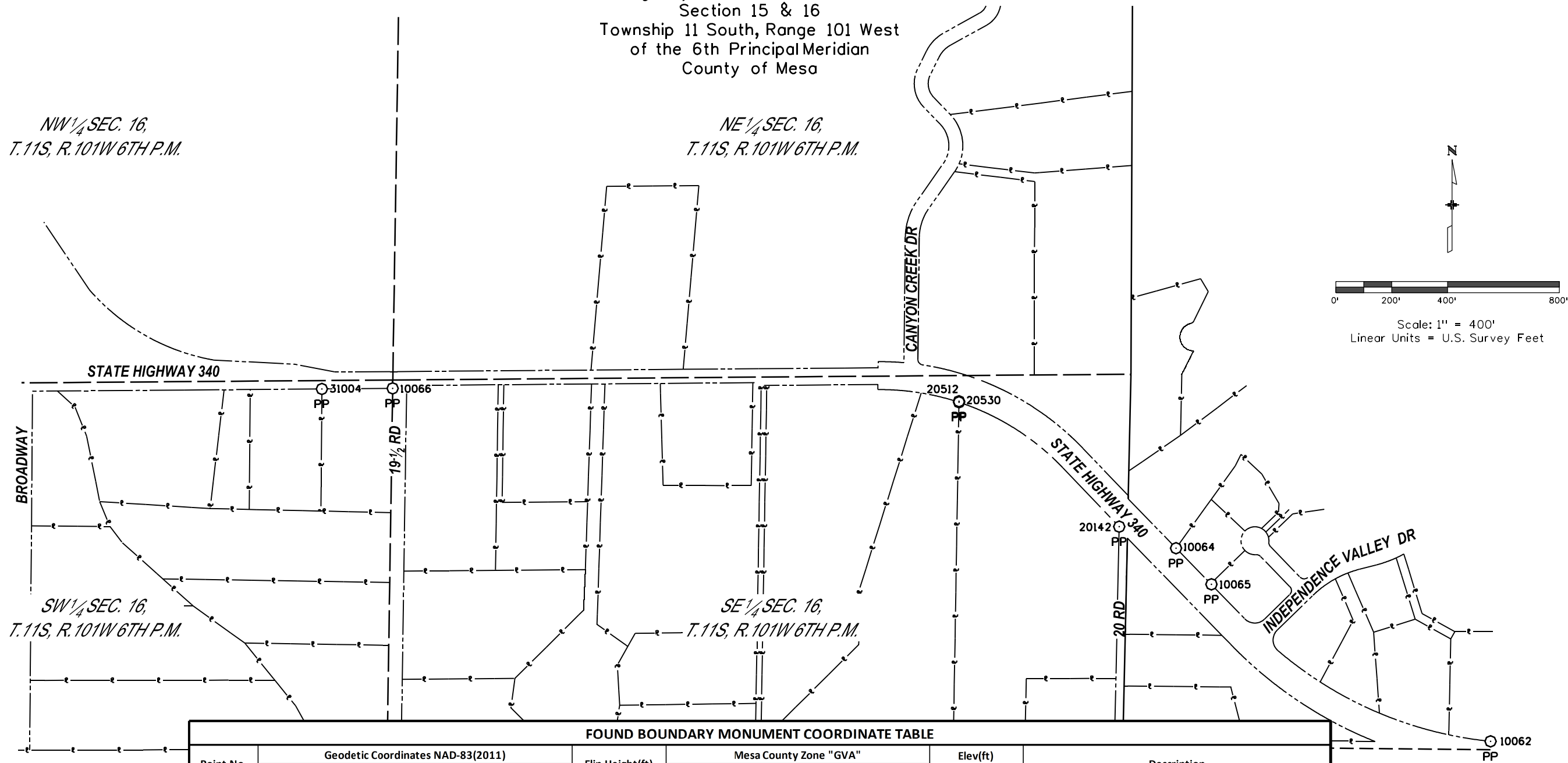
State Highway No. 340 MP 6.05 to 6.76  
Section 15 & 16  
Township 11 South, Range 101 West  
of the 6th Principal Meridian  
County of Mesa

NW<sup>1</sup>/<sub>4</sub> SEC. 16,  
T. 11S, R. 101W 6TH P.M.

NE<sup>1</sup>/<sub>4</sub> SEC. 16,  
T. 11S, R. 101W 6TH P.M.

SW<sup>1</sup>/<sub>4</sub> SEC. 16,  
T. 11S, R. 101W 6TH P.M.

SE<sup>1</sup>/<sub>4</sub> SEC. 16,  
T. 11S, R. 101W 6TH P.M.



FOUND BOUNDARY MONUMENT COORDINATE TABLE

Point No.	Geodetic Coordinates NAD-83(2011)		Elip Height(ft)	Mesa County Zone "GVA"		Elev(ft) (NAVD88)	Description
	Latitude(N)	Longitude(W)		Northing(ft)	Easting(ft)		
10062	39°05'45.92319"	108°40'24.24148"	4,612.90	46,306.00	60,350.40	4,668.71	FOUND 2" ALUM. CAP STAMPED: PLS 24943
10064	39°05'52.73957"	108°40'38.53371"	4,616.72	46,997.55	59,224.46	4,672.55	FOUND 2" ALUM. CAP W/ ILLEGIBLE STAMPING
10065	39°05'51.46426"	108°40'36.92206"	4,619.86	46,868.29	59,351.34	4,675.69	FOUND 2" ALUM. CAP STAMPED: PLS 37904
10066	39°05'58.34913"	108°41'14.11601"	4,658.23	47,569.81	56,419.59	4,714.07	FOUND 2" ALUM. CAP W/ ILLEGIBLE STAMPING
20142	39°05'53.49670"	108°40'41.11676"	4,618.17	47,074.49	59,020.89	4,674.01	FOUND 2" ALUM. CAP W/ ILLEGIBLE STAMPING
20512	39°05'57.92648"	108°40'48.40162"	4,622.58	47,523.69	58,447.17	4,678.43	FOUND 1.5" YELLOW PLASTIC CAP STAMPED: PLS23877
20530	39°05'57.89023"	108°40'48.39935"	4,622.48	47,520.02	58,447.34	4,678.33	FOUND 1.5" YELLOW PLASTIC CAP STAMPED: PLS37904
31004	39°05'58.32350"	108°41'17.32975"	4,665.00	47,567.64	56,166.17	4,720.84	FOUND 5/8" REBAR W/ NO CAP



Sheet Revisions

Date mm/dd/yy	Description XXXXXXXX	Initials XXX

Sheet Revisions

Date mm/dd/yy	Description XXXXXXXX	Initials XXX

Sheet Revisions

Date mm/dd/yy	Description XXXXXXXX	Initials XXX

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Right of Way Plans

Monumentation Sheet

Project Number: STA-340A-021			
Project Location: SH 340 EAST OF F <sup>1</sup> / <sub>2</sub> ROAD			
MESA COUNTY, COLORADO			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21936	02-26-18	5.01 of 5.01	5.01



TABULATION OF MCSM CONTROL MONUMENTS/ ALIQUOT MONUMENTS TO BE REHABILITATED			
MCSM Point No.	Mesa County Zone "GVA"		Description
	Northing(ft)	Easting(ft)	
S213	47,599.66	56,419.97	C 1/4 COR. SEC. 16, T11S, R101W 6TH P.M.
T1106	47,610.29	57,739.61	E 1/16 COR. SEC. 16, T11S, R101W 6TH P.M.



TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED			
Point No.	Mesa County Zone "GVA"		Description
	Northing(ft)	Easting(ft)	
400	47,694.39	56,108.02	TE-2
401	47,680.53	56,181.73	TE-2
402	47,569.50	56,399.51	TE-3
403	47,554.50	56,399.28	TE-3
404	47,554.66	56,419.28	TE-3



TABULATION OF PERMANENT EASEMENT POINTS TO BE SET			
Point No.	Mesa County Zone "GVA"		Description
	Northing(ft)	Easting(ft)	
500	47,567.01	56,077.00	PE-1
501	47,567.47	56,136.99	PE-1
502	47,552.47	56,137.11	PE-1
503	47,552.08	56,087.11	PE-1
504	47,650.16	56,099.70	PE-2/ TE-2
505	47,670.57	56,126.44	PE-2/ TE-2
506	47,665.03	56,155.92	PE-2/ TE-2
507	47,636.30	56,173.41	PE-2/ TE-2

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.

General Notes:

- All centerline and offset stationing may not represent the centerline as constructed in the field.
- Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2012 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
- 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.
- The contractor shall be responsible for replacing all land survey monuments disrupted by construction activities or by negligence on part of the contractor.

COORDINATE DATUM: Project coordinates are based the Mesa County Local Coordinate System (MCLCS) Zone "GVA", being a modified Transverse Mercator Projection. Reference MCLCS Zone "GVA" coordinate system parameters below:

Projection Type: Transverse Mercator Projection  
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Longitude of Origin: 108° 32' 01.43463" West  
Ground Scale Factor: 1.000218181798  
False Northing: 50,000ft  
False Easting: 100,000ft

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW										
CONTROL										
ALIQUOT CORNER						2				
PERMANENT EASEMENT										8
PROJECT POINTS										
WITNESS POST (REQUIRED)										

SURVEYOR STATEMENT (ROW PLAN)

I, Aaron J. Handl, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that this Right-of-Way Plan was prepared and the research, calculation, and evaluation of survey evidence were performed under my responsible charge and based upon my knowledge, information and belief are in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 38328 Date: \_\_\_\_\_

SURVEYOR STATEMENT (ROW MONUMENTS)

I, \_\_\_\_\_, 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, adequate research, calculations and evaluation of survey evidence were performed and the Right-of-Way monuments depicted on this Right-of-Way Plan were set under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. \_\_\_\_\_ Date: \_\_\_\_\_



606 South 9th Street  
Grand Junction, CO 81501  
Phone: 970-683-6351 FAX: 970-683-6369

Region 3

RBB

Sheet Revisions		
Date	Description	Initials
01/07/20	Change Ownership Information on Parcels	MCW
	PE-1 and TE-3	

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

**HKS HARRIS KOCHER SMITH**  
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Right of Way Plans			
Plan Sheet			
Project Number:	STA-340A-021		
Project Location:	SH 340 EAST OF F <sup>1</sup> / <sub>2</sub> ROAD		
	MESA COUNTY, COLORADO		
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21936	01-07-20	7.01 of 7.01	7.01

-POINT OF COMMENCEMENT TIES-

PARCEL POB	BEARING	DISTANCE	MCSM/ ALIQUOT CORNER
PE-1	S83° 30' 36"W	284.80'	CENTER 1/4 CDR. SEC. 16, T.11S, R.101W
PE-2/ TE-2	N81° 32' 49"W	249.26'	CENTER 1/4 CDR. SEC. 16, T.11S, R.101W
TE-3	S00° 52' 09"W	30.01'	CENTER 1/4 CDR. SEC. 16, T.11S, R.101W

-PARCEL AREA & ALIGNMENT REFERENCE-

PARCEL	PARCEL AREA	ALIGNMENT STA.
PE-1	825 SQ FT	116+33.22 - 116+93.28
PE-2	1,312.50 SQ FT	116+56.22 - 117+29.88
TE-2	2,062.50 SQ FT	116+56.22 - 117+38.35
TE-3	300 SQ FT	119+55.45 - 119+75.74

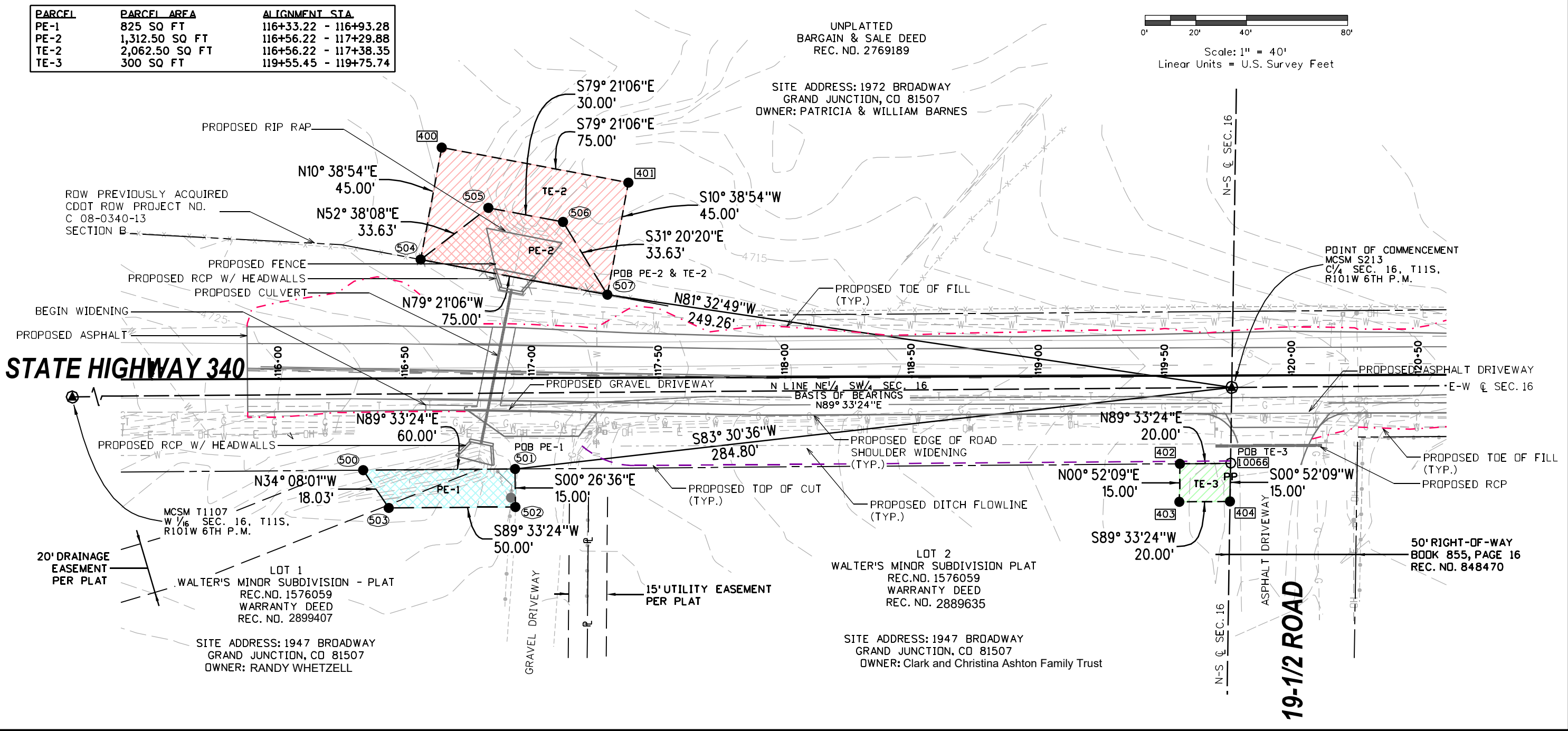
UNPLATTED BARGAIN & SALE DEED REC. NO. 2769189

SITE ADDRESS: 1972 BROADWAY GRAND JUNCTION, CO 81507 OWNER: PATRICIA & WILLIAM BARNES

POINT OF COMMENCEMENT MCSM S213 C/4 SEC. 16, T11S, R101W 6TH P.M.

Scale: 1" = 40'  
Linear Units = U.S. Survey Feet

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Sheet Revisions		
Date	Description	Initials
01/07/20	Change Ownership Information on PE-1 and TE-3	MCW

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

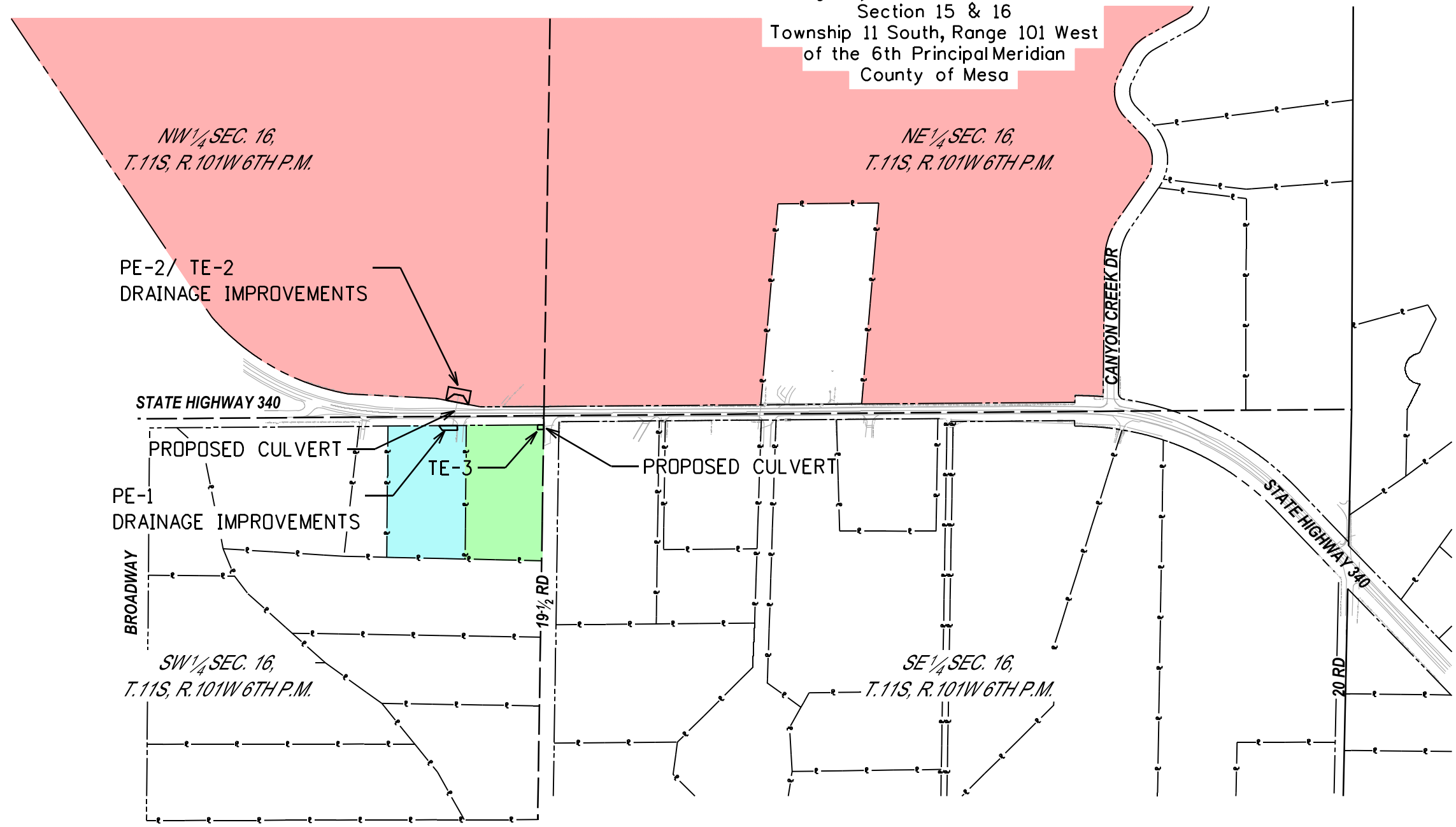
Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

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Right of Way Plans			
Ownership Map			
Project Number: STA-340A-021			
Project Location: SH 340 EAST OF F <sup>1</sup> / <sub>2</sub> ROAD			
MESA COUNTY, COLORADO			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21936	01-07-20	8.01 of 8.01	8.01

**OWNERSHIP MAP**

State Highway No. 340 MP 6.05 to 6.76  
Section 15 & 16  
Township 11 South, Range 101 West  
of the 6th Principal Meridian  
County of Mesa



N

Scale: 1" = 400'  
Linear Units = U.S. Survey Feet

**PE-1**  
LOT 1  
WALTER'S MINOR SUBDIVISION - PLAT  
REC.NO. 1576059  
WARRANTY DEED  
REC. NO. 2899407  
  
SITE ADDRESS: 1947 BROADWAY  
GRAND JUNCTION, CO 81507  
OWNER: Randy Whetzell

**PE-2 TE-2**  
UNPLATTED  
BARGAIN & SALE DEED  
REC. NO. 2769189  
  
SITE ADDRESS: 1972 BROADWAY  
GRAND JUNCTION, CO 81507  
OWNER: PATRICIA & WILLIAM BARNES

**TE-3**  
LOT 2  
WALTER'S MINOR SUBDIVISION PLAT  
REC.NO. 1576059  
WARRANTY DEED  
REC. NO. 2889635  
  
SITE ADDRESS: 641 19-<sup>1</sup>/<sub>2</sub> ROAD  
GRAND JUNCTION, CO 81507  
OWNER: Clark and Christina Ashton  
Family Trust