

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

Right of Way Plans			
Title Sheet			
Project Number: STA 092A-023			
Project Location: SH 92 STENDEL'S HILL - ROW			
Project Code:	Last Mod. Date	Subset	Sheet No.
17774	10-11-12	1.01 to 1.01	1.01

# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

**Authorized**  
**Date: 11-12-12**

## RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. STA 092A-023 STATE HIGHWAY NO. 92

### SECTION 36, T. 14 S., R. 94 W., 6TH P.M. SECTIONS 29, 31, AND 32, T. 14 S., R. 93 W., 6TH P.M. DELTA COUNTY

R.O.W. Length of Project = 1.48 Miles  
 Const. Length of Project = 1.70 Miles

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01-2.02	(2) Tabulation of Properties
3.01-3.03	(3) Project Control Diagram
4.01-4.05	(5) Land Survey Control Diagram
5.01-5.01	(1) Monumentation Sheets
6.01-6.0X	(NA) Tabulation of Road Approach Sheets
7.01-7.07	(7) Plan Sheets
8.01-8.01	(1) Ownership Map
	(20) Total Sheets

Scales of Original 11x17 Drawings  
 Plan Sheets 1"=100'  
 Ownership Map 1"=600'

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N 85° 01' 33" E from CM-MP 13.70 to CM-MP 15.30. Both monuments are CDDT Type II, marked appropriately for their milepost location and control position. The survey data was obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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 Commitments prepared by Delta County Abstract 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 CDDT 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: \_\_\_\_\_ DATE \_\_\_\_\_

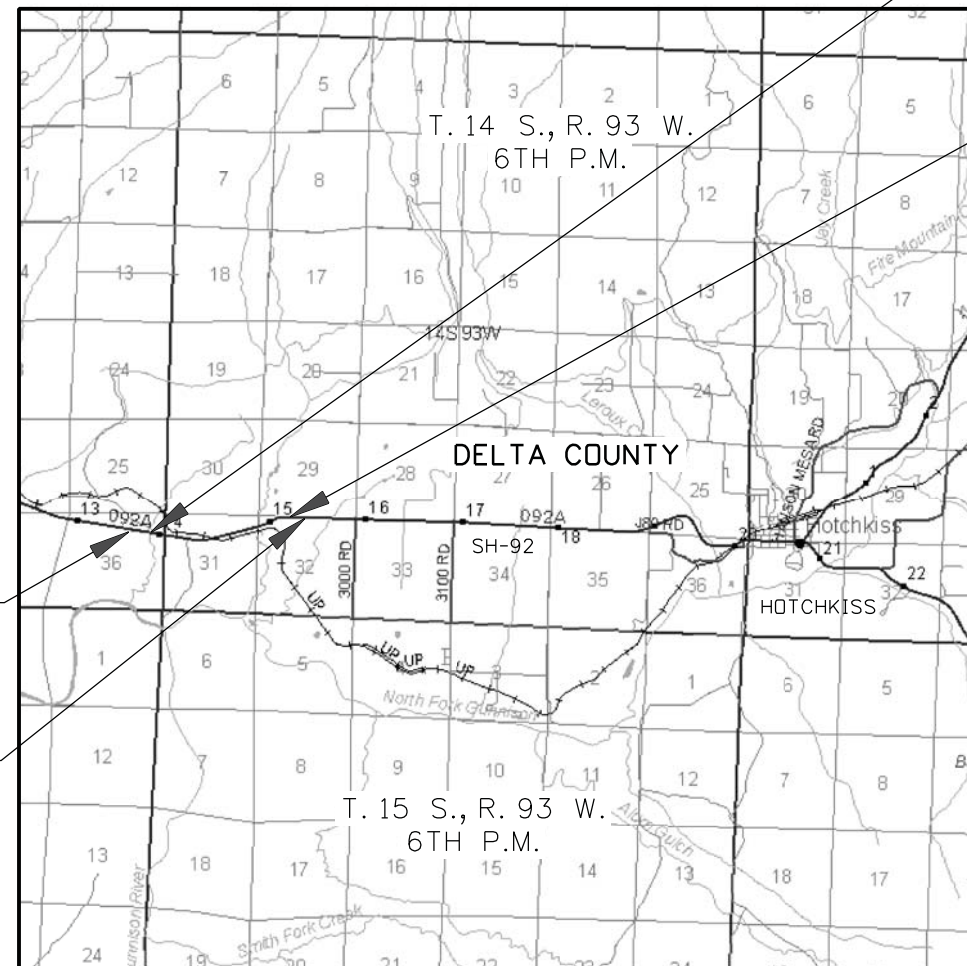
\_\_\_\_\_ CDDT ROW PROGRAM MANAGER

Begin ROW Project  
 Station: 370+93  
 M.P.: 13.91  
 = STA 370+93  
 Project STA 092A-018

End ROW Project  
 Station: 448+87  
 M.P.: 15.39  
 = STA 518+32  
 Project F.A.S. 409-D(1)

Begin Const Project  
 STA 092A-024  
 Station: 362+50  
 M.P.: 13.75

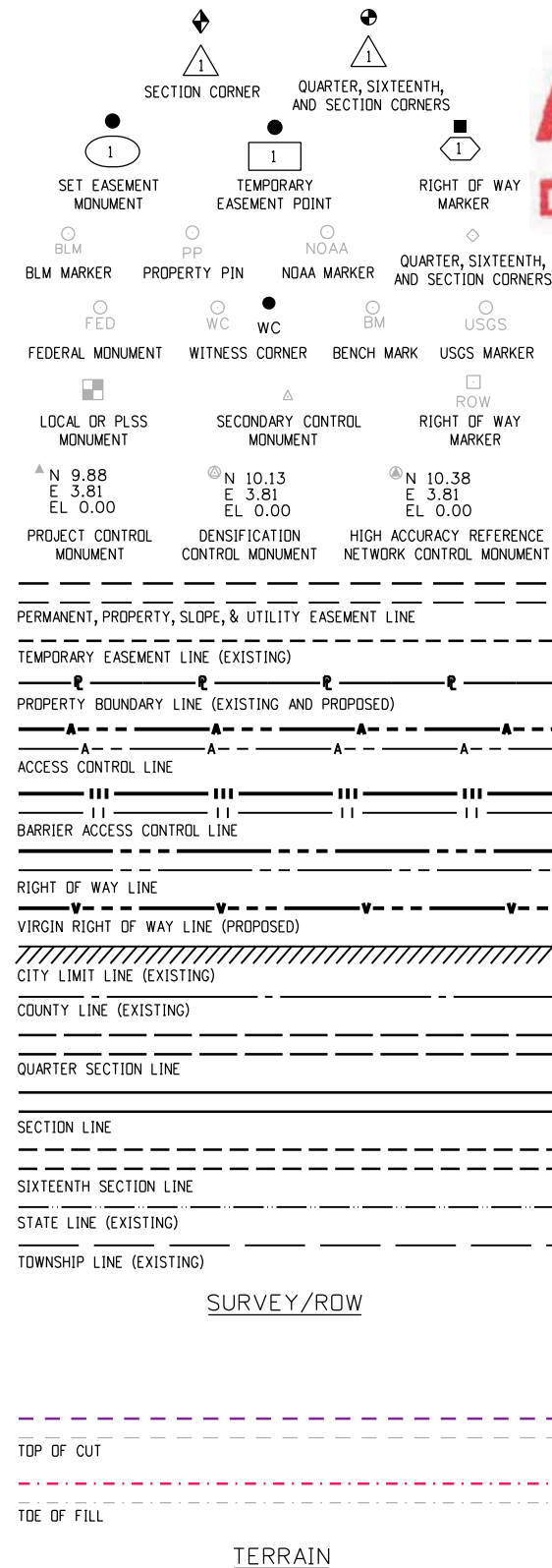
End Const Project  
 STA 092A-024  
 Station: 452+10  
 M.P.: 15.45



PROJECT LOCATION MAP



Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2012. Existing features are shown as screened weight (gray scale), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).



FILING CERTIFICATION: DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.,  
 DEPOSITED THIS \_\_\_\_\_ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY  
 SURVEYS AT PAGE \_\_\_\_\_, RECEPTION NUMBER \_\_\_\_\_  
 SIGNED \_\_\_\_\_ DEPT. \_\_\_\_\_  
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 10/4/2012 4:52:43 PM kobyjarz



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

Right of Way Plans			
Tabulation of Properties			
Project Number: STA 092A-023 / STA 092A-024			
Project Location: SH 92 STENGEN'S HILL - ROW			
Project Code:	Last Mod. Date	Subset	Sheet No.
17774	10-11-12	2.01 to 2.02	2.01

**R.O.W. TABULATION OF PROPERTIES IN DELTA COUNTY S.H. NO. 92**

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			
100	United States of America Bureau of Land Management 2465 S. Townsend Montrose, CO 81401	Rural Hotchkiss, CO 81419	T. 14 S., R. 93 AND 94 W., 6TH P.M.  NE1/4 SEC. 36, R. 94 W. NW1/4 SEC. 31, R. 93 W. NE1/4 SEC. 31, R 93 W.	915,983 (21.028)	N/A	915,983 (21.028)	N/A	N/A		N/A	
TE-100	SAME AS ABOVE	SAME AS ABOVE	T. 14 S., R. 94 W., 6TH P.M.  NE1/4 SEC. 36	5,325 (0.122)	N/A	5,325 (0.122)					Temporary Easement for the reconstruction of Shamrock Road (County Road) access approach
TE-100A	SAME AS ABOVE	SAME AS ABOVE	T. 14 S., R. 93 W., 6TH P.M.  NW1/4 SEC. 31	20,232 (0.464)	N/A	20,232 (0.464)					Temporary Easement for the relocation/ reconstruction of Pleasure Park Road (County Road) access approach
TE-102	United States of America Bureau of Reclamation Managed by the Bureau of Land Management 2465 S. Townsend Montrose, CO 81401	Rural Hotchkiss, CO 81419	NW1/4 SEC. 31	12,004 (0.276)	N/A	12,004 (0.276)					Temporary Easement for the relocation/ reconstruction of Pleasure Park Road (County Road) access approach
TE-102A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	33,434 (0.768)	N/A	33,434 (0.768)					Temporary Easement for the construction and re-location of a driveway access
TE-103	William R. Day and Cheryl A. Day 28478 Highway 92 Hotchkiss, CO 81419	Rural Hotchkiss, CO 81419	NE1/4 SEC. 31 Parcel B, Cooney/ Cooney Boundary Adjustment Plat	12,508 (0.287)	N/A	12,508 (0.287)			W-761979 REV#2		Temporary Easement for the construction and re-location of a driveway access
104	No. 104 not used										
105	Michael K. Kovalchuk 250 Main Street Rowley, MA 01969	Rural Hotchkiss, CO 81419	NE1/4 SEC. 31 Lot 12, Amended Plat of Hidden Spring Subdivision	63,598 1.460	N/A	63,598 1.460	1,541,016 (35.377)		W-761985 REV#1		
TE-105	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	2,042 (0.047)	N/A	2,042 (0.047)					Temporary Easement for reconstruction of an Access Road approach

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Sheet Revisions		
Date	Description	Initials
11-28-12	CHANGED BEARD/MAUTZ MAILING ADDRESS	JMK
2-14-13	REVISED HATCHING FOR TE-109 AND 110	JMK
2-14-13	REVISED TITLE COMMITMENT No. 106	JMK

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Right of Way Plans			
Tabulation of Properties			
Project Number: STA 092A-023 / STA 092A-024			
Project Location: SH 92 STENDEL'S HILL - ROW			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17774	2-14-13	2.01 to 2.02	2.02

**R.O.W. TABULATION OF PROPERTIES IN DELTA COUNTY S.H. NO. 92**

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			
			T. 14 S., R. 93 W., 6TH P.M.								
106	Connie M. Beard and Larry A. Mautz 28891 Highway 92 Hotchkiss, CO 81419	28891 Highway 92 and 28895 Highway 92 Hotchkiss, CO 81419	NE1/4 SEC. 31	64,160 (1.473)	N/A	64,160 (1.473)	2,382,310 (54.690)			W-761993 REV#3	
TE-106	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	8,788 (0.202)	N/A	8,788 (0.202)					Temporary Easement for reconstruction of the Driveway approach
107	The State of Colorado acting by and through The Department of Natural Resources for the use and benefit of The Division of Wildlife and Wildlife Commission as to the Fee Simple. Gerhart L. Stengel And Chris Conrad Stengel as to a Reserved Life Estate. 29051 Highway 92 Hotchkiss, CO 81419	29051 Highway 92 Hotchkiss, CO 81419	NW1/4 SEC. 32 SW1/4 SEC. 29	108,115 (2.482)	N/A	108,115 (2.482)	3,770,040 (86.548)			W-761977 REV#1	
TE-107	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	8,269 (0.190)	N/A	8,269 (0.190)					Temporary Easement for reconstruction of the Driveway approach
TE-108	Donald A. Hostetler and Merlene R. Hostetler 29088 Hwy 92 Hotchkiss, CO 81419	29088 Highway 92 Hotchkiss, CO 81419	NW1/4 SEC. 32	2,328 (0.053)	N/A	2,328 (0.053)				W-761984 REV#1	Temporary Easement for reconstruction of the Driveway approach
109	Velma I. Holder P.O. Box 24 Lazear, CO 81420	29244 Highway 92 Hotchkiss, CO 81419	SW1/4 SEC. 29	4,768 (0.109)	N/A	4,768 (0.109)	615,986 (14.141)			W-761983 REV#1	
PE-109	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	200 (0.005)	N/A	200 (0.005)					Permanent Easement for construction and maintenance of a drainage culvert
TE-109	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	10,054 (0.231)	N/A	10,054 (0.231)					Temporary Easement for construction of a wall, and reconstruction of irrigation structure and driveway approach
110	The State of Colorado acting by and through The Department of Natural Resources for the use and benefit of The Division of Wildlife and Wildlife Commission as to the Fee Simple. Gerhart L. Stengel And Chris Conrad Stengel as to a Reserved Life Estate. 29051 Highway 92 Hotchkiss, CO 81419	29295 Highway 92 Hotchkiss, CO 81419	SW1/4 SEC. 29	6,266 (0.144)	N/A	6,266 (0.144)	847,849 (19.464)			W-761976 REV#1	

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Sheet Revisions		
Date mm/yy	Description	Initials
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STATE HIGHWAY 92  
 SECTION 6, T.15S., R.94W., 6th P.M., SECTION 31, T. 14S., R.93W. 6th P.M.  
 SECTIONS 26, 27, 28, 31, 32, 33, 35, 36, T.14S., R.94W., 6th P.M.  
 COUNTY; DELTA

Project Control Diagram				
Title Sheet				
Project Number: STA 092A-018				
Project Location: Austin to Hotchkiss Corridor				
Project Location: S.H. 92, M.P. 6.9-15.3				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14934	10-03-06	1 of 4	3	55
		3.01 - 3.03	3.01	

GENERAL NOTES

Construction Surveying and Monumentation Requirements

- This Project Control Diagram represents the horizontal and vertical control for the project established by the Division. 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.
- 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.
- 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.
- When installing Type 3-A monuments, the aluminum monument box shall be positively secured in the roadway surface. The monument box shall be caulked with asphalt caulking between the monument box and the edges of the roadway surface to provide a positive moisture barrier around the monument box.
- Control survey procedures, statistical analysis, and accuracy obtained for horizontal and vertical control shall be documented in the field book.
- Legible copies of the field books shall be submitted to the Project Engineer for review on a monthly basis.
- 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.
- 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.
- Whenever the contract includes the setting of CDOT Type 2 monuments, a Project Control Diagram, signed and sealed by the P.L.S. in responsible charge, shall be submitted to the Project Engineer. An AutoCad drawing on CD shall accompany the hard copy.

BASIS OF BEARINGS: All bearings are based on a line connecting CDOT Control Points 690 and 1530 as bearing N 80° 30' 50" E 40731.148sft. This control survey is based on a GPS Survey which used points K178, U429, W429 and Dead. Information may be obtained from Internet address <http://www.ngs.noaa.gov>

BASIS OF ELEVATIONS: Elevations were established by differential leveling from an existing USC&GS Vertical Control Bench Mark G178. Bench Mark NAVD 88 elevation is 1588.245 m (5210.77 feet). Complete data sheets and information may be obtained from Internet address <http://www.ngs.noaa.gov>

NOTE: This control survey is for the use of the Colorado Department of Transportation personnel. The survey is not a complete Boundary Survey. Title Policy, Title Commitment, and Title Research were not part of this control survey, therefore, easements, rights, and rights to easements, rights of way, property boundaries, and restriction, as described in the instruments of record, were 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.

NOTE: No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of the professional land surveyor hereon named.

SURVEYOR STATEMENT (PROJECT CONTROL DIAGRAM)

*I, Jackson E Messenger, 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.*

\_\_\_\_\_  
 Jackson E. Messenger PLS No. 27272 Date  
 222 South 6th Street, RM 317  
 Grand Junction, Colorado 81501



Colorado Department of Transportation



222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-248-7390 FAX: 970-248-7233

Region 3

JEM

Sheet Revisions

Table with columns: Date mm/yy, Description XXXXXXXX, Initials XXX

STATE HIGHWAY 92
SECTION 6, T.15S., R.94W., 6th P.M., SECTION 31, T. 14S., R.93W. 6th P.M.
SECTIONS 26, 27, 28, 31, 32, 33, 35, 36, T.14S., R.94W., 6th P.M.
COUNTY; DELTA

Project Control Diagram

Table with columns: Project Number, Project Location, Project Location, Project Code, Last Mod. Date, Subset Sheets, Sheet No., Total No. of Sheets

Coordinate System: Site(at ground)
Coordinate Zone: Colorado Central0502(3)
Coordinate Datum: NAD 1983 (Conus)
Project Latitude: 38° 48'08.96277"N
Project Longitude: 107° 53'09.84910"W
Project Height: 5227.531sft
Local Site Ground Scale Factor: 1.0003000935
False Reduction North: 1000000.000sft
False Reduction East: 2000000.000sft
Seed North 1361891.638sft
Seed East 2320094.215sft
Units: US Survey Feet

Note: To get from Project Coordinates to State Plane Coordinates: Add the false reduction to the Northing or Easting, subtract the seed point North or East coordinate, then divide the difference by the ground scale factor, then add the seed point North or East coordinate to get the State Plane Coordinate.

Example of Project Coordinate to S.P. North on point 690:
100000.000+353820.373=1353820.373-1361891.638=(-8071.265)/1.0003000935=(-8068.845)+1361891.638=1353822.794

Main project data table with columns: Pnt#, Latitude, Longitude, Ellip. Height, SP North, SP East, Elevation, Scale Factor, Pnt#, Northing, Easting, Elevation, Pnt#, Northing, Easting, Elevation, Description, Comments



Colorado Department of Transportation



222 South 6th Street  
 Room 317  
 Grand Junction, CO 81501  
 Phone: 970-248-7390 FAX: 970-248-7233

Region 3

JEM

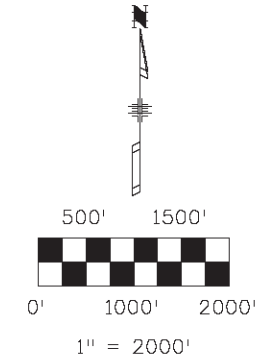
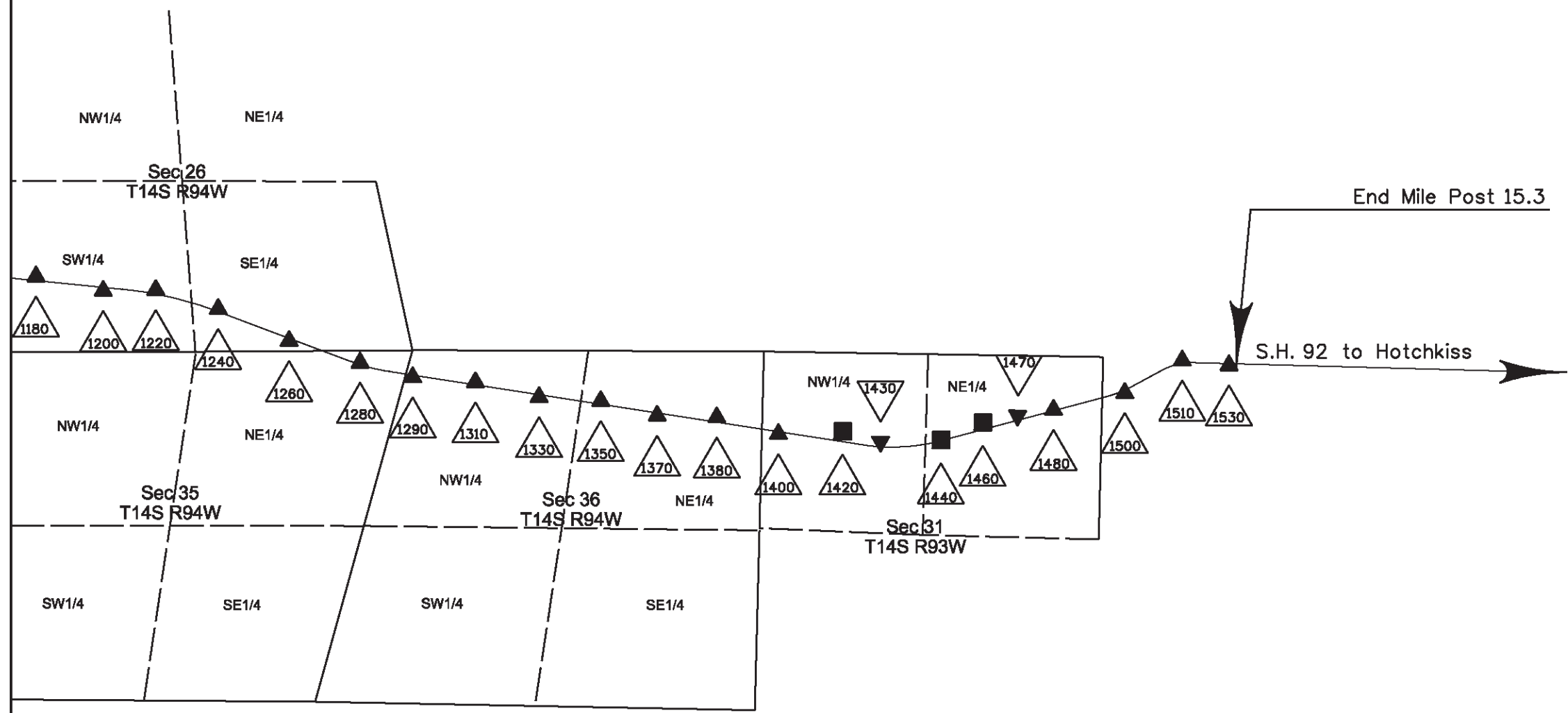
Sheet Revisions

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

STATE HIGHWAY 92  
 SECTION 6, T.15S., R.94W., 6th P.M., SECTION 31, T. 14S., R.93W. 6th P.M.  
 SECTIONS 26, 27, 28, 31, 32, 33, 35, 36, T.14S., R.94W., 6th P.M.  
 COUNTY; DELTA

Project Control Diagram

Plan Sheet				
Project Number: STA 092A-018				
Project Location: Austin to Hotchkiss Corridor				
Project Location: S.H. 92, M.P. 6.9-15.3				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
14934	10-03-06	4 of 4	3C	55
		3.01-3.03	3.03	



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

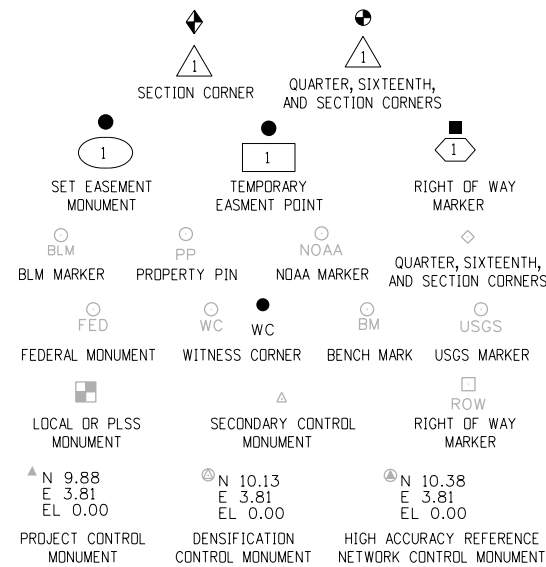
Land Survey Control Diagram			
Title Sheet			
Project Number: STA 092A-023			
Project Location: SH 92 STENGEN'S HILL - ROW			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17774	10-16-12	4.01 to 4.05	4.01

# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

SHEET NO.	INDEX OF SHEETS
4.01	(1) Title Sheet
4.02	(1) Monument Coordinate Tables
4.03-4.05	(3) Plan Sheet
	(5) Total Sheets

## LAND SURVEY CONTROL DIAGRAM

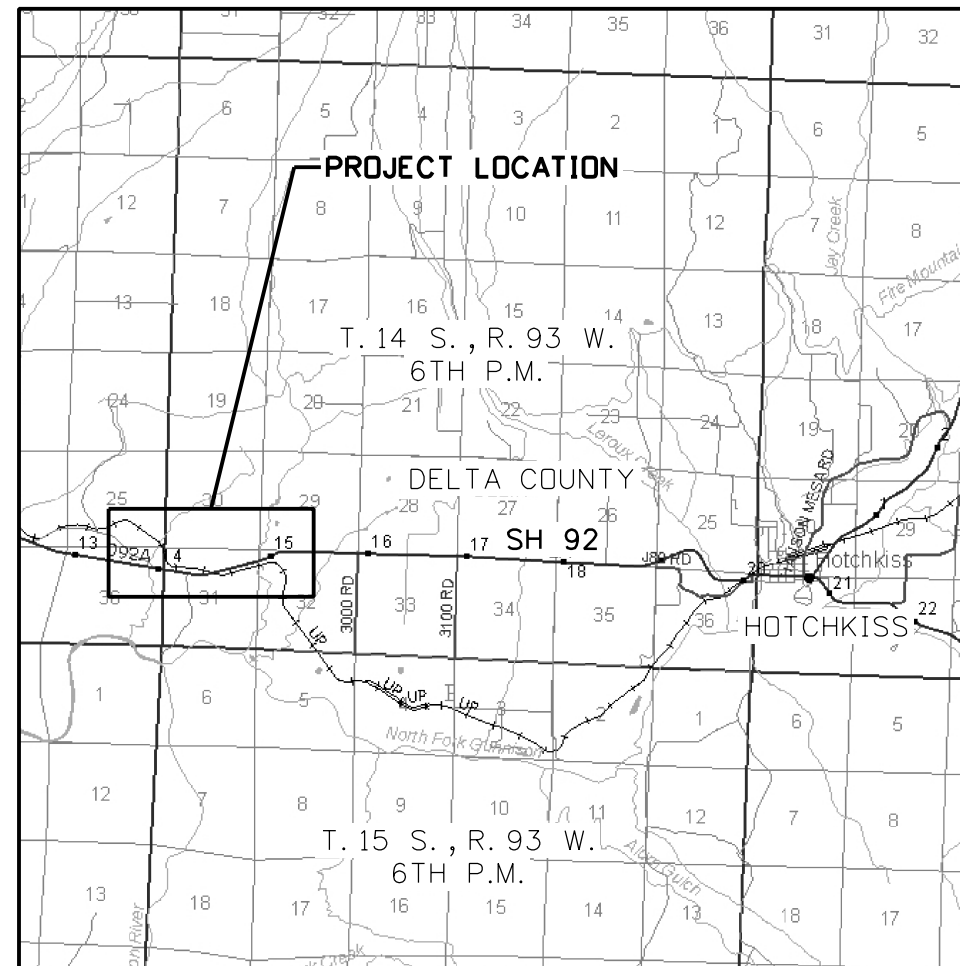
State Highway 92 MP 13.92 to 15.42  
 Section 36  
 Township 14 South, Range 94 West  
 Sections 29, 31 and 32  
 Township 14 South, Range 93 West  
 of the Sixth Principal Meridian  
 County of Delta



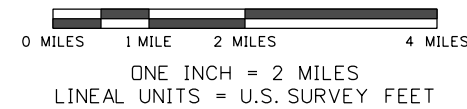
Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2012. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

General Notes:

- This Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. No determination has been made to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
- 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 CDDT 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



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N85°01'33"E from CM-MP 13.70 to CM-MP 15.30. Both monuments are CDDT Type II, marked appropriately for their milepost location and control position. The survey data was obtained from a Global Positioning System (GPS) survey base on the Colorado High Accuracy Reference Network (CHARN).

Basis of Elevations: Elevations were established by differential leveling from existing USC&GS Vertical Control Bench Mark G 178 (JL0435) having an NAVD88 elevation of 1588.245m (5210.77sft). NGS Data Sheet for this Bench Mark may be obtained from the NGS website at <http://www.ngs.noaa.gov>

COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central Zone NAD '83/(Conus) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.0003000935. The resulting project coordinates are truncated by 1,000,000sft in the Northing and 2,000,000sft in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD 83(1992) datum.

Project Coordinates Northing US Survey Feet =  
 (State Plane Coordinate Northing sft - 1,361,891.638 sft) \* 1.0003000935 + 1,361,891.638 sft - 1,000,000sft

Project Coordinates Easting US Survey Feet =  
 (State Plane Coordinate Easting sft - 2,320,094.215 sft) \* 1.0003000935 + 2,320,094.215 sft - 1,000,000sft

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, Jonathan M. Kobylarz, a Professional Land Surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that 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. 25954



Sheet Revisions		
Date	Description	Initials

LAND SURVEY CONTROL DIAGRAM  
 STATE HIGHWAY 92  
 SECTION 36, TOWNSHIP 14 SOUTH, RANGE 94 WEST  
 SECTIONS 29, 31 AND 32, TOWNSHIP 14 SOUTH, RANGE 93 WEST  
 SIXTH PRINCIPAL MERIDIAN., DELTA COUNTY

Land Survey Control Diagram Monument Coordinate Tables			
Project Number: STA 092A-023			
Project Location: SH 92 STENGEN'S HILL - ROW			
Project Code:	Last Mod. Date	Subset	Sheet No.
17774	10-16-12	4.01 of 4.05	4.02

□  
ROW

FOUND R.O.W. MONUMENT COORDINATE TABLE			
Point No.	Northing (ft)	Easting (ft)	Description
2001	359377.50	335105.26	concrete cylinder with brass disk
2004	359474.48	335120.97	concrete cylinder with brass disk
2005	359438.40	336285.33	concrete cylinder with brass disk
2007	359468.16	336488.34	concrete cylinder with brass disk
2010	359661.63	337251.36	concrete cylinder with brass disk
2011	359637.20	336869.41	No. 5 rebar and cap (ref. mon. for Pt. 2061)
2014	360152.47	339579.14	concrete cylinder with brass disk
2015	360275.42	339552.20	concrete cylinder with brass disk
2018	360599.74	341824.16	concrete cylinder with brass disk
2020	360627.57	340273.26	concrete cylinder with brass disk
2022	360166.63	339146.90	concrete cylinder with brass disk
2024	360108.93	338932.91	concrete cylinder with brass disk
2026	360640.22	340698.47	concrete cylinder with brass disk
2027	360654.99	340535.22	concrete cylinder with brass disk
2030	360509.70	341820.97	1-1/2" aluminum cap on No. 5 rebar
2046	360540.26	340693.98	1-1/2" aluminum cap on No. 5 rebar
2060	360071.79	338942.85	1-1/2" aluminum cap on No. 5 rebar
2061	359548.85	336825.69	computed from existing reference pnts.
2503	359342.40	335258.06	2-1/2" aluminum pipe BLM 1985 AP-3
2506	359295.47	335548.30	2-1/2" aluminum pipe BLM 1985 AP-2
2521	359313.20	336488.53	2-1/2" aluminum pipe BLM 1985 (disturbed? not used)
2557	359774.30	337828.21	concrete cylinder no brass disk (disturbed)
2560	360614.28	341295.34	concrete cylinder with brass disk
2561	360627.19	341195.15	concrete cylinder with brass disk
P1420	359504.44	335260.61	concrete cylinder with brass disk
P1430	359416.72	335823.47	concrete cylinder with brass disk
P1440	359358.20	336731.34	concrete cylinder with brass disk
P1460	359649.60	337358.36	concrete cylinder with brass disk

○  
PP

FOUND BOUNDARY MONUMENT COORDINATE TABLE			
Point No.	Northing (ft)	Easting (ft)	Description
2031	359965.42	340626.84	1-1/2" aluminum cap on No. 5 rebar PLS 12457
2044	360510.46	341794.24	No. 5 rebar no cap in concrete - disturbed
2048	359355.93	336722.83	2" aluminum cap on No. 5 rebar PLS 25972
2050	359355.40	336747.82	2" aluminum cap on No. 5 rebar PLS 25972
2053	360383.02	339997.48	1-1/2" aluminum cap on No. 5 rebar PLS 12457
2054	360214.86	340112.01	1-1/2" aluminum cap on No. 5 rebar PLS 12457
2055	360149.82	340393.41	1-1/2" aluminum cap on No. 5 rebar PLS 12457
2056	359890.65	340475.26	1-1/2" aluminum cap on No. 5 rebar PLS 12457
2057	359943.83	341336.60	1-1/2" aluminum cap on No. 5 rebar PLS 12457
2058	360520.50	341346.56	1-1/2" aluminum cap on No. 5 rebar PLS 12457
2059	360402.52	340040.48	1-1/2" aluminum cap on No. 5 rebar PLS 12457
2062	359564.12	337814.79	2" aluminum cap on No. 5 rebar PLS 25972
2064	359862.83	338932.49	2" aluminum cap on No. 5 rebar PLS 25972
2066	359843.12	338918.90	2" aluminum cap on No. 5 rebar PLS 25972
2068	359305.94	336489.98	2" aluminum cap on No. 5 rebar PLS 25972
2069	359351.35	336945.17	2" aluminum cap on No. 5 rebar PLS 25972
2070	359325.78	337808.62	2" aluminum cap on No. 5 rebar PLS 25972
2071	359334.88	337894.17	2" aluminum cap on No. 5 rebar PLS 25972
2072	359264.00	337893.15	2" aluminum cap on No. 5 rebar PLS 25972
2529	359772.70	337820.64	2" aluminum cap on No. 5 rebar PLS 25972
2533	359936.98	338435.97	2" aluminum cap on No. 5 rebar PLS 25972
2534	360141.50	338475.69	2" aluminum cap on No. 5 rebar PLS 25972
2537	360283.47	338466.03	1-1/2" aluminum cap on No. 5 rebar PLS 12766
2538	360165.78	339142.85	No. 4 rebar no cap
2544	361913.10	341202.75	No. 5 rebar no cap
2545	361901.87	341534.05	1-1/2" aluminum cap on No. 5 rebar PLS 1456
2550	361936.15	340555.01	No. 4 rebar no cap
2556	359504.74	338693.63	1-1/2" aluminum cap on No. 5 rebar (illegible)

◇

FOUND ALIQUOT MONUMENT COORDINATE TABLE			
Point No.	Northing (ft)	Easting (ft)	Description
2051	357973.26	337770.42	2-1/2" aluminum pipe BLM 1985
2052	357940.37	339091.09	2-1/2" aluminum pipe BLM 1985
2508	358057.58	335218.89	2-1/2" aluminum pipe BLM 1985
2509	359432.43	334036.84	2-1/2" aluminum pipe BLM 1985
2512	360756.85	334070.49	2-1/2" aluminum pipe BLM 1985
2513	360736.00	335300.52	2-1/2" aluminum pipe BLM 1985
2515	360762.58	331433.60	2" aluminum cap on No. 6 rebar PLS 25972
2518	359287.90	336538.05	2-1/2" aluminum pipe BLM 1985
2519	359301.65	336435.52	2-1/2" aluminum pipe BLM 1985

◇

FOUND ALIQUOT MONUMENT COORDINATE TABLE			
Point No.	Northing (ft)	Easting (ft)	Description
2524	358006.81	336450.81	2-1/2" aluminum pipe BLM 1985
2526	360715.21	336533.26	2-1/2" aluminum pipe BLM 1985
2527	360693.16	337846.17	2-1/2" aluminum pipe BLM 1985
2540	360671.33	339159.23	2-1/2" aluminum pipe BLM 1985
2541	363367.84	339251.93	2" aluminum cap on No. 6 rebar PLS 25972
2547	361923.47	341856.49	2" aluminum cap on No. 6 rebar PLS 14621
2551	363269.85	341889.26	1-1/2" aluminum cap on No. 5 rebar PLS 12766
2564	360577.02	341823.70	2" aluminum cap on No. 6 rebar PLS 14621

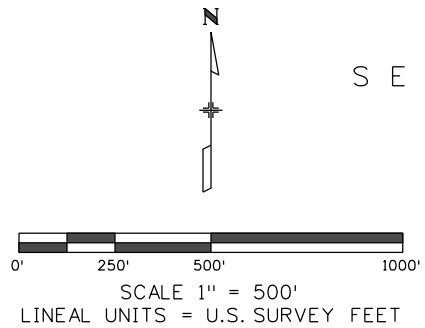
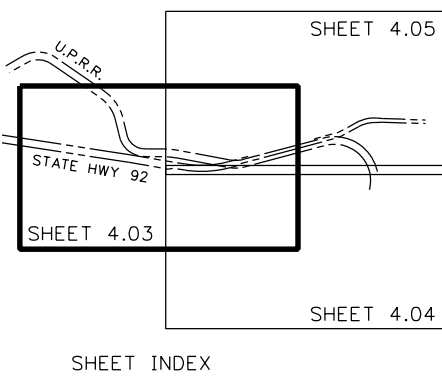
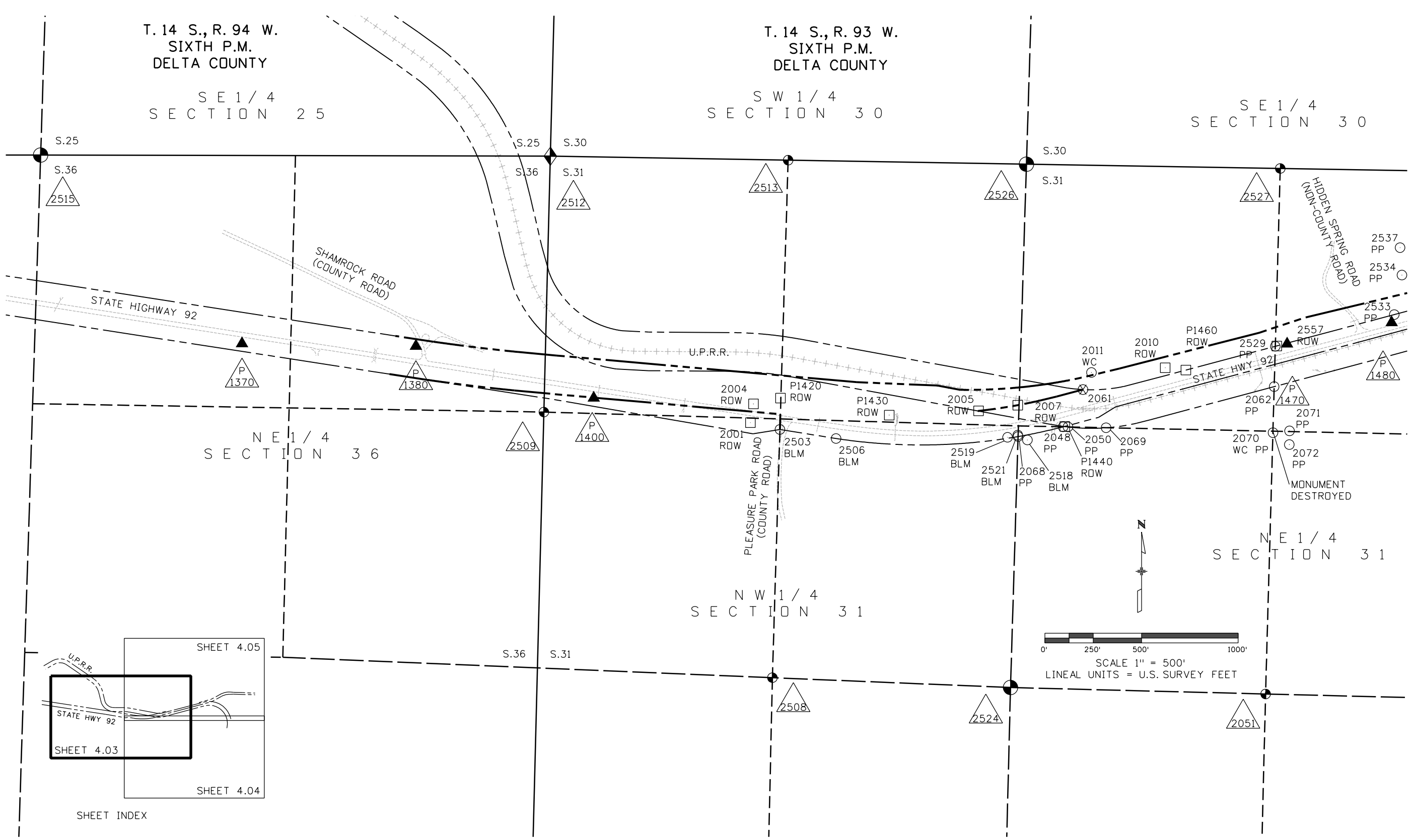
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Sheet Revisions		
Date	Description	Initials

LAND SURVEY CONTROL DIAGRAM  
 STATE HIGHWAY 92  
 SECTION 36, TOWNSHIP 14 SOUTH, RANGE 94 WEST  
 SECTIONS 29, 31 AND 32, TOWNSHIP 14 SOUTH, RANGE 93 WEST  
 SIXTH PRINCIPAL MERIDIAN, DELTA COUNTY

Land Survey Control Diagram			
Plan Sheet			
Project Number: STA 092A-023			
Project Location: SH 92 STENDEL'S HILL - ROW			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17774	10-16-12	4.01 of 4.05	RW 4.03



10/16/2012 kobylerzj 4:06:14 PM c:\projects\wise\pwworking\d0217569\SURV\_LSCD-Plan01.dgn



Sheet Revisions

Date	Description	Initials

LAND SURVEY CONTROL DIAGRAM

STATE HIGHWAY 92

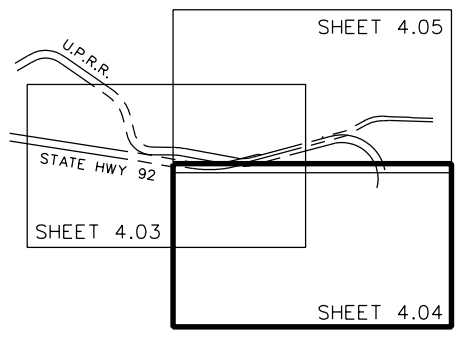
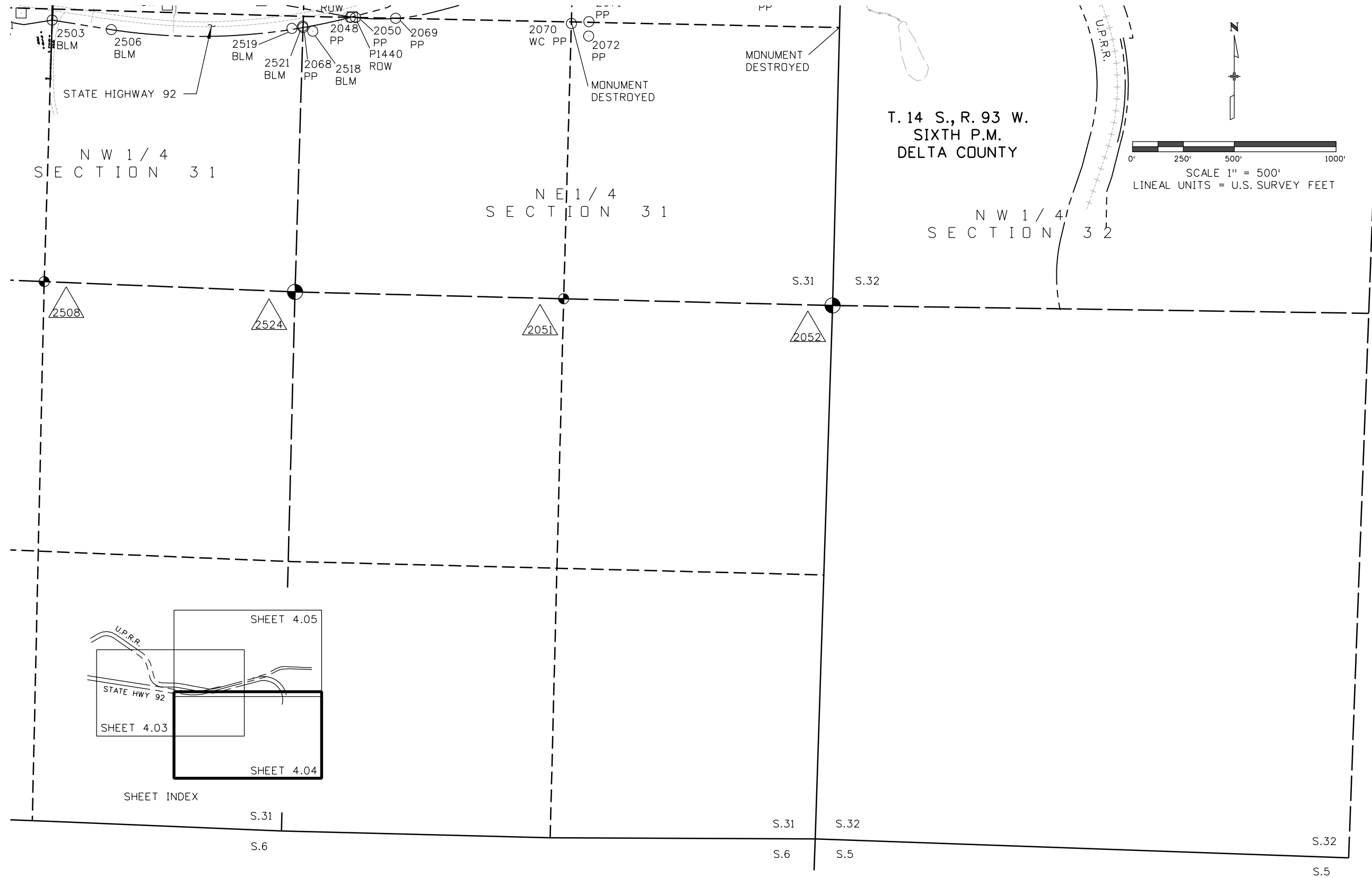
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 SECTIONS 29, 31 AND 32, TOWNSHIP 14 SOUTH, RANGE 93 WEST  
 SIXTH PRINCIPAL MERIDIAN, DELTA COUNTY

Land Survey Control Diagram

Plan Sheet

Project Number: STA 092A-023  
 Project Location: SH 92 STENGEL'S HILL - ROW

Project Code:	Last Mod. Date	Subset	Sheet No.
17774	10-16-12	4.01 of 4.05	RW 4.04







Sheet Revisions

Date	Description	Initials

LAND SURVEY CONTROL DIAGRAM

STATE HIGHWAY 92

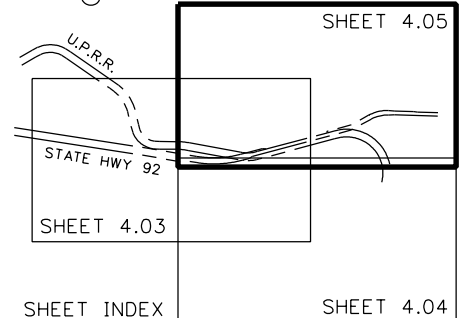
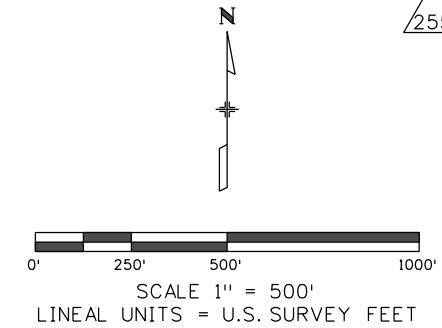
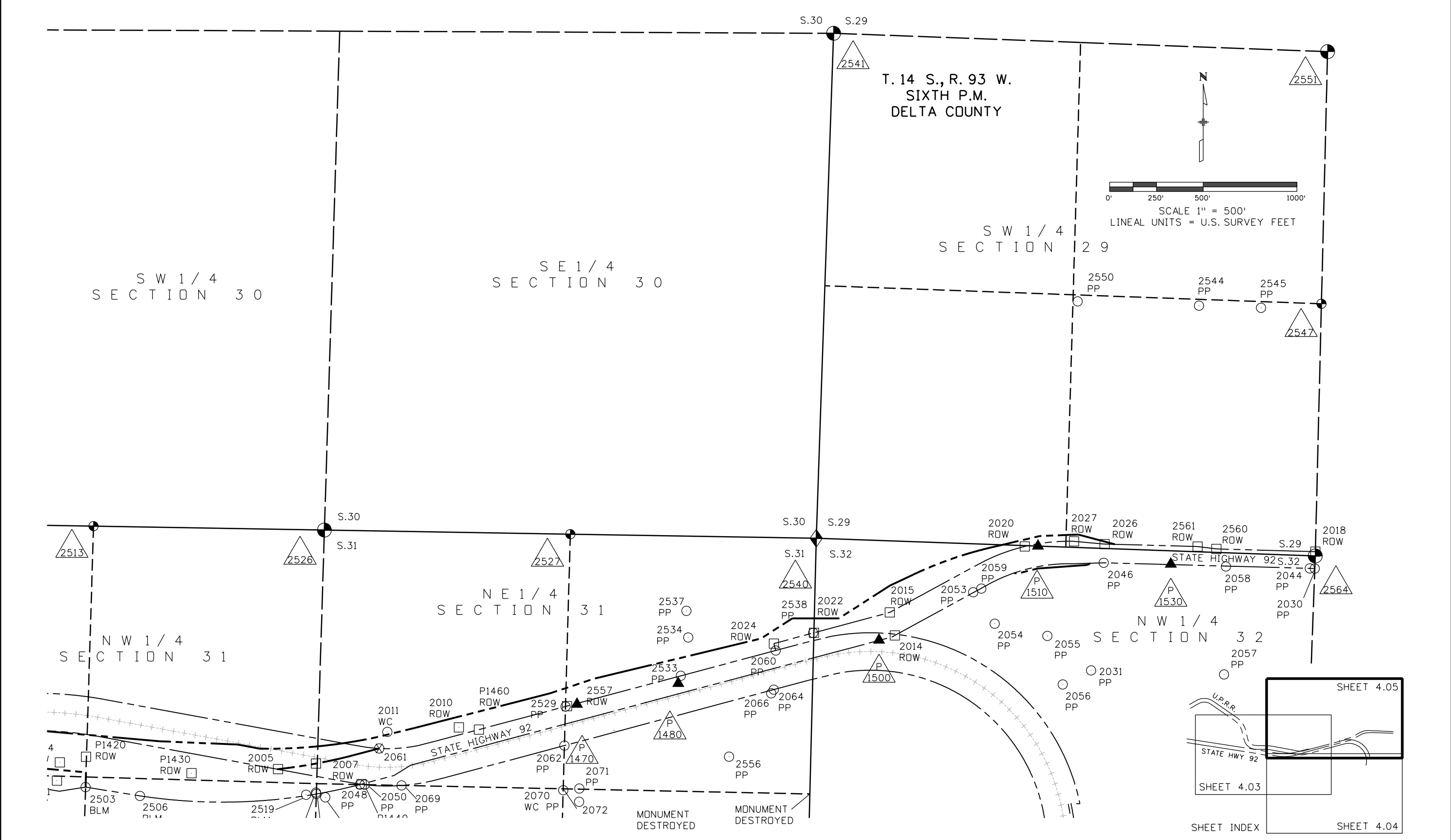
SECTION 36, TOWNSHIP 14 SOUTH, RANGE 94 WEST  
 SECTIONS 29, 31 AND 32, TOWNSHIP 14 SOUTH, RANGE 93 WEST  
 SIXTH PRINCIPAL MERIDIAN, DELTA COUNTY

Land Survey Control Diagram

Plan Sheet

Project Number: STA 092A-023  
 Project Location: SH 92 STENDEL'S HILL - ROW

Project Code:	Last Mod. Date	Subset	Sheet No.
17774	10-16-12	4.01 of 4.05	RW 4.05



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Sheet Revisions

Table with columns: Date, Description, Initials

Sheet Revisions

Table with columns: Date, Description, Initials

Sheet Revisions

Table with columns: Date, Description, Initials

Right of Way Plans

Monumentation Sheet

Project Number: STA 092A-023

Project Location: STENGE'S HILL - ROW

Table with columns: Project Code, Last Mod. Date, Subset, Sheet No.

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

Table with columns: Point No., Northing(ft), Easting(ft), Description, Station, Offset

TABULATION OF MISCELLANEOUS POINTS (For information only)

Table with columns: Point No., Northing(ft), Easting(ft), Description, Station, Offset

XXX

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Table with columns: Point No., Northing(ft), Easting(ft), Description, Station, Offset

TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET

Table with columns: Point No., Northing(ft), Easting(ft), Description, Station, Offset

QUANTITY OF MONUMENTS TO BE SET

Table with columns: CAP TYPE, MONUMENT TYPE, and counts for various monument types

General Notes:

- 1. All centerline and offset stationing may not represent the centerline as constructed in the field.
2. Refer to the M-629-I Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
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 CDDT 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.
COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central Zone NAD 83(CONUS) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.0003000935. The resulting project coordinates are truncated by 1,000,000.000sft in the Northing and 2,000,000.000sft in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD 83(1992) datum.
Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing sft - 1,361,891.638 sft) \* 1.0003000935 + 1,361,891.638 sft - 1,000,000.000sft
Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting sft - 2,320,094.215 sft) \* 1.0003000935 + 2,320,094.215 sft - 2,000,000.000sft

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 (R.O.W. MONUMENTS)

I, Jonathan M. Kobylarz, 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. 25954



Sheet Revisions		
Date	Description	Initials
11/28/12	REVISED HATCHING TO DARKER SHADE OF GREEN AND WIDER SPACING BETWEEN HATCH LINES FOR TE-100 AND 100	JMK

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Right of Way Plans			
Plan Sheet			
Project Number: STA 092A-023			
Project Location: SH 92 STENDEL'S HILL - ROW			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17774	11-28-12	7.01 to 7.07	7.01

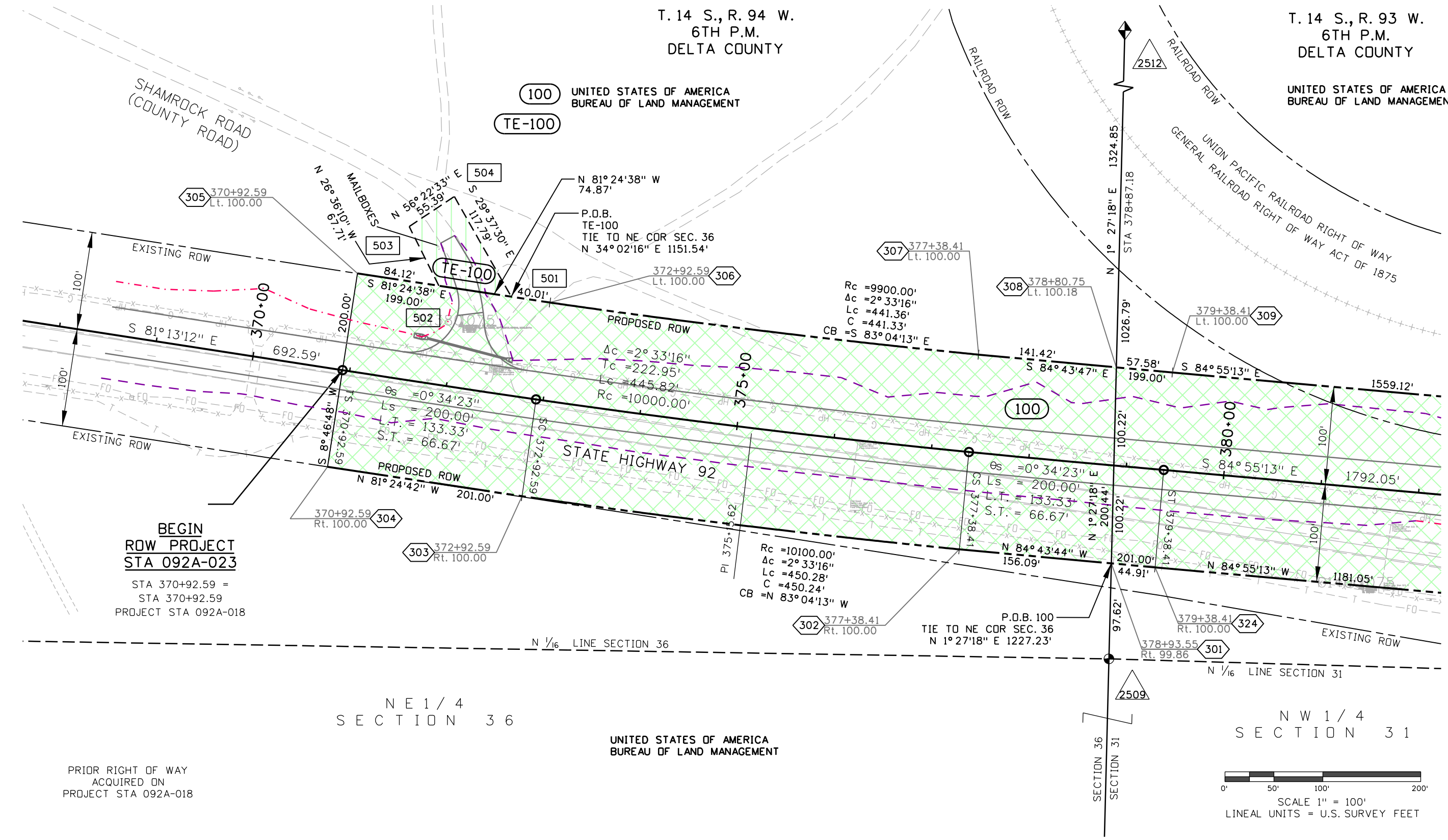
T. 14 S., R. 94 W.  
 6TH P.M.  
 DELTA COUNTY

T. 14 S., R. 93 W.  
 6TH P.M.  
 DELTA COUNTY

100 UNITED STATES OF AMERICA  
 BUREAU OF LAND MANAGEMENT

UNITED STATES OF AMERICA  
 BUREAU OF LAND MANAGEMENT

SHAMROCK ROAD  
 (COUNTY ROAD)



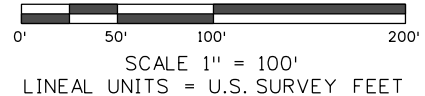
BEGIN  
 ROW PROJECT  
 STA 092A-023  
 STA 370+92.59 =  
 STA 370+92.59  
 PROJECT STA 092A-018

NE 1/4  
 SECTION 36

UNITED STATES OF AMERICA  
 BUREAU OF LAND MANAGEMENT

NW 1/4  
 SECTION 31

PRIOR RIGHT OF WAY  
 ACQUIRED ON  
 PROJECT STA 092A-018



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Sheet Revisions		
Date	Description	Initials
11/28/12	REVISED HATCHING TO DARKER SHADE OF GREEN AND WIDER SPACING BETWEEN HATCH LINES FOR TE-100A AND 100	JMK
11/28/12	WIDER SPACING BETWEEN HATCH LINES FOR TE-102	JMK

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

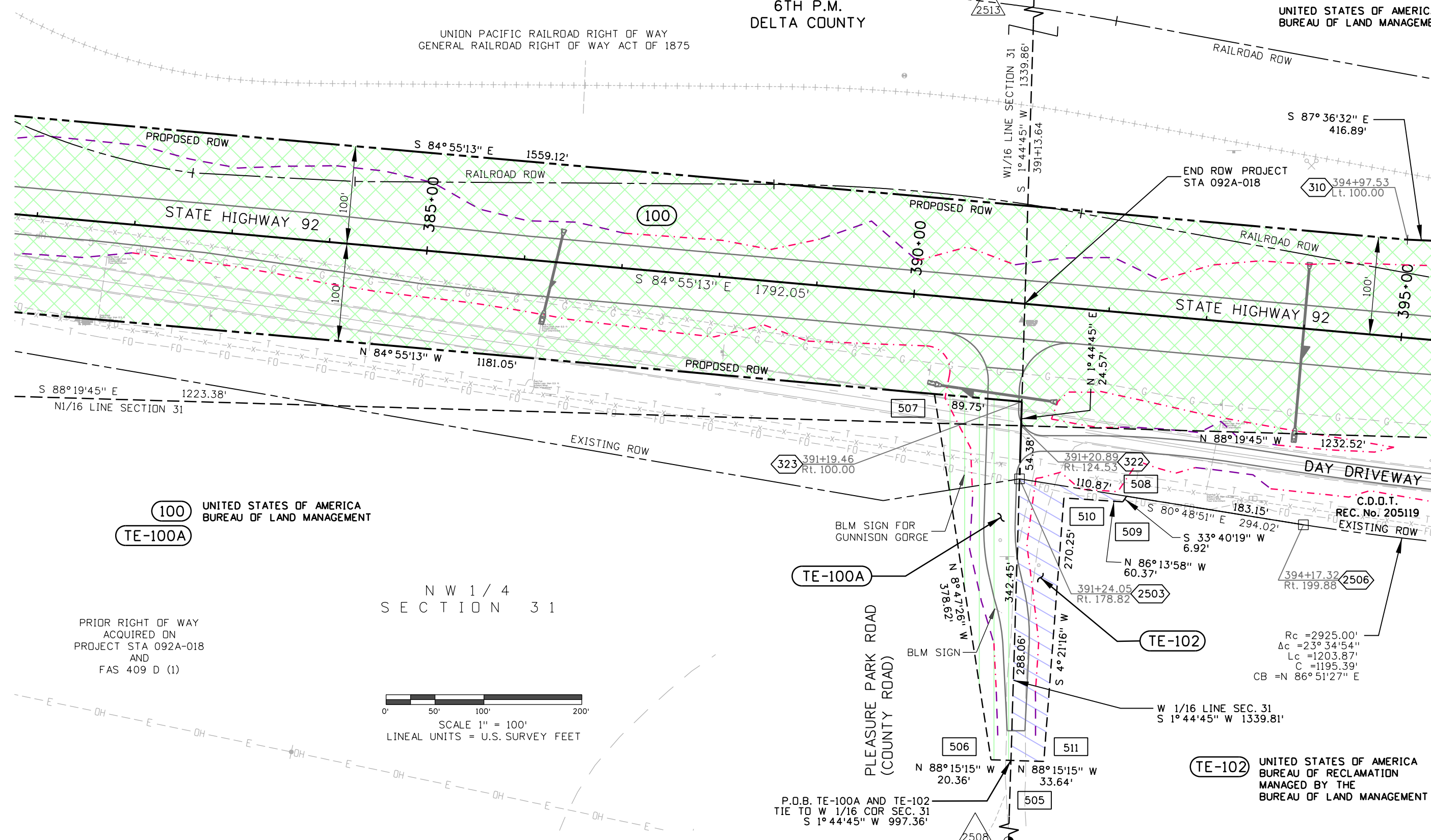


Right of Way Plans			
Plan Sheet			
Project Number: STA 092A-023			
Project Location: SH 92 STENGEN'S HILL - ROW			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17774	11-28-12	7.01 to 7.07	7.02

T. 14 S., R. 93 W.  
 6TH P.M.  
 DELTA COUNTY

UNION PACIFIC RAILROAD RIGHT OF WAY  
 GENERAL RAILROAD RIGHT OF WAY ACT OF 1875

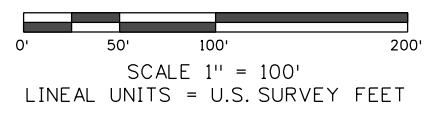
UNITED STATES OF AMERICA  
 BUREAU OF LAND MANAGEMENT



100 UNITED STATES OF AMERICA  
 BUREAU OF LAND MANAGEMENT  
 TE-100A

N W 1 / 4  
 SECTION 3 1

PRIOR RIGHT OF WAY  
 ACQUIRED ON  
 PROJECT STA 092A-018  
 AND  
 FAS 409 D (1)



P.O.B. TE-100A AND TE-102  
 TIE TO W 1/16 COR SEC. 31  
 S 1° 44' 45" W 997.36'

TE-102 UNITED STATES OF AMERICA  
 BUREAU OF RECLAMATION  
 MANAGED BY THE  
 BUREAU OF LAND MANAGEMENT

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222 South 6th Street  
 Room 317  
 Grand Junction, CO 81501  
 Phone: 970-683-6233 FAX: 970-683-6249

Region 3

JEM

Sheet Revisions

Date	Description	Initials
11/28/12	REVISED HATCHING TO DARKER SHADE OF GREEN AND WIDER SPACING BETWEEN HATCH LINES FOR 100	JMK
11/28/12	WIDER SPACING BETWEEN HATCH LINES FOR TE-102A	JMK

Sheet Revisions

Date	Description	Initials

Sheet Revisions

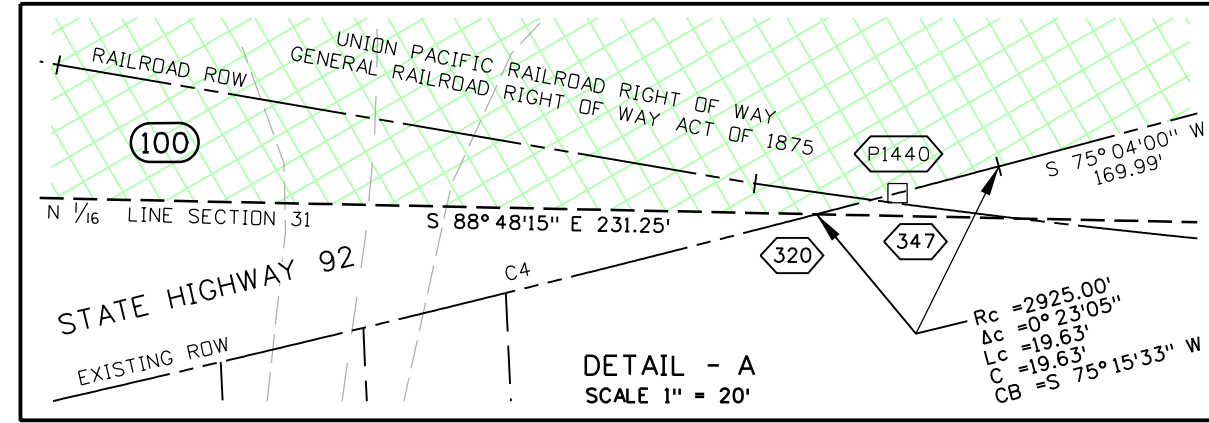
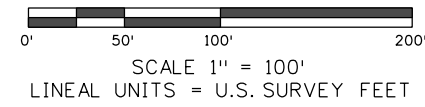
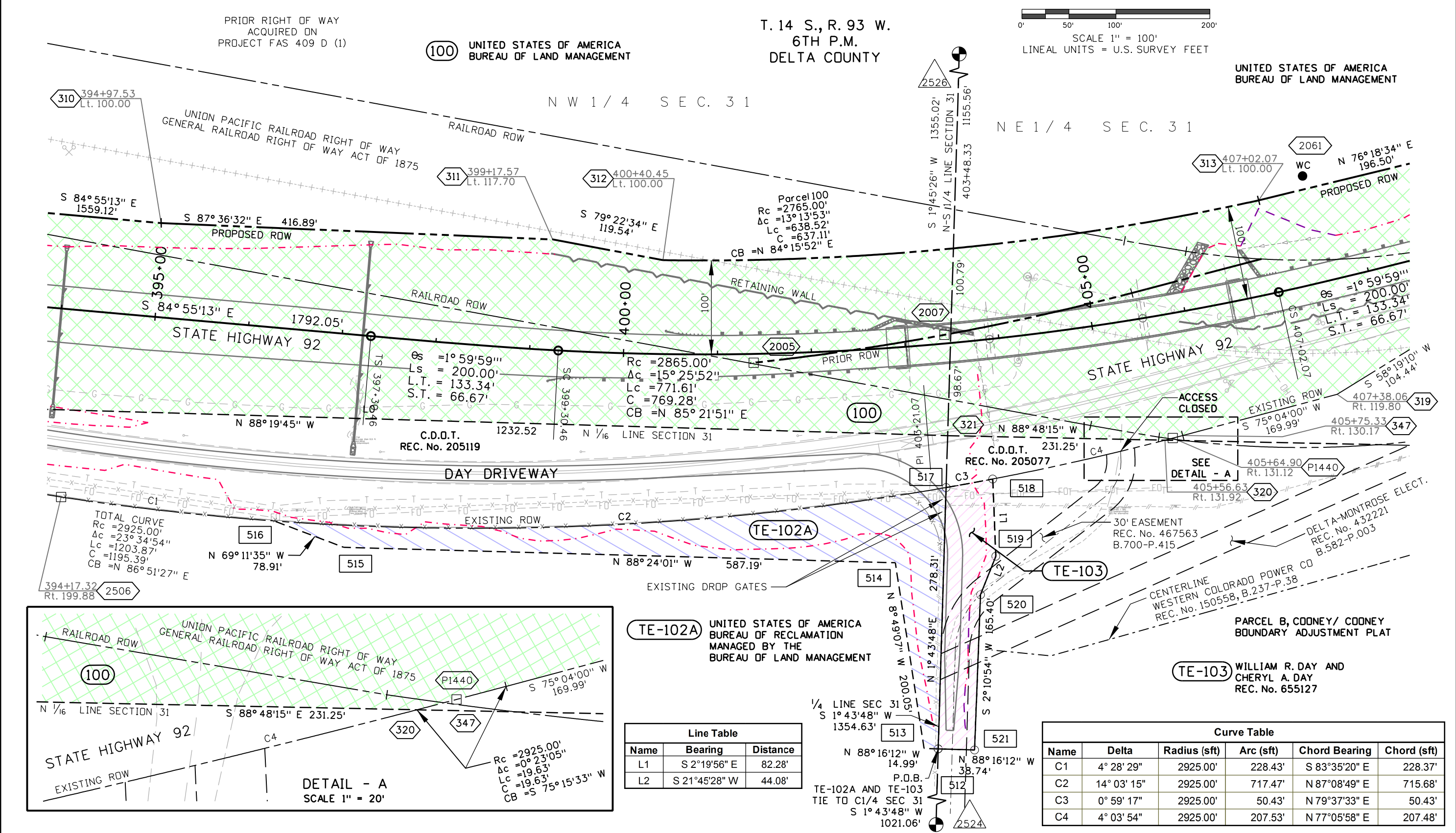
Date	Description	Initials



Right of Way Plans

Plan Sheet

Project Number: STA 092A-023			
Project Location: SH 92 STENDEL'S HILL - ROW			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17774	11-28-12	7.01 to 7.07	7.03



**TE-102A** UNITED STATES OF AMERICA  
 BUREAU OF RECLAMATION  
 MANAGED BY THE  
 BUREAU OF LAND MANAGEMENT

**TE-103** WILLIAM R. DAY AND  
 CHERYL A. DAY  
 REC. No. 655127

Line Table

Name	Bearing	Distance
L1	S 2°19'56" E	82.28'
L2	S 21°45'28" W	44.08'

Curve Table

Name	Delta	Radius (sft)	Arc (sft)	Chord Bearing	Chord (sft)
C1	4° 28' 29"	2925.00'	228.43'	S 83°35'20" E	228.37'
C2	14° 03' 15"	2925.00'	717.47'	N 87°08'49" E	715.68'
C3	0° 59' 17"	2925.00'	50.43'	N 79°37'33" E	50.43'
C4	4° 03' 54"	2925.00'	207.53'	N 77°05'58" E	207.48'

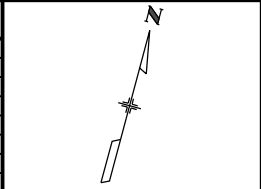
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Sheet Revisions		
Date	Description	Initials
11/28/12	REVISED HATCHING TO DARKER SHADE OF GREEN AND WIDER SPACING BETWEEN HATCH LINES FOR 100	JMK

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



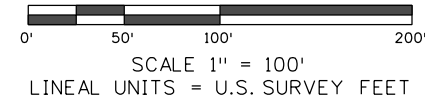
Right of Way Plans			
Plan Sheet			
Project Number: STA 092A-023			
Project Location: SH 92 STENDEL'S HILL - ROW			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17774	11-28-12	7.01 to 7.07	7.04

T. 14 S., R. 93 W.  
 6TH P.M.  
 DELTA COUNTY

100

UNITED STATES OF AMERICA  
 BUREAU OF LAND MANAGEMENT

NE 1/4 SEC. 31



LOT 12, AMENDED PLAT OF  
 HIDDEN SPRING SUBDIVISION

105 MICHAEL K. KOVALCHUK  
 250 MAIN STREET  
 ROWLEY, MA 01969  
 REC. No. 580736

P.O.B. 105  
 TIE TO E1/16 COR  
 N. LINE SEC. 31  
 N 1° 35' 43" E 821.98'

Rc = 2765.00'  
 Δc = 13° 13' 53"  
 Lc = 638.52'  
 C = 637.11'  
 CB = N 84° 15' 52" E

2061 WC

N 76° 18' 34" E  
 196.50'

409+02.07  
 Lt. 100.00 314

N 75° 38' 56" E 747.93'

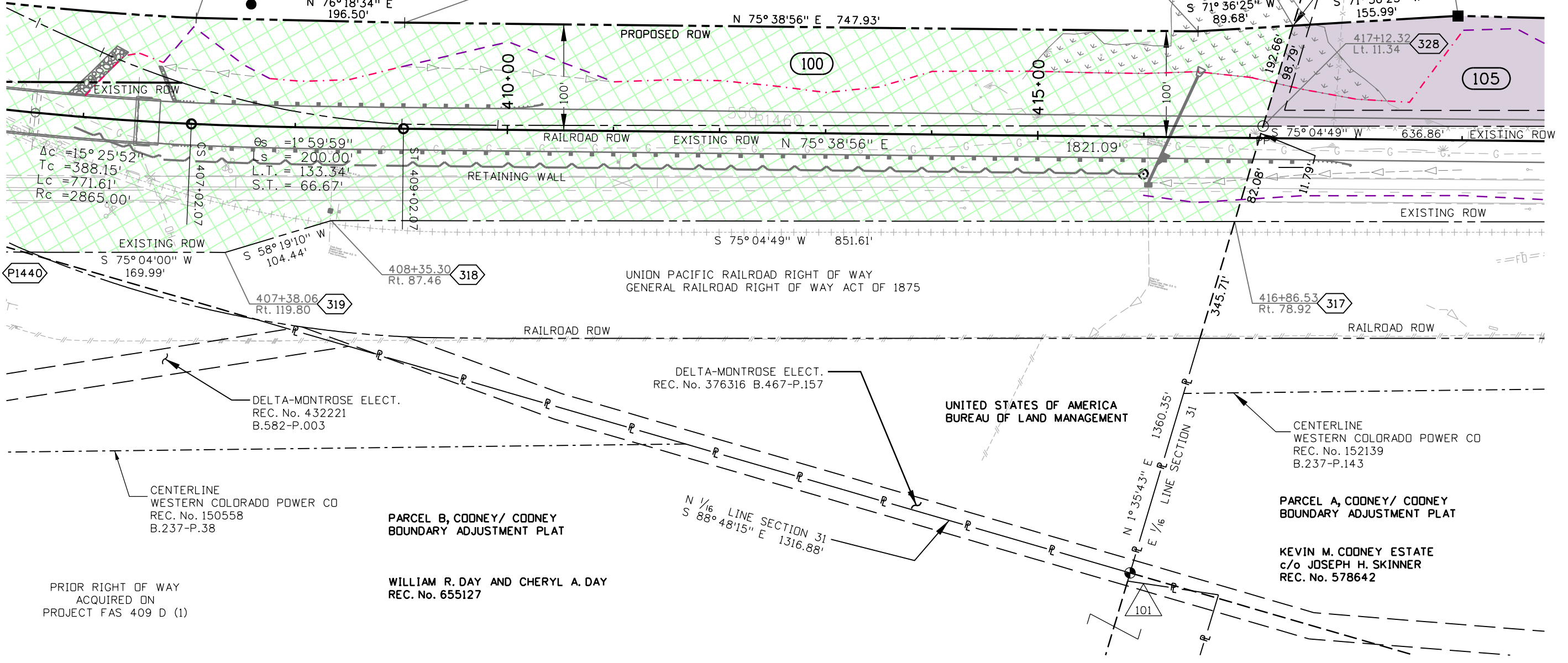
15' UTILITY EASEMENT  
 PER AMENDED PLAT  
 REC. No. 531288

316 417+39.46  
 Lt. 106.32

315 416+50.00  
 Lt. 100.00

325 418+95.06  
 Lt. 117.32

417+12.32  
 Lt. 11.34 328



UNION PACIFIC RAILROAD RIGHT OF WAY  
 GENERAL RAILROAD RIGHT OF WAY ACT OF 1875

UNITED STATES OF AMERICA  
 BUREAU OF LAND MANAGEMENT

CENTERLINE  
 WESTERN COLORADO POWER CO  
 REC. No. 152139  
 B.237-P.143

PARCEL A, COONEY/ COONEY  
 BOUNDARY ADJUSTMENT PLAT

KEVIN M. COONEY ESTATE  
 c/o JOSEPH H. SKINNER  
 REC. No. 578642

PARCEL B, COONEY/ COONEY  
 BOUNDARY ADJUSTMENT PLAT

WILLIAM R. DAY AND CHERYL A. DAY  
 REC. No. 655127

PRIOR RIGHT OF WAY  
 ACQUIRED ON  
 PROJECT FAS 409 D (1)



Colorado Department of Transportation



222 South 6th Street  
Room 317  
Grand Junction, CO 81501  
Phone: 970-683-6233 FAX: 970-683-6249

Region 3

JEM

Sheet Revisions

Date	Description	Initials
11/28/12	REVISED HATCHING TO DARKER SHADE OF GREEN AND WIDER SPACING BETWEEN HATCH LINES FOR 100	JMK
11/28/12	ADDED FAMILY TRUST DOCUMENT INFORMATION ON 106	JMK

Sheet Revisions

Date	Description	Initials

Sheet Revisions

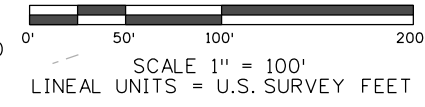
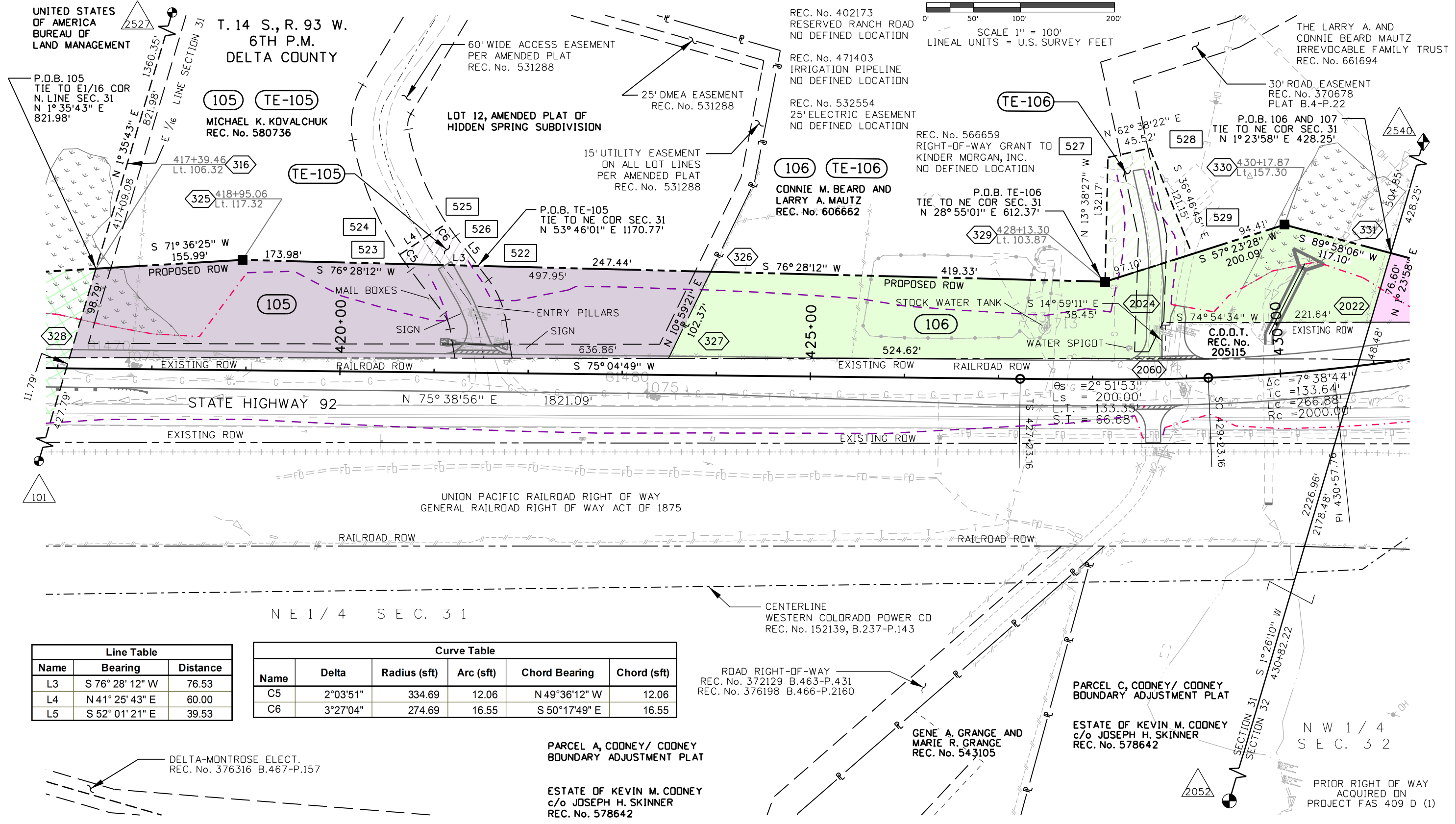
Date	Description	Initials



Right of Way Plans

Plan Sheet

Project Number: STA 092A-023			
Project Location: SH 92 STENDEL'S HILL - ROW			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17774	2-14-13	7.01 to 7.07	7.05



Line Table		
Name	Bearing	Distance
L3	S 76° 28' 12" W	76.53
L4	N 41° 25' 43" E	60.00
L5	S 52° 01' 21" E	39.53

Curve Table					
Name	Delta	Radius (sft)	Arc (sft)	Chord Bearing	Chord (sft)
C5	2°03'51"	334.69	12.06	N 49°36'12" W	12.06
C6	3°27'04"	274.69	16.55	S 50°17'49" E	16.55

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Sheet Revisions

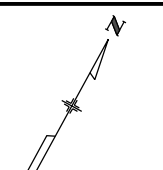
Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

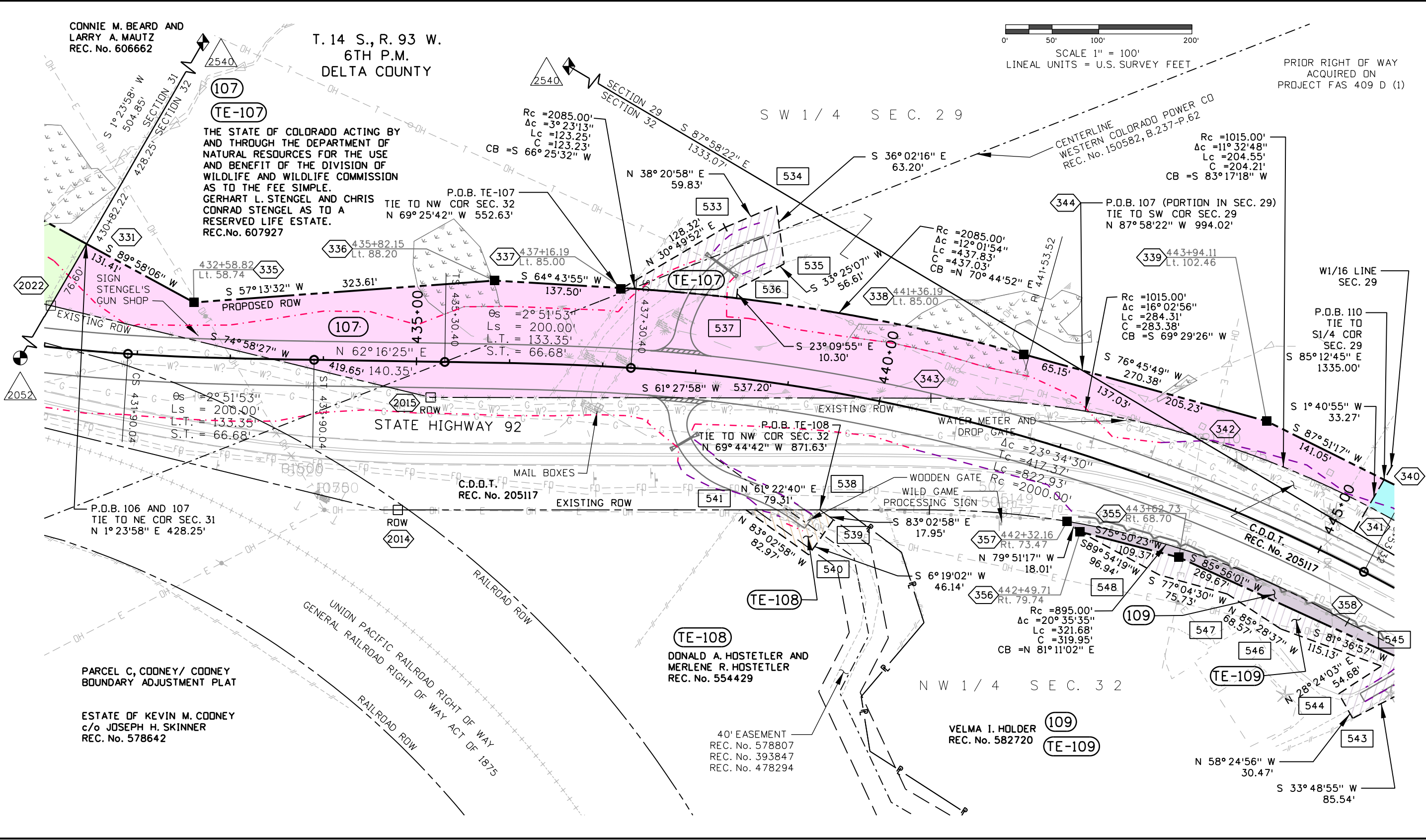
Date	Description	Initials



Right of Way Plans

Plan Sheet

Project Number: STA 092A-023			
Project Location: SH 92 STENDEL'S HILL - ROW			
Project Code: 17774	Last Mod. Date: 10-16-12	Subset: 7.01 to 7.07	Sheet No.: 7.06



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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Plan Sheet

Project Number: STA 092A-023			
Project Location: SH 92 STENDEL'S HILL - ROW			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17774	10-16-12	7.01 to 7.07	7.07

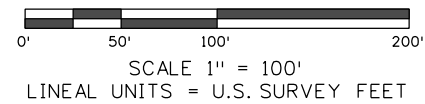
107

THE STATE OF COLORADO ACTING BY AND THROUGH THE DEPARTMENT OF NATURAL RESOURCES FOR THE USE AND BENEFIT OF THE DIVISION OF WILDLIFE AND WILDLIFE COMMISSION AS TO THE FEE SIMPLE. GERHART L. STENDEL AND CHRIS CONRAD STENDEL AS TO A RESERVED LIFE ESTATE. REC. No. 607927

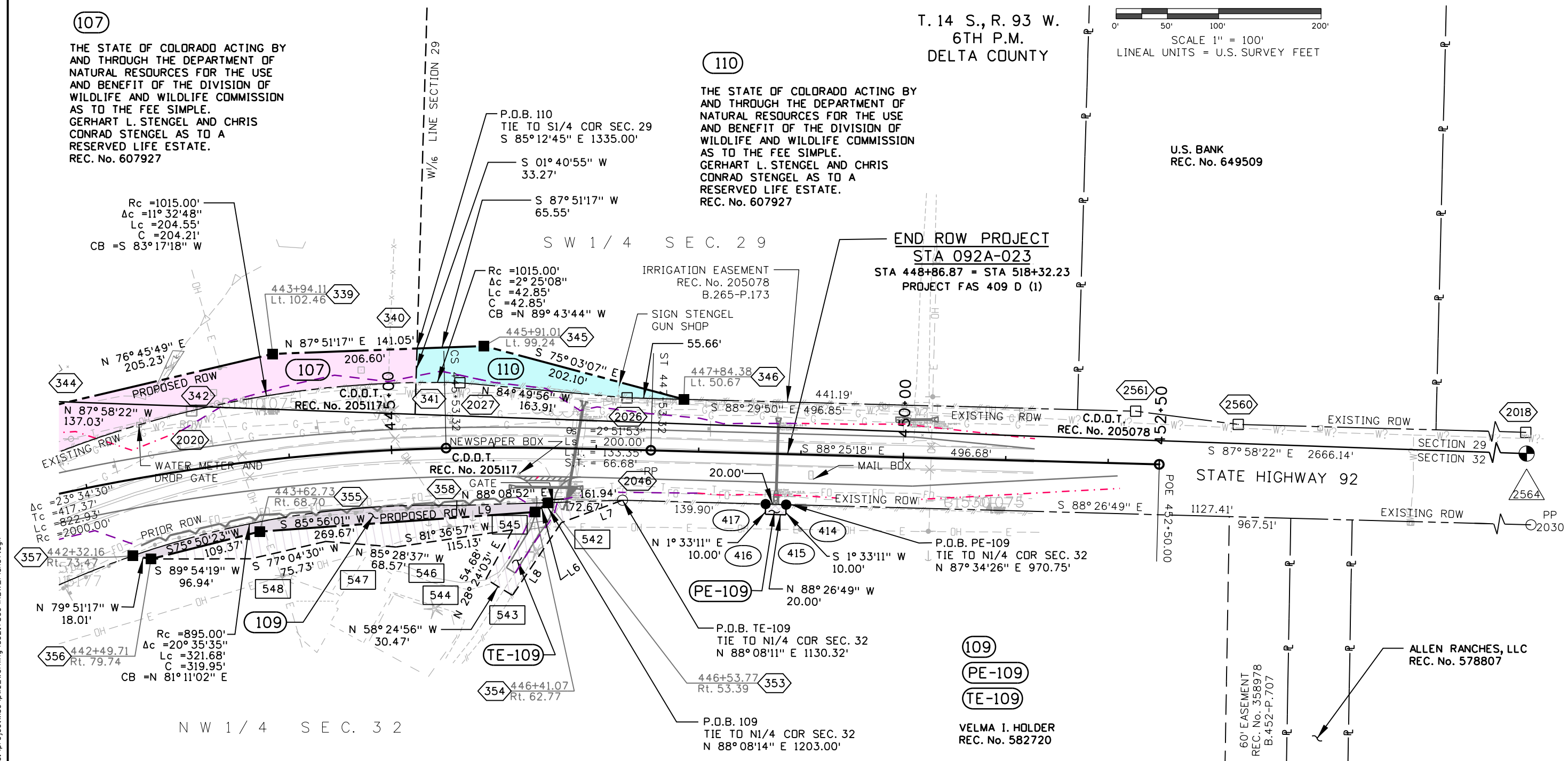
110

THE STATE OF COLORADO ACTING BY AND THROUGH THE DEPARTMENT OF NATURAL RESOURCES FOR THE USE AND BENEFIT OF THE DIVISION OF WILDLIFE AND WILDLIFE COMMISSION AS TO THE FEE SIMPLE. GERHART L. STENDEL AND CHRIS CONRAD STENDEL AS TO A RESERVED LIFE ESTATE. REC. No. 607927

T. 14 S., R. 93 W.  
6TH P.M.  
DELTA COUNTY



U.S. BANK  
REC. No. 649509



Rc = 1015.00'  
Δc = 11° 32' 48"  
Lc = 204.55'  
C = 204.21'  
CB = S 83° 17' 18" W

Rc = 1015.00'  
Δc = 2° 25' 08"  
Lc = 42.85'  
C = 42.85'  
CB = N 89° 43' 44" W

Δc = 23° 34' 30"  
Tc = 417.37'  
Lc = 822.93'  
Rc = 2000.00'

Rc = 895.00'  
Δc = 20° 35' 35"  
Lc = 321.68'  
C = 319.95'  
CB = N 81° 11' 02" E

N W 1 / 4 S E C. 3 2

Line Table		
Name	Bearing	Distance
L6	N 53° 52' 12" E	15.63'
L7	S 69° 49' 16" W	63.65'
L8	S 33° 48' 55" W	85.54'
L9	N 88° 08' 52" E	89.26'

PRIOR RIGHT OF WAY  
ACQUIRED ON  
PROJECT FAS 409 D (1)

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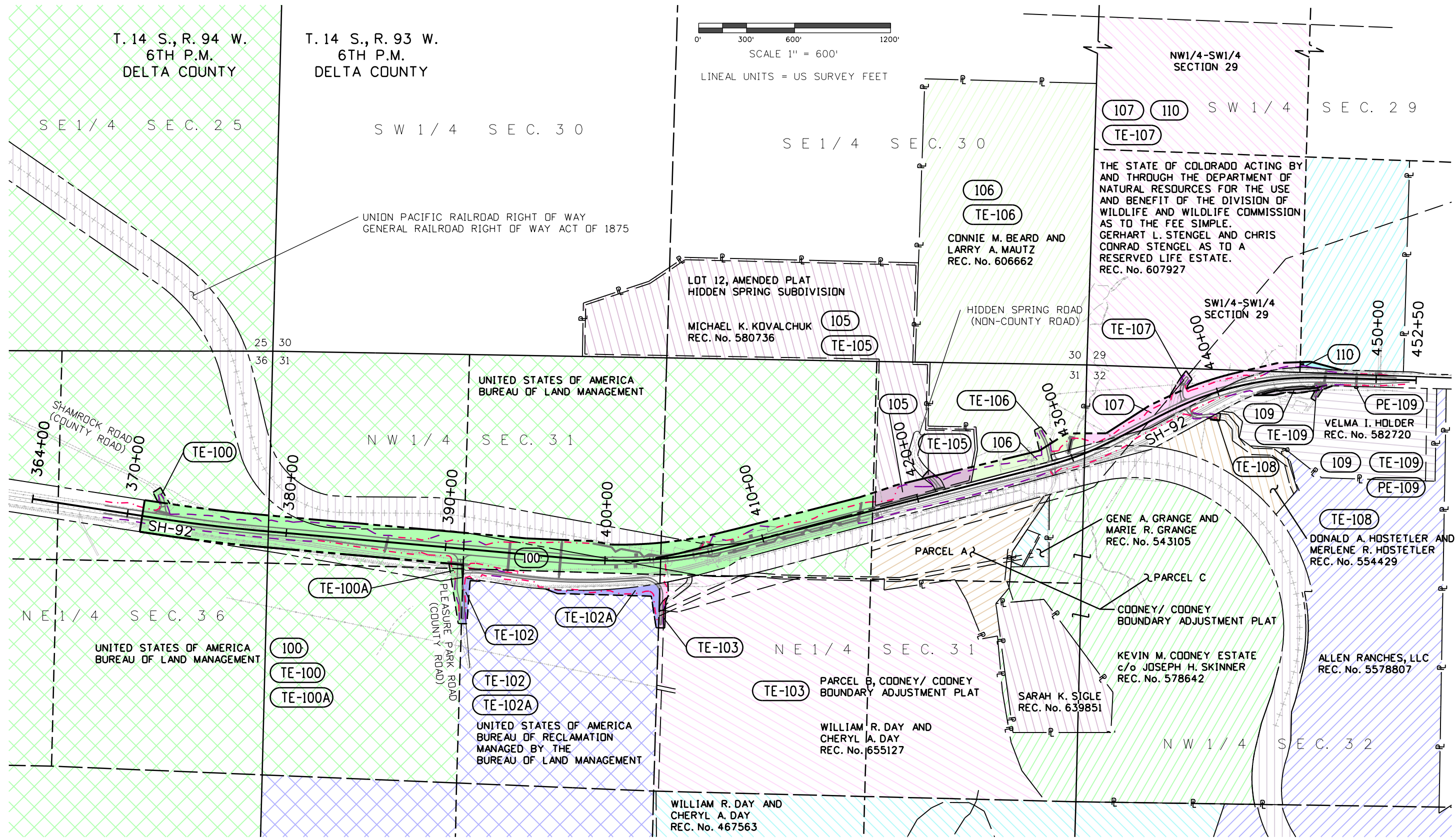
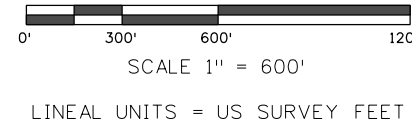
Sheet Revisions		
Date	Description	Initials
11/28/12	REVISED HATCHING TO DARKER SHADE OF GREEN FOR 100 AND WIDER SPACING OF HATCH LINES FOR PARCELS 100 AND 102	JMK

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



Right of Way Plans			
Ownership Sheet			
Project Number: STA 092A-023			
Project Location: SH 92 STENDEL'S HILL - ROW			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
17774	11-28-12	8.01 to 8.01	8.01



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