

DOT Region 4
 Address: 1420 2nd street
 Greeley, CO 80631
 Phone: (970) 350-2153 FAX: (970) 350-2178
 Right of Way Plans Unit: DGM

Sheet Revisions		Sheet Revisions		Sheet Revisions	
REVISED SHEET NUMBER	DATE	REVISED SHEET NUMBER	DATE	REVISED SHEET NUMBER	DATE

Right of Way Plans
 Tabulation of Properties Sheet
 Project Number: AOC M455-074
 Project Location: HARMONY/SHIELDS INTERSEC. IMPVT
 Project Location:
 Project Code: 15572
 Last Mod. Date: 2-25-08
 Sheet No. 1 of 2
 Total No. of Sheets 2

R.O.W. TABULATION OF PROPERTIES IN LARIMER COUNTY HARMONY ROAD/SHIELDS STREET

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET (AC=ACRES)				BOOK-PAGE	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	LEFT REMAINDER		
1	DARRELL KNUDSON	PO BOX 1001 TUSTIN, CA 92781	77N, R69W 6TH P.M. SE 1/4 SEC 34	16,623±		16,623±	14.212 AC±		PERMANENT DRAINAGE & UTILITY EASEMENT
PE1	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	9,651±		9,651±			PERMANENT UTILITY EASEMENT
2	MARK BROPHY & MARY WHITLEY BROPHY	1109 HARMONY RD FORT COLLINS, CO 80526	T6N, R69W 6TH P.M. NE 1/4 SEC 3	20,100±		20,100±	4.568 AC±		PERMANENT UTILITY EASEMENT
UE2	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	1,337±		1,337±			PERMANENT UTILITY EASEMENT
UE2A	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	176±		176±			PERMANENT UTILITY EASEMENT
TE2	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	2,480±		2,480±			TEMPORARY CONSTRUCTION EASEMENT
TE2A	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	1,318±		1,318±			TEMPORARY CONSTRUCTION EASEMENT
TE2B	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	249±		249±			TEMPORARY CONSTRUCTION EASEMENT
3	MARCIA COLLINS	4621 SHIELDS ST FORT COLLINS, CO 80526	NE 1/4 SEC 3	2,215±		2,215±	1.300 AC±		PERMANENT UTILITY EASEMENT
UE3	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	106±		106±			PERMANENT UTILITY EASEMENT
UE3A	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	191±		191±			PERMANENT UTILITY EASEMENT
SE3	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	628±		628±			PERMANENT SLOPE EASEMENT
TE3	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	347±		347±			TEMPORARY CONSTRUCTION EASEMENT
TE3A	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	800±		800±			TEMPORARY CONSTRUCTION EASEMENT



COLORADO DEPARTMENT OF TRANSPORTATION

DOT Region 4
 Address: 1420 2nd street
 Greeley, CO 80631
 Phone: (970) 350-2153 FAX: (970) 350-2223
 Right of Way Plans Unit: MG

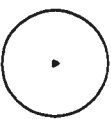
Sheet Revisions		Sheet Revisions		Sheet Revisions		Sheet Revisions		Right of Way Plans	
REV	DATE	REV	DATE	REV	DATE	REV	DATE	Project Number:	Coordinate Summary
								AOC MA55-074	
								HARMONY/SHIELDS INTERSEC.JIMPVT	
								Project Location:	
								Project Code: Last Mod. Date	Sheet No. Total No. of Sheets
								15372	2-25-06 1 of 2 3 9

POINT NAME	GEODETIC COORDINATES NAD-83(92) (CHARN)		ELEV(USft) (GPS-NGVD 29)	MAPPING		SCALE	NAD-83(92) ZONE 0501			PROJECT COORDINATES		ELEV(USft) (NGVD 29)
	LATITUDE(N)	LONGITUDE(W)		ANGLE	SCALE		NORTHING	EASTING	NORTH (USft)	EAST (USft)		
557	40°31'51.14025"	105°05'46.07797"	5085.69	0°15'39"	0.99972863	1436493.134	3112263.674	110551.247	189439.670			
591	40°31'24.91431"	105°05'46.08299"	5084.35	0°15'39"	0.99972808	1433839.182	3112275.374	107896.561	189438.139			
592	40°31'24.88868"	105°05'11.77419"	5051.60	0°16'02"	0.99972965	1433848.798	3114924.785	107892.969	192088.273			
599	40°30'58.81117"	105°05'46.24664"	5083.09	0°15'39"	0.99972755	1431197.608	3112274.766	105254.315	189424.359			
605	40°31'24.89243"	105°06'20.25293"	5118.57	0°15'17"	0.99972644	1433825.093	3109636.707	107895.626	186798.729			
CP 8	40°31'24.51331"	105°05'45.06181"		0°15'40"	0.99972817	1433798.963	3112354.416	107855.937	189517.001	5082.26		
CP 11	40°31'26.33959"	105°05'46.65951"		0°15'39"	0.99972808	1433983.212	3112230.197	108040.853	189393.669	5085.13		
CP 15	40°31'29.79480"	105°05'45.61208"		0°15'40"	0.99972807	1434333.233	3112309.489	108390.567	189474.726	5086.89		
CP 25	40°31'22.20024"	105°05'45.33946"		0°15'40"	0.99972790	1433564.793	3112334.042	107621.809	189495.454	5086.87		

BASIS OF BEARINGS: The west line of the northwest quarter of Section 2 is considered to bear North 00 degrees 17 minutes 56 seconds East between a found 3-1/4" alum. cap monument at the west quarter corner of the said Section 2 and a found 3-1/4" alum. cap monument at the north west corner of the said Section 2, based upon GPS observation.

BASIS OF ELEVATIONS: The project is based upon an elevation of 5084.52 feet on a City of Fort Collins Bench Mark stamped "City of Fort Collins 16-94" located at the north east corner of the intersection of West Harmony Road and South Shields Street on a concrete traffic signal base. The City of Fort Collins vertical control is based upon NGVD 29 unadjusted datum. A complete set of the City of Fort Collins vertical control is available at the City Engineering Department. Supplementary vertical control for this project was tied into the City vertical datum by differential level loop using the City's Leica NA2002 digital level and Digital Level Rod.

COORDINATE DATUM: Project coordinates are a transverse mercator projection, with the origin at Larimer County HARN densification point No. FC2694. Point FC2694 has a Latitude of 40 degrees 06.92556 seconds North (NAD 83/92) and Longitude of 105 degrees 03 minutes 29.34852 seconds West with a false northing of 100000.000 and a false easting of 200000.000 and a scale factor of 1.000264281, using the 99 Goid. This is the ground coordinate system that the City of Fort Collins Engineering Department has adopted for all of their projects.



CP - Control Point Monument were set by the City of Fort Collins. They are 60d nails set flush with ground.

SURVEYOR'S STATEMENT: Wallace C. Muscott, being first duly sworn on his oath, deposes and says: that he is a Registered Professional Land Surveyor under the laws of the State of Colorado; that this survey of the control and right of way monumentation was made by him or under his supervision; that the survey is accurately represented on the attached plat; and that the statements contained hereon were read by him and the same are true and correct to the best of his professional knowledge, belief and opinion.

Wallace C. Muscott P.L.S. 1749
 P.O. Box 580 Fort Collins, Colorado



TABULATION OF FOUND PINS

NO.	PIN DESCRIPTION	NORTHING	EASTING
20000	P.K. NAIL	107866.591	189407.878
20001	PIN & CAP, BENT	107971.324	189388.016
20002	1\2" REBAR	107271.648	189404.877
20003	1\2" REBAR	107271.101	189384.903
20007	1\2" REBAR	107396.672	189405.424

Sheet Revisions	
REVISED SHEET NUMBER	DATE

Sheet Revisions	
REVISED SHEET NUMBER	DATE

Sheet Revisions	
REVISED SHEET NUMBER	DATE

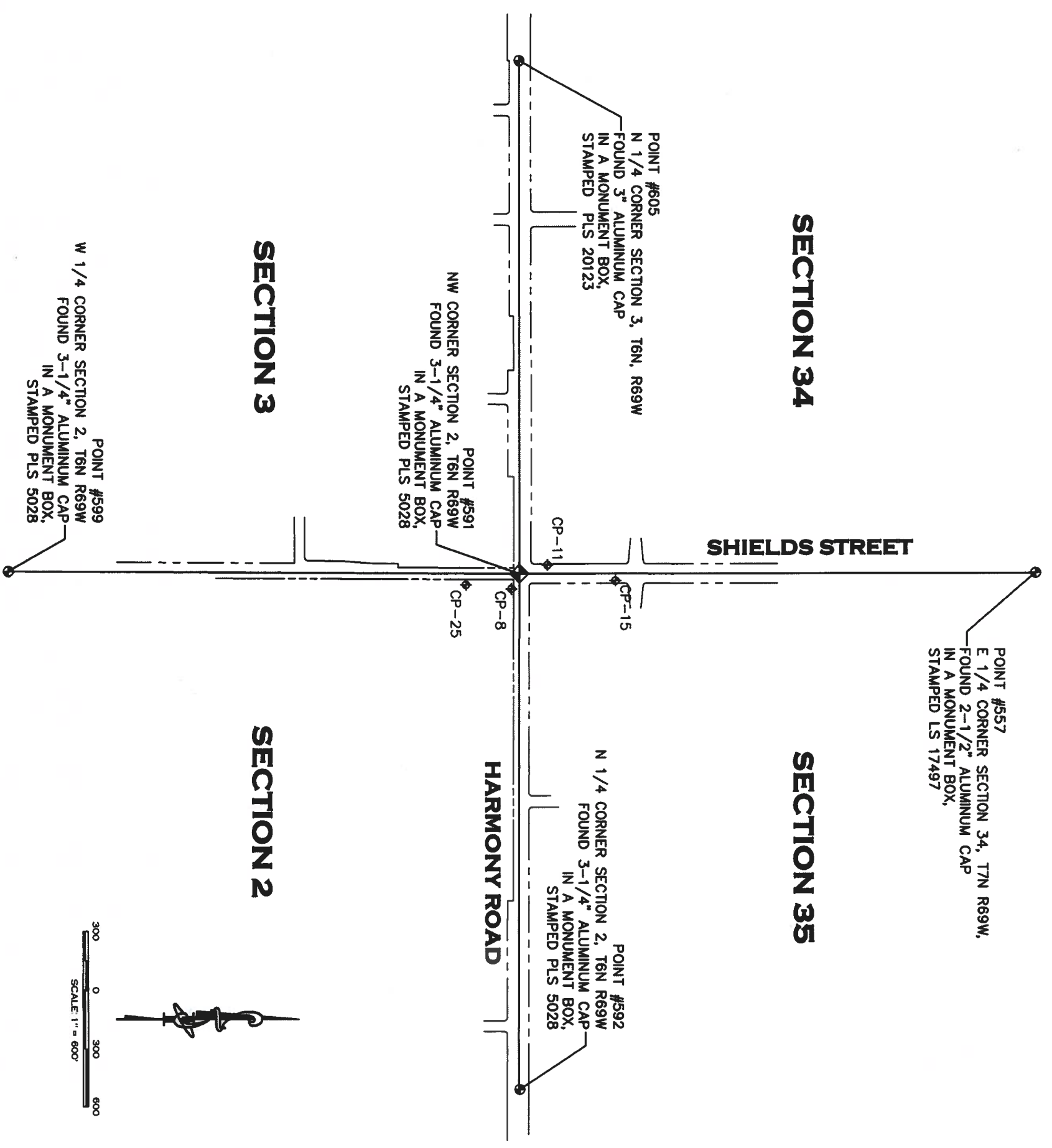
Right of Way Plans	
Control Diagram	
Project Number:	AQC M455-074
Project Location:	HARMONY/SHIELDS INTERSEC. IMPVT
Project Location:	
Project Code:	15372
Last Mod. Date	2-25-08
Sheet No.	2 of 2
Total No. of Sheets	9

SECTION 34

SECTION 35

SECTION 3

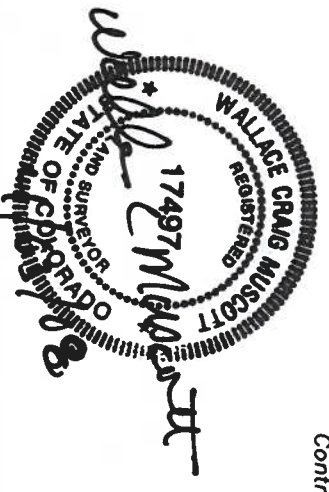
SECTION 2



- 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 centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
 6. All coordinates listed are project coordinates only.
 7. Field survey control precision computed to exceed 1/20,000.

LEGEND

- Section Line
- ◆ Section Corner
- ⊕ Section Quarter Corner
- ⊙ Section Sixteenth Corner
- ◊ Vertical and Horizontal Control Point



DOT Region 4
 Address: 1420 2nd street
 Greeley, CO 80631
 Phone: (970) 350-2153 FAX: (970) 350-2178
 Right of Way Plans Unit: DGM

DATE	BY	DESCRIPTION
02/08	DA	DESIGNED & REVISIONS
02/08	DA	REVISED SHEET NUMBER

DATE	BY	DESCRIPTION

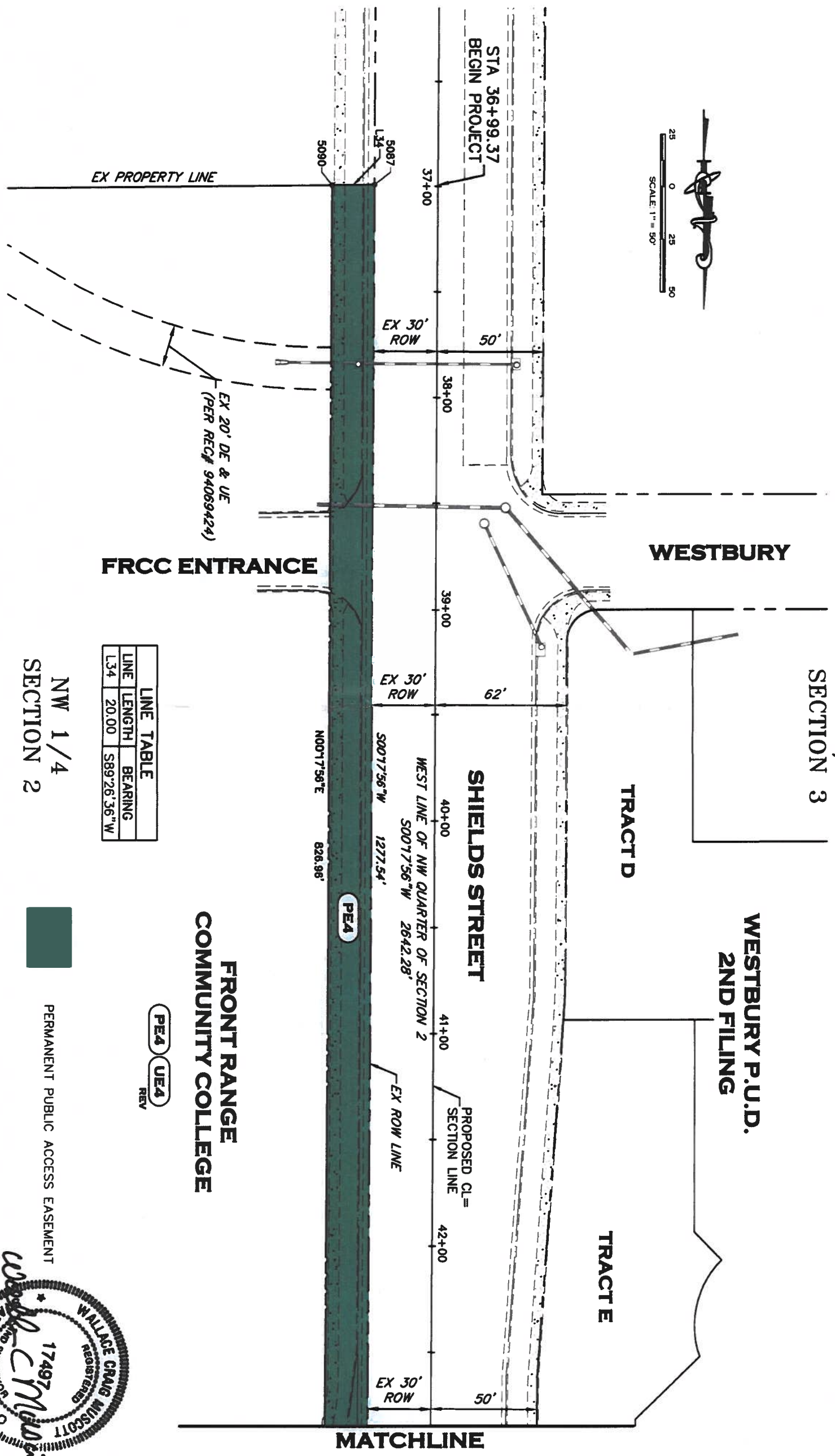
DATE	BY	DESCRIPTION

DATE	BY	DESCRIPTION

T. 6 N., R. 69 W., 6th P.M.

NE 1/4
SECTION 3

WESTBURY P.U.D.
2ND FILING



LINE	LENGTH	BEARING
L34	20.00	S89°26'36" W

NW 1/4
SECTION 2

FRONT RANGE
COMMUNITY COLLEGE

PE4 UEA
REV

PERMANENT PUBLIC ACCESS EASEMENT



DATE	BY	REVISION
02/06	JDL	ISSUED SHEET NUMBER

DATE	BY	REVISION

DATE	BY	REVISION

DATE	BY	REVISION

T. 7 N., R. 69 W., 6th P.M.

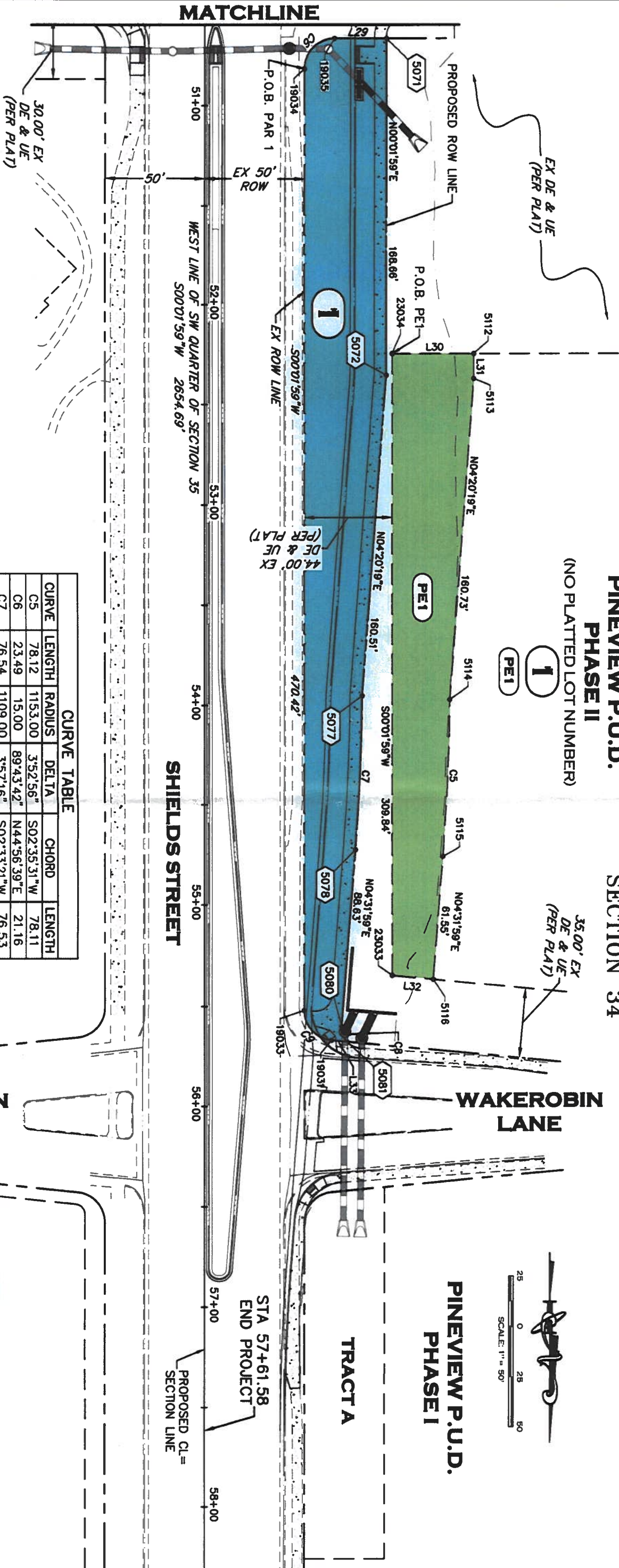
PINEVIEW P.U.D. SECTION 34

PHASE II
(NO PLATTED LOT NUMBER)

1

PE1

PINEVIEW P.U.D. PHASE I



CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C5	78.12	1153.00	3°52'56"	S02°35'31"W	78.11
C6	23.49	15.00	89°43'42"	N44°56'39"E	21.16
C7	76.54	1109.00	3°57'16"	S02°33'21"W	76.53
C8	8.22	10.00	47°04'59"	N19°00'30"W	7.99
C9	22.16	15.00	84°39'25"	N42°17'44"W	20.20

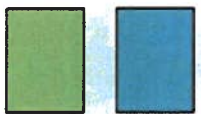
CURVE TABLE

LINE	LENGTH	BEARING
L29	26.06	N89°58'47"E
L30	41.00	S89°58'01"E
L31	12.10	S00°01'59"W
L32	20.71	N84°37'26"W
L33	7.67	N84°37'26"W

LINE TABLE

THE WOODLANDS CONDOMINIUMS P.U.D.

SE 1/4 SECTION 35



RIGHT-OF-WAY ACQUISITION



Rev	Date	Description
02/06		REVISED UEA, ADDED PE4
02/08		REVISED SHEET NUMBER

Rev	Date	Description
XXX		

Rev	Date	Description
XXX		

Rev	Date	Description
XXX		

Project Number:	Ownership Map
ACC M455-074	
Project Location:	Right of Way Plans
HARMONY/SIELDS INTERSEC. IMPVT	Sheet No. Total No. of Sheets
	8 9
Project Code:	Scale
15372	1" = 100'

T. 6 N., R. 69 W., 6th P.M.

NW 1/4
SECTION 3

COLLINS

4621 SHIELDS ST.
FORT COLLINS, CO 80526

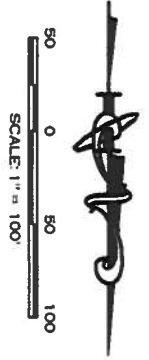
BROPHY

1109 HARMONY RD.
FORT COLLINS, CO 80526

FCC 25068765-2
QC REC# 97077905

FCC 25068766-2
QC REC# 96071339

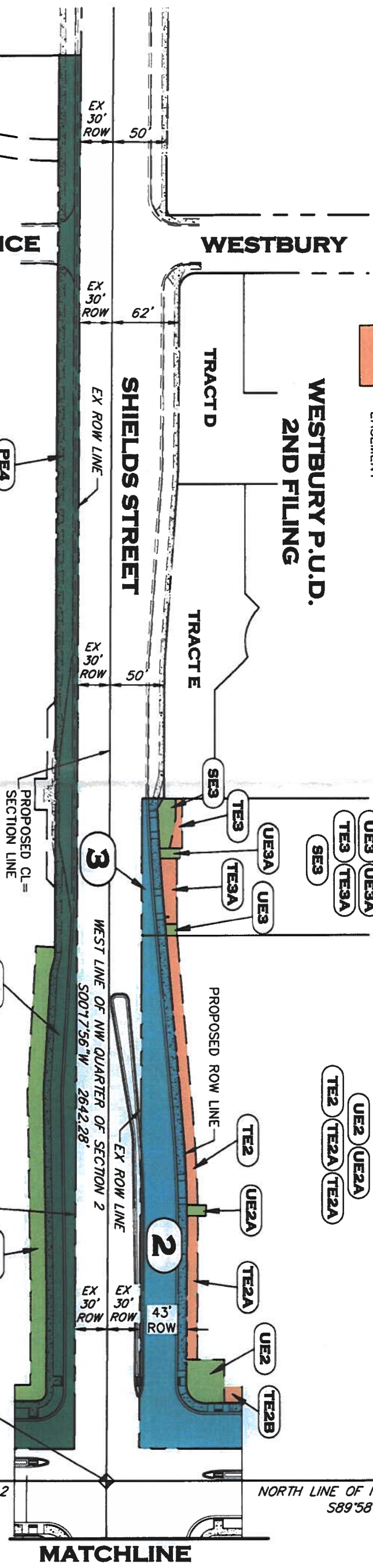
- RIGHT-OF-WAY ACQUISITION
- PERMANENT PUBLIC ACCESS EASEMENT
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT



WESTBURY P.U.D.
2ND FILING

TRACT D

TRACT E



FRONT RANGE
COMMUNITY COLLEGE
1391 SPEER BLVD.
DENVER, CO 80204

FCC 25068748-2
QC REC# 95045372

PE4 UE4 REV

NW CORNER SECTION 2, T6N R69W
FOUND 3-1/4" ALUMINUM CAP
IN A MONUMENT BOX,
STAMPED PLS 5028

HARMONY ROAD
NORTH LINE OF NW QUARTER OF SECTION 2
S89°55'20"E 2650.14'

NORTH LINE OF NE QUARTER OF SECTION 3
S89°58'47"E 2639.41'

T. 6 N., R. 69 W., 6th P.M.

NW 1/4
SECTION 2



mm/yy	REVISED SHEET NUMBER	DATE

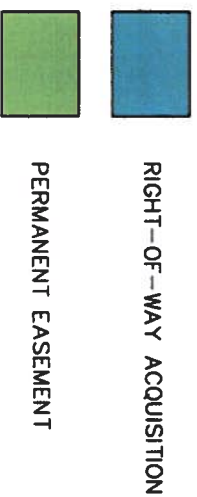
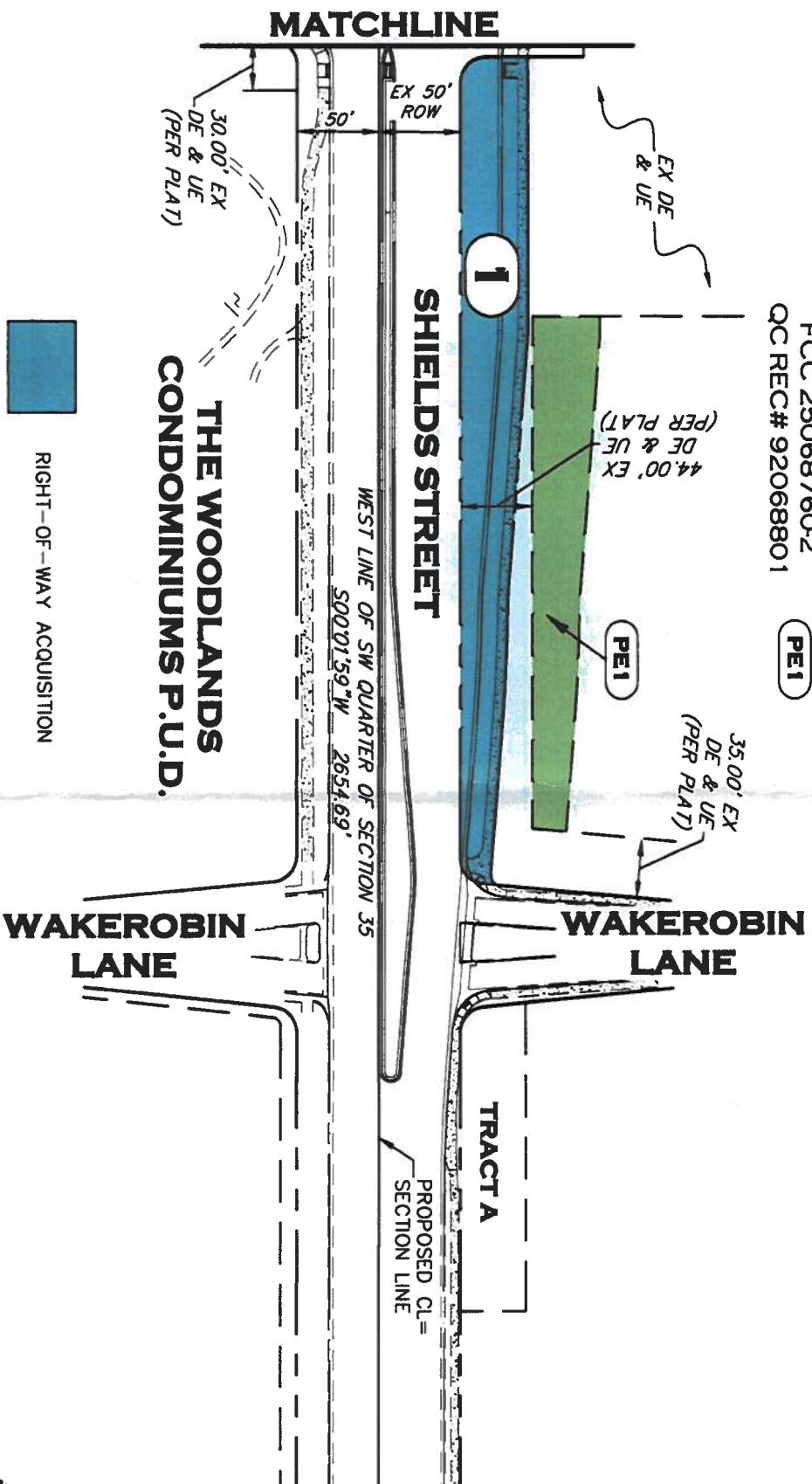
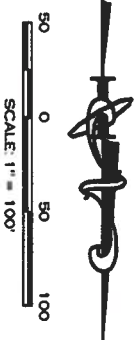
mm/yy	Sheet Revisions

mm/yy	Sheet Revisions

Right of Way Plans			
Ownership Map			
Project Number:	ADC M455-074	Sheet No.	9
Project Location:	HARMONY/SHEILDS INTERSEC. IMPVT	Total No. of Sheets	9
Project Code:			

T. 7 N., R. 69 W., 6th P.M.
 SE 1/4
 SECTION 34

PINEVIEW P.U.D. PHASE II
 PO BOX 1001
 TUSTIN, CA 92781
1
 FCC 25068760-2
 QC REC# 92068801
PE1



T. 7 N., R. 69 W., 6th P.M.
 SE 1/4
 SECTION 35

