

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. BRS 0039(3) S.H. 39 OVER SOUTH PLATTE RIVER AT GOODRICH MORGAN COUNTY RIGHT OF WAY

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLORADO	BRS 0039(3)	1
REVISIONS			

RIGHT OF WAY
S.H. 39 OVER
SOUTH PLATTE
RIVER AT
GOODRICH

INDEX OF SHEETS

- 1 TITLE SHEET
- 2-2A TABULATION OF PROPERTIES SHEET
- 3-3A CONTROL AND MONUMENTATION SHEET
- 4-7 PLAN SHEETS
- 8 OWNERSHIP MAP

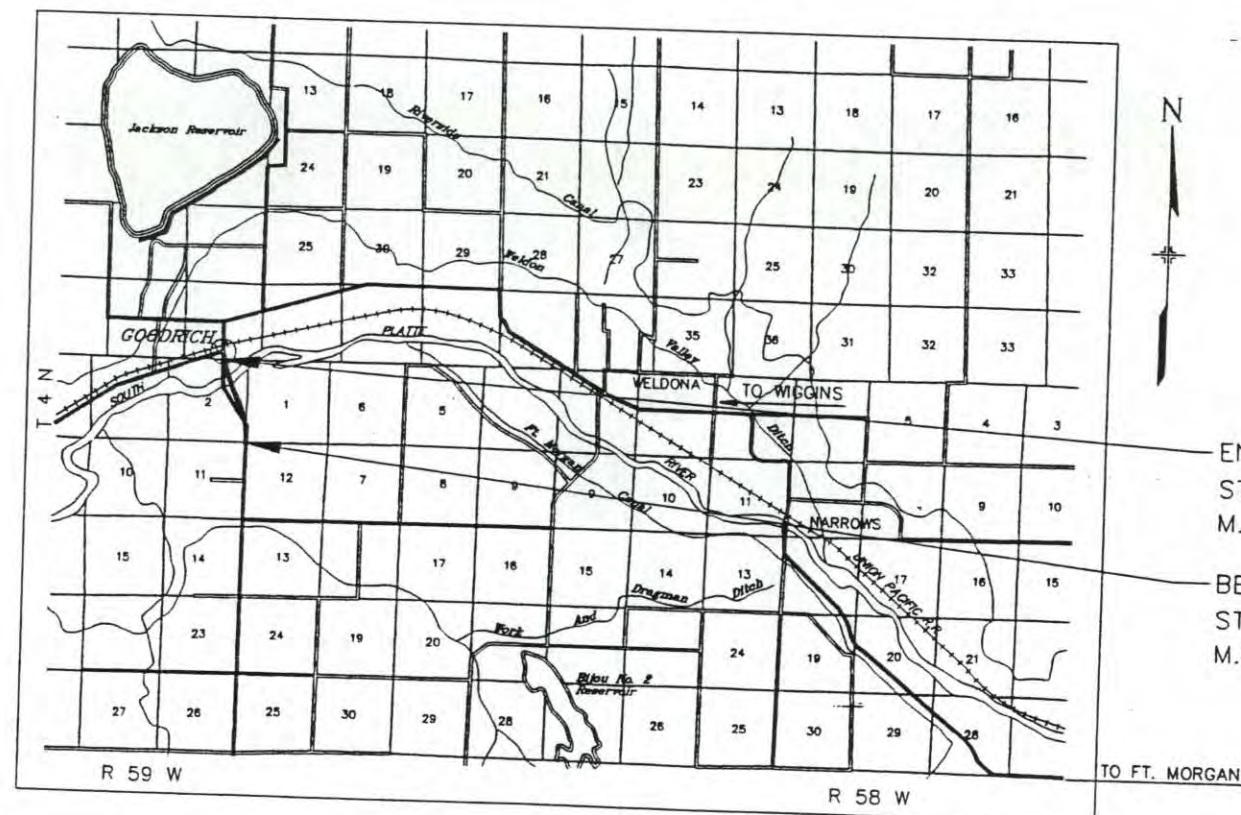
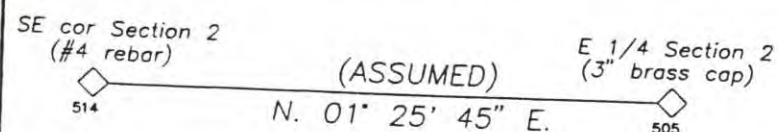
SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 50'
SURVEY CONTROL 1" = 500'
OWNERSHIP MAP 1" = 400'
R.O.W. LENGTH OF PROJECT = 1.129 MILES



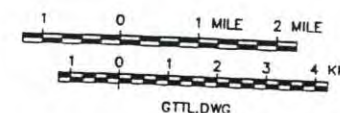
BASIS OF BEARINGS

All bearings are based on a line connecting the SE corner of Section 2, T.4N., R.60W., of the 6TH P.M. (#4 rebar in SH 39) and the E 1/4 Section 2, T.4N., R.60W., of the 6TH P.M. (3" brass cap) as bearing N01°25'45"E.



END PROJECT NO. BRS 0039(3)
STA. 761+01.04 SH39
M.P. = 7.4

BEGIN PROJECT NO. BRS 0039(3)
STA. 701+38.11 SH39
M.P. = 6.3



DATE: FEBRUARY 1994
Subaccount: 90111
Region IV

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
AUTHORIZED	DATE
DIVISION ADMINISTRATOR	

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

RIGHT OF WAY
S.H. 39 OVER
SOUTH PLATTE
RIVER AT GOODRICH

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
XIII	COLORADO	BRS 0039(3)	2
REVISIONS			
		ADD PE1A, TE1B, PARCEL 2B	JN
		DELETE TE 2	JN
1/18/95		CORRECTION TO TE1B, PE1A AREA AND REMARKS	JN
3/29/95		DELETE PE1W, ADD 2CW	JN

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				PARCEL NO.	REMARKS
			T.4.N., R.60W., 6TH P.M.	PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
1	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. PH. FT. COLLINS, CO 80524	E 1/2 SECTION 2	12.536	9.281	120.1+/-	115.5+/-	1	
TE1	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	SE 1/4 SECTION 2	0.029	0.029			TE1	TEMPORARY EASEMENT FOR CULVERT CONSTRUCTION
TE1A	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	E 1/2 SECTION 2	0.684	0.684			TE1A	TEMPORARY EASEMENT FOR CHANNEL IMPROVEMENTS
TE1B	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	SE 1/4 SECTION 2	0.299	0.299			TE1B	TEMPORARY EASEMENT FOR WATER LINE CONSTRUCTION
SE1	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	SE 1/4 SECTION 2	0.198	0.198			SE1	EASEMENT FOR SLOPE CONSTRUCTION & MAINTENANCE
PE1A	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	NE 1/4 SECTION 2 & NW 1/4 SECTION 1	0.275	0.275			PE1A	PERMANENT WATER LINE EASEMENT
1A	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	SE 1/4 SECTION 2	0.606	0.606			1A	FOR DITCH AND BRIDGE ABUTMENT PROTECTION
2	MORGAN COUNTY QUALITY WATER	P.O. BOX 1250 PH. 867-3054 FT. MORGAN, CO 80701	NE 1/4 SECTION 2	1.340	0.610	32.4+/-		2	
2A	MORGAN COUNTY QUALITY WATER	P.O. BOX 1250 PH. 867-3054 FT. MORGAN, CO 80701	NE 1/4 SECTION 2	1.668	1.668			2A	FOR ABUTMENT PROTECTION
2B	MORGAN COUNTY QUALITY WATER	P.O. BOX 1250 PH. 867-3054 FT. MORGAN, CO 80701	NE 1/4 SECTION 2	1.331	1.331			2B	DITCH RELOCATION
2CW	MORGAN COUNTY QUALITY WATER	P.O. BOX 1250 PH. 867-3054 FT. MORGAN, CO 80701	NE 1/4 SECTION 2	0.918	0.918			2CW	PROPOSED AREA FOR NEW WETLANDS

	DELETE TE 2	JN
1/18/95	CORRECTION TO TE1B,PE1A AREA AND REMARKS	JN
3/29/95	DELETE PE1W, ADD 2CW	JN

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

RIGHT OF WAY
S.H. 39 OVER
SOUTH PLATTE
RIVER AT GOODRICH

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
XIII	COLORADO	BRS 0039(3)	2A
REVISIONS			
		ADD PE 3, TE 3A, PE 5, TE 5C,	JN
		TE 5D, TE 4	JN
1/18/95		CORRECTION TO AREA AND REMARKS FOR PE3, TE3A, PE5, TE5C	JN
3/29/95		DELETE PE 5W, ADD TE 5E	JN

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
			T.4.N., R.60W., 6TH P.M.						
3	ANTHONY & HEIDE PIZZITOLA	24192 HWY. 39 PH. 645-2207 WELDONA, CO 80653	NE 1/4 SECTION 2	3.262	1.390		11.7+/-	3	
PE3	ANTHONY & HEIDE PIZZITOLA	24192 HWY. 39 PH. 645-2207 WELDONA, CO 80653	NE 1/4 SECTION 2	0.280	0.280		11.7+/-	PE3	PERMANENT WATER LINE EASEMENT
TE3	ANTHONY & HEIDE PIZZITOLA	24192 HWY. 39 PH. 645-2207 WELDONA, CO 80653	NE 1/4 SECTION 2	0.191	0.191			TE3	TEMPORARY EASEMENT FOR RIPRAP CONSTRUCTION
TE3A	ANTHONY & HEIDE PIZZITOLA	24192 HWY. 39 PH. 645-2207 WELDONA, CO 80653	NE 1/4 SECTION 2	0.187	0.187			TE3A	TEMPORARY EASEMENT FOR WATER LINE CONSTRUCTION
4	PATRICIA A. SAMPLES	513 ENSIGN PH. 867-7605 FT. MORGAN, CO	SW 1/4 SECTION 1	0.589	0.045		149.6+/-	4	
TE4	PATRICIA A. SAMPLES	513 ENSIGN PH. 867-7605 FT. MORGAN, CO	SW 1/4 SECTION 1	0.211	0.211			TE4	TEMPORARY EASEMENT FOR APPROACH
5	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	NE 1/4 SECTION 2	6.036	3.475	30.4+/-	3.6+/-	5	
PE5	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	NE 1/4 SECTION 2	0.400	0.400			PE5	PERMANENT WATER LINE EASEMENT
TE5	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	NE 1/4 SECTION 2	0.203	0.203			TE5	TEMPORARY EASEMENT FOR CHANNEL IMPROVEMENT/REGRAIDING
TE5A	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	NE 1/4 SECTION 2	0.015	0.015			TE5A	TEMPORARY EASEMENT FOR CHANNEL IMPROVEMENT
5A	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	NE 1/4 SECTION 2	0.437	0.437			5A	FOR BRIDGE ABUTMENT PROTECTION
TE5E	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	NE 1/4 SECTION 2	0.196	0.196			TE5E	TEMPORARY EASEMENT FOR FIELD ACCESS FOR CONSTRUCTION
TE5B	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	NE 1/4 SECTION 2	0.121	0.121			TE5B	TEMPORARY EASEMENT FOR FIELD ACCESS AND RIPRAP CONSTRUCTION
TE5C	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	NE 1/4 SECTION 2	0.266	0.266			TE5C	10' TEMPORARY EASEMENT FOR WATER LINE RELOCATION
TE5D	DRAKE LAND FARMS, LTD.	1601 COTTONWOOD POINT DR. FT. COLLINS, CO 80524	NE 1/4 SECTION 2	0.186	0.186			TE5D	TEMPORARY EASEMENT FOR FIELD APPROACH

REVISIONS

	ADD PE 3, TE 3A, PE 5, TE 5C,	JN
	TE 5D, TE4	JN
1/18/95	CORRECTION TO AREA AND REMARKS	
	FOR PE3,TE3A,PE5,TE5C	JN
3/29/95	DELETE PE 5W, ADD TE 5E	JN

TABULATION OF PERMANENT/TEMPORARY EASEMENTS AND PARCEL CORNERS

705	9537.4359	10594.8362
706	9548.9475	10617.0282
707	9593.3315	10594.0050
708	9581.8199	10571.8130
715	10611.1176	9788.4452
716	10624.2249	9809.7337
719	10913.2487	9624.1662
720	10926.1396	9651.2554
721	11051.5060	9595.1712
722	11135.5432	9635.9853
725	11212.0727	9208.7880
726	11226.7943	9257.1579
727	11297.7969	9470.8806
728	11329.9352	9577.2543
730	11862.7463	9342.3869
732	11974.9863	9432.7150
733	11965.1142	9358.9536
734	12138.9475	9338.7800
735	12135.3735	9308.9936
744	12803.6519	9063.7355
745	12803.0659	9101.7543
746	12661.1566	9245.9061
747	12667.1132	9295.5500
750	13950.6207	9081.4139
753	12496.0288	9265.7194
754	12501.9854	9315.3633
757	10923.9911	9646.7405
760	10844.9987	9399.5887
763	12021.9126	9126.2312
764	12594.8283	9110.1994
800	11054.5637	9315.4938
801	11239.9650	9490.3033
802	11304.0736	9491.6558
803	11927.6477	9450.9714
804	11979.2864	9439.9094
808	9113.3527	10770.8474
809	11052.6957	9486.3523
810	11897.5327	9257.1036
813	12804.4310	9013.1890
820	13950.3811	9122.4180
821	12365.0028	9116.6306
822	12364.8692	9137.3711
823	11961.2414	9330.0167
824	12802.4827	8913.2080
825	13202.4352	8919.3726
826	13204.3835	9019.3536
835	11909.5638	9025.6474
836	11840.0623	9033.9867
837	11853.9580	9149.7954
838	8952.8541	10803.3128
839	8974.7068	10921.5083
840	9104.5479	10773.1973

TABULATION OF PROJECT CENTERLINE

805	9253.7333	10753.3760	PROPOSED PI STA. 709+87.23
806	13095.0000	9113.2764	PROPOSED PI STA. 752+46.55
807	10955.0000	9370.0500	PROPOSED PI STA. 731+41.78

SURVEY CONTROL POINT TABULATION

60	9988.871	10022.840	SET CDOT TYPE 2 MONUMENT STAMPED G60
61	12516.669	13009.725	SET CDOT TYPE 2 MONUMENT STAMPED G61
62	13428.605	14516.229	SET CDOT TYPE 2 MONUMENT STAMPED G62
63	13656.170	15192.180	SET CDOT TYPE 2 MONUMENT STAMPED G63
64	16217.944	15426.877	SET CDOT TYPE 2 MONUMENT STAMPED G64
65	15483.688	12686.162	SET CDOT TYPE 2 MONUMENT STAMPED G65
66	14555.107	9116.513	SET CDOT TYPE 2 MONUMENT STAMPED G66
67	13866.255	6834.031	SET PK NAIL IN PAVEMENT
68	13167.942	4239.341	SET PK NAIL IN PAVEMENT
69	10458.192	4442.847	SET CDOT TYPE 2 MONUMENT STAMPED G69
505	11038.127	10818.865	E 1/4 SEC 2, FOUND 3" BRASS CAP
507	8480.910	8107.104	S 1/4 SEC 2, FOUND 3" BRASS CAP
508	13955.736	8206.034	S 1/4 SEC 2, FOUND 3" BRASS CAP
509	11096.350	5493.507	W 1/4 SEC 2, FOUND 3" BRASS CAP
512	13934.825	11784.750	SE COR SEC 35, FOUND 3" BRASS CAP
514	8404.600	10753.166	SE COR SEC 2, FOUND #4 REBAR
88	8501.715	5461.178	SW COR SEC 2, FOUND 3" BRASS CAP
520	13940.060	10888.835	NE COR SEC 2, MONUMENT SET
524	11067.264	8153.839	CTR 1/4 COR SEC 2 (CALCULATED)
536	8385.909	13428.978	S 1/4 COR SEC 1, FOUND 3" BRASS CAP

TABULATION OF R.O.W. MARKERS (TYPE 1) TO BE SET

701	8916.0010	10810.1260
702	8780.2541	10692.4166
703	9030.4571	10788.9665
704	9422.5388	10654.4366
709	9604.2435	10389.5727
710	9851.1420	10432.1079
711	9923.0693	9990.0227
712	10211.8979	9817.6248
713	10040.2484	10226.6071
714	10203.5331	10086.2352
723	10718.8294	9450.6365
724	10693.2784	9366.6849
729	11892.0780	9338.6062
736	11992.0359	9326.1923
737	11923.2928	9140.0676
738	11913.1378	9055.4337
739	12131.6236	9029.6621
740	12142.8047	9122.8483
741	12473.6752	9113.5896
742	12475.4081	8906.7921
743	12801.5947	8867.6537
748	12710.3665	9240.0015
749	13140.5976	9195.6222
751	13649.3532	9176.8208
752	13950.0623	9176.9698
755	11055.2084	9256.5302
758	10299.1548	9687.6008
759	10501.3415	9538.6317
761	11347.0953	9220.9086
762	11118.9780	9289.6454
765	13950.4918	9103.4727
766	13950.1832	9156.2813
780	8406.0736	10694.0960
781	8404.3319	10791.5442
814	13950.9161	9030.8600

RIGHT OF WAY
S.H. 39 OVER
SOUTH PLATTE
RIVER AT
GOODRICH

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VII	COLO.	BRS 0039(3)	3
REVISIONS			
7/15/94	EDIT POINT NUMBER 822		JN
12/22/94	CHG PNTS 744,745,750,760,763, 764 FROM ROW TO EASEMENT		JN
12/22/94	CHG PNTS 723,724,737-743,755,813, 814 FROM EASEMENT TO ROW		JN

GENERAL NOTES

- This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Highway Department purposes Only.
- Survey Control Points set with a higher degree of accuracy than ROW Markers.
- 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.
- All R.O.W. Markers to be set from survey control points.
- All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
- All coordinates listed are project coordinates only.
- Field survey control precision computed to exceed 1/100,000.
- Memorandum of Ownerships supplied by Morgan County Land Title, Inc.
- COORDINATE BASE:
This survey is based upon point No. 514 (SE cor Section 2, T. 4 N., R. 60 W., of the 6th P.M., #4 rebar in SH 39), having coordinates of N8404.600 and E10753.166 and point No. 505 (E 1/4 cor Section 2, T. 4 N., R. 60 W., of the 6th P.M., 3" brass cap), having coordinates of N11038.127 and E10818.865, with an inverse bearing of N01°25'45"E (coordinate base is assumed).
- BASIS OF ELEVATIONS:
USGS benchmark BM 4380, 45.2' north of northrail, 43' west of SH 39, 6.5' south of utility pole #57438 and 15.8' north-northwest of utility pole #27562 stamped U17 1926 in top of concrete post 6" up, elevation= 4380.172.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY	36							
CONTROL								
ALIQUOT CORNER								
WITNESS POST								

SURVEYOR CERTIFICATE (MONUMENTATION)

Control Survey was done under my supervision and checking.

NAME _____ P.L.S. NO. _____
DATE _____

SURVEYOR CERTIFICATE (CONTROL SURVEY)

Survey Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____
DATE _____

SURVEYOR CERTIFICATE (OFFICE)

R.O.W. Plans and Legal Descriptions were prepared under my supervision and checking.

NAME _____ P.L.S. NO. _____
DATE _____

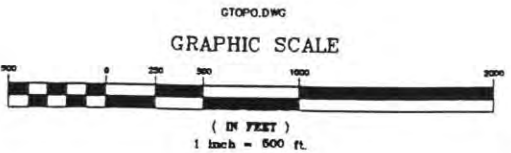
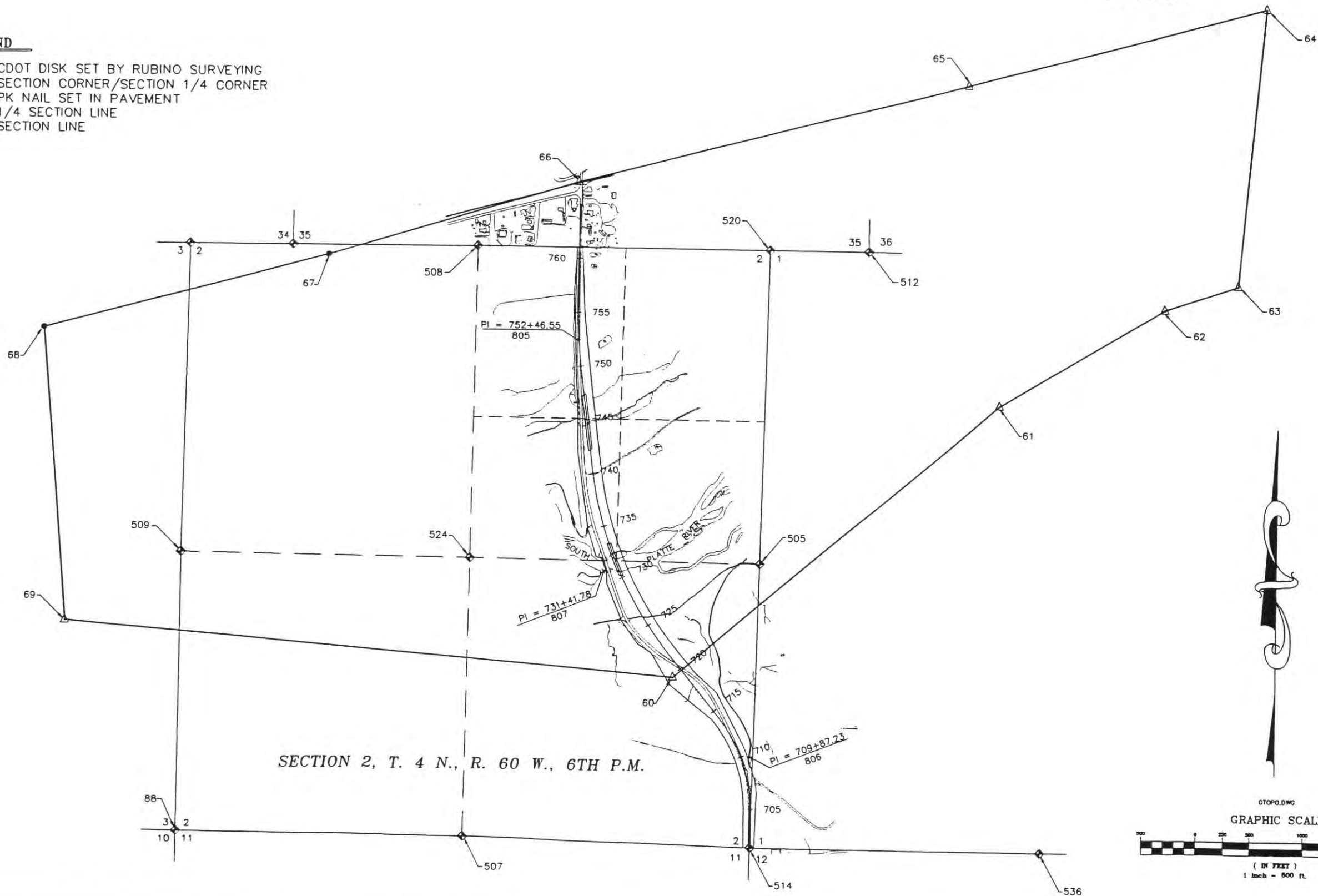
SURVEY CONTROL DIAGRAM

FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NUMBER
VIII	COLO.	BRS 0039(3)	3A
REVISIONS			

RIGHT OF WAY
S.H. 39 OVER
SOUTH PLATTE
RIVER AT
GOODRICH

LEGEND

- △ CDOT DISK SET BY RUBINO SURVEYING
- ◆ SECTION CORNER/SECTION 1/4 CORNER
- PK NAIL SET IN PAVEMENT
- 1/4 SECTION LINE
- SECTION LINE



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DRAKE LAND FARMS, LTD.
1601 COTTONWOOD POINT DR.
FT. COLLINS, CO 80542

1 TE
 1A TE
 SE TE
 1B
 PE
 1A

DRAKE LAND FARMS, LTD.
1601 COTTONWOOD POINT DR.
FT. COLLINS, CO 80542

T. 4 N., R. 60 W., OF THE 6TH P.M.

SE 1/4
SECTION 2

PROJECT CURVE DATA

$\Delta_c = 31^\circ 40' 39''$
 $D_c = 4^\circ 15' 00''$
 $T_c = 382.4701'$
 $L_c = 745.3550'$
 $R_c = 1348.1360'$
 $e = 0.060' / \text{FT}$
 $\text{MDS} = 60 \text{ MPH}$
 $\text{SSD} = > 650'$

(C1)

$$\begin{aligned}\Delta &= 39^{\circ}06'54'' \\ L_s &= 175.0000' \\ \theta_s &= 03^{\circ}43'07'' \\ LT &= 116.6924' \\ ST &= 58.3567'\end{aligned}$$

④ PATRICIA A. SAMPLES
513 ENSIGN
TE
④ FT. MORGAN, CO 80701

4
TE
4

SW 1/4
SECTION 1

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft



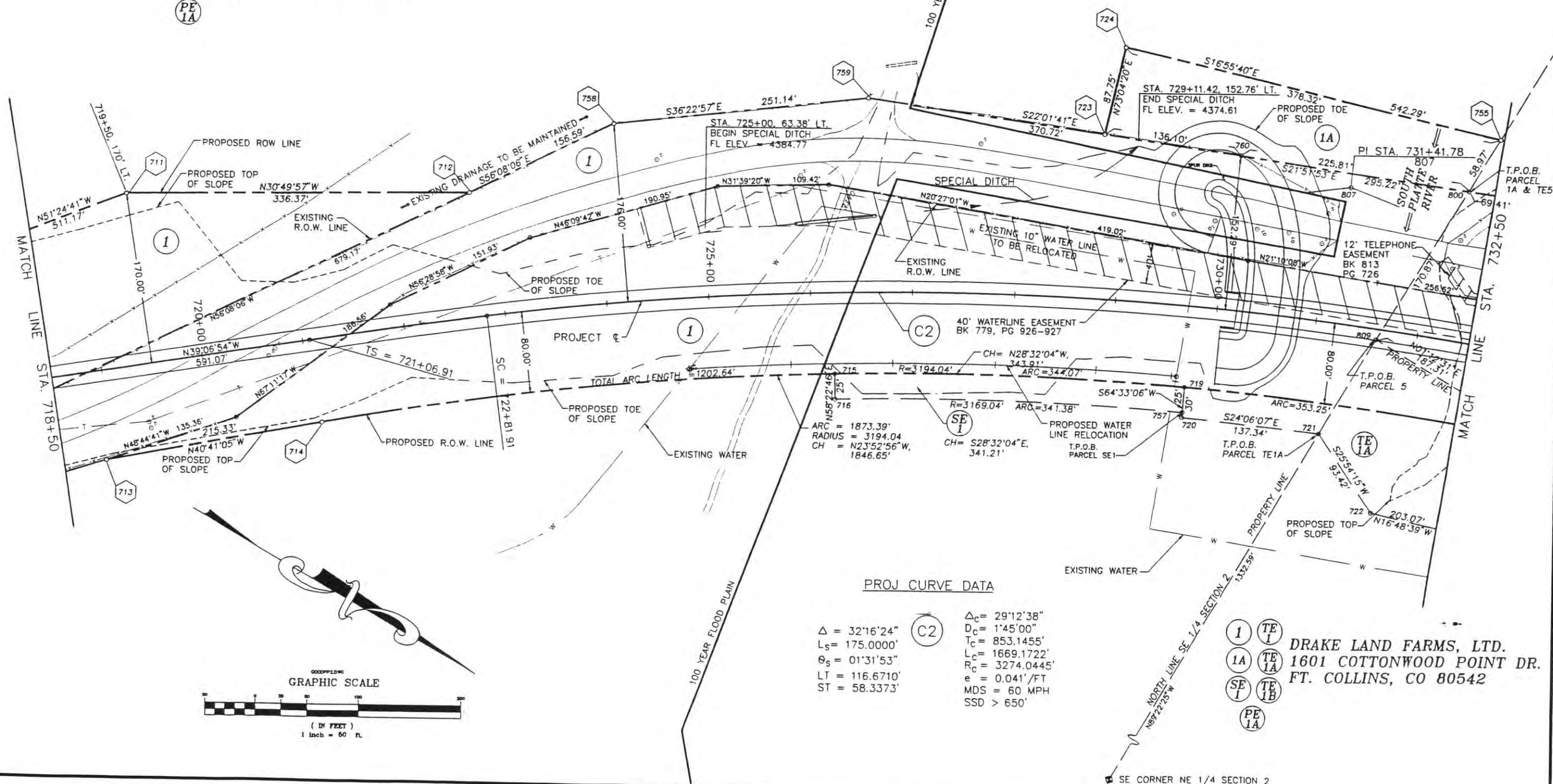
FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NUMBER
VIII	COLO.	BRS 0039(3)	5

REVISIONS		
7/15/94	ADD DIMENSIONS	JN
12/9/94	ADD PE1A, TE1B	JN
12/22/94	ADD BEAR/DIST BTW 715&719, 757&716	JN

RIGHT OF WAY
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T. 4 N., R. 60 W., OF THE 6TH P.M.

1 TE
1A TE
SE TE
1B
PE
1A
DRAKE LAND FARMS, LTD.
1601 COTTONWOOD POINT DR.
FT. COLLINS, CO 80542



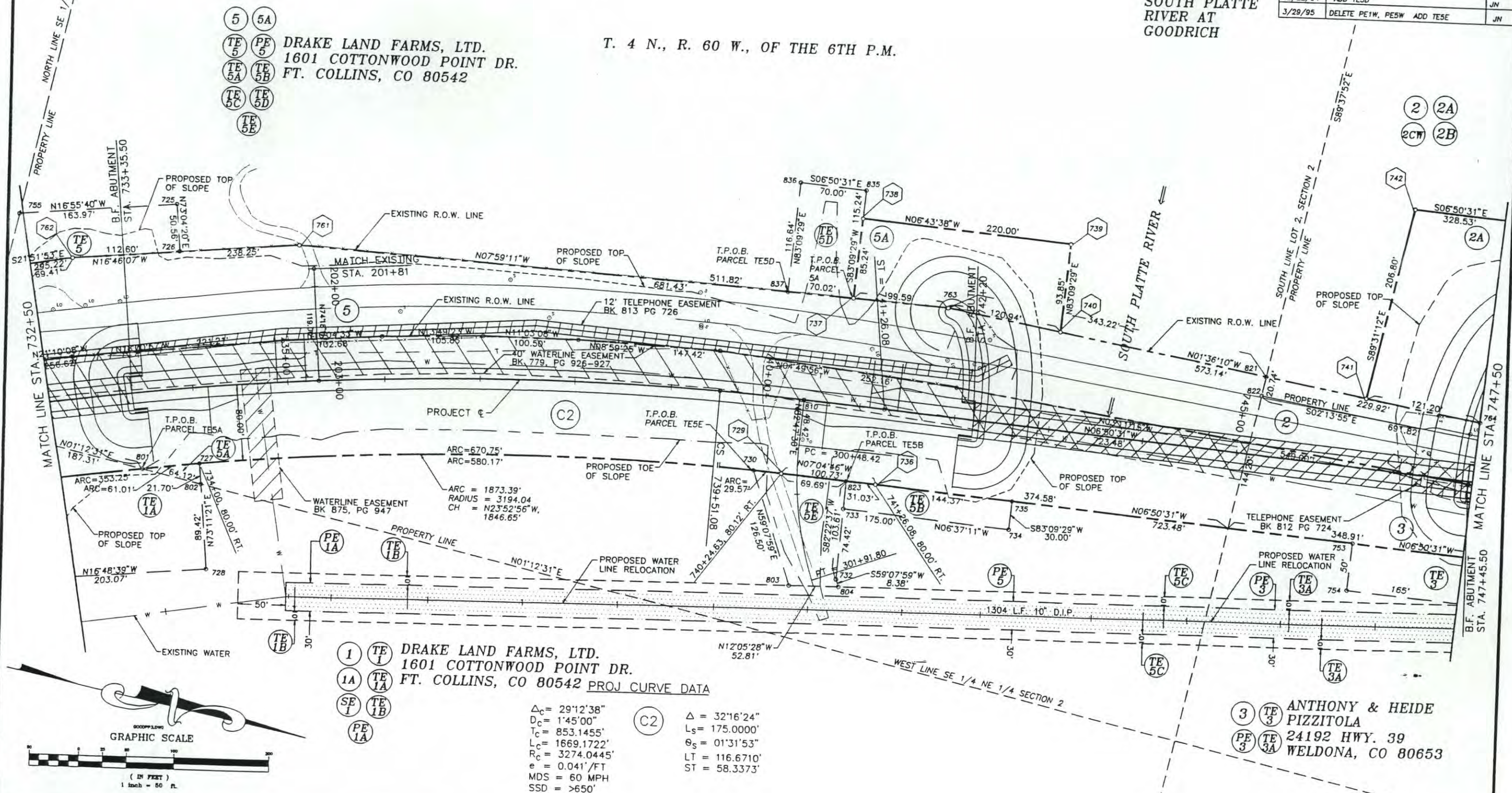
FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NUMBER
VIII	COLO.	BRS 0039(3)	6

REVISIONS		
7/15/94	ADD DIMENSIONS	JN
12/9/94	ADD PE1A, TE1B, TE5C, PE5	JN
12/22/94	ADD TE5D	JN
3/29/95	DELETE PE1W, PE5W ADD TE5E	JN

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T. 4 N., R. 60 W., OF THE 6TH P.M.

DRAKE LAND FARMS, LTD.
1601 COTTONWOOD POINT DR.
FT. COLLINS, CO 80542



AMENDED

**RIGHT OF WAY
S.H. 39 OVER
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