

COLORADO DEPARTMENT OF TRANSPORTATION

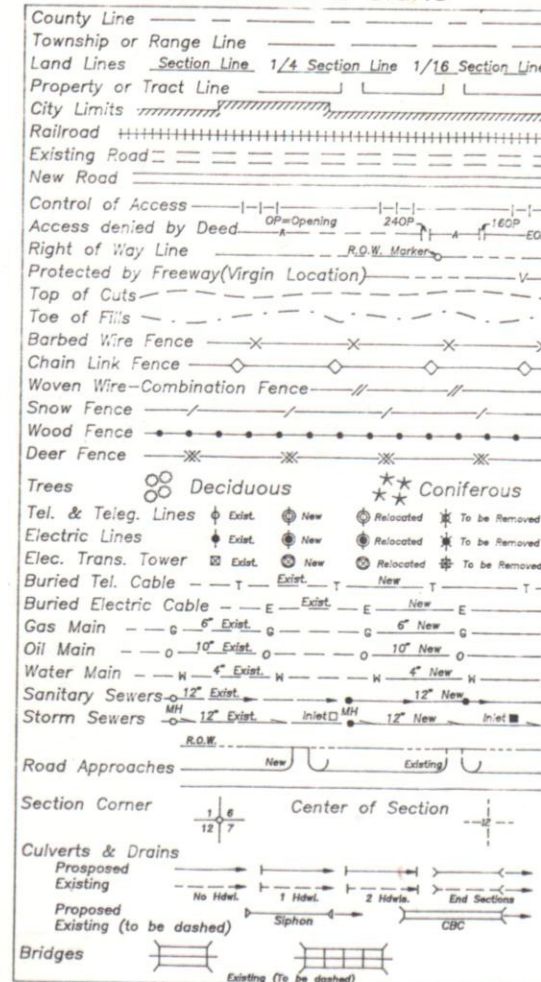
FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLORADO	CXBRF 06-0034-11	1
REVISIONS			

RIGHT OF WAY
WEST OF LOVELAND

RIGHT OF WAY PLAN OF PROPOSED PROJECT NO. CXBRF 06-0034-11 STATE HIGHWAY NO. 34 LARIMER COUNTY

RIGHT OF WAY

CONVENTIONAL SIGNS

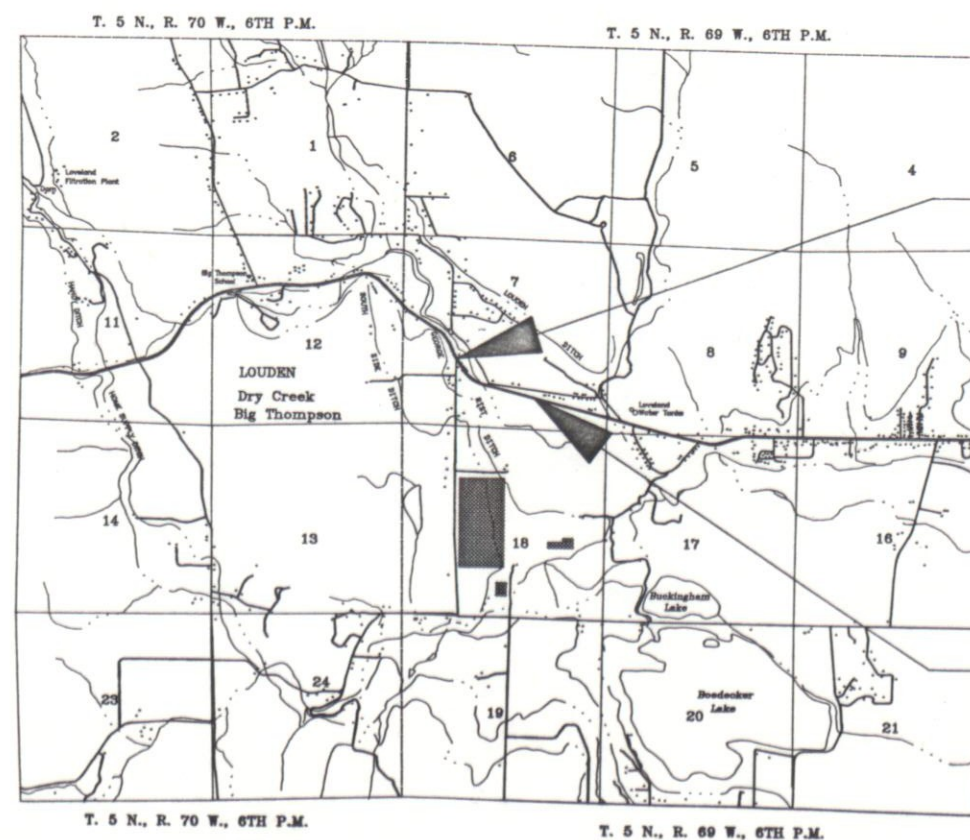


SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 50'
DETAIL SHEETS 1" = 100'
OWNERSHIP MAP 1" = 200'
R.O.W. LENGTH OF PROJECT = 0.510 MILES

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 TABULATION OF PROPERTIES SHEET
- 3-3A CONTROL AND MONUMENTATION SHEET
- 4-5 PLAN SHEETS
- 6 OWNERSHIP MAPS



BEGIN PROJ. CXBRF 06-0034-11 CONST.

STA. 1272+00 APPROX. M.P. 86.78 ON
PROJ. FAP 9-C

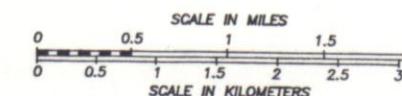
END PROJ. CXBRF 06-0034-11 CONST.

STA. 1298+75 APPROX. M.P. 87.29 ON
PROJ. FAP 9-C

BASIS OF BEARINGS

All bearings are based on a line connecting the SW corner of Section 7, T. 5 N., R. 69 W. of the 6th P.M. (#4 rebar) and the SE corner of Section 7 (1/2" Steel rod), as Bearing S. 85° 47' 43" E.

SW corner Section 7
(#4 rebar) SE corner Section 7
(1/2" Steel rod)
S. 85° 47' 43" E.



C D O T	FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
	VIII	COLO.	CXBRF 08-0034-11	2
	REVISIONS			
	8/1/91	DELETE TE-5, TE-8, PE-3		
8/1/91	ADD PARCEL 3			D-4
7/18/97	ADD PARCEL 6A and 6B			MDH

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

S.H. NO. 34

RIGHT OF WAY
WEST OF LOVELAND

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES					PARCEL NO.	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT	RIGHT		
			T. 5 N., R. 69 W., 6TH P.M.							
TE-1	WILLIAM JEFFERY & FERNE L. JEFFERY J.T.	6003 WEST. HWY. 34	PT. E. 1/2 S.W. 1/4 SEC. 7	0.329	0.0	0.329	0.867 +/-	---	TE-1	TEMP. EASEMENT TO BE USED FOR ROAD DETOUR
		LOVELAND, COLO. 80537								
TE-1	COUNTY OF LARIMER	200 WEST OAK	PT. S. 1/2 SEC. 7	0.509	0.0	0.509	----	----	TE-2	TEMP. EASEMENT FOR HWY. DETOUR
		FT. COLLINS, COLO. 80521								
3	MICHAEL A. BISHOP &	716 COUNTY. ROAD. 23H	PT. E. 1/2 S.W. 1/4 SEC. 7	0.081	0.0	0.081	----	4.9 +/-	3	PARCEL TO BE USED TO REALIGN ROAD APPROACH
	BEVERLY M. BISHOP J.T. TO	LOVELAND, COLO. 80537								
	GEORGE W. LUNDEEN & MARK L. LUNDEEN									
	AND GEORGE W. LUNDEEN									
PE-4	GEORGE W. LUNDEEN & MARK L. LUNDEEN	5890 WEST HIGHWAY 34	PT. S. 1/2 S. 1/2 SEC. 7	0.250		0.250	----	12.0 +/-	PE-4	PERMANENT EASEMENT TO REPLACE EXISTING
	TO U.S. WEST COMMUNICATIONS	LOVELAND, COLO. 80537								UTILITY EASEMENT
TE-4	GEORGE W. LUNDEEN & MARK L. LUNDEEN	5890 WEST HWY. 34	PT. S. 1/2 S. 1/2 SEC. 7	0.748	0.0	0.748	----	SEE PAR. PE-4	TE-4	TEMP. EASEMENT TO ACCOMMODATE FILL SLOPES
		LOVELAND, COLO. 80537								
6	COUNTY OF LARIMER	200 WEST OAK	PT. S. 1/2 SEC. 7	0.516	0.0	0.516	----	----	6	PARCEL TO BE USED TO ACCOMMODATE FILL SLOPES &
		FT. COLLINS, COLO. 80521								TO REALIGN ROAD APPROACH
6A	Gregory Wild	5600 W US Hwy 34	PT. S. 1/2 SEC. 7	0.236		0.236	----	----	6A	
		LOVELAND, COLO. 80537								
6B	COLORADO DEPARTMENT OF TRANSPORTATION	4201 ARKANSAS AVE	PT. S. 1/2 SEC. 7	0.279		0.279	----	----	6B	
	TO GREGORY WILD	DENVER, COLO. 80222								
TE-7	BILL W. HAASE & CAROL A. HAASE	1100 N. TAFT AVE.	W. 500' OF TRACT IN THE	0.232	0.0	0.232	1.4 +/-	----	TE-7	TEMP. EASEMENT TO ACCOMMODATE FILL SLOPES

CONTROL AND MONUMENTATION SHEET

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

TABULATION OF PERMANENT AND
TEMPORARY EASEMENTS TO BE STAKED

SURVEY CONTROL POINT TABULATION

RIGHT OF WAY
WEST OF LOVELAND

FED. ROAD REGION	PROJECT NUMBER	SHEET NUMBER
III	CXBRF 06-0034-11	3
REVISIONS		
8/1/91	DEL. PNTS. 555, 556, 557, 562, 563, 564	D-4

GENERAL NOTES

- This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Colorado Department of Transportation 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 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 1/20,000.
- Memorandum of Ownerships supplied by the H.C. Peck and Associates, INC.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE				
	1	1A	2	2A	3 3A 4 5
REFERENCE					
RIGHT OF WAY	11				
CONTROL					
ALIQUOT CORNER					
WITNESS POST					

SURVEYOR CERTIFICATE (FIELD)

Control Survey and 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 _____

45	9491.670	10655.213	LT. OF STA 1281+ (PROU 1)	242	9532.928	10549.858	LT. OF STA 1280+ (PROU 1)	1	8009.636	14045.390	S.E. COR. SEC. 7	#4 REBAR
218	9539.355	10343.543	RT. OF STA 1278+ (PROU 1)	258	8980.333	12255.837	RT. OF STA 1299+ (PROU 1)	2	8339.580	9742.911	TURN PNT.	40 PENNY NAIL
229	9372.598	10617.174	RT. OF STA 1281+ (PROU 1)	533	9444.709	10351.737	LT. OF STA 1279+ (PROU 1)	3	8335.120	9818.450	PROPERTY PIN	
239	9437.920	10823.466	LT. OF STA 1283+ (PROU 1)	534	9528.625	10297.349	RT. OF STA 1278+ (PROU 1)	4	8424.517	8402.254	S.W. COR. SEC. 7	1/2" STEEL ROD
254	9133.878	11775.198	LT. OF STA 1293+ (PROU 1)	536	9584.314	10286.577	LT. OF STA 1277+ (PROU 1)	200	10000.000	10000.000	TRAVERSE POINT	
260	9445.629	10864.503	LT. OF STA 1283+ (PROU 1)	537	9715.186	10417.923	LT. OF STA 1278+ (PROU 1)	201	9602.832	10397.168	TRAVERSE POINT	
283	9256.896	11505.362	LT. OF STA 1290+ (PROU 1)	540	9508.654	10786.094	LT. OF STA 1282+ (PROU 1)	202	9428.286	10806.518	TRAVERSE POINT	
284	9215.269	11789.549	LT. OF STA 1293+ (PROU 1)	541	9525.118	10725.283	LT. OF STA 1282+ (PROU 1)	203	9166.809	11613.666	TRAVERSE POINT	
285	9317.746	11199.642	LT. OF STA 1287+ (PROU 1)	542	9617.932	10548.123	LT. OF STA 1279+ (PROU 1)	204	9336.034	10827.943	TRAVERSE POINT	
580	9506.601	10346.379	RT. OF STA 1278+ (PROU 1)	543	9694.935	10432.582	LT. OF STA 1278+ (PROU 1)	205	9551.505	10331.955	TRAVERSE POINT	
583	9141.100	11341.828	RT. OF STA 1289+ (PROU 1)	544	9164.531	11268.480	RT. OF STA 1288+ (PROU 1)	389	10397.525	9875.890	P.O.T. 1269+00.00 (PROU 1)	
				545	9088.326	11244.135	RT. OF STA 1288+ (PROU 1)	390	8885.168	12386.314	P.O.T. 1300+00.01 (PROU 1)	
				546	9118.757	11148.878	RT. OF STA 1287+ (PROU 1)	425	9854.998	10130.954	P.O.T. 275+00.00 (DETOUR)	
				547	9175.911	11167.137	RT. OF STA 1287+ (PROU 1)	429	9079.638	11771.204	P.O.T. 293+38.85 (DETOUR)	
				548	9282.420	10833.736	RT. OF STA 1284+ (PROU 1)	521	0049.686	10086.627	PROPERTY PIN	REBAR W/CAP
				549	9239.554	10820.042	RT. OF STA 1284+ (PROU 1)	522	9977.951	10118.298	PROPERTY PIN	REBAR W/CAP
				550	9294.330	10648.579	RT. OF STA 1282+ (PROU 1)	523	9908.225	10153.665	PROPERTY PIN	REBAR W/CAP (PLS # 12374)
				552	9425.598	10484.508	RT. OF STA 1280+ (PROU 1)	524	9903.788	10156.125	PROPERTY PIN	REBAR W/CAP (PLS # 12374)
				553	9153.755	11778.703	LT. OF STA 1293+ (PROU 1)	525	9827.115	10203.778	PROPERTY PIN	STEEL PIN
				554	9000.209	12259.342	LT. OF STA 1298+ (PROU 1)	526	9679.281	10190.912	PROPERTY PIN	*X MARKED IN CONCRETE
				566	9749.147	10261.143	LT. OF STA 1276+ (PROU 1)	527	9536.798	10345.678	PROPERTY PIN	REBAR
				567	9757.030	10273.905	LT. OF STA 1276+ (PROU 1)	528	9505.730	10346.454	PROPERTY PIN	LARIMER CO. ENGR. BRASS CAP
				568	9698.497	10331.262	LT. OF STA 1277+ (PROU 1)	529	9338.472	10360.934	PROPERTY PIN	REBAR W/CAP (INTERMILL)
				581	9493.661	10347.499	RT. OF STA 1280+ (PROU 1)	530	9065.003	10404.624	PROPERTY PIN	REBAR W/CAP
				582	9363.073	10614.131	RT. OF STA 1281+ (PROU 1)	531	9166.365	11344.522	PROPERTY PIN	REBAR W/CAP (PLS # 4112)
				584	9130.947	11340.746	RT. OF STA 1289+ (PROU 1)	532	8878.620	12568.159	PROPERTY PIN	OUTSIDE PROJECT LIMITS
								800	10109.343	10002.798	T.S. 1272+14.89 (PROU 1)	
								801	9884.301	10112.551	S.C. 1274+64.89 (PROU 1)	
								802	9562.613	10243.564	P.L. 1278+12.28 (PROU 1)	
								803	9467.307	10578.154	C.S. 1281+11.12 (PROU 1)	
								804	9382.528	10813.170	S.T. 1283+50.12 (PROU 1)	
								805	9804.209	10166.946	P.C. 275+62.25 (DETOUR)	
								806	9677.206	10256.948	P.L. 277+17.91 (DETOUR)	
								807	9616.801	10400.411	P.T. 278+65.52 (DETOUR)	
								808	9251.561	11267.870	P.C. 288+06.73 (DETOUR)	
								809	9200.218	11389.811	P.L. 289+39.04 (DETOUR)	
									9160.334	11515.965	P.T. 290+71.16 (DETOUR)	

COOH STD. CONTROL PNT. CAP
ON 1/2" ALUM. ROD

[illegible]

T. 5 N., R. 69 W. 6TH P.M.

**RIGHT OF WAY
WEST OF LOVELAND**

NOTES: ALL ANGLES AND DISTANCES ARE FIELD

POINTS 521 THRU 532
PROPERTY PINS

REVISIONS

NO.	DATE	BY	REVISION

Map Details:

- Right of Way Line:** Dashed line with arrows indicating direction.
- Property Pins:** Circles with numbers 200, 201, 202, 203, 204, 205, 520, 521, 522, 523, 524, 525, 526, 529, 530, 531, 532.
- Distances:** 183.39', 267.24', 373.24', 544.36', 215.00', 208.45'38", 99.87', 120.34', 178.99', 351'30"18", 337'21"16", 317'3"54", 276'40"12", 557.98', 561.68', 208'0"42", 158'5"36", 91'26"37", 210'0"59", 491.90', 530, 445.01', 540.77', 174'51"23", 848.45', 803.74', 191'19"37", 204, 357'45"4", 184'38"46", 187'29"54", 354'12"17", 269.15', 531, 269.02', 997.05', 532.
- Angles:** 208'45'38", 210'0"59", 91'26"37", 94'17"13", 174'51"23", 208'0"42", 158'5"36", 91'26"37", 210'0"59", 491.90', 530, 445.01', 540.77', 174'51"23", 848.45', 803.74', 191'19"37", 204, 357'45"4", 184'38"46", 187'29"54", 354'12"17", 269.15', 531, 269.02', 997.05', 532.

Diagram showing a turn point with a 40 penny nail and a prop. pin along a sec. line. The diagram includes a curved line representing a boundary, a dashed line labeled "40 PENNY NAIL", and a solid line labeled "PROP. PIN ALONG SEC. LINE". A point is marked with a circle and a cross, labeled "2". A distance of "1343.35'" is indicated along the dashed line. A bearing of "246°14'42\"" is shown at the end of the solid line.

DATE: 7/19/91
SUBACCOUNT: 90422
DRAWN BY: M.D.H.

T. 5 N., R. 69 W., 6TH P.M.
SW 1/4 SEC. 7

TE
5
HOME STATE
BANK
DELETED

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XIII	COLORADO	CXBRF 06-0034-11	4	7

RIGHT OF WAY
WEST OF LOVELAND

REVISIONS		
8/1/91	DELETE TE-5, TE-8, PE-3	0-4
8/1/91	ADD PARCEL 3	0-4

TE
8
ROY D. THRUSH &
BETTY A. THRUSH J.T.
DELETED

TE
1
WILLIAM JEFFERY &
FERN L. JEFFERY J.T.

GLADE ROAD

1359.00'

1218.00'

405.47'

TE
2
COUNTY OF
LARIMER

TEMPORARY TOE
OF FILL

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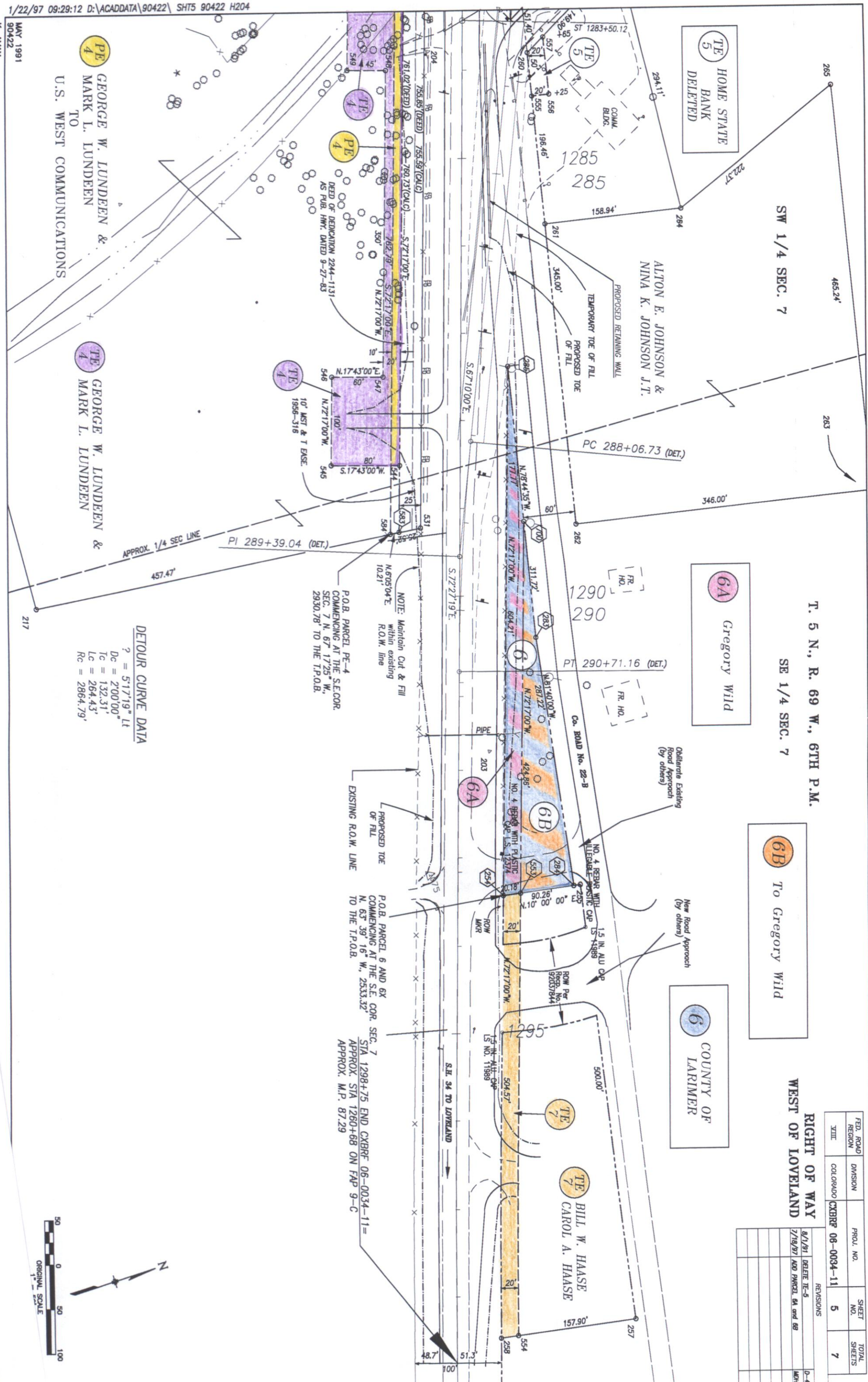
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MAY 1991
90422
K. AMAN



SW 1/4 SEC. 7

T. 5 N., R. 69 W., 6TH P.M.
SE 1/4 SEC. 7

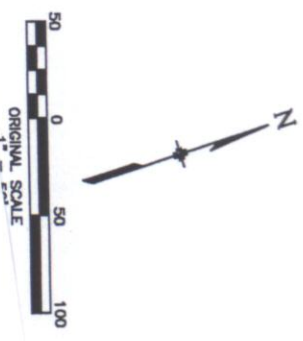
6A Gregory Wild

6B To Gregory Wild

6 COUNTY OF LARIMER

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XIII	COLORADO	CXBRF 06-0034-11	5	7

RIGHT OF WAY WEST OF LOVELAND	
REVISIONS	
8/1/91	DELETE IE-5
7/19/97	ADD PARCEL 6A and 6B
	MDH



T. 5 N., R. 69 W., 6TH P.M.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XIII	COLORADO	CXBRF 06-0034-11	6	

OWNERSHIP MAP
WEST OF LOVELAND

REVISIONS			
8/1/91	DELETE TE-5, TE-8, PE-3	D-4	
8/1/91	ADD PARCEL 3	D-4	
07/18/97	Add Parcel 6A and 6B	MDH	

