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<div>Colorado Department of Transportation</div> <div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div>222 South 6th Street Grand Junction, CO 81501 Phone: 970-683-6236 FAX: 970-683-6227</div><div>Region 3</div><div>JMK</div></div>			Sheet Revisions			Sheet Revisions			<div><div><div>ENGINEERS ARCHIECTS SURVEYORS SCIENTISTS</div><div><div>Farnsworth</div><div>GROUP</div></div></div><div>5775 MARK DABLING BOULEVARD, SUITE 190 COLORADO SPRINGS, CO 80919 (719) 590-9194 / (719) 590-9111 Fax www.f-w.com</div></div>			Right-of-Way Plans				
			DateDescriptionInitials			DateDescriptionInitials						Tabulation of Properties				
												Project Number: C 0063-061				
												Project Location: US 6B				
									GJ SIGNAL REPLACEMENT							
						Project Code:		Last Mod. Date		Subset		Sheet No.				
						22907		08-30-2021		2.01 to 2.03		2.01				
ROW TABULATION OF PROPERTIES IN MESA COUNTY - US HWY 6 - (NORTH AVENUE)													BOOK & PAGE NO AND/OR RECEPTION NO	TITLE COMMITMENT NO	TEMPORARY EASEMENT DURATION	PURPOSE OF PARCEL
PARCEL NO	OWNER NAME & MAILING ADDRESS	SITE ADDRESS	LOCATION	AREA IN SQUARE FEET (ACRES)												
			T-1-S R-1-W UTE PM													
TE-1	ASPIRE HOLDING COMPANY, LLC	432 NORTH AVE	SW 1/4 SECTION 11	145 SQ FT								12 MONTHS	INSTALLATION OF TRAFFIC SIGNAL			
	432 NORTH AVE	GRAND JUNCTION, CO 81501		(0.003 AC)									INFRASTRUCTURE			
	GRAND JUNCTION, CO 81501															
TE-2	KROFT FAMILY INVESTMENTS LIMITED	459 NORTH AVE	LOT 16, BLOCK 8	66 SQ FT								12 MONTHS	INSTALLATION OF TRAFFIC SIGNAL			
	LIABILITY LIMITED PARTNERSHIP,	GRAND JUNCTION, CO 81501	CITY OF GRAND JUNCTION	(0.002 AC)									INFRASTRUCTURE			
	A COLORADO LIMITED LIABILITY		RESURVEY OF 2ND DIVISION													
	LIMITED PARTNERSHIP															
	PO BOX 23083															
	GLADE PARK, CO 81523															
RW-3	525 NORTH AVE, LLC	525 NORTH AVE	LOTS 1 & 2, BLOCK 7	542 SQ FT							13614CEM		INSTALLATION & MAINTENANCE OF			
	525 NORTH AVE	GRAND JUNCTION, CO 81501	CITY OF GRAND JUNCTION	(0.012 AC)							(03-16-2021)		TRAFFIC SIGNAL INFRASTRUCTURE			
	GRAND JUNCTION, CO 81501		RESURVEY OF 2ND DIVISION													
RW-4	SCI COLORADO FUNERAL SERVICES, INC	550 NORTH AVE	SW 1/4 SECTION 11	284 SQ FT				189,158 SQ FT			13613CEM		INSTALLATION & MAINTENANCE OF			
	C/O PROP TAX 8TH FLOOR	GRAND JUNCTION, CO 81501		(0.007 AC)				(4.342 AC)			(03-16-2021)		TRAFFIC SIGNAL INFRASTRUCTURE			
	PO BOX 130548															
	HOUSTON, TX 77219															
TE-4	SAME	SAME	SAME	506 SQ FT							SAME	12 MONTHS	INSTALLATION OF TRAFFIC SIGNAL			
				(0.012 AC)									INFRASTRUCTURE & DRIVEWAY			
													IMPACTS DURING CONSTRUCTION			
RW-5	SABRE' LEIGH INVESTMENTS, LLC	2260 NORTH AVE	LOT 12, BLOCK1	138 SQ FT				10,084 SQ FT			13616CEM		INSTALLATION & MAINTENANCE OF			
	3223 W RIDGES BLVD	GRAND JUNCTION, CO 81501	ARCADIA VILLAGE REFILEING	(0.003 AC)				(0.231 AC)			(03-16-2021)		TRAFFIC SIGNAL INFRASTRUCTURE			
	GRAND JUNCTION, CO 81507															
TE-5	SAME	SAME	SAME	264 SQ FT							SAME	12 MONTHS	INSTALLATION OF TRAFFIC SIGNAL			
				(0.006 AC)									INFRASTRUCTURE			
PE-6	UNITED STATES OF AMERICA ACTING	2121 NORTH AVE	NE 1/4 SECTION 13	144 SQ FT							13619CEM		INSTALLATION & MAINTENANCE OF			
	THROUGH THE ADMINISTRATOR OF	GRAND JUNCTION, CO 81501		(0.003 AC)							(03-31-2021)		TRAFFIC SIGNAL INFRASTRUCTURE			
	VETRANS AFFAIRS															
	2121 NORTH AVE															
	GRAND JUNCTION, CO 81501															
TE-6	SAME	SAME	SAME	350 SQ FT							SAME	12 MONTHS	INSTALLATION OF TRAFFIC SIGNAL			
				(0.008 AC)									INFRASTRUCTURE			

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<div>Colorado Department of Transportation</div> <div><div><div></div><div>222 South 6th Street Grand Junction, CO 81501 Phone: 970-683-6236 FAX: 970-683-6227</div></div><div><div>Region 3</div><div>JMK</div></div></div>		Sheet Revisions			Sheet Revisions			<div><div><div>ENGINEERS ARCHITECTS SURVEYORS SCIENTISTS</div><div></div><div>Farnsworth GROUP</div></div><div>5775 MARK DABLING BOULEVARD, SUITE 190 COLORADO SPRINGS, CO 80919 (719) 590-9194 / (719) 590-9111 Fax www.f-w.com</div></div>		Right-of-Way Plans						
		Date	Description	Initials	Date	Description	Initials			Tabulation of Properties						
									Project Number: C 0063-061							
									Project Location: US 6B							
									GJ SIGNAL REPLACEMENT							
									Project Code:	Last Mod. Date	Subset	Sheet No.				
									22907	08-30-2021	2.01 to 2.03	2.02				
ROW TABULATION OF PROPERTIES IN MESA COUNTY - US HWY 6 - (NORTH AVENUE)													BOOK & PAGE NO AND/OR RECEPTION NO	TITLE COMMITMENT NO	TEMPORARY EASEMENT DURATION	PURPOSE OF PARCEL
PARCEL NO	OWNER NAME & MAILING ADDRESS	SITE ADDRESS	LOCATION	AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT								
			T-1-S R-1-W UTE PM													
RW-7	BOP TELLER, LLC,	2401 NORTH AVE	BLOCK 5	272 SQ FT				499,945 SQ FT		13618CEM		INSTALLATION & MAINTENANCE OF				
	A TEXAS LIMITED LIABILITY COMPANY	GRAND JUNCTION, CO 81501	TELLER ARMS SUBDIVISION	(0.006 AC)				(11.477 AC)		(03-31-2021)		TRAFFIC SIGNAL INFRASTRUCTURE				
	13747 MONTFORT DR - STE 100															
	DALLAS, TX 75240															
RW-8	WESTERN ROCKIES FEDERAL	2302 NORTH AVE	LOT 19, BLOCK3	41 SQ FT			71,501 SQ FT			13617CEM		INSTALLATION & MAINTENANCE OF				
	CREDIT UNION	GRAND JUNCTION, CO 81501	TELLER ACRES	(0.001 AC)			(1.641 AC)			(03-16-2021)		TRAFFIC SIGNAL INFRASTRUCTURE				
	2302 NORTH AVE - STE A															
	GRAND JUNCTION, CO 81501															
TE-8	SAME	SAME	SAME	91 SQ FT						SAME	12 MONTHS	INSTALLATION OF TRAFFIC SIGNAL				
				(0.002 AC)								INFRASTRUCTURE				
RW-9	RED CLIFF POINTE, LLC	2650 NORTH AVE	SE 1/4 SECTION 12	135 SQ FT			191,256 SQ FT			13669CEM		INSTALLATION & MAINTENANCE OF				
	C/O ROGER SOLLENBARGER	GRAND JUNCTION, CO 81501		(0.003 AC)			(4.391 AC)			(03-31-2021)		TRAFFIC SIGNAL INFRASTRUCTURE				
	792 GARRISON CT															
	GRAND JUNCTION, CO 81506															
			T-1-S R-1-E UTE PM													
RW-10	507 LIBERTY CAP, LLC, A COLORADO	2801 NORTH AVE	NW 1/4 SECTION 18	115 SQ FT				21,017 SQ FT		14199CEM		INSTALLATION & MAINTENANCE OF				
	LIMITED LIABILITY COMPANY	GRAND JUNCTION, CO 81501		(0.003 AC)				(0.482 AC)		(06-03-2021)		TRAFFIC SIGNAL INFRASTRUCTURE				
	2470 PATTERSON RD - STE 6 - OFFICE 1															
	GRAND JUNCTION, CO 81505															
RW-11	DUSTIN B WELLS & AUBREY D WELLS	2800 NORTH AVE	SW 1/4 SECTION 7	302 SQ FT			11,387 SQ FT			13670CEM		INSTALLATION & MAINTENANCE OF				
	872 SABIL DR	GRAND JUNCTION, CO 81501		(0.007 AC)			(0.261 AC)			(04-01-2021)		TRAFFIC SIGNAL INFRASTRUCTURE				
	FRUITA, CO 81521															
RW-12	2824 NORTH AVE, LLC, A COLORADO	2824 NORTH AVE	SW 1/4 SECTION 7	223 SQ FT			25,382 SQ FT			13666CEM		INSTALLATION & MAINTENANCE OF				
	LIMITED LIABILITY COMPANY	GRAND JUNCTION, CO 81501		(0.005 AC)			(0.583 AC)			(06-10-2021)		TRAFFIC SIGNAL INFRASTRUCTURE				
	2755 NORTH AVE															
	GRAND JUNCTION, CO 81501															
TE-12	SAME	SAME	SAME	46 SQ FT							12 MONTHS	INSTALLATION OF TRAFFIC SIGNAL				
				(0.001 AC)								INFRASTRUCTURE				

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7/2/2020 11:46:29 PM pw:\\CDOT\\APP56.dot\\state.co.us\\wiseproduction\\Documents\\Projects\\22000-22999\\900-999\\22907 - us 6b and i-70b gj signal\\replacem\\RDW_Survey\\Drawings\\Reference_Files\\Working\\22907\\SURV_PCD-02.dgn

Colorado Department of Transportation



222 South 6th Street
Room 317
Grand Junction, CO 81501
Phone: 970-683-6236
FAX: 970-683-6227

Region 3

JMK

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Project Control Diagram

Coordinate Tables

Project Number: C 0063-061				
Project Location: US 6B, I-70Z, and I-70B				
GJ Signal Replacement				
Project Code:	Last Mod. Date	Subset	Sheet No.	
22907	7-02-2020	3.01 to 3.04	3.02	



GEODETIC COORDINATE TABLE

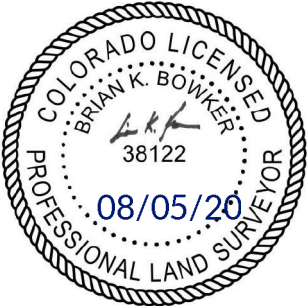
Point No.	Geodetic Coordinates NAD-83(11) (CHARN)		Elip Height (NAVD88) (m)	Ortho Height (m)	Mapping Angle	Grid Scale Factor	NAD 83(11) Zone 0502		Description
	Latitude(N)	Longitude(W)					SP Northing(m)	SP Easting(m)	
MC01	39° 05' 28.39210" N	108° 31' 41.26977" W	1438.118	1455.054	-1° 54' 35.3"	0.99993592	448800.592	652488.219	MESA COUNTY COOP CORS ARP MC01
MC02	39° 00' 52.89774" N	108° 29' 24.11237 W	1491.372	1508.16	-1° 53' 08.8"	0.99993704	440200.909	655502.810	MESA COUNTY COOP CORS ARP MC02
MC03	39° 11' 23.78512" N	108° 43' 50.18033" W	1380.102	1397.351	-2° 02' 15"	0.99993711	460355.965	635372.221	MESA COUNTY COOP CORS ARP MC03

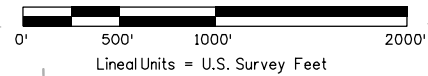
PROJECT COORDINATE TABLE


Point No.	Project Coordinates		Elev(ft) (NAVD88)	Description
	Northing(ft)	Easting(ft)		
MC01	44501.47	101590.24	4773.732	MC CORS MC01
MC02	16625.44	112420.16	4948.037	MC CORS MC02
MC03	80526.95	44184.83	4584.544	MC CORS MC03
P303	37254.62	89431.65	4581.190	NOAA DEEP ROD IN BOX
P079	49977.50	157991.94	4765.620	2.25 IN. MCSM NO. 136 NE COR. S2 T1S R2E IN MON BOX
SN13	39278.18	87382.60	4550.000	NOAA DEEP ROD IN BOX

PROJECT COORDINATE TABLE

Point No.	Project Coordinates		Elev(ft) (NAVD88)	Description
	Northing(ft)	Easting(ft)		
1024	39261.28	98701.28	4614.92	SET MAG NAIL
1025	39415.37	99951.60	4616.99	SET 5S
1026	39411.05	98629.30	4616.56	SET 5S
1027	39415.10	98712.74	4616.51	SET MAG NAIL
1028	39776.58	98699.09	4617.48	1 1/2 IN NAIL/WASHER LS 37904 POLARIS
1029	39401.22	101350.13	4620.65	SET 5S
1030	39490.61	102668.89	4629.16	SET 5S
1031	39594.65	102598.80	4629.92	SET MAG NAIL
1032	35691.48	97348.60	4601.97	SET 1 1/2 ALC
SB516	39556.05	92217.17	4609.81	FOUND MAG NAIL IN ASPHALT WALK
SB534	39417.97	92208.92	4609.18	CDOT TYPE 5S MONUMENT MARKED SB534
SB535	39522.28	91252.25	4604.48	CDOT TYPE 5S MONUMENT MARKED SB535
SB536	35039.71	94739.08	4589.23	CDOT TYPE 5S MONUMENT MARKED SB536
SB540	39423.98	92288.95	4609.02	SET MAG NAIL IN SIDEWALK
SB542	39390.61	91252.61	4603.78	SET SPIKE
SB545	35049.71	94889.45	4589.60	SET HINGE NAIL IN ASPHALT
SB546	35099.61	94531.81	4589.48	SET SPIKE



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Date	Description	Initials

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ENGINEERS
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Farnsworth
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5775 MARK DABLING BOULEVARD, SUITE 190
COLORADO SPRINGS, CO 80919
(719) 590-9194 / (719) 590-9111 Fax
www.f-w.com

Land Survey ControlDiagram

Coordinate Tables

Project Number: C 0063-061

Project Location: US 6B

GJ SIGNAL REPLACEMENT

Project Code:	Last Mod. Date	Subset	Sheet No.
22907	08-30-2021	4.01 to 4.09	4.02

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FOUND ALIQUOT MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
2510	35,493.61	97,355.56	FND 2AC IN CONC - SYLVESTER 38005 2019 - C-S1/16 SEC 13
2561	36,819.53	97,344.64	FND RBR IN RB - C1/4 SEC 13
2562	34,189.48	97,366.31	FND 3.25" AC - MCSM NO 718-3 - LS 24331 - S1/4 SEC 13
P031	39,455.71	99,999.52	3.25" AC ON STEEL BAR IN BOX - LS 18480 - COR SECS 12/7/18/13 (PROVIDED BY CDOT)
T0368	39,452.13	101,315.90	3.25" AC ON STEEL BAR IN BOX - LS 18480 - W1/16 SEC 7/18 (PROVIDED BY CDOT)
S152	39,448.91	102,631.37	3.25" AC ON STEEL BAR IN BOX - LS 18480 - 1/4 COR SEC 7/18 (PROVIDED BY CDOT)

* NOT SHOWN ON PLAN SHEET

- PP
- XX
- LOCAL

FOUND BOUNDARY MONUMENT COORDINATE TABLE							
Point No.	Northing(ft)	Easting(ft)	Description	Point No.	Northing(ft)	Easting(ft)	Description
2000	39,429.86	91,723.94	CUT X	2024	39,119.93	91,259.53	2AC IN RB +/-0.5DOWN
2001	39,424.91	91,723.76	CUT X	2025	40,051.95	90,801.30	NO. 6 REBAR IN RB
2002	39,430.16	91,520.12	1.5"AC LS10097	2026	40,050.46	91,255.80	NO. 5 REBAR IN RB
2003	39,509.35	91,884.62	1.5"AC LS16835 LANDSIGN	2027	39,870.54	91,257.14	NO. 5 IN RB BENT SHOT WHERE VERT
2004	39,503.49	92,203.68	CHISELED X	2028	39,119.10	91,741.48	FND CUT X ON CONC IN RB
2005	39,507.37	92,763.83	2AC HIGH DESERT LS 24953	2029	39,137.70	91,743.27	FND MAG NAIL IN CUT X ON CONC
2006	39,433.35	92,687.56	CUT X	2030	39,080.96	91,722.64	FND MAG NAIL IN CUT X ON CONC
2007	39,282.91	92,458.16	NO. 5 REBAR - NO CAP	2031	39,117.12	91,722.55	FND MAG NAIL IN CUT X ON CONC
2008	39,262.93	92,508.79	2AC LS 27279	2032	39,118.41	92,231.83	CUT X ON CONC IN RB -1.0DOWN
2009	39,136.73	92,707.79	NAIL IN CUT X	2033	39,080.05	92,204.96	MAG NAIL IN CUT X ON CONC
2010	39,079.55	92,685.76	MAG NAIL IN CUT X	2034	39,116.72	92,204.34	MAG NAIL IN CUT X ON CONC
2011	39,789.92	92,204.56	CUT X TBC	2035	39,137.86	92,223.63	MAG NAIL IN CUT X ON CONC
2012	39,833.62	92,204.10	CUT X IN WALK	2036	39,117.82	92,705.96	2AC IN CONC 27279
2013	39,772.33	92,202.12	RPC - NOT LEGIBLE	2037	39,116.11	92,686.41	FND NAIL IN CHIS X ON TBC
2014	39,510.91	91,238.77	CUT X IN CONC	2038	39,467.24	92,706.13	FND REBAR - NO CAP IN RB
2015	39,435.32	91,233.49	CUT X IN CONC	2039	39,895.28	91,742.51	FND CUT X IN XALK
2016	39,432.09	90,765.05	CUT X IN CONC	2040	39,944.62	91,765.86	FND CUT X IN TBC
2017	39,139.24	90,816.68	CUT X IN CONC	2041	39,870.90	91,795.35	FND 1"BRASS PLUG LS32450
2018	39,139.24	90,780.32	MAG NAIL IN CUT X IN CONC	2042	39,469.62	91,741.07	FND 2" ALUM. CAP - NOT LEGIBLE
2019	39,120.65	90,778.44	CUT X IN CONC IN MON BOX	2043	39,474.29	91,702.27	FND MAG NAIL IN CONC ISLAND
2020	39,082.03	90,759.16	MAG NAIL IN CONC	2044	35,446.79	94,654.69	FND CUT X IN TBC
2021	39,060.82	90,838.46	NO. 5 W/ RPC - NOT LEGIBLE	2045	35,448.41	94,674.12	FND 1.5AC IN RB 0.5DOWN LS
2022	39,137.40	91,241.92	MAG NAIL IN TBC	2046	35,467.47	94,667.94	FND CUT X
2023	39,511.44	91,023.68	2AC ROLLAND ENG LS ILLEG	2047	35,469.00	94,182.80	FND CUT X

PRELIMINARY



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Land Survey ControlDiagram

Coordinate Tables

Project Number: C 0063-061

Project Location: US6B, I-70Z & I-70B

GRAND JUNCTION SIGNAL REPLACEMENT

Project Code:22907

Last Mod. Date:03-19-2021

Subset:4.01 to 4.09

Sheet No.:4.03

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LOCAL

FOUND BOUNDARY MONUMENT COORDINATE TABLE

Point No.	Northing(ft)	Easting(ft)	Description
2048	35,468.28	94,146.45	FND CUT X
2049	35,449.21	94,144.61	FND 2AC IN RB 0.5DOWN R.C.E. LS 38075
2052	35,115.79	94,123.88	FND CUT X IN CONC WALK
2053	35,126.68	94,145.60	FND TYPE 5S CDOT RM IN TBC
2054	35,132.69	94,182.12	FND TYPE 5S CDOT RM IN TBC
2055	35,120.75	94,182.12	FND CUT X IN TBC
2056	35,098.33	94,143.67	FND #5 2AC IN ASPH
2057	34,763.52	94,135.15	FND #5 BRKN YPC ILLEG 0.3DOWN
2058	34,764.04	94,144.52	FND CUT X IN CONC
2059	34,743.53	94,142.88	FND 2AC IN ASPH ILLEG
2060	34,742.49	94,123.97	FND CUT X ON CONC
2061	34,742.99	94,122.05	FND CUT X ON CONC
2062	34,705.40	94,131.40	FND CUT X ON CONC
2063	34,767.39	94,181.16	FND CUT X ON CONC
2064	34,761.37	94,354.94	FND CUT X ON CONC
2065	34,760.99	94,482.97	FND CUT X ON CONC W/LEAD PLUG
2066	34,766.02	94,649.60	FND TYPE5S CDOT RM ON CONC
2067	34,753.92	94,673.63	FND CUT X ON CONC
2068	34,743.19	94,671.62	FND 2C IN RB +/-0.3DOWN LS
2069	34,741.27	94,643.17	FND TYPE5S CDOT RM
2070	34,763.11	94,731.74	FND 2AC FLUSH THOMPSON LANCEFORD PLS 18478 DRS
2071	34,763.33	95,131.68	FND # NO CAP
2072	34,740.39	95,128.09	FND CUT X IN TBC
2073	34,753.07	95,151.66	FND CUT X IN TBC
2074	34,742.94	95,151.53	FND 2AC IN ASPH ILLEG
2075	34,912.52	95,207.48	FND #4 NO CAP
2076	34,889.85	95,131.38	FND #5 NO CAP
2077	35,037.64	95,207.54	FND #4 NO CAP
2078	35,121.40	95,189.06	FND TYPE 5S IN CUT X IN CONC
2079	35,120.94	95,152.69	FND TYPE 5S IN CUT X IN CONC
2080	35,095.12	95,123.64	FND TYPE 5S IN TBC
2081	35,096.88	95,150.75	FND 2" STEEL AXLE?
2082	35,116.78	95,131.11	FND #4 NO CAP
2083	35,409.11	95,131.47	FND CUT X IN TBC
2100	39,417.67	98,884.21	FND 1.5AC IN CURB LS 16835 JOHNSON
2101	39,402.87	98,704.10	FND 1.5AC IN CURB LAND DESIGN LS 17485
2102	39,417.72	98,719.07	FND 1.5AC IN CURB LAND DESIGN LS 17485
2103	39,421.72	98,636.94	FND CUT X IN CONC
2104	39,462.25	98,634.46	FND CUT X IN CONC
2105	39,496.77	98,631.70	FND CUT X IN CONC
2106	39,507.97	98,699.13	FND 1.5WASHER AND MAG NAIL IN CONC POLARIS SURVEY37904
2107	39,507.63	98,699.15	FND CUT X IN CONC
2108	39,776.61	98,699.08	FND 1.5WASHER AND MAG NAIL IN CONC POLARIS SURVEY37904

Point No.	Northing(ft)	Easting(ft)	Description
2109	39,980.05	98,651.75	FND CUT X IN BOW
2110	39,970.25	98,644.02	FND 2AC RHINO ENG INC 37049
2111	39,932.04	98,655.85	FND CUT X IN WALK
2112	39,922.46	98,809.98	FND 2AC RHINO ENG INC 37049
2113	39,928.35	99,030.30	FND CUT X
2114	39,934.34	99,295.64	FND CUT X IN TBC
2115	39,995.53	99,318.45	FND CUT X IN TBC
2116	39,776.83	99,361.67	FND 0.75BRASS TAG N NAIL IN CONC 24306
2117	39,497.84	99,360.16	FND CUT X IN TBC
2118	39,490.85	99,297.82	FND CUT X IN TBC
2119	39,460.50	99,297.98	FND CUT X IN TBC
2120	39,507.46	98,965.43	FND 2AC POLARIS 37904
2121	39,317.50	98,883.86	FND 1.5AC 16835 IN ASPH
2122	39,318.19	98,703.88	FND #4 NO CAP
2123	39,051.35	98,702.65	2"SHINER AND PK NAIL HIGH DESERT LS27279
2124	39,962.82	98,673.97	FND 2AC IN RB COGJ LS32824
2125	39,961.69	99,336.82	FND 3.25AC IN RB LS18480
2127	39,922.27	99,250.01	FND #5 BROKEN YPC LS XX386
2128	39,455.57	98,018.91	FND CUT X IN TBC
2129	39,464.72	98,003.40	FND CUT X IN TBC
2130	39,462.56	98,013.70	FND 60D
2131	39,459.42	98,001.32	FND NAIL IN CONC IN RB 1.3 BELOW SURFACE
2132	39,963.79	98,030.25	FND CUT X IN CONC
2133	39,964.34	98,000.94	FND #5 RBR NO CAP IN RB -0.3DOWN
2134	39,938.45	97,978.87	FND CUT X IN CONC
2135	39,989.39	97,994.23	FND CUT X IN CONC
2136	35,835.07	96,720.65	FND CUT X IN CONC
2137	35,837.15	96,690.88	FND CUT X IN CONC
2138	35,812.29	96,663.52	FND CUT X IN CONC
2139	36,165.12	96,674.33	FND CUT X IN CONC
2140	36,181.04	96,689.65	FND CUT X IN CONC
2141	36,167.02	96,698.69	FND 2AC IN RB CITY OF GJ MON IN RB
2142	35,608.45	96,732.06	FND 2AC IN RB ILEEG -0.3 DOWN
2143	35,608.27	96,890.03	FND 2AC ILLEG FLUSH
2144	35,608.15	96,939.95	FND 2AC ILLEG FLUSH
2145	35,815.10	97,360.74	FND #6 NO CAP
2146	35,810.32	97,368.16	CUT X IN CONC
2147	35,812.02	97,361.71	CUT X AND DRILL HOLE IN CONC
2148	35,832.15	97,361.80	FND 1.5BRASS AND MAG NAIL IN CONC 37904
2149	35,802.38	97,387.33	MON BOX TOP OF ASPHALT PAVED OVER SHOT BEEP
2150	35,871.17	97,841.79	FND #5 NO CAP
2151	35,829.96	97,703.90	FND 2AC POLARIS 37904
2152	36,106.61	97,841.28	FND #5 RBR

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222 South 6th Street
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Phone: 970-683-6236 FAX: 970-683-6227

Region 3

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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

ENGINEERS
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5775 MARK DABLING BOULEVARD, SUITE 190
COLORADO SPRINGS, CO 80919
(719) 590-9194 / (719) 590-9111 Fax
www.f-w.com

Land Survey ControlDiagram

Coordinate Tables

Project Number: C 0063-061

Project Location: US 6B

GJ SIGNAL REPLACEMENT

Project Code:	Last Mod. Date	Subset	Sheet No.
22907	08-30-2021	4.01 to 4.09	4.04

⊙ PP
○ XX
⊙ LOCAL

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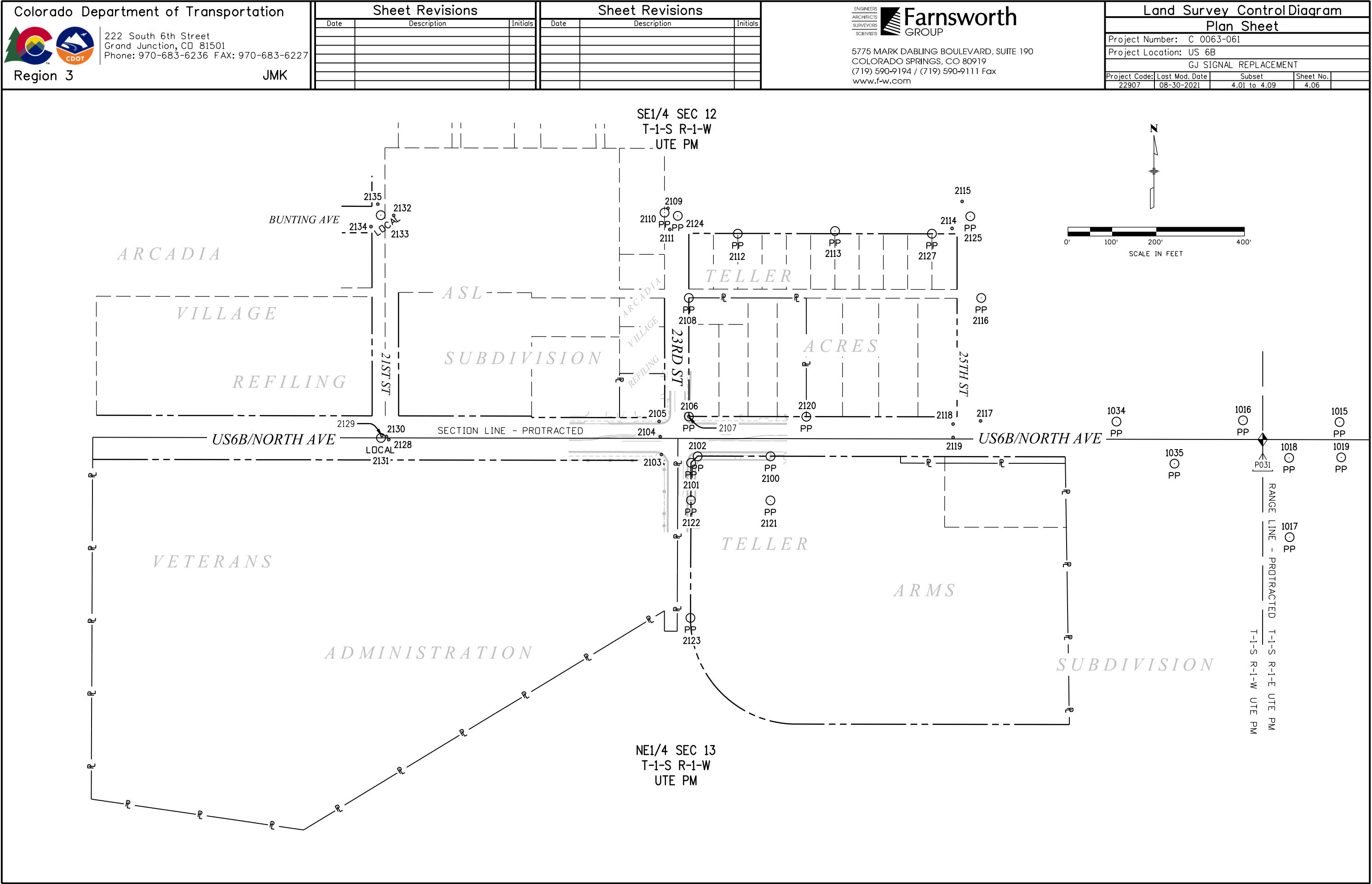
FOUND BOUNDARY MONUMENT COORDINATE TABLE

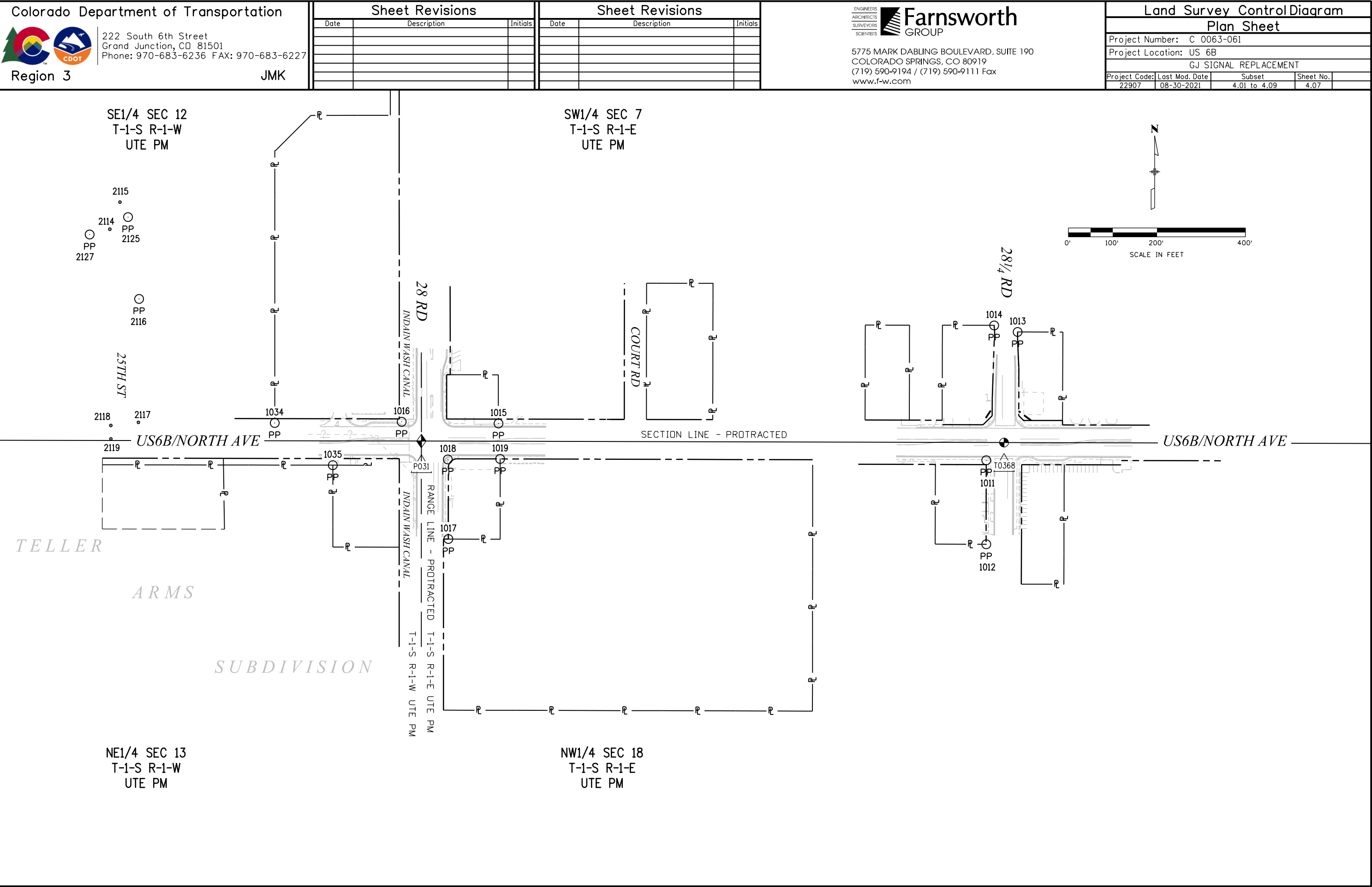
Point No.	Northing(ft)	Easting(ft)	Description
2153	36,106.27	97,361.29	FND 2AC POLARIS 37904
2154	36,178.75	97,354.28	CUT X ON TBC
2155	36,166.12	97,361.19	FND 2AC IN RB COGJ 32824
2156	36,126.52	97,385.08	FND CUT X
2157	36,127.04	97,979.92	FND CUT X
2158	36,164.16	97,986.84	FND CUT X
2159	36,180.55	98,003.25	FND CUT X
2160	36,182.44	98,003.29	FND CUT X
2161	36,166.42	98,011.17	FND 2AC IN CONC IN RB +/-0.5DOWN LS 36589
2162	36,170.21	99,500.75	FND2AC 38122
2163	36,119.38	99,334.07	FND 2AC 38122
2164	35,604.28	97,693.16	FND #4 NO CAP
2165	35,523.36	97,616.02	FND #5 NO CAP
2167	35,463.42	97,452.19	FND 2AC LS38005
2168	35,435.89	97,356.10	FND 2AC LS38005
2169	35,407.46	97,256.30	YPC LS 2682
2170	35,060.01	96,719.31	YPC BROKEN -0.6 DOWN
2171	35,733.70	96,939.21	FND 2AC IN ASPH 36569
2172	35,447.16	95,151.47	PAVED OVER SHOT TOP OF BOX
2500	35,812.09	97,376.65	DRILLED HOLE
2502	35,116.63	94,643.00	FND #5YPC 16413
2505	35,812.29	96,699.45	CUT X
2507	39,520.24	91,180.66	CUT X IN CONC
2508	39,512.43	91,180.80	CUT X IN CONC
2512	35,608.81	96,682.08	FND #5 NO CAP
2513	39,431.13	91,038.90	NO. 4 - NO CAP
2514	39,431.10	91,116.28	NO. 5 - NO CAP
2515	35,240.67	96,045.89	FND #5 BROKEN YPC IN ASPH
2516	36,678.54	98,974.27	FND #4 NO CAP
2517	39,522.97	92,201.17	NO. 4 REBAR - NO CAP
2518	39,508.59	92,201.70	NO.5 YPC HCE 24669
2519	39,508.90	92,077.59	NO. 5 REBAR - NO CAP
2520	39,510.88	92,303.93	3.25 BRASS USCGS GJ3
2521	39,523.28	92,301.72	RPC - LS24383
2522	35,635.97	97,841.16	FND 2AC DH SURVEYS 20677
2523	39,507.94	92,441.78	NO. 5 - NO CAP
2524	36,819.49	97,359.77	FND 2AC IN RB


Point No.	Northing(ft)	Easting(ft)	Description
2525	39,428.72	92,001.51	NO.5 REBAR - NO CAP
2526	39,428.95	92,051.35	NO.5 REBAR - NO AP
2527	39,428.60	92,201.60	1.5" ALUM. CAP - NOT LEGIBLE
2528	39,423.95	92,205.75	CHISELED X
2532	39,427.86	92,458.19	1.5AC ILLEG
2533	39,427.55	92,508.71	1.5AC LS 12901
2544	39,522.90	92,449.26	1.5STNLS WASHR MONUMENT LS 24943
* 2551	34,175.85	97,328.06	1"ALUM AND NAIL N TBC MCRM
* 2552	34,223.33	97,366.99	1"ALUM AND NAIL N TBC MCRM
2553	35,153.35	96,127.47	FND 1.5 AC 0.1 DOWN
2554	35,115.97	96,046.05	FND YPC IN ASH LS 27XXX
* 2555	36,678.14	98,974.62	FND #5 NO CAP
* 2556	36,677.88	98,974.47	FND 1.5"WASHER AND PK NAIL IN CONC RIV CITY SURV 38274
2557	36,129.52	98,684.57	FND OPC ON #5 RBR ILLEG 0.3 UP
2558	36,091.32	98,559.42	FND 2AC SYLVESTER 38005
2559	36,017.81	98,261.80	FND 2AC IN ASPH ILLEG
2560	35,635.98	97,841.25	FND #5RPC MONUMENT 24943
20010	35,822.13	97,354.12	MAG NAIL IN PP
* 20115	36,837.94	97,363.81	CUT X REF
* 20116	36,783.93	97,352.97	CUT X REF IN TBC
20117	36,801.66	97,326.49	CUT X REF IN TBC
* 1007	39,628.72	102,664.25	#5 NO CAP - (PROVIDED BY CDOT)
* 1008	39,498.71	102,763.44	1.0 PLASTIC ILLEGIBLE (PROVIDED BY CDOT)
* 1009	39,499.43	102,467.12	1.0 PLASTIC LS 16413 QED - (PROVIDED BY CDOT)
* 1010	39,498.75	102,664.46	1.0 PLASTIC LS 24943 - (PROVIDED BY CDOT)
1011	39,412.21	101,275.83	#5 NO CAP - (PROVIDED BY CDOT)
1012	39,222.37	101,275.71	1.5AC LS 12901 - (PROVIDED BY CDOT)
1013	39,702.03	101,346.57	1.25 PLASTIC LS 27266 HAAG - (PROVIDED BY CDOT)
1014	39,716.94	101,293.73	2AC LS? ROLLAND - (PROVIDED BY CDOT)
1015	39,495.30	100,173.64	#5 NO CAP - (PROVIDED BY CDOT)
1016	39,499.21	99,955.02	NAIL/WASHER LS 18469 ROLLAND - (PROVIDED BY CDOT)
1017	39,234.19	100,060.50	#5 NO CAP - (PROVIDED BY CDOT)
1018	39,414.21	100,059.34	2AC CITY OF GJ - 28.02E - (PROVIDED BY CDOT)
1019	39,415.26	100,177.44	S7 MON LS 32430 - (PROVIDED BY CDOT)
* 1033	39,256.09	102,601.27	2AC LS 38005 SYLVESTER - (PROVIDED BY CDOT)
1034	39,496.40	99,668.17	2AC HIGH DESERT 27279 - (PROVIDED BY CDOT)
1035	39,400.95	99,799.45	#5 NO CAP - (PROVIDED BY CDOT)

* NOT SHOWN ON PLAN SHEET

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Colorado Department of Transportation

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Grand Junction, CO 81501
Phone: 970-683-6236 FAX: 970-683-6227


Region 3

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Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

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5775 MARK DABLING BOULEVARD, SUITE 190
COLORADO SPRINGS, CO 80919
(719) 590-9194 / (719) 590-9111 Fax
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Land Survey Control Diagram

Plan Sheet

Project Number: C 0063-061

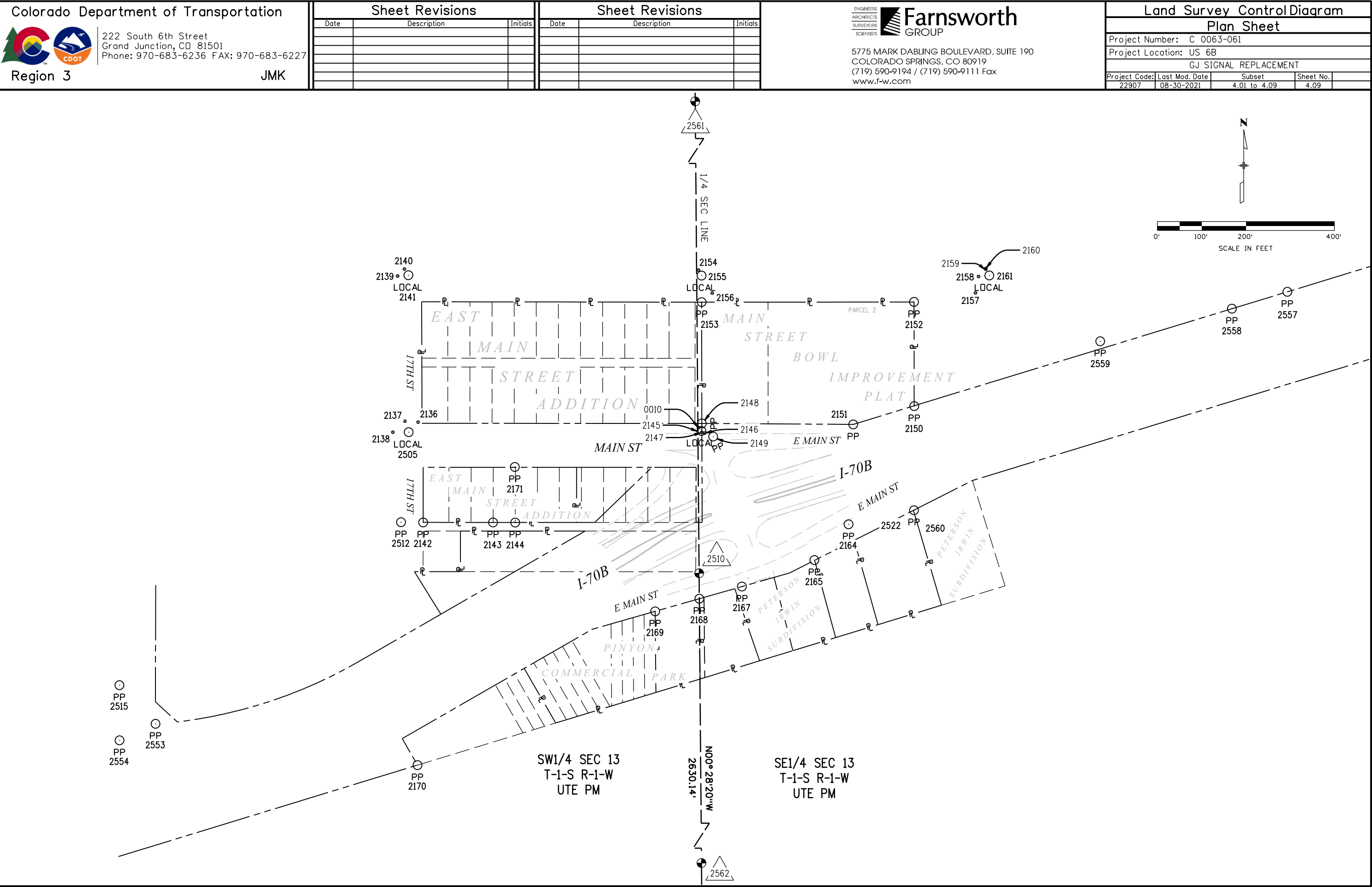
Project Location: US 6B

GJ SIGNAL REPLACEMENT

Project Code:	Last Mod. Date	Subset	Sheet No.
22907	08-30-2021	4.01 to 4.09	4.08

The diagram is a detailed survey plan showing a portion of the Town of Grand Junction and City of Grand Junction. It features a central vertical 'SECTION LINE' separating 'SE1/4 SEC 14' (T-1-S R-1-W UTE PM) on the left from 'SW1/4 SEC 13' (T-1-S R-1-W UTE PM) on the right. A horizontal 'PROTRACTED LINE' runs across the middle. The plan includes several streets: 'I-70Z/UTE AVE' on the left, 'I-70B/UTE AVE' on the right, '11TH ST', '12TH ST', and '13TH ST'. Various land parcels are outlined with dashed lines and labeled with names like 'KEITH' and 'ADDITION'. Numerous survey points are marked with circles and numbers, including 'LOCAL' points (e.g., 2048, 2049, 2053, 2054, 2055, 2056, 2057, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2172) and 'PP' points (e.g., 2502, 2503, 2515, 2553, 2554). A 'TOWN OF GRAND JUNCTION' watermark is visible across the center, and a 'CITY OF GRAND JUNCTION' watermark is visible on the right. A 'SECOND DIVISION RESURVEY' label is also present. A north arrow and a scale bar (0' to 400') are located in the upper right corner.

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ENGINEERS

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5775 MARK DABLING BOULEVARD, SUITE 190
COLORADO SPRINGS, CO 80919
(719) 590-9194 / (719) 590-9111 Fax
www.f-w.com

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Sheet Revisions

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Sheet Revisions

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COLORADO LICENSED SURVEYOR
JEFFREY PAUL EICKELMAN
29034
9/9/2021
PROFESSIONAL LAND SURVEYOR

Right-of-Way Plans

Monumentation Sheet

Project Number: C 0063-061

Project Location: US6B

GJ SIGNAL REPLACEMENT

Project Code:	Last Mod. Date	Subset	Sheet No.
22907	08-30-2021	5.01 to 5.02	5.01

SURVEYOR STATEMENT FOR THE CALCULATED POSITIONS OF ROW MONUMENTS

I, Jeffrey P. Eickelman, 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, the research and evaluation of the survey evidence were performed and the calculated positions of these R.O.W. monuments were 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.

■

XXX

TABULATION OF ROW MONUMENTS TO BE SET

Point No.	Northing(ft)	Easting(ft)	Description	US 6B Station	Offset
100	39,405.66	91,319.70	CDOT TYPE 1 MON	25+24.59	65.00 RT
101	39,405.66	91,322.20	CDOT TYPE 1 MON	25+27.09	65.00 RT
102	39,415.16	91,322.13	CDOT TYPE 1 MON	25+27.00	55.50 RT
103	39,430.53	91,373.03	CDOT TYPE 1 MON	25+77.86	40.00 RT
104	39,533.91	91,318.85	CDOT TYPE 1 MON	25+23.43	63.25 LT
105	39,510.60	91,344.50	CDOT TYPE 1 MON	25+49.14	40.00 LT
110	39,390.90	98,704.02	CDOT TYPE 1 MON	99+08.87	67.22 RT
111	39,418.06	98,732.39	CDOT TYPE 1 MON	99+37.20	40.00 RT
112	39,515.62	98,699.25	CDOT TYPE 1 MON	99+03.87	57.50 LT
113	39,508.10	98,710.26	CDOT TYPE 1 MON	99+14.89	50.00 LT
114	39,505.83	99,934.61	CDOT TYPE 1 MON	111+39.25	50.00 LT
115	39,514.83	99,934.61	CDOT TYPE 1 MON	111+39.23	59.00 LT
116	39,514.80	99,949.61	CDOT TYPE 1 MON	111+54.23	59.00 LT
117	39,527.56	100,056.61	CDOT TYPE 1 MON	112+61.15	72.00 LT
118	39,505.49	100,084.11	CDOT TYPE 1 MON	112+88.71	50.00 LT
120	39,492.45	101,260.47	CDOT TYPE 1 MON	124+65.10	40.00 LT

Point No.	Northing(ft)	Easting(ft)	Description	US 6B Station	Offset
121	39,522.77	101,288.99	CDOT TYPE 1 MON	124+93.54	70.39 LT
122	39,402.43	101,269.80	CDOT TYPE 1 MON	124+74.66	50.00 RT
123	39,396.41	101,275.78	CDOT TYPE 1 MON	124+80.66	56.00 RT
124	39,518.69	101,349.17	CDOT TYPE 1 MON	125+53.73	66.47 LT
125	39,502.16	101,371.62	CDOT TYPE 1 MON	125+76.23	50.00 LT
126	39,423.83	91,353.08	CDOT TYPE 1 MON	25+57.93	46.75 RT
127	39,423.78	91,373.08	CDOT TYPE 1 MON	25+77.93	46.75 RT
128	39,505.27	98,621.26	CDOT TYPE 1 MON	98+25.90	47.00 LT
129	39,511.27	98,621.26	CDOT TYPE 1 MON	98+25.88	53.00 LT
130	39,511.23	98,644.26	CDOT TYPE 1 MON	98+48.88	53.00 LT
131	39,395.51	100,060.50	CDOT TYPE 1 MON	112+65.39	60.05 RT
132	39,415.50	100,080.55	CDOT TYPE 1 MON	112+85.39	40.00 RT
133	39,388.20	101,355.76	CDOT TYPE 1 MON	125+60.66	64.00 RT
134	39,388.20	101,358.76	CDOT TYPE 1 MON	125+63.66	64.00 RT
135	39,402.20	101,358.80	CDOT TYPE 1 MON	125+63.66	50.00 RT

General Notes:

1. All centerline and offset stationing may not represent the centerline as constructed in the field.


2. Refer to the M-629-1 Survey Monuments of the Standard Plans 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 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.

COORDINATE DATUM: Coordinates are based on existing control established by the Colorado Department of Transportation Project Control Diagram for Project Number C 0063-061 (dated October 15, 2019).

COORDINATE DATUM:
Local Site Settings: MCLCS Zone "GVA"
Projection: Transverse Mercator
Point of Origin: SN01 (Central Meridian)
Geoid Model: G12BUS
Project Latitude: 39° 06' 22.72756"N
Project Longitude: 108° 32' 01.43463"W
Project Height: 4644.00 ft.

Ground Scale Factor: 1.000218181798
Northing: 50,000 ft.
Easting: 10



Colorado Department of Transportation

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Right-of-Way Plans

Monumentation Sheet

Project Number: C 0063-061

Project Location: US 6B NORTH AVENUE

GJ SIGNAL REPLACEMENT

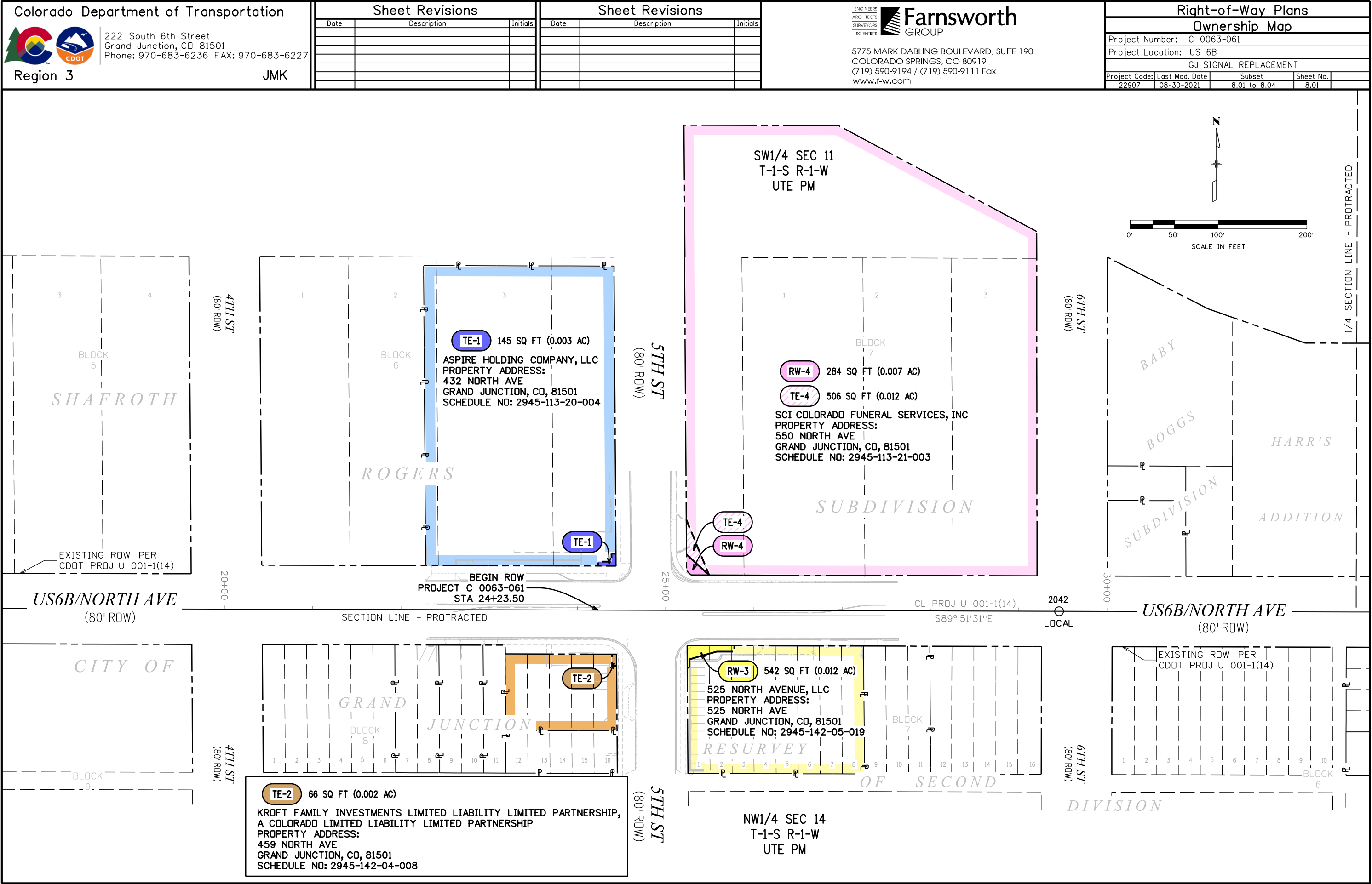
Project Code:	Last Mod. Date	Subset	Sheet No.
22907	08-30-2021	5.01 to 5.02	5.02

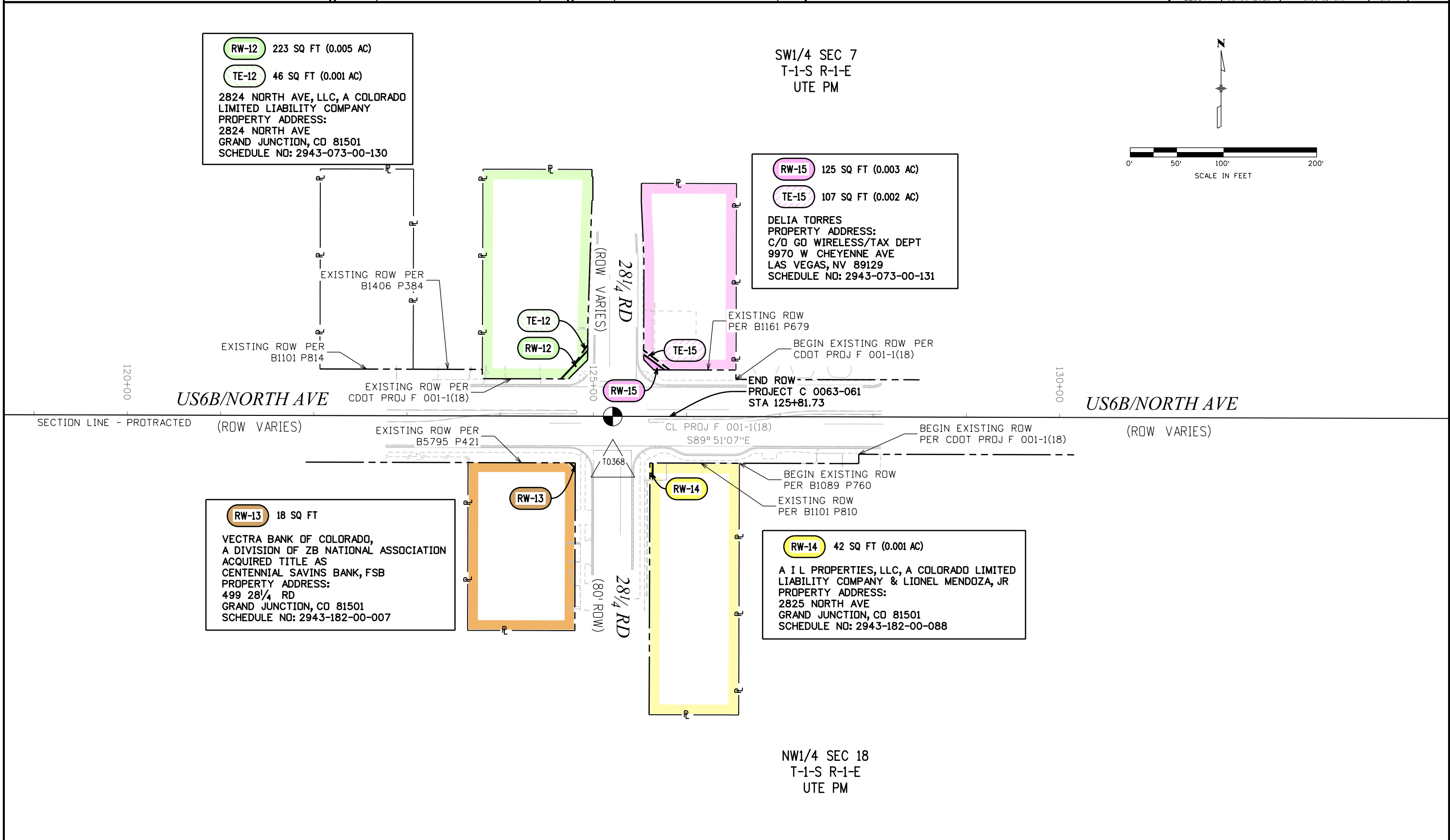
TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED				
Point No.	Northing(ft)	Easting(ft)	US 6B Station	Offset
300	39,520.91	91,218.94	24+23.55	50.00 LT
301	39,525.91	91,218.90	24+23.50	55.00 LT
302	39,525.87	91,233.90	24+38.50	55.00 LT
303	39,534.87	91,233.84	24+38.42	64.00 LT
304	39,534.86	91,238.84	24+43.42	64.00 LT
305	39,420.87	91,234.60	24+39.45	50.00 RT
306	39,407.62	91,234.68	24+39.57	63.25 RT
307	39,407.61	91,239.68	24+44.57	63.25 RT
308	39,526.98	98,644.24	98+48.84	68.75 LT
309	39,505.30	98,607.26	98+11.90	47.00 LT
310	39,516.45	98,639.25	98+43.87	58.21 LT
311	39,408.32	98,592.58	97+97.40	50.00 RT
312	39,372.98	98,643.95	98+48.84	85.25 RT
313	39,521.37	98,699.25	99+03.86	63.25 LT
314	39,508.09	98,719.26	99+23.89	50.00 LT
325	39,573.61	91,318.59	25+23.07	102.95 LT
326	39,406.32	98,592.57	97+97.40	52.00 RT
327	39,406.27	98,620.57	98+25.40	52.00 RT
328	39,507.61	101,274.73	124+79.32	55.19 LT
329	39,529.27	101,289.05	124+93.58	76.89 LT
330	39,523.11	101,349.18	125+53.73	70.89 LT
331	39,502.15	101,377.12	125+81.73	50.00 LT

TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET					
Point No.	Northing(ft)	Easting(ft)	Description	US 6B Station	Offset
200	39,408.26	98,626.08	CDOT TYPE 6 MON	98+30.90	50.00 RT
201	39,400.26	98,626.05	CDOT TYPE 6 MON	98+30.89	58.00 RT
202	39,400.23	98,644.05	CDOT TYPE 6 MON	98+48.89	58.00 RT

TABULATION OF CALCULATED POINTS				
Point No.	Northing(ft)	Easting(ft)	US 6B Station	Offset
900	39,520.86	91,238.94	24+43.55	50.00 LT
901	39,420.86	91,239.60	24+44.45	50.00 RT
902	39,430.66	91,319.53	25+24.36	40.00 RT
903	39,515.62	91,318.97	25+23.59	44.95 LT
904	39,510.65	91,324.00	25+28.64	40.00 LT
905	39,505.23	98,644.26	98+48.90	47.00 LT
906	39,408.23	98,644.08	98+48.90	50.00 RT
907	39,403.40	98,704.06	99+08.89	54.72 RT
908	39,418.09	98,719.39	99+24.20	40.00 RT
909	39,508.12	98,699.26	99+03.89	50.00 LT
910	39,505.80	99,949.61	111+54.25	50.00 LT
913	39,505.56	100,056.61	112+61.21	50.00 LT
914	39,492.43	101,268.47	124+73.10	40.00 LT
915	39,512.77	101,288.90	124+93.48	60.39 LT
916	39,402.41	101,275.80	124+80.66	50.00 RT
917	39,515.92	101,349.16	125+53.73	63.70 LT
918	39,512.96	101,349.38	125+53.95	60.74 LT
919	39,502.19	101,360.12	125+64.73	50.00 LT
920	39,402.20	101,355.80	125+60.66	50.00 RT

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**COLORADO DEPARTMENT OF TRANSPORTATION
TEMPORARY EASEMENT**

TO BE ACQUIRED

Temporary Easement Number: TE-1
STA. 24+23.50 LT to STA. 24+43.55 LT (US 6B)

FROM

ASPIRE HOLDING COMPANY, LLC
432 North Ave.
Grand Junction, CO 81501

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061
TEMPORARY EASEMENT NUMBER: TE-1

Project Code: 22907
Date: August 30, 2021

DESCRIPTION

A temporary easement No. TE-1 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 145 square feet (0.003 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No. 2639904, situated in the SW1/4 of Section 11, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said temporary easement being more particularly described as follows:

Commencing at a point on the north right-of-way line of US Highway 6B/North Avenue, from which the city monument located at 6th Street and US Highway 6B/North Avenue (a 2" Aluminum Cap – illegible), bears South 84°23'24" East, a distance of 524.65 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence South 89°51'31" East, a distance of 20.00 feet;
2. Thence North 00°22'41" West, a distance of 14.00 feet;
3. Thence North 89°51'31" West, a distance of 5.00 feet;
4. Thence South 00°22'41" East, a distance of 9.00 feet;
5. Thence North 89°51'31" West, a distance of 15.00 feet;
6. Thence South 00°22'41" East, a distance of 5.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement, contains 145 square feet, (0.003 acres) more or less.

The purpose of the above described temporary easement is installation of traffic signal infrastructure.

Basis of Bearings: Bearings are based on a bearing of South 89°57'31" East from the city monument located at 6th Street and US Highway 6B/North Avenue (a 2" Aluminum Cap – illegible) to the city monument located at 8th Street and US Highway 6B/North Avenue (a rebar – no cap – in a range box).

Prepared for and on behalf of the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
TEMPORARY EASEMENT**

TO BE ACQUIRED

Temporary Easement Number: TE-2
STA. 24+39.45 RT to STA. 24+44.57 RT (US 6B)

FROM

KROFT FAMILY INVESTMENTS
LIMITED LIABILITY LIMITED PARTNERSHIP,
A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP
PO Box 23083
Glade Park, CO 81523

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061
TEMPORARY EASEMENT NUMBER: TE-2
Project Code: 22907
Date: August 30, 2021

DESCRIPTION

A temporary easement No. TE-2 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 66 square feet (0.002 acres), more or less, located in Lot 16, Block 8, City of Grand Junction Resurvey of 2nd Division, as described in the Office of the Mesa County Clerk and Recorder at Reception No. 2873186, situated in the NW1/4 of Section 14, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said temporary easement being more particularly described as follows:

Commencing at a point on the south right-of-way line of US Highway 6B/North Avenue, from which the city monument located at 6th Street and US Highway 6B/North Avenue (a 2" Aluminum Cap – illegible), bears North 84°30'07" East, a distance of 508.82 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence South 89°51'31" East, a distance of 5.00 feet;
2. Thence South 00°22'41" East, a distance of 13.25 feet;
3. Thence North 89°51'31" West, a distance of 5.00 feet;
4. Thence North 00°22'41" West, a distance of 13.25 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement, contains 66 square feet, (0.002 acres) more or less.

The purpose of the above described temporary easement is installation of traffic signal infrastructure.

Basis of Bearings: Bearings are based on a bearing of South 89°57'31" East from the city monument located at 6th Street and US Highway 6B/North Avenue (a 2" Aluminum Cap – illegible) to the city monument located at 8th Street and US Highway 6B/North Avenue (a rebar – no cap – in a range box).

Prepared for and on behalf of the Colorado Department of Transportation
Jeffry P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-3
STA. 25+24.36 RT to STA. 25+77.93 RT (US 6B)

FROM

525 NORTH AVE, LLC
525 North Avenue
Grand Junction, CO 81501

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-3

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-3 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 542 square feet (0.012 acres), more or less, located in Lots 1 and 2, Block 7, City of Grand Junction Resurvey of 2nd Division, as described in the Office of the Mesa County Clerk and Recorder at Reception No. 2565615, situated in the NW1/4 of Section 14, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the east right-of-way line of 5th Street, from which the city monument located at 6th Street and US Highway 6B/North Avenue (a 2" Aluminum Cap – illegible), bears North 81°22'09" East, a distance of 426.20 feet, said point being on the west line of Lot 1, Block 7, City of Grand Junction Resurvey of 2nd Division, said point also being the TRUE POINT OF BEGINNING:

1. Thence South 89°51'31" East, a distance of 2.50 feet;
2. Thence North 00°22'41" West, a distance of 9.50 feet;
3. Thence North 74°20'29" East, a distance of 32.13 feet;
4. Thence South 89°51'31"E, a distance of 20.00 feet;
5. Thence North 00°22'41" West, a distance of 6.75 feet, to a point on the south right-of-way line of US Highway 6B/North Avenue;
6. Thence along said right-of-way line, North 89°51'31" West, a distance of 53.50 feet to the northwest corner of said Lot 1, Block 7, said corner also being on the east right-of-way line of 5th Street;
7. Thence along said east right-of-way line, South 00°22'41" East, a distance of 25.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 542 square feet, (0.012 acres) more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on a bearing of South 89°57'31" East from the city monument located at 6th Street and US Highway 6B/North Avenue (a 2" Aluminum Cap – illegible) to the city monument located at 8th Street and US Highway 6B/North Avenue (a rebar – no cap – in a range box).

Prepared for and on behalf of the
Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-4
STA. 25+23.43 LT to STA. 25+49.14 LT (US 6B)

FROM

SCI COLORADO FUNERAL SERVICES, INC.
c/o Prop Tax 8th Floor
PO Box 130548
Houston, TX 77219

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-4

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-4 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 284 square feet (0.007 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No.'s 1684018 and 1684019, situated in the SW1/4 of Section 11, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the east right-of-way line of 5th Street, from which the city monument located at 6th Street and US Highway 6B/North Avenue (a 2" Aluminum Cap – illegible), bears South 81°20'31" East, a distance of 427.09 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence South 47°44'13" East, a distance of 34.66 feet to a point on the north right-of-way line of US Highway 6B/North Avenue;
2. Thence along said right-of-way line, North 89°51'31" West, a distance of 20.50 feet;
3. Thence continuing along said right-of-way line, North 45°23'12" West, a distance of 7.07 feet, to a point on the east right-of-way line of 5th Street;
4. Thence along said east right-of-way line, North 00°22'41" West, a distance of 18.30 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 284 square feet, (0.007 acres) more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on a bearing of South 89°57'31" East from the city monument located at 6th Street and US Highway 6B/North Avenue (a 2" Aluminum Cap – illegible) to the city monument located at 8th Street and US Highway 6B/North Avenue (a rebar – no cap – in a range box).

Prepared for and on behalf of the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
TEMPORARY EASEMENT**

TO BE ACQUIRED

Temporary Easement Number: TE-4
STA. 25+23.07 LT to STA. 25+49.14 LT (US 6B)

FROM

SCI COLORADO FUNERAL SERVICES, INC.
c/o Prop Tax 8th Floor
PO Box 130548
Houston, TX 77219

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061
TEMPORARY EASEMENT NUMBER: TE-4
Project Code: 22907
Date: August 30, 2021

DESCRIPTION

A temporary easement No. TE-4 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 506 square feet (0.012 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No.'s 1684018 and 1684019, situated in the SW1/4 of Section 11, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said temporary easement being more particularly described as follows:

Commencing at a point on the east right-of-way line of 5th Street, from which the city monument located at 6th Street and US Highway 6B/North Avenue (a 2" Aluminum Cap – illegible), bears South 81°20'31" East, a distance of 427.09 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence South 47°44'13" East, a distance of 34.66 feet;
2. Thence North 22°21'20" West, a distance of 68.14 feet;
3. Thence South 00°22'41" East, a distance of 39.70 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement, contains 506 square feet, (0.012 acres) more or less.

The purpose of the above described temporary easement is installation of traffic signal infrastructure and driveway impacts during construction.

Basis of Bearings: Bearings are based on a bearing of South 89°57'31" East from the city monument located at 6th Street and US Highway 6B/North Avenue (a 2" Aluminum Cap – illegible) to the city monument located at 8th Street and US Highway 6B/North Avenue (a rebar – no cap – in a range box).

Prepared for and on behalf of the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-5
STA. 98+25.88 LT to STA. 98+48.90 LT (US 6B)

FROM

SABRE' LEIGH INVESTMENTS, LLC
3223 W. Ridges Blvd.
Grand Junction, CO 81507

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement
U.S. Highway 6B

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-5

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-5 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 138 square feet (0.003 acres), more or less, located in Lot 12, Block 1, Arcadia Village Refiling, as described in the Office of the Mesa County Clerk and Recorder at Reception No.2851952, situated in the SE1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the north right-of-way line of US Highway 6B/North Avenue, from which the city monument located at 21st Street and US Highway 6B/North Avenue (a found nail in a concrete range box), bears South 85°46'13" West, a distance of 621.64 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence North 00°02'28" West, a distance of 6.00 feet;
2. Thence South 89°53'37" East, a distance of 23.00 feet, to a point on the east line of Lot 12, Block 1, Arcadis Village Refiling, said point also being on the east right-of-way line of 23rd Street;
3. Thence along said east right-of-way line, South 00°02'28" East, a distance of 6.00 feet, to the southeast corner of said Lot 12, said corner also being on the north right-of-way line of US Highway 6B/North Avenue;
4. Thence along said north right-of-way line, North 89°53'37" West, a distance of 23.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 138 square feet, (0.003 acres) more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on a bearing of North 00°02'34" West from the city monument located at 21st Street and US Highway 6B/North Avenue (a nail in a concrete range box) to the city monument located at 21st Street and Bunting Avenue (a No. 5 Rebar – no cap – in a range box).

Prepared for and on behalf of the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
TEMPORARY EASEMENT**

TO BE ACQUIRED

Temporary Easement Number: TE-5
STA. 98+11.90 LT to STA. 98+48.90 LT (US 6B)

FROM

SABRE' LEIGH INVESTMENTS, LLC
3223 W. Ridges Blvd.
Grand Junction, CO 81507

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061
TEMPORARY EASEMENT NUMBER: TE-5
Project Code: 22907
Date: August 30, 2021

DESCRIPTION

A temporary easement, No. TE-5 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 264 square feet (0.006 acres), more or less, located in Lot 12, Block 1, Arcadia Village Refiling, as described in the Office of the Mesa County Clerk and Recorder at Reception No. 2851952, situated in the SE1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said temporary easement being more particularly described as follows:

Commencing at a point on the north right-of-way line of US Highway 6B/North Avenue, from which the city monument located at 21st Street and US Highway 6B/North Avenue (a found nail in a concrete range box), bears South 85°46'13" West, a distance of 621.64 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence North 00°02'28" West, a distance of 6.00 feet;
2. Thence South 89°53'37" East, a distance of 23.00 feet;
3. Thence North 00°02'28" West, a distance of 15.75 feet;
4. Thence South 59°37'12" West, a distance of 42.87 feet;
5. Thence South 89°53'37" East, a distance of 14.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 264 square feet, (0.006 acres) more or less.

The purpose of the above described temporary easement is installation of traffic signal infrastructure.

Basis of Bearings: Bearings are based on a bearing of North 00°02'34" West from the city monument located at 21st Street and US Highway 6B/North Avenue (a nail in a concrete range box) to the city monument located at 21st Street and Bunting Avenue (a No. 5 Rebar – no cap – in a range box).

Prepared for and on behalf of
the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
PERMANENT EASEMENT**

TO BE ACQUIRED

Permanent Easement Number: PE-6
STA. 98+30.89 RT to STA. 98+48.90 RT (US 6B)

FROM

UNITED STATES OF AMERICA
ACTING THROUGH THE
ADMINISTRATOR OF VETERANS AFFAIRS
2121 North Avenue
Grand Junction, CO 81501

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061
PERMANENT EASEMENT NUMBER: PE-6
Project Code: 22907
Date: August 30, 2021

DESCRIPTION

A permanent easement, No. PE-6 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 144 square feet (0.003 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No. 441136, situated in the NE1/4 of Section 13, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said permanent easement being more particularly described as follows:

Commencing at a point on the south right-of-way line of US Highway 6B/North Avenue as depicted in Colorado Department of Transportation Project No. F 001-1(17), dated November 1958, from which the city monument located at 21st Street and US Highway 6B/North Avenue (a found nail in a concrete range box), bears North 85°19'07" West, a distance of 626.86 feet, said point also being on the south line of the public highway easement as described in the Office of the Mesa County Clerk and Recorder at Book 495 Page 16, said point also being the TRUE POINT OF BEGINNING:

1. Thence along said right-of-way/easement line, South 89°53'37" East, a distance of 18.00 feet, to the northwest corner of the public street easement as described in the Office of the Mesa County Clerk and Recorder at Book 754 Page 246;
2. Thence along the west line of said easement South 00°12'09" West, a distance of 8.00 feet;
3. Thence North 89°53'37" West, a distance of 18.00 feet;
4. North 00°12'09" East, a distance of 8.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 144 square feet, (0.003 acres) more or less.

The purpose of the above described permanent easement is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on a bearing of North 00°02'34" West from the city monument located at 21st Street and US Highway 6B/North Avenue (a nail in a concrete range box) to the city monument located at 21st Street and Bunting Avenue (a No. 5 Rebar – no cap – in a range box).

Prepared for and on behalf of the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
TEMPORARY EASEMENT**

TO BE ACQUIRED

Temporary Easement Number: TE-6
STA. 97+97.40 RT to STA. 98+48.90 RT (US 6B)

FROM

UNITED STATES OF AMERICA
ACTING THROUGH THE
ADMINISTRATOR OF VETERANS AFFAIRS
2121 North Avenue
Grand Junction, CO 81501

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061
TEMPORARY EASEMENT NUMBER: TE-6
Project Code: 22907
Date: August 30, 2021

DESCRIPTION

A temporary easement, No. TE-6 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 350 square feet (0.008 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No. 441136, situated in the NE1/4 of Section 13, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said temporary easement being more particularly described as follows:

Commencing at a point on the south right-of-way line of US Highway 6B/North Avenue as depicted in Colorado Department of Transportation Project No. F 001-1(17), dated November 1958, from which the city monument located at 21st Street and US Highway 6B/North Avenue (a found nail in a concrete range box), bears North 85°19'07" West, a distance of 626.86 feet, said point also being on the south line of the public highway easement as described in the Office of the Mesa County Clerk and Recorder at Book 495 Page 16, said point also being the TRUE POINT OF BEGINNING:

1. Thence South 00°12'09" West, a distance of 8.00 feet;
2. Thence South 89°53'37" East, a distance of 18.00 feet;
3. Thence South 00°12'09" West, a distance of 27.25 feet;
4. Thence North 35°04'52" West, a distance of 40.68 feet;
5. Thence North 89°53'37" West, a distance of 28.00 feet;
6. Thence North 00°12'09" East, a distance of 2.00 feet;
7. Thence South 89°53'37" East, a distance of 33.50 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement contains 350 square feet, (0.008 acres) more or less.

The purpose of the above described temporary easement is installation of traffic signal infrastructure.

Basis of Bearings: Bearings are based on a bearing of North 00°02'34" West from the city monument located at 21st Street and US Highway 6B/North Avenue (a nail in a concrete range box) to the city monument located at 21st Street and Bunting Avenue (a No. 5 Rebar – no cap –

Prepared for and on behalf of the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-7
STA. 99+08.87 RT to STA. 99+37.20 RT (US 6B)

FROM

BOP TELLER, LLC,
A TEXAS LIMITED LIABILITY COMPANY
13747 Montfort Dr. – Ste 100
Dallas, TX 75240

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-7

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-7 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 272 square feet (0.006 acres), more or less, located in Block 5, Teller Arms Subdivision, as described in the Office of the Mesa County Clerk and Recorder at Reception No. 2693116, situated in the NE1/4 of Section 13, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the east right-of-way line of 23rd Street, from which the city monument located at 21st Street and US Highway 6B/North Avenue (a found nail in a concrete range box), bears North 84°25'49" West, a distance of 706.04 feet, said point being on the west line of Block 5, Teller Arms Subdivision, said point also being the TRUE POINT OF BEGINNING:

1. Thence North 46°14'49" East, a distance of 39.28 feet, to a point on the south right-of-way line of US Highway 6B/North Avenue;
2. Thence along said south right-of-way line, North 89°53'37" West, a distance of 13.00 feet;
3. Thence continuing along said south right-of-way line, South 46°13'21" West, a distance of 21.23 feet, to a point on the east right-of-way line of 23rd Street;
4. Thence along said east right-of-way line, South 00°12'09" West, a distance of 12.50 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 272 square feet, (0.006 acres) more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on a bearing of North 00°02'34" West from the city monument located at 21st Street and US Highway 6B/North Avenue (a nail in a concrete range box) to the city monument located at 21st Street and Bunting Avenue (a No. 5 Rebar – no cap – in a range box).

Prepared for and on behalf of the
Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-8
STA. 99+03.87 LT to STA. 99+14.89 LT (US 6B)

FROM

WESTERN ROCKIES FEDERAL CREDIT UNION
2302 North Ave – Ste A
Grand Junction, CO 81501

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-8

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-8 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 41 square feet (0.001 acres), more or less, located in Lot 19, Block 3, Teller Acres Subdivision, as described in the Office of the Mesa County Clerk and Recorder at Reception No. 2349547, situated in the SE1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the east right-of-way line of 23rd Street, from which the city monument located at 21st Street and US Highway 6B/North Avenue (a found nail in a concrete range box), bears South 85°23'46" West, a distance of 700.20 feet, said point being on the west line of Lot 19, Block 3, Teller Acres Subdivision, said point also being the TRUE POINT OF BEGINNING:

1. Thence South 55°39'13" East, a distance of 13.33 feet, to a point on the north right-of-way line of US Highway 6B/North Avenue;
2. Thence along said north right-of-way line, North 89°53'37" West, a distance of 11.00 feet, to the southwest corner of said Lot 19, said point also being on the east right-of-way line of 23rd Street;
3. Thence along said east right-of-way line, North 00°02'28" West, a distance of 7.50 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 41 square feet, (0.001 acres) more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on a bearing of North 00°02'34" West from the city monument located at 21st Street and US Highway 6B/North Avenue (a nail in a concrete range box) to the city monument located at 21st Street and Bunting Avenue (a No. 5 Rebar – no cap – in a range box).

Prepared for and on behalf of
the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
TEMPORARY EASEMENT**

TO BE ACQUIRED

Temporary Easement Number: TE-8
STA. 99+03.86 LT to STA. 99+23.89 LT (US 6B)

FROM

WESTERN ROCKIES FEDERAL CREDIT UNION
2302 North Ave – Ste A
Grand Junction, CO 81501

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061
TEMPORARY EASEMENT NUMBER: TE-8
Project Code: 22907
Date: August 30, 2021

DESCRIPTION

A temporary easement, No. TE-8 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 91 square feet (0.002 acres), more or less, located in Lot 19, Block 3, Teller Acres Subdivision, as described in the Office of the Mesa County Clerk and Recorder at Reception No. 2349547, situated in the SE1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said temporary easement being more particularly described as follows:

Commencing at a point on the east right-of-way line of 23rd Street, from which the city monument located at 21st Street and US Highway 6B/North Avenue (a found nail in a concrete range box), bears South 85°23'46" West, a distance of 700.20 feet, said point being on the west line of Lot 19, Block 3, Teller Acres Subdivision, said point also being the TRUE POINT OF BEGINNING:

1. Thence South 55°39'13" East, a distance of 13.33 feet;
2. Thence South 89°53'37" East, a distance of 9.00 feet;
3. Thence North 56°24'51" West, a distance of 24.02 feet;
4. Thence South 00°02'28" East, a distance of 5.75 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement, contains 91 square feet, (0.002 acres) more or less.

The purpose of the above described temporary easement is installation of traffic signal infrastructure.

Basis of Bearings: Bearings are based on a bearing of North 00°02'34" West from the city monument located at 21st Street and US Highway 6B/North Avenue (a nail in a concrete range box) to the city monument located at 21st Street and Bunting Avenue (a No. 5 Rebar – no cap – in a range box).

Prepared for and on behalf of
the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-9
STA. 111+39.23 LT to STA. 111+54.25 LT (US 6B)

FROM

RED CLIFF POINTE, LLC
c/o Roger Sollenbarger
792 Garrison Ct.
Grand Junction, CO 81506

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-9

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-9 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 135 square feet (0.003 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No. 298010, situated in the SE1/4 of Section 12, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the north right-of-way line of US Highway 6B/North Avenue, from which the southeast corner of said Section 12, (a 3 1/4" Aluminum Cap in a concrete range box – stamped "LS 18480"), bears South 52°19'30" East, a distance of 82.01 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence North 00°01'06" West, a distance of 9.00 feet;
2. Thence South 89°53'37" East, a distance of 15.00 feet, to a point on the west right-of-way line of 28 Road;
3. Thence along said west right-of-way line, South 00°01'06" East, a distance of 9.00 feet, to a point in the north right-of-way line of US Highway 6B/ North Avenue;
4. Thence along said north right-of-way line, North 89°53'37" West, a distance of 15.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 135 square feet, (0.003 acres) more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on the south line of the SW1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Principal Meridian bearing South 89°51'07" East from the SW corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box - stamped "LS18480") to the S1/4 corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box – stamped "LS18480"). The information for both aliquot corners was provided by the Colorado Department of Transportation.

Prepared for and on behalf of the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-10
STA. 112+65.39 RT to STA. 112+85.39 RT (US 6B)

FROM

507 LIBERTY CAP, LLC,
A COLORADO LIMITED LIABILITY COMPANY
2470 Patterson Rd. - Ste 6 – Office 1
Grand Junction CO 81505

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-10

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-10 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 115 square feet (0.003 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No. 2470188, situated in the NW1/4 of Section 18, Township 1 South, Range 1 East, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the east right-of-way line of 28 Road, from which the northwest corner of said Section 18, (a 3 1/4" Aluminum Cap in a concrete range box – stamped "LS 18480"), bears North 45°22'03" West, a distance of 85.69 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence North 45°05'01" East, a distance of 28.32 feet, to a point on the south right-of-way line of US Highway 6B/North Avenue;
2. Thence along said south right-of-way line, on the arc of a curve to the left, a distance of 31.46 feet, said curve has a radius of 20.00 feet, a central angle of 90°07'45" and a long chord bearing South 45°05'01" West, a distance of 28.32 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 115 square feet, (0.003 acres) more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on the north line of the NW1/4 of Section 18, Township 1 South, Range 1 East, of the Ute Principal Meridian bearing South 89°51'07" East from the NW corner of said Section 18 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box - stamped "LS18480") to the N1/4 corner of said Section 18 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box – stamped "LS18480"). The information for both aliquot corners was provided by the Colorado Department of Transportation.

Prepared for and on behalf of the
Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-11
STA. 112+61.15 LT to STA. 112+88.71 LT (US 6B)

FROM

DUSTIN B. WELLS & AUBREY D. WELLS
872 Sabil Dr.
Fruita, CO 81506

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-11

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-11 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 302 square feet (0.007 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No. 2915693, situated in the SW1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the east right-of-way line of 28 Road, from which the southwest corner of said Section 7, (a 3 1/4" Aluminum Cap in a concrete range box – stamped "LS 18480"), bears South 38°28'00" West, a distance of 91.77 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence South 51°15'26" East, a distance of 35.27 feet, to a point on the north right-of-way line of US Highway 6B/North Avenue;
2. Thence along said north right-of-way line, North 89°51'07" West, a distance of 27.50 feet, to a point on the east right-of-way line of 28 Road;
3. Thence along said east right-of-way line, North 00°01'06" West, a distance of 22.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 302 square feet, (0.007 acres) more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on the south line of the SW1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Principal Meridian bearing South 89°51'07" East from the SW corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box - stamped "LS18480") to the S1/4 corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box – stamped "LS18480"). The information for both aliquot corners was provided by the Colorado Department of Transportation.

Prepared for and on behalf of the
Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-12
STA. 124+65.10 LT to STA. 124+93.54 LT (US 6B)

FROM

2824 NORTH AVE, LLC,
A COLORADO LIMITED LIABILITY COMPANY
2755 North Ave.
Grand Junction, CO 81501

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-12

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-12 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 223 square feet (0.005 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No. 2970659, situated in the SW1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the west right-of-way line of 28 ¼ Road, from which the southwest 1/16th corner of said Section 7, (a 3 1/4" Aluminum Cap in a concrete range box – stamped "LS 18480"), bears South 20°51'25" East, a distance of 75.59 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence along said west right-of-way line, South 00°30'59" West, a distance of 10.00 feet;
2. Thence continuing along said west right-of-way line, South 45°07'22" West, a distance of 28.82 feet, to a point in the north right-of-way line of US Highway 6B/North Avenue;
3. Thence along said north right-of-way line, North 89°51'07" West, a distance of 8.00 feet;
4. Thence North 43°14'46" East, a distance of 41.62 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 223 square feet, (0.005 acres) more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on the south line of the SW1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Principal Meridian bearing South 89°51'07" East from the SW corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box - stamped "LS18480") to the S1/4 corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box – stamped "LS18480"). The information for both aliquot corners was provided by the Colorado Department of Transportation.

Prepared for and on behalf of the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
TEMPORARY EASEMENT**

TO BE ACQUIRED

Temporary Easement Number: TE-12
STA. 124+79.32 LT to STA. 124+93.58 (US 6B)

FROM

2824 NORTH AVE, LLC,
A COLORADO LIMITED LIABILITY COMPANY
2755 North Ave.
Grand Junction, CO 81501

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061
TEMPORARY EASEMENT NUMBER: TE-12
Project Code: 22907
Date: August 30, 2021

DESCRIPTION

A temporary easement, No. TE-12 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 46 square feet (0.001 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No. 2970659, situated in the SW1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Principal Meridian, in Mesa County, Colorado, said temporary easement being more particularly described as follows:

Commencing at a point on the west right-of-way line of 28 ¼ Road, from which the southwest 1/16th corner of said Section 7, (a 3 1/4" Aluminum Cap in a concrete range box – stamped "LS 18480"), bears South 20°51'25" East, a distance of 75.59 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence South 43°14'46" West, a distance of 20.85 feet;
2. Thence North 33°27'53" East, a distance of 25.96 feet;
3. Thence South 00°30'59" West, a distance of 6.50 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement, contains 46 square feet, (0.001 acres) more or less.

The purpose of the above described temporary easement is installation of traffic signal infrastructure.

Basis of Bearings: Bearings are based on the south line of the SW1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Principal Meridian bearing South 89°51'07" East from the SW corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box - stamped "LS18480") to the S1/4 corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box – stamped "LS18480"). The information for both aliquot corners was provided by the Colorado Department of Transportation.

Prepared for and on behalf of the
Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-13
STA. 124+74.66 RT to STA. 124+80.66 RT (US 6B)

FROM

VECTRA BANK OF COLORADO,
A DIVISION OF ZB NATIONAL ASSOCIATION,
ACQUIRED TITLE AS
CENTENNIAL SAVINGS BANK, FSB
c/o Property & Facilities Management
PO Box 54288
Lexington, KY 40555

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-13

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-13 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 18 square feet, more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No. 1528485, situated in the NW1/4 of Section 18, Township 1 South, Range 1 East, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the south right-of-way line of US Highway 6B/North Avenue, from which the northwest 1/16th corner of said Section 18, (a 3 1/4" Aluminum Cap in a concrete range box – stamped "LS 18480"), bears North 42°50'45" East, a distance of 67.79 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence South 44°50'34" East, a distance of 8.48 feet, to a point on the west right-of-way line of 28 1/4 Road;
2. Thence along said west right-of-way line, North 00°09'59" East, a distance of 6.00 feet, to a point on the south right-of-way line of US Highway 6B/North Avenue;
3. Thence along said south right-of-way line, North 89°51'07" West, a distance of 6.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 18 square feet, more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on the north line of the NW1/4 of Section 18, Township 1 South, Range 1 East, of the Ute Principal Meridian bearing South 89°51'07" East from the NW corner of said Section 18, (a 3 1/4" Aluminum Cap on a steel bar in a Range Box - stamped "LS18480") to the N1/4 corner of said Section 18, (a 3 1/4" Aluminum Cap on a steel bar in a Range Box – stamped "LS18480"). The information for both aliquot corners was provided by the Colorado Department of Transportation.

Prepared for and on behalf of the
Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-14
STA. 125+60.66 RT to STA. 125+63.66 RT (US 6B)

FROM

A I L PROPERTIES, LLC,
A COLORADO LIMITED LIABILITY COMPANY
& LIONEL MENDOZA, JR
2000 Railroad Ave.
Rifle, CO 81650

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-14

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-14 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 42 square feet (0.001 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No. 2730530, situated in the NW1/4 of Section 18, Township 1 South, Range 1 East, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the east right-of-way line of 28 ¼ Road, from which the northwest 1/16th corner of said Section 18, (a 3 1/4" Aluminum Cap in a concrete range box – stamped "LS 18480"), bears North 31°56'42" West, a distance of 75.33 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence South 89°51'07" East, a distance of 3.00 feet;
2. Thence North 00°09'59" East, a distance of 14.00 feet, to a point in the south right-of-way line of US Highway 6B/North Avenue;
3. Thence along said south right-of-way line, North 89°51'07" West, a distance of 3.00 feet, to a point on the east right-of-way line of 28 ¼ Road;
4. Thence along said east right-of-way line, South 00°09'59" West, a distance of 14.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 42 square feet, (0.001 acres) more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on the north line of the NW1/4 of Section 18, Township 1 South, Range 1 East, of the Ute Principal Meridian bearing South 89°51'07" East from the NW corner of said Section 18, (a 3 1/4" Aluminum Cap on a steel bar in a Range Box - stamped "LS18480") to the N1/4 corner of said Section 18, (a 3 1/4" Aluminum Cap on a steel bar in a Range Box – stamped "LS18480"). The information for both aliquot corners was provided by the Colorado Department of Transportation.

Prepared for and on behalf of the Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-15
STA. 125+53.73 LT to STA. 125+76.23 LT (US 6B)

FROM

DELIA TORRES
c/o GO Wireless/Tax Dept.
9970 W. Cheyenne Ave.
Las Vegas, NV 89129

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061

PARCEL NUMBER: RW-15

Project Code: 22907

Date: August 30, 2021

DESCRIPTION

A tract or parcel of land, No. RW-15 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 125 square feet, (0.003 acres), more or less, being a portion of the property described in the Office of the Mesa County Clerk and Recorder at Reception No. 2853017, situated in the SW1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at a point on the east right-of-way line of 28 ¼ Road, from which the southwest 1/16th corner of said Section 7, (a 3 1/4" Aluminum Cap in a concrete range box – stamped "LS 18480"), bears South 26°33'18" West, a distance of 74.41 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence South 53°38'59" East, a distance of 27.88 feet, to a point on the north right-of-way line of US Highway 6B/North Ave;
2. Thence along said north right-of-way line, North 89°51'07" West, a distance of 11.50 feet;
3. Thence continuing along said north right-of-way line, North 44°56'37" West, a distance of 15.21 feet, to a point on the east right-of-way line of 28 ¼ Road;
4. Thence along said east right-of-way line, North 04°14'43" West, a distance of 2.97 feet;
5. Thence continuing along said east right-of-way line, North 00°09'59" East, a distance of 2.77 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described tract or parcel of land, contains 125 square feet, (0.003 acres) more or less.

The purpose of the above described tract or parcel of land is installation and maintenance of traffic signal infrastructure.

Basis of Bearings: Bearings are based on the south line of the SW1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Principal Meridian bearing South 89°51'07" East from the SW corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box - stamped "LS18480") to the S1/4 corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box – stamped "LS18480"). The information for both aliquot corners was provided by the Colorado Department of Transportation.

Prepared for and on behalf of the
Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



**COLORADO DEPARTMENT OF TRANSPORTATION
TEMPORARY EASEMENT PROPERTY**

TO BE ACQUIRED

Temporary Easement Number: TE-15
STA. 125+53.73 LT to STA. 125+81.73 LT (US 6B)

FROM

DELIA TORRES
c/o GO Wireless/Tax Dept.
9970 W. Cheyenne Ave.
Las Vegas, NV 89129

FOR

Project Code: 22907
Project Number: C 0063-061
Location: US 6B – GJ Signal Replacement

EXHIBIT "A"

PROJECT NUMBER: C 0063-061
TEMPORARY EASEMENT NUMBER: TE-15
Project Code: 22907
Date: August 30, 2021

DESCRIPTION

A temporary easement, No. TE-15 of the Department of Transportation, State of Colorado, Project No. C 0063-061 containing 107 square feet, (0.002 acres), more or less, being a portion of the property as described in the Office of the Mesa County Clerk and Recorder at Reception No. 2853017, situated in the SW1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Principal Meridian, in Mesa County, Colorado, said temporary easement being more particularly described as follows:

Commencing at a point on the east right-of-way line of 28 ¼ Road, from which the southwest 1/16th corner of said Section 7, (a 3 1/4" Aluminum Cap in a concrete range box – stamped "LS 18480"), bears South 26°33'18" West, a distance of 74.41 feet, said point being the TRUE POINT OF BEGINNING:

1. Thence South 53°38'59" East, a distance of 27.88 feet;
2. Thence South 89°51'07" East, a distance of 5.50 feet;
3. Thence North 53°07'39" West, a distance of 34.93 feet;
4. Thence South 00°09'59" West, a distance of 4.42 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described temporary easement, contains 107 square feet, (0.002 acres) more or less.

The purpose of the above described temporary easement is installation of traffic signal infrastructure.

Basis of Bearings: Bearings are based on the south line of the SW1/4 of Section 7, Township 1 South, Range 1 East, of the Ute Principal Meridian bearing South 89°51'07" East from the SW corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box - stamped "LS18480") to the S1/4 corner of said Section 7 (a 3 1/4" Aluminum Cap on a steel bar in a Range Box – stamped "LS18480"). The information for both aliquot corners was provided by the Colorado Department of Transportation.

Prepared for and on behalf of the
Colorado Department of Transportation
Jeffrey P. Eickelman, PLS #29034
Farnsworth Group, Inc.
5613 DTC Parkway, Suite 1100
Greenwood Village, CO 80111



COLORADO DEPARTMENT OF TRANSPORTATION CHIEF ENGINEER'S RIGHT-OF-WAY COST ESTIMATE							Project Code: 22907		State Highway # 6		
							Project No: C 0063-061				
							Location: US 6B/I-70 Signal Replacements, Grand Junction				
The following is the estimated cost of right of way required for the construction of the above captioned project as required by CRS 43-1-208. As shown, the totals include the estimated value of the land to be acquired, the value of any improvements thereon and the damage and benefits, if any, to the remaining land. This estimate is prepared and used for budgetary purposes only, and should not be considered an indication of actual market value.							CDOT Chief Engineer <i>Stephen Harelson</i> <small>Stephen Harelson (Nov 15, 2021 14:53 MST)</small> Date: 11/15/21				
Parcel	Owner	Area	Unit	Unit Value \$/Unit		%	Land Value	Improvements	Damages / (Benefits)	Land Rental (mos) Land Rental Cost	Total
TE-1	Aspire Holding Co., LLC	145	SF	\$12.00	@	10%				12 \$ 174	\$ 500
TE-2	Kroft Family Investments, LLLP	66	SF	\$15.00	@	10%				12 \$ 99	\$ 500
RW-3	525 North Ave LLC	542	SF	\$15.00	@	100%	\$ 8,130				\$ 8,150
RW-4	SCI Colorado Funeral Services, Inc.	284	SF	\$12.00	@	100%	\$ 3,408				\$ 3,450
TE-4	SCI Colorado Funeral Services, Inc.	506	SF	\$12.00	@	10%				12 \$ 607	\$ 610
RW-5	Sabre' Leigh Investments, LLC	138	SF	\$15.00	@	100%	\$ 2,070				\$ 2,100
TE-5	Sabre' Leigh Investments, LLC	264	SF	\$15.00	@	10%				12 \$ 396	\$ 500
PE-6	USA Vetrans Affairs	144	SF	\$8.00	@	90%	\$ 1,037				\$ 1,050
TE-6	USA Vetrans Affairs	350	SF	\$8.00	@	10%				12 \$ 280	\$ 500
RW-7	BOP Teller, LLC	272	SF	\$8.00	@	100%	\$ 2,176				\$ 2,200
RW-8	Western Rockies Federal Credit Unioni	41	SF	\$12.00	@	100%	\$ 492				\$ 1,000
TE-8	Western Rockies Federal Credit Unioni	91	SF	\$12.00	@	10%				12 \$ 109	\$ 500
RW-9	Red Cliff Pointe, LLC	135	SF	\$12.00	@	100%	\$ 1,620				\$ 1,650
RW-10	507 Liberty Cap, LLC	115	SF	\$15.00	@	100%	\$ 1,725				\$ 1,750
RW-11	Wells, Dustin & Aubrey	302	SF	\$15.00	@	100%	\$ 4,530				\$ 4,550
RW-12	2824 North Ave, LLC	223	SF	\$12.00	@	100%	\$ 2,676				\$ 2,700
TE-12	2824 North Ave, LLC	46	SF	\$12.00	@	10%				12 \$ 55	\$ 500
Sheet Totals							\$ 27,864	\$ -	\$ -	\$ 1,721	\$ 32,210
Colorado statute, CRS 43-1-208, as interpreted by the Colorado Supreme Court in Department of Transportation, State of Colorado v. Amerco Real Estate Company, 380 P.3d 117 (Colo. 2016), requires the Chief Engineer of the Colorado Department of Transportation to "make a written report to the [transportation] commission describing the portion of the highway to be . . . changed and the portions of land of each landowner to be taken . . . together with an estimate of the damages and benefits accruing to each landowner whose land may be affected thereby" prior to any action to acquire or condemn real property for a highway purpose. CDOT must comply with this law at the outset of project development and prior to any entry on land or formal appraisal of real property. The Chief Engineer Cost Estimates are estimates of land value necessary for compliance with Colorado statute CRS 43-1-208 as interpreted by the Amerco decision. CDOT's Chief Engineer Cost Estimates do not comply with USPAP's direction that "any opinion of value" is deemed an appraisal. Because Colorado law requires an "estimate of damages" early in project development and before any entry on land or formal appraisal, CDOT is entitled to a jurisdictional exception to USPAP.											

Parcel	Owner	Area	Unit	Unit Value			Land Value	Improvements	Damages / (Benefits)	Land Rental (mos)		Total
				\$/Unit	@	%				Land Rental Cost		
RW-13	Vectra Bank of Colorado	18	SF	\$12.00	@	100%	\$ 216				\$ 1,000	
RW-14	A 1 L Properties LLC & Lionel Mendoza	42	SF	\$12.00	@	100%	\$ 504				\$ 1,000	
RW-15	Torres, Delia	125	SF	\$12.00	@	100%	\$ 1,500				\$ 1,500	
TE-15	Torres, Delia	107	SF	\$12.00	@	10%				12 \$ 128	\$ 500	
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22907ROW_AuthPkg

Final Audit Report

2021-11-15

Created:	2021-11-12
By:	Zachary Shenk (zachary.shenk@state.co.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAApGBY_Z9cwO5eoC5GES15S0TaLjxv-qU

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