

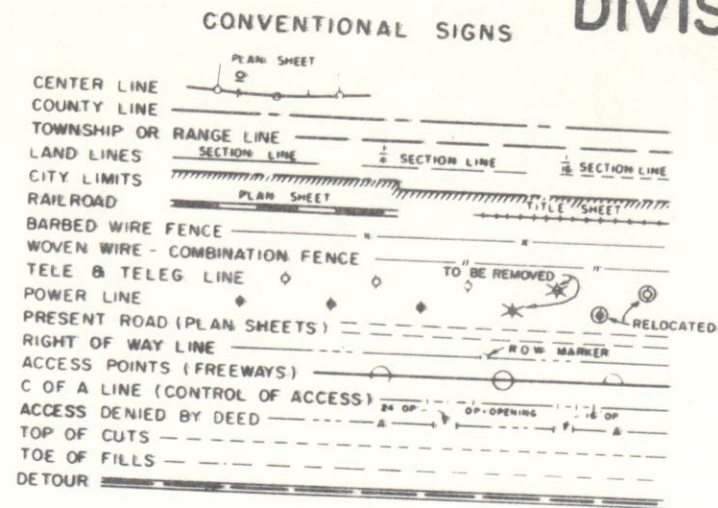
TITLE SHEET

# STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS—STATE OF COLORADO

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
VIII	COLORADO	EHS-U034-1(II) SEC. I	I

RIGHT OF WAY	
GREELEY BYPASS—	
23rd & 35th AVE.	
REVISIONS	



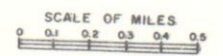
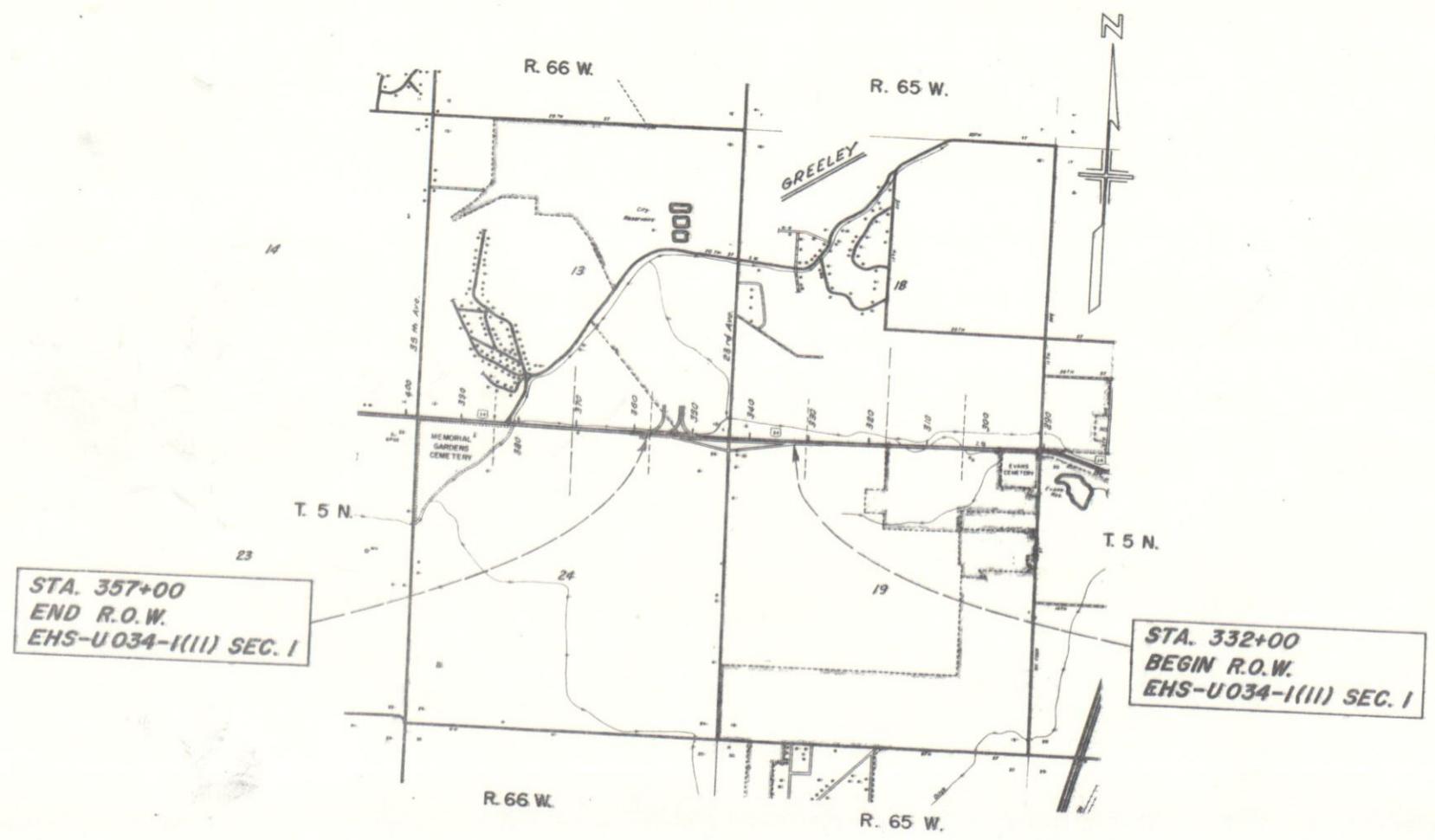
PLAN AND PROFILE OF PROPOSED  
**FEDERAL AID PROJECT NO. EHS-U034-1(II) SEC. I**  
STATE HIGHWAY NO. 34  
WELD COUNTY  
RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS  
PLAN SHEETS 1" = 50'  
DETAIL SHEETS 1" = 10'  
OWNERSHIP MAPS 1" = 10'

R.O.W. LENGTH OF PROJECT = 0.473 MILES

INDEX OF SHEETS

SHEET NO.	
1	TITLE SHEET
2	TABULATION OF PROPERTIES
3-5	PLAN SHEETS
6	PRELIMINARY OWNERSHIP MAPS



A.H.T.

# R. O. W. TABULATION OF PROPERTIES IN WELD COUNTY

S.H. No. 34 PROJ. EHS-U034-1(III) SEC. 1

RIGHT OF WAY 23rd & 35th AVENUE  
 PROJECT NO. EHS-U 034-1(III) SEC. 1  
 DISTRICT COLORADO VIII  
 SHEET 2

REVISIONS  
 03-27-72 Revised Parcel 5

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES		LAND	IMPROV'TS	DAMAGE	MISC.	TOTAL	REMARKS
				PARCEL	TO BE ACQUIRED						
1	THE YORK CO., A LIMITED PARTNERSHIP C/O JACK P. SAKDOL	89 EQUITABLE BLDG. DENVER, COLO. 80202	T. 5 N., R. 65 W., 6th PM NW 1/4 NW 1/4 SEC. 19	1.856 (80,835 SQ. FT.)	1.856 (80,835 SQ. FT.)					58,891	
2	ROGER D. SEARS, ERNEST B. SCOTT & DEAN H. AVERS	1212 8th AVE. GREELEY, COLO. 80631	T. 5 N., R. 66 W., 6th P.M. NE 1/4 NE 1/4 SEC. 24	1.708 (74,416 SQ. FT.)	1.708 (74,416 SQ. FT.)					5,791	
3	CARL MEYER & EZRA MEYER, CO-TRUSTEES	2925 23rd AVE. GREELEY, COLO. 80631	NE 1/4 NE 1/4 SEC. 24	0.305 (13,289 SQ. FT.)	0.305 (13,289 SQ. FT.)					72.21	
4	COOPER FOUNDATION	325 STUART BLDG. LINCOLN, NEBR. 68508	SE 1/4 SE 1/4 SEC. 13	0.948 (41,293 SQ. FT.)	0.845 (36,793 SQ. FT.)					4.341	
5 Rev.	ALAN A. STEPHENS, JR. & DAVID JOHN STEPHENS	4051 W. 20th ST. GREELEY, COLO. 80631	SE 1/4 SE 1/4 SEC. 13	1.503 (65,456 sq ft.)	0.943 (41,079 sq ft.)					2064	

NW 4 SEC. 19  
 T. 5 N., R. 65 W.

STA. 332+00  
 BEGIN R.O.W.  
 EHS-U 034-1(11) SEC. 1

$\Delta = 10^{\circ}00'00''$  LT.  
 $LS = 242.13'$   
 $AS = 5^{\circ}30'00''$   
 $DS = 3^{\circ}00'00''$   
 $TS = 91.74'$   
 $LS = 183.33'$   
 $RS = 1902.86'$

T.S.  $6+84.4 =$   
 $44'$  LT. Sta.  $331+84.38$

S.C.  $8+34.4$   
 $N. 0^{\circ}35'E$  Prop. R.O.W. P.I.  
 Opp. Sta.  $333+34.0$

P.I.  $9+26.51 =$   
 $44'$  LT. Sta.  $334+26.51$

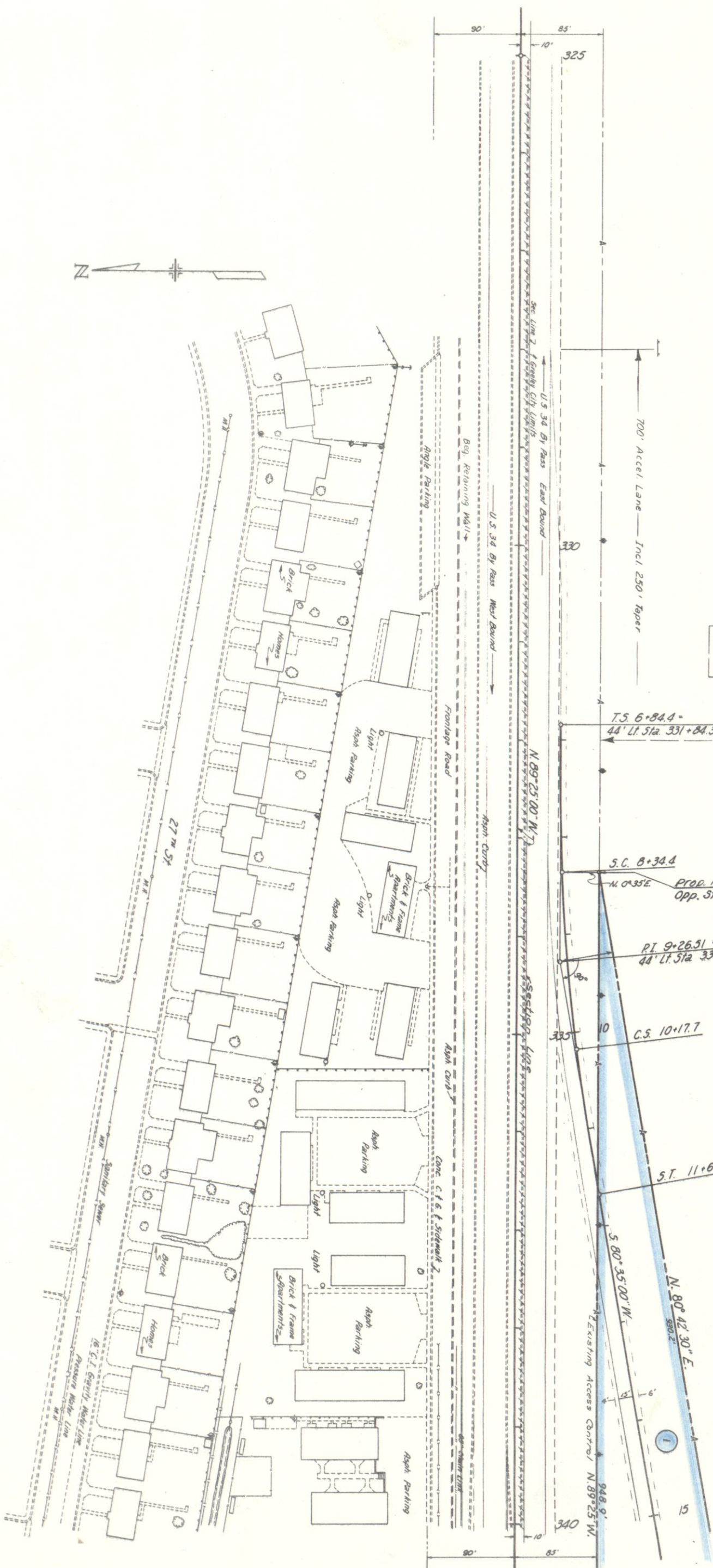
C.S.  $10+17.7$

S.T.  $11+67.7$

Shopping Center Under Construction  
 1 THE YORK CO., A LIMITED PARTNERSHIP  
 % JACK P. SAKDOL  
 # 9 EQUITABLE BLDG.  
 DENVER, COLO. 80202

REVISIONS		DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
		VIII	EHS-U034-1(11) SEC. 1	5	

RIGHT OF WAY  
 GREELEY BYPASS - 23rd & 35th AVE.



SW 4 SEC. 18  
 T. 5 N., R. 65 W.

FEDERAL ROAD DISTRICT	PROJ. NO.	SHEET	TOTAL SHEETS
VIII	ENS-U034-(III) SEC. 1	4	4

RIGHT OF WAY  
 GREELEY BYPASS - 23rd & 35th AVE.

All Main Lane Reversing Curves  
 $\Delta = 10^{\circ}00'00''$  L  
 $\Delta = 1^{\circ}41'33.5''$   
 $D = 0^{\circ}30'00''$   
 $L = 169.28'$   
 $T = 338.53'$   
 $A = 14,959.16'$   
 $L_s = 130'$   
 $D_s = 2'15''$   
 $L_T = 100.01'$   
 $ST = 50.01'$

3 CARL MEYER &  
 EZRA MEYER  
 CO-TRUSTEES  
 2925 23rd AVE.  
 GREELEY, COLO. 80631

2 ROGER D. SEARS,  
 ERNEST B. SCOTT &  
 DEAN H. AVERS  
 1212 8TH AVE.  
 GREELEY, COLO. 80631

NE 4 SEC. 24  
 T.5 N., R.66 W.

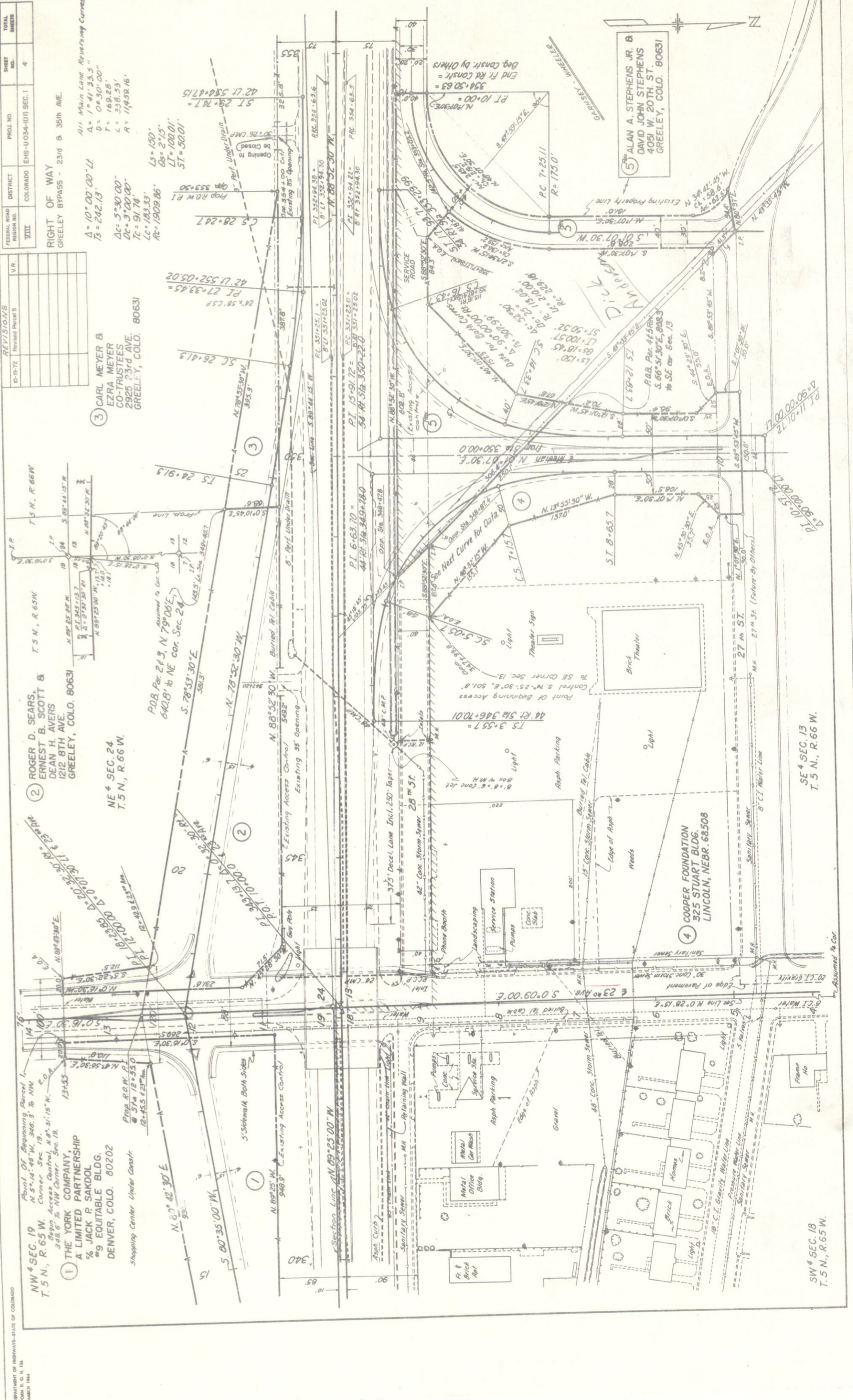
1 THE YORK COMPANY,  
 A LIMITED PARTNERSHIP  
 % JACK P. SAKDOL  
 #9 EQUITABLE BLDG.  
 DENVER, COLO. 80202

NW 4 SEC. 19  
 T.5 N., R.65 W.  
 Point Of Beginning Parcel 1,  
 N.54.14'46"W, 346.376 NW  
 Corner Sec. 19,  
 Begin Access Control, N.82.31'15"W,  
 348.6' to NW Corner Sec. 19,  
 134.55'  
 Prop. R.O.W. P.I.  
 @ STA 12+55.0  
 12+45.5 to 12+55.0

4 COOPER FOUNDATION  
 325 STUART BLDG.  
 LINCOLN, NEBR. 68508

SW 4 SEC. 18  
 T.5 N., R.65 W.

SE 4 SEC. 13  
 T.5 N., R.66 W.



5 ALAN A. STEPHENS JR. &  
 DAVID JOHN STEPHENS  
 4051 W. 20TH ST.  
 GREELEY, COLO. 80631

24 x 58' CST  
 P.I. 27+33.45  
 42 LI 552+05.02

T.S. 24+91.3  
 S.C. 26+41.3

P.O.B. Par. 24.3, N. 79° 00' E,  
 640.8' to NE cor. Sec. 24,  
 S. 78° 33' 30" E,  
 381.3'

P.I. 6-63.70 = P.C. 357+23.0 = P.T. 357+25.02  
 44 LI STA 348+78.0

P.I. 15+91.72 = P.C. 357+23.0 = P.T. 357+25.02  
 54 LI STA 330+22.0

P.I. 10+00 = P.C. 354+50.63 = P.T. 354+52.13  
 Beg. Const. by Others

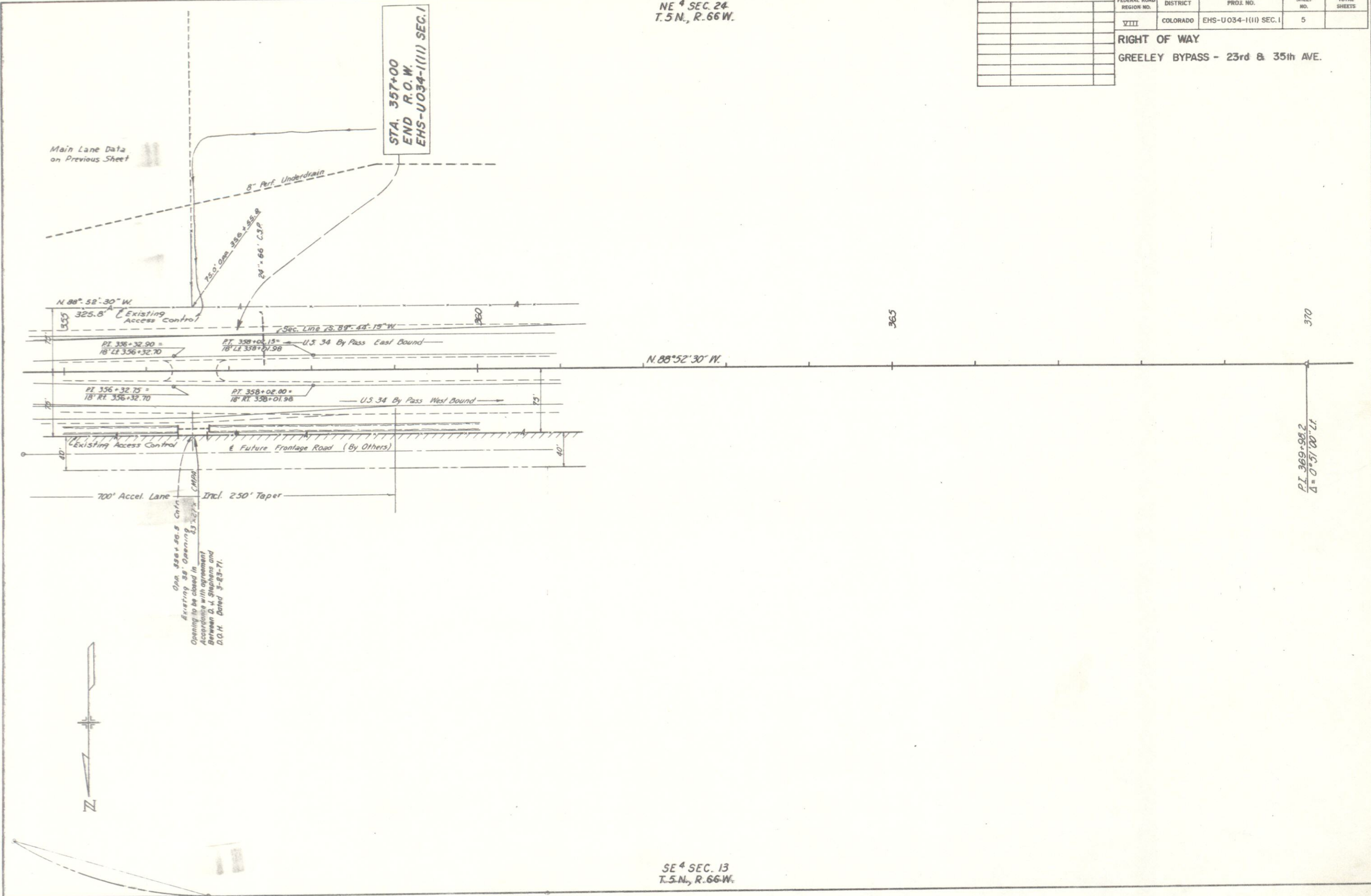
P.I. 11+07.72 = P.C. 357+23.0 = P.T. 357+25.02  
 64 LI STA 330+22.0

P.I. 11+07.72 = P.C. 357+23.0 = P.T. 357+25.02  
 64 LI STA 330+22.0

P.I. 11+07.72 = P.C. 357+23.0 = P.T. 357+25.02  
 64 LI STA 330+22.0

NE 4 SEC. 24  
 T.5N., R.66W.

REVISIONS				FEDERAL ROAD REGION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
				VIII	COLORADO	EHS-U034-1(II) SEC. I	5	
RIGHT OF WAY								
GREELEY BYPASS - 23rd & 35th AVE.								



SE 4 SEC. 13  
 T.5N., R.66W.

NW 1/4 SEC. 19  
T. 5 N., R. 65 W.

2 ROGER D. SEARS,  
ERNEST B. SCOTT &  
DEAN H. AVERS  
1212 8TH AVE.  
GREELEY, COLO. 80631  
Pt. in NE COR. Sec. 24  
Exc: M.S.T. & T. R.O.W.  
(578-1494841)

3 CARL MEYER &  
LENA MEYER  
CO-TRUSTEES  
2925 23RD AVE.  
GREELEY, COLO. 80631  
Pt. of E & NE 1/4 Sec. 24  
Exc: Hwy R.O.W. (541-1463041)  
Access Control (541-1463044)  
M.S.T. & T. R.O.W. (573-1494841)  
Winegar Seepage Ditch

NE 1/4 SEC. 24  
T. 5 N., R. 65 W.

REVISIONS	
D-19-72	Revised From 5
VR	

FEDERAL ROAD DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
XIII COLORADO	EHS-U034-1(III) SEC. I	6	

**RIGHT OF WAY**

GREELEY BY-PASS  
23rd. & 35th AVENUE

Property Ownership Map  
Original Scale: 1" = 200'

STA. 332+00  
BEGIN R.O.W.  
EHS-U034-1(III) SEC. I

STA. 357+00  
END R.O.W.  
EHS-U034-1(III) SEC. I

1 THE YORK CO. A LIMITED PARTNERSHIP  
% JACK P. SAKDOL  
% EQUITABLE BLDG.  
DENVER, COLO.  
Pt. of N & NW 1/4 Sec. 19  
Exc: Tract  
Subject To Home Light & Power R.O.W.

4 CHEVRON OIL CO.  
WESTERN OIL PROPERTY  
TAK SECTION  
P.O. BOX 599  
DENVER, COLO. 80201  
Tract in SE 1/4 Sec 13,  
800 x 220'.  
Exc: Chevron Tr.,  
Streets

5 ALLAN A. STEPHENS JR. &  
DAVID JOHN STEPHENS  
4051 W. 20TH ST.  
GREELEY, COLO. 80631  
Pt. of SE 1/4 Sec. 13  
Exc: Hwy R.O.W. (541-1463048)  
Access Control (541-1463044)  
Garvey-Wheeler Tr. (541-1463044)  
DeBrow Tract (539-1589748)

GARVSEY & WHEELER CO.  
& COLORADO CORP.  
Tract in SE 1/4 Sec 13

DE BROWN GARVSEY-PLYMOUTH, INC.  
& COLORADO CORP.  
Tract in SE 1/4 Sec 13



SW 1/4 SEC. 18  
T. 5 N., R. 65 W.

SE 1/4 SEC. 13  
T. 5 N., R. 65 W.

