

Baughman

FEDERAL ROAD DIST. NO.	D.V.S. NO.	PROJECT NO.	SHEET NO.
211	COLORADO	FC 040-3 (7)	1

RIGHT OF WAY
FRASER-HIDEAWAY PARK

REVISIONS	
1	By Rev. Addition: Sht. 9-A

STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS—STATE OF COLORADO

CONVENTIONAL SIGNS

PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. FC 040-3 (7) STATE HIGHWAY NO. 40 GRAND COUNTY RIGHT OF WAY

SCALE OF ORIGINAL DRAWINGS

PLAN SHEETS 1"=100'
DETAIL SHEETS 1"=NA
OWNERSHIP MAPS 1"=400'

ROW LENGTH OF PROJECT = 3.051 MILES

INDEX OF SHEETS
SHEET NO.

1	TITLE SHEET
2-3	TABULATION OF PROPERTIES SHEETS
4-10	ALIGNMENT SHEETS
11-14	TOTAL OWNERSHIP SHEETS

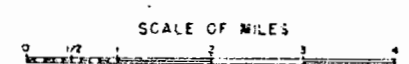
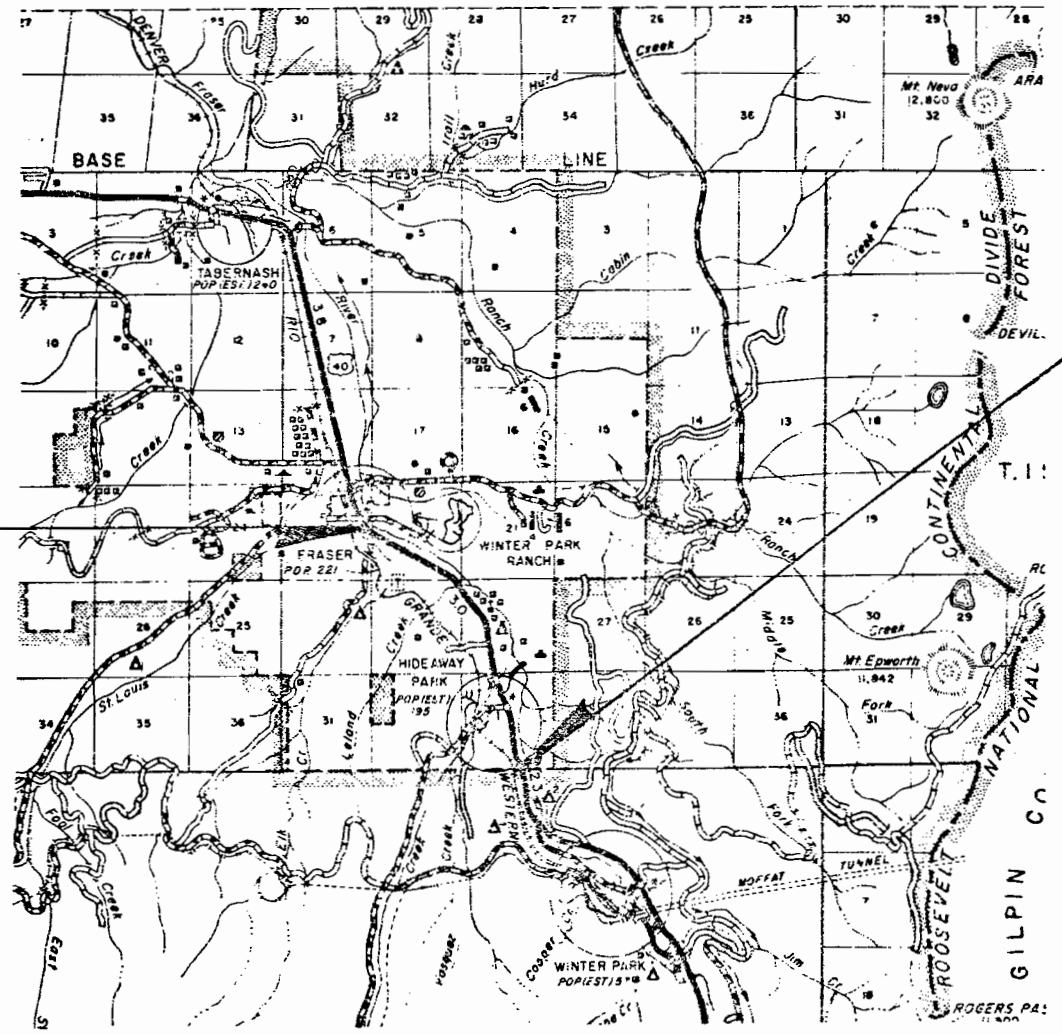


- County Lines
Township or Range Line
Land Lines
Property or Tract Line
City Limits
Railroad
Existing Road
New Road
- Control of Access
Access denied by Deed
Right of Way Line
Protected by Freeway (Virgin Location)
Top of Cuts
Toe of Fills
Barbed Wire Fence
Chain Link Fence
Woven Wire-Combination Fence
Snow Fence
Wood Fence
Dear Fence
- Trees
Deciduous
Coniferous

- Tel. & Teleg. Lines
Electric Lines
Elec. Trans. Tower
Buried Tel. Cable
Buried Electric Cable
Gas Main
Oil Main
Water Main
Sanitary Sewers
Storm Sewers
- Road Approaches
Section Corner
Center of Section
- Culverts & Drains
Proposed
Existing
Proposed
Existing (To be dashed)
- Bridges
Existing (To be dashed)

BEGIN R.O.W. PROJ. FC 040-3 (7) STA. 184+78.52 =
STA. 852+15.92 on Colo. PROJ. C-32

END R.O.W. PROJ. FC 040-3 (7) STA. 345+90.19 =
STA. 686+20.90 on Colo. PROJ. C-32



DIVISION OF HIGHWAYS

APPROVED
Sam M. Cox 9/8/77
ASS'T CHIEF ENGINEER DATE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

APPROVED _____ DATE _____
DIVISION ADMINISTRATOR

RIGHT OF WAY FRASER TO HIDEAWAY PARK

R.O.W. TABULATION OF PROPERTIES IN GRAND COUNTY S.H. No. 40 PROJ. FC 040-3(7)

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
VII	COLORADO	FC 040-3(7)	3

RIGHT OF WAY FRASER TO HIDEAWAY PARK

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
			T.1S. R.75W. 6TH P.M.						
10	BEAVER LODGE VENTURE, a general partnership		NW1/4 SE1/4 SEC. 33	0.852	0.852	218.38	94.79	10	
TE-10	BEAVER LODGE VENTURE, a general partnership		SW. 1/4 SEC. 33	0.028	—	—	—	TE-10	ROAD APPROACH
11 Rev.	BEAVER VILLAGE DEVELOPMENT, INC., a Colorado Corp.		NW. 1/4 SE. 1/4 SEC. 33	0.246	0.246	—	4.50	11 Rev.	
12 Rev.	BEAVER LODGE VENTURE, a general partnership		NW. 1/4 SE. 1/4 SEC. 33	0.243	0.243	See Parcel 10 Above		12 Rev.	
TE-13	DOLLIE M. ADAMSON		SE. 1/4 NW. 1/4 SEC. 33	0.044	—	—	—	TE-13	
PE-14	DELETED							PE-14	
PE-15 Rev.	DELETED							PE-15 Rev.	
PE-16	DELETED							PE-16	
17-A	COLORADO DEPARTMENT OF HIGHWAYS		SE. 1/4 NE. 1/4 SEC. 19	0.006	0.006			17-A	C.D.O.H. TO SCHAUNER
				280 sq. ft.	280 sq. ft.				
17-B	JAMES W. SCHAUNER & LILA W. SCHAUNER		SE. 1/4 NE. 1/4 SEC. 19	0.005	0.005			17-B	
				223 sq. ft.	223 sq. ft.				
	— COLORADO DEPT. OF HIGHWAYS — LEASED TO: —								
L-14	ROBERT E. PETERSEN & ELOY M. PETERSEN — TEXACO STATION		SE. 1/4 NW. 1/4 SEC. 33	0.018				L-14	ENCROACHMENT
L-15 Rev.	CHARLES L. KUTRUMBOS, LESSEE — HOUSE OF FONDUE		SW. 1/4 NE. 1/4 & SE. 1/4 NW. 1/4 SEC. 33	0.026				L-15 Rev.	
L-16	JAMES F. MYERS — GRAND SERVICES, INC. — D.B.A. CONOCO STATION		SW. 1/4 NE. 1/4 SEC. 33	0.013				L-16	SERVICE DRIVE
L-17	DAN CLAUSEN, PARTNER — SUMMIT SKI SHOP		SE. 1/4 NW. 1/4 SEC. 33	0.023				L-17	
L-18	GEORGE CARLSON & ESTHER CARLSON — CARLSON CAFE		SW. 1/4 NE. 1/4 SEC. 33	0.026				L-18	ENCROACHMENT
L-19	HEINZ SCHAAL & HEDWIG SCHAAL — VALLEY-HI MOTEL		SW. 1/4 NE. 1/4 SEC. 33	0.030				L-19	ENCROACHMENT
L-20	WINTERHOF RESTAURANT		SE. 1/4 NW. 1/4 SEC. 33	0.045				L-20	ENCROACHMENT
L-22	GROCERY STORE		SE. 1/4 NW. 1/4 SEC. 33	0.010				L-22	ENCROACHMENT

REVISIONS

6-12-78

Add PE-14, PE-15, PE-16

WS

8-1-78

Add 17A, 17B

WS

4-24-79

Rev. PE-15

DJF

9-11-81

Deleted PE-14, PE-15 Rev, PE-16-Added

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L-14, L-15 Rev, L-16, L-17, L-18, L-19, L-20, L-22

DJF

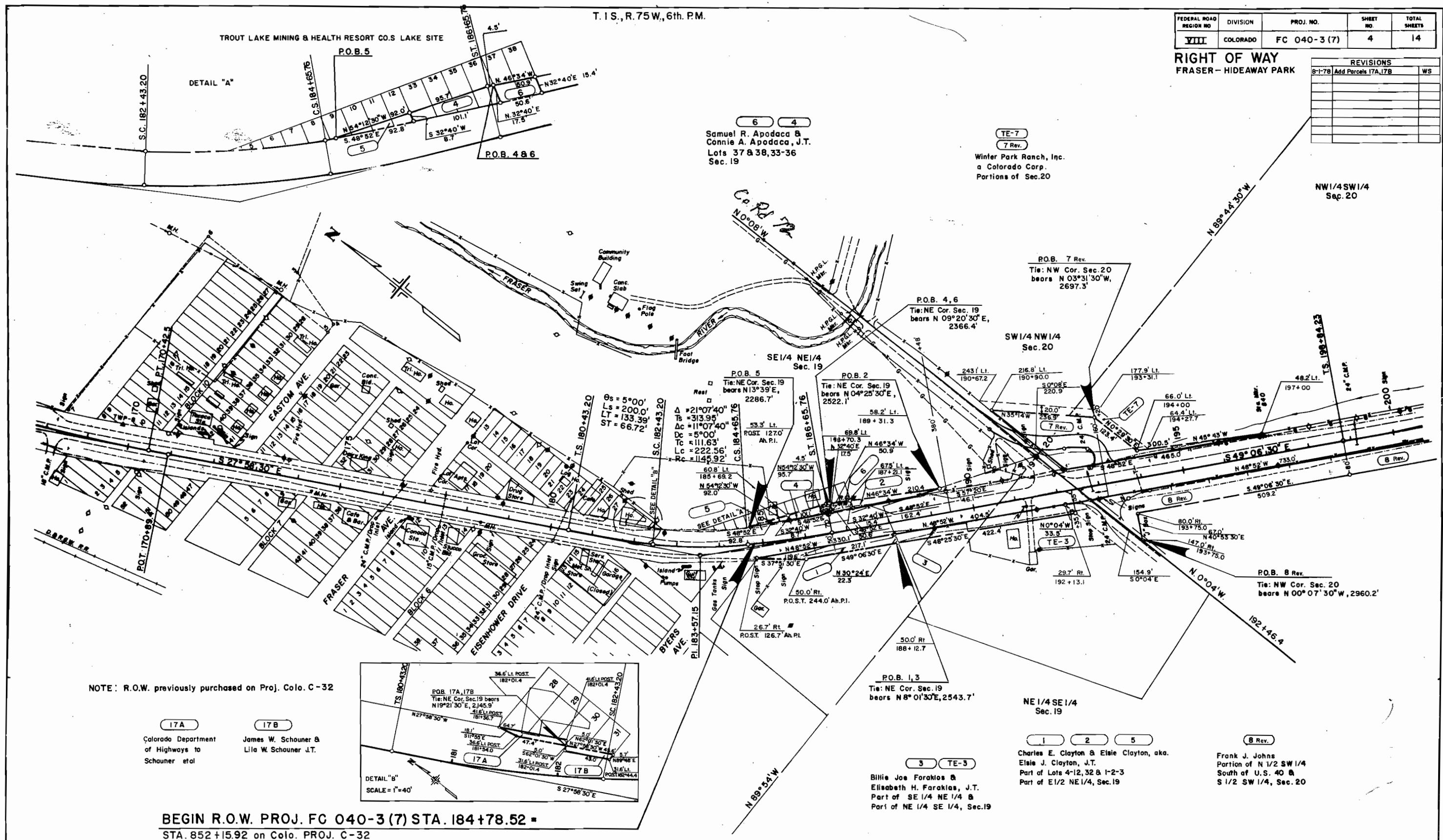
REVISIONS		
6-12-78	Add PE-14, PE-15, PE-16	WS
8-1-78	Add 17A, 17B	WS
4-24-79	Rev. PE-15	DJF
9-11-81	Deleted PE-14, PE-15 Rev., PE-16 - Added	
	L-14, L-15 Rev., L-16, L-17, L-18, L-19, L-20, L-22	DJF

T. 1 S., R. 75 W., 6th. P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FC 040-3 (7)	4	14

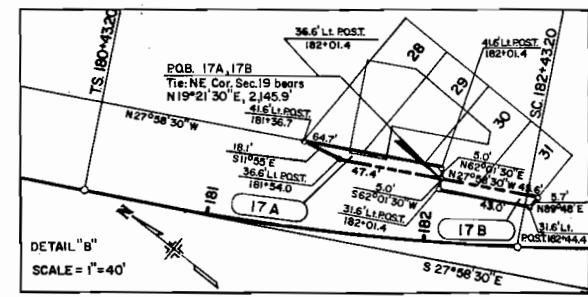
RIGHT OF WAY
 FRASER - HIDEAWAY PARK

REVISIONS	
8-1-78	Add Parcels 17A, 17B



NOTE: R.O.W. previously purchased on Proj. Colo. C-32

17A Colorado Department of Highways to Schouner et al
 17B James W. Schouner & Lila W. Schouner J.T.



BEGIN R.O.W. PROJ. FC 040-3 (7) STA. 184+78.52 =
 STA. 852+15.92 on Colo. PROJ. C-32

3 TE-3
 Billie Joe Forakios & Elisabeth H. Forakios, J.T.
 Part of SE 1/4 NE 1/4 & Part of NE 1/4 SE 1/4, Sec. 19

1 2 5
 Charles E. Clayton & Elsie Clayton, aka. Elsie J. Clayton, J.T.
 Part of Lots 4-12, 32 & 1-2-3 Part of E 1/2 NE 1/4, Sec. 19

8 Rev.
 Frank J. Johns
 Portion of N 1/2 SW 1/4 South of U.S. 40 & S 1/2 SW 1/4, Sec. 20

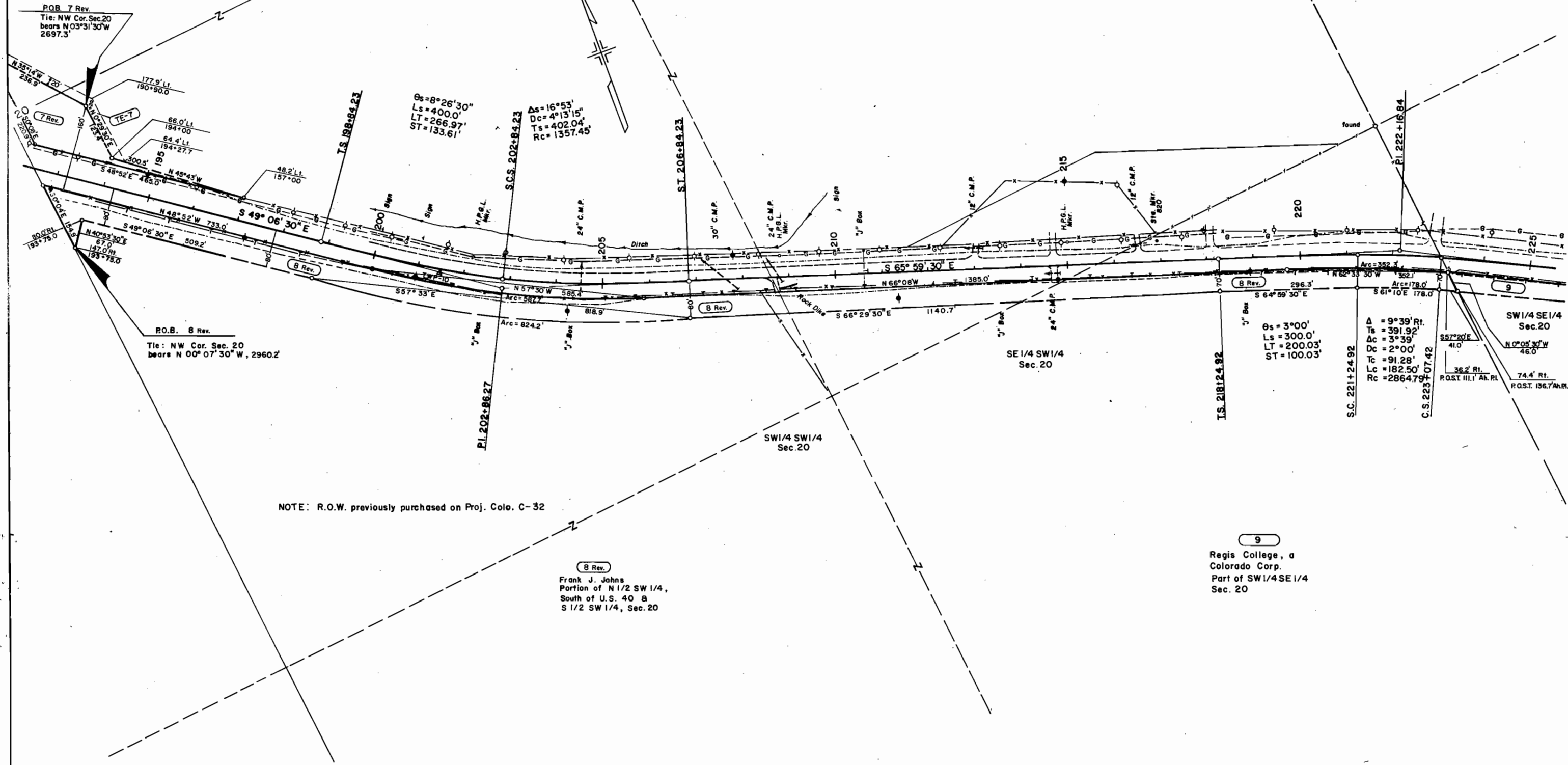
T.1S., R.75W., 6th. P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FC 040-3 (7)	5	14

RIGHT OF WAY
FRASER - HIDEAWAY PARK

REVISIONS	

TE-7
7 Rev.
Winter Park Ranch, Inc.
a Colorado Corp.
Portions of Sec. 20



NOTE: R.O.W. previously purchased on Proj. Colo. C-32

8 Rev.
Frank J. Johns
Portion of N 1/2 SW 1/4,
South of U.S. 40 B
S 1/2 SW 1/4, Sec. 20

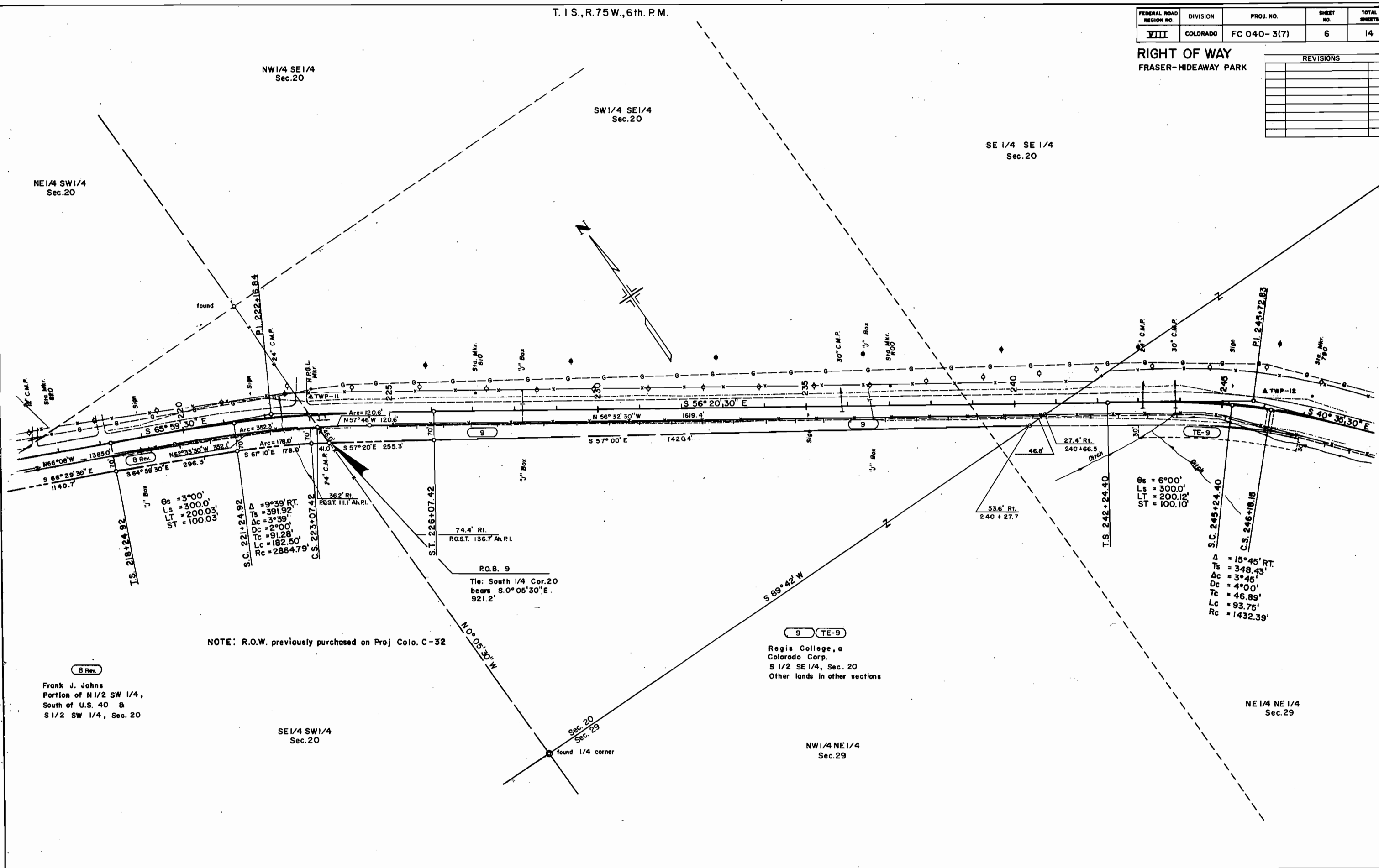
9
Regis College, a
Colorado Corp.
Part of SW 1/4 SE 1/4
Sec. 20

T. 1 S., R. 75 W., 6th. P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FC 040-3(7)	6	14

RIGHT OF WAY
FRASER-HIDEAWAY PARK

REVISIONS	



NOTE: R.O.W. previously purchased on Proj. Colo. C-32

Regis College, a
Colorado Corp.
S 1/2 SE 1/4, Sec. 20
Other lands in other sections

Frank J. Johns
Portion of N 1/2 SW 1/4,
South of U.S. 40 &
S 1/2 SW 1/4, Sec. 20

SE 1/4 SW 1/4
Sec. 20

NW 1/4 NE 1/4
Sec. 29

NE 1/4 NE 1/4
Sec. 29

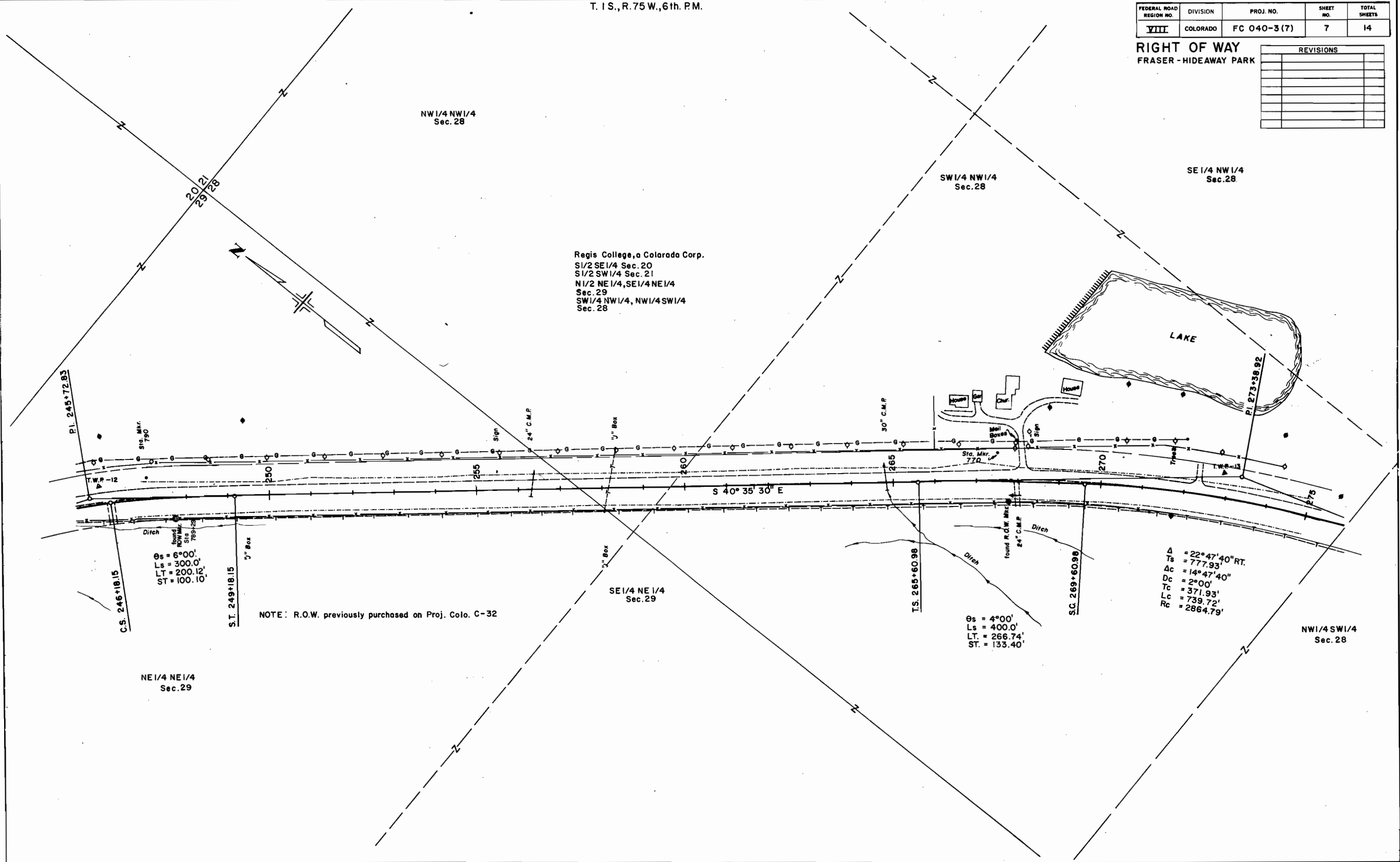
T. 1 S., R. 75 W., 6th. P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FC 040-3(7)	7	14

RIGHT OF WAY
FRASER - HIDEAWAY PARK

REVISIONS

Regis College, a Colorado Corp.
S1/2 SE1/4 Sec. 20
S1/2 SW1/4 Sec. 21
N1/2 NE1/4, SE1/4 NE1/4
Sec. 29
SW1/4 NW1/4, NW1/4 SW1/4
Sec. 28

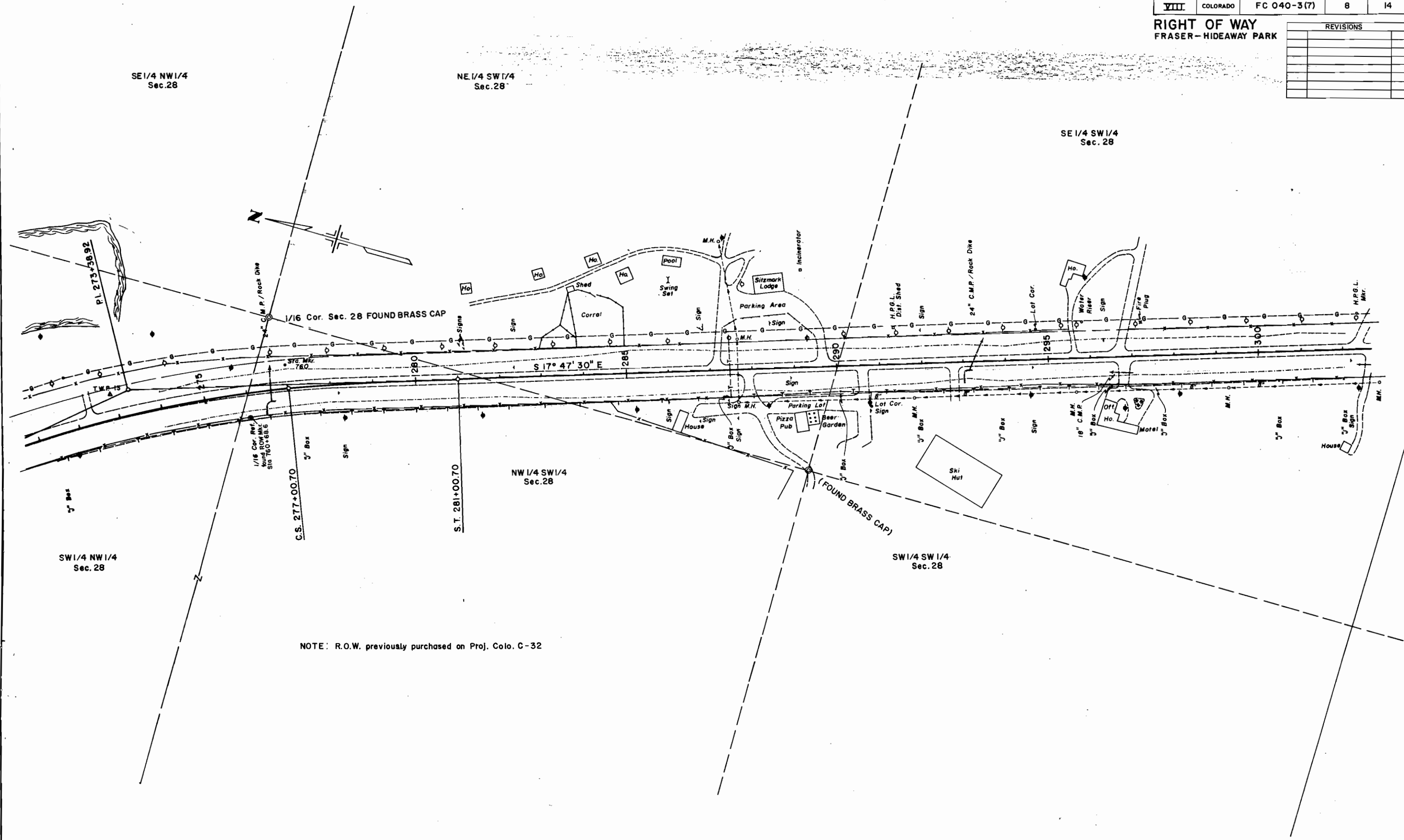


T. 1S., R. 75W., 6th. P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FC 040-3 (7)	8	14

RIGHT OF WAY
FRASER-HIDEAWAY PARK

REVISIONS	



NOTE: R.O.W. previously purchased on Proj. Colo. C-32

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FC 040-3(7)	9	14

RIGHT OF WAY
FRASER-HIDEAWAY PARK

REVISIONS			
6-12-73	Ass. PE-14, PE-15, PE-16	WS	
4-24-79	Added Temp. ROW Note-Rev. PE-16	DJF	
9-11-81	Deleted PE-14, PE-15, PE-16		
	Added L-14, L-15 Rev., L-16, L-17		
	L-18, L-19, L-20, L-22-Change Note	DJF	

PROJ. 32-C-7
A = 10° 01' RT.
D = 2° 00'
T = 251.1'
L = 500.8'

NW 1/4 NE 1/4
Sec. 33

SW 1/4 NE 1/4
Sec. 33

SE 1/4 SW 1/4
Sec. 28

L-17
Summit Ski Shop
Dan Clausen - Partner
Box 853 Granby, Colo. 80446
Tract of land in SW 1/4 NE 1/4
and SE 1/4 NW 1/4, Sec. 33

DELETED
PE-15 **L-15 Rev.**
Darvin G. Eherenman &
Helen Eherenman
Tract of land in SW 1/4 NE 1/4
and SE 1/4 NW 1/4, Sec. 33
As = 1° 30'
Ls = 150.0'
LT = 100.0'
ST = 50.0'

DELETED
PE-16 **L-16**
Grand Company Services, Inc., dba Conoco Station
Tract of land in SW 1/4 NE 1/4, Sec. 33

L-18
Carlson Cafe
George Carlson & Esther Carlson
in SW 1/4 NE 1/4 Sec. 33

L-19
Valley-Hi Motel
Heinz Schaal & Hedwig Schaal
in SW 1/4 NE 1/4 Sec. 33

NOTE: R.O.W. previously purchased on Proj. Colo. 32-C-7.

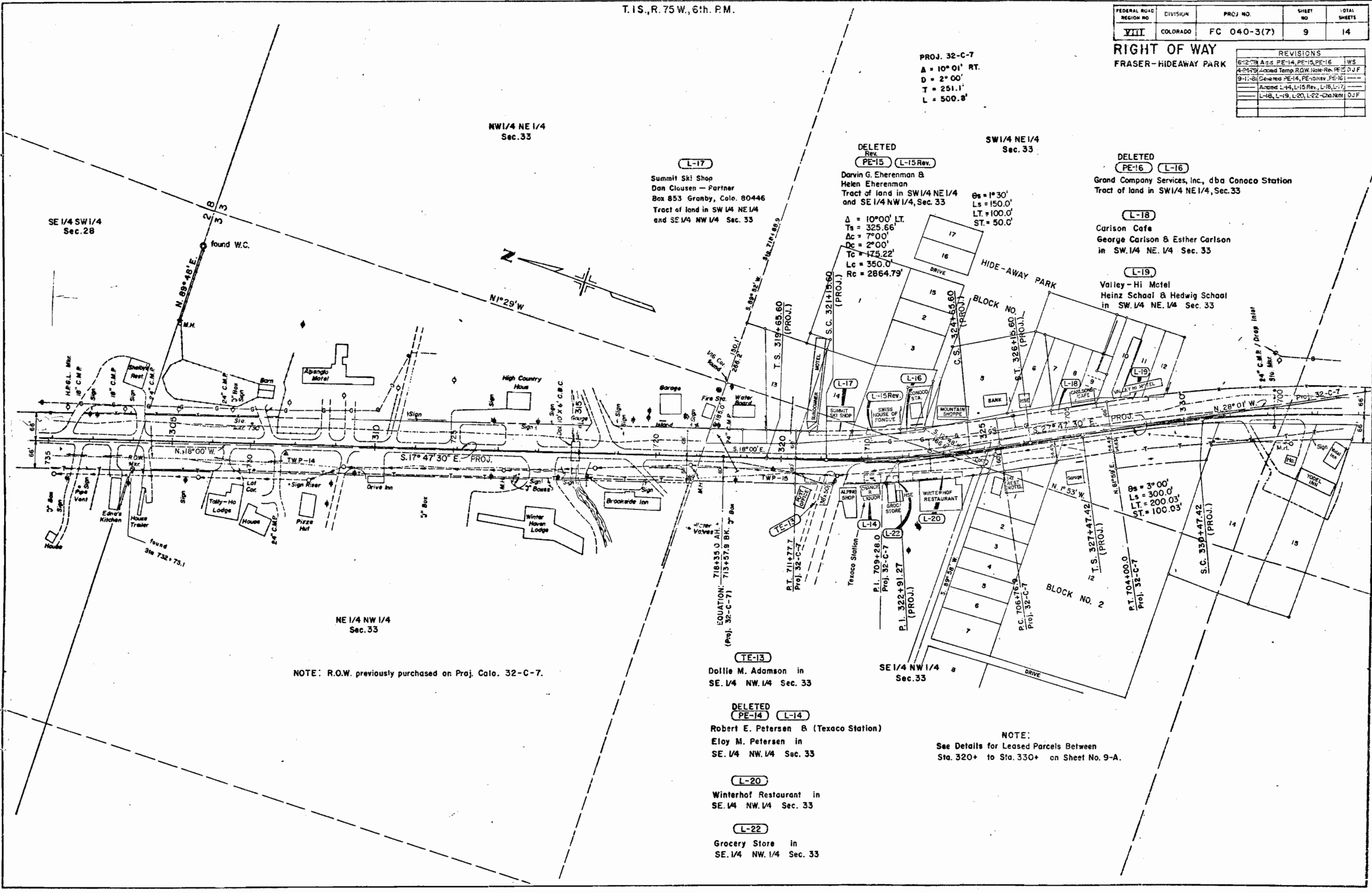
TE-13
Dollie M. Adamson in
SE 1/4 NW 1/4 Sec. 33

DELETED
PE-14 **L-14**
Robert E. Petersen & (Texaco Station)
Eloy M. Petersen in
SE 1/4 NW 1/4 Sec. 33

L-20
Winterhof Restaurant in
SE 1/4 NW 1/4 Sec. 33

L-22
Grocery Store in
SE 1/4 NW 1/4 Sec. 33

NOTE:
See Details for Leased Parcels Between
Sta. 320+ to Sta. 330+ on Sheet No. 9-A.



REVISIONS			
6-12-78	Add PE-14, PE-15, PE-16	WS	
4-29-79	Rev. PE-15 - Added Temp. R.O.W.	DJF	
9-11-81	Revised New Sheet - Deleted Temp. R.O.W.	DJF	

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	FC 040-3(7)	9-A	

P.I. 697+46.2

P.I. 334+55.10 Proj.

S. 6° 01' E.
S. 5° 46' 30" E.

NOTE
Vacated by Resolution of the Board of Commissioners
Grand County described as follows: A strip of land lying
between the right of way line of U.S. Highway 40 (July 8,
1933) and the recorded westerly lot lines of Lots 5 thru 11,
Block 1, Wide-Away Park.

(L-15 Rev.)

Darvin G. Eherenman &
Helen Eherenman in
SW 1/4 NE 1/4 & SE 1/4 NW 1/4
Sec. 33

(L-16)

Grand Services, Inc.
in SW 1/4 NE 1/4 Sec. 33
dba Conoco Station

Vacated by Resolution
Bk 137, Pg. 162

(L-17)

(L-17)

Summit Ski Shop
Dan Clausen - Partner
in SE 1/4 NW 1/4 Sec. 33

(L-15 Rev.)

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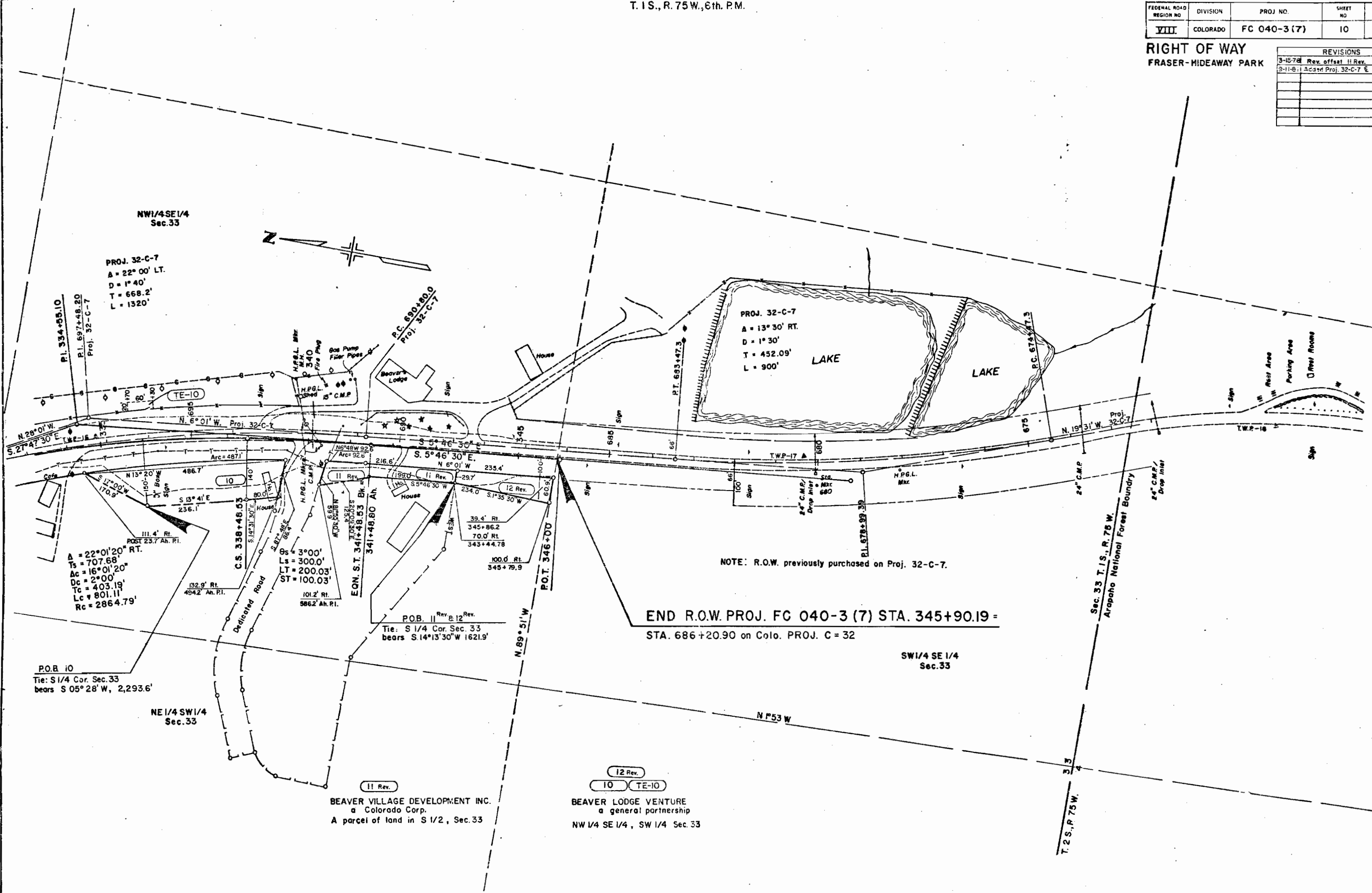
(L-299)

T. 1 S., R. 75 W., 6th. P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FC 040-3 (7)	10	14

RIGHT OF WAY
FRASER-HIDEAWAY PARK

REVISIONS		
REV.	Rev. offset H Rev.	RES.
3-15-78	Added Proj. 32-C-7	D.J.F.



12 Rev.
10 TE-10
BEAVER LODGE VENTURE
a general partnership
NW 1/4 SE 1/4, SW 1/4 Sec. 33

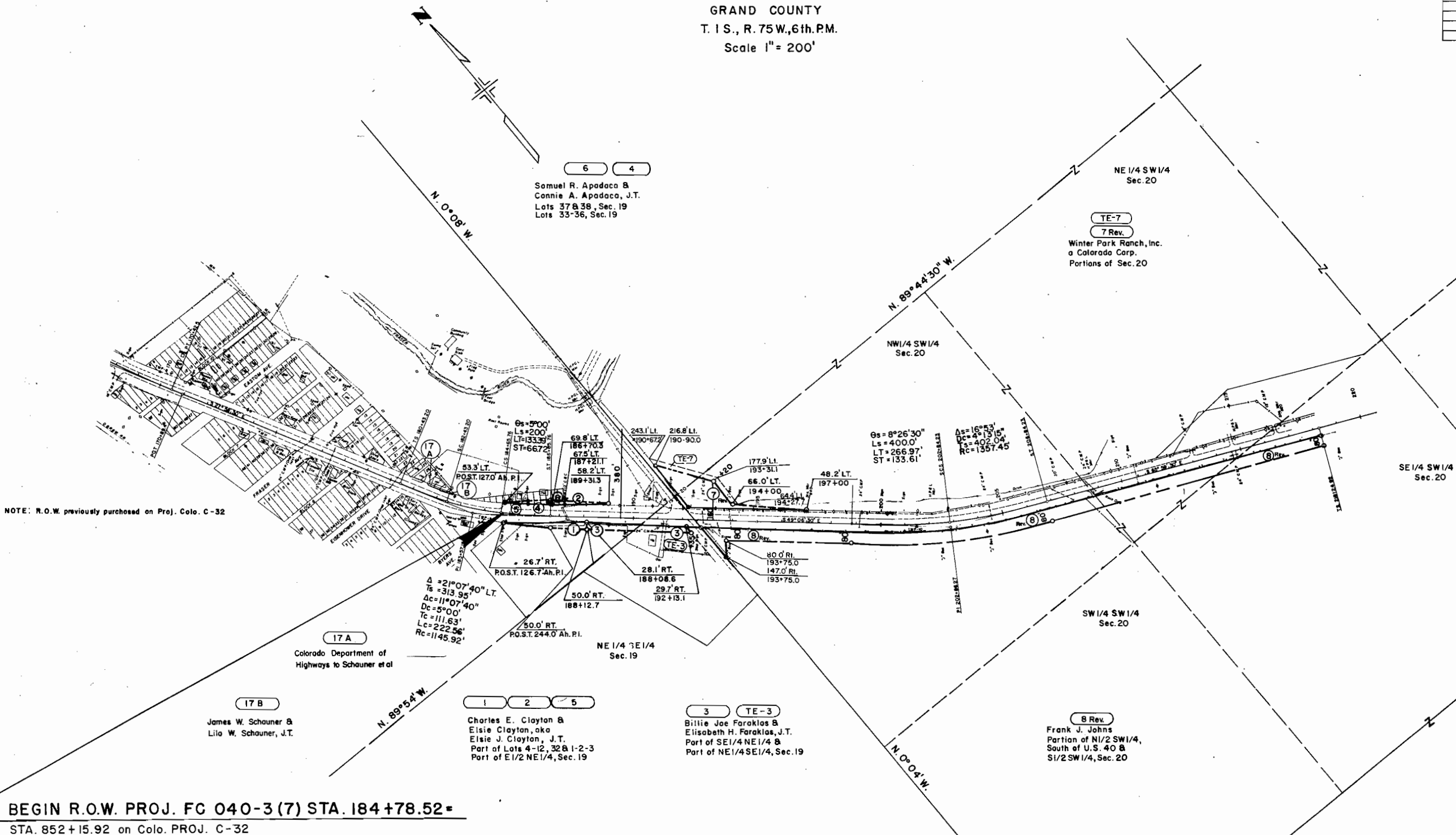
11 Rev.
BEAVER VILLAGE DEVELOPMENT INC.
a Colorado Corp.
A parcel of land in S 1/2, Sec. 33

THE STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS STATE OF COLORADO
PROJECT FC 040-3 (7)
R.O.W. OWNERSHIP MAP
GRAND COUNTY
T. 1 S., R. 75 W., 6th. P.M.
Scale 1" = 200'

FEDERAL ROAD REGION NO	DIVISION	PROJ. NO.	SHEET NO	TOTAL SHEETS
VIII	COLORADO	FC 040-3 (7)	11	14

RIGHT OF WAY
FRASER-HIDEAWAY PARK

REVISIONS		
8-1-78	Add Parcel 17A, 17B	WS



BEGIN R.O.W. PROJ. FC 040-3 (7) STA. 184+78.52 =
STA. 852+15.92 on Colo. PROJ. C-32

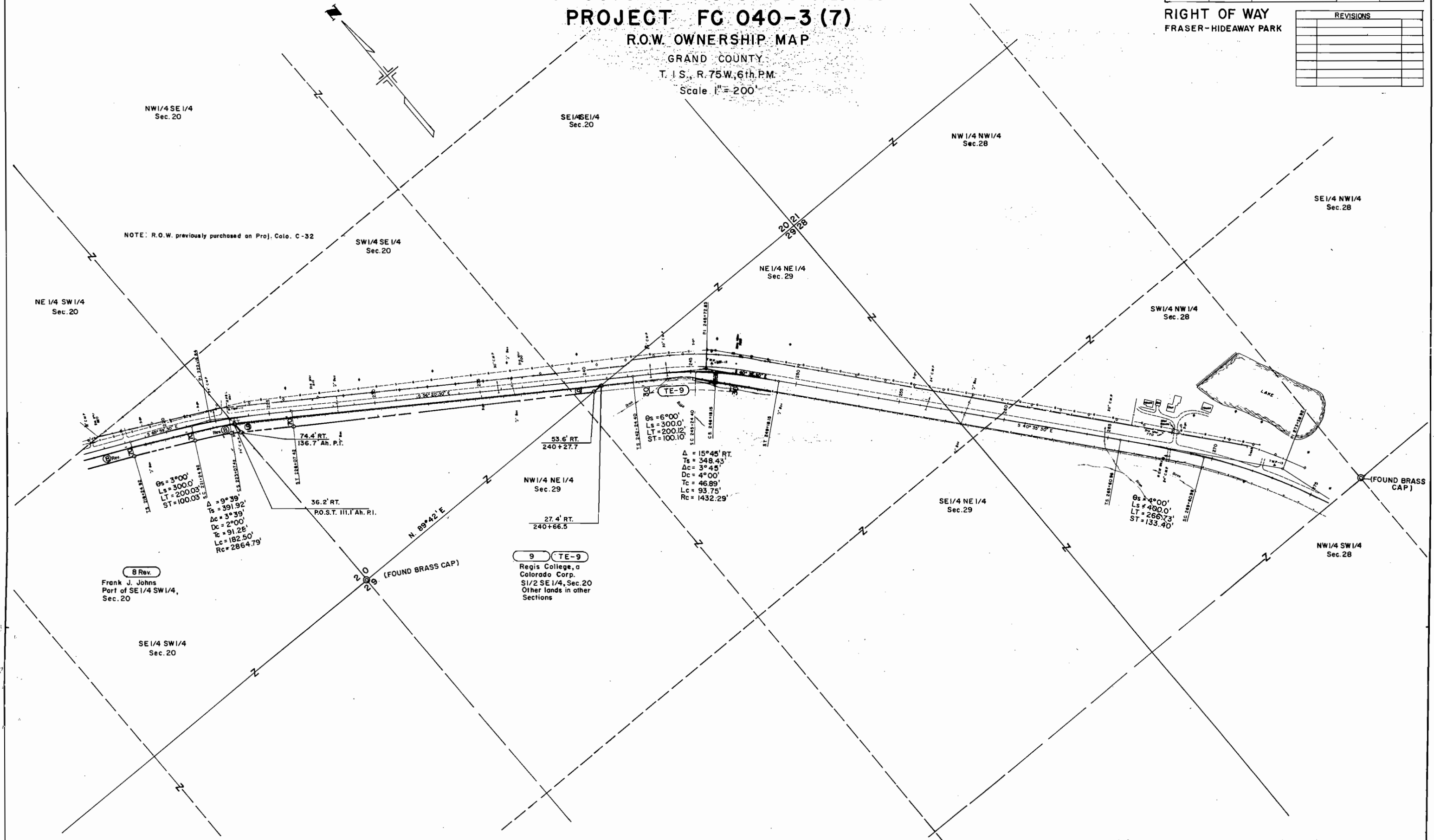
THE STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS STATE OF COLORADO
PROJECT FC 040-3 (7)
R.O.W. OWNERSHIP MAP

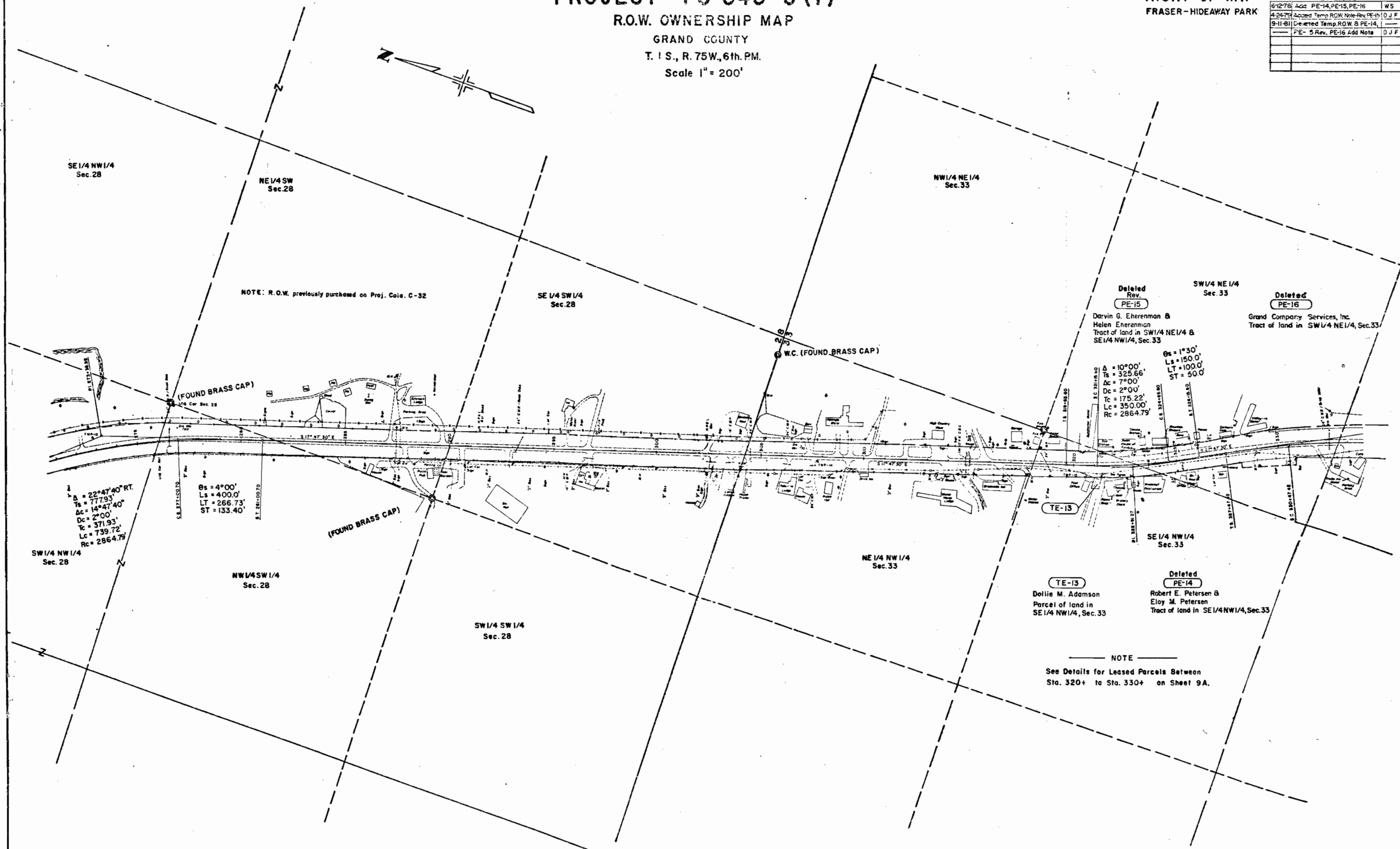
GRAND COUNTY
T. 1 S., R. 75 W., 6th P.M.
Scale 1" = 200'

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FC 040-3(7)	12	14

RIGHT OF WAY
FRASER-HIDEAWAY PARK

REVISIONS





THE STATE DEPARTMENT OF HIGHWAYS
DIVISION OF HIGHWAYS STATE OF COLORADO
PROJECT FC 040-3 (7)
R.O.W. OWNERSHIP MAP
GRAND COUNTY
T.1 S., R.75 W., 6th P.M.
Scale 1" = 200'

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	FC 040-3(7)	14	14

RIGHT OF WAY
FRASER—HIDEAWAY PARK

REVISIONS		
3-1576	Rev. offset II Rev.	RES

