



Region 4

1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

Date	Description	Initials
03/24/15	REVISED SHEETS 2.01, 2.02, 2.03, 5.01, 5.02, 5.03, 7.04, 7.08, 8.02, 8.03	CS

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

Title Sheet

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code	Last Mod. Date	Subset	Sheet No
18760	03-24-2015	1.01 of 1.01	1.01

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED
PROJECT NO. FSA 007A-015
STATE HIGHWAY 7 SOUTH OF ESTES PARK
LARIMER AND BOULDER COUNTIES

Scales of Original 11x17 Drawings

Plan Sheets 1"=100'

Ownership Map 1"=500'

R.O.W. Length of Project = 4.50 Miles
Const. Length of Project = 0.32 Miles

SHEET NO.

1.01
2.01-2.04
3.01-3.03
4.01-4.11
5.01-5.03
6.01-6.0X
7.01-7.16
8.01-8.06

INDEX OF SHEETS

(1)	Title Sheet
(4)	Tabulation of Properties
(3)	Project Control Diagram
(11)	Land Survey Control Diagram
(3)	Monumentation Sheets
(NA)	Tabulation of Road Approach Sheets
(16)	Plan Sheets
(6)	Ownership Map
(44)	Total Sheets

BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on a grid bearing of S. 09° 57' 40" E from the Control Monument "CM 0754" (CDOT Type 2 Monument", MP 7.54), Section 22, Township 4 North, Range 73 West, Sixth P.M. and the Control Point "CM 0790" (CDOT Type 2 Monument, MP 7.90), Section 27, Township 4 North, Range 73 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is based on Colorado State Plane North Zone 501 NAD 83/2007.

1. This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.

2. For title information, The Colorado Department of Transportation relied on Title Commitments, prepared by Fidelity National Title Insurance Company.

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.

PREVIOUS ROW PROJECTS:

1. RS(CX) 0007(7)
2. RS(CX) 0007(8)
3. 26-C (1069)

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

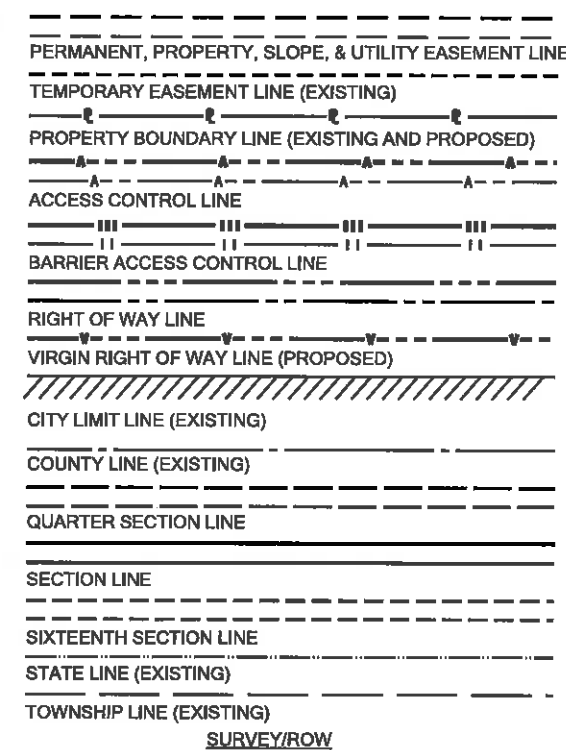
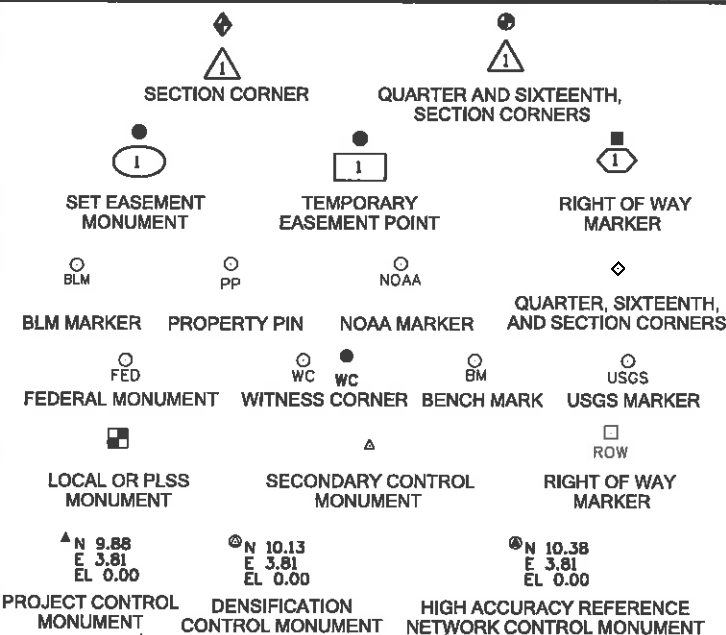
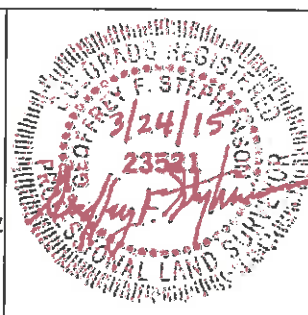
DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

AUTHORIZED:

RIGHT OF WAY MANAGER3-25-15
DATESURVEYOR STATEMENT
(ROW PLAN)

I, Geoffrey F. Stephenson, 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, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was 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.

PLS No. 23521



TOP OF CUT

TOP OF FILL

TERRAIN

Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2012. Existing features are shown as screened weight (gray scale), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

FILING CERTIFICATION:

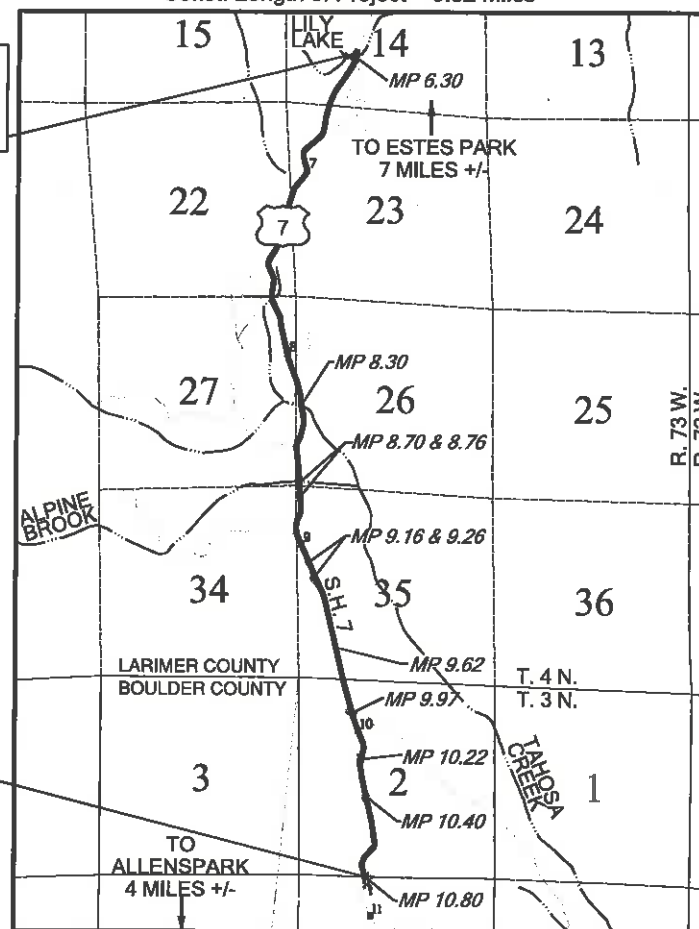
DEPOSITED THIS ___ DAY OF ___, 20___ AT __ M.,
IN BOOK ___ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
SURVEYS AT PAGE ___, RECEPTION NUMBER ____
SIGNED _____ DEPT. _____

END ROW
PROJECT FSA 007A-015
PROJECT CODE 18760
MP 6.30
STA 4+02.50

CONSTRUCTION AREAS FOR
PROJECT NUMBER FSA 007A-015
PROJECT CODE 18760
ARE AT THE FOLLOWING MILEPOSTS
ALL WITHIN THE ROW PROJECT LIMITS

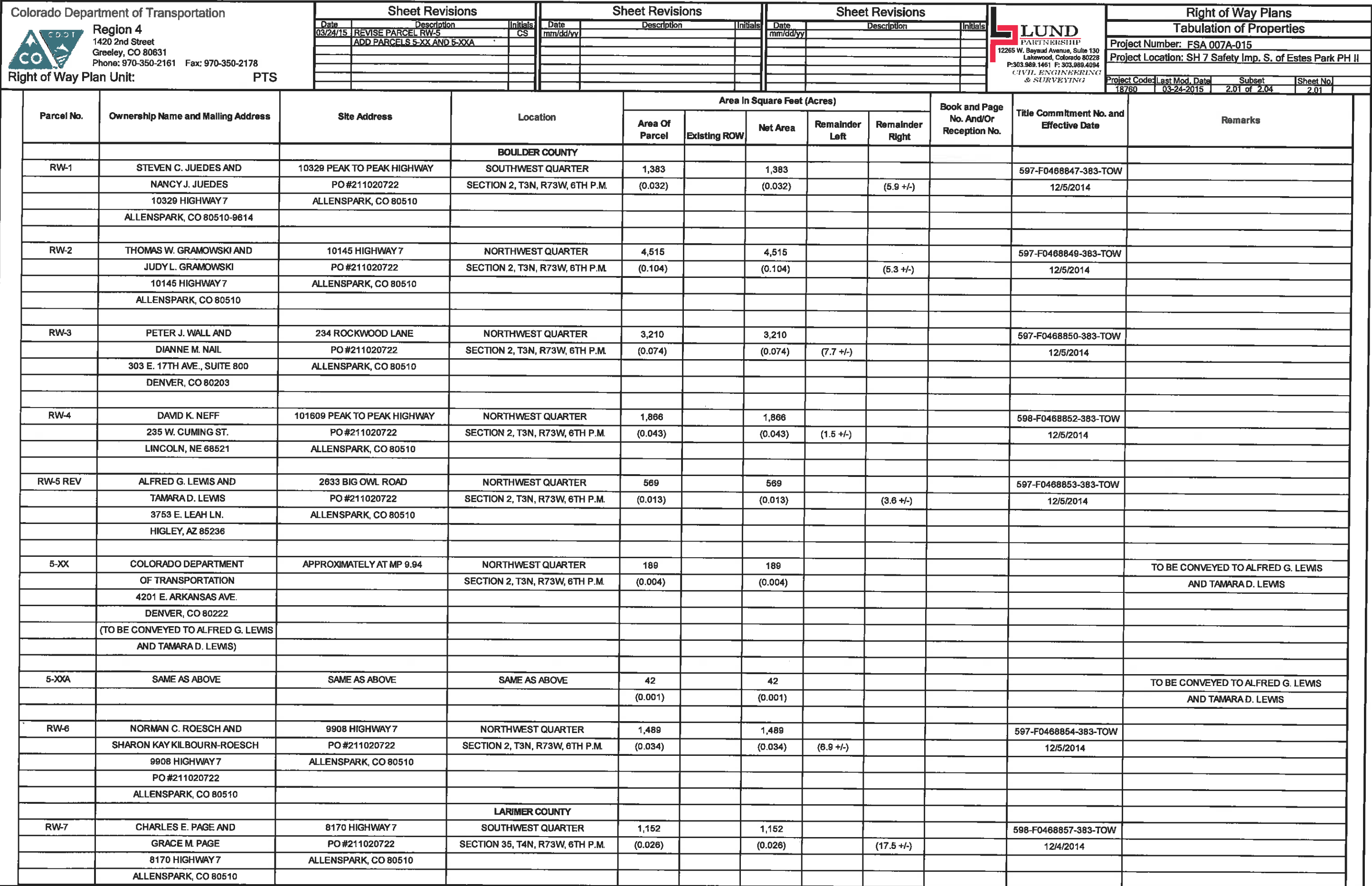
MP 6.30
MP 8.30
MP 8.70
MP 8.76
MP 9.16
MP 9.26
MP 9.62
MP 9.97
MP 10.22
MP 10.40
MP 10.80

BEGIN ROW
PROJECT FSA 007A-015
PROJECT CODE 18760
MP 10.80
STA 201+14.04



PROJECT LOCATION MAP

0' 2500' 5000' 10000'
Scale 1" = 5000'



Colorado Department of Transportation



Region 4

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Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

Date	Description	Initials
03/24/15	ADDED RW-8 TO SHEET	CS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



Right of Way Plans

Tabulation of Properties

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code: 18760	Last Mod. Date: 03-24-2015	Subset: 2.02 of 2.04	Sheet No: 2.02

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/Or Reception No.	Title Commitment No. and Effective Date	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
			LARIMER COUNTY								
RW-8	E. ANN DION AND E. ANN DION AS	8125 HIGHWAY 7	SOUTHWEST QUARTER	1,216		1,216				598-F0468856-383-TOW	
	TRUSTEE OF THE JEREMY E. DION	PO #200101722	SECTION 35, T4N, R73W, 6TH P.M.	(0.028)		(0.028)	(30.6 +/-)			12/4/2014	
	TRUST UNDER WRITTEN TRUST	ALLENSPARK, CO 80510									
	AGREEMENT DATED										
	DECEMBER 19, 1995										
	2110 4TH AVE.										
	CONWAY, SC 29527										
RW-9	HENRY ALAN GLOVER AND	7850 HIGHWAY 7	SOUTHWEST QUARTER	1,375		1,375				598-F0468858-383-TOW	
	RAYANN BARRETT GLOVER	PO #211010722	SECTION 35, T4N, R73W, 6TH P.M.	(0.032)		(0.032)	(46.0 +/-)			12/4/2014	
	P.O. BOX 3408	ALLENSPARK, CO 80510									
	ESTES PARK, CO 80517-3408										
RW-10	RICHARD F. KIMPLE AS TRUSTEE FOR	7760 HIGHWAY 7	NORTHWEST QUARTER	7,111		7,111				597-F0468861-383-TOW	
	THE RICHARD F. KIMPLE TRUST UNDER	PO #211020722	SECTION 35, T4N, R73W, 6TH P.M.	(0.163)		(0.163)	(4.8 +/-)			12/5/2014	
	AGREEMENT DATED JANUARY 29, 1997	ESTES PARK, CO 80517									
	520 W. 4TH ST.										
	ELLINWOOD, KS 67526-1519										
RW-11	US CAPITAL FUNDING, LLC	VACANT LAND	NORTHWEST QUARTER	1,896		1,896				598-F0468863-383-TOW	
	7475 W. 5TH AVE., UNIT 220	PO #211020722	SECTION 35, T4N, R73W, 6TH P.M.	(0.044)		(0.044)	(5.8 +/-)			12/4/2014	
	LAKEWOOD, CO 80226	ESTES PARK, CO 80517									
RW-12	COVENANT HIEGHTS CONFERENCE	7400 HIGHWAY 7	NORTHWEST QUARTER	430		430				597-F0468865-383-TOW	
	CENTER, A COLORADO NON-PROFIT	PO #211020722	SECTION 35, T4N, R73W, 6TH P.M.	(0.010)		(0.010)	(43 +/-)			12/4/2014	
	CORPORATION	ESTES PARK, CO 80517									
	LONGS PEAK RT.										
	ESTES PARK, CO 80517										
RW-13	SAME AS ABOVE	SAME AS ABOVE	NORTHWEST QUARTER	544		544				SAME AS ABOVE	
			SECTION 35, T4N, R73W, 6TH P.M.	(0.012)		(0.012)	(0.8 +/-)				
RW-14	MARY L. CHILDERS AKA	VACANT LAND	NORTHWEST QUARTER	776		776				597-F0468869-383-TOW	
	MARY CHILDERS	PO #211020722	SECTION 35, T4N, R73W, 6TH P.M.	(0.018)		(0.018)	(6.1 +/-)			12/4/2014	
	801 S. MAIN ST.	ESTES PARK, CO 80517									
	INDEPENDENCE, MO 64050										
RW-14A	SAME AS ABOVE	SAME AS ABOVE	SOUTHWEST QUARTER	1,514		1,514				SAME AS ABOVE	
			SECTION 26, T4N, R73W, 6TH P.M. AND	(0.035)		(0.035)	(6.1 +/-)				
			SOUTHEAST QUARTER								
			SECTION 27, T4N, R73W, 6TH P.M.								

Colorado Department of Transportation  Region 4 1420 2nd Street Greeley, CO 80631 Phone: 970-350-2161 Fax: 970-350-2178 Right of Way Plan Unit: PTS			<table><tr><th colspan="3">Sheet Revisions</th></tr><tr><th>Date</th><th>Description</th><th>Initials</th></tr><tr><td>03/24/15</td><td>DELETED PARCEL RW-15A</td><td>CS</td></tr><tr><td></td><td>ADDED PARCEL TE-15</td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			Sheet Revisions			Date	Description	Initials	03/24/15	DELETED PARCEL RW-15A	CS		ADDED PARCEL TE-15														<table><tr><th colspan="3">Sheet Revisions</th></tr><tr><th>Date</th><th>Description</th><th>Initials</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			Sheet Revisions			Date	Description	Initials																			<table><tr><th colspan="3">Sheet Revisions</th></tr><tr><th>Date</th><th>Description</th><th>Initials</th></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>			Sheet Revisions			Date	Description	Initials																			 LUND PARTNERSHIP 12265 W. Bayaud Avenue, Suite 130 Lakewood, Colorado 80228 P:303.989.1461 F: 303.989.4084 CIVIL ENGINEERING & SURVEYING Right of Way Plans Tabulation of Properties Project Number: FSA 007A-015 Project Location: SH 7 Safety Imp. S. of Estes Park PH II Project Code: 18760 Last Mod. Date: 03-24-2015 Subset: 2.03 of 2.04 Sheet No: 2.03	
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03/24/15	DELETED PARCEL RW-15A	CS																																																																																			
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			LARIMER COUNTY	Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right																																																																													
RW-15	ANIKAL LIVO AND	7310 HIGHWAY 7	NORTHWEST QUARTER	1,442		1,442				598-F0468866-383-TOW																																																																											
	KEITH ERIC LIVO	PO #211020722	SECTION 35, T4N, R73W, 6TH P.M.	(0.033)		(0.033)		(8.9 +/-)		12/4/2014																																																																											
	7310 HIGHWAY 7																																																																																				
	LONG PEAK RT.																																																																																				
	ESTES PARK, CO 80517.																																																																																				
TE-15	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	797		797				SAME AS ABOVE	FOR GRADING AND CONSTRUCTION																																																																										
				(0.018)		(0.018)																																																																															
RW-16	GEORGE B. CARLSON AND	7230 HIGHWAY 7	SOUTHWEST QUARTER	3,122		3,122				598-F0468875-383-TOW																																																																											
	LOUISE D. CARLSON	PO #211020722	SECTION 26, T4N, R73W, 6TH P.M.	(0.072)		(0.072)		(8.9 +/-)		12/4/2014																																																																											
	7230 HIGHWAY 7	ESTES PARK, CO 80517																																																																																			
	ESTES PARK, CO 80517																																																																																				
RW-17	ERYN VYCTORYA MILLS AND	6760 HIGHWAY 7	SOUTHWEST QUARTER	2,488		2,488				598-F0468876-383-TOW																																																																											
	CHRISTOPHER CAMPA KILEY AND	PO #211020722	SECTION 26, T4N, R73W, 6TH P.M.	(0.057)		(0.057)		(76.6 +/-)		12/4/2014																																																																											
	RED OAK EQUITIES, LTD., A TEXAS	ESTES PARK, CO 80517																																																																																			
	LIMITED PARTNERSHIP AND																																																																																				
	MICHAEL MILLS KILEY II AND																																																																																				
	DONNA BENTON KILEY AND																																																																																				
	ELIZABETH MILLS SHOEMAKER																																																																																				
	6760 HIGHWAY 7																																																																																				
	ESTES PARK, CO 80517																																																																																				
RW-18	THE SALVATION ARMY, A	6925 HIGHWAY 7	SOUTHWEST QUARTER	1,118		1,118				597-F0468877-383-TOW																																																																											
	CALIFORNIA NOT-FOR-PROFIT	PO #211020722	SECTION 26, T4N, R73W, 6TH P.M.	(0.026)		(0.026)		(77.1 +/-)		12/4/2014																																																																											
	CORPORATION	ESTES PARK, CO 80517																																																																																			
	P.O. BOX 2369																																																																																				
	DENVER, CO 80201																																																																																				
PE-19	UNITES STATES OF AMERICA, FOR	VACANT LAND	SOUTHWEST QUARTER	3,265		3,265				598-F0468879-383-TOW	FOR CONSTRUCTION, PERMANENT PLACEMENT,																																																																										
	USE AND BENEFIT OF THE	PO #211020722	SECTION 14, T4N, R73W, 6TH P.M.	(0.075)		(0.075)				12/4/2014	ACCESS, USE AND MAINTENANCE OF DRAINAGE																																																																										
	NATIONAL PARK SERVICE	ESTES PARK, CO 80517									STRUCTURES AND CHANNEL IMPROVEMENTS																																																																										
TE-19	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	6,726		6,726				SAME AS ABOVE	FOR CONSTRUCTION																																																																										
				(0.154)		(0.154)																																																																															

Sheet Revisions		
Date	Description	Initials
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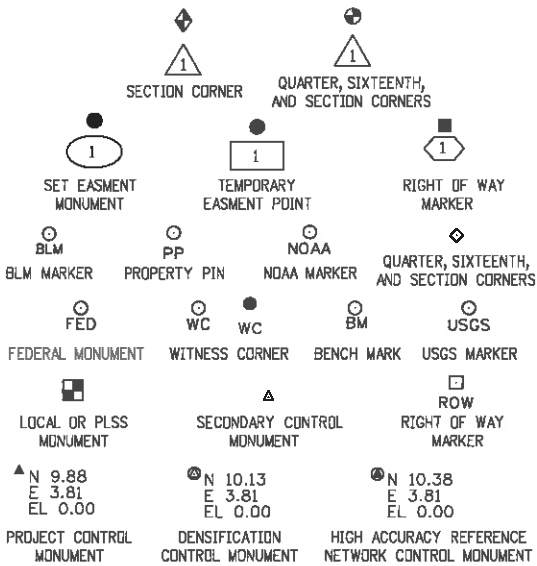
Project Control Diagram			
Title Sheet			
Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-08-14	3.01 of 3.03	3.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

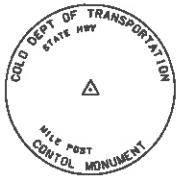
PROJECT CONTROL DIAGRAM

State Highway 7 MP 7.25 to 10.81
Sections 22, 23, 26, 27, 34, 35
Township 4 North, Range 73 West
County of Larimer
Section 2
Township 3 North, Range 73 West
of the 6th Principal Meridian
County of Boulder

SHEET NO.	INDEX OF SHEETS
3.01	(1) Title Sheet
3.02	(1) Coordinate Tables
3.03	(1) Plan Sheet
	(3) Total Sheets



Note: For a complete listing of symbolology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

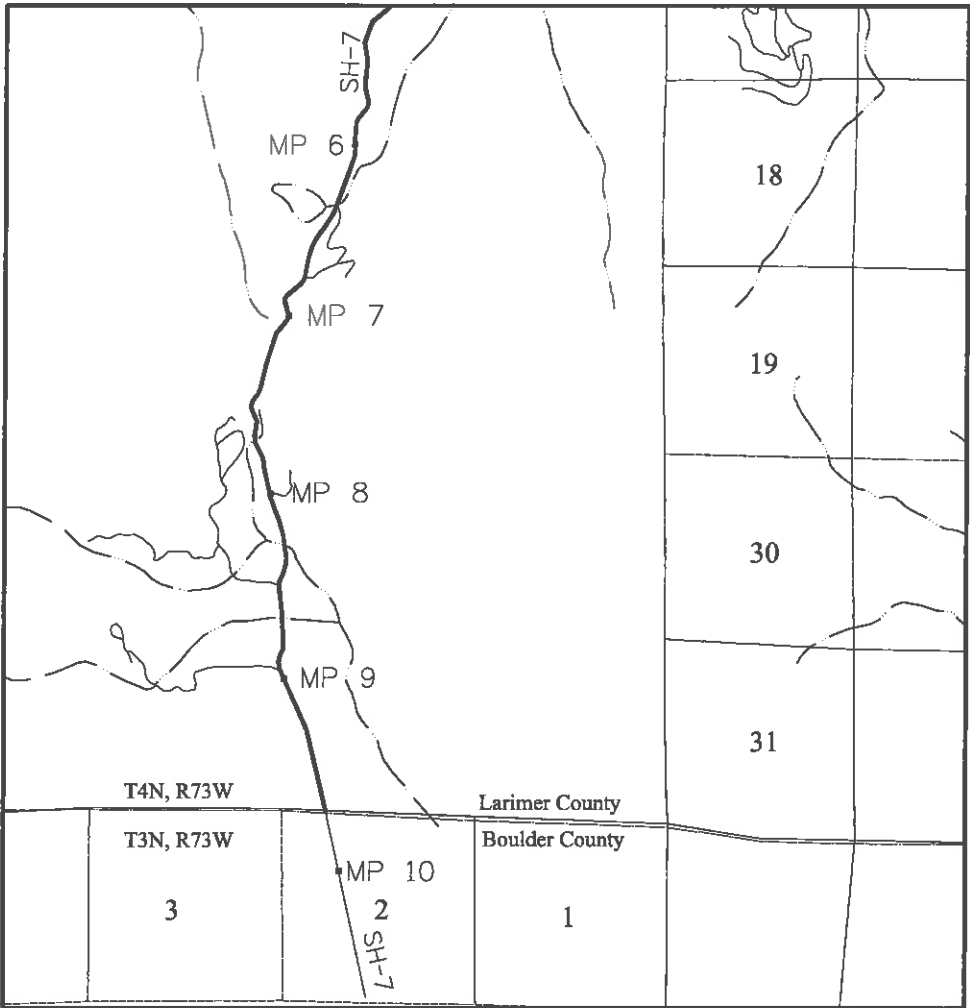


Typical Control Monument Cap
Not to Scale

CM-MP - Control Point Monuments set by CDOT. They are CDOT Type 2 monuments, a 3 1/4" dia. aluminum control monument cap (as shown) on a 3' x 3/4" dia. aluminum security rod on a 3' x 3/4" dia. smooth aluminum rod.

General Notes:

1. This Project Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
2. 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.
3. Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S 09° 57' 40" E from the Control Monument "CM 0754" (CDOT Type 2 Monument", MP 7.54), Section 22, Township 4 North, Range 73 West, Sixth P.M. and the Control Point "CM 0790" (CDOT Type 2 Monument, MP 7.90), Section 27, Township 4 North, Range 73 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Basis of Elevations: Project elevations are GPS derived, using GEOID 03, based on a NAVD 88 elevation of 2732.380m on NGS Benchmark "SISTERS AZ MK" (Stamped "SISTERS 1949" NGS brass cap set in top of concrete headwall).

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(2007) coordinates. The CHARN is based on NAD 83(2007) datum. The project seed point coordinates are: Northing = 409776.098m, Easting = 910792.098m, and Elevation = 2687.451m. The ground scale factor used to modify the coordinates is 1.0004638180. Project Coordinates are truncated by 400,000m in the Northing and 900,000m in the Easting.

To get from Project to State Plane coordinates: add the truncation, subtract the seed point northing and easting, divide by the ground scale factor, then add the seed point northing and easting.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR STATEMENT (PROJECT CONTROL DIAGRAM)

I, Lee K. Groves, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Project Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is 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.

PLS No. 34169

Colorado Department of Transportation



1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 FAX: 970-350-2223

Region 4MDG

Sheet Revisions		
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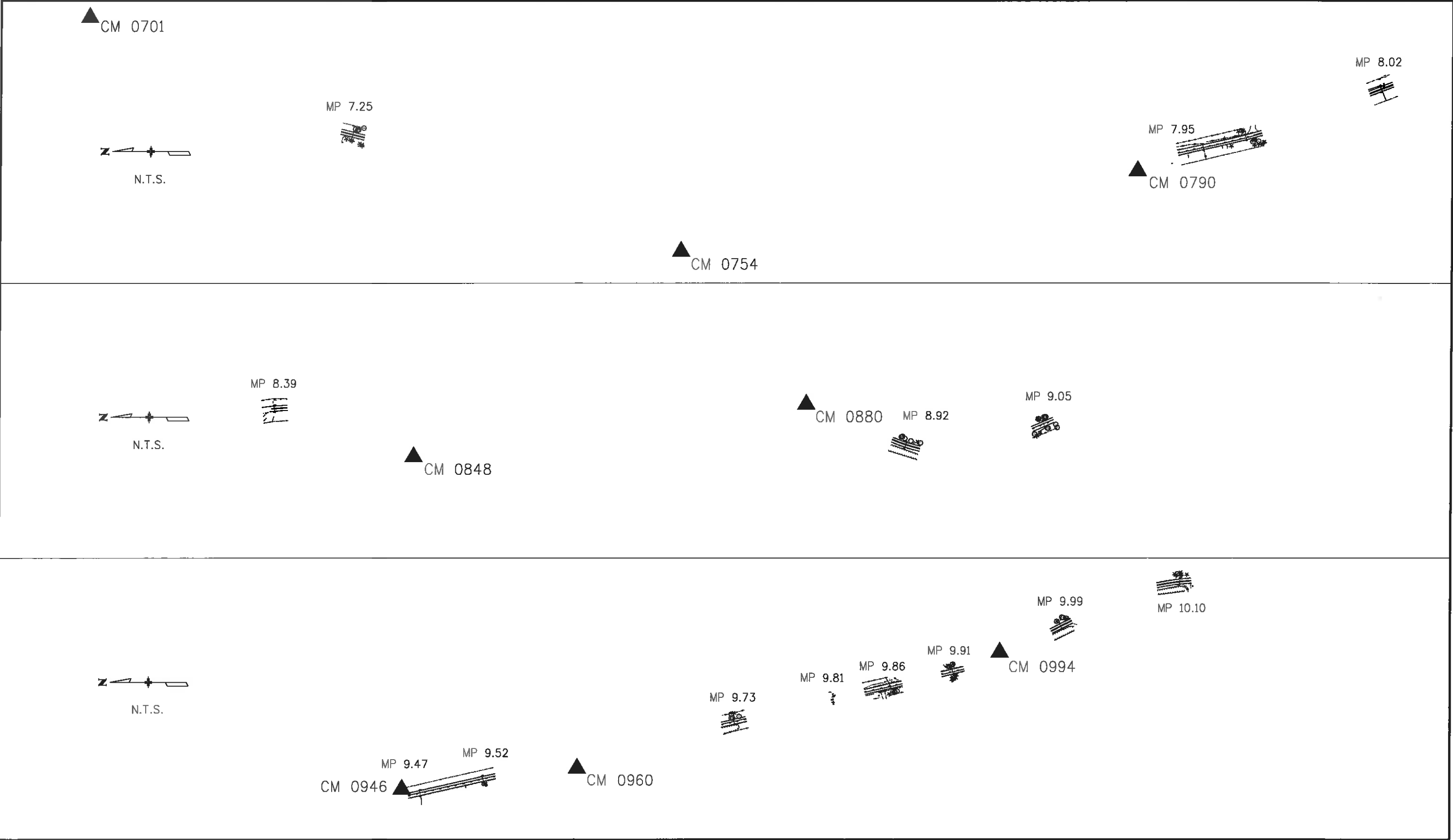
Project Control Diagram

Plan Sheet

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code:	Last Mod. Date:	Subset	Sheet No.
18760	12-08-14	3.03 of 3.03	3.03



12/8/2014 3:25:42 PM C:\Users\groves\Documents\Acaddata\18760 SH7 MP 7 to 10\Proj Control Diagram Revised 12-01-11\17442SURV_PCD-Plan01.dgn



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



Preliminary Land Survey Control Diagram

Title Sheet

Project Number: FSA 007A-015
Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	4.01 of 4.11	4.01

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
LAND SURVEY CONTROL DIAGRAM

State Highway 7 (MP 7.25 to MP 10.81)
Sections 14, 22, 23, 26, 27, 34, and 35, Township 4 North
Range 73 West, 6th P.M., County of Larimer
Section 2, Township 3 North, Range 73 West 6th P.M.,
County of Boulder

SHEET NO.
4.01
4.02-4.05
4.06-4.11

INDEX OF SHEETS
(1) Title Sheet
(4) Monument Coordinate Tables
(6) Plan Sheets
(11) Total Sheets

CONTROL NOTE:

The following Control information is taken from the Project Control Diagram prepared for Project No. FSA 007A-015, Project Code 18760 by Lee K. Groves, PLS 34169. Said Control information was provided by CDOT, and The Lund Partnership verified said control in the field. Secondary Control was established from the provided primary control information on an as needed basis.

BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on a grid bearing of S. 09° 57' 40" E from the Control Monument "CM 0754" (CDOT Type 2 Monument", MP 7.54), Section 22, Township 4 North, Range 73 West, Sixth P.M. and the Control Point "CM 0790" (CDOT Type 2 Monument, MP 7.90), Section 27, Township 4 North, Range 73 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN). Said grid bearing is based on Colorado State Plane North Zone 501 NAD 83/2007.

BASIS OF ELEVATIONS: Project elevations are GPS derived, using GEOID 03, based on a NAVD 88 elevation of 2732.380m on NGS Benchmark "SISTERS AZ MK" (Stamped "SISTERS 1949" NGS brass cap set in top of concrete headwall). Levels were run from Primary Control Points to all Secondary Control points.

The horizontal positional accuracy tolerance for this land survey control diagram meets the CDOT Class "B" secondary tolerance as defined in the CDOT survey manual chapter 5, paragraph 5.2.2 and 5.5.3.

The vertical accuracy tolerance for this land survey control diagram meets the minimum vertical accuracy tolerance as defined in the CDOT survey manual chapter 5, paragraph 5.8.6.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD '83(2007) coordinates. The CHARN is based on NAD 83(2007) datum. The project seed point coordinates are: Northing = 409776.098m, Easting = 910792.098m, and Elevation = 2687.451m. The ground scale factor used to modify the coordinates is 1.0004638180. Project Coordinates are truncated by 400,000m in the Northing and 900,000m in the Easting.

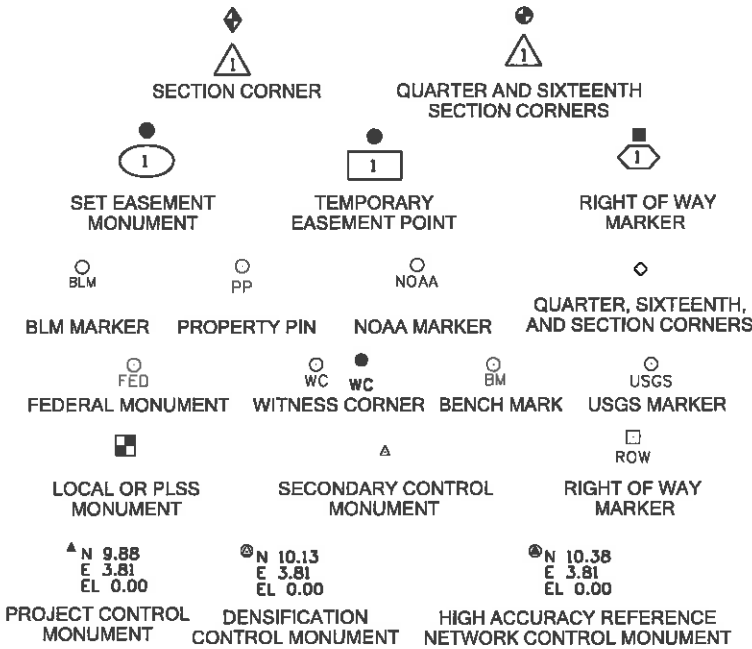
To get from Project to State Plane coordinates: add the truncation, subtract the seed point northing and easting, divide by the ground scale factor, then add the seed point northing and easting.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR STATEMENT
(PRELIMINARY LAND SURVEY CONTROL DIAGRAM)

I, Geoffrey F. Stephenson, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Preliminary Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is in accordance with applicable standards of practice defined by The Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 23521



Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2012. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

General Notes:

1.This Preliminary Land Survey Control Diagram is an interim document for informational purposes only. This document will be superseded by the Land Survey Control Diagram included with the deposited right of way plans.

2.Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this preliminary land survey control diagram.

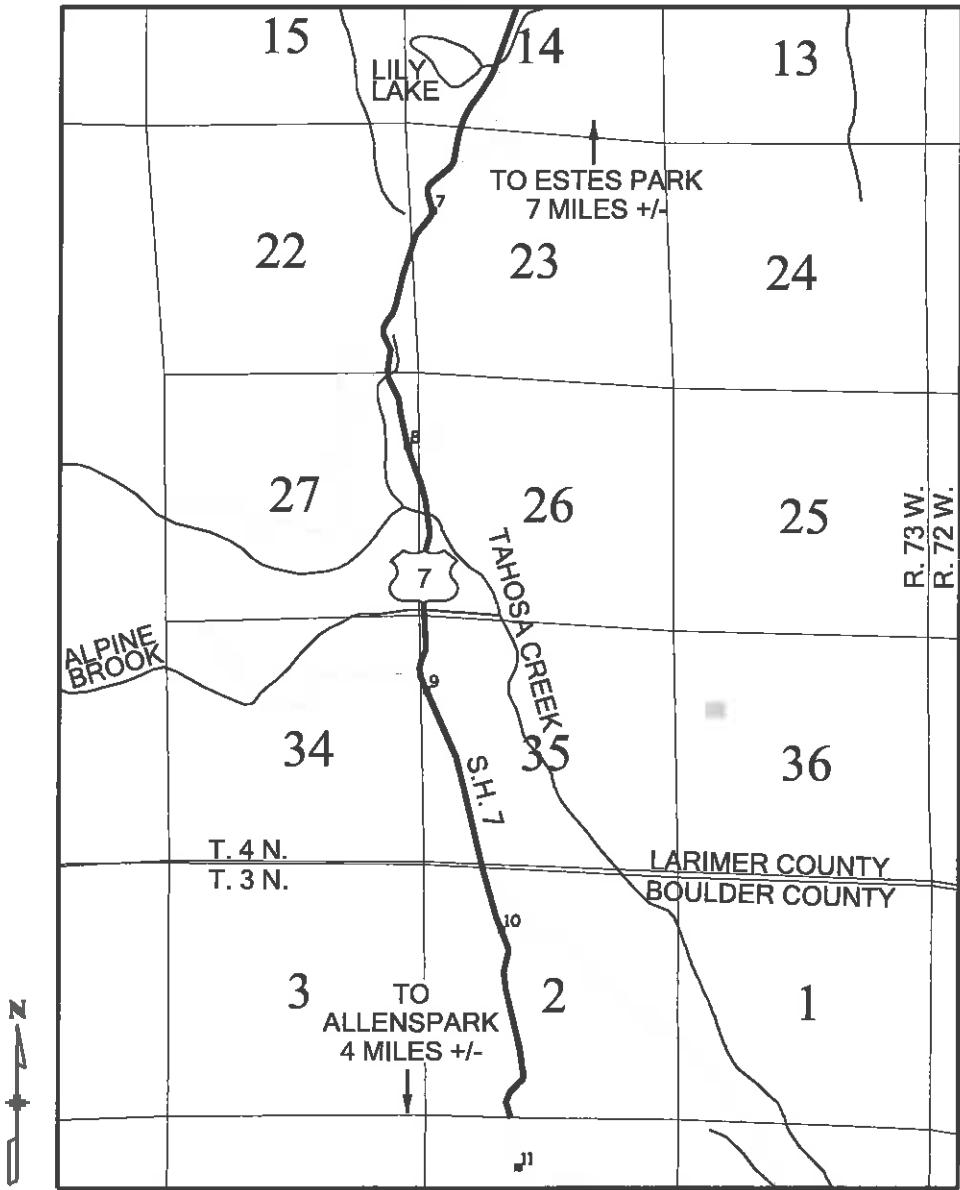
3.This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

4.Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2012 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.

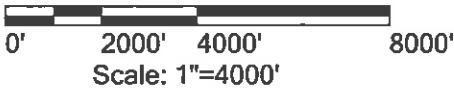
INDEXING STATEMENT

Deposited This _____ Day of _____, 20____, at _____ M in Book _____ of the County Surveyor's Land Survey/Right of Way records at Page(s) _____, Reception No. _____

County Surveyor / Deputy County Surveyor



PROJECT LOCATION MAP





Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



Preliminary Land Survey Control Diagram

Monument Coordinate Tables

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date:	Subset:	Sheet No:
18760	12-16-2014	4.02 of 4.11	4.02

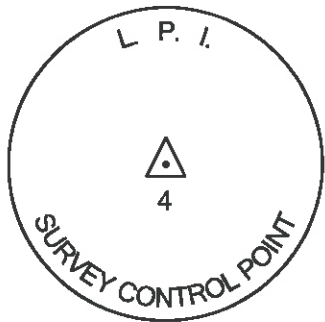
GEODETIC COORDINATE TABLE

GEODETIC COORDINATES - NAD 83 (1992)						NAD 83 (2007) ZONE 501		PROJECT COORDINATES				DESCRIPTION
POINT NO.	LATITUDE	LONGITUDE	HEIGHT (meters)	MAPPING ANGLE	SCALE	NORTHING (m)	EASTING (m)	POINT NO.	NORTHING (FT)	EASTING (FT)	ELEVATION	
CM 0701	40° 17' 56.81803" N	105° 32' 30.24534" W	2757.096	0° 01' 37"	0.999957202	412033.071	910853.683	CM 0701	35609.22	39481.93	9086.74	CDOT Type 2 Monument (MP 7.01)
CM 0754	40° 17' 31.84333" N	105° 32' 43.13215" W	2757.146	0° 01' 45"	0.999957107	411262.920	910548.959	CM 0754	34609.01	36954.03	9086.82	CDOT Type 2 Monument (MP 7.54)
CM 0790	40° 17' 12.57831" N	105° 32' 38.70077" W	2728.326	0° 01' 43"	0.999957044	410668.673	910653.324	CM 0790	34951.57	35003.50	8992.29	CDOT Type 2 Monument (MP 7.90)
CM 0848	40° 16' 43.64132" N	105° 32' 32.80739" W	2717.701	0° 01' 39"	0.999956966	409776.098	910792.098	CM 0848	35407.08	32073.75	8957.49	Survey Disk stamped 731+50 MP 8.48)
CM 0880	40° 16' 27.07522" N	105° 32' 29.91078" W	2713.785	0° 01' 37"	0.999956930	409265.116	910860.284	CM 0880	35630.89	30396.52	8944.68	PID LL0876 Route 7 Sta 714+65 (MP 8.80)
CM 0946	40° 15' 57.46102" N	105° 32' 20.03934" W	2688.728	0° 01' 30"	0.999956881	408351.617	911093.090	CM 0946	36395.04	27398.10	8862.57	CDOT Type 2 Monument (MP 9.46)
CM 0960	40° 15' 50.09189" N	105° 32' 18.85299" W	2687.716	0° 01' 30"	0.999956873	408124.318	911121.021	CM 0960	36486.72	26652.02	8859.27	Survey Disk stamped 692+00 MP 9.60)
CM 0994	40° 15' 32.25825" N	105° 32' 12.39492" W	2668.056	0° 01' 26"	0.999956856	407574.210	911273.384	CM 0994	36986.83	24846.37	8794.84	CDOT Type 2 Monument (MP 9.94)
LILY LAKE	40° 18' 22.99947" N	105° 32' 16.95220" W	2711.403	0° 01' 28"	0.999957317	412840.450	911167.956	LILY LAKE	42132.04	36640.78	8936.92	Standard USGS Disk in Boulder

* AS SHOWN ON PROJECT CONTROL DIAGRAM, SEE NOTE ON COVER PAGE.

SECONDARY CONTROL POINT TABULATION - PROJECT SPECIFIC COORDINATES (U.S. FEET)

Point No.	Northing(ft)	Easting(ft)	Elevation NAVD 88	Description
LPI 1	33115.60	35566.51	8928.98	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 2	32925.95	35555.18	8928.85	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 3	31033.66	35528.01	8934.25	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 4	30828.47	35509.91	8935.09	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 5	28901.81	35730.11	8922.31	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 6	28813.47	35808.53	8916.96	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 7	28465.81	35920.57	8902.91	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 8	28407.09	35978.91	8900.28	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 9	26453.84	36600.18	8846.33	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 10	24575.38	37382.96	8787.14	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 11	23743.07	37276.33	8735.66	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 12	23505.17	37211.70	8721.85	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 13	22479.61	37421.56	8709.97	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND
LPI 14	22620.38	37356.49	8709.56	SET LPI CONTROL MONUMENT 2" ALUMINUM CAP ON 18" #5 REBAR FLUSH WITH GROUND



TYPICAL L.P.I. CONTROL POINT

SET 2" DIA. ALUMINUM CAP
SET ON 18" LONG NO. 5 REBAR
FLUSH WITH GROUND

ALIQUOT CORNERS TABULATION - PROJECT SPECIFIC COORDINATES (U.S. FEET)

Point No.	Northing(ft)	Easting(ft)	Location	Found Monument Description / Monument Upgrade Description (as required)
200	43626.70	37753.66	CENTER 1/4 CORNER SECTION 14, T4N R73W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP UP 2.0' STAMPED AS SHOWN ON SHEET 4.10
201	38690.56	35256.33	QUARTER CORNER SECTIONS 22-23 T4N R73W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP FLUSH WITH GROUND STAMPED AS SHOWN ON SHEET 4.09
202	38595.07	36589.32	C-W 1/16 CORNER SECTION 23, T4N R73W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP UP 0.3' ON 2" ALUMINUM PIPE STAMPED AS SHOWN ON SHEET 4.09
203	37397.22	35322.43	S 1/16 CORNER SECTION 23-22 T4N R73W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP UP 0.5' ON 2" ALUMINUM PIPE STAMPED AS SHOWN ON SHEET 4.09
204	25750.79	35527.19	SECTION CORNER SECTIONS 34-35-3-2 T3N R73W 6TH P.M.	FOUND 3 1/4" BRASS CAP DOWN 0.5' STAMPED AS SHOWN ON SHEET 4.06
205	28230.82	38134.89	CENTER 1/4 CORNER SECTION 35 T4N R73W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP UP 1.0' ON 1" ALUMINUM PIPE STAMPED AS SHOWN ON SHEET 4.06
206	29630.72	35476.24	N 1/16 CORNER SECTIONS 34-35 T4N R73W 6TH P.M.	FOUND NOTCHED 2" BRASS CAP UP 0.4' STAMPED AS SHOWN ON SHEET 4.07
207	30926.37	35457.98	SECTION CORNER SECTIONS 27-26-35-34 T4N R73W 6TH P.M.	FOUND 2 1/2" BRASS CAP ON 2" PIPE STAMPED AS SHOWN ON SHEET 4.07
208	33512.89	35422.54	QUARTER CORNER SECTIONS 27-26 T4N R73W 6TH P.M.	FOUND 3 1/4" BRASS CAP IN ROCK FLUSH WITH GROUND STAMPED AS SHOWN ON SHEET 4.08
209	36103.43	35388.91	SECTION CORNER SECTIONS 22-23-26-27 T4N R73W 6TH P.M.	FOUND 2 1/2" BRASS CAP FLUSH WITH GROUND STAMPED AS SHOWN ON SHEET 4.08
210	29630.81	34160.68	NE 1/16 CORNER SECTION 34 T4N R73W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP UP 0.5' STAMPED AS SHOWN ON SHEET 4.07
211	23091.03	35554.11	W 1/4 CORNER SECTION 2 T3N R73W 6TH P.M.	FOUND 2 1/2" BRASS CAP UP 0.2' IN MOUND OF STONES STAMPED AS SHOWN ON SHEET 4.05
212	20377.51	38206.54	S 1/4 CORNER SECTION 2 T3N R73W 6TH P.M.	FOUND 3 1/4" ALUMINUM CAP ON 2 1/2" PIPE UP 0.4' IN MOUND OF STONE STAMPED AS SHOWN ON SHEET 4.05
213	20436.59	35595.32	SECTION CORNER SECTIONS 2-3-10-11 T3N R73W 6TH P.M.	FOUND 3 1/4" BRASS CAP ON 2 1/2" PIPE UP 1.3' STAMPED AS SHOWN ON SHEET 4.05
214	22992.71	38185.87	CENTER 1/4 CORNER SECTION 2 T3N R73W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP ON 1" PIPE UP 0.9' STAMPED AS SHOWN ON SHEET 4.05
215	24283.68	38178.21	C-N 1/16 CORNER SECTION 2 T3N R73W 6TH P.M.	FOUND 2 1/2" ALUMINUM CAP ON 1" PIPE UP 0.6' STAMPED AS SHOWN ON SHEET 4.06
216	25687.63	38176.84	N 1/4 CORNER SECTION 2 T3N R73W 6TH P.M.	FOUND 2 1/2" BRASS CAP ON 1" PIPE UP 0.8' STAMPED AS SHOWN ON SHEET 4.06
217	25581.03	38166.67	N 1/4 CORNER SECTION 2 T3N R73W 6TH P.M.	FOUND 0.3"X0.8"X1.0' STONE MARKED "T" ON TOP & "1/4" ON NORTH FACE
17536	28402.58	35495.31	E 1/4 CORNER SECTION 34 T3N R73W 6TH P.M.	FOUND W.C. 2 1/2" BRASS CAP ON 1" PIPE UP 1.0' STAMPED AS SHOWN ON SHEET 4.06

PROPERTY EVIDENCE MONUMENT TABULATION - PROJECT SPECIFIC COORDINATES (U.S. FEET)

TABULATION OF FOUND PROPERTY PINS			
Point No.	Northing(ft)	Easting(ft)	Description
301	35597.65	34905.13	FOUND 1" YELLOW PLASTIC CAP UP 0.1' STAMPED "PE & PLS 15760"
302	39958.24	35567.93	FOUND 1.5" ALUMINUM CAP ON #5 REBAR UP 1.0' STAMPED "VAN HORN PE & LS 3485"
305	39308.30	35635.60	FOUND 1" YELLOW PLASTIC CAP UP 0.1' STAMPED "LS 9485"
306	39002.24	35411.13	FOUND 1.25" YELLOW PLASTIC CAP FLUSH WITH GROUND STAMPED "AM HASCALL PLS 23500"
308	38648.01	35219.71	FOUND 1.25" YELLOW PLASTIC CAP UP 0.1' STAMPED "AM HASCALL PLS 23500"
310	37155.11	34846.16	FOUND 1.25" YELLOW PLASTIC CAP UP 0.2' STAMPED "AM HASCALL PLS 23500"
315	23728.31	37230.93	FOUND 1.5" ALUMINUM CAP UP 0.4' STAMPED "RA ENGLAND PLS 29415"
317	23763.77	37238.64	FOUND 1/2" PIPE WITH 1" BRASS CAP STAMPED "PR 98"
318	24251.55	37208.41	FOUND 1.5" ALUMINUM CAP UP 0.5' STAMPED "RA ENGLAND PLS 29415"
319	24357.56	37177.90	FOUND 1/2" PIPE WITH 1" BRASS CAP STAMPED "PR 100"
320	24383.99	37150.67	FOUND 1.5" ALUMINUM CAP UP 0.2' STAMPED "HAROLD LAW LS 10385"
321	24984.18	36872.06	FOUND 7/8" IRON PIPE UP 0.7'
322	26244.72	36662.46	FOUND #4 REBAR, NO CAP UP 0.4'
323	27378.99	36322.52	FOUND #4 REBAR, NO CAP UP 1.7'
325	27968.22	36226.36	FOUND 1" YELLOW PLASTIC CAP UP 0.2' STAMPED "CRSL 14630"
356	24240.60	37298.28	FOUND 1" PLASTIC CAP - ILLEGIBLE
357	24240.37	37297.78	FOUND #4 REBAR
359	25315.13	36798.43	FOUND 1 1/4" ALUMINUM CAP ON #5 REBAR STAMPED "D.B.A CO. L.S. 2149"
360	25674.62	36711.42	FOUND 1 1/4" ALUMINUM CAP ON #5 REBAR STAMPED "D.B.A CO. L.S. 2149"
361	25711.71	36784.81	FOUND 1" PLASTIC CAP ON #4 REBAR STAMPED "CR L.S. 11630"
362	26735.01	36549.66	FOUND 1 1/4" PLASTIC CAP STAMPED "L.S. 14630"
364	28602.17	35920.27	FOUND BENT #4 REBAR
365	28662.72	35894.35	FOUND #4 REBAR
374	32720.49	35567.07	FOUND #4 REBAR
378	33698.09	35454.47	FOUND 1 1/4" YELLOW PLASTIC CAP ON #4 REBAR
379	34485.91	35148.57	FOUND 1 1/4" YELLOW PLASTIC CAP ON #4 REBAR STAMPED "LS 9485 VAN HORN"
380	34840.14	35068.53	FOUND 1 1/2" PLASTIC CAP STAMPED "LS 6499 ESTES PARK SURVEY"
381	35397.57	34952.91	FOUND 1 1/4" YELLOW PLASTIC CAP STAMPED "PE - LS 15760"
384	36101.61	34652.92	FOUND 1 1/4" YELLOW PLASTIC CAP STAMPED "LS 9485 VAN HORN"
389	38936.83	35243.25	FOUND #5 REBAR
390	39966.73	35460.11	FOUND 1 1/2" ALUMINUM CAP STAMPED "LS 9485 VAN HORN"
391	39965.60	35460.33	FOUND 1 1/4" ALUMINUM CAP STAMPED "LS 17664 D. B. & CO.
1252	35394.54	34942.66	FOUND #5 REBAR
1530	38651.75	35127.75	FOUND 1 1/4" ALUMINUM CAP ON #5 REBAR STAMPED "D.B.A CO. L.S. 2149"
1628	30540.81	36780.64	FOUND 1 1/4" ORANGE PLASTIC CAP STAMPED "VAN HORN PLS 28974"
1630	30542.06	36785.17	FOUND 1 1/2" ALUMINUM CAP STAMPED "HAROLD E. LAW LS 10385"
1632	30606.57	35462.66	FOUND 1 1/2" ALUMINUM CAP STAMPED "HAROLD E. LAW LS 10385"
16677	41767.78	36477.25	FOUND 1" YELLOW PLASTIC CAP STAMPED "LS 9485"
16679	41887.59	36567.41	FOUND 1" YELLOW PLASTIC CAP STAMPED "LS 9485"
16685	40755.80	36088.96	FOUND 1" YELLOW PLASTIC CAP STAMPED "LS 9485"
16687	40640.12	36079.96	FOUND 1" YELLOW PLASTIC CAP STAMPED "LS 9485"

Colorado Department of Transportation



Region 4

1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials



Preliminary Land Survey Control Diagram

Monument Coordinate Tables

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	4.04 of 4.11	4.04

☐ ROW

RIGHT OF WAY MONUMENT TABULATION - PROJECT SPECIFIC COORDINATES (U.S. FEET)

TABULATION OF R.O.W. MONUMENTS FOUND

Point No.	Northing(ft)	Easting(ft)	Description
300	38645.70	35229.52	FOUND 3" BRASS CAP UP 0.3' IN CONCRETE STAMPED "US DEPT OF AGRICULTURE BUREAU OF PUBLIC ROADS"
303	39695.79	35559.14	FOUND 3" BRASS CAP ON 2 1/4" PIPE UP 0.2'
304	39606.78	35605.34	FOUND 3" BRASS CAP ON 2 1/4" PIPE UP 0.2'
307	38058.32	35083.23	FOUND 3 1/4" ALUMINUM CAP FLUSH WITH GROUND STAMPED "COLO DEPT OF HIGHWAYS PLS NO 13225"
309	37681.30	34988.58	FOUND 3 1/4" ALUMINUM CAP FLUSH WITH GROUND STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740"
311	37092.67	34825.72	FOUND 3 1/4" ALUMINUM CAP DOWN 0.3' STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740"
312	36209.99	34782.17	FOUND 3 1/4" ALUMINUM CAP DOWN 0.1' STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740"
313	36102.00	34806.44	FOUND 3 1/4" ALUMINUM CAP FLUSH WITH GROUND STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740"
314	36101.87	34785.42	FOUND 3 1/4" ALUMINUM CAP FLUSH WITH GROUND STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740"
315	21210.45	37503.61	FOUND 3 1/4" ALUMINUM CAP UP 0.3' STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740"
324	27690.37	36248.15	FOUND 3" BRASS CAP IN 6"X6" CONCRETE UP 0.1' STAMPED "US BUREAU OF PUBLIC ROADS R.P. NO 684+67"
350	37232.38	34871.67	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS ROW MONUMENT"
351	22088.38	37507.66	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS MILEPOST"
352	21632.47	37625.88	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS ROW MONUMENT"
353	21616.08	37507.10	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS ROW MONUMENT"
354	22439.11	37362.66	FOUND 1 1/4" DIA PIPE
355	22460.37	37356.74	FOUND 1" DIA PIPE
358	24577.60	37055.34	FOUND 1" PIPE IN CONCRETE
363	27708.29	36326.02	FOUND 3" BRASS CAP IN CONCRETE STAMPED "US BUREAU OF PUBLIC ROADS"
368	30031.20	35521.66	FOUND 3" BRASS CAP IN CONCRETE STAMPED "US BUREAU OF PUBLIC ROADS DEPARTMENT OF AGRICULTURE"
369	30067.60	35450.51	FOUND 3" BRASS CAP IN CONCRETE STAMPED "US BUREAU OF PUBLIC ROADS DEPARTMENT OF AGRICULTURE"
370	32042.91	35480.64	FOUND 3" BRASS CAP IN CONCRETE STAMPED "US BUREAU OF PUBLIC ROADS DEPARTMENT OF AGRICULTURE"
371	31809.41	35371.01	FOUND 3" BRASS CAP IN CONCRETE STAMPED "US BUREAU OF PUBLIC ROADS DEPARTMENT OF AGRICULTURE"
372	32073.75	35407.08	FOUND 3" BRASS CAP IN CONCRETE STAMPED "US BUREAU OF PUBLIC ROADS DEPARTMENT OF AGRICULTURE"
373	32733.35	35645.94	FOUND 3" BRASS CAP IN CONCRETE STAMPED "US BUREAU OF PUBLIC ROADS DEPARTMENT OF AGRICULTURE"
375	30386.32	35551.72	FOUND 3" BRASS CAP IN CONCRETE STAMPED "US BUREAU OF PUBLIC ROADS DEPARTMENT OF AGRICULTURE"
383	36031.77	34668.54	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740 POINT NO 634"
385	37281.20	34729.87	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740 POINT NO 619"
386	37336.11	34748.82	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740 POINT NO 188"
387	37477.62	34825.70	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740 POINT NO 171"
388	37707.03	34886.86	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740 POINT NO 621"
880	35630.89	30396.52	FOUND 3" BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE BUREAU OF PUBLIC ROADS ELEVATION RP NO"
1033	20747.94	37359.63	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740 POINT NO 1553"
1034	20714.99	37567.02	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740 POINT NO 1522"
1209	28263.91	35977.74	FOUND 3" BRASS CAP IN CONCRETE STAMPED "US BUREAU OF PUBLIC ROADS DEPARTMENT OF AGRICULTURE"
1265	35630.86	34531.82	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740 POINT NO 650"
1269	21016.46	37710.37	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740 POINT NO 1526"
1270	20840.47	37672.84	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740 POINT NO 1524"
1503	36181.02	34635.17	FOUND 3 1/4" ALUMINUM CAP STAMPED "COLO DEPT OF HIGHWAYS PLS NO 10740 POINT NO 608"
1544	39132.90	35533.45	FOUND 3" BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE BUREAU OF PUBLIC ROADS ELEVATION RP NO"
1545	39061.64	35463.39	FOUND 3" BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE BUREAU OF PUBLIC ROADS ELEVATION RP NO"
16675	41707.74	36557.20	FOUND 3" BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE BUREAU OF PUBLIC ROADS ELEVATION RP NO"
16681	40632.31	36179.62	FOUND 3" BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE BUREAU OF PUBLIC ROADS ELEVATION RP NO"
16683	40747.33	36189.38	FOUND 3" BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE BUREAU OF PUBLIC ROADS ELEVATION RP NO"
16689	40111.99	35801.56	FOUND 3" BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE BUREAU OF PUBLIC ROADS ELEVATION RP NO"
16691	40066.06	35692.56	FOUND 3" BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE BUREAU OF PUBLIC ROADS ELEVATION RP NO"

Colorado Department of Transportation
Region 4
1420 2nd Street
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Right of Way Plan Unit: PTS



Sheet Revisions		
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Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials
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CIVIL & SURVEYING

Preliminary Land Survey Control Diagram			
Monument Coordinate Tables			
Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	4.05 of 4.11	4.05

☐ RIGHT OF WAY MONUMENT TABULATION - PROJECT SPECIFIC COORDINATES (U.S. FEET)

ROW

Point No.	Northing(ft)	Easting(ft)	Description
16693	40158.05	35653.82	FOUND 3" BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE BUREAU OF PUBLIC ROADS ELEVATION RP NO"
16695	40203.95	35762.72	FOUND 3" BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE BUREAU OF PUBLIC ROADS ELEVATION RP NO"
16697	43809.00	37421.44	FOUND 2 1/2" PIPE NO CAP
16699	43839.49	37326.25	FOUND 3" BRASS CAP STAMPED "US DEPARTMENT OF AGRICULTURE BUREAU OF PUBLIC ROADS ELEVATION RP NO"



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Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

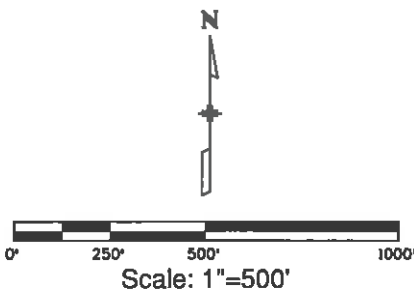
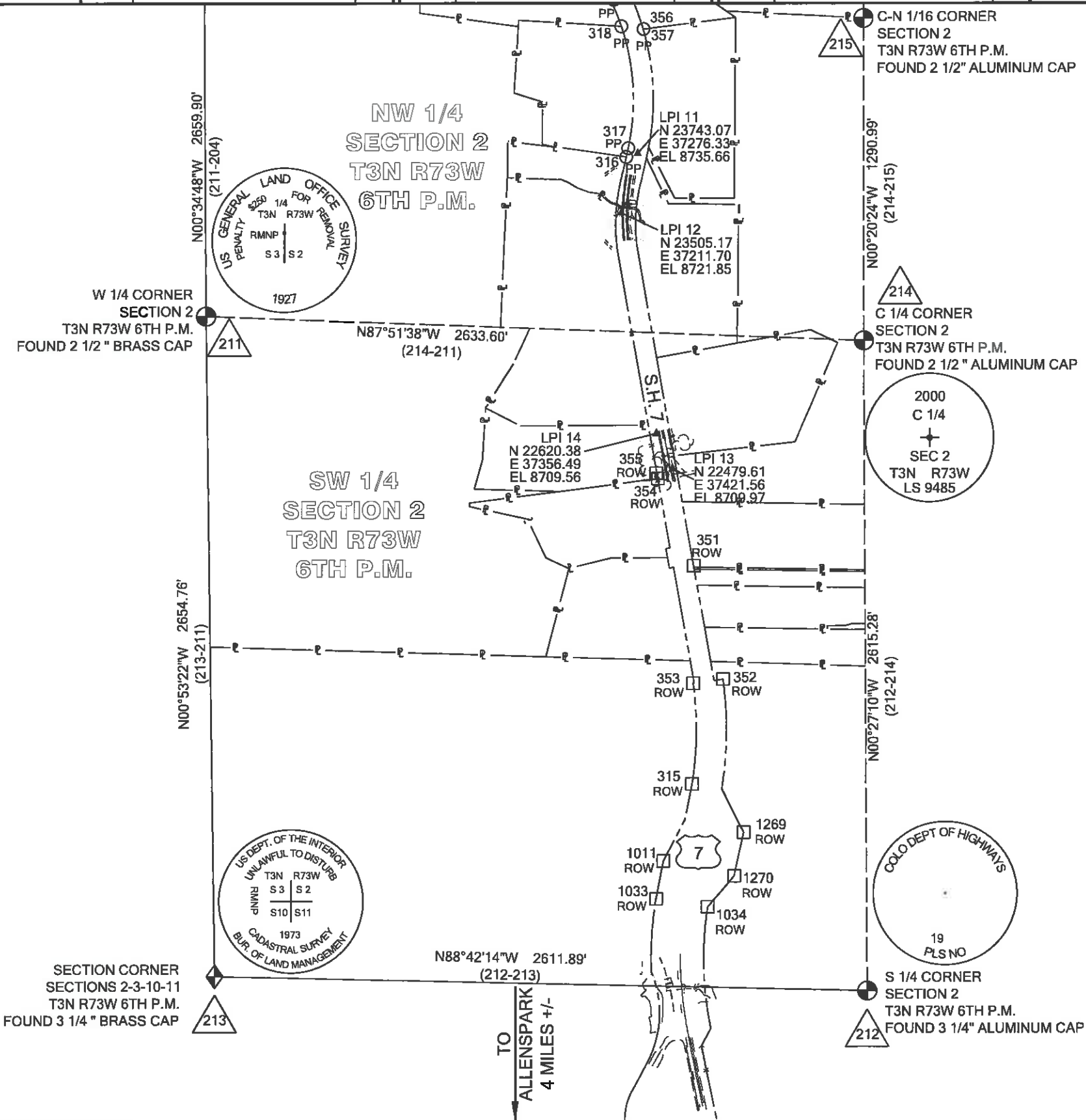
Date	Description	Initials
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Preliminary Land Survey Control Diagram

Plan Sheet

Project Number:	FSA 007A-015
Project Location:	SH 7 Safety Imp. S. of Estes Park PH II
Project Code:	18760
Last Mod. Date:	12-16-2014
Subset:	4.06 of 4.11
Sheet No.:	4.06



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Right of Way Plan Unit:

PTS

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

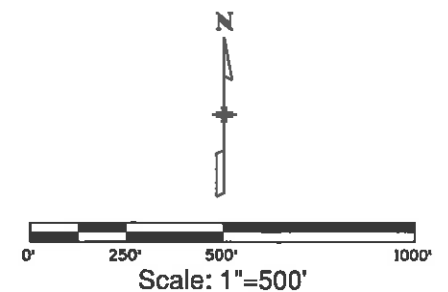
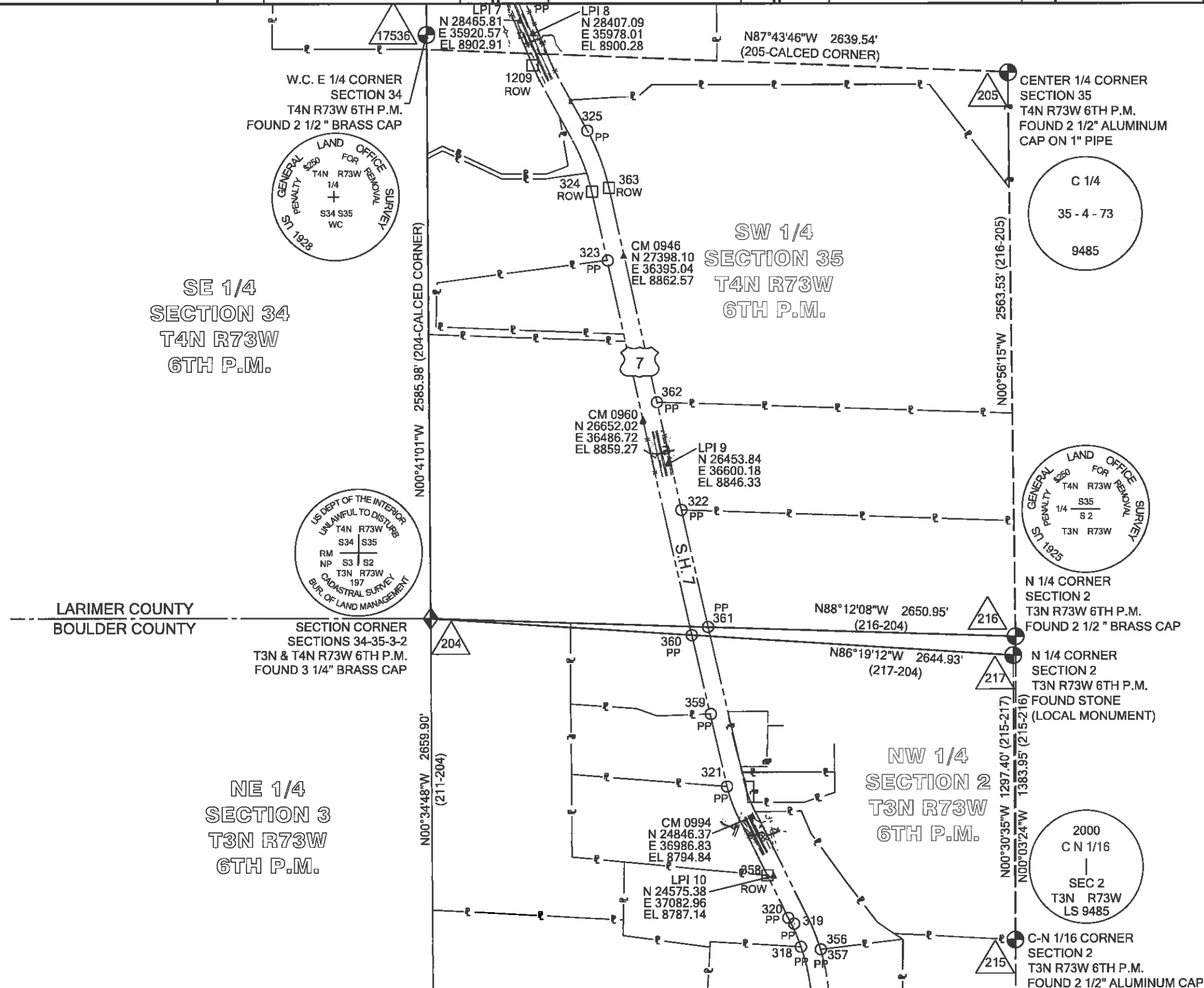
Date mm/dd/yy	Description	Initials



Preliminary Land Survey Control Diagram

Plan Sheet

Project Number:	FSA 007A-015		
Project Location:	SH 7 Safety Imp. S. of Estes Park PH II		
Project Code:	Last Mod. Date:	Subset:	Sheet No.
18760	12-16-2014	4.07 of 4.11	4.07



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Right of Way Plan Unit:

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Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
mm/dd/yy		

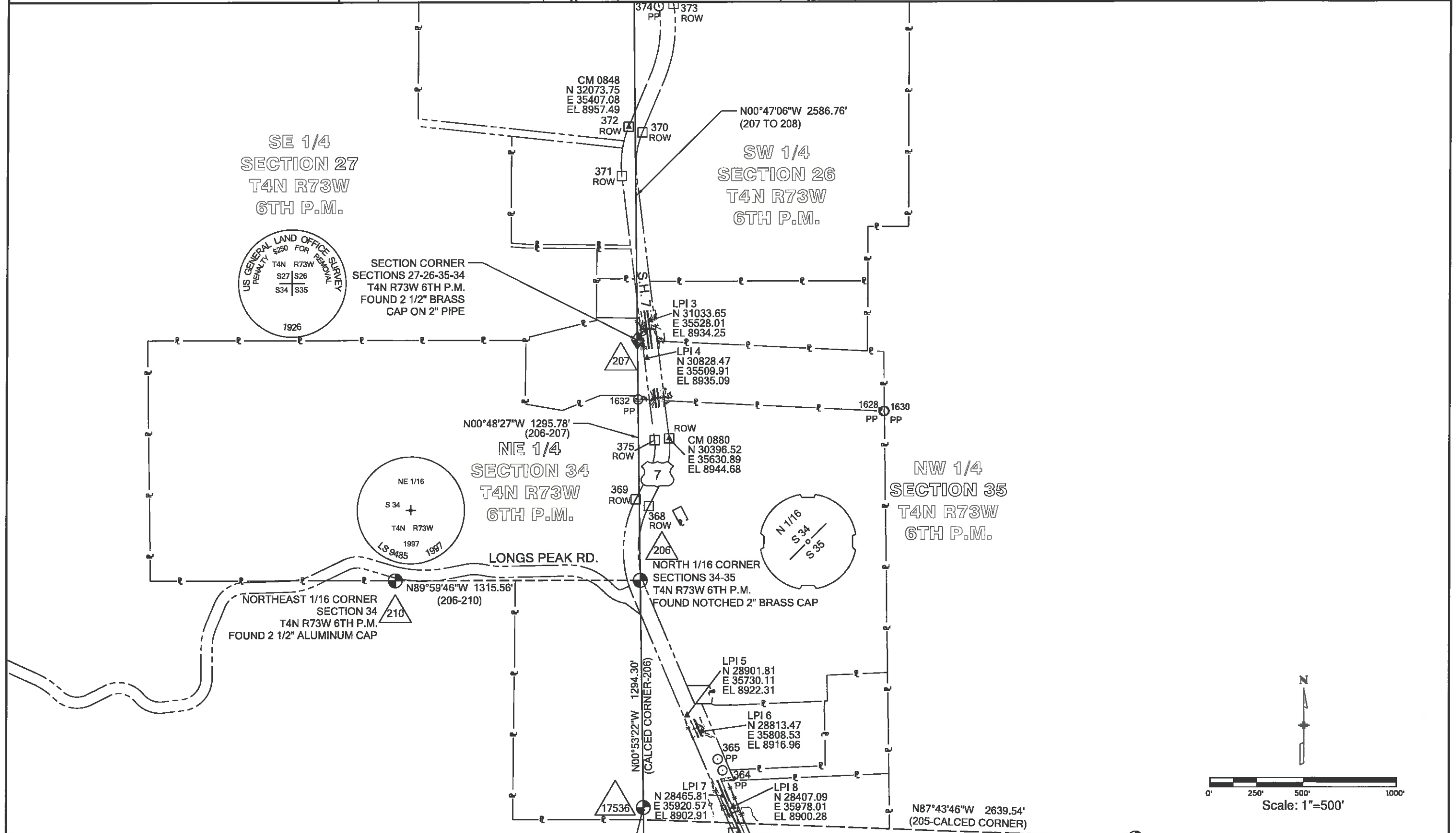


Preliminary Land Survey Control Diagram

Plan Sheet

Project Number: FSA 007A-015
Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	4.08 of 4.11	4.08



Colorado Department of Transportation



Region 4
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Right of Way Plan Unit: PTS

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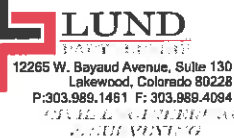
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Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials



Preliminary Land Survey Control Diagram

Plan Sheet

Project Number:	FSA 007A-015
Project Location:	SH 7 Safety Imp. S. of Estes Park PH II
Project Code:	18760
Last Mod. Date:	12-16-2014
Subset:	4.09 of 4.11
Sheet No:	4.09

SE 1/4
SECTION 22
T4N R73W
6TH P.M.

NE 1/4
SECTION 27
T4N R73W
6TH P.M.

SW 1/4
SECTION 23
T4N R73W
6TH P.M.

NW 1/4
SECTION 26
T4N R73W
6TH P.M.

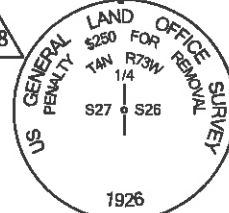
SECTION CORNER
SECTIONS 22-23-26-27
T4N R73W 6TH P.M.
FOUND 2 1/2" BRASS CAP



1503 ROW
384 PP
383 ROW
312 ROW
313 ROW
314 ROW

1265 ROW
CM 0790
N 35003.50
E 34951.57
EL 8992.29

QUARTER CORNER
SECTIONS 27-26
T4N R73W 6TH P.M.
FOUND 3 1/4" BRASS
CAP IN ROCK

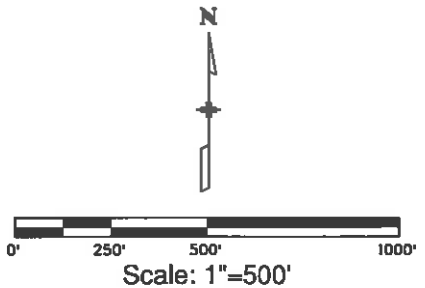


LPI 1
N 33115.60
E 35566.51
EL 8928.98
LPI 2
N 32925.95
E 35555.18
EL 8928.85

N00°44'39"W 2590.75' (208-209)
N00°47'06"W 2586.76' (207-208)



SH 7





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Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
mm/dd/yy		

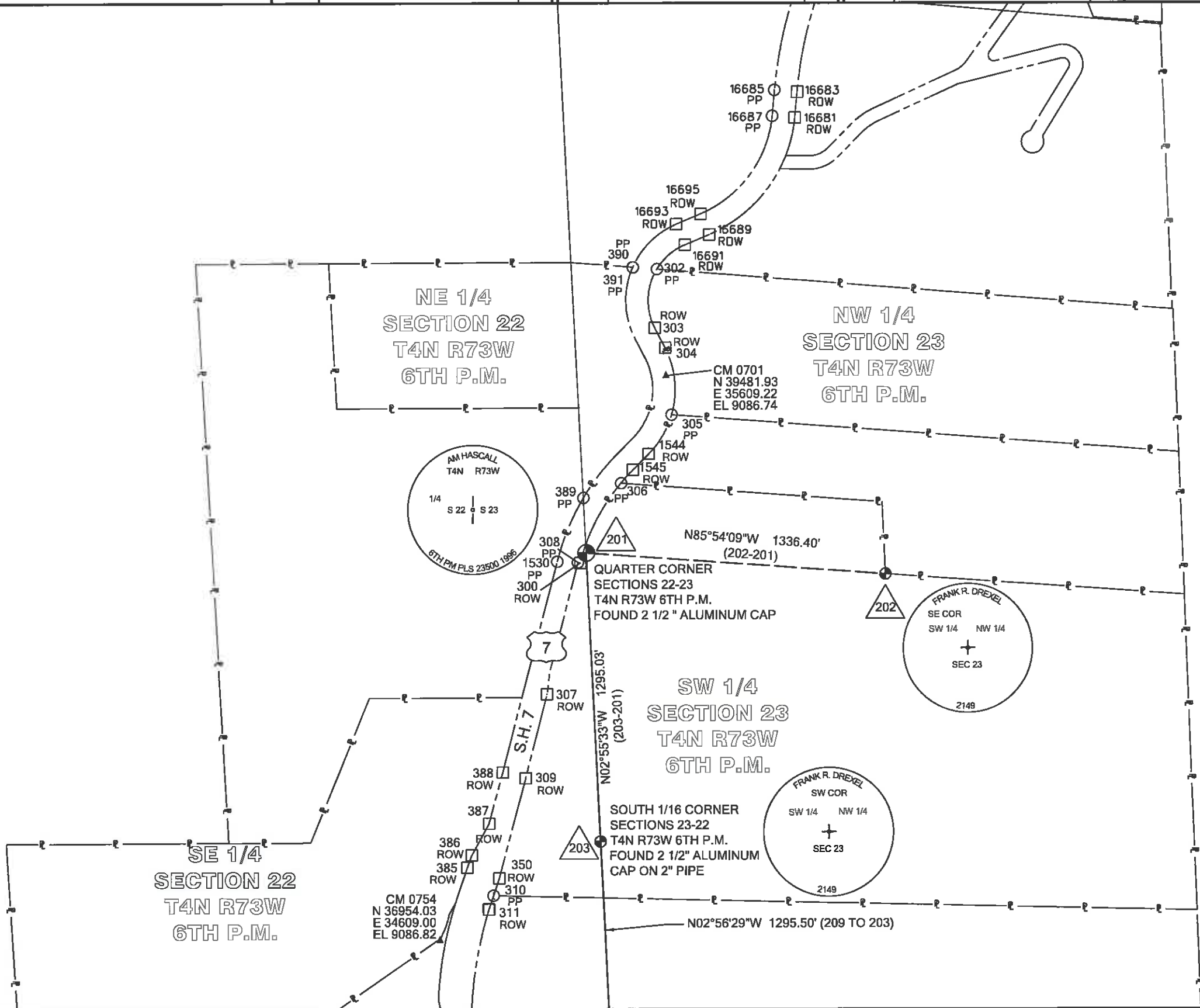


Preliminary Land Survey Control Diagram

Plan Sheet

Project Number: FSA 007A-015
Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code	Last Mod. Date	Subset	Sheet No
18760	12-16-2014	4.10 of 4.11	4.10



Colorado Department of Transportation



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Right of Way Plan Unit:

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Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



Preliminary Land Survey Control Diagram

Plan Sheet

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	4.11 of 4.11	4.11

SE 1/4
SECTION 15
T4N R73W
6TH P.M.

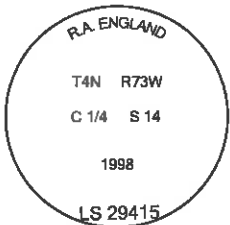
SW 1/4
SECTION 14
T4N R73W
6TH P.M.

SE 1/4
SECTION 14
T4N R73W
6TH P.M.

TO
ESTES PARK
7 MILES +/-

16699
RDW

16697
RDW



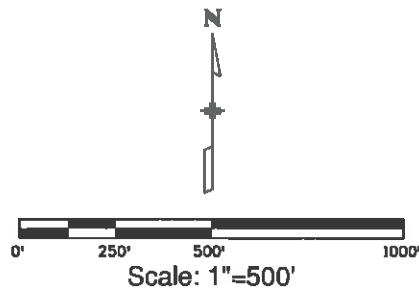
QUARTER CORNER
SECTION
T4N R73W 6TH P.M.
FOUND AND ACCEPTED
2 1/2" ALUMINUM CAP
(ALSO FOUND 1 1/2" ALUMINUM CAP STAMPED
LS 13320, 3.04' SOUTHWESTERLY, NOT USED
FOR THIS SURVEY)

LILLY LAKE
USGS

16679
PP

16677
PP

16675
RDW



Colorado Department of Transportation

CDOT

CO

Region 4

1420 2nd Street

Greeley, CO 80631

Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions		
Date	Description	Initials
03/24/15	REVISED POINT 635 AND QUANTITY OF MONUMENTS TO BE SET	CS

Sheet Revisions		
Date	Description	Initials
mm/dd/yy		

Sheet Revisions		
Date	Description	Initials
mm/dd/yy		

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CIVIL ENGINEERING & SURVEYING

Right of Way Plans

Monumentation Sheet

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code:	Last Mod. Date:	Subset:	Sheet No:
18760	03-24-2015	5.01 of 5.03	5.01

TABULATION OF R.O.W. MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
600	20079.27	37322.41	
601	20454.82	37341.68	
603	20154.68	37543.66	
604	20226.11	37580.73	
611	21066.24	37475.56	
612	21191.65	37622.09	
613	21616.81	37511.47	
614	21626.44	37591.03	
615	22082.48	37427.20	
616	22079.45	37410.47	
617	22157.68	37396.31	
618	22160.71	37413.04	
619	23356.33	37196.67	
620	23368.96	37275.69	
621	23423.83	37270.40	POINT OF BEGINNING RW-2
622	23471.04	37309.44	
623	23540.87	37314.37	
624	23578.11	37279.55	
625	23442.91	37189.59	POINT OF BEGINNING RW-3
626	23505.27	37145.58	
627	23566.52	37151.32	
628	23607.74	37203.70	POINT OF BEGINNING RW-4
630	23642.81	37294.21	
631	23662.01	37216.51	
632	23746.99	37316.86	
633	24277.66	37284.03	
634	24420.47	37221.88	
635	24712.18	37073.42	

General Notes:

- All centerline stationing may not represent the centerlines as constructed in the field.
- Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2012 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
- 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: For coordinate system details refer to the CDOT Project Control Diagram previously prepared by Lee K. Groves PLS, Project No. FSA 007A-015, Project Code 18760, dated 12-01-2011, with said coordinate system details also being reported on sheet 4.01 of this right of way plan set.
- The purpose of this right of way plan is for acquisition of right of way parcels, and re-establishment and monumentation of existing R.O.W.
- Existing right of way lines were retraced and monumented per a compilation of surveyed field evidence, available public records and the Department of Highways projects RS (CX) 0007 (7), RS (CX) 0007 (8), and 26-C (1069).
- Existing right of way monumentation found and shown as accepted herein were determined to be harmonious with the preponderance of evidence of found monuments, deeds and the calculated alignment of the existing right of way lines.
- It should be noted that some of the linear distances between accepted found monuments may not match the record distances, however it was determined that it would be in the best interest of the general public to accept these monuments as the existing right of way in order to avoid additional monumentation and avoid creating confusion along the existing right of way line.
- At the time of this project there are no published FEMA Flood Insurance Rate Maps. Community Panel Numbers 08069C1300F and 08013C0200J appear on maps from other sources, but do not define flood zones or risk areas.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	132									
CONTROL										
ALLOT CORNER										
PERMANENT EASEMENT										4
PROJECT POINTS										
WITNESS POST (REQUIRED)										

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

SURVEYOR STATEMENT (ROW MONUMENTS)

I, Geoffrey F. Stephenson, 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, adequate research, calculations and evaluation of survey evidence were performed and the Right-of-Way monuments depicted on this Right-of-Way Plan were set 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.

PLS No. 23521

Date

Sheet Revisions		
Date	Description	Initials
03/24/15	REVISED POINTS 636, 638 AND 685	CS

Sheet Revisions		
Date	Description	Initials
mm/dd/yy		

Sheet Revisions		
Date	Description	Initials
mm/dd/yy		

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CIVIL ENGINEERING
& SURVEYING

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code: 18760

Last Mod. Date: 03-24-2015

Subset: 5.02 of 5.03

Sheet No: 5.02

Right of Way Plans			
Monumentation Sheet			
Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code: 18760	Last Mod. Date: 03-24-2015	Subset: 5.02 of 5.03	Sheet No: 5.02



TABULATION OF R.O.W. MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
636	24753.75	37074.50	POINT OF BEGINNING RW-5 REV
637	24769.70	37066.65	
638	24774.71	37043.05	
639	24721.36	36984.56	POINT OF BEGINNING RW-6
640	24755.94	36945.24	
641	24792.30	36927.34	
642	24818.16	36935.64	
645	24839.88	37015.37	
647	25692.80	36789.72	
648	26443.25	36535.02	POINT OF BEGINNING RW-8
649	26471.64	36513.09	
650	26521.82	36501.55	
651	26551.00	36510.23	
652	26461.32	36612.95	POINT OF BEGINNING RW-7
653	26492.11	36621.26	
654	26534.23	36611.57	
655	26568.92	36588.20	
656	27929.48	36156.67	
657	28170.62	36023.59	
658	28209.28	36093.63	
659	28246.90	36073.99	POINT OF BEGINNING RW-9
660	28339.00	36087.68	
661	28430.24	36049.15	
662	28466.50	35979.56	POINT OF BEGINNING RW-10
664	28324.82	35952.55	POINT OF BEGINNING RW-11
665	28365.08	35908.42	
666	28396.13	35895.30	
667	28433.52	35906.65	



TABULATION OF R.O.W. MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
668	28545.48	35946.21	
669	28547.12	35983.51	
670	28962.26	35808.20	
671	28962.26	35770.21	
672	29554.02	35433.47	
673	29585.15	35507.17	
674	30201.13	35518.86	
675	30164.95	35590.20	
677	30552.23	35530.65	POINT OF BEGINNING RW-13
678	30596.29	35506.73	
679	30621.12	35503.58	
680	30671.51	35515.51	POINT OF BEGINNING RW-14
681	30552.97	35611.20	POINT OF BEGINNING RW-12
682	30607.08	35626.33	
683	30639.77	35622.18	
684	30690.54	35593.73	POINT OF BEGINNING RW-15
685	30921.84	35564.45	
686	30919.08	35606.56	
687	30964.88	35600.74	
688	31024.57	35551.32	POINT OF BEGINNING RW-16
690	30924.73	35483.35	
691	30972.14	35458.62	
692	31013.12	35453.42	
693	31045.56	35468.01	POINT OF BEGINNING RW-14A
694	31819.49	35450.38	
695	32319.7	35596.71	
696	32350.59	35522.91	
697	32957.07	35609.60	

Sheet Revisions			
Date	Description	Initials	
03/24/15	ADDED POINTS 756, 757, 758 AND 907	CS	

Sheet Revisions			
Date	Description	Initials	
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Sheet Revisions			
Date	Description	Initials	
mm/dd/yy			



Right of Way Plans			
Monumentation Sheet			
Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code: 18760	Last Mod. Date: 03-24-2015	Subset: 5.03 of 5.03	Sheet No: 5.03



TABULATION OF R.O.W. MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
698	32986.38	35635.20	
699	33036.92	35626.93	
700	33070.20	35591.09	POINT OF BEGINNING RW-17
703	32944.71	35530.56	
704	32984.14	35508.90	
705	33018.35	35503.31	
706	33057.68	35512.07	POINT OF BEGINNING RW-18
707	33417.23	35453.23	
708	33430.15	35532.18	
709	33601.72	35402.78	
710	33630.78	35477.32	
711	34347.11	35112.26	
712	34376.16	35186.79	
713	34556.38	35050.60	
714	34574.00	35128.64	
715	35182.43	34909.22	
717	35468.16	34776.71	
718	35500.64	34589.11	
720	35741.48	34737.41	
722	36194.96	34785.58	
723	36225.62	34794.76	
724	36478.29	34782.52	
725	36563.47	34747.74	
726	36577.85	34597.78	
727	36686.49	34601.51	
728	36706.28	34602.84	
729	36925.02	34628.60	
730	37135.88	34681.84	



TABULATION OF R.O.W. MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
731	38042.55	34970.84	
732	38158.26	35095.79	
735	39131.32	35392.46	
737	39202.56	35462.63	
738	39560.71	35516.59	
739	39649.47	35470.52	
740	41827.20	36647.33	
745	42397.29	37012.53	
747	42363.39	36950.06	
748	42390.75	37003.39	POINT OF BEGINNING RW-20 AND TE-20
749	42576.62	37070.49	POINT OF BEGINNING TE-21
750	42589.99	37029.14	
751	22530.39	37427.44	
752	22534.37	37462.29	
753	22555.78	37458.41	
754	22586.76	37417.24	
755	42549.77	36911.15	
756	24686.55	37090.87	POINT OF BEGINNING 5-XX
757	24683.95	37084.45	
758	24792.73	37038.59	POINT OF BEGINNING 5-XXA



TABULATION OF PERMANENT EASEMENT POINTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
800	42556.69	36913.37	
801	42432.93	36869.95	POINT OF BEGINNING PE-19 AND TE-19
802	42441.89	36846.61	
803	42564.58	36889.64	



TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED			
Point No.	Northing(ft)	Easting(ft)	Description
900	42186.83	36757.97	
901	42198.54	36735.88	
902	42541.43	37179.37	
903	42562.57	37208.88	
904	42546.32	37220.53	
905	42530.06	37232.18	
906	42371.51	37010.88	
907	30883.04	35569.29	POINT OF BEGINNING TE-15



Region 4
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Right of Way Plan Unit: PTS

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Sheet Revisions

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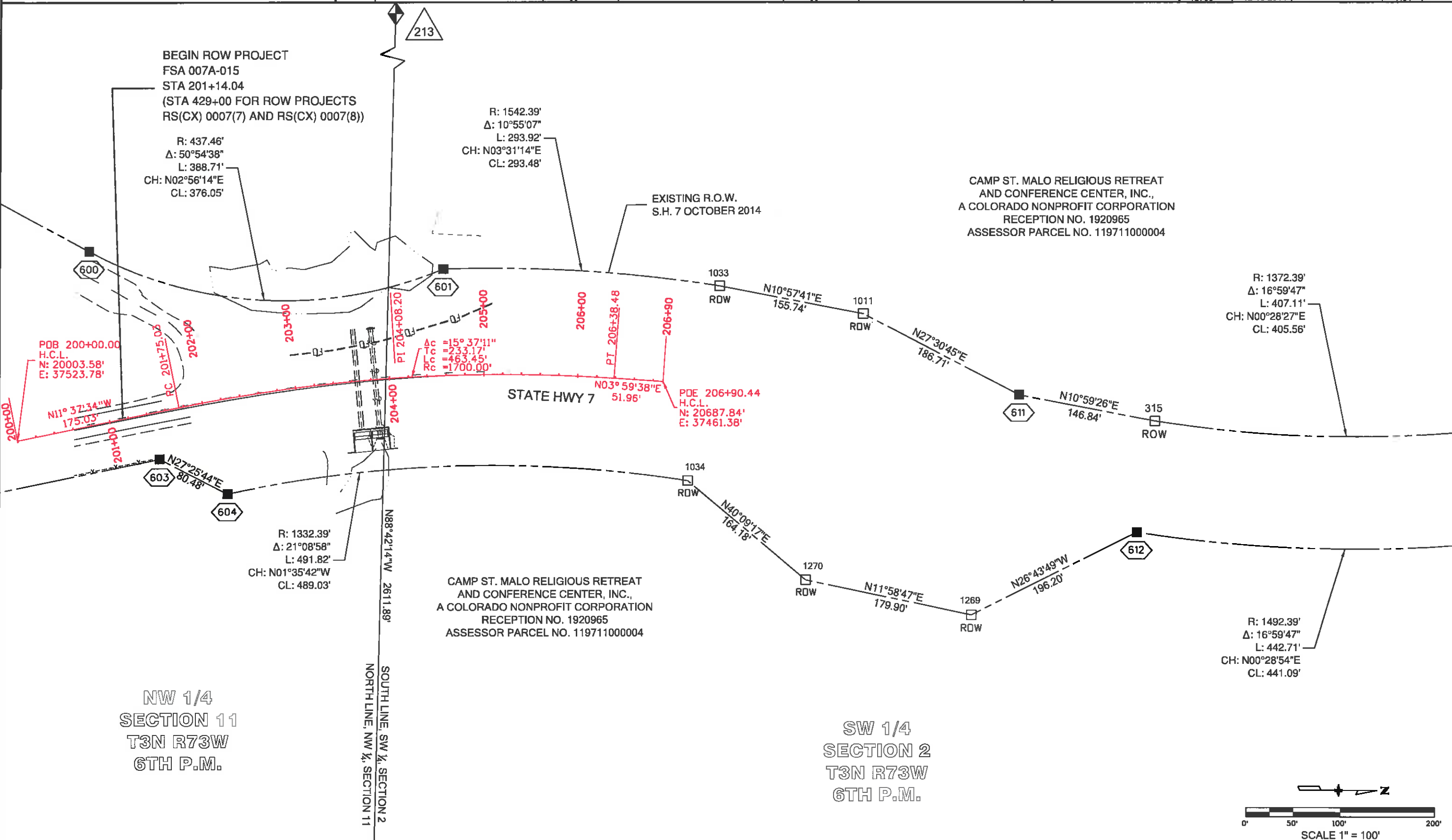
Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.01 of 7.16	7.01





Region 4
1420 2nd Street
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Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



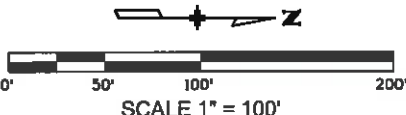
Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.02 of 7.16	7.02



KENNETH C. WOLFE
RECEPTION NO. 2466468

LESTER J. BALLERINE AND
MARIAN C. BALLERINE
RECEPTION NO. 01078286

KATHLEEN HUMPHREY
FAMILY PROPERTY, LLC
(1/2 INTEREST)
RECEPTION NO. 01651227
SCOTT J. HUMPHREY, LAURA L. HOFELT
AND LINDA C. CALVIN
(1/2 INTEREST)
RECEPTION NO. 03059300

KATHLEEN HUMPHREY
FAMILY PROPERTY, LLC
(1/2 INTEREST)
RECEPTION NO. 01651227
SCOTT J. HUMPHREY, LAURA L. HOFELT
AND LINDA C. CALVIN
(1/2 INTEREST)
RECEPTION NO. 03059300

211
W 1/4
SEC. 2

10771

STATE HWY 7

SOUTH LINE, NW 1/4, SECTION 2
NORTH LINE, SW 1/4, SECTION 2

214
C 1/4
SEC. 2

EXISTING R.O.W.
S.H. 7 OCTOBER 2014

STATE HWY 7

SW 1/4
SECTION 2
T3N R73W
6TH P.M.

CHARLES OLIN SUNDBERG
RECEPTION NO. 822087

MARGE DEMOUDT
RECEPTION NO. 01102928

STEVEN C. JUEDES AND NANCY J. JUEDES
RECEPTION NO. 2513786
ASSESSOR PARCEL NO. 119702000048

RW-1

POINT OF BEGINNING TABLE

POINT NO.	BEARING	DISTANCE	PARCEL NO.
214 TO 751	S58°38'04"W	888.23'	RW-1

NOTE: PT#214 - C 1/4 COR., SEC. 2, T3N, R73W, 6TH P.M.

(QUESTION IN OWNERSHIP)

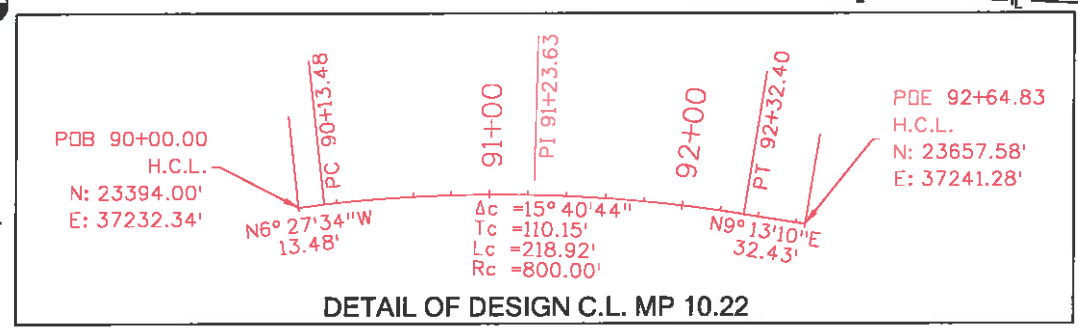
Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

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www.lundcivil.com

Right of Way Plans			
Plan Sheet			
Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code: 18760	Last Mod. Date: 12-16-2014	Subset: 7.03 of 7.16	Sheet No: 7.03



RW-3
PETER J. WALL AND
DIANNE M. NAIL
FILM 1664 RECEPTION NO. 1091534
ASSESSOR PARCEL NO. 119702000045

RW-4
DAVID K. NEFF
RECEPTION NO. 3394828
ASSESSOR PARCEL NO. 119702000044

CRISTY J. COLEMAN
REVOCABLE TRUST
RECEPTION NO. 2604249

JUDY FORMIDONI AND
BERNARD FORMIDONI
RECEPTION NO. 2604249

R: 756.20'
Δ: 06°35'07"
L: 86.91'
CH: N04°40'44"W
CL: 86.87'

R: 801.20'
Δ: 03°54'50"
L: 54.73'
CH: N05°06'37"E
CL: 54.72'

R: 756.20'
Δ: 04°13'33"
L: 55.78'
CH: N13°17'10"E
CL: 55.76'

R: 914.95'
Δ: 30°58'51"
L: 494.73'
CH: N03°32'48"W
CL: 488.72'

R: 918.22'
Δ: 09°01'28"
L: 144.62'
CH: N23°33'26"W
CL: 144.48'

STATE HWY 7
N10°15'28"W 1215.05'
N10°15'28"W 794.91'

RW-2
THOMAS W. GRAMOWSKI AND
JUDY L. GRAMOWSKI
FILM 1784 RECEPTION NO. 1248019
ASSESSOR PARCEL NO. 119702000046

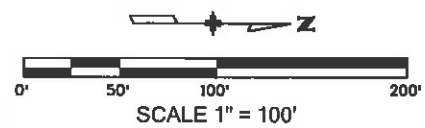
R: 994.95'
Δ: 30°59'41"
L: 538.23'
CH: N03°32'25"W
CL: 531.69'
JIM L. TUGGLE
AND JOYCE A. TUGGLE
RECEPTION NO. 00931420

R: 998.22'
Δ: 08°56'55"
L: 155.90'
CH: N23°31'09"W
CL: 155.74'

POINT OF BEGINNING TABLE			
POINT NO.	BEARING	DISTANCE	PARCEL NO.
214 TO 621	N64°46'59"W	1011.90'	RW-2
214 TO 625	N65°40'58"W	1093.28'	RW-3
214 TO 628	N57°56'44"W	1158.84'	RW-4

NOTE: PT#214 - C 1/4 COR., SEC. 2, T3N, R73W, 6TH P.M.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	13°07'28"	676.20'	154.89'	N03°23'38"E	154.55'
C2	07°04'17"	756.20'	93.33'	S02°08'59"W	93.27'
C3	05°29'16"	756.20'	72.43'	S08°25'46"W	72.40'
C4	00°29'11"	801.20'	6.80'	N07°18'38"E	6.80'



Colorado Department of Transportation



Region 4
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Greeley, CO 80631
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Right of Way Plan Unit:

PTS

Sheet Revisions

Date	Description	Initials
03/24/15	REVISE PARCEL RW-5	CS
	ADD PARCELS 5-XX AND 5-XXA	

Sheet Revisions

Date	Description	Initials

Sheet Revisions

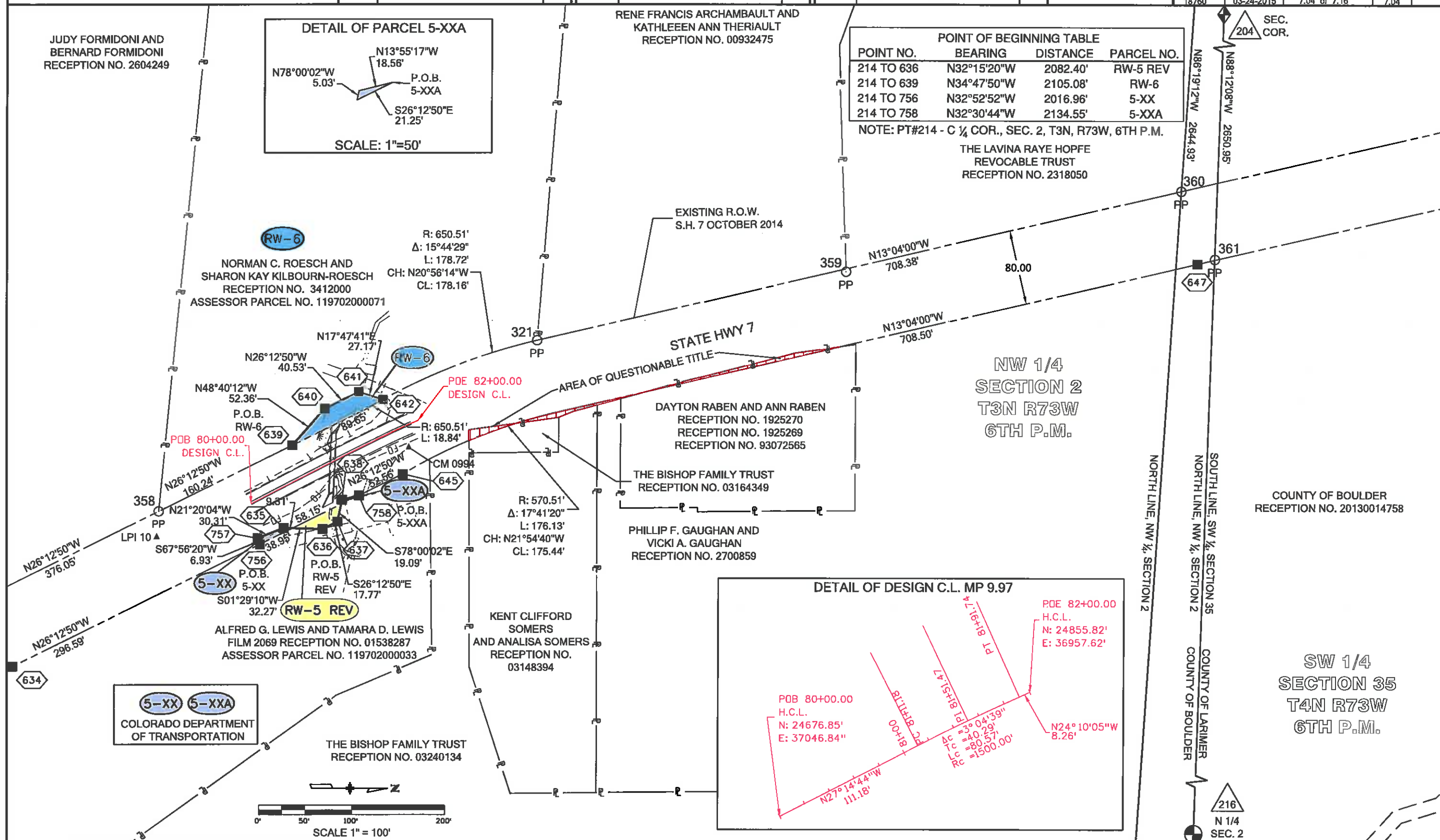
Date	Description	Initials

LUND
PARTNERSHIP
12285 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
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CIVIL ENGINEERING
& SURVEYING

Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015	Project Location: SH 7 Safety Imp. S. of Estes Park PH II
Project Code: 18760	Last Mod. Date: 03-24-2015
Subset: 7.04 of 7.16	Sheet No: 7.04



Colorado Department of Transportation



Region 4

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Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



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Right of Way Plans

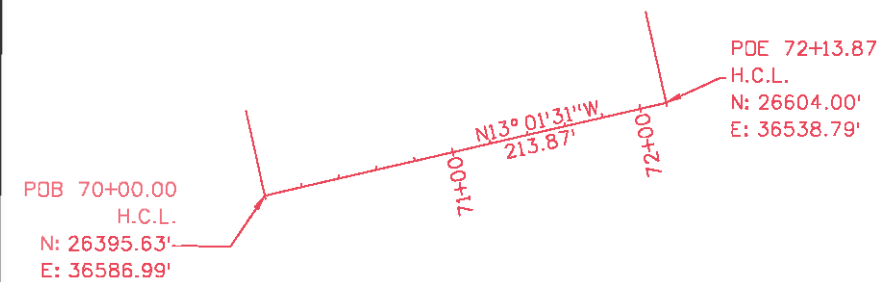
Plan Sheet

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.05 of 7.16	7.05

DETAIL OF DESIGN C.L. MP 9.62



POINT NO.	BEARING	DISTANCE	PARCEL NO.
205 TO 652	S40°39'34"W	2334.17'	RW-7
205 TO 648	S41°47'25"W	2399.12'	RW-8

NOTE: PT#205 - C ¼ COR., SEC. 35, T4N, R73W, 6TH P.M.

(RW-8)
E. ANN DION AND E. ANN DION,
AS TRUSTEE OF THE JEREMY E. DION TRUST
UNDER WRITTEN TRUST AGREEMENT DATED
DECEMBER 19, 1995
RECEPTION NO. 20080048292
RECEPTION NO. 20080048293

RUTH E. GREIG, TRUSTEE
BOOK 1519 PAGE 33
RECEPTION NO. 36001

MARJORIE A. BUTTS (½ INTEREST),
THOMAS JAMES BUTTS (½ INTEREST) AND
JENNIE GAIL FISHER (½ INTEREST)
RECEPTION NO. 97041433

EXISTING R.O.W.
S.H. 7 OCTOBER 2014

STATE HWY 7

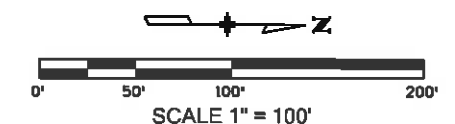
SW 1/4
SECTION 35
T4N R73W
6TH P.M.

COUNTY OF BOULDER
RECEPTION NO. 20130014758

15' INGRESS/EGRESS EASEMENT
PER PAGES MINOR LAND DIVISION
RECEPTION NO. 20130012624

(RW-7)
CHARLES E. PAGE AND GRACE M. PAGE
RECEPTION NO. 2006-0001529
RECEPTION NO. 2006-0001530
ASSESSOR PARCEL NO. 3435305701

HERBERT W. HOOVER TRUST AND
BARBARA FRANCES HOOVER TRUST
RECEPTION NO. 20100052524



Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials

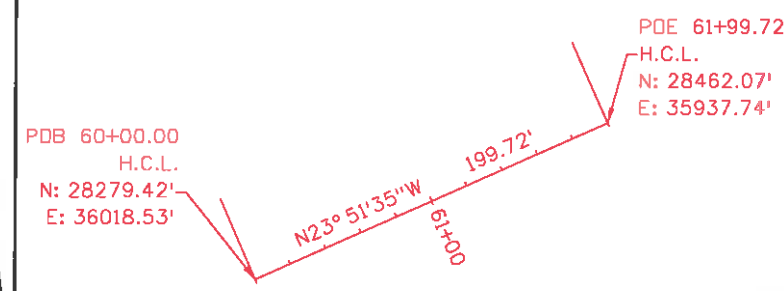
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CIVIL & SURVEYING
CORPORATION

Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.06 of 7.16	7.06

DETAIL OF DESIGN C.L. MP 9.26



RUTH E. GREIG, TRUSTEE
BOOK 1519 PAGE 33
RECEPTION NO. 36001

16.5' EASEMENT
US WEST
R# 96007365

R: 914.93'
Δ: 16°05'06"
L: 256.86'
CH: N20°56'12"W
CL: 256.01'

EXISTING R.O.W.
S.H. 7 OCTOBER 2014

N12°57'14"W
1065.40'

N12°57'14"W
1169.05'

323
PP

324
ROW

363
ROW

CM 0946

STATE HWY 7

WINDANCE ROAD

JAMES W. MOORE AND THOMAS G. MOORE
RECEPTION NO. 20070008959
ASSESSOR PARCEL NO. 3435000007

SW 1/4
SECTION 35
T4N R73W
6TH P.M.

HERBERT W. HOOVER TRUST AND
BARBARA FRANCES HOOVER TRUST
RECEPTION NO. 20100052524

R: 994.93'
Δ: 16°04'54"
L: 279.25'
CH: N20°58'34"W
CL: 278.38'

16.5' EASEMENT
US WEST
R# 97017143

POINT OF BEGINNING TABLE			
POINT NO.	BEARING	DISTANCE	PARCEL NO.
205 TO 659	N89°35'09"W	2059.87'	RW-9
205 TO 662	N83°47'15"W	2166.97'	RW-10
205 TO 664	N87°33'48"W	2183.23'	RW-11

NOTE: PT#205 - C 1/4 COR., SEC. 35, T4N, R73W, 6TH P.M.

RW-11
US CAPITAL FUNDING, LLC
RECEPTION NO. 2005-0042991
ASSESSOR PARCEL NO. 3435000013

R: 994.93'
Δ: 06°00'00"
L: 104.19'
CH: N25°53'38"W
CL: 104.14'

PDB 60+00.00
DESIGN C.L.

N47°38'00"W
59.74'

N22°53'38"W
65.69'

P.O.B.
RW-11

1209
RDW
HD

R: 914.93'
Δ: 53.37'

P.O.B.
RW-9

N28°53'38"W
200.00'

R: 914.93'
Δ: 02°39'28"
L: 42.44'

CH: N27°33'54"W
CL: 42.44'

S08°27'24"W
67.12'

N87°43'46"W
2639.54'

SOUTH LINE, NW 1/4, SECTION 35

NORTH LINE, SW 1/4, SECTION 35

205
C 1/4
SEC. 35

RW-9

HENRY ALAN GLOVER
AND RAYANN BARRETT GLOVER
RECEPTION NO. 98044818
ASSESSOR PARCEL NO. 3435000021

N22°53'38"W
33.71'

N16°53'07"E
39.07'

N22°53'38"W
1216.32'

N87°28'46"E
37.34'

N22°53'38"W
450.64'

N22°53'38"W
85.73'

S62°28'31"E
78.47'

S22°53'38"E
99.04'

S08°27'24"W
25.99'

N22°53'38"W
85.73'

N22°53'38"W
85.73'

N22°53'38"W
85.73'

N22°53'38"W
85.73'

N22°53'38"W
85.73'

N22°53'38"W
85.73'

N22°53'38"W
85.73'

N22°53'38"W
85.73'

N22°53'38"W
85.73'

N22°53'38"W
85.73'

N22°53'38"W
85.73'

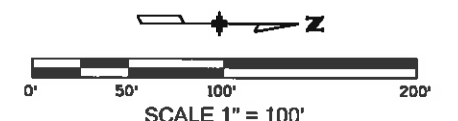
N22°53'38"W
85.73'

RW-10
RICHARD F. KIMPLE
AS TRUSTEE FOR THE
RICHARD F. KIMPLE TRUST
UNDER AGREEMENT DATED
JANUARY 29, 1997
RECEPTION NO. 20110050675
RECEPTION NO. 20110042579

NW 1/4
SECTION 35
T4N R73W
6TH P.M.

NILS C. KRISTOFFERSEN AND
DENISE Y. KRISTOFFERSEN
RECEPTION NO. 20080006984

60' EASEMENT AND AGREEMENT
RECEPTION NO. 89001998





Region 4
1420 2nd Street
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Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date:	Subset	Sheet No.
18760	12-16-2014	7.07 of 7.16	7.07

NE 1/4
SECTION 34
T4N R73W
6TH P.M.

CARL E. TOWER
RECEPTION NO. 2004-0122521

MARY L. CHILDERS AND
MARJORIE SUE CHILDERS (1/2 INTEREST)
RECEPTION NO. 2000072335
COLORADO QUIT CLAIM DEED
CAROL HENNING (1/2 INTEREST)
RECEPTION NO. 98063341

NE 1/4
SECTION 34
T4N R73W
6TH P.M.

EAST LINE, NE 1/4, SECTION 34
WEST LINE, NW 1/4, SECTION 35
N00°53'22"W 1294.30'

EXISTING R.O.W.
S.H. 7 OCTOBER 2014

STATE HWY 7

N22°53'38"W
1216.32'
N22°53'38"W
676.15'

80.00

NORTH 1/16 CORNER
SECTIONS 34-35
T4N R73W 6TH P.M.
FOUND NOTCHED 2"
BRASS CAP

R: 532.96'
Δ: 49°31'53"
L: 460.74'
CH: N01°53'05"E
CL: 446.52'

COVENANT HEIGHTS CONFERENCE CENTER
A COLORADO NON-PROFIT CORPORATION
BOOK 827 PAGE 92
ALSO SEE RECEPTION NO. 92004134 (NAME CHANGE)
ASSESSOR PARCEL NO. 3435200909

ALLANSPARK
FIRE PROTECTION DISTRICT
BOOK 1568 PAGE 252
RECEPTION NO. 67217

50' EASEMENT FOR ACCESS
BOOK 1568 PAGE 252
RECEPTION NO. 67217

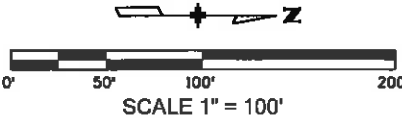
OWNER: CARL O. SWANSON AND
ANNA B. SWANSON
BOOK 925 PAGE 386
RECEPTION NO. 648667
WARRANTY DEED

35' R.O.W. DEDICATION
BOOK 1816 PAGE 283-284

NW 1/4
SECTION 35
T4N R73W
6TH P.M.

DETAIL OF DESIGN C.L. MP 9.16

PDB 50+00.00
H.C.L.
N: 28759.49'
E: 35809.76'
PDE 51+50.00
H.C.L.
N: 28897.41'
E: 35750.78'





Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

Date	Description	Initials
03/24/15	DELETED PARCEL RW-15A ADDED PARCEL TE-15	CS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



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Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date:	Subset	Sheet No.
18760	03-24-2015	7.08 of 7.16	7.08

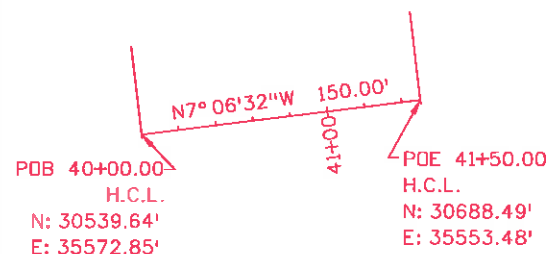
NE 1/4
SECTION 34
T4N R73W
6TH P.M.

MARY L. CHILDERS AND
MARJORIE SUE CHILDERS,
AS TO AN UNDIVIDED HALF INTEREST
AND
CAROL HENNING,
AS TO AN UNDIVIDED HALF INTEREST
RECEPTION NO. 2000072335
RECEPTION NO. 98063341
ASSESSOR PARCEL NO. 3434000001

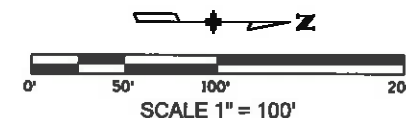
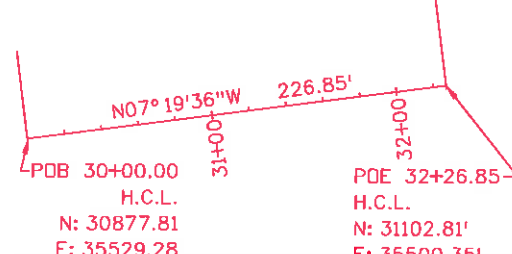
RW-13

COVENANT HEIGHTS CONFERENCE CENTER
A COLORADO NON-PROFIT CORPORATION
BOOK 827 PAGE 92
ALSO SEE RECEPTION NO. 92004134 (NAME CHANGE)
ASSESSOR PARCEL NO. 3435200909

DETAIL OF DESIGN C.L. MP 8.76



DETAIL OF DESIGN C.L. MP 8.70



GEORGE J. LEWIS
AND JOAN G. LEWIS
RECEPTION NO. 62781
BOOK 1561 PAGE 135

SE 1/4
SECTION 27
T4N R73W
6TH P.M.

EXISTING R.O.W.
S.H. 7 OCTOBER 2014

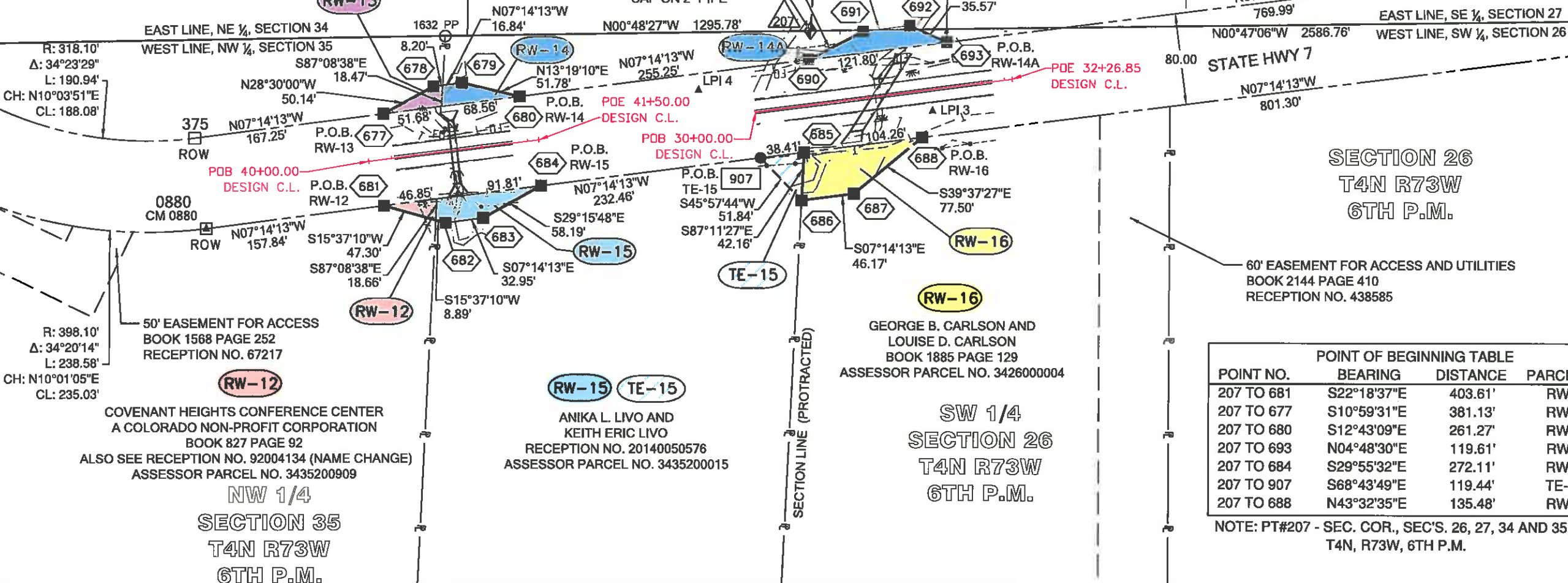
JOHN G. DINGS
RECEPTION NO. 87042215
RECEPTION NO. 94005259
ASSESSOR PARCEL NO. 3427000004

JOHN G. DINGS
RECEPTION NO. 94005259

MARY L. CHILDERS AKA MARY CHILDERS
RECEPTION NO. 96067669
(BOUNDARY LINE AGREEMENT)
RECEPTION NO. 96067667
RECEPTION NO. 337857
ASSESSOR PARCEL NO. 3435200008

SECTION CORNER
SECTIONS 27-26-35-34
T4N R73W 6TH P.M.
FOUND 2 1/2\"/>

SECTION LINE (PROTRACTED)



POINT OF BEGINNING TABLE			
POINT NO.	BEARING	DISTANCE	PARCEL NO.
207 TO 681	S22°18'37"E	403.61'	RW-12
207 TO 677	S10°59'31"E	381.13'	RW-13
207 TO 680	S12°43'09"E	261.27'	RW-14
207 TO 693	N04°48'30"E	119.61'	RW-14A
207 TO 684	S29°55'32"E	272.11'	RW-15
207 TO 907	S68°43'49"E	119.44'	TE-15
207 TO 688	N43°32'35"E	135.48'	RW-16

NOTE: PT#207 - SEC. COR., SEC'S. 26, 27, 34 AND 35,
T4N, R73W, 6TH P.M.



Region 4

1420 2nd Street
Greeley, CO 80631

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Right of Way Plan Unit:

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Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.09 of 7.16	7.09

GEORGE J. LEWIS
AND JOAN G. LEWIS
RECEPTION NO. 62781
BOOK 1561 PAGE 135

PRESERVATION DR.

SE 1/4
SECTION 27
T4N R73W
6TH P.M.R: 517.46'
Δ: 29°53'19"
L: 269.94'
CH: N07°46'25"E
CL: 266.89'371
ROW372 CM 0848
ROW

N00°47'06"W 2586.76'

EAST LINE, SE 1/4, SECTION 27
WEST LINE, SW 1/4, SECTION 26

694

R: 437.46'
Δ: 29°52'35"
L: 228.11'
CH: N07°46'46"E
CL: 225.54'370
ROW300.00'
N22°42'22"E
300.00'
N22°42'22"E

80.00

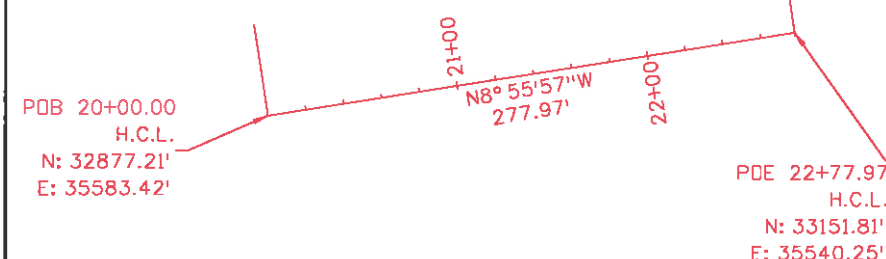
696

695

R: 676.20'
Δ: 31°58'57"
L: 377.45'
CH: N06°50'02"E
CL: 372.57'EXISTING R.O.W.
S.H. 7 OCTOBER 2014

STATE HWY 7

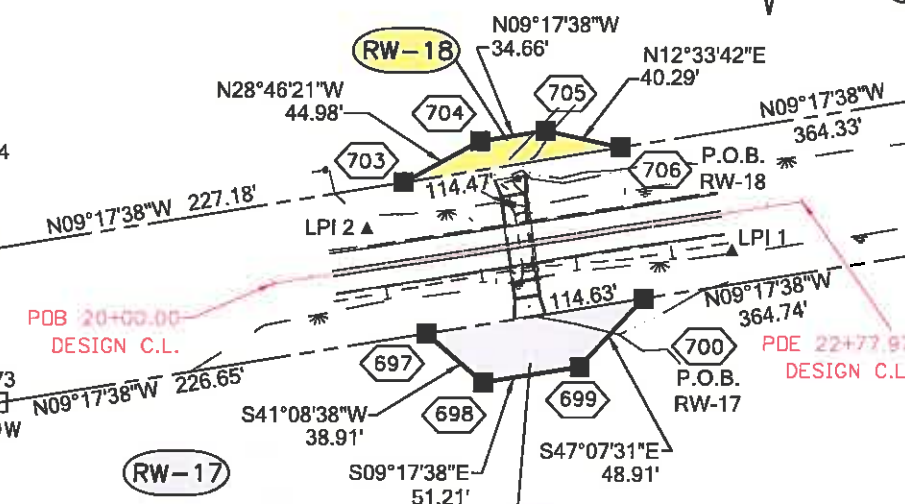
DETAIL OF DESIGN C.L. MP 8.30

SW 1/4
SECTION 26
T4N R73W
6TH P.M.R: 756.20'
Δ: 31°58'57"
L: 422.11'
CH: N06°49'21"E
CL: 416.65'

POINT OF BEGINNING TABLE			
POINT NO.	BEARING	DISTANCE	PARCEL NO.
208 TO 700	S20°50'37"E	473.69'	RW-17
208 TO 706	S11°07'37"E	463.93'	RW-18

NOTE: PT#208- W 1/4 COR., SEC. 26, T4N, R73W, 6TH P.M.

RW-18

THE SALVATION ARMY,
A CALIFORNIA NOT-FOR PROFIT CORPORATION
RECEPTION NO. 91055127
ASSESSOR PARCEL NO. 3426000911208
W 1/4
SEC. 26ERYN VYCTORYA MILLS AND
CHRISTOPHER CAMPA KILEY AND
RED OAK EQUITIES, LTD.,
A TEXAS LIMITED PARTNERSHIP AND
MICHAEL MILLS KILEY II AND
DONNA BENTON KILEY AND
ELIZABETH MILLS SHOEMAKER
RECEPTION NO. 90007164, RECEPTION NO. 90035483
RECEPTION NO. 92031465, RECEPTION NO. 92031466
RECEPTION NO. 2001028474, RECEPTION NO. 20070092485
RECEPTION NO. 20080062271, RECEPTION NO. 201200023523
RECEPTION NO. 2001028473, RECEPTION NO. 20070083427
RECEPTION NO. 20080048549
ASSESSOR PARCEL NO. 3426000014
DEED OF CONSERVATION EASEMENT
RECEPTION NO. 2000037494
ENTIRE PROPERTY

Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials

LUND
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P: 303.989.1461 F: 303.989.4094
CIVIL ENGINEERING & SURVEYING

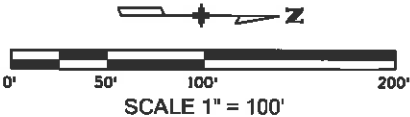
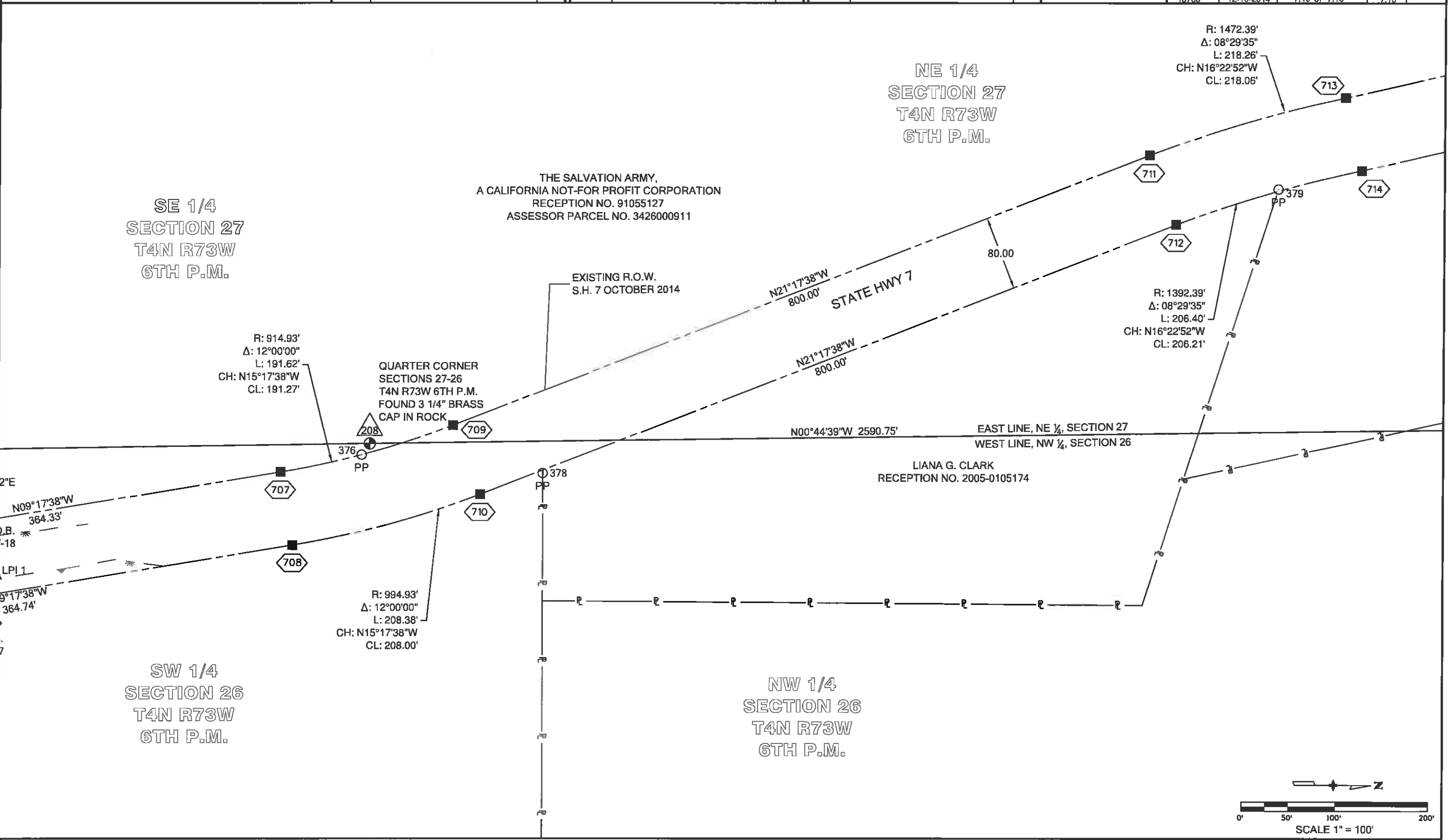
Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.10 of 7.16	7.10





Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

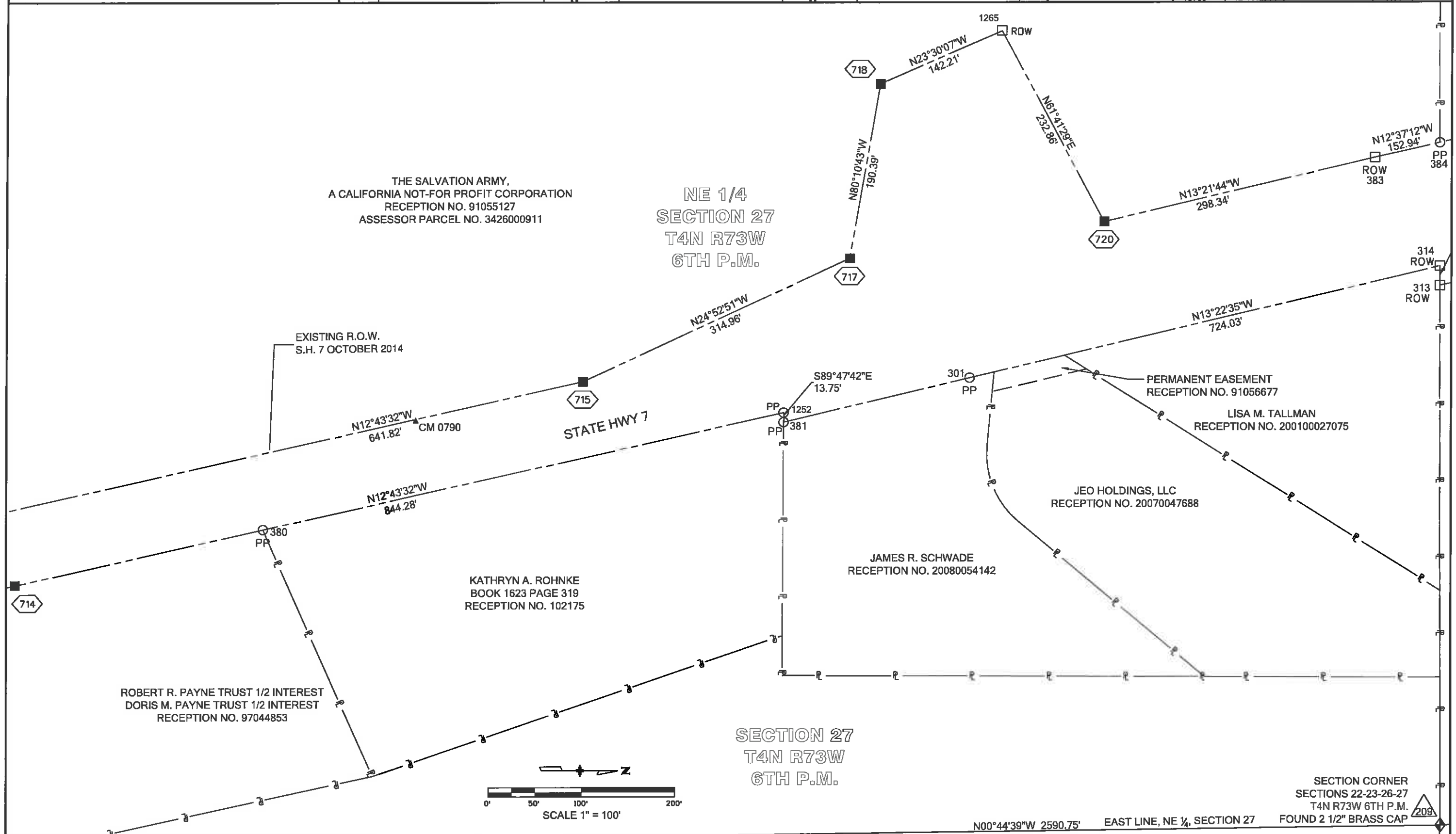
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LUND
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P: 303.989.1461 F: 303.989.4094
LUND ENGINEERING
A LUND COMPANY

Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.11 of 7.16	7.11



Colorado Department of Transportation



Region 4

1420 2nd Street

Greeley, CO 80631

Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



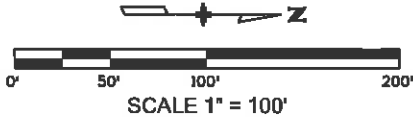
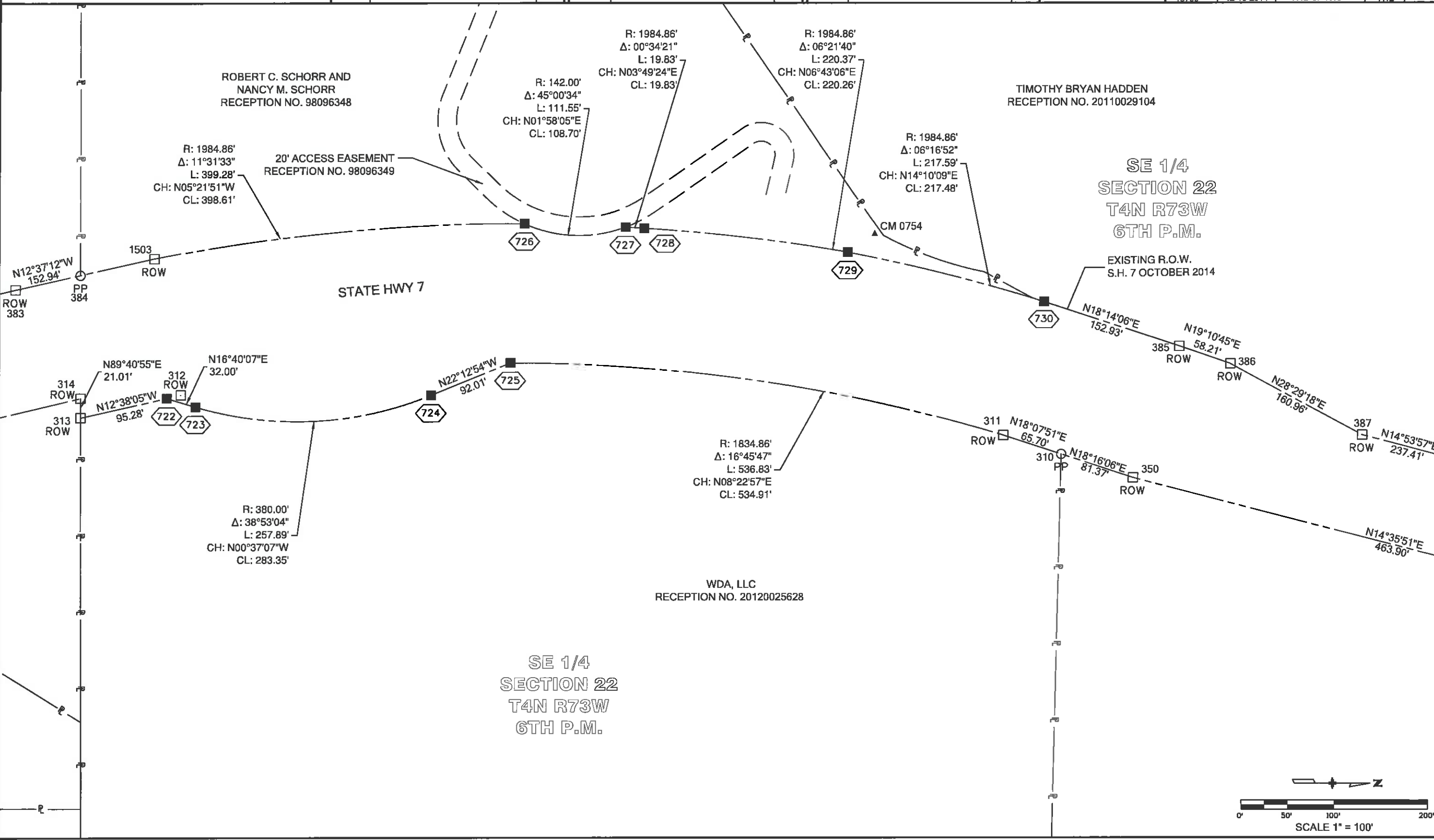
Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.12 of 7.16	7.12



Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

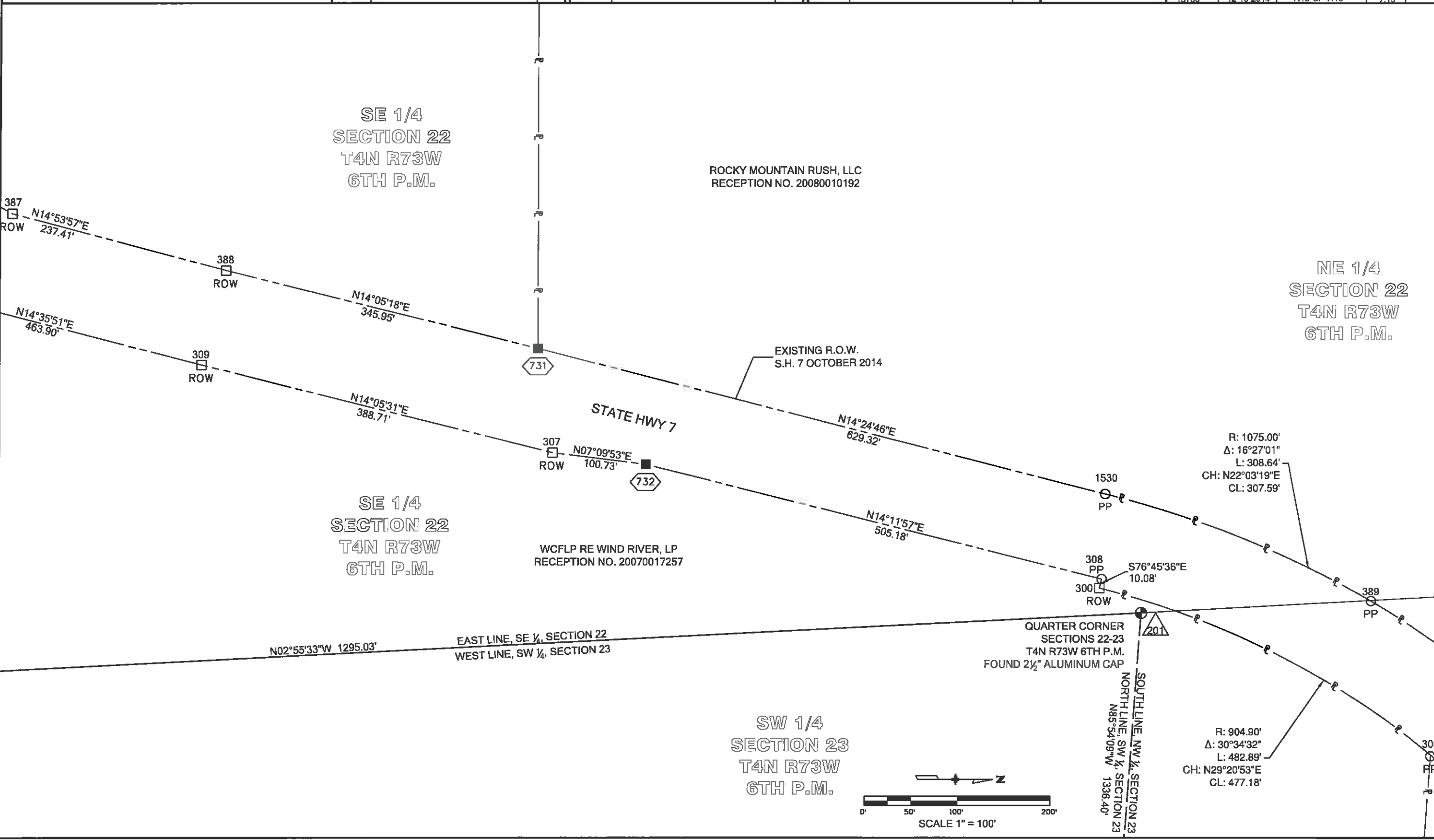
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Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.13 of 7.16	7.13



Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		



Right of Way Plans

Plan Sheet

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.14 of 7.16	7.14

ROCKY MOUNTAIN RUSH, LLC
RECEPTION NO. 20080010192

NE 1/4
SECTION 22
T4N R73W
6TH P.M.

N03°10'16"W 2594.42'

EAST LINE, NE 1/4, SECTION 22
WEST LINE, NW 1/4, SECTION 23

NW 1/4
SECTION 23
T4N R73W
6TH P.M.

ROBIN A JANKOWSKI
RECEPTION NO. 20090004680

UNITED STATES OF AMERICA,
FOR USE AND BENEFIT OF THE
NATIONAL PARK SERVICE
RECEPTION NO. 91038394
ASSESSOR PARCEL NO. 3414300923

R: 1004.90'
Δ: 14°01'48"
L: 246.07'
CH: N37°22'13"E
CL: 245.46'

R: 368.30'
Δ: 51°06'03"
L: 328.48'
CH: N01°52'57"W
CL: 317.70'

R: 368.11'
Δ: 43°24'09"
L: 278.85'
CH: N45°23'26"E
CL: 272.21'

R: 308.10'
Δ: 71°59'59"
L: 387.17'
CH: N08°34'02"E
CL: 362.19'

R: 268.30'
Δ: 58°42'59"
L: 274.95'
CH: N01°57'18"E
CL: 262.84'

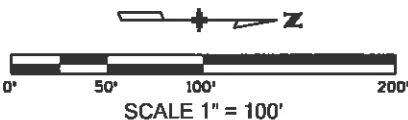
R: 408.10'
Δ: 71°55'20"
L: 512.28'
CH: N08°37'36"E
CL: 479.30'

R: 268.11'
Δ: 35°46'11"
L: 167.38'
CH: N49°12'40"E
CL: 164.68'

GLENN E. AND JUDY L. PORZAK
RECEPTION NO. 98001781

BRUCE R. BURGAN, TRUSTEE
RECEPTION NO. 99072773

UNITED STATES OF AMERICA,
FOR USE AND BENEFIT OF THE
NATIONAL PARK SERVICE
RECEPTION NO. 91038394
ASSESSOR PARCEL NO. 3414300923



Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

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Date	Description	Initials
mm/dd/yy		

Sheet Revisions

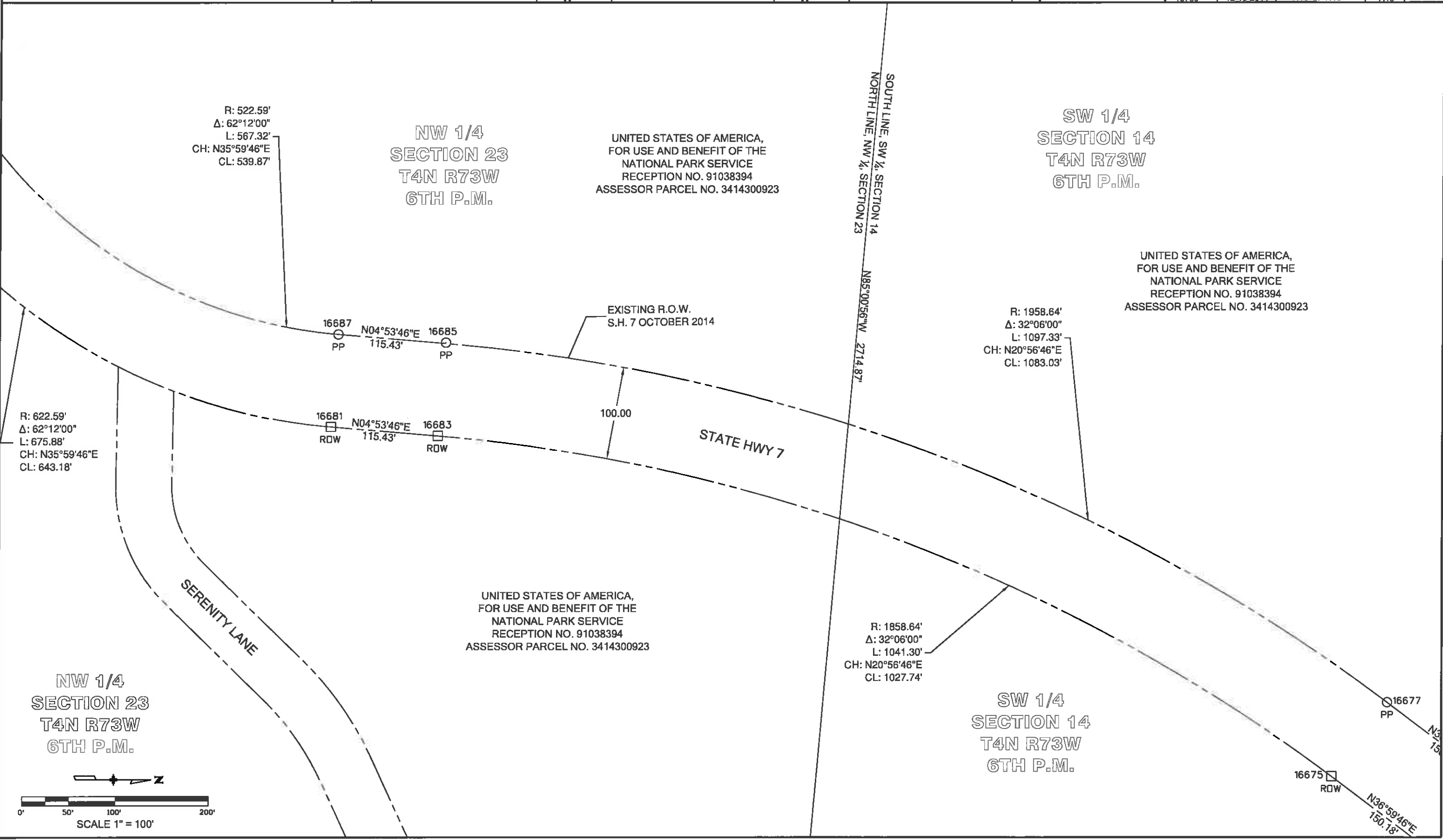
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Right of Way Plans

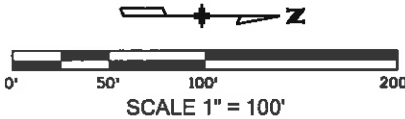
Plan Sheet

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.15 of 7.16	7.15



NW 1/4
SECTION 23
T4N R73W
6TH P.M.

SW 1/4
SECTION 14
T4N R73W
6TH P.M.



Colorado Department of Transportation



Region 4

1420 2nd Street
Greeley, CO 80631

Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

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mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

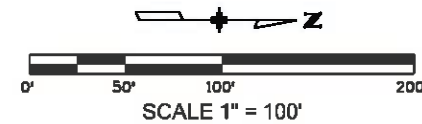
LUND
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Lakewood, Colorado 80228
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Right of Way Plans

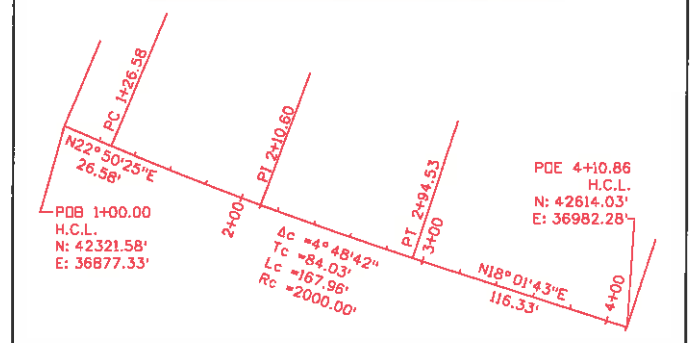
Plan Sheet

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	7.16 of 7.16	7.16

SW 1/4
SECTION 14
T4N R73W
6TH P.M.



DETAIL OF DESIGN C.L. MP 6.30



BALDPATE ESTATES
(LOTS VACATED)

UNITED STATES OF AMERICA,
FOR USE AND BENEFIT OF THE
NATIONAL PARK SERVICE
RECEPTION NO. 91038394
ASSESSOR PARCEL NO. 3414300923

R: 2341.27'
Δ: 15°06'44"
L: 617.53'
CH: N29°26'57"E
CL: 615.74'

R: 135.19'
Δ: 20°33'40"
L: 48.52'
CH: N31°21'24"W
CL: 48.26'

R: 2216.27'
Δ: 03°21'42"
L: 130.04'
CH: N19°19'34"E
CL: 130.02'

UNITED STATES OF AMERICA,
FOR USE AND BENEFIT OF THE
NATIONAL PARK SERVICE
RECEPTION NO. 91038394
ASSESSOR PARCEL NO. 3414300923

END ROW PROJECT
FSA 007A-015
STA 4+02.50

PDE 4+10.86
DESIGN C.L.

SW 1/4
SECTION 14
T4N R73W
6TH P.M.

BALDPATE ESTATES
(LOTS VACATED)

SERENITY LANE

STATE HWY 7

POINT NO.	BEARING	DISTANCE	PARCEL NO.
200 TO 801	S36°30'41"W	1485.27'	PE-19, TE-19
200 TO 748	S31°15'34"W	1445.85'	RW-20, TE-21
200 TO 749	S33°02'52"W	1252.75'	TE-20

NOTE: PT#200- C 1/4 COR., SEC. 14, T4N, R73W, 6TH P.M.

UNITED STATES OF AMERICA,
FOR USE AND BENEFIT OF THE
NATIONAL PARK SERVICE
RECEPTION NO. 2000010779
ASSESSOR PARCEL NO. 3414300920

LOIS HOKE SMITH, TRUSTEE OF THE
LOIS H. SMITH REVOCABLE TRUST,
DATED APRIL 19, 1995
RECEPTION NO. 98028783
RECEPTION NO. 95022871
RECEPTION NO. 2003007863
RECEPTION NO. 94048282
RECEPTION NO. 95022870
ASSESSOR PARCEL NO. 3414300028

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C5	03°10'04"	2241.27'	123.91'	S19°25'24"W	123.90'
C6	06°54'58"	2241.27'	270.54'	S24°27'55"W	270.38'



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

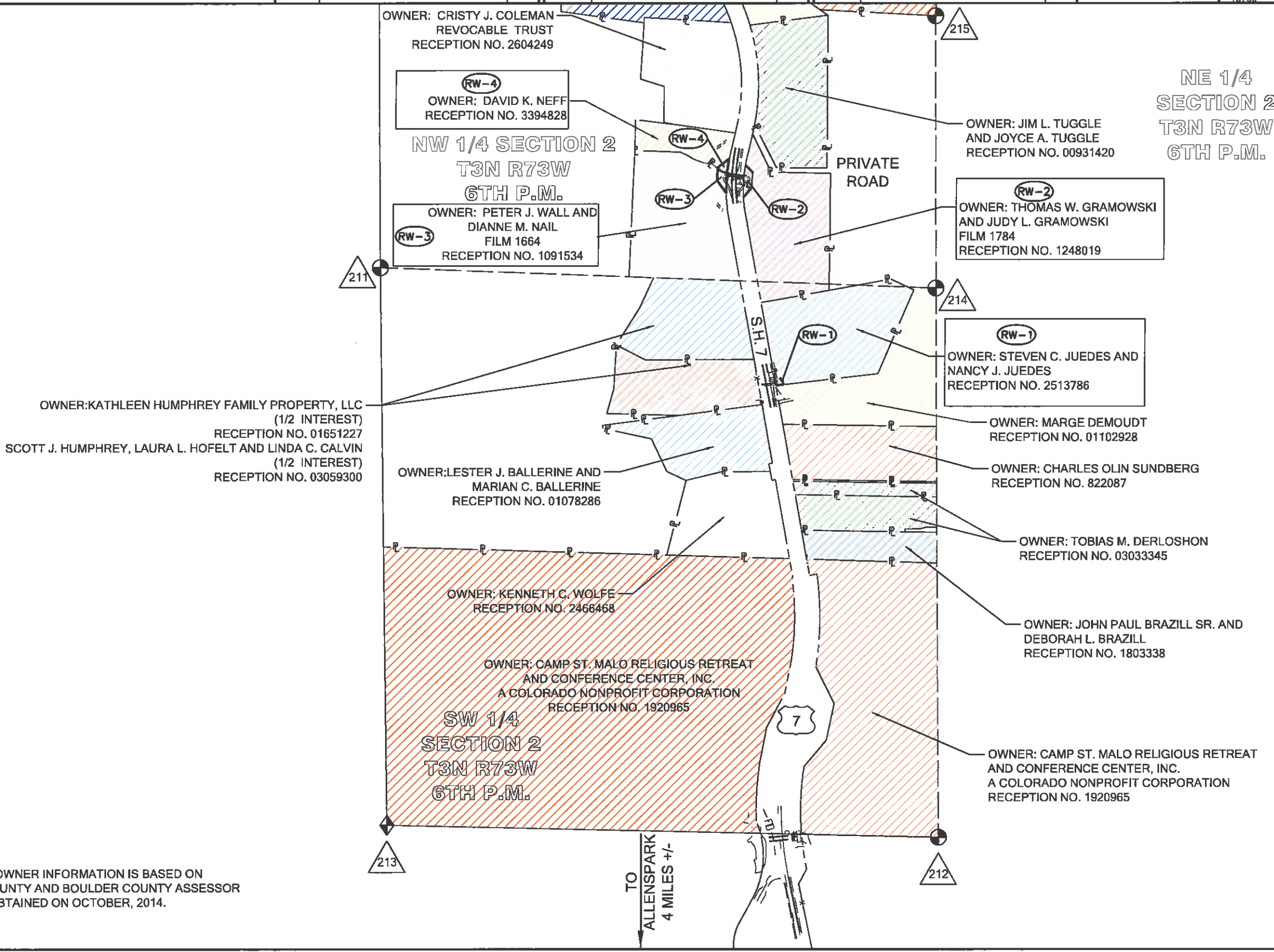
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Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials
mm/dd/yy		

Sheet Revisions		
Date	Description	Initials
mm/dd/yy		

LUND
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
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www.lundco.com

Right of Way Plans			
Ownership Map			
Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code: 18760	Last Mod. Date: 12-16-2014	Subset: 8.01 of 8.06	Sheet No: 8.01



NOTE:
PROPERTY OWNER INFORMATION IS BASED ON
LARIMER COUNTY AND BOULDER COUNTY ASSESSOR
RECORDS OBTAINED ON OCTOBER, 2014.

Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

Date	Description	Initials
03/24/15	REVISED PARCEL RW-5	CS
	ADDED PARCELS 5-XX AND 5-XXA	

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

LUND
PARTNERSHIP
12265 W. Bayaud Avenue, Suite 130
Lakewood, Colorado 80228
P: 303.988.1481 F: 303.988.4084
CIVIL ENGINEERING
& SURVEYING

Right of Way Plans

Ownership Map

Project Number: FSA 007A-015
Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code	Last Mod. Date	Subset	Sheet No.
18760	03-24-2015	8.02 of 8.06	8.02

SE 1/4
SECTION 34
T4N R73W
6TH P.M.

OWNER: MARJORIE A. BUTTS (1/2 INTEREST),
THOMAS JAMES BUTTS (1/4 INTEREST) AND
JENNIE GAIL FISHER (1/4 INTEREST)
RECEPTION NO. 97041433

OWNER: RUTH E. GREIG, TRUSTEE
BOOK 1519 PAGE 33
RECEPTION NO. 36001

OWNER: JAMES W. MOORE AND
THOMAS G. MOORE
RECEPTION NO. 20070008959

WIND DANCE RD.

SW 1/4
SECTION 35
T4N R73W
6TH P.M.

OWNER: HERBERT W. HOOVER TRUST AND
BARBARA FRANCES HOOVER TRUST
RECEPTION NO. 20100052524

OWNER: CHARLES E. PAGE
AND GRACE M. PAGE
RECEPTION NO. 2006-0001529
AND 2006-0001530

OWNER: E. ANN DION, AS TRUSTEE
OF THE JEREMY E. DION TRUST
UNDER WRITTEN TRUST AGREEMENT
DATED DECEMBER 19, 1995
RECEPTION NOS. 20080048293
AND 20080048292

OWNER: THE LAVINA RAYE HOPPE
REVOCABLE TRUST
RECEPTION NO. 2318050

LARIMER COUNTY
BOULDER COUNTY

NW 1/4
SECTION 2
T3N R73W
6TH P.M.

OWNER: RENE FRANCIS ARCHAMBAULT AND
KATHLEEN ANN THERIAULT
RECEPTION NO. 00932475

NE 1/4
SECTION 3
T3N R73W
6TH P.M.

OWNER: NORMAN C. ROESCH AND
SHARON KAY KILBOURN-ROESCH
RECEPTION NO. 3412000

OWNER: JUDY FORMIDONI AND
BERNARD FORMIDONI
RECEPTION NO. 2604249

OWNER: CRISTY J. COLEMAN
REVOCABLE TRUST
RECEPTION NO. 2604249

OWNER: COUNTY OF BOULDER
RECEPTION NO. 20130014758

OWNER: DAYTON RABEN AND ANN RABEN
RECEPTION NO. 1925270
RECEPTION NO. 1925269
RECEPTION NO. 93072565

OWNER: THE BISHOP
FAMILY TRUST
RECEPTION NO. 03240134

OWNER: PHILLIP F. GAUGHAN AND
VICKI A. GAUGHAN
RECEPTION NO. 2700859

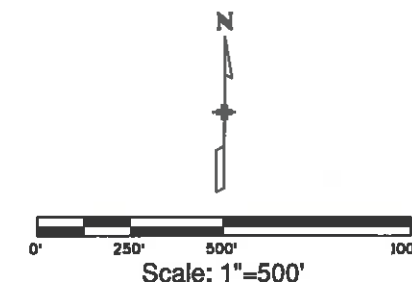
OWNER: KENT CLIFFORD SOMERS
AND ANALISA SOMERS
RECEPTION NO. 03148394

OWNER: THE BISHOP FAMILY TRUST
RECEPTION NO. 03164349

5-XX 5-XXA
OWNER: COLORADO DEPARTMENT
OF TRANSPORTATION

RW-5 REV
OWNER: ALFRED G. LEWIS AND TAMARA D. LEWIS
FILM 2069
RECEPTION NO. 01538287

NOTE:
PROPERTY OWNER INFORMATION IS BASED ON
LARIMER COUNTY AND BOULDER COUNTY ASSESSOR
RECORDS OBTAINED ON OCTOBER, 2014.



Colorado Department of Transportation



Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit:

PTS

Sheet Revisions

Date	Description	Initials
03/24/15	DELETED PARCEL RW-15A	CS
	ADDED PARCEL TE-15	

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

Sheet Revisions

Date	Description	Initials
mm/dd/yy		

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CIVIL ENGINEERING
& SURVEYING

Right of Way Plans

Ownership Map

Project Number: FSA 007A-015

Project Location: SH 7 Safety Imp. S. of Estes Park PH II

Project Code	Last Mod. Date	Subset	Sheet No
18760	03-24-2015	8.03 of 8.06	8.03

SE 1/4
SECTION 27
T4N R73W
6TH P.M.

OWNER: GEORGE J. LEWIS
AND JOAN G. LEWIS
RECEPTION NO. 62781
BOOK 1561 PAGE 135

OWNER: JOHN G. DINGS
RECEPTION NO. 87042215
RECEPTION NO. 94005259

OWNER: THE SALVATION ARMY
A CALIFORNIA NOT-FOR-PROFIT
CORPORATION
RECEPTION NO. 91055127

GOBLINS CASTLE RD.

PRIVATE DRIVE

SW 1/4
SECTION 26
T4N R73W
6TH P.M.

OWNER: ERYN VYCTORYA MILLS ETAL.
RECEPTION NO. 90007164, RECEPTION NO. 90035483
RECEPTION NO. 92031465, RECEPTION NO. 92031466
RECEPTION NO. 2001028474, RECEPTION NO. 20070092485
RECEPTION NO. 20080062271, RECEPTION NO. 201200023523
RECEPTION NO. 200128473, RECEPTION NO. 20070083427
RECEPTION NO. 20080048549

OWNER: GEORGE B. CARLSON AND
LOUISE D. CARLSON
BOOK 1885 PAGE 129

OWNER: ANIKA L. LIVO
AND KEITH ERIC LIVO
RECEPTION NO. 20140050576

NW 1/4
SECTION 35
T4N R73W
6TH P.M.

OWNER: CARL O. SWANSON AND
ANNA B. SWANSON
BOOK 925 PAGE 386
RECEPTION NO. 648667
WARRANTY DEED

OWNER: NILS C. KRISTOFFERSEN AND
DENISE Y. KRISTOFFERSEN
RECEPTION NO. 20080006984

OWNER: SPRUCEDALE, INC.
RECEPTION NO. 95046882
PARCEL 1

OWNER: RICHARD F. KIMPLE TRUST
AS TRUSTEE FOR THE RICHARD F. KIMPLE TRUST
UNDER AGREEMENT DATED JANUARY 29, 1997
RECEPTION NO. 20110050675
RECEPTION NO. 20110042579

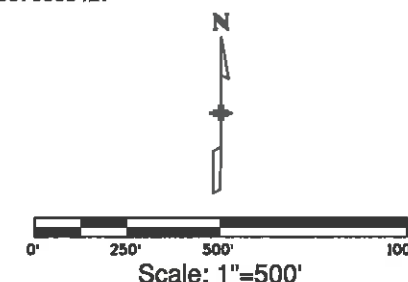
OWNER: MARY L. CHILDERS
AKA MARY CHILDERS
RECEPTION NO. 96067669
(BOUNDARY LINE AGREEMENT)
RECEPTION NO. 96067667
RECEPTION NO. 337857

OWNER: MARY L. CHILDERS AND
MARJORIE SUE CHILDERS (1/2 INTEREST)
RECEPTION NO. 2000072335
COLORADO QUIT CLAIM DEED
CAROL HENNING (1/2 INTEREST)
RECEPTION NO. 98063341

OWNER: CARL E. TOWER
RECEPTION NO. 2004-0122521

OWNER: US CAPITAL FUNDING, LLC
RECEPTION NO. 2005-0042991

NOTE:
PROPERTY OWNER INFORMATION IS BASED ON
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Region 4
1420 2nd Street
Greeley, CO 80631
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Right of Way Plan Unit:

PTS

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials



Right of Way Plans

Ownership Map

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code:	Last Mod. Date	Subset	Sheet No.
18760	12-16-2014	8.04 of 8.06	8.04

SE 1/4
SECTION 22
T4N R73W
6TH P.M.

OWNER: ROBERT C. SCHORR AND
NANCY M. SCHORR
RECEPTION NO. 98096348

NE 1/4
SECTION 27
T4N R73W
6TH P.M.

OWNER: WDA, LLC
RECEPTION NO. 20120025628

OWNER: LISA M. TALLMAN
RECEPTION NO. 200100027075

SW 1/4
SECTION 23
T4N R73W
6TH P.M.

OWNER: JEO HOLDINGS, LLC
RECEPTION NO. 20070047688

OWNER: JAMES R. SCHWADE
RECEPTION NO. 20080054142

OWNER: KATHRYN A. ROHNKE
BOOK 1623 PAGE 319
RECEPTION NO. 102175

NW 1/4
SECTION 26
T4N R73W
6TH P.M.

OWNER: ROBERT R. PAYNE TRUST 1/2 INTEREST
DORIS M. PAYNE TRUST 1/2 INTEREST
RECEPTION NO. 97044853

OWNER: LIANA G. CLARK
RECEPTION NO. 2005-0105174

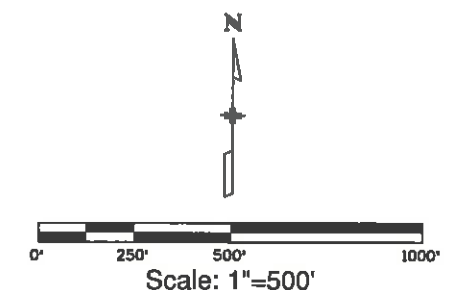
(RW-18)

OWNER: THE SALVATION ARMY
A CALIFORNIA NOT-FOR-PROFIT
CORPORATION
RECEPTION NO. 91055127

(RW-17)

OWNER: ERYN VYCTORYA MILLS ETAL.
RECEPTION NO. 90007164, RECEPTION NO. 90035483
RECEPTION NO. 92031465, RECEPTION NO. 92031466
RECEPTION NO. 2001028474, RECEPTION NO. 20070092485
RECEPTION NO. 20080062271, RECEPTION NO. 201200023523
RECEPTION NO. 200128473, RECEPTION NO. 20070083427
RECEPTION NO. 20080048549

NOTE:
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1420 2nd Street
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Right of Way Plan Unit: PTS

Sheet Revisions		
Date mm/dd/yy	Description	Initials

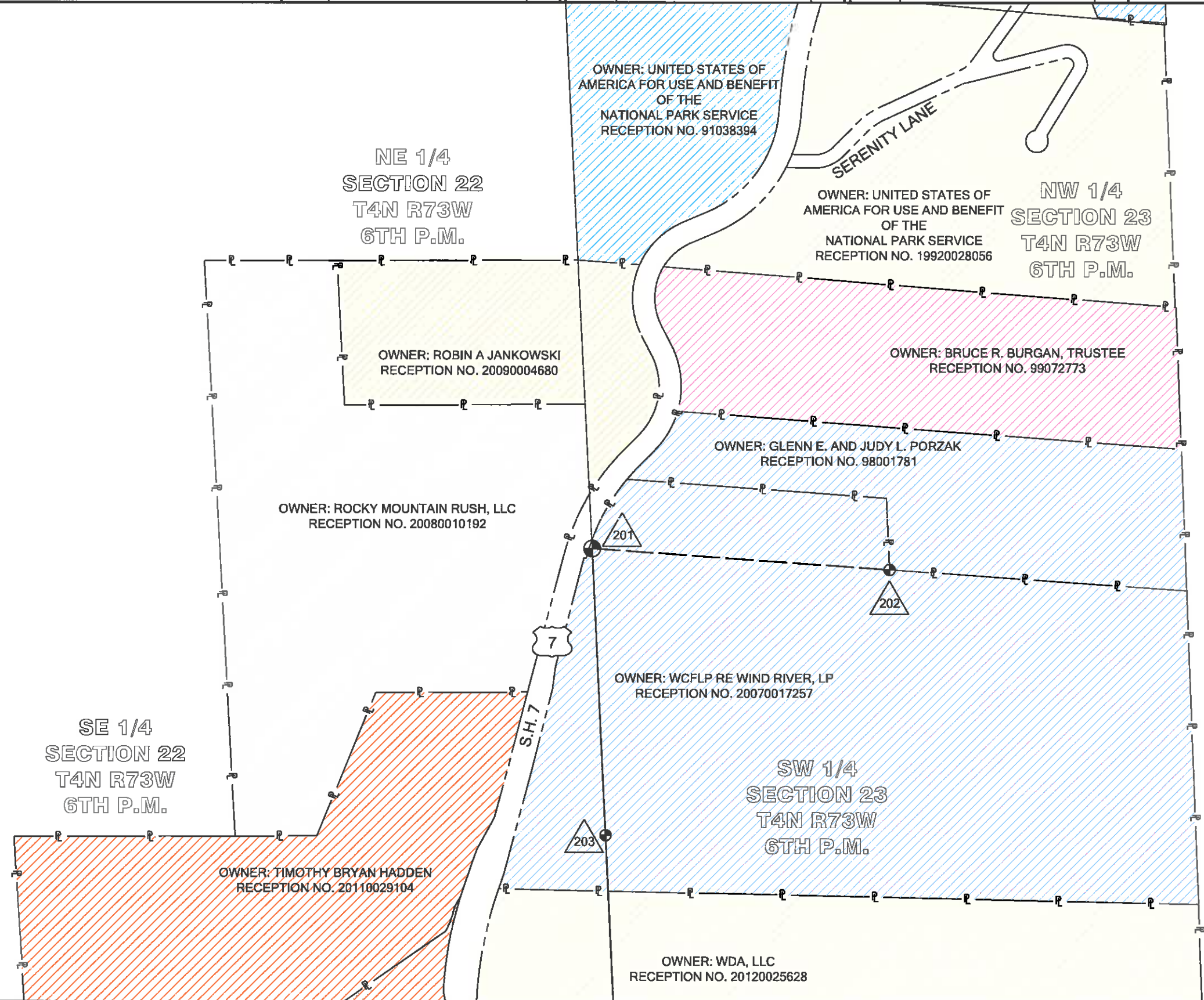
Sheet Revisions		
Date mm/dd/yy	Description	Initials

Sheet Revisions		
Date mm/dd/yy	Description	Initials

LUND
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CIVIL & SURVEYING
REGISTERED

Right of Way Plans			
Ownership Map			
Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code: 18760	Last Mod. Date: 12-16-2014	Subset: 8.05 of 8.06	Sheet No: 8.05

NOTE:
PROPERTY OWNER INFORMATION IS BASED ON
LARIMER COUNTY AND BOULDER COUNTY ASSESSOR
RECORDS OBTAINED ON OCTOBER, 2014.





Region 4
1420 2nd Street
Greeley, CO 80631
Phone: 970-350-2161 Fax: 970-350-2178

Right of Way Plan Unit: PTS

Sheet Revisions

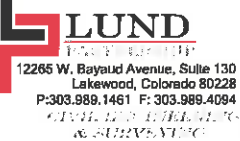
Date mm/dd/yy	Description	Initials

Sheet Revisions

Date mm/dd/yy	Description	Initials

Sheet Revisions

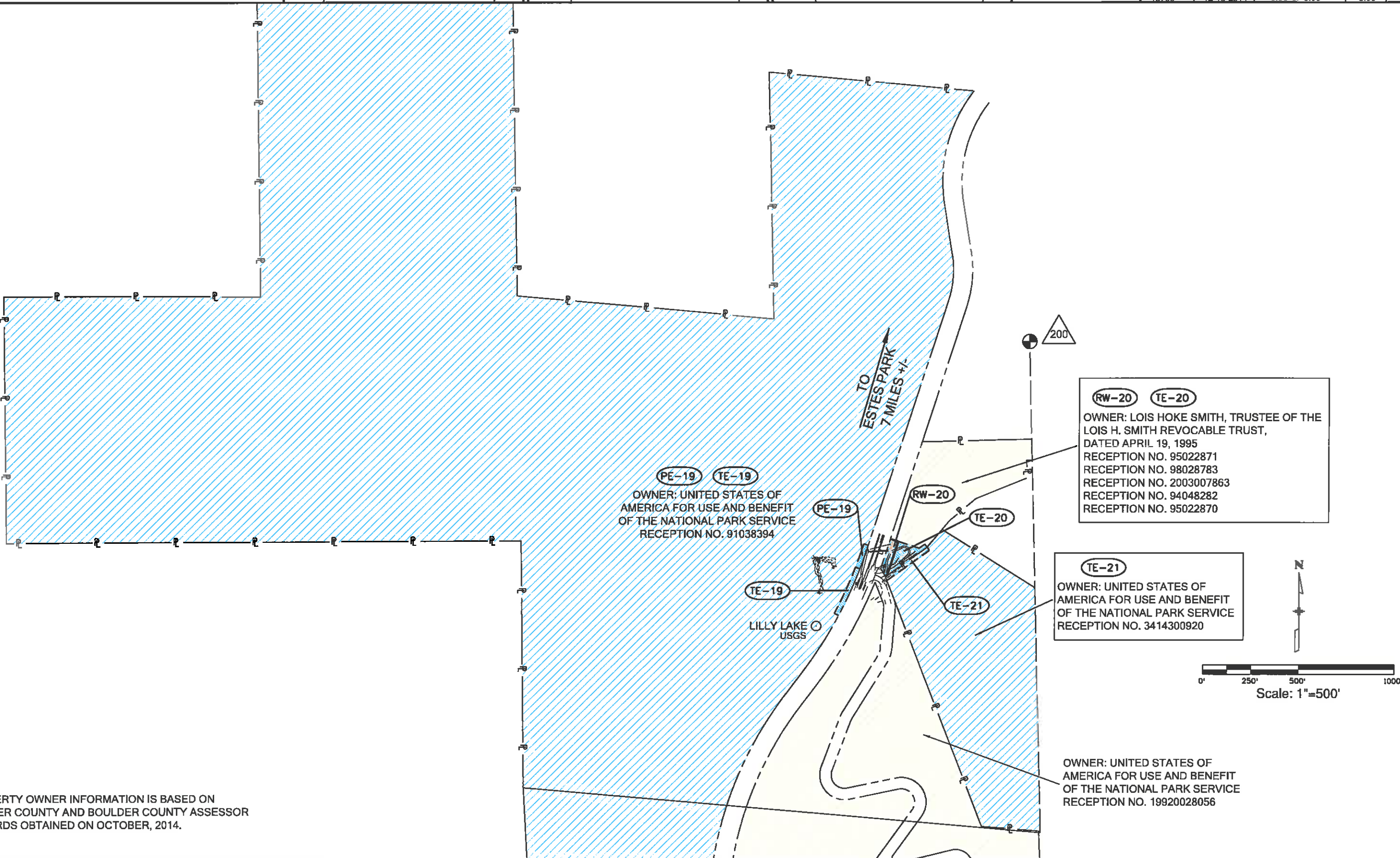
Date mm/dd/yy	Description	Initials



Right of Way Plans

Ownership Map

Project Number: FSA 007A-015			
Project Location: SH 7 Safety Imp. S. of Estes Park PH II			
Project Code: 18760	Last Mod. Date: 12-16-2014	Subset: 8.06 of 8.06	Sheet No: 8.06



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