

Colorado Department of Transportation



10601 W. 10th Street  
Greeley, CO 80634  
Phone: 970-350-2161

Region 4 Right of Way PTS

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

Allseals for this set of drawings are applied to the cover page(s)

Right of Way Plans			
Title Sheet			
Project Number: FSA 0661-017			
Project Location: SH 66 and WCR 21 Widening			
Project Code:	Last Mod. Date	Subset	Sheet No.
24039	7/21/2022	1.01 to 1.	1.01
SURVEYOR STATEMENT (ROW PLAN)			
I, Thomas W. Nicholas , a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, the research, 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. 28657			

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED  
FEDERAL AID PROJECT NO. FSA 0661-017  
STATE HIGHWAY NO. 66  
WELD COUNTY

R.O.W. Length of Project = 0.207 Miles  
Const. Length of Project = 0.207 Miles

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N 02° 36' 55" E from the Control Monument "CM 4892" (CDDT Type 2 Monument, MP 48.92), Section 27, Township 3 North, Range 67 West, Sixth P.M. and the Control Monument "CM 4893" (CDDT Type 2 Monument, MP 48.93), Section 23, Township 3 North, Range 67 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

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 Co.
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 CDDT 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.

COLORADO DEPARTMENT OF TRANSPORTATION FEDERAL-AID HIGHWAY PROJECT	
ROW PLANS AUTHORIZED:	01/04/23 DATE
Stephen Harelson	
CDDT CHIEF ENGINEER	

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01-2.01	(1) Tabulation of Properties
3.01-3.03	(3) Project Control Diagram
4.01-4.02	(2) Land Survey Control Diagram
5.01-5.01	(1) Monumentation Sheets
6.01-6.0X	(NA) Tabulation of Road Approach Sheets
7.01-7.05	(5) Plan Sheets
8.01-8.01	(1) Ownership Map
(14) Total Sheets	
Scales of Original 11"x17" Drawings	
Plan Sheets 1"=50'	
Ownership Map 1"=600'	

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. \_\_\_\_\_

SECTION CORNER

1/4 AND 1/16  
SECTION CORNERS

SET EASEMENT  
MONUMENT

TEMPORARY  
EASEMENT POINT

RIGHT OF WAY  
MARKER

BLM  
BLM MARKER

PP  
PROPERTY PIN

NOAA  
NOAA MARKER

QUARTER AND SIXTEENTH  
SECTION CORNERS  
(TOPO POINT)

FED  
FEDERAL MONUMENT

WC  
WITNESS CORNER

WC  
BENCH MARK

USGS  
USGS MARKER

LOCAL OR PLSS  
MONUMENT

SECONDARY CONTROL  
MONUMENT

RIGHT OF WAY  
MARKER

PROJECT CONTROL  
MONUMENT

DENSIFICATION  
CONTROL MONUMENT

HIGH ACCURACY REFERENCE  
NETWORK CONTROL MONUMENT

N 9.88  
E 3.81  
EL 0.00

N 10.13  
E 3.81  
EL 0.00

N 10.38  
E 3.81  
EL 0.00

- PERMANENT, PROPERTY, SLOPE, & UTILITY EASEMENT LINE (PROPOSED AND EXISTING)
- TEMPORARY EASEMENT LINE (PROPOSED AND EXISTING)
- PROPERTY BOUNDARY LINE (PROPOSED AND EXISTING)
- ACCESS CONTROL LINE (PROPOSED AND EXISTING)
- BARRIER ACCESS CONTROL LINE (PROPOSED AND EXISTING)
- RIGHT OF WAY LINE (PROPOSED AND EXISTING)
- VIRGIN RIGHT OF WAY LINE (PROPOSED AND EXISTING)
- CITY LIMIT LINE
- COUNTY LINE
- QUARTER SECTION LINE
- SECTION LINE
- SIXTEENTH SECTION LINE
- STATE LINE
- TOWNSHIP LINE

SURVEY/ROW

- TOP OF CUT
- TOE 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. Existing topo features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

PROJECT LOCATION MAP



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12/27/2022 nicholas 9:04:49 AM pw:\\c-dot-pw.bentley.com\\c-dot-pw-01p\\Documents\\05 Legacy Active Projects (Migrated)\\24000-24999\\000-099\\24039 - SH 66 AND WCR 21 WIDENING ROW Survey Drawings\\24039\_CDDT\_HW\_066B\_RW\_DR\_2-TAB\_00001.dgn

<div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div><div><div><div></div><div></div></div><div><div></div><div></div></div></div></div> <div>10601 10th Street Greeley, CO 80634 Phone: 970-350-2161</div>		Sheet Revisions			Sheet Revisions			Sheet Revisions			All seals for this set of drawings are applied to the cover page(s)	Right of Way Plans				
		Date mm/dd/yy	Description XXXXXXXX	Initials XXX	Date mm/dd/yy	Description XXXXXXXX	Initials XXX	Date mm/dd/yy	Description XXXXXXXX	Initials XXX		Plan Sheet				
												Project Number: FSA 0661-017				
												Project Location: SH 66 and WCR 21 Widening				
												Project Code: 24309	Last Mod. Date: 11/21/2022	Subset: 2.01 to 2.01	Sheet No.: 2.01	
Region 4		Right of Way		PTS												
R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY										STATE HIGHWAY NO. 66				Title Commitment Company and Commitment No.	Purpose of Parcel	
Parcel No.	Ownership Name	County Parcel Id	Sec.	Area Of Parcel	Whole Property (WP) Sq Ft/Acre per Assessor	Existing ROW	Net Area (RL+RR)	WP Remainder Left (RL) of Project Alignment	WP Remainder Right (RR) of Project Alignment	CDOT Purchase Reception No.	Title Company: Fidelity		All Parcels are for: _____ Unless Otherwise Specified Below			
	Mailing Address		Twn, Rng								Area In Square Feet (do not add alpha letters below)			Date		
	City, State Zip		Subdivision								Area In Acres (do not add alpha letters below)					
RW-1	MAGNESS LAND HOLDINGS LLC	120923300014	S23	7,799	9,865,817						383-F14671-22	PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENANCES				
	C/O MAGNESS INVESTMENT 4643 S ULSTER ST STE 1400 DENVER, CO 80237		T 3 North, R 67 W	0.179	226.488	0.000	0.000	0.000	0.000		11/18/2022					
RWE-1	same as above			15,961 0.366								PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENANCES				
TE-1	same as above			10,735 0.246								FOR WELD COUNTY ACTIVITIES ASSOCIATED WITH ROADWAY CONSTRUCTION				
RW-2	MAGNESS LAND HOLDINGS LLC	120926000004	S26	18,157	6,969,600						383-F14669-22	PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENANCES				
	4643 S ULSTER ST STE 1400 DENVER, CO 80237	10294 HIGHWAY 66 PLATTEVILLE, CO 80651	T 3 North, R 67 W	0.417	160.000	0.000	0.000	0.000	0.000		11/18/2022					
RWE-2	same as above			16,082 0.369								PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENANCES				
RW-2A	same as above			2,020 0.046								PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENANCES				
TE-2	same as above			9,605								ACTIVITIES ASSOCIATED WITH ROADWAY CONSTRUCTION				
RW-3	PYEATT RITCHIE E TRUST (50% INT)	120927100040	S27	16,032	3,164,634						383-F14667-22	PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENCES				
	PYEATT LINDA A TRUST (50% INT) 13895 COUNTY ROAD 21 PLATTEVILLE, CO 80651	13895 County RD 21 PLATTEVILLE, CO 80651	T 3 North, R 67 W LOT B RE-4851	0.368	72.650	0.000	0.000	0.000	0.000		11/18/2022					
RWE-3	same as above			8,914 0.213								PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENCES				
RW-3A	same as above			1,887 0.043								PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENCES				
PE-3	same as above			13,379 0.307								CONSTRUCTION, USE & MAINTENANCE OF ROADWAY IMPROVEMENTS & ALL RELATED ACTIVITIES				
TE-3	same as above			1,858 0.042								ACTIVITIES ASSOCIATED WITH ROADWAY CONSTRUCTION				
RW-4	MAYER RANDY L (1/3 INT)	120922400051	S22	6,186	3,096,244						383-F14655-22	PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENCES				
	KAUFFMAN SHIRLEY R (1/3 INT) MAYER GLEN F (1/3 INT) 9873 STATE HWY 66 PLATTEVILLE, CO 80651	9873 State Hwy 66 PLATTEVILLE, CO 80651	T 3 North, R 67 W	0.142	71.080	0.000	0.000	0.000	0.000		11/18/2022					
RWE-4	same as above		LOT B RE-3637	14,557 0.334								PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENCES				
TE-4	same as above			742 0.017								ACTIVITIES ASSOCIATED WITH ROADWAY CONSTRUCTION				
RW-5	MAYER GLEN	120922400050	S22	2,865	108,900						383-F14665-22	PERMANENT HIGHWAY WIDENING & ASSOCIATED APPURTENCES				
	MAYER KAREN 9873 STATE HWY 66 PLATTEVILLE, CO 80651		T 3 North, R 67 W LOT A RE-3637	0.066	2.500	0.000	0.000	0.000	0.000		11/18/2022					
TE-5	same as above			1,328								ACTIVITIES ASSOCIATED WITH ROADWAY CONSTRUCTION				

Colorado Department of Transportation



10601 West 10th Street  
Greeley, CO 80634  
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Region 4

MDG

Sheet Revisions

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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



Project Control Diagram

Title Sheet

Project Number: FSA 0661-017  
Project Location: SH 66 and WCR 21 Widening

Project Code:	Last Mod. Date	Subset	Sheet No.
24039	10-20-21	3.01 to 3.03	3.01

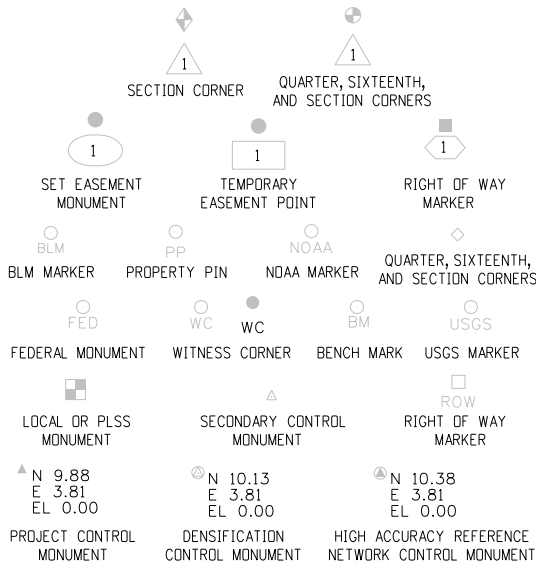
SURVEYOR STATEMENT (PROJECT CONTROL DIAGRAM)

I, Mark Leroy Angell, 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.

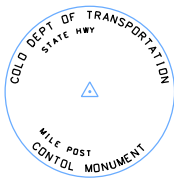
# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

## PROJECT CONTROL DIAGRAM

State Highway 66 MP 48.798 to 49.005  
Sections 22, 23, 26, 27  
Township 3 North, Range 67 West  
of the 6th Principal Meridian  
County of Weld



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. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

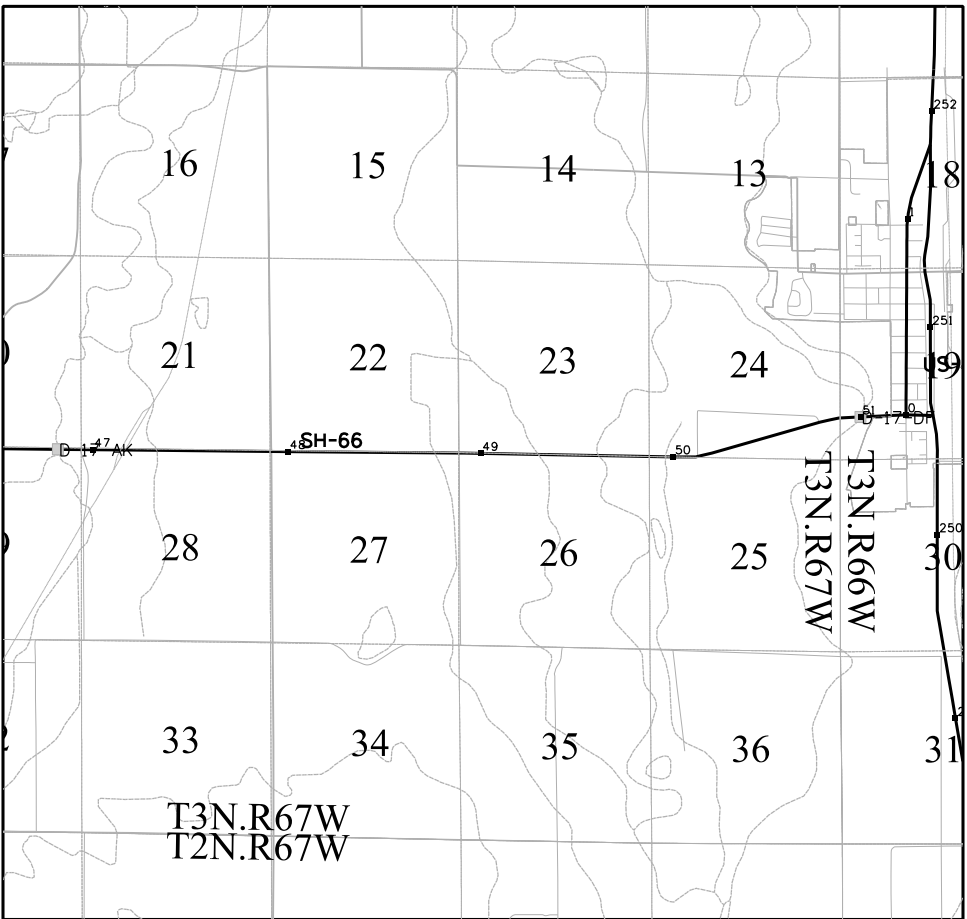


Typical Control Monument Cap  
Not to Scale

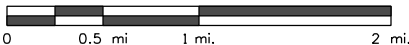
▲ CM-MP - Control Point Monuments set by CDOT. They are CDOT Type 2 monuments, a 3 1/4" dia. aluminum control monument cap (as shown) on a 3' x 3/4" dia. aluminum security rod on a 3' x 3/4" dia. smooth aluminum rod.

General Notes:

- This Project Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
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- Refer to the M-629-1 Survey Monuments of the Standard Plans 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 N 02° 36' 55" E from the Control Monument "CM 4892" (CDOT Type 2 Monument, MP 48.92), Section 27, Township 3 North, Range 67 West, Sixth P.M. and the Control Monument "CM 4893" (CDOT Type 2 Monument, MP 48.93), Section 23, Township 3 North, Range 67 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

Basis of Elevations: Project elevations are GPS derived, using GEOID 18, based on a NAVD 88 elevation of 1473.545m on NGS Benchmark "U 260 RESET" (Stamped "U 260 RESET 1993" NGS brass cap set in a concrete structure).

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(2011) coordinates. The project seed point (CM 4893) coordinates are: Northing = 401653.976m, Easting = 968267.713m, and Elevation = 1450.123m. The ground scale factor used to modify the coordinates is 1.00027032032658. Project Coordinates are truncated by 300,000m in the Northing and 900,000m in the Easting.

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

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SHEET NO.

3.01  
3.02  
3.03

INDEX OF SHEETS

(1) Title Sheet  
(1) Coordinate Tables  
(1) Plan Sheet  
(3) Total Sheets

Colorado Department of Transportation

10601 West 10th Street  
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Region 4

MDG

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

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

Project Control Diagram

Coordinate Tables

Project Number: FSA 0661-017

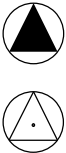
Project Location: SH 66 and WCR 21 Widening

Project Code: 24039

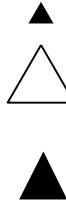
Last Mod. Date: 10-20-21

Subset: 3.01 to 3.03

Sheet No.: 3.02



CHARN GEODETIC COORDINATE TABLE								
(adjusted field data) (meters)								
NAME	COORDINATES NAD 83(2011)		ELLIPS. HEIGHT	MAPPING ANGLE	SCALE	NAD 83(2011) ZONE 0501		DESCRIPTION
	LATITUDE	LONGITUDE				NORTHING	EASTING	
FORD	40°11'22.03379" N	104°58'45.82154" W	1491.415	0°20'11"	0.999957415	399986.066	958733.061	Stainless Steel Rod In Sleeve
U 260 RESET	40°06'07.19036" N	104°48'30.92775" W	1473.558	0°26'48"	0.999960199	390375.214	973353.022	Bench Mark Disk In Structure



GEODETIC COORDINATE TABLE								
(adjusted field data) (meters)								
NAME	COORDINATES NAD 83(2011)		ELLIPS. HEIGHT	MAPPING ANGLE	SCALE	NAD 83(2011) ZONE 0501		DESCRIPTION
	LATITUDE	LONGITUDE				NORTHING	EASTING	
CM 4878	40°12'13.17727" N	104°52'12.99926" W	1453.835	0°24'25"	0.999957182	401623.696	968013.412	CDOT Type 5 Monument (MP 48.78)
CM 4891	40°12'25.38541" N	104°52'02.94324" W	1449.647	0°24'31"	0.999957135	402001.911	968248.534	CDOT Type 5 Monument (MP 48.91)
CM 4892	40°12'05.84515" N	104°52'02.80597" W	1450.798	0°24'31"	0.999957212	401399.275	968256.079	CDOT Type 5 Monument (MP 48.92)
CM 4893	40°12'14.10032" N	104°52'02.23721" W	1450.123	0°24'32"	0.999957178	401653.976	968267.713	CDOT Type 2 Monument (MP 48.93)
CM 4918	40°12'13.35613" N	104°51'45.30127" W	1450.759	0°24'43"	0.999957181	401633.892	968668.382	CDOT Type 5 Monument (MP 49.18)



PROJECT COORDINATE SUMMARY TABLE (feet)				
NAME	PROJECT COORDINATES		ELEV. (NAVD 88)	DESCRIPTION
	NORTHING	EASTING		
CM 4878	333410.383	223140.444	4828.577	CDOT Type 5 Monument (MP 48.78)
CM 4891	334651.579	223912.048	4814.863	CDOT Type 5 Monument (MP 48.91)
CM 4892	332673.895	223936.809	4818.651	CDOT Type 5 Monument (MP 48.92)
CM 4893	333509.754	223974.988	4816.434	CDOT Type 2 Monument (MP 48.93)
CM 4918	333443.844	225289.873	4818.578	CDOT Type 5 Monument (MP 49.18)





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mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Plan Sheet

Project Number: FSA 0661-017

Project Location: SH 66 and WCR 21 Widening

Project Code:	Last Mod. Date	Subset	Sheet No.
24039	10-20-21	3.01 to 3.03	3.03



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Region 4 Right of Way PTS

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

All seals for this set of drawings are applied to the cover page(s)

Land Survey ControlDiagram

Title Sheet

Project Number: FSA 0661-017

Project Location: SH 66 and WCR 21 Widening

Project Code:	Last Mod. Date	Subset	Sheet No.
24039	7/21/2022	4.01 to 4.02	4.01

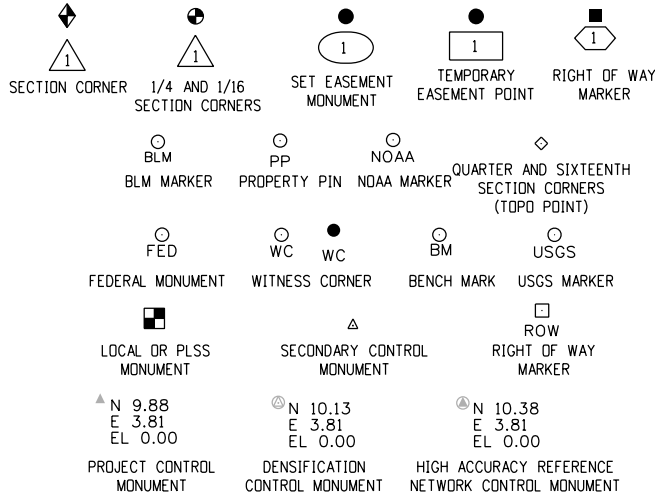
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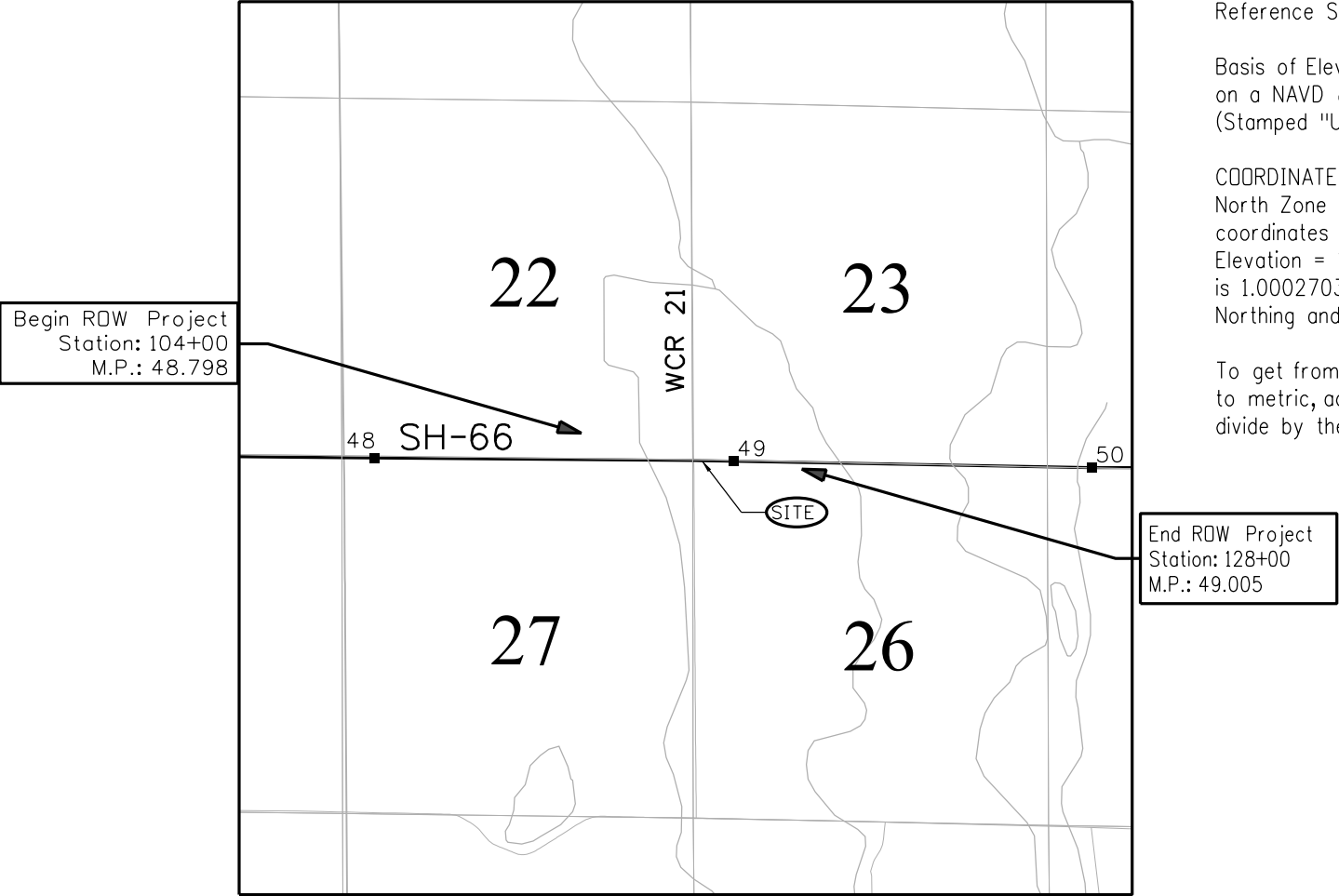
PLS No. 28657

DEPARTMENT OF TRANSPORTATION  
STATE OF COLORADO

LAND SURVEY CONTROL DIAGRAM  
STATE HIGHWAY NO. 66 MP 48.8 to MP 49.0  
Sections, 22, 23, 26,27 T. 3 N. R 67 W.  
6th Principal Meridian, County of Weld



R.O.W. Length of Project = 0.207 Miles



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COLORADO DEPARTMENT OF TRANSPORTATION  
FEDERAL-AID HIGHWAY PROJECT

ROW PLANS AUTHORIZED: \_\_\_\_\_ DATE \_\_\_\_\_

CDDT CHIEF ENGINEER

SHEET NO. INDEX OF SHEETS

- |                  |                                       |
|------------------|---------------------------------------|
| 4.01             | (1) Title Sheet                       |
| 4.02             | (1) Monument Coordinate Tables & Plan |
| (2) Total Sheets |                                       |

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12/12/2022 2:35:46 PM pw:\cdot-pw.bentley.com\cdot-pw-01p\Documents\05 Legacy Active Projects (Migrated)\24000-24999\000-099\24039 - SH 66 AND WCR 21 WIDENING\RDW\_Survey Drawings\24039\_CDDT\_HW\_066B\_RW\_DR\_4-LSCD\_00001.dwg

Colorado Department of Transportation



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All seals for this set of drawings are applied to the cover page(s)

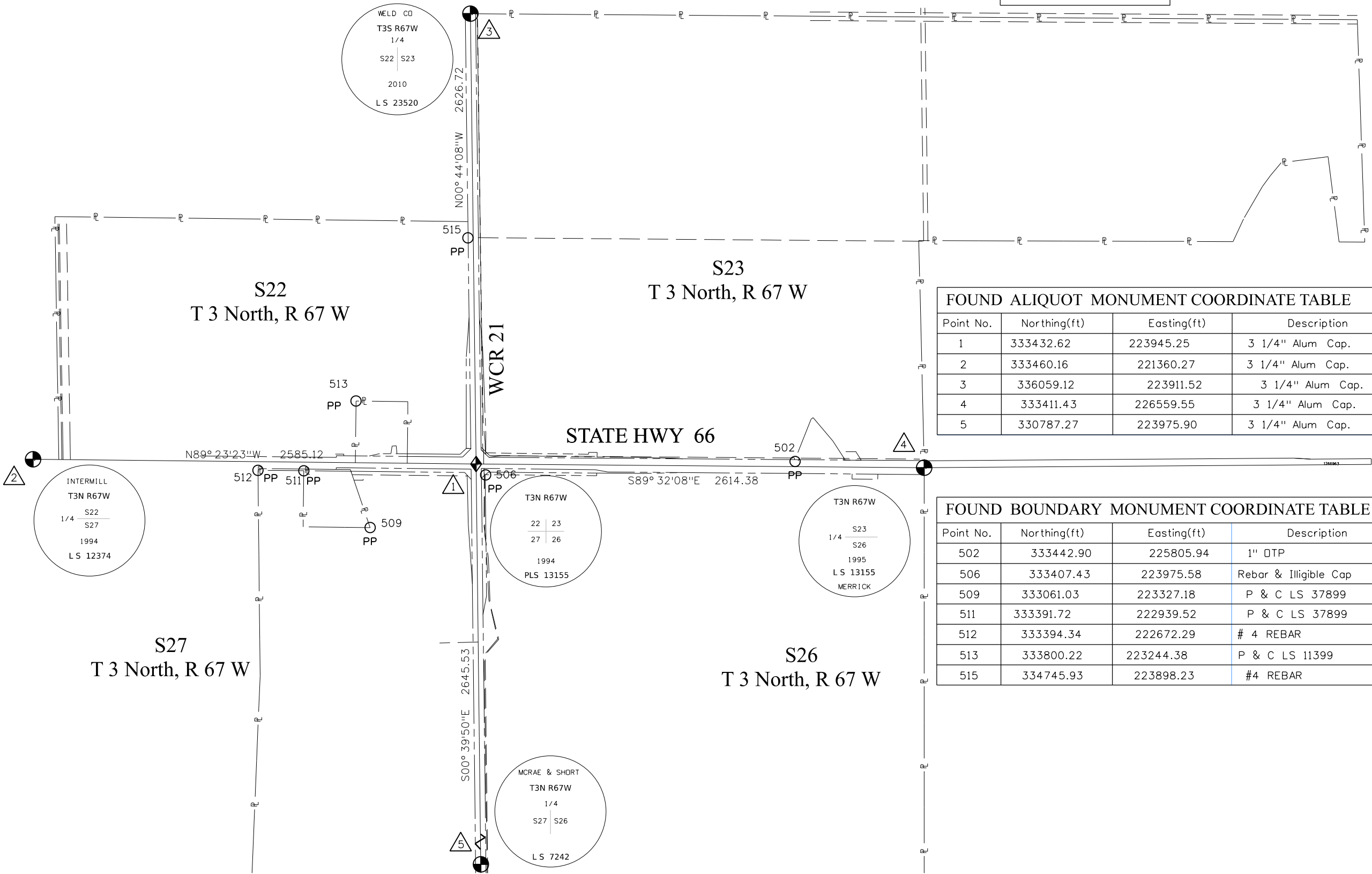
Land Survey Control Diagram

Plan Sheet

Project Number: FSA 0661-017

Project Location: SH 66 and WCR 21 Widening

Project Code:	Last Mod. Date	Subset	Sheet No.
PC 24039	9/27/22	4.01 to 4.02	4.02



FOUND ALIQUOT MONUMENT COORDINATE TABLE

Point No.	Northing(ft)	Easting(ft)	Description
1	333432.62	223945.25	3 1/4" Alum Cap.
2	333460.16	221360.27	3 1/4" Alum Cap.
3	336059.12	223911.52	3 1/4" Alum Cap.
4	333411.43	226559.55	3 1/4" Alum Cap.
5	330787.27	223975.90	3 1/4" Alum Cap.

FOUND BOUNDARY MONUMENT COORDINATE TABLE

Point No.	Northing(ft)	Easting(ft)	Description
502	333442.90	225805.94	1" OTP
506	333407.43	223975.58	Rebar & Illigible Cap
509	333061.03	223327.18	P & C LS 37899
511	333391.72	222939.52	P & C LS 37899
512	333394.34	222672.29	# 4 REBAR
513	333800.22	223244.38	P & C LS 11399
515	334745.93	223898.23	#4 REBAR

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Colorado Department of Transportation



10601 W. 10th Street  
Greeley, CO 80634  
Phone: 970-350-2161

Region 4 Right of Way PTS



XXX



XXX

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

Point No.	Northing(ft)	Easting(ft)	Description
50	333479.27	223321.67	ROW
51	333493.37	223382.20	ROW
52	333489.67	223851.51	ROW
53	333523.53	223887.62	ROW
54	334057.79	223887.62	TYPE 6 "WELD ROW PLS 28657"
55	334286.33	223904.29	TYPE 6 "WELD ROW PLS 28657"
56	334278.00	223964.40	TYPE 6 "WELD ROW PLS 28657"
57	334212.94	223974.46	TYPE 6 "WELD ROW PLS 28657"
58	334105.55	223983.57	TYPE 6 "WELD ROW PLS 28657"
59	333612.24	224001.56	TYPE 6 "WELD ROW PLS 28657"
60	333490.02	224000.97	ROW
61	333471.96	224019.32	ROW
62	333481.38	224094.78	ROW
63	333471.74	224836.92	ROW
64	333466.29	225097.57	ROW
65	333462.79	225150.04	ROW
66	333382.90	225146.59	ROW
67	333377.70	224922.76	ROW
68	333385.04	224017.67	ROW
69	333368.89	223998.00	ROW
70	332665.34	224006.15	TYPE 6 "WELD ROW PLS 28657"
71	332553.82	223985.42	TYPE 6 "WELD ROW PLS 28657"
72	332732.73	223923.36	TYPE 6 "WELD ROW PLS 28657"
73	333081.49	223899.64	TYPE 6 "WELD ROW PLS 28657"
74	333368.28	223892.37	ROW
75	333383.33	223877.86	ROW
76	333390.40	223214.66	ROW
77	333400.46	223211.24	ROW
78	333401.34	223128.89	ROW
79	333353.84	223893.18	ROW
92	333340.68	223998.33	ROW
93	333339.47	223893.53	ROW

TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET

Point No.	Northing(ft)	Easting(ft)	Description
42	333363.17	223892.66	PE
43	333370.42	223221.48	PE

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	22									10
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)										

Sheet Revisions

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Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Monumentation Sheet

Project Number: FSA 0661-017

Project Location: SH 66 and WCR 21 Widening

Project Code:	Last Mod. Date	Subset	Sheet No.
24309	11-25-2022	5.01 to 5.01	5.01

SURVEYOR STATEMENT FOR THE CALCULATED POSITIONS OF ROW MONUMENTS

I, Thomas W. Nicholas, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, the research and evaluation of the survey evidence were performed and the calculated positions of these R.O.W. monuments were prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Point No.	Northing(ft)	Easting(ft)	Description
20	333471.56	223113.40	TE
21	333490.83	223113.40	TE
22	333490.83	223173.40	TE
23	333480.83	223173.40	TE
24	333481.32	223129.73	TE
25	333471.32	223129.62	TE
26	333492.85	223448.24	TE
27	333536.89	223454.59	TE
28	333538.62	223478.75	TE
29	333492.35	223482.88	TE
30	333369.63	223286.76	TE
31	333338.83	223286.44	TE
32	333338.83	223232.26	TE
33	333497.60	224001.00	TE
34	333496.40	224093.95	TE
35	333489.81	224601.16	TE
36	333500.81	224601.16	TE
37	333500.81	224651.16	TE
38	333474.16	224650.82	TE
39	333379.92	224648.98	TE
40	333364.92	224648.85	TE
41	333370.19	223999.58	TE

TABULATION OF INFORMATION ONLY POINTS

Point No.	Northing(ft)	Easting(ft)	Description
44	333411.34	223128.99	INFO ONLY
45	333402.96	223915.60	INFO ONLY
46	333407.39	223975.55	INFO ONLY
47	333473.47	223866.59	INFO ONLY
48	333522.915	223915.706	INFO ONLY
49	333492.10	223543.85	INFO ONLY
90	333340.43	223976.32	INFO ONLY
91	333339.73	223916.33	INFO ONLY

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(2011) coordinates. The project seed point (CM 4893) coordinates are: Northing = 401653.976m, Easting = 968267.713m, and Elevation = 1450.123m. The ground scale factor used to modify the coordinates is 1.00027032032658. Project Coordinates are truncated by 300,000m in the Northing and 900,000m in the Easting.

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

General Notes:

- All centerline and offset stationing may not represent the centerline as constructed in the field.
- Refer to the M-629-1 Survey Monuments of the Standard Plans found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
- 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.

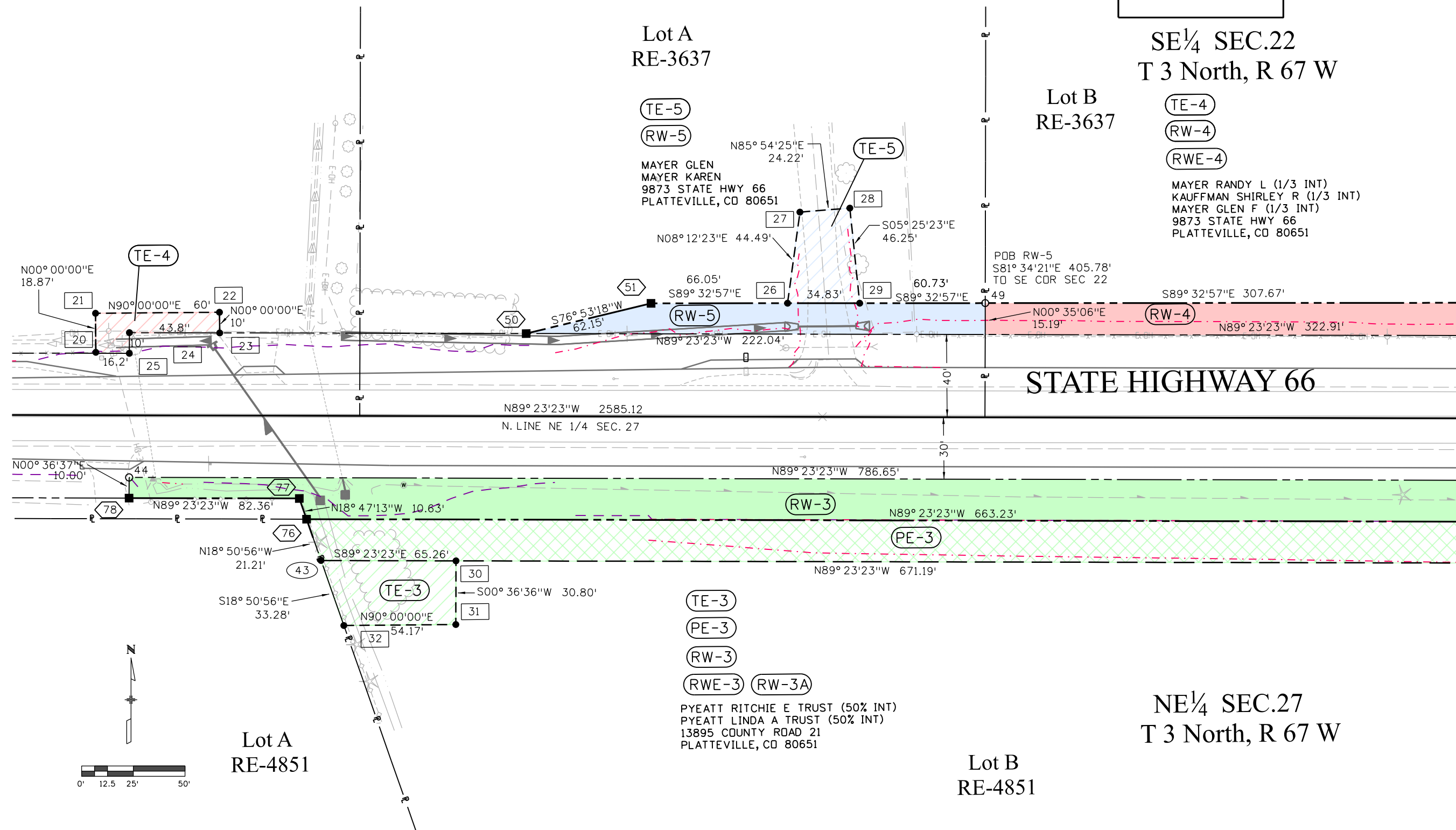
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

SURVEYOR STATEMENT FOR SET R.O.W. MONUMENTS

I, , 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 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 and the field survey was performed 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. 28657





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Colorado Department of Transportation



10601 W. 10th Street  
Greeley, CO 80634  
Phone: 970-350-2161

Region 4   Right of Way   PTS

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All seals for this set of drawings are applied to the cover page(s)

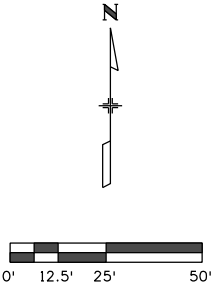
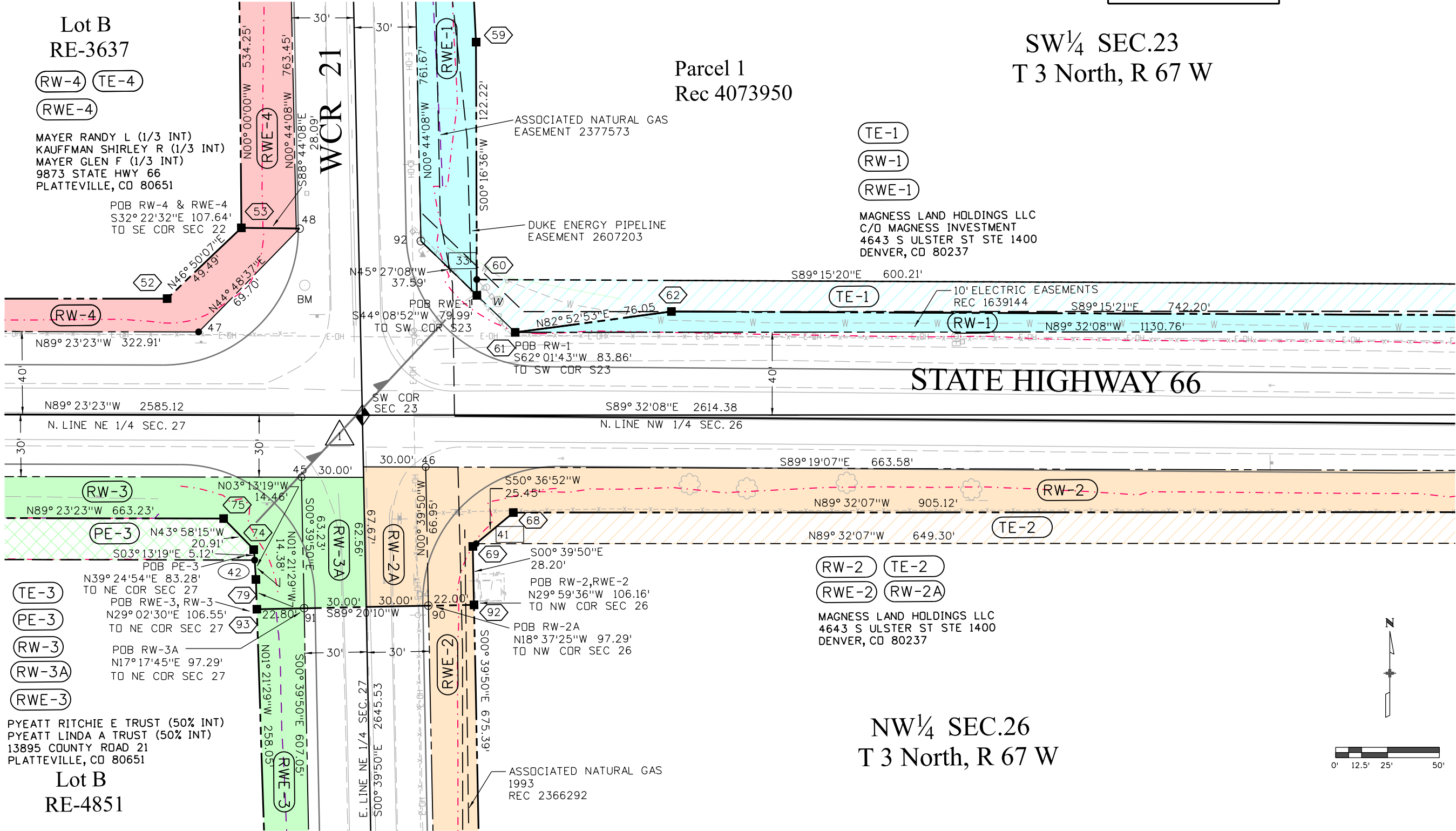
Right of Way Plans

Plan Sheet


Project Number: FSA 0661-017

Project Location: SH 66 and WCR 21 Widening

Project Code:	Last Mod. Date	Subset	Sheet No.
24039	12/27/2022	7.01 to 7.05	7.02



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Colorado Department of Transportation

10601 W. 10th Street  
Greeley, CO 80634  
Phone: 970-350-2161

Region 4

Right of Way

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All seals for this set of drawings are applied to the cover page(s)

Right of Way Plans			
Plan Sheet			
Project Number: FSA 0661-017			
Project Location: SH 66 and WCR 21 Widening			
Project Code:	Last Mod. Date	Subset	Sheet No.
24039	10/12/2022	7.01 to 7.05	7.03

SW¼ SEC.23  
T 3 North, R 67 W

TE-1

RW-1

RWE-1

MAGNESS LAND HOLDINGS LLC  
C/O MAGNESS INVESTMENT  
4643 S ULSTER ST STE 1400  
DENVER, CO 80237

10' ELECTRIC EASEMENTS  
REC 1639144

STATE HIGHWAY 66

N. LINE NW 1/4 SEC. 26

RW-2

TE-2


RWE-2

RW-2A

MAGNESS LAND HOLDINGS LLC  
4643 S ULSTER ST STE 1400  
DENVER, CO 80237

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Colorado Department of Transportation



10601 W. 10th Street  
Greeley, CO 80634  
Phone: 970-350-2161

Region 4   Right of Way   PTS

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All seals for this set of drawings are applied to the cover page(s)

Right of Way Plans			
Plan Sheet			
Project Number: FSA 0661-017			
Project Location: SH 66 and WCR 21 Widening			
Project Code:	Last Mod. Date	Subset	Sheet No.
24039	12/27/2022	7.01 to 7.05	7.04

NE¼ SEC.27  
T 3 North, R 67 W

PE-3  
RW-3  
RWE-3   RW-3A

PYEATT RITCHIE E TRUST (50% INT)  
PYEATT LINDA A TRUST (50% INT)  
13895 COUNTY ROAD 21  
PLATTEVILLE, CO 80651

Map details include:  
- Road alignment: WCR 21  
- Right-of-way lines: RWE-2, RWE-3  
- Boundary lines: N00° 39' 50" W 2645.53', S00° 39' 50" E 607.05', N03° 53' 26" W 349.57', S10° 31' 39" W 113.35', N00° 39' 50" W 786.58', S00° 39' 50" E 675.39'  
- Pipeline: DUKE ENERGY FIELD SERVICES PIPELINE 1998 REC 2607199  
- Land parcels: PYEATT RITCHIE E TRUST (50% INT), PYEATT LINDA A TRUST (50% INT), MAGNESS LAND HOLDINGS LLC  
- Station markers: 70, 71, 72, 73

NW¼ SEC.26  
T 3 North, R 67 W


RW-2   TE-2  
RWE-2   RW-2A

MAGNESS LAND HOLDINGS LLC  
4643 S ULSTER ST STE 1400  
DENVER, CO 80237



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Colorado Department of Transportation



10601 W. 10th Street  
Greeley, CO 80634  
Phone: 970-350-2161

Region 4   Right of Way   PTS

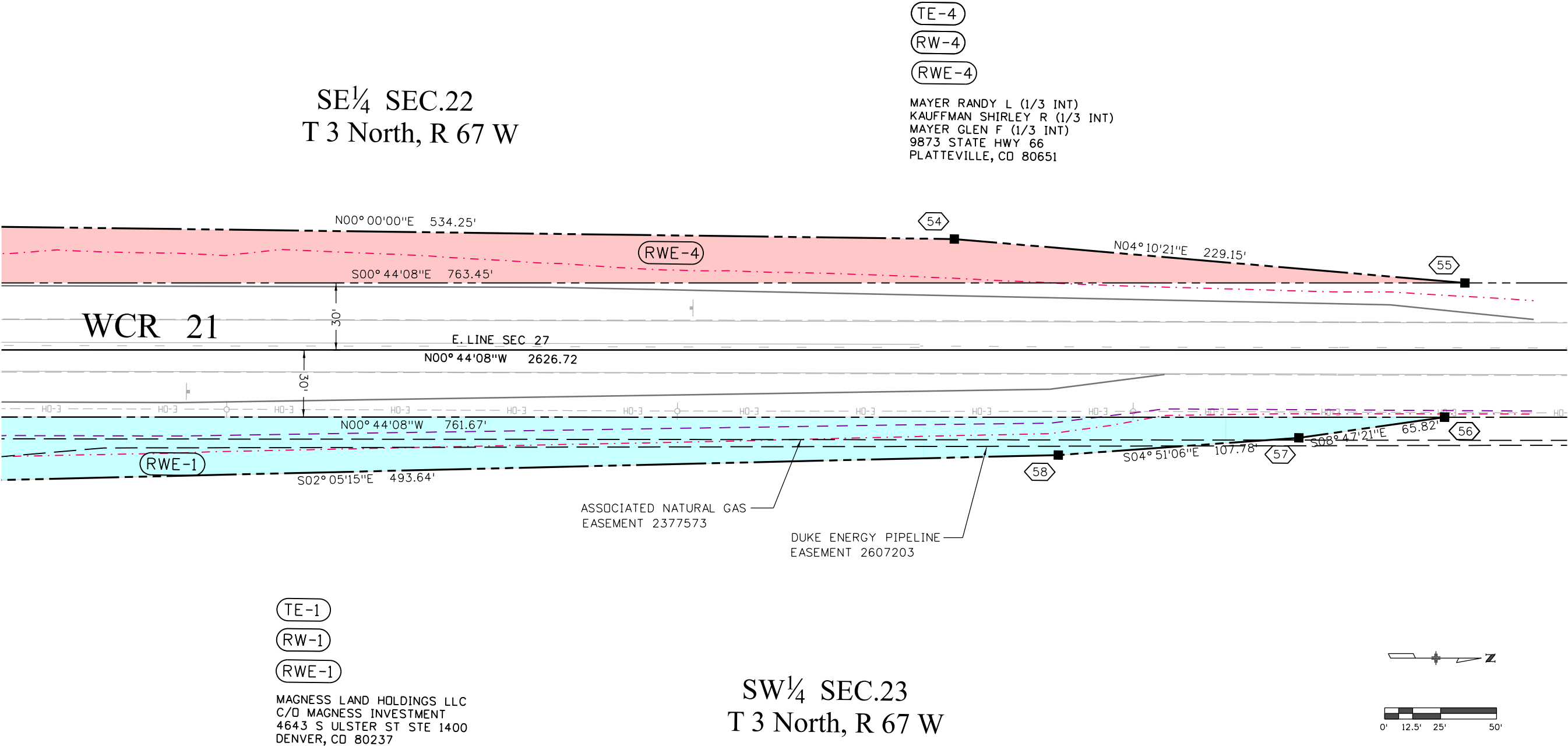
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Right of Way Plans			
Plan Sheet			
Project Number: FSA 0661-017			
Project Location: SH 66 and WCR 21 Widening			
Project Code:	Last Mod. Date	Subset	Sheet No.
24039	12/27/2022	7.01 to 7.05	7.05



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Colorado Department of Transportation



Region 4

Phone: 10601 W. 10th Street  
Greeley, CO 80634  
Fax: 970-350-2154  
Phone: 970-350-2154  
FAX: 970-350-2262

PS

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All seals for this set of drawings are applied to the cover page(s)

Right of Way Plans			
Ownership Map			
Project Number: FSA 0661-017			
Project Location: SH 66 and WCR 21 Widening			
Project Code:	Last Mod. Date	Subset	Sheet No.
PC 24039	12/27/2022	8.01 to 8.01	8.01

S22  
T 3 North, R 67 W

TE-5  
RW-5

MAYER GLEN  
MAYER KAREN  
9873 STATE HWY 66  
PLATTEVILLE, CO 80651

TE-4  
RW-4  
RWE-4

MAYER RANDY L (1/3 INT)  
KAUFFMAN SHIRLEY R (1/3 INT)  
MAYER GLEN F (1/3 INT)  
9873 STATE HWY 66  
PLATTEVILLE, CO 80651

TE-5  
RW-5  
RW-4  
RWE-4

TE-4

TE-1  
RW-1  
RWE-1

MAGNESS LAND HOLDINGS LLC  
C/D MAGNESS INVESTMENT  
4643 S ULSTER ST STE 1400  
DENVER, CO 80237

TE-1  
RW-1

SH 66

S23  
T 3 North, R 67 W

NOTE: PARCEL AREAS ARE LOCATED  
WITHIN ZONE X AREAS OF MINIMAL  
FLOOD HAZARD PER FEMA MAP  
08123C1905E EFF. 1/20/2016

S27  
T 3 North, R 67 W

TE-3  
PE-3  
RW-3  
RWE-3

RW-3  
RWE-3

RW-3A

RW-3A

PYEATT RITCHIE E TRUST(50% INT)  
PYEATT LINDA A TRUST(50% INT)  
13895 COUNTY ROAD 21  
PLATTEVILLE, CO 80651

TE-2  
RW-2  
RW-2A

TE-2  
RW-2  
RWE-2  
RW-2A

MAGNESS LAND HOLDINGS LLC  
4643 S ULSTER ST STE 1400  
DENVER, CO 80237

S26  
T 3 North, R 67 W

COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY

TO BE ACQUIRED

Parcel Number: RW-1

FROM

Magness Land Holdings LLC

FOR

Project Code: 24039

Project Number: FSA 0661-017

Location: SH 66 and WCR 21 Widening

**Signature:**

**Email:**

**EXHIBIT "A"**

PROJECT CODE: 24039  
PROJECT NUMBER: FSA 0661-017  
PARCEL NUMBER: RW-1  
DATE: August 10, 2022

**LEGAL DESCRIPTION**

A tract or parcel of land No. RW-1 of the Department of Transportation, State of Colorado, Project Code 24039, Project Number FSA 0661-017, containing 7,799 sq. ft. (0.179 acres) more or less, being a portion of the SW 1/4 of Section 23, Township 3 North, Range 67 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the Southwest Corner of Sections 23, Township 3 North, Range 67 West; Thence North 62° 01' 43" East a distance of 83.86 feet to a point on the Northerly right of way line of State Highway 66, also being on the Southerly line of Parcel 1 of that Land Survey Plat described at reception number 4073950, being the TRUE POINT OF BEGINNING,

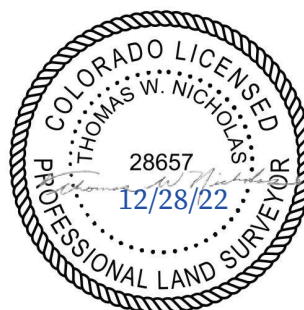
1. Thence North 82° 52' 53" East, a distance of 76.05 feet;
2. Thence South 89° 15' 21" East, a distance of 742.20 feet;
3. Thence South 88° 48' 02" East, a distance of 260.71 feet;
4. Thence South 86° 11' 24" East, a distance of 52.58 feet to the said Northerly right of way line;
5. Thence North 89° 32' 08" West along said right of way a distance of 1130.76 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 7,799 sq. ft. (0.179 acres) more or less.

The purpose of the above described parcel is for permanent highway widening and associated appurtenances.

Basis of Bearings: The South line of the SW ¼ of Section 23, Township 3 North, Range 67 West being monumented at the Southwest corner by a rebar and 3 1/4" alum cap in a monument box stamped 22,23,26,27 1994 PLS 13155 and at the South 1/4 by rebar and 3 1/4 " alum caps in monument box stamped "1/4, LS 13155 1995" with a grid bearing of South 89° 32' 08" East , 2614.38 feet as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHA-RN).

Colorado Department of Transportation  
Thomas W. Nicholas, PLS 28657  
10601 W. 10th St., Greeley, CO 80634





COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY

TO BE ACQUIRED

Permanent Easement Number: RWE-1

FROM

Magness Land Holdings LLC

FOR

Project Code: 24039

Project Number: FSA 0661-017

Location: SH 66 and WCR 21 Widening

**Signature:**

**Email:**

**EXHIBIT "A"**

PROJECT CODE: 24039

PROJECT NUMBER: FSA 0661-017

PERMANENT EASEMENT NUMBER: RWE-1

DATE: August 10, 2022

**LEGAL DESCRIPTION**

A Permanent Easement No. RWE-1 of the Department of Transportation, State of Colorado, Project Code 24039, Project Number FSA 0661-017, containing 15,961 sq. ft. (0.366 acres) more or less, being a portion of the SW 1/4 of Section 23, Township 3 North, Range 67 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the Southwest Corner of Sections 23, Township 3 North, Range 67 West; Thence North 44° 08' 52" East a distance of 79.99 feet to a point on the Northerly right of way line of State Highway 66, also being on the Southerly line of Parcel 1 described at reception number 4073950, being the TRUE POINT OF BEGINNING,

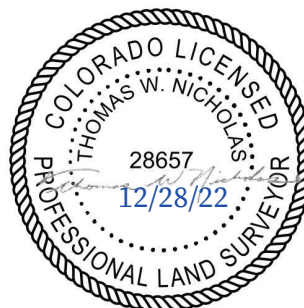
1. Thence North 45° 27' 08" West along said Northerly line, a distance of 37.59 feet to the Easterly right of way of WCR 21;
2. Thence North 00° 44' 08" West along said Easterly line, a distance of 761.67 feet;
3. Thence South 08° 47' 21" East, a distance of 65.82 feet;
4. Thence South 04° 51' 06" East, a distance of 107.78 feet;
5. Thence South 02° 05' 15" East, a distance of 493.64 feet;
6. Thence South 00° 16' 36" West a distance of 122.22 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 15,961 sq. ft. (0.366 acres) more or less.

The purpose of the above described permanent easement is for permanent highway widening and associated appurtenances.

Basis of Bearings: The South line of the SW 1/4 of Section 23, Township 3 North, Range 67 West being monumented at the Southwest corner by a rebar and 3 1/4" alum cap in a monument box stamped "22,23,27,26 1994 PLS 13155 and at the South 1/4 by rebar and 3 1/4" alum caps in monument box stamped "1/4, LS 13155 with a grid bearing of South 89° 32' 07" East, 2614.38 feet as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHA-RN).

Colorado Department of Transportation  
Thomas W. Nicholas, PLS 28657  
10601 W. 10th St., Greeley, CO 80634



COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY

TO BE ACQUIRED

Parcel Number: RW-2

FROM

Magness Land Holdings LLC

FOR

Project Code: 24039

Project Number: FSA 0661-017

Location: SH 66 and WCR 21 Widening

**Signature:**

**Email:**

**EXHIBIT "A"**

PROJECT CODE: 24039  
PROJECT NUMBER: FSA 0661-017  
PARCEL NUMBER: RW-2  
DATE: August 10, 2022

**LEGAL DESCRIPTION**

A tract or parcel of land No. RW-2 of the Department of Transportation, State of Colorado, Project Code 24039, Project Number FSA 0661-017, containing 18,157 sq. ft. (0.416 acres) more or less, being a portion of the NW 1/4 of Section 26, Township 3 North, Range 67 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the Northwest Corner of Sections 26, Township 3 North, Range 67 West; Thence South 29° 59' 36" East a distance of 106.16 feet to the TRUE POINT OF BEGINNING,

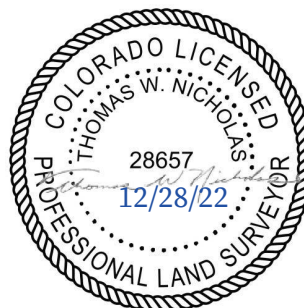
1. Thence South 89° 20' 10" West, a distance of 22.00 feet to the Easterly right of way of WCR 21;
2. Thence North 00° 39' 50" West along said Easterly right of way, a distance of 66.97 feet to the Southerly right of way of State Highway 66;
3. Thence South 89° 19' 07" East, a distance of 663.58 feet;
4. Thence South 80° 04' 37" East, a distance of 76.00 feet;
5. Thence South 89° 32' 07" East, a distance of 432.66 feet;
6. Thence South 88° 40' 12" West, a distance of 223.89 feet;
7. Thence North 89° 32' 07" West, a distance of 905.12 feet;
8. Thence South 50° 36' 52" West, a distance of 25.45 feet;
9. Thence South 00° 39' 50" East, a distance of 28.20 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 18,157 sq. ft. (0.416 acres) more or less.

The purpose of the above described parcel is for permanent highway widening and associated appurtenances.

Basis of Bearings: The North line of the NW 1/4 of Section 26, Township 3 North, Range 67 West being monumented at the Southwest corner by a rebar and 3 1/4" alum cap in a monument box stamped 22,23,26,27 1994 PLS 13155 and at the South 1/4 by rebar and 3 1/4" alum caps in monument box stamped "1/4, LS 13155 1995" with a grid bearing of South 89° 32' 08" East, 2614.38 feet as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHA-RN).

Colorado Department of Transportation  
Thomas W. Nicholas, PLS 28657  
10601 W. 10th St., Greeley, CO 80634





COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY

TO BE ACQUIRED

Parcel Number: RW-2A

FROM

Magness Land Holdings LLC

FOR

Project Code: 24039

Project Number: FSA 0661-017

Location: SH 66 and WCR 21 Widening

**Signature:**

**Email:**

**EXHIBIT "A"**

PROJECT CODE: 24039  
PROJECT NUMBER: FSA 0661-017  
PARCEL NUMBER: RW-2A  
DATE: August 10, 2022

**LEGAL DESCRIPTION**

A tract or parcel of land No. RW-2A of the Department of Transportation, State of Colorado, Project Code 24039, Project Number FSA 0661-017, containing 2,020 sq. ft. (0.046 acres) more or less, being a portion of the NW 1/4 of Section 26, Township 3 North, Range 67 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the Northwest Corner of Sections 26, Township 3 North, Range 67 West; Thence South 18° 37' 25" East a distance of 97.29 feet to the Easterly right of way of WCR 21 being the TRUE POINT OF BEGINNING,

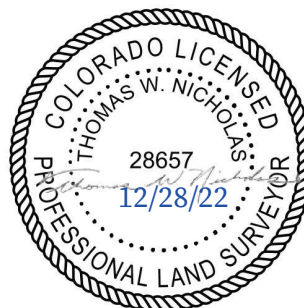
1. Thence South 89° 20' 10" West, a distance of 30.00 feet to the West line of the NW Quarter of Section 26;
2. Thence North 00° 39' 50" West along said West line a distance of 67.67 feet to the Southerly right of way of State Highway 66;
3. Thence South 89° 19' 07" East, along said Southerly right of way a distance of 30.00 feet to the Easterly right of way of WCR 21 ;
4. Thence South 00°39'50" East along said right of way, a distance of 66.95 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 2,020 sq. ft. (0.046 acres) more or less.

The purpose of the above described parcel is for permanent highway widening and associated appurtenances.

Basis of Bearings: The North line of the NW 1/4 of Section 26, Township 3 North, Range 67 West being monumented at the Southwest corner by a rebar and 3 1/4" alum cap in a monument box stamped 22,23,26,27 1994 PLS 13155 and at the South 1/4 by rebar and 3 1/4 " alum caps in monument box stamped "1/4, LS 13155 1995" with a grid bearing of South 89° 32' 08" East , 2614.38 feet as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHA-RN).

Colorado Department of Transportation  
Thomas W. Nicholas, PLS 28657  
10601 W. 10th St., Greeley, CO 80634



COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY

TO BE ACQUIRED

Permanent Easement Number: RWE-2

FROM

Magness Land Holdings LLC

FOR

Project Code: 24039

Project Number: FSA 0661-017

Location: SH 66 and WCR 21 Widening

**Signature:**

**Email:**

**EXHIBIT "A"**

PROJECT CODE: 24039

PROJECT NUMBER: FSA 0661-017

PERMANENT EASEMENT NUMBER: RWE-2

DATE: August 10, 2022

**LEGAL DESCRIPTION**

A Permanent Easement No. RWE-2 of the Department of Transportation, State of Colorado, Project Code 24039, Project Number FSA 0661-017, containing 16,082 sq. ft. (0.369 acres) more or less, being a portion of the NW 1/4 of Section 26, Township 3 North, Range 67 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the Northwest Corner of Sections 26, Township 3 North, Range 67 West; Thence South 29° 59' 36" East a distance of 106.16 feet to the TRUE POINT OF BEGINNING,

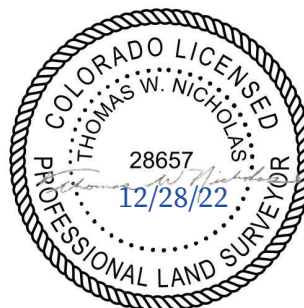
1. Thence South 89° 20' 10" West, a distance of 22.00 feet to the Easterly right of way of WCR 21;
2. Thence South 00°39' 50" East, along said Easterly right of way a distance of 786.58 feet;
3. Thence North 10°31' 39" East, a distance of 113.35 feet;
4. Thence North 00°39' 50" West, a distance of 675.39 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 16,082 sq. ft. (0.369 acres) more or less.

The purpose of the above described permanent easement is for permanent highway widening and associated appurtenances.

Basis of Bearings: The South line of the SW ¼ of Section 23, Township 3 North, Range 67 West being monumented at the Southwest corner by a rebar and illegible 3 1/4" alum cap in a monument box and at the South 1/4 by rebar and 3 1/4 " alum caps in monument box stamped "1/4, LS 13155 with a grid bearing of South 89° 32' 07" East , 2614.38 feet as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHA-RN).

Colorado Department of Transportation  
Thomas W. Nicholas, PLS 28657  
10601 W. 10th St., Greeley, CO 80634





COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY

TO BE ACQUIRED

Parcel Number: RW-3

FROM

Pyeatt Ritchie E Trust (50 % INT) Pyeatt Linda A Trust (50 % INT)

FOR

Project Code: 24039

Project Number: FSA 0661-017

Location: SH 66 and WCR 21 Widening

**Signature:**

**Email:**

## **EXHIBIT "A"**

PROJECT CODE: 24039  
PROJECT NUMBER: FSA 0661-017  
PARCEL NUMBER: RW-3  
DATE: December 22, 2022

### **LEGAL DESCRIPTION**

A tract or parcel of land RW-3 of the Department of Transportation, State of Colorado, Project Code 24039, Project Number FSA 0661-017, containing 16,032 sq. ft. (0.368 acres) more or less, being a portion of the NE 1/4 of Section 27, Township 3 North, Range 67 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast Corner of Sections 27, Township 3 North, Range 67 West; Thence South 39° 02' 30" West a distance of 106.55 feet to the TRUE POINT OF BEGINNING,

1. Thence North 01° 21' 29" West, a distance of 14.38 feet;
2. Thence North 03° 13' 19" West, a distance of 14.46 feet;
3. Thence North 43° 58' 16" West, a distance of 20.91 feet;
4. Thence North 89° 23' 23" West, a distance of 663.23 feet to the Northeast corner of Lot A RE-4851 Rec. No. 3592890;
5. Thence North 18° 47' 13" West, a distance of 10.63 feet;
6. Thence North 89° 23' 23" West, a distance of 82.36 feet;
7. Thence North 00° 36' 37" East, a distance of 10.00 feet to the Southerly right of way of State Highway 66;
8. Thence South 89° 23' 23" East along said Southerly right of way a distance of 786.65 feet to the Westerly right of way of WCR 21;
9. Thence South 00° 39' 50" East along said Westerly right of way, a distance of 63.23 feet;
10. Thence South 89° 20' 10" West, a distance of 22.80 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 16,032 sq. ft. (0.368 acres) more or less.

The purpose of the above described permanent easement is for permanent highway widening and associated appurtenances.

Basis of Bearings: The North line of the NE 1/4 of Section 27, Township 3 North, Range 67 West being monumented at the Northeast corner by a rebar and 3 1/4" alum cap in a monument box stamped "27,26,23,22 1994 PLS 13155" and at the North 1/4 by rebar and 3 1/4" alum caps in monument box stamped "1/4, 22,27 LS 13155 1994 with a grid bearing of North 89° 23' 23" West, 2585.12 feet as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHA-RN).

Colorado Department of Transportation  
Thomas W. Nicholas, PLS 28657  
10601 W. 10th St., Greeley, CO 80634



COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY

TO BE ACQUIRED

Parcel Number: RW-3A

FROM

Pyeatt Ritchie E Trust (50 % INT) Pyeatt Linda A Trust (50 % INT)

FOR

Project Code: 24039

Project Number: FSA 0661-017

Location: SH 66 and WCR 21 Widening

**Signature:**

**Email:**

**EXHIBIT "A"**

PROJECT CODE: 24039  
PROJECT NUMBER: FSA 0661-017  
PARCEL NUMBER: RW-3  
DATE: December 22, 2022

**LEGAL DESCRIPTION**

A tract or parcel of land RW-3A of the Department of Transportation, State of Colorado, Project Code 24039, Project Number FSA 0661-017, containing 1,887 sq. ft. (0.043 acres) more or less, being a portion of the NE 1/4 of Section 27, Township 3 North, Range 67 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast Corner of Sections 27, Township 3 North, Range 67 West; Thence South 17° 17' 45" West a distance of 97.29 feet to the Westerly right of way of WCR 21 being the TRUE POINT OF BEGINNING,

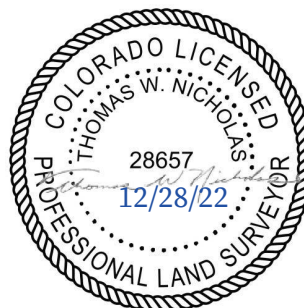
1. Thence North 00°39' 50" West along said Westerly right of way a distance of 63.23 feet to the Southerly right of way of State Highway 66;
2. Thence South 89° 23' 23" East along said Southerly right of way a distance of 30.00 feet to the Easterly line of Section 27;
3. Thence South 00° 39' 50" East along said Easterly line, a distance of 62.56 feet;
4. Thence South 89°20'10" West, a distance of 30.00 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 1,887 sq. ft. (0.043 acres) more or less.

The purpose of the above described permanent easement is for permanent highway widening and associated appurtenances.

Basis of Bearings: The North line of the NE 1/4 of Section 27, Township 3 North, Range 67 West being monumented at the Northeast corner by a rebar and 3 1/4" alum cap in a monument box stamped "27,26,23,22 1994 PLS 13155" and at the North 1/4 by rebar and 3 1/4" alum caps in monument box stamped "1/4, 22,27 LS 13155 1994 with a grid bearing of North 89° 23' 23" West, 2585.12 feet as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHA-RN).

Colorado Department of Transportation  
Thomas W. Nicholas, PLS 28657  
10601 W. 10th St., Greeley, CO 80634



COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY

TO BE ACQUIRED

Parcel Number: RWE-3

FROM

Pyeatt Ritchie E Trust (50 % INT) Pyeatt Linda A Trust (50 % INT)

FOR

Project Code: 24039

Project Number: FSA 0661-017

Location: SH 66 and WCR 21 Widening

**Signature:**

**Email:**

**EXHIBIT "A"**

PROJECT CODE: 24039

PROJECT NUMBER: FSA 0661-017

PERMANENT EASEMENT NUMBER: RWE-3

DATE: December 22, 2022

**LEGAL DESCRIPTION**

A Permanent Easement No. RWE-3 of the Department of Transportation, State of Colorado, Project Code 24039, Project Number FSA 0661-017, containing 8,914 sq. ft. (0.204 acres) more or less, being a portion of the NE 1/4 of Section 27, Township 3 North, Range 67 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast Corner of Sections 27, Township 3 North, Range 67 West; Thence South 29° 02' 30" West a distance of 106.55 feet to the TRUE POINT OF BEGINNING,

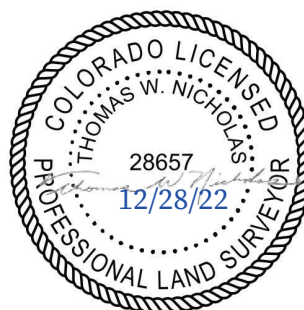
1. Thence North 89° 20' 10" East, a distance of 22.80 feet to the Westerly right of way of WCR 21;
2. Thence South 00° 39' 50" East along said right of way a distance of 607.05 feet;
3. Thence North 03° 53' 26" West, a distance of 349.57 feet;
4. Thence North 01° 21' 29" West a distance of 258.05 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 8,914 sq. ft. (0.204 acres) more or less.

The purpose of the above described permanent easement for permanent highway widening and associated appurtenances.

Basis of Bearings: The North line of the NE 1/4 of Section 27, Township 3 North, Range 67 West being monumented at the Northeast corner by a rebar and 3 1/4" alum cap in a monument box stamped "27,26,23,22 1994 PLS 13155" and at the North 1/4 by rebar and 3 1/4 " alum caps in monument box stamped "1/4, 22,27 LS 13155 1994 with a grid bearing of North 89° 23' 23" West , 2585.12 feet as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHA-RN).

Colorado Department of Transportation  
Thomas W. Nicholas, PLS 28657  
10601 W. 10th St., Greeley, CO 80634





COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY

TO BE ACQUIRED

Parcel Number: RW-4

FROM

MAYER RANDY L (1/3 INT) KAUFFMAN SHIRLEY R (1/3 INT) MAYER GLEN F (1/3 INT)

FOR

Project Code: 24039

Project Number: FSA 0661-017

Location: SH 66 and WCR 21 Widening

**Signature:**

**Email:**

**EXHIBIT "A"**

PROJECT CODE: 24039

PROJECT NUMBER: FSA 0661-017

PERMANENT EASEMENT NUMBER: RW-4

DATE: August 10, 2022

**LEGAL DESCRIPTION**

A tract or parcel of land RW-4 of the Department of Transportation, State of Colorado, Project Code 24039, Project Number FSA 0661-017, containing 6,186 sq. ft. (0.141 acres) more or less, being a portion of Lot B RE-3637 Reception Number 3126891 in the SE 1/4 of Section 22, Township 3 North, Range 67 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the Southeast Corner of Sections 22, Township 3 North, Range 67 West; Thence North 32° 22' 32" West a distance of 107.64 feet, being the TRUE POINT OF BEGINNING,

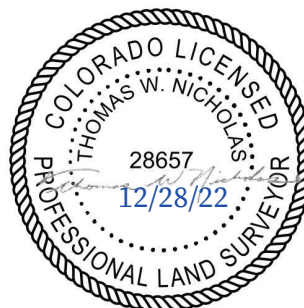
1. Thence South 88° 44' 08" East, a distance of 28.09 feet to the Northerly right of way of State Highway 66;
2. Thence South 44° 48' 37" West along said Northerly right of way a distance of 69.70 feet;
3. Thence North 89° 23' 23" West along said Northerly right of way to the Easterly line of Lot A RE-3637, a distance of 322.91 feet;
4. Thence North 00° 35' 06" East along said Easterly line a distance of 15.19 feet;
5. Thence South 89° 32' 57" East, a distance of 307.67 feet;
6. Thence North 46° 50' 07" East, a distance of 49.49 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 6,186 sq. ft. (0.141 acres) more or less.

The purpose of the above described parcel is for permanent highway widening and associated appurtenances.

Basis of Bearings: The South line of the SE 1/4 of Section 22, Township 3 North, Range 67 West being monumented at the Southeast corner by a rebar and 3 1/4" alum cap in a monument box stamped "PLS 13155 1994" and at the South 1/4 by rebar and 3 1/4" alum caps in monument box stamped "1/4, LS 12374 "1/4 S22, S27 1994 with a grid bearing of North 89° 23' 23" West, 2585.12 feet as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHA-RN).

Colorado Department of Transportation  
Thomas W. Nicholas, PLS 28657  
10601 W. 10th St., Greeley, CO 80634



COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY

TO BE ACQUIRED

Permanent Easement Number: RWE-4

FROM

MAYER RANDY L (1/3 INT) KAUFFMAN SHIRLEY R (1/3 INT) MAYER GLEN F (1/3 INT)

FOR

Project Code: 24039

Project Number: FSA 0661-017

Location: SH 66 and WCR 21 Widening

**Signature:**

**Email:**

**EXHIBIT "A"**

PROJECT CODE: 24039

PROJECT NUMBER: FSA 0661-017

PERMANENT EASEMENT NUMBER: RWE-4

DATE: August 10, 2022

**LEGAL DESCRIPTION**

A Permanent Easement No. RWE-4 of the Department of Transportation, State of Colorado, Project Code 24039, Project Number FSA 0661-017, containing 14,557 sq. ft. (0.334 acres) more or less, being a portion of Lot B RE-3637 Reception Number 3126891 in the SE 1/4 of Section 22, Township 3 North, Range 67 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the Southeast Corner of Sections 22, Township 3 North, Range 67 West; Thence North 32° 22' 32" West a distance of 107.64 feet to the TRUE POINT OF BEGINNING,

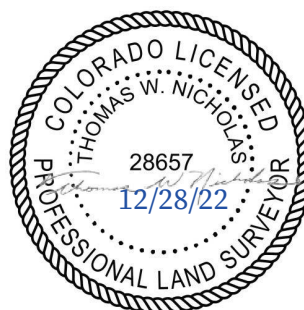
1. Thence North 00° 00' 00" West a distance of 534.25 feet;
2. Thence North 04° 10' 21" East a distance of 229.15 feet to the Westerly right of way line of WCR 21;
3. Thence South 00° 44' 08" East along said right of way a distance of 763.45 feet;
4. Thence North 88° 44' 07" West a distance of 26.48 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 14,557 sq. ft. (0.334 acres) more or less.

The purpose of the above described permanent easement is for permanent highway widening and associated appurtenances.

Basis of Bearings: The South line of the SE ¼ of Section 22, Township 3 North, Range 67 West being monumented at the Southeast corner by a rebar and 3 1/4" alum cap in a monument box stamped "PLS 13155 1994" and at the South 1/4 by rebar and 3 1/4" alum caps in monument box stamped "1/4, LS 12374 "1/4 S22, S27 1994 with a grid bearing of North 89° 23' 23" West, 2585.12 feet as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHA-RN).

Colorado Department of Transportation  
Thomas W. Nicholas, PLS 28657  
10601 W. 10th St., Greeley, CO 80634



COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY

TO BE ACQUIRED

Parcel Number: RW-5

FROM

MAYER GLEN , MAYER KAREN

FOR

Project Code: 24039

Project Number: FSA 0661-017

Location: SH 66 and WCR 21 Widening

**Signature:**

**Email:**

**EXHIBIT "A"**

PROJECT CODE: 24039  
PROJECT NUMBER: FSA 0661-017  
PARCEL NUMBER: RW-5  
DATE: August 10, 2022

**LEGAL DESCRIPTION**

A tract or parcel of land RW-5 of the Department of Transportation, State of Colorado, Project Code 24039, Project Number FSA 0661-017, containing 2,865 sq. ft. (0.065 acres) more or less, being a portion of Lot A RE-3637 Reception Number 3126891 in the SE 1/4 of Section 22, Township 3 North, Range 67 West, of the Sixth Principal Meridian, in Weld County, Colorado, said tract or parcel of land being more particularly described as follows:

Commencing at the Southeast Corner of Sections 22, Township 3 North, Range 67 West; Thence North 81° 34' 21" West a distance of 405.78 feet to the Easterly line of Lot A RE-3637, being the TRUE POINT OF BEGINNING,

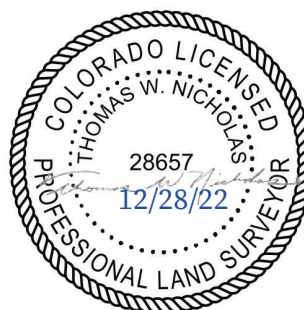
1. Thence South 00° 35' 06" West along said Easterly line, a distance of 15.19 feet to the Northerly right of way of State Highway 66;
2. Thence North 89° 23' 23" West along said Northerly right of way a distance of 222.04 feet;
3. Thence North 76° 53' 18" East, a distance of 62.15 feet;
4. Thence South 89° 32' 57" East, a distance of 161.66 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 2,865 sq. ft. (0.065 acres) more or less.

The purpose of the above described parcel is for permanent highway widening and associated appurtenances.

Basis of Bearings: The South line of the SE 1/4 of Section 22, Township 3 North, Range 67 West being monumented at the Southeast corner by a rebar and 3 1/4" alum cap in a monument box stamped "PLS 13155 1994" and at the South 1/4 by rebar and 3 1/4" alum caps in monument box stamped "1/4, LS 12374 "1/4 S22, S27 1994 with a grid bearing of North 89° 23' 23" West, 2585.12 feet as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHA-RN).

Colorado Department of Transportation  
Thomas W. Nicholas, PLS 28657  
10601 W. 10th St., Greeley, CO 80634



<b>COLORADO DEPARTMENT OF TRANSPORTATION</b>  <b>CHIEF ENGINEER'S RIGHT-OF-WAY COST ESTIMATE</b>	Project Code: <b>24039</b>	State Highway # <b>66</b>
	Project No: <b>FSA 0661-017</b>	
	Location: <b>SH 66 and WCR 21</b>	

The following is the **estimated** cost of right of way required for the construction of the above captioned project as required by CRS 43-1-208. As shown, the totals include the **estimated value** of the land to be acquired, the value of any improvements thereon and the damage and benefits, if any, to the remaining land. This estimate is prepared and used for budgetary purposes only, and should not be considered an indication of actual market value.

CDOT Chief Engineer  
*Stephen Harselson*  
 Date: **01/04/23**

Parcel	Owner	Area	Unit	Unit Value \$/Unit %		Land Value	Improvements	Damages / (Benefits)	Land Rental (mos) Land Rental Cost	Total
RW-1	MAGNESS LAND HOLDINGS LLC	7798.51	SF	\$0.77	@ 100%	\$ 6,005	\$ 500	\$ 500		\$ 7,050
RWE-1	same as above	15960.96	SF	\$0.77	@ 100%	\$ 12,290				\$ 12,300
TE-1	same as above	10735	SF	\$0.77	@ 10%				12 \$ 827	\$ 830
RW-2	MAGNESS LAND HOLDINGS LLC	18157	SF	\$0.65	@ 100%	\$ 11,802	\$ 48,000	\$ 500		\$ 60,350
RW-2A	same as above	2020	SF	\$0.65	@ 100%	\$ 1,313				\$ 1,350
RWE-2	same as above	16082	SF	\$0.65	@ 100%	\$ 10,453				\$ 10,500
TE-2	same as above	9605	SF	\$0.65	@ 10%				12 \$ 624	\$ 630
RW-3	PYEATT RITCHIE E TRUST (50% INT)	16032	SF	\$1.25	@ 100%	\$ 20,040		\$ 500		\$ 20,550
RW-3A	same as above	1887	SF	\$1.25	@ 100%	\$ 2,359				\$ 2,400
RWE-3	same as above	8914	SF	\$1.25	@ 100%	\$ 11,143				\$ 11,150
PE-3	same as above	13379	SF	\$1.25	@ 90%	\$ 15,051				\$ 15,100
TE-3	same as above	1858	SF	\$1.25	@ 10%				12 \$ 232	\$ 500
RW-4	MAYER RANDY L (1/3 INT)	6186	SF	\$1.25	@ 100%	\$ 7,733		\$ 500		\$ 8,250
RWE-4	same as above	14557	SF	\$1.25	@ 100%	\$ 18,196				\$ 18,200
TE-4	same as above	742	SF	\$1.25	@ 10%				12 \$ 93	\$ 500
RW-5	MAYER GLEN	2864.72	SF	\$4.50	@ 100%	\$ 12,891	\$ 2,500	\$ 2,500		\$ 17,900
TE-5	same as above	1327.77	SF	\$4.50	@ 10%				12 \$ 597	\$ 600
<b>Sheet Totals</b>						<b>\$ 129,276</b>	<b>\$ 51,000</b>	<b>\$ 4,500</b>	<b>\$ 2,373</b>	<b>\$ 188,160</b>

File Path: Project 24039-Row\_Survey-Drawings-Tabs

Colorado statute, CRS 43-1-208, as interpreted by the Colorado Supreme Court in Department of Transportation, State of Colorado v. Amerco Real Estate Company, 380 P.3d 117 (Colo. 2016), requires the Chief Engineer of the Colorado Department of Transportation to "make a written report to the [transportation] commission describing the portion of the highway to be . . . changed and the portions of land of each landowner to be taken . . . together with an estimate of the damages and benefits accruing to each landowner whose land may be affected thereby" prior to any action to acquire or condemn real property for a highway purpose. CDOT must comply with this law at the outset of project development and prior to any entry on land or formal appraisal of real property. The Chief Engineer Cost Estimates are estimates of land value necessary for compliance with Colorado statute CRS 43-1-208 as interpreted by the Amerco decision. CDOT's Chief Engineer Cost Estimates do not comply with USPAP's direction that "any opinion of value" is deemed an appraisal. Because Colorado law requires an "estimate of damages" early in project development and before any entry on land or formal appraisal, CDOT is entitled to a jurisdictional exception to USPAP.