

Design

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

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
VIII	COLORADO	F 040-3(2) Sec. 1	1

**RIGHT OF WAY**  
WINTER PARK-TABERNASH (TABERNASH-FRASER)

INDEX OF SHEETS  
SHEET NO.

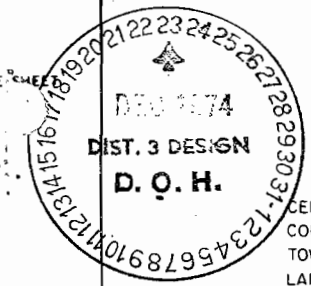
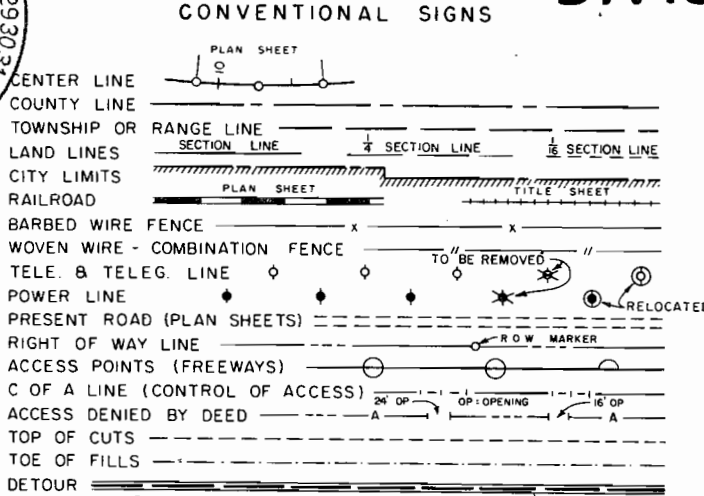
- 1 TITLE SHEET
- 2 TABULATION OF PROPERTIES
- 3-9 R.O.W. ALIGNMENT SHEETS
- 10 OWNERSHIP MAP

REVISIONS		
12-2-74	Added Beg. & End Const. Sta.	D.J.F.

## PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. F 040-3(2) Sec. 1 STATE HIGHWAY NO. 40 GRAND COUNTY RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS

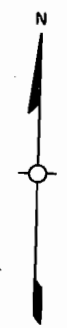
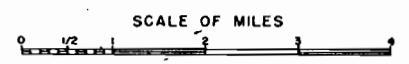
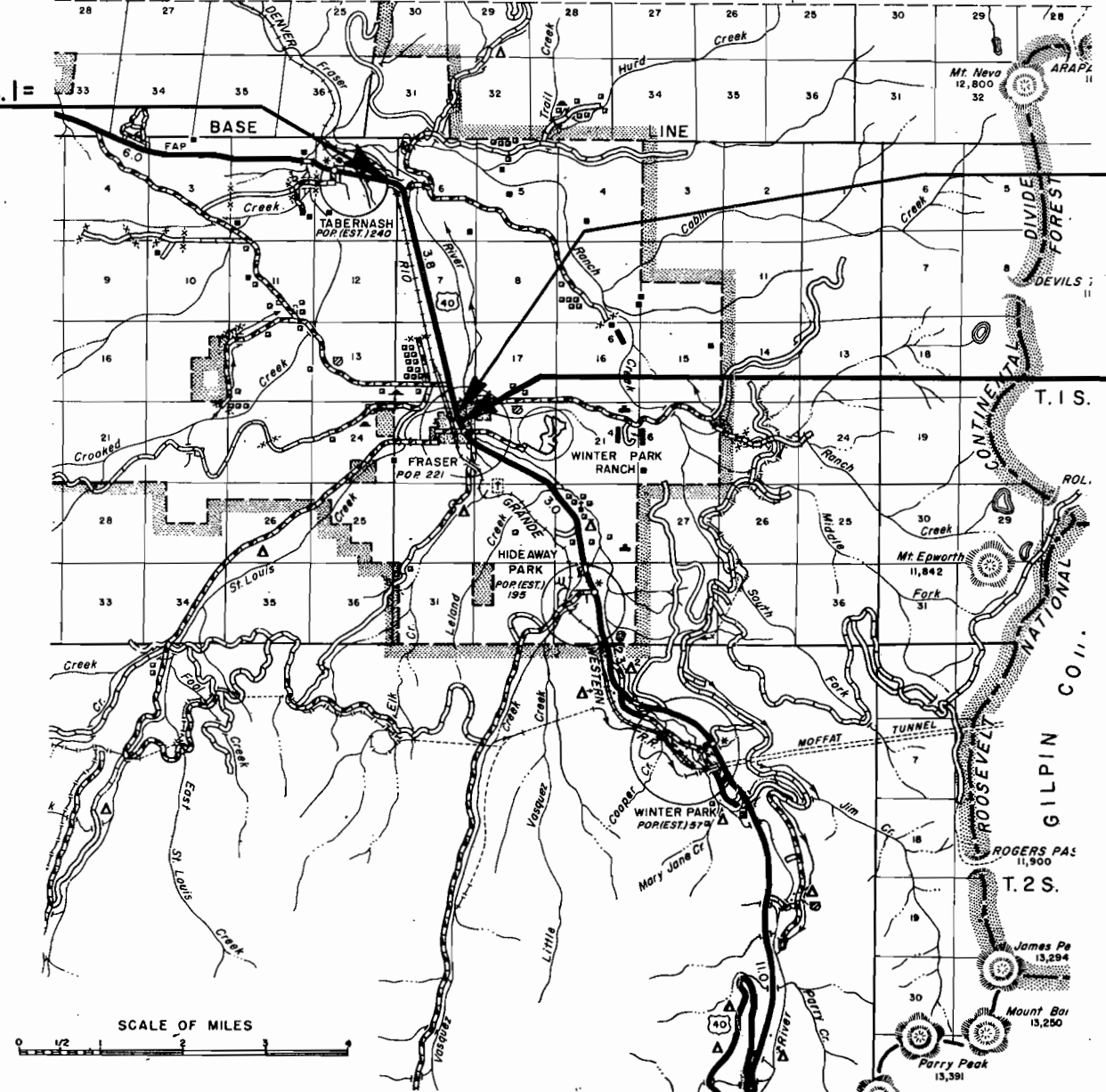
ON PLAN, 1 IN. = 100 FT.  
 ON PROFILE, 1 IN. = 100 FT. HORIZONTAL  
 1 IN. = 10 FT. VERTICAL  
 GRADE LINE ON PROFILE IS SHOWN AS GRADE OF FINISHED ROAD  
 GROSS LENGTH OF PROJECT } 17,089.4' = 3.237 miles  
 NET LENGTH OF PROJECT }



STA. 0+00 BEGIN R.O.W. F 040-3(2) Sec. 1=  
 STA. 0+00 BEGIN CONST. RF 040-3(3)=  
 STA. 584+00 END F 005-3(27)

STA. 168+70 END CONST. RF 040-3(3)=  
 APPROX. 13+55 ON AWP 6008 (1)

STA. 170+89.4 END R.O.W. F 040-3(2) Sec. 1



*Design*

R. O. W. TABULATION OF PROPERTIES IN GRAND COUNTY S.H. No. 40 PROJ. F 040-3(2) Sec. 1

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJECT NO.	SHEET NO.
8	COLORADO	F 040-3(2) Sec. 1	2

RIGHT OF WAY (TABERNASH - FRASER) WINTER PARK - TABERNASH



NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES			PURCHASE DATA					REMARKS	NO.	
				PARCEL	TO BE ACQUIRED	REMAINDER	LAND	IMPROV'M'TS	DAMAGE	MISC.	TOTAL			
			T. 1 S., R. 76 W., 6th P.M.			LT. RT.								
	HORN RANCHES, INC.	GRANBY	LOTS 9 and 10 SECTION 1	7.405	0.842	7 137								
ER-2	DENVER AND RIO GRANDE WESTERN RAILROAD CO.		LOT 9 SEC. 1, T. 1 S., R. 76 W. LOT 5 SEC. 6, T. 1 S., R. 75 W.	1.743	0.917									
			T. 1 S., R. 75 W., 6th P.M.											
4	GRAND COUNTRY RANCHES, INC.	1/2 DON DRAKE, HIDEAWAY PARK	LOT 5 SECTION 6	0.039	0.039	14.5								
5 Rev.	ROBERT A. LAUTERBACH		LOT 6 SECTION 6	4.613	2.162	99.8								
5-A	A. P. BARTHOLOMEW, JR.		LOT 6 SECTION 6	0.862	0.253	101.7								
6	CITY AND COUNTY OF DENVER	1/2 DICK MULLIGEN, HIDEAWAY PARK	LOT 7 SECTION 6 LOT 1 SECTION 7	8.807	2.533	45						DENVER WATER BOARD	6	
7	HORN RANCHES, INC.	GRANBY	LOT 2, SE 1/4 NW 1/4 and E 1/2 SW 1/4 SEC. 7	11.858	3.388	878.5								
8	GRAND COUNTRY RANCHES, INC.	1/2 DON DRAKE, HIDEAWAY PARK	S 1/2 SECTION 7	1.125	0.321	1.68								
9	GRAND COUNTRY RANCHES, INC.	1/2 DON DRAKE, HIDEAWAY PARK	S 1/2 SECTION 7	0.193	0.055							FOR FUTURE ROAD	9	
10	JACK D. JONES	1200 LINCOLN, DENVER 80203	E 1/2 NW 1/4, W 1/2 NE 1/4, NW 1/4 SE 1/4 SEC. 18	13.202	3.773	191								
TE-10	JACK D. JONES	1200 LINCOLN, DENVER 80203	NW 1/4 SE 1/4 SEC. 18	0.488	0.488							IRRIGATION DITCH	TE-10	
11	SUSAN PEARL JONES and JACK D. JONES, J.T.	1200 LINCOLN, DENVER 80203	SW 1/4 SE 1/4 SEC. 18	4.389	1.242	146								
TE-11	SUSAN PEARL JONES and JACK D. JONES, J.T.	1200 LINCOLN, DENVER 80203	SW 1/4 SE 1/4 SEC. 18	0.275	0.275							IRRIGATION DITCH	TE-11	
12	GRAND COUNTY		N 1/2 NE 1/4 SEC. 19	0.100	0.024							DESIGNATED COUNTY ROAD	12	
13 Rev.	JACK W. RANDALL	TABERNASH	LOTS 1 and 2, PTARMIGAN ADD. in the N 1/2 NE 1/4 SEC. 19	2.935 (127,830 sq.ft.)	0.105 (4,561 sq.ft.)	0.881 (38,370 sq.ft.)								

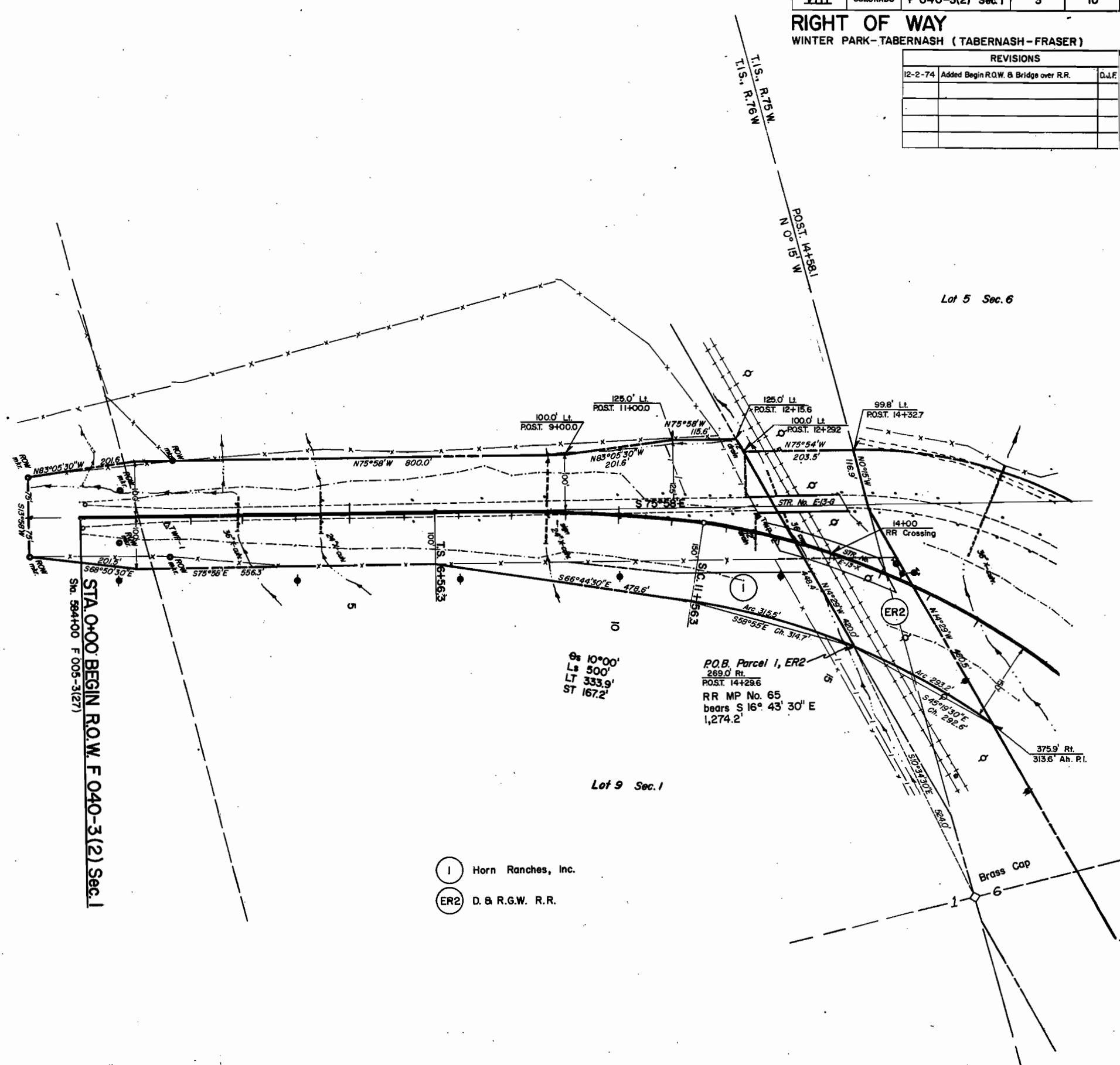
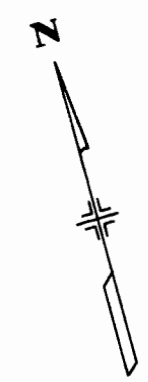
REVISIONS		
4-17-74	Revised 5 and 13, Added 5-A	W.R.
5-2-74	Added TE-10	D.J.F.

T. 1 S., R. 76 W., 6th P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	F 040-3(2) Sec. 1	3	10

**RIGHT OF WAY**  
 WINTER PARK-TABERNASH (TABERNASH-FRASER)

REVISIONS		
12-2-74	Added Begin R.O.W. & Bridge over R.R.	D.J.F.



STA. 0+00 BEGIN R.O.W. F 040-3(2) Sec. 1  
 Sta. 984+00 F 005-3(27)

- ① Horn Ranches, Inc.
- ER2 D. & R.G.W. R.R.

Lot 10 Sec. 1

Lot 9 Sec. 1

Lot 5 Sec. 6

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

COUNTY ROAD CONNECTION

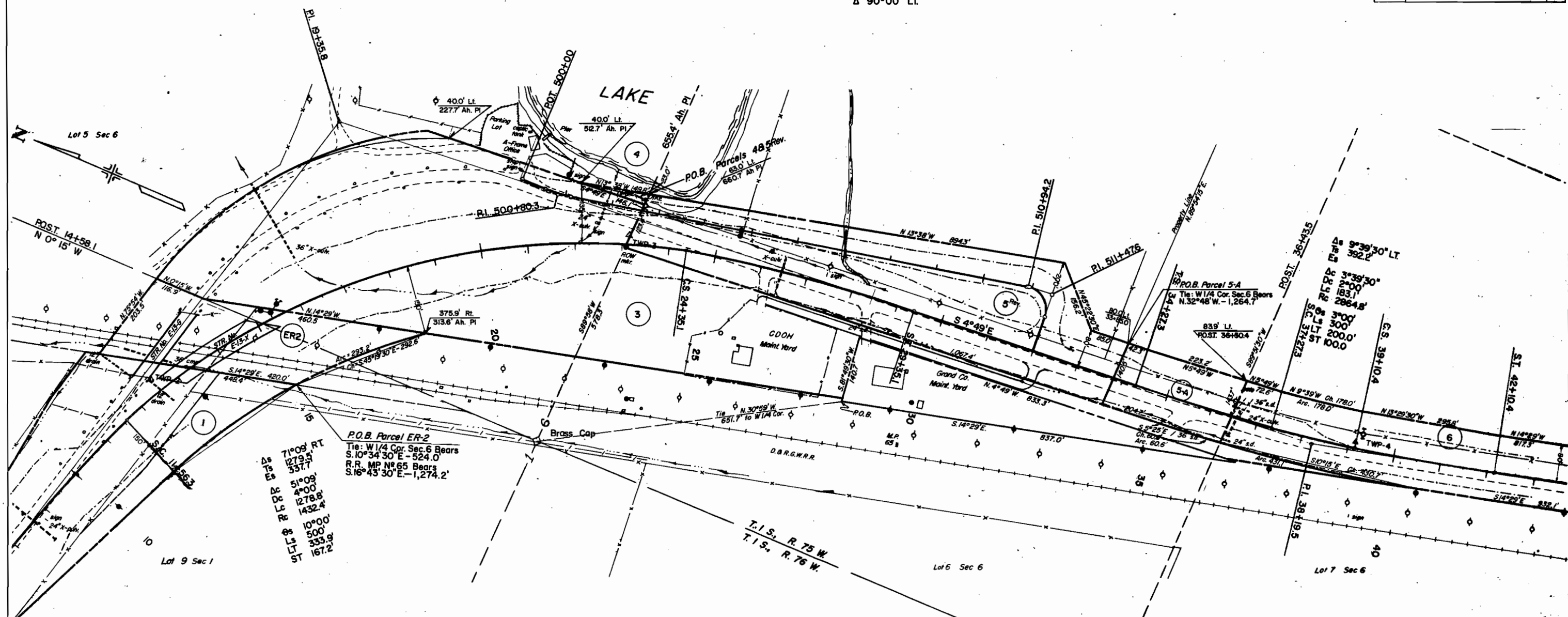
PI. 500+80.3	PI. 510+94.2	PI. 511+47.6
Δ 11° 07' LT.	Δ 7° 21' 30" RT.	Δ 90° 00' RT.
T 27.88'	T 3.22'	T 50.00'
D 20° 00'	D 114° 35' 30"	D 114° 35' 30"
L 55.59'	L 6.42'	L 78.54'
R 286.48'	R 50.00'	R 50.00'

PI. 32+00 M.L. = 512+54.1 C.R.  
 Δ 90° 00' LT.

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	F 040-3(2) Sec. 1	4	10

RIGHT OF WAY  
 WINTER PARK-TABERNASH (TABERNASH - FRASER)

REVISIONS		
1-17-74	Revised Parcel 5, Added Parcel 5-A	VR.
12-2-74	Added Road Approach, Rt. Sta. 26+ to 32+	D.J.F.



P.O.B. Parcel ER-2  
 Tie: W 1/4 Cor. Sec. 6 Bears  
 S. 10° 34' 30" E - 524.0'  
 R.R. MP N 65 Bears  
 S. 16° 43' 30" E - 1,274.2'

Δs 71° 09' RT.  
 T 279.5'  
 E 337.7'  
 Δc 51° 09'  
 Δc 4° 00'  
 Δc 1278.8'  
 Δc 1432.4'  
 Δs 10° 00'  
 Δs 500'  
 Δs 333.9'  
 Δs 167.2'

- ① Horn Ranches, Inc.
- ER2 D. & R. G. W. R.R.
- ③ State of Colorado - Existing Road under Proj. File # 151-A (2) - 1978
- ④ Grand Country Ranches, Inc.
- ⑤ Rev. Robert A. Lauterbach
- ⑥ City & County of Denver
- 5A A. P. Bartholomew, Jr.

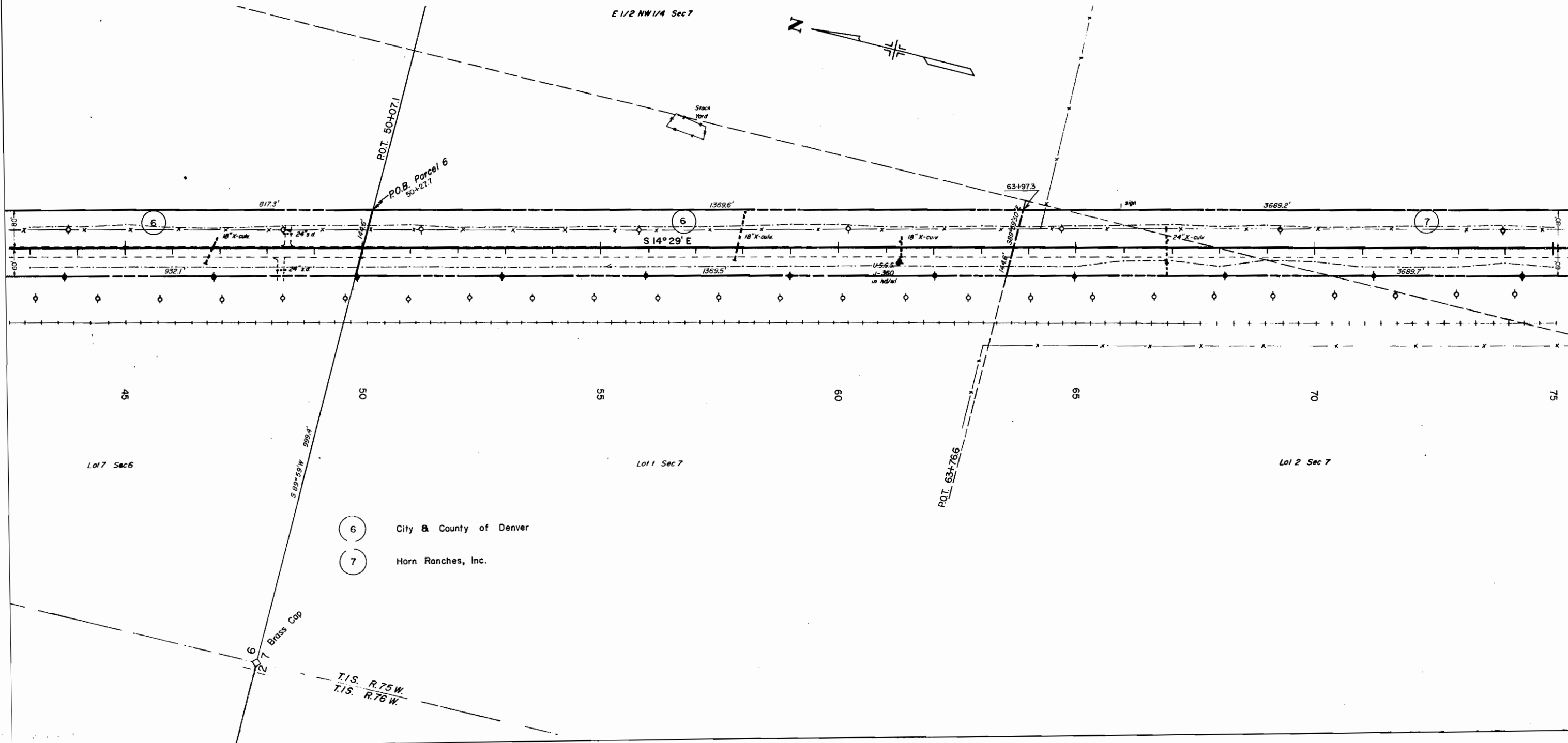
Sta. 26+ to 32+ Road Approach, Rt.

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

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	F 040-3(2) Sec.1	5	10

**RIGHT OF WAY**  
 WINTER PARK - TABERNASH (TABERNASH-FRASER)

REVISIONS	

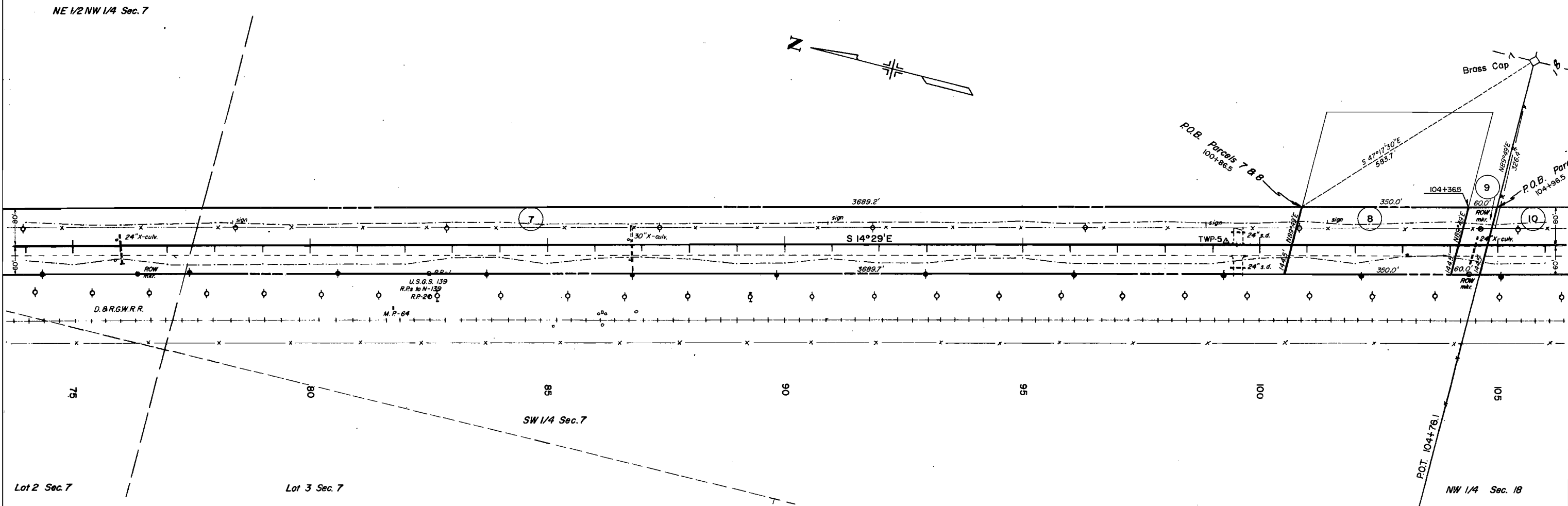


T. 1 S., R. 75 W., 6th P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	F 040-3(2) Sec. 1	6	10

**RIGHT OF WAY**  
 WINTER PARK-TABERNASH (TABERNASH-FRASER)

REVISIONS	



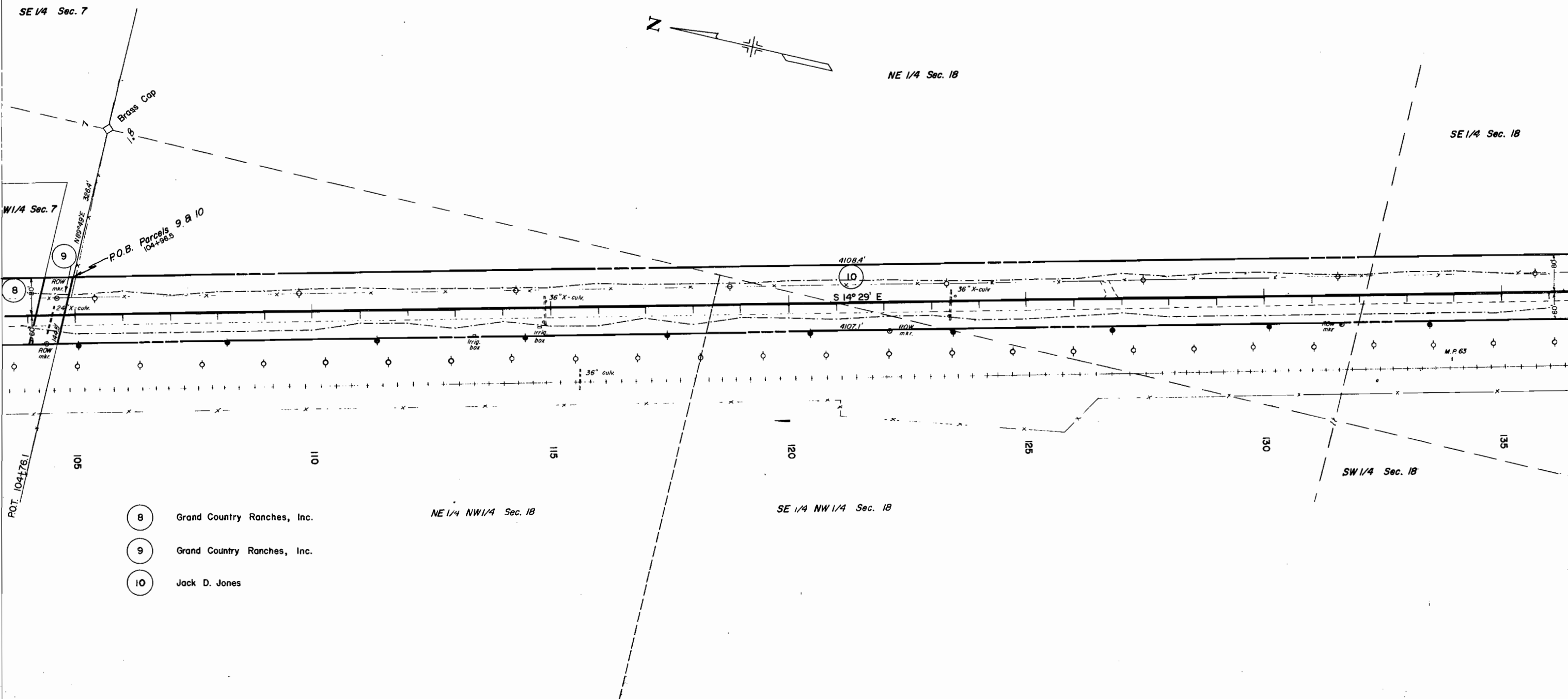
- ⑦ Horn Ranches, Inc.
- ⑧ Grand Country Ranches, Inc.
- ⑨ Grand Country Ranches, Inc.
- ⑩ Jack D. Jones

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

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	F 040-3(2) Sec. 1	7	10

**RIGHT OF WAY**  
 WINTER PARK-TABERNASH (TABERNASH-FRASER)

REVISIONS	



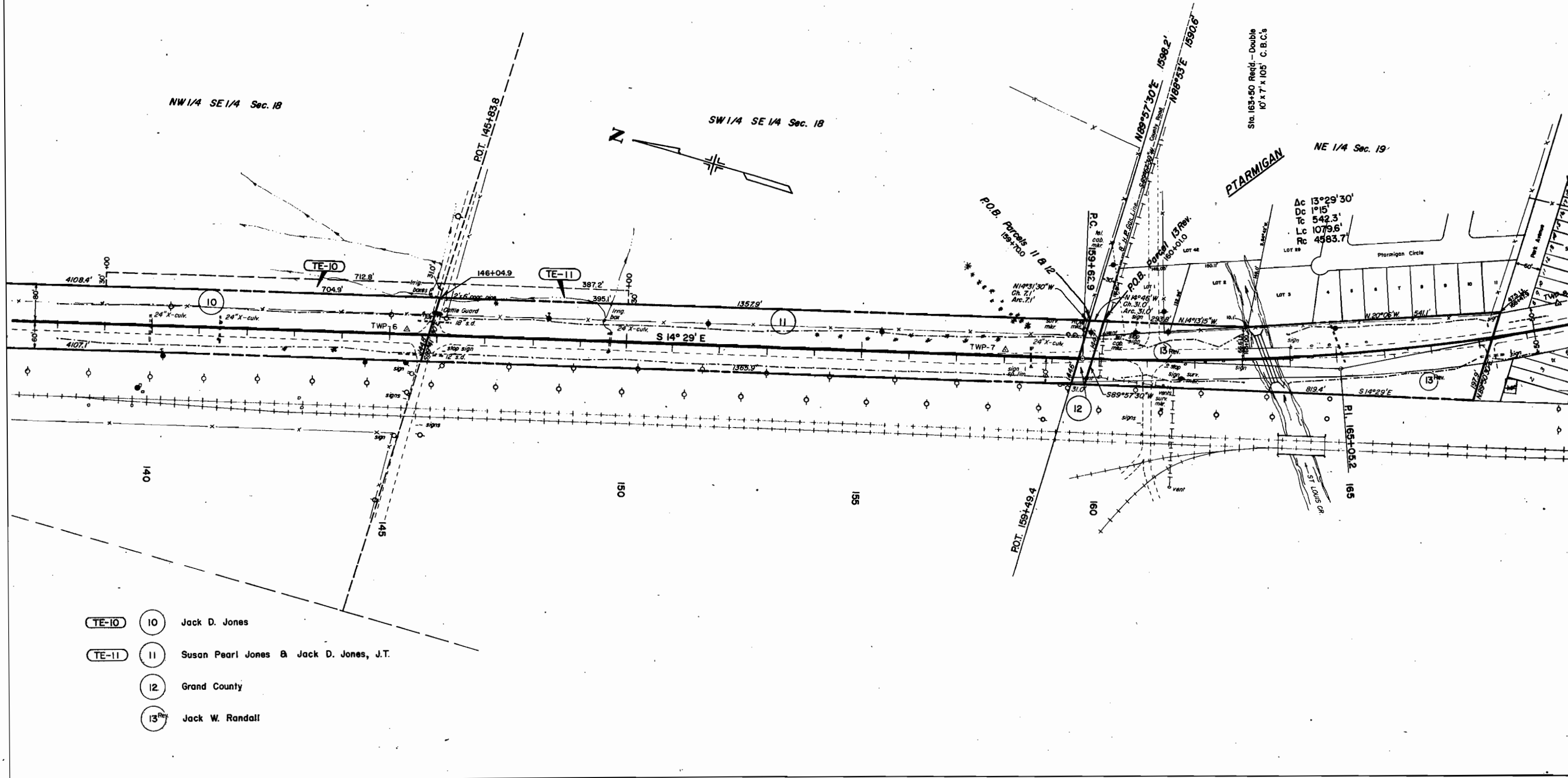
- 8 Grand Country Ranches, Inc.
- 9 Grand Country Ranches, Inc.
- 10 Jack D. Jones

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

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	F 040-3(2) Sec. 1	8	10

**RIGHT OF WAY**  
 WINTER PARK-TABERNASH (TABERNASH-FRASER)

REVISIONS		
1-17-74	Revised Parcel 13	W.R.
5-2-74	Added TE-10	D.J.F.
12-2-74	Added C. B.C. Sta. 163+	D.J.F.

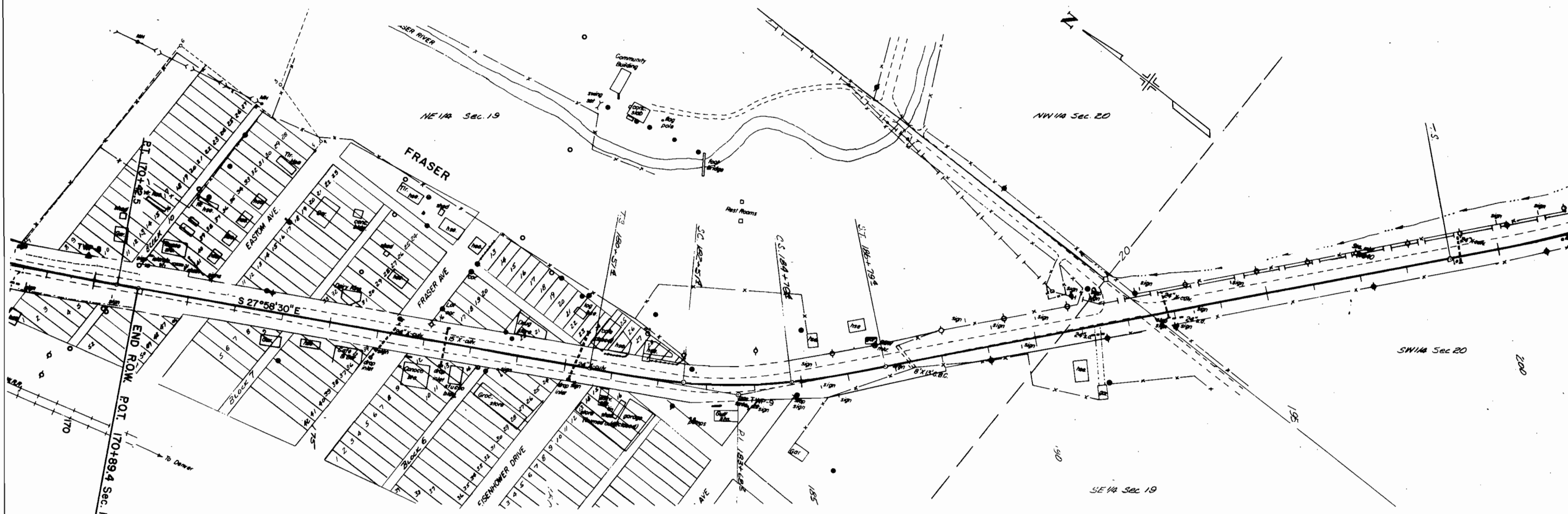


T. 1 S., R. 75 W., 6th P.M.

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	F 040-3(2) Sec. 1	9	10

**RIGHT OF WAY**  
 WINTER PARK-TABERNASH (TABERNASH-FRASER)

REVISIONS		
5-2-74	For Convenience	D.J.F.

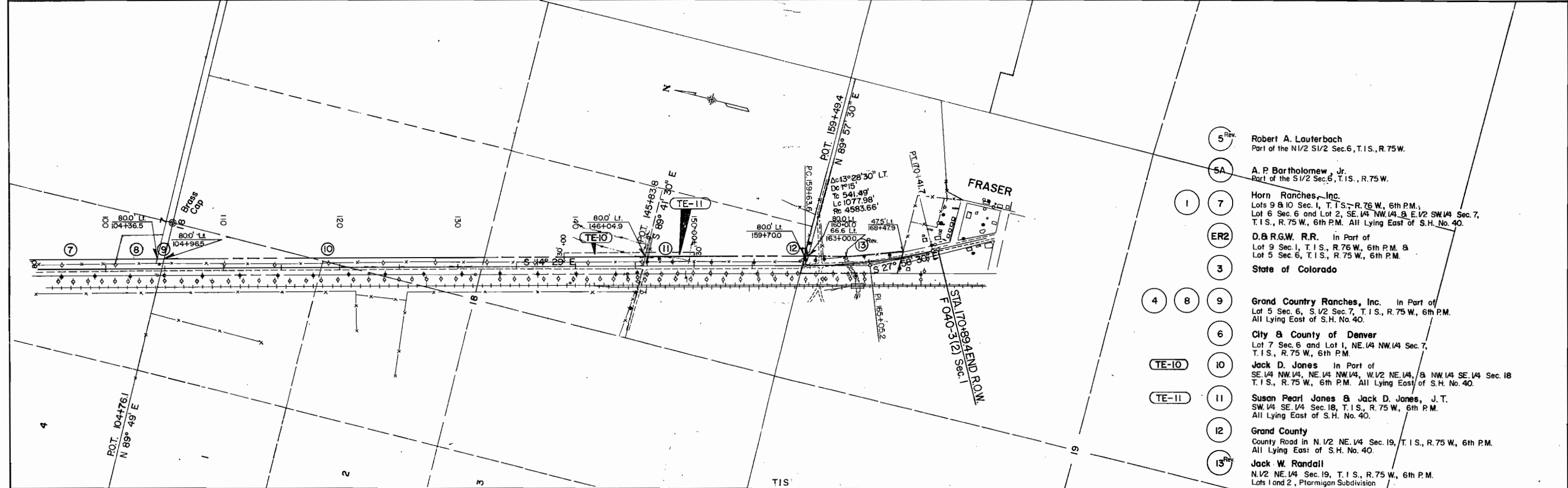
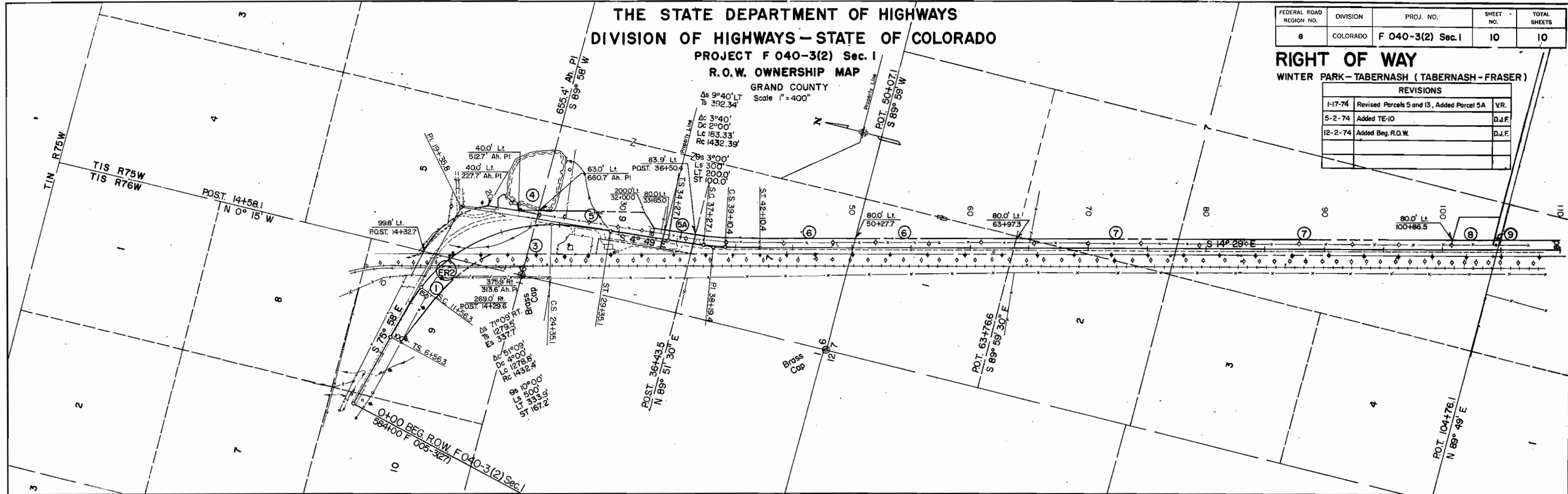


THE STATE DEPARTMENT OF HIGHWAYS  
DIVISION OF HIGHWAYS - STATE OF COLORADO  
PROJECT F 040-3(2) Sec. 1  
R.O.W. OWNERSHIP MAP  
GRAND COUNTY  
Scale 1" = 400'

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
8	COLORADO	F 040-3(2) Sec. 1	10	10

RIGHT OF WAY  
WINTER PARK - TABERNASH (TABERNASH - FRASER)

REVISIONS		
1-17-74	Revised Parcels 5 and 13, Added Parcel 5A	VR.
5-2-74	Added TE-10	D.J.F.
12-2-74	Added Beg. R.O.W.	D.J.F.



- 5<sup>Rev.</sup> Robert A. Lauterbach  
Part of the N1/2 S1/2 Sec. 6, T.1 S., R.75 W.
- 5A A. P. Bartholomew, Jr.  
Part of the S1/2 Sec. 6, T.1 S., R.75 W.
- 1 7 Horn Ranches, Inc.  
Lots 9 & 10 Sec. 1, T.1 S., R.75 W., 6th P.M.,  
Lot 6 Sec. 6 and Lot 2, SE.1/4 NW.1/4 & E.1/2 SW.1/4 Sec. 7,  
T.1 S., R.75 W., 6th P.M. All Lying East of S.H. No. 40.
- ER2 D. & R.G.W. R.R. In Part of  
Lot 9 Sec. 1, T.1 S., R.75 W., 6th P.M. &  
Lot 5 Sec. 6, T.1 S., R.75 W., 6th P.M.
- 3 State of Colorado
- 4 8 9 Grand Country Ranches, Inc. In Part of  
Lot 5 Sec. 6, S.1/2 Sec. 7, T.1 S., R.75 W., 6th P.M.  
All Lying East of S.H. No. 40.
- 6 City & County of Denver  
Lot 7 Sec. 6 and Lot 1, NE.1/4 NW.1/4 Sec. 7,  
T.1 S., R.75 W., 6th P.M.
- TE-10 10 Jack D. Jones In Part of  
SE.1/4 NW.1/4, NE.1/4 NW.1/4, W.1/2 NE.1/4, & NW.1/4 SE.1/4 Sec. 18  
T.1 S., R.75 W., 6th P.M. All Lying East of S.H. No. 40.
- TE-11 11 Susan Pearl Jones & Jack D. Jones, J.T.  
SW.1/4 SE.1/4 Sec. 18, T.1 S., R.75 W., 6th P.M.  
All Lying East of S.H. No. 40.
- 12 Grand County  
County Road in N.1/2 NE.1/4 Sec. 19, T.1 S., R.75 W., 6th P.M.  
All Lying East of S.H. No. 40.
- 13<sup>Rev.</sup> Jack W. Randall  
N.1/2 NE.1/4 Sec. 19, T.1 S., R.75 W., 6th P.M.  
Lots 1 and 2, Ptarmigan Subdivision