

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
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Right of Way Plans			
Title Sheet			
Project Number: NHPP 0853-107			
Project Location: Peckham Grade Separated Intersection			
Project Code:	Last Mod. Date:	Subset	Sheet No.
21907	01-15-2020	1.01 of 1.01	1.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. NHPP 0853-107 US HIGHWAY NO. 85 WELD COUNTY

R.O.W. Length of Project = 2.623 Miles

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01-2.02	(2) 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
	(15) Total Sheets

Scales of Original 11"x17" Drawings
 Plan Sheets 1"=100' & 1"=200'
 Ownership Map 1"=500'

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N 41° 52' 22" E from the Control Monument "CM 5861" (CDDT Type 5 Monument, MP 58.61), Section 14, Township 4 North, Range 66 West, Sixth P.M. and the Control Monument "CM 5888" (CDDT Type 5 Monument, MP 58.61), Section 14, Township 4 North, Range 66 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

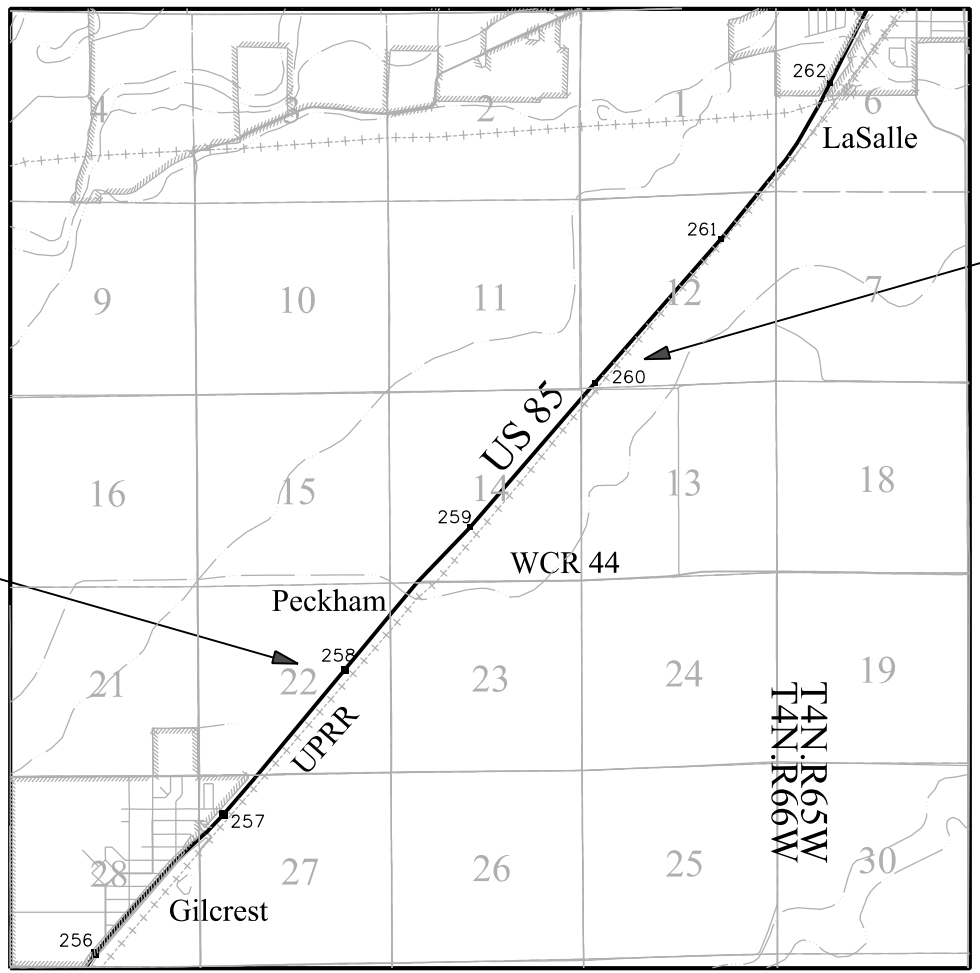
1. This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
2. For title information, The Colorado Department of Transportation relied on (Title Policy), (Title Commitments), (Memorandums of Ownership) prepared by Fidelity National Title Insurance Co. and Stewart Title 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 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.

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.

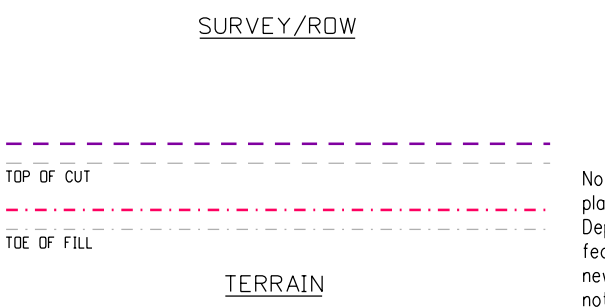
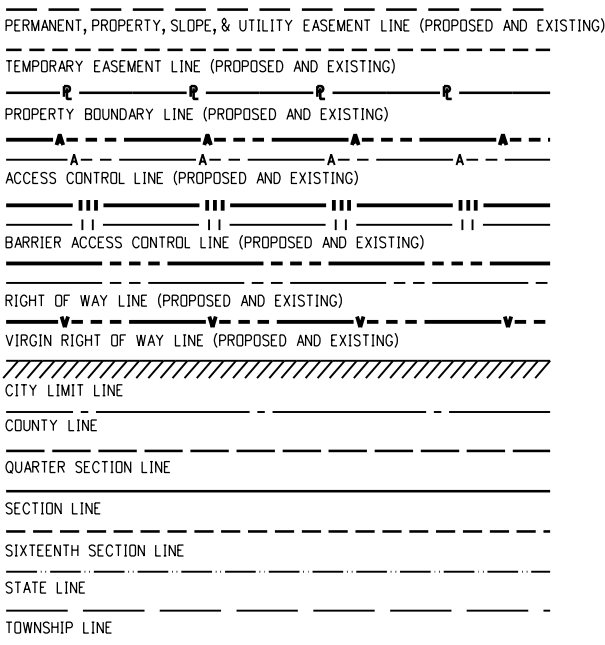
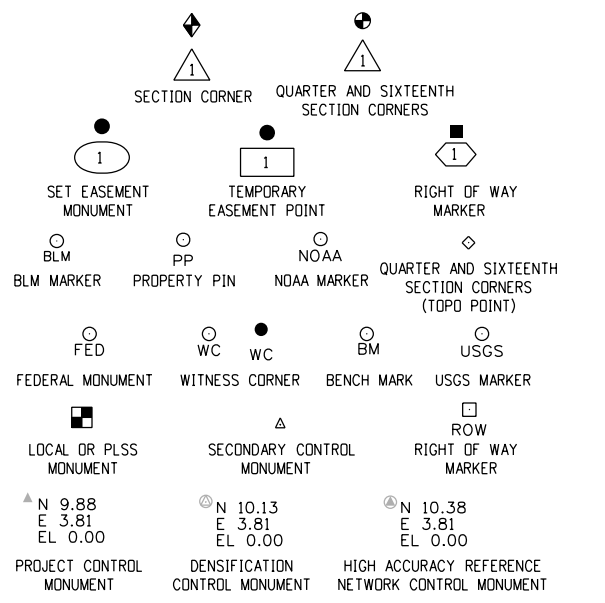
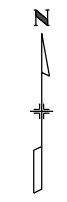
COLORADO DEPARTMENT OF TRANSPORTATION
 FEDERAL-AID HIGHWAY PROJECT
 ROW PLANS AUTHORIZED: *[Signature]* 02/05/20
 CHIEF ENGINEER

End ROW Project
 Station: 1069+97
 M.P.: 260.201

Begin ROW Project
 Station: 1000+00
 M.P.: 257.578



PROJECT LOCATION MAP



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).

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, 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

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 DEPT. SIGNED
 FILING CERTIFICATION: DAY OF . 20 . AT . M.
 IN BOOK OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE . RECEPTION NUMBER .
 DEPT. SIGNED

Sheet Revisions		
Date	Description	Initials
1/29/2020	EDIT REMARKS PER HQ COMMENTS	TWN

Sheet Revisions		
Date	Description	Initials
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Sheet Revisions		
Date	Description	Initials
	XXXXXXXXX	XXX

Right of Way Plans			
Tabulation of Properties			
Project Number: NHPP 0853-107			
Project Location: Peckham Grade Separated Intersection			
Project Code:	Last Mod. Date	Subset	Sheet No.
21907	01-07-2020	2.01 of 2.02	2.01

R.O.W. TABULATION OF PROPERTIES IN WELD COUNTY US HIGHWAY NO 85.

Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area In Square Feet /Acres (below)					Book and Page No. And/Or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Larger Parcel	Net Area	Remainder Left	Remainder Right			
AP-1REV	Daniel L & Debra K Baker 21042 Peckham Drive LaSalle, CO 80645 TO WELD COUNTY	105714002001 same	T4N, R66W SW 1/4 Sec 14	66,719 1.532	224,334 5.150	0.000	0.000	0.000	594441	NEW ALIGNMENT WCR 44	
AP-1-RM	same as above			102,937 2.360						STAGING FOR WCR 44 CONSTRUCTION	
AP-1A	same as above			54,948 1.261						NEW ALIGNMENT WCR 44 & US 85	
TE-1	same as above			102,937 2.360						STAGING FOR WCR 44 CONSTRUCTION	
AP-2REV	Frank A. Eckhardt, David F. Eckhardt, Steven A. Eckhardt, dba Eckhardt Farms Partnership 21454 WCR 33 LaSalle, CO 80645	105714003001 same	T4N, R66W S 1/2 SEC 14	1,260,204 28.930	3,395,502 77.950	0.000	0.000	0.000	594422	FOR INTERCHANGE ROUNDABOUT AND RAMPS	
AP-3REV	Dinner/Peckham Junction Farm, LLC 1814 14th Ave Greeley, CO 80631	105714400007	T4N, R66W S 1/2 SEC 14	250,515 5.751	7,691,912 176.582	0.000	0.000	0.000	617993	NEW ALIGNMENT WCR 44 AND STORMWATER DETENTION	
AP-3AREV	same as above TO WELD COUNTY			77,190 1.77						NEW ALIGNMENT WCR 44 AND NIOBRARA BLVD	
TE-3	same as above			1,762 0.040						FOR DRIVEWAY RECONSTRUCTION	
TE-3A	same as above			2,254 0.052						FOR DRIVEWAY RECONSTRUCTION	
RW-5	Gary Schneider 3012 W. 12th Street Rd. Greeley, CO 80645	105714002002	T4N, R66W SW 1/4 SEC 14	46,325 1.063	81,457 1.870	0.000	0.000	0.000	594387	NEW ALIGNMENT WCR 44 AND US 85	
RW-6	Eckhardt Farms Inc. 21454 County Rd 33 La Salle, CO 80645	105714200066 same	T4N, R66W NE 1/4 Sec 14	43,715 1.004	4,669,197 107.190	0.000	0.000	0.000	594346	ROADSIDE DRAINAGE AND NEW SOUTHBOUND US 85	
TE-6	same as above			1,188 0.027						FOR DRIVEWAY RECONSTRUCTION	
RW-7	Anthony & Andrea Martinez P.O. Box 46 La Salle, CO 80645	105714000057	T4N, R66W SW 1/4 SEC 14	1,472 0.034	56,192 1.290	0.000	0.000	0.000	594313	FOR DRAINAGE AND TOE OF SLOPES WEST TIE IN EX WCR 44	
TE-7	same as above			2,308 0.053	0 0.000	0.000	0.000	0.000		FOR DRIVEWAY RECONSTRUCTION	

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

Right of Way Plans			
Tabulation of Properties			
Project Number: NHPP 0853-107			
Project Location: Peckham Grade Separated Intersection			
Project Code:	Last Mod. Date	Subset	Sheet No.
21907	01-07-2020	2.01 of 2.02	2.02

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Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area In Square Feet /Acres (below)					Book and Page No. And/Or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Larger Parcel	Net Area	Remainder Left	Remainder Right			
TE-8	Emilio L. Garcia 16070 Highway 256 La Salle, CO 80645	105714000045 same	T4N, R66W NW 1/4 SEC 23	2,249 0.052	14,375 0.330					FOR DRIVEWAY RECONSTRUCTION	
TE-8A	same as above			1,763 0.041	0 0.000	0.000	0.000	0.000		FOR DRIVEWAY RECONSTRUCTION	
TE-9	William R. Walters 16046 County Rd 44 La Salle, CO 80645	105714000044 same	T4N, R66W NW 1/4 SEC 23	2,000 0.046	17,860 0.410					FOR DRIVEWAY RECONSTRUCTION	
RW-12	Clarence A & Violet Carlson 16894 County Rd 44 La Salle, CO 80645 TO WELD COUNTY	105723100005 same	T4N, R66W NE 1/4 SEC 23	50,079 1.150	429,066 9.850				585743	TOE OF SLOPE AND TIE IN TO EX WCR 44	
TE-12	same as above			1,920 0.044						FOR DRIVEWAY RECONSTRUCTION	
TE-13	Jose Cervantes 16474 County Road 44 La Salle, CO 80645	105714000006 same	T4N, R66W NW 1/4 SEC 23	2,000 0.046	106,286 2.440					FOR DRIVEWAY RECONSTRUCTION	
TE-14	Petrocco Family Limited Partnership LLLP Brighton, CO 80601	105723200023	T4N, R66W	1,600	13,416					FOR DRIVEWAY RECONSTRUCTION	
RE-15	Union Pacific Railroad 1400 Douglas Street Omaha, NE 68179	N/A	T4N, R66W SW 1/4	88,985 2.043	N/A				NA	FOR CONSTRUCTION OF BRIDGE OVER UPRR TRACKS	
PE-16	Petrocco Family Limited Partnership LLLP 14110 Brighton RD C/O Peckham Housing & MGR H 2 ACRES Brighton, CO 80601 TO WELD COUNTY	105714000006	T4N, R66W SW 1/4 SEC 14	4,250 0.097	108,002 2.479				585732	FOR EMERGENCY TURNAROUND ON WCR 44	

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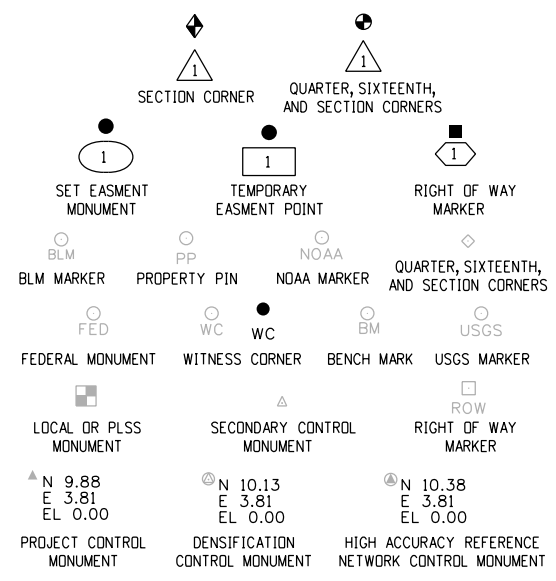
Project Control Diagram			
Title Sheet			
Project Number: NHPP 0853-107			
Project Location: Peckham Grade Separated Intersection			
Project Code:	Last Mod. Date	Subset	Sheet No.
21907	05-10-18	3.01 of 3.03	3.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

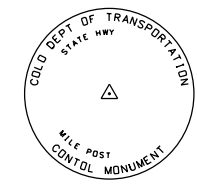
SHEET NO.	INDEX OF SHEETS
3.01	Title Sheet
3.02	Coordinate Tables
3.03	Plan Sheet

PROJECT CONTROL DIAGRAM

US Highway 85 MP 258.0 to 259.50
Sections 14, 15, 22, 23
Township 4 North, Range 66 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 dated July 2012. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

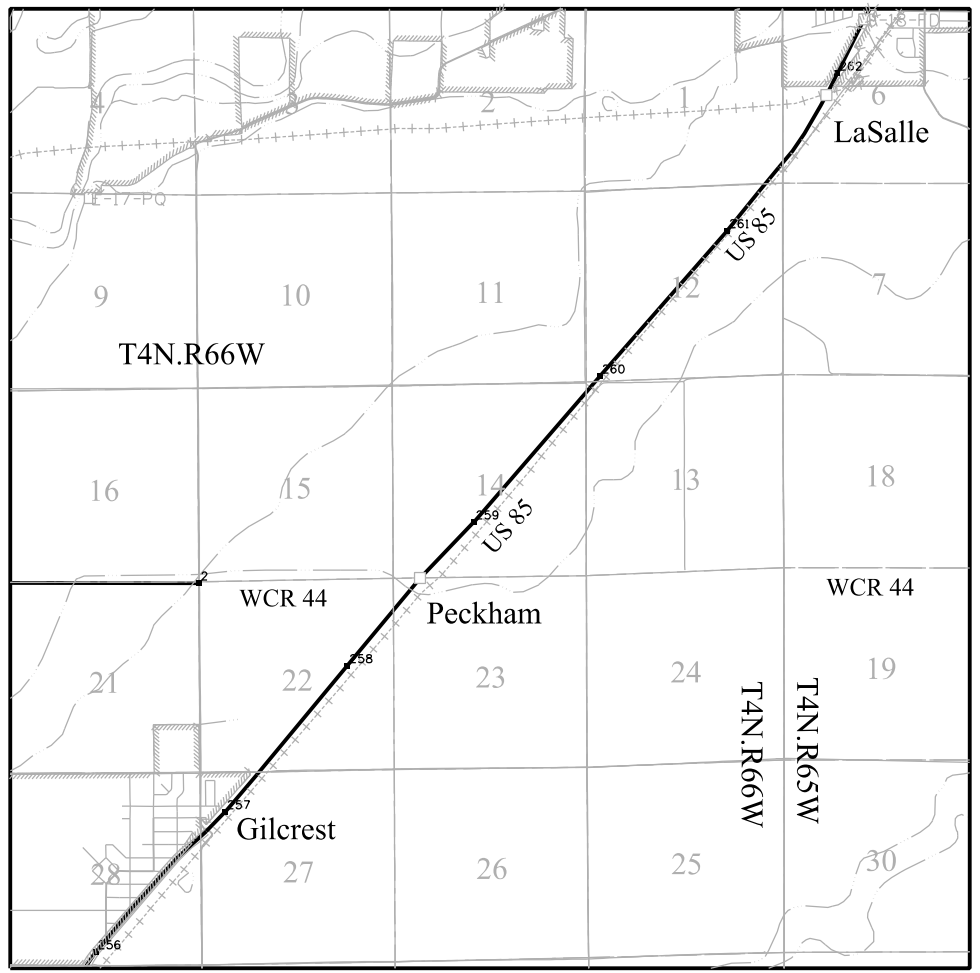


Typical Control Monument Cap
Not to Scale

▲ CM-MP - ControlPoint 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, 2012 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 41° 52' 22" E from the Control Monument "CM 5861" (CDOT Type 5 Monument, MP 58.61), Section 14, Township 4 North, Range 66 West, Sixth P.M. and the Control Monument "CM 5888" (CDOT Type 5 Monument, MP 58.61), Section 14, Township 4 North, Range 66 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 12, based on a NAVD 88 elevation of 1436.283m on NGS Benchmark "M 261" (Stamped "M 261 1939" Bench Mark Disk set in top of concrete monument).

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(2011) coordinates. The project seed point (CM 5861) coordinates are: Northing = 412927.627m, Easting = 978092.499m, and Elevation = 1423.658m. The ground scale factor used to modify the coordinates is 1.00026561822455. Project Coordinates are truncated by 350,000m in the Northing and 950,000m 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.

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

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Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

Project Control Diagram			
Coordinate Tables			
Project Number: NHPP 0853-107			
Project Location: Peckham Grade Separated Intersection			
Project Code:	Last Mod. Date	Subset	Sheet No.
21907	05-10-18	3.02 of 3.03	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	
PLATTEVILLE AZ MK 3	40°12'23.33081" N	104°49'12.90600" W	1451.043	0°26'21"	0.999957143	401968.296	972269.900	Azimuth Mark Disk Stamped PLATTEVILLE 1935 1978
M261	40°19'20.45979" N	104°43'49.12802" W	1417.982	0°29'50"	0.999957625	414895.913	979814.644	Bench Mark Disk Stamped M 261 1939

PROJECT COORDINATE SUMMARY TABLE (feet)

NAME	PROJECT COORDINATES		ELEV. (NAVD 88)	DESCRIPTION
	NORTHING	EASTING		
CM 5820	206361.304	89280.713	4734.177	CDOT Type 2 Monument (MP 258.20)
CM 5827	205144.334	90927.322	4734.100	CDOT Type 2 Monument (MP 258.27)
CM 5851	206374.045	91310.881	4732.311	CDOT Type 2 Monument (MP 258.51)
CM 5861	206455.057	92166.806	4730.681	CDOT Type 5 Monument (MP 258.61)
CM 5879	206411.393	94318.026	4723.535	CDOT Type 2 Monument (MP 258.79)
CM 5888	207534.327	93134.252	4724.215	CDOT Type 5 Monument (MP 258.88)
CM 5927	209078.143	94322.424	4725.062	CDOT Type 2 Monument (MP 259.27)
CM SEH102	206507.804	95715.502	4727.414	#5 REBAR with YELLOW CAP (SEH102)

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 5820	40°18'16.43773" N	104°45'40.03055" W	1424.754	0°28'39"	0.999957286	412899.059	977213.049	CDOT Type 2 Monument (MP 258.20)
CM 5827	40°18'04.27886" N	104°45'18.91483" W	1424.711	0°28'52"	0.999957233	412528.224	977714.804	CDOT Type 2 Monument (MP 258.27)
CM 5851	40°18'16.39565" N	104°45'13.83217" W	1424.164	0°28'56"	0.999957286	412902.941	977831.681	CDOT Type 2 Monument (MP 258.51)
CM 5861	40°18'17.12469" N	104°45'02.77861" W	1423.658	0°29'03"	0.999957289	412927.627	978092.499	CDOT Type 5 Monument (MP 258.61)
CM 5879	40°18'16.51284" N	104°44'35.02434" W	1421.457	0°29'21"	0.999957287	412914.322	978748.018	CDOT Type 2 Monument (MP 258.79)
CM 5888	40°18'27.70614" N	104°44'50.17658" W	1421.679	0°29'11"	0.999957339	413256.502	978387.298	CDOT Type 5 Monument (MP 258.88)
CM 5927	40°18'42.85796" N	104°44'34.67380" W	1421.928	0°29'21"	0.999957414	413726.933	978749.358	CDOT Type 2 Monument (MP 259.27)
CM SEH102	40°18'17.34706" N	104°44'16.98084" W	1422.625	0°29'32"	0.999957290	412943.700	979173.856	#5 REBAR with YELLOW CAP (SEH102)

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Date	Description	Initials



Project Code:	Last Mod. Date	Subset	Sheet No.
21907	05-10-18	3.03 of 3.03	3.03



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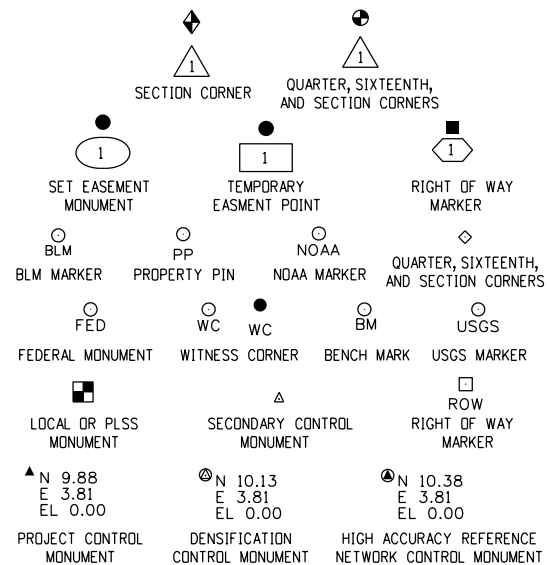
Land Survey Control Diagram			
Title Sheet			
Project Number: NHP 0853-107			
Project Location: PECKHAM GRADE SEPARATED			
INTERSECTION			
Project Code:	Last Mod. Date	Subset	Sheet No.
21907	12-27-2019	4.01 of 4.02	4.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

SHEET NO.	INDEX OF SHEETS
4.01	(1) Title Sheet
4.2	(1) Plan Sheet & Monument Coordinate Tables
	(2) Total Sheets

PRELIMINARY LAND SURVEY CONTROL DIAGRAM

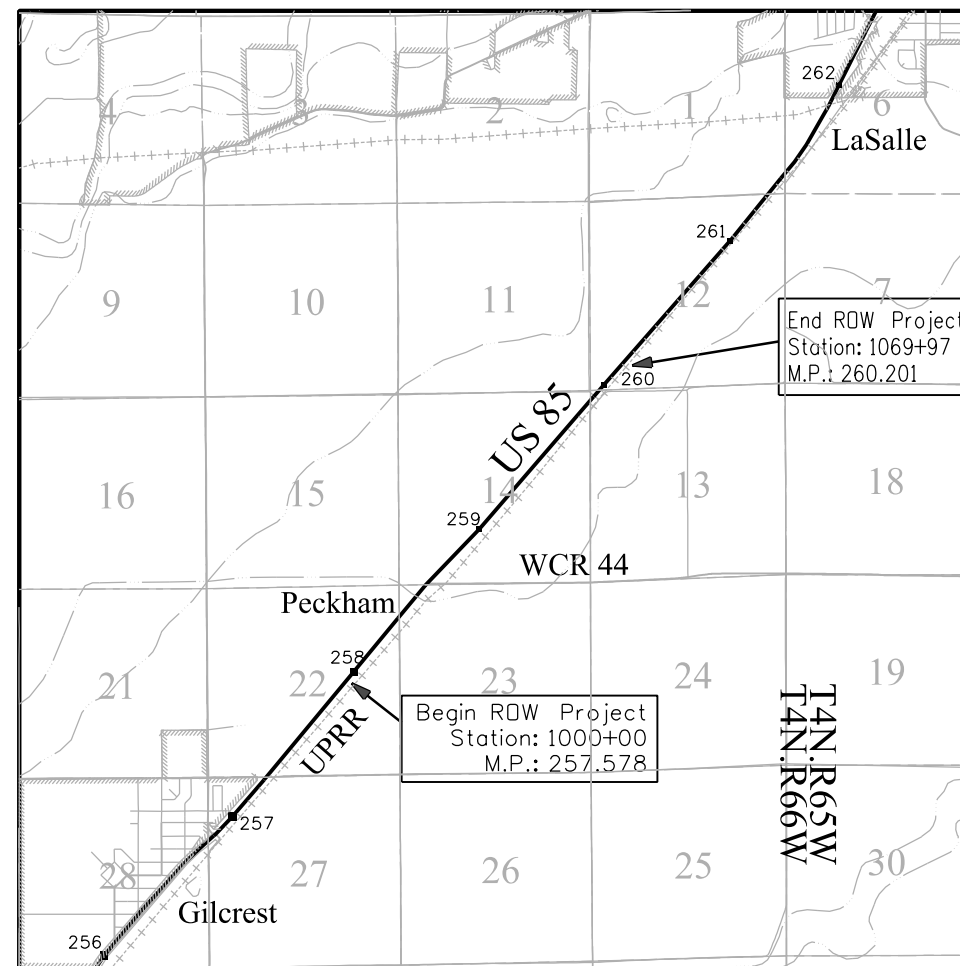
US Highway 85 MP 258.5 to 259.0
 Section 14 & 23
 Township 4 North, Range 66 West
 of the 6th Principal Meridian
 County of Weld



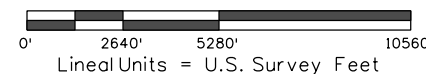
Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight 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 control survey.
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, found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP



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SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

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, 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



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

Sheet Revisions			Sheet Revisions			Sheet Revisions		
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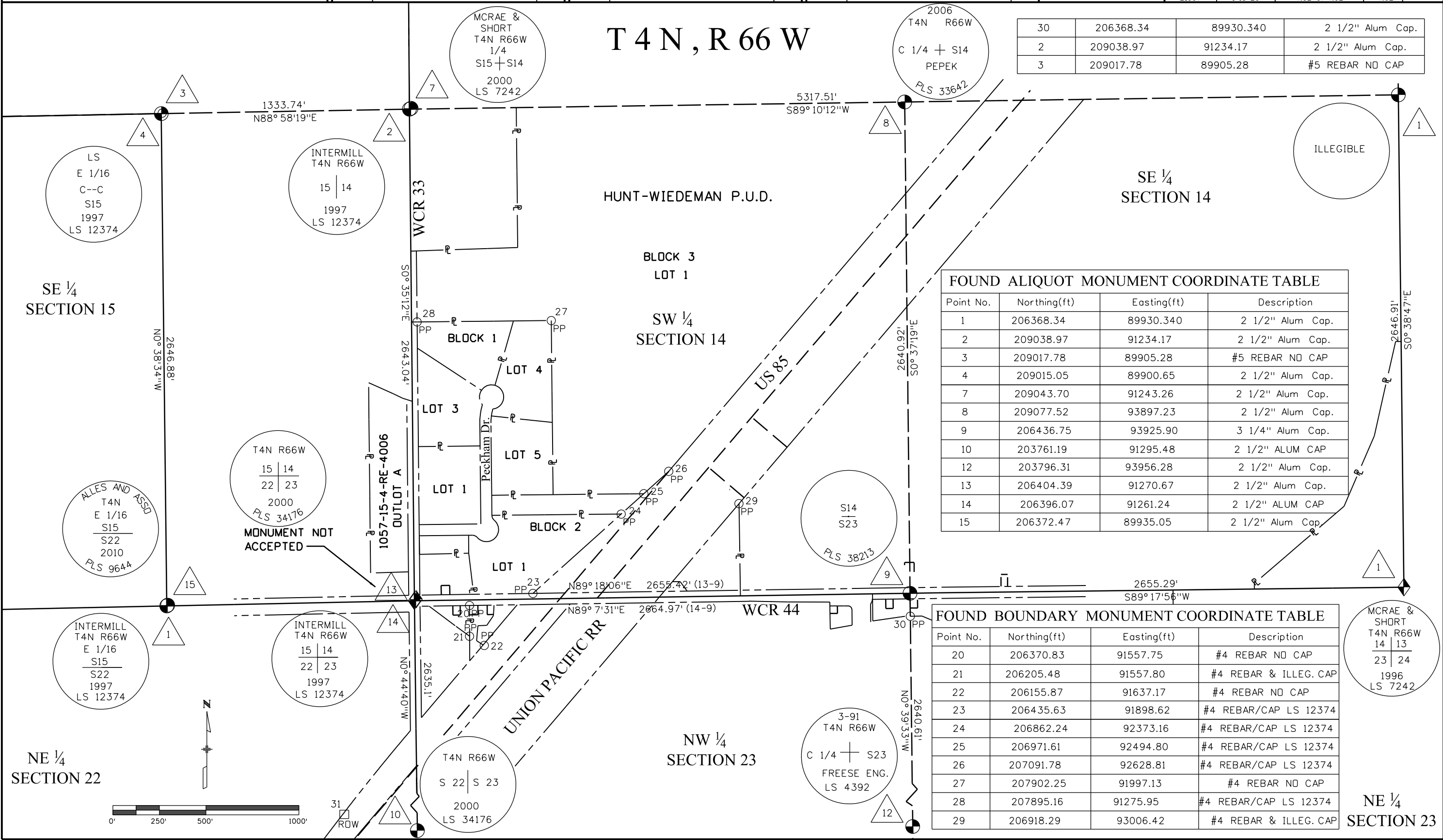
Land Survey Control Diagram			
Plan Sheet			
Project Number: NHPP 0853-107			
Project Location: Peckham Grade Separated Intersection			
Project Code:	Last Mod. Date	Subset	Sheet No.
21907	1-15-20	4.02 of 4.02	4.02

T 4 N , R 66 W

30	206368.34	89930.340	2 1/2" Alum Cap.
2	209038.97	91234.17	2 1/2" Alum Cap.
3	209017.78	89905.28	#5 REBAR NO CAP

FOUND ALIQUOT MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
1	206368.34	89930.340	2 1/2" Alum Cap.
2	209038.97	91234.17	2 1/2" Alum Cap.
3	209017.78	89905.28	#5 REBAR NO CAP
4	209015.05	89900.65	2 1/2" Alum Cap.
7	209043.70	91243.26	2 1/2" Alum Cap.
8	209077.52	93897.23	2 1/2" Alum Cap.
9	206436.75	93925.90	3 1/4" Alum Cap.
10	203761.19	91295.48	2 1/2" ALUM CAP
12	203796.31	93956.28	2 1/2" Alum Cap.
13	206404.39	91270.67	2 1/2" Alum Cap.
14	206396.07	91261.24	2 1/2" ALUM CAP
15	206372.47	89935.05	2 1/2" Alum Cap.

FOUND BOUNDARY MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
20	206370.83	91557.75	#4 REBAR NO CAP
21	206205.48	91557.80	#4 REBAR & ILLEG. CAP
22	206155.87	91637.17	#4 REBAR NO CAP
23	206435.63	91898.62	#4 REBAR/CAP LS 12374
24	206862.24	92373.16	#4 REBAR/CAP LS 12374
25	206971.61	92494.80	#4 REBAR/CAP LS 12374
26	207091.78	92628.81	#4 REBAR/CAP LS 12374
27	207902.25	91997.13	#4 REBAR NO CAP
28	207895.16	91275.95	#4 REBAR/CAP LS 12374
29	206918.29	93006.42	#4 REBAR & ILLEG. CAP



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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

Right of Way Plans Monumentation Sheet				
Project Number: NHPP 0853-107				
Project Location: Peckham Grade Separated Intersection				
Project Code:	Last Mod. Date	Subset	Subset Sheets	Sheet Number
21907	1-21-2020		of	5.01



TABULATION OF R.O.W. MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
50	206428.99	91451.94	ROW
51	206469.21	91574.91	ROW
54	206966.74	92006.92	ROW
55	207902.59	91997.34	ROW
56	207968.86	92293.59	ROW
57	207922.11	92642.6	ROW
58	208168.80	93115.17	ROW
59	208427.97	93478.62	ROW
60	209082.10	94211.35	ROW
61	209532.32	94654.85	ROW
62	209721.79	94872.05	ROW
63	207386.76	93405.76	ROW
64	207068.80	93405.76	ROW
65	206783.38	93669.77	ROW
66	206641.13	93815.61	ROW
67	206570.08	93924.45	ROW
68	206558.25	93924.58	ROW
69	206516.32	94062.53	ROW
70	206480.18	94297.23	ROW
71	206467.40	94546.33	ROW
72	206471.46	94871.38	ROW
73	206405.56	94871.38	ROW
74	206395.62	94547.48	ROW
75	206368.47	94172.51	ROW
76	206386.61	94034.57	ROW
77	206406.93	93940.83	ROW
78	206577.77	93570.81	ROW
79	206950.51	93033.69	ROW
80	206434.29	91799.66	ROW

TABULATION OF INFORMATION ONLY POINTS			
Point No.	Northing(ft)	Easting(ft)	Description
200	206651.63	91553.49	INFO
201	206748.21	91552.50	INFO
202	206748.42	91573.15	INFO
203	206736.18	91600.09	INFO
204	206829.23	91690.32	INFO
205	206855.50	91678.03	INFO
206	206430.93	91579.40	INFO
207	206454.00	91576.69	INFO
208	206431.37	93573.05	INFO
200	206651.63	91553.49	INFO
201	206748.21	91552.50	INFO
202	206748.42	91573.15	INFO
203	206736.18	91600.09	INFO
204	206829.23	91690.32	INFO
205	206855.50	91678.03	INFO
206	206430.93	91579.40	INFO
207	206454.00	91576.69	INFO
208	206431.37	93573.05	INFO
209	206858.82	92002.35	INFO
210	206859.99	92115.92	INFO
211	206531.35	93571.52	INFO
212	209733.95	94882.41	INFO

TAB OF PERMANENT & RR EASEMENT MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
134	207112.74	92843.48	RR
135	207383.56	93074.45	RR
136	207221.33	93264.67	RR
300	206446.57	92603.90	PE
301	206499.08	92648.68	PE
302	206499.08	92690.13	PE
303	206448.46	92727.42	PE

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED			
Point No.	Northing(ft)	Easting(ft)	Description
100	206428.28	91405.78	TE
101	206478.27	91405.02	TE
102	206478.98	91451.17	TE
103	206369.22	91467.78	TE
104	206319.23	91468.54	TE
105	206319.84	91508.54	TE
106	206369.83	91507.77	TE
107	206320.59	91557.85	TE
108	206321.28	91602.85	TE
109	206371.28	91602.64	TE
110	206372.04	91652.64	TE
111	206322.04	91652.85	TE
112	206322.55	91686.59	TE
113	206372.62	91689.42	TE
115	209743.53	94846.56	TE
116	209770.92	94869.92	TE
117	209749.18	94895.41	TE
118	206588.27	93896.58	TE
119	206602.66	93896.58	TE
120	206602.66	93947.58	TE
121	206551.26	93947.58	TE
122	206474.14	94415.03	TE
123	206537.64	94415.03	TE
124	206537.64	94450.03	TE
125	206472.34	94450.03	TE
126	206401.41	93966.31	TE
127	206357.37	93966.82	TE
128	206356.91	93926.82	TE
129	206406.76	93926.27	TE
130	206405.36	93834.85	TE
131	206355.37	93835.61	TE
132	206354.75	93795.61	TE
133	206404.75	93794.85	TE
134	206368.12	93495.10	TE
135	206368.24	93535.10	TE
136	206328.24	93535.71	TE
137	206328.12	93495.71	TE

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	29									
CONTRL										
ALIQUOT CORNER										
PERMANENT EASEMENT										7
PROJECT POINTS										
WITNESS POST (REQUIRED)										

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 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.
- COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(2011) coordinates. The project seed point (CM 5861) coordinates are: Northing = 412927.627m, Easting = 978092.499m, and Elevation = 1423.658m. The ground scale factor used to modify the coordinates is 1.00026561822455. Project Coordinates are truncated by 350,000m in the Northing and 950,000m in the Easting.

SURVEYOR STATEMENT (R.O.W. 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, 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. 28657

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

Region 4 Right of Way

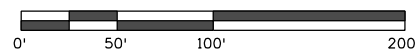
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Sheet Revisions

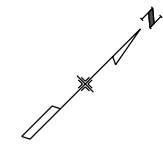
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Sheet Revisions

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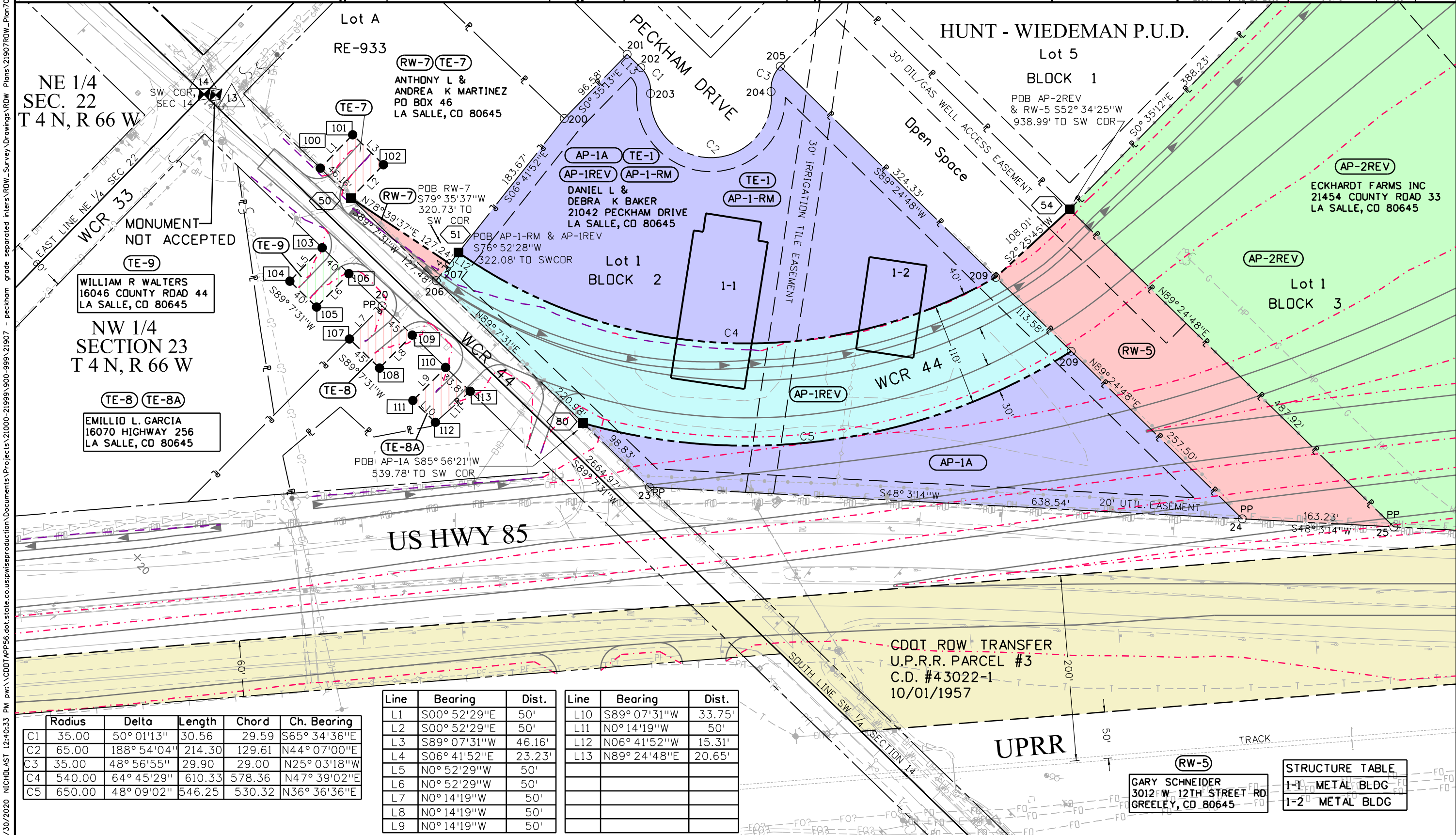
Scale 1" = 100'



Project Control Diagram

Plan Sheet

Project Number: NPPP 0853-107			
Project Location: Peckham Grade Separated Intersection			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21907	12-29-2019	1 of 5	7.01



NE 1/4
SEC. 22
T 4 N, R 66 W

MONUMENT
NOT ACCEPTED

WILLIAM R WALTERS
16046 COUNTY ROAD 44
LA SALLE, CO 80645

NW 1/4
SECTION 23
T 4 N, R 66 W

EMILLIO L. GARCIA
16070 HIGHWAY 256
LA SALLE, CO 80645

Lot A
RE-933

(RW-7) (TE-7)

ANTHONY L &
ANDREA K MARTINEZ
PO BOX 46
LA SALLE, CO 80645

PECKHAM DRIVE

(AP-1A) (TE-1)

(AP-1REV) (AP-1RM)

(TE-1)

(AP-1RM)

DANIEL L &
DEBRA K BAKER
21042 PECKHAM DRIVE
LA SALLE, CO 80645

Lot 1
BLOCK 2

1-1

1-2

WCR 44

(AP-1REV)

HUNT - WIEDEMAN P.U.D.

Lot 5
BLOCK 1

POB AP-2REV
& RW-5 S52° 34'25"W
938.99' TO SW CDR

Open Space

30' DIL/GAS WELL ACCESS EASEMENT

30' IRRIGATION TILE EASEMENT

(AP-2REV)

ECKHARDT FARMS INC
21454 COUNTY ROAD 33
LA SALLE, CO 80645

Lot 1
BLOCK 3

(AP-2REV)

(RW-5)

20' UTIL. EASEMENT

UPRR

CDOT ROW TRANSFER
U.P.R.R. PARCEL #3
C.D. #43022-1
10/01/1957

Line	Radius	Delta	Length	Chord	Ch. Bearing
C1	35.00	50° 01'13"	30.56	29.59	S65° 34'36"E
C2	65.00	188° 54'04"	214.30	129.61	N44° 07'00"E
C3	35.00	48° 56'55"	29.90	29.00	N25° 03'18"W
C4	540.00	64° 45'29"	610.33	578.36	N47° 39'02"E
C5	650.00	48° 09'02"	546.25	530.32	N36° 36'36"E

Line	Bearing	Dist.
L1	S00° 52'29"E	50'
L2	S00° 52'29"E	50'
L3	S89° 07'31"W	46.16'
L4	S06° 41'52"E	23.23'
L5	N0° 52'29"W	50'
L6	N0° 52'29"W	50'
L7	N0° 14'19"W	50'
L8	N0° 14'19"W	50'
L9	N0° 14'19"W	50'

Line	Bearing	Dist.
L10	S89° 07'31"W	33.75'
L11	N0° 14'19"W	50'
L12	N06° 41'52"W	15.31'
L13	N89° 24'48"E	20.65'

(RW-5)

GARY SCHNEIDER
3012 W 12TH STREET RD
GREELEY, CO 80645

STRUCTURE TABLE

1-1	METAL BLDG
1-2	METAL BLDG

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

Sheet Revisions

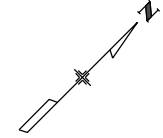
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Date	Description	Initials
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Scale 1"=200'



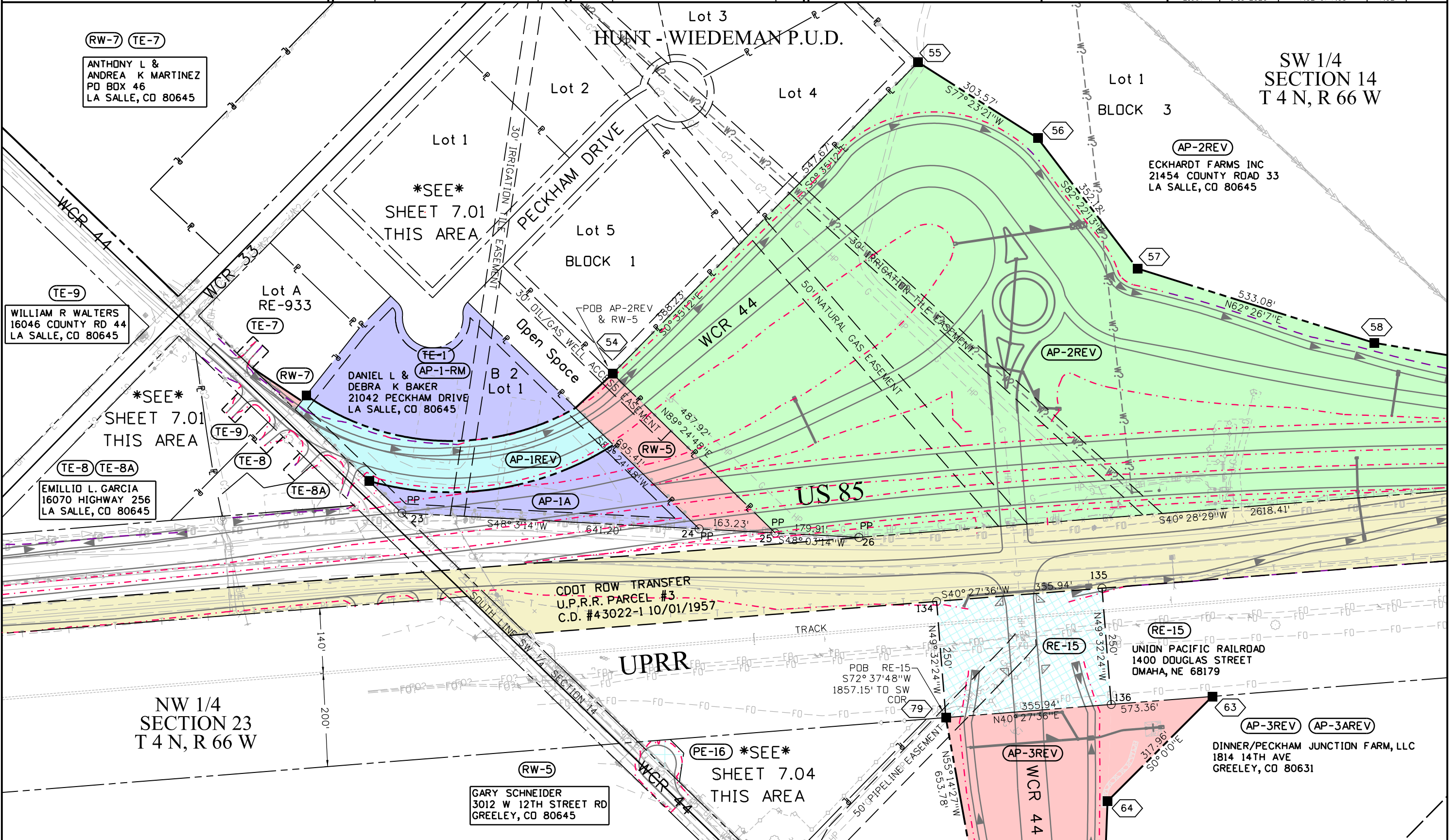
Right of Way Plans

Plan Sheet

Project Number: NHPP 0853-107
Project Location: Peckham Grade Separated Intersection

Project Code:	Last Mod. Date	Subset	Sheet No.
21907	1-15-2020	7.02 of 7.05	7.02

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

Region 4 Right of Way

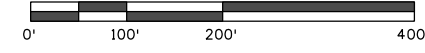
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Sheet Revisions

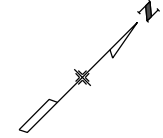
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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



Scale 1"=200'



Right of Way Plans

Plan Sheet

Project Number: NHPP 0853-107
Project Location: Peckham Grade Separated Intersection

Project Code:	Last Mod. Date	Subset	Sheet No.
21907	1-15-2020	7.03 of 7.05	7.03

NW 1/4
SECTION 14
T 4 N, R 66 W

HUNT - WIEDEMAN P.U.D.

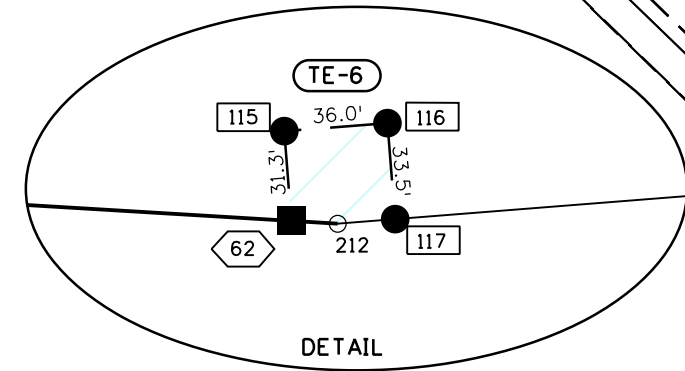
Lot 1
BLOCK 3

Lot B
RE 1057-14-2-RE2009

SW 1/4
SECTION 14
T 4 N, R 66 W

AP-2REV
ECKHARDT FARMS INC
21454 COUNTY ROAD 33
LA SALLE, CO 80645

TE-6 RW-6
ECKHARDT FARMS INC
21454 COUNTY ROAD 33
LA SALLE, CO 80645



DETAIL

US HWY 85

NE 1/4
SECTION 14
T 4 N, R 66 W

SE 1/4
SECTION 14
T 4 N, R 66 W

Line	Bearing	Dist.
L1	S89° 32'16"E	33.51'
L2	S40° 27'44"W	36'
L3	S49° 32'16"E	33.50'

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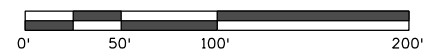


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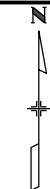
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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



Scale 1" = 100'



Right of Way Plans

Plan Sheet

Project Number: NHP 0853-107
Project Location: Peckham Grade Separated Intersection

Project Code:	Last Mod. Date	Subset	Sheet No.
21907	1-16-2020		7.05

SW 1/4
SECTION 14
T 4 N, R 66 W

SE 1/4
SECTION 14
T 4 N, R 66 W

AP-3REV TE-3 TE-3A AP-3AREV

DINNER/PECKHAM JUNCTION FARM, LLC
1814 14TH AVE
GREELEY, CO 80631

Line	Bearing	Dist.
L9	S00° 00' 00" W	14.39'
L10	N90° 00' 00" W	51'
L11	N00° 00' 00" E	51.40'
L12	S87° 03' 47" E	35.05'
L13	N0° 00' 00" E	63.5'
L14	N90° 00' 00" E	35'
L15	N0° 00' 00" W	65.30'
L16	N89° 49' 37" E	40.00'
L17	S0° 52' 29" E	40.00'
L18	S89° 49' 37" W	40.00'
L19	N0° 52' 29" W	40.00'

Line	Bearing	Dist.
L1	S89° 07' 31" W	40'
L2	N00° 52' 29" W	50'
L3	S89° 07' 31" W	40'
L4	N00° 52' 29" W	50'
L5	S0° 39' 46" E	50'
L6	N89° 20' 27" E	40'
L7	N0° 39' 46" W	44.04'
L8	N0° 14' 19" W	50'
L20	N77° 46' 01" W	95.91'
L21	S89° 17' 56" W	14.56'
L22	N0° 39' 33" W	30.00'

TE-12 RW-12

CLARENCE A & VIOLET JUNE CARLSON
16894 COUNTY ROAD 44
LA SALLE, CO 80645

TE-13
JOSE CERVANTES
16474 COUNTY ROAD 44
LA SALLE, CO 80645

PETROCCO FAMILY LIMITED PARTNERSHIP LLLP
14110 BRIGHTON RD C/O
PECKHAM HOUSING & MGR H 2 ACRES
BRIGHTON, CO 80601

NW 1/4
SECTION 23
T 4 N, R 66 W

NE 1/4
SECTION 23
T 4 N, R 66 W

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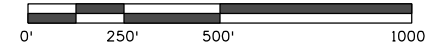
10601 W. 10th Street
Greeley, CO 80634
Phone: 970-350-2161

Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



Scale 1" = 500'

Right of Way Plans

Ownership Sheet

Project Number: NHPP 0853-107
Project Location: Peckham Grade Separated Intersection

Project Code:	Last Mod. Date	Subset	Sheet No.
21907	1-06-2020	8.01 of 8.01	8.01

- (TE-1) (AP-1A)
 - (RM-1) (AP-IREV)
 - (TE-8) (TE-8A)
 - (RW-5)
 - (TE-9)
 - (RW-7) (TE-7)
 - (TE-13)
- DANIEL L & DEBRA K BAKER
21042 PECKHAM DRIVE
LA SALLE, CO 80645
- EMILLIO L. GARCIA
16070 HIGHWAY 256
LA SALLE, CO 80645
- GARY SCHNEIDER
3012 W 12TH STREET RD
GREELEY, CO 80645
- WILLIAM R WALTERS
16046 COUNTY ROAD 44
LA SALLE, CO 80645
- ANTHONY I & ANDREA K MARTINEZ
P. O. BOX 46
LA SALLE, CO 80645
- JOSE CERVANTES
16474 COUNTY ROAD 44
LA SALLE, CO 80645

NW 1/4 SECTION 14
T 4 N, R 66 W

PARCELS LOCATED IN ZONE X
AREA OF MINIMAL FLOOD HAZARD
PER FEMA MAP NUMBER 08123C1750E
EFFECTIVE DATE: JANUARY 20,2016

(RW-6) (TE-6)

ECKHARDT FARMS INC
21454 COUNTY ROAD 33
LA SALLE, CO 80645

SE 1/4 SECTION 15
T 4 N, R 66 W

PARCELS LOCATED IN ZONE X
AREA OF MINIMAL FLOOD HAZARD
PER FEMA MAP NUMBER 08123C1725E
EFFECTIVE DATE: JANUARY 20,2016

SW 1/4 SECTION 14
T 4 N, R 66 W

(AP-2REV)

ECKHARDT FARMS INC
21454 COUNTY ROAD 33
LA SALLE, CO 80645

SE 1/4 SECTION 14
T 4 N, R 66 W

(TE-14)

PETROCCO FAMILY LIMITED PARTNERSHIP LLLP
14110 BRIGHTON RD C/D
PECKHAM HOUSING & MGR H 2 ACRES
BRIGHTON, CO 80601

(PE-16)

PETROCCO FAMILY LIMITED PARTNERSHIP LLLP
14110 BRIGHTON RD C/D
PECKHAM HOUSING & MGR H 2 ACRES
BRIGHTON, CO 80601

(AP-3REVA) (AP-3AREV) (TE-3) (TE-3A)

DINNER/PECKHAM JUNCTION FARM, LLC
1814 14TH AVE
GREELEY, CO 80631

NW 1/4 SECTION 23
T 4 N, R 66 W

(RW-12)

CLARENCE & JUNE CARLSON
16894 COUNTY ROAD 44
LA SALLE, CO 80645

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**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-5

FROM

Gary Schneider

FOR

Project Code: 21907

Project Number: NHPP 0853-107

Location: Peckham Grade Separated Intersection

EXHIBIT "A"

PROJECT NUMBER: NHPP 0853-107

PARCEL NUMBER: RW-5

PROJECT CODE: 21907

DATE: January 09, 2020

DESCRIPTION

A tract or parcel of land No. RW-5 of the Department of Transportation, State of Colorado Project No. NHPP 0853-107 containing 46,325 sq. ft. (1.063 acres), more or less, being a portion of the Open Space of HUNT-WIEDEMAN PUD in the South half of Section 14, Township 4 North, Range 66 West, of the 6th Principal Meridian, Weld County, Colorado, said tract or parcel being more particularly described as follows:

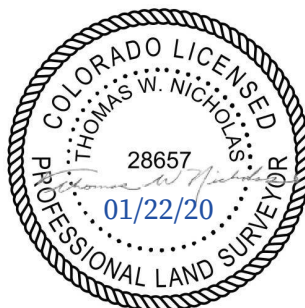
Commencing at the Southwest Corner of Section 14, Township 4 North, Range 66 West; Thence North 52°34'25" East, a distance of 938.99 feet to the Southwesterly Corner of Lot 1, Block 3, HUNT – WIEDEMAN PUD being the TRUE POINT OF BEGINNING

1. Thence North 89°24'48" East along the South line of said Lot 1 and the North line of said open space a distance of 487.92 feet to the Westerly right of way of US Highway 85;
2. Thence South 48°03'14" West along said right of way a distance of 163.23 feet to the Northeasterly corner of Lot 1, Block 2 HUNT-WIEDEMAN PUD;
3. Thence South 89°24'48" West along the North line of said Lot 1 a distance of 371.08 feet;
4. Thence North 2°25'45" East a distance of 108.01 feet to the POINT OF BEGINNING.

The above described parcel contains 46,325 sq. ft. (1.063 acres), more or less.

Basis of Bearings: The South line of the Southwest Quarter of said Section 14, Township 4 North, Range 66 West being monumented at the South Quarter Corner by a rebar and 2 1/2" aluminum cap stamped RLS 28656, 1/4 S214S23, 1994 and at the Southwest Corner by a rebar and 2 1/2" aluminum cap stamped RLS 12374, S15,S14,S22,S23, 1997 with a grid bearing between of South 89°07'31" West, 2664.97 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-6

FROM

Eckhardt Farms Inc

FOR

Project Code: 21907

Project Number: NHPP 0853-107

Location: Peckham Grade Separated Intersection

EXHIBIT "A"

PROJECT NUMBER: NHPP 0853-107

PARCEL NUMBER: RW-6

PROJECT CODE: 21907

DATE: January 09, 2020

DESCRIPTION

A tract or parcel of land No. RW-6 of the Department of Transportation, State of Colorado Project No. NHPP 0853-107 containing 43,715 sq. ft. (1.004 acres), more or less, being a portion of Lot B RE 1057-14-2-RE2009 in the Northeast Quarter of Section 14, Township 4 North, Range 66 West, of the 6th Principal Meridian, Weld County, Colorado, said tract or parcel being more particularly described as follows:

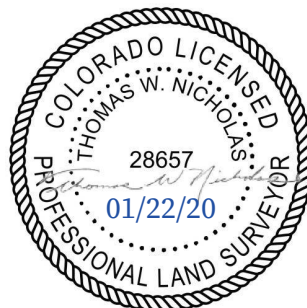
Commencing at the Southwest Corner of Section 14, Township 4 North, Range 66 West; Thence North 47°40'58" East, a distance of 3989.73 feet to a point on the Southerly line of said Lot B being the TRUE POINT OF BEGINNING.

1. Thence North 44°34'09" East a distance of 631.97 feet;
2. Thence North 48°54'03" East a distance of 288.23 feet to the Westerly right of way of US Highway 85;
3. Thence South 40°26'31" West along said Westerly right of way a distance of 838.29 feet to the South line of Lot B RE 1057-14-2RE2009;
4. Thence South 89°10'12" West along said South line a distance of 116.93 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 43,715 sq. ft. (1.004 acres), more or less.

Basis of Bearings: The South line of the Southwest Quarter of said Section 14, Township 4 North, Range 66 West being monumented at the South Quarter Corner by a rebar and 2 1/2" aluminum cap stamped RLS 28656, ¼ ,S214S23,1994 and at the Southwest Corner by a rebar and 2 ½" aluminum cap stamped RLS 12374, S15,S14,S22,S23, 1997 with a grid bearing between of South 89°07'31" West, 2664.97 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-7

FROM

Anthony L & Andrea K Martinez

FOR

Project Code: 21907

Project Number: NHPP 0853-107

Location: Peckham Grade Separated Intersection

EXHIBIT "A"

PROJECT NUMBER: NHPP 0853-107

PARCEL NUMBER: RW-7

PROJECT CODE: 21907

DATE: October 7, 2019

DESCRIPTION

A tract or parcel of land No. RW-7 of the Department of Transportation, State of Colorado Project No. NHPP 0853-107 containing 1,472 sq. ft. (0.034 acres), more or less, being a portion of Lot A Recorded Exemption No. 1057-14-3RE 933 recorded at Reception No. 2072363, in the Southwest Quarter of Section 14, Township 4 North, Range 66 West, of the 6th Principal Meridian, Weld County, Colorado, said tract or parcel being more particularly described as follows:

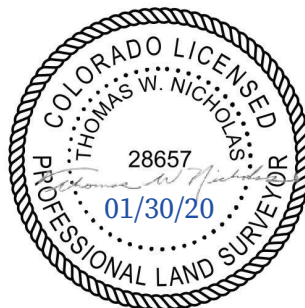
Commencing at the Southwest Corner of Section 14, Township 4 North, Range 66 West; Thence North 79°35'37" East, a distance of 320.73 feet to the Westerly line of said Lot 1, Block 2, Hunt-Wiedeman P.U.D. being the TRUE POINT OF BEGINNING;

1. Thence South 06°41'52" East along said Westerly line, a distance of 23.23 feet to the Northerly right of way line of Weld County Road 44;
2. Thence South 89°07'31" West along said Northerly right of way line, a distance of 127.48 feet;
3. Thence North 78°39'37" East a distance of 127.24 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 1,472 sq. ft. (0.034 acres), more or less.

Basis of Bearings: The South line of the Southwest Quarter of said Section 14, Township 4 North, Range 66 West being monumented at the Southwest corner by a #6 rebar with 2 1/2" Aluminum cap stamped "LS 12374 T4N R66W S15/S14 S22/S23 1997" and at the South quarter corner of said Section 14 by a #6 rebar with 3 1/4" Aluminum cap stamped "LS 38213 1/4 S14, S23" with grid bearing and distance between of N89°07'31"E, 2664.97 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RW-12

FROM

Clarence A & Violet June Carlson

FOR

Project Code: 21907

Project Number: NHPP 0853-107

Location: Peckham Grade Separated Intersection

EXHIBIT "A"

PROJECT NUMBER: NHPP 0853-107

PARCEL NUMBER: RW-12

PROJECT CODE: 21907

DATE: January 09, 2020

DESCRIPTION

A tract or parcel of land No. RW-12 of the Department of Transportation, State of Colorado Project No. NHPP 0853-107 containing 50,079 sq. ft. (1.150 acres), more or less, being a portion of the Northeast Quarter of Section 23, Township 4 North, Range 66 West, of the 6th Principal Meridian, Weld County, Colorado, said tract or parcel being more particularly described as follows:

BEGINNING at the North Quarter Corner of said Section 23

1. Thence North $89^{\circ}17'56''$ East along the North line of Northeast Quarter of Section 23 a distance of 945.55 feet;
2. Thence South $00^{\circ}00'00''$ East a distance of 42.77 feet;
3. Thence South $88^{\circ}14'33''$ West a distance of 324.05 feet;
4. Thence South $85^{\circ}51'32''$ West a distance of 375.95 feet;
5. Thence North $82^{\circ}30'31''$ West a distance of 139.13 feet;
6. Thence North $77^{\circ}46'01''$ West a distance of 95.91 feet;
7. Thence South $89^{\circ}17'56''$ West a distance of 14.56 feet to the West line of said Northeast Quarter of said Section 23;
8. Thence North $00^{\circ}39'33''$ West along said West line a distance of 30.00 feet to the POINT OF BEGINNING.

The above described parcel contains 50,079 sq. ft. (1.150 acres), more or less.

Basis of Bearings: The South line of the Southwest Quarter of said Section 14, Township 4 North, Range 66 West being monumented at the South Quarter Corner by a rebar and 2 1/2" aluminum cap stamped RLS 28656, 1/4 ,S214S23,1994 and at the Southwest Corner by a rebar and 2 1/2" aluminum cap stamped RLS 12374, S15,S14,S22,S23, 1997 with a grid bearing between of South $89^{\circ}07'31''$ West, 2664.97 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: RE-15

FROM

Union Pacific Railroad

FOR

Project Code: 21907

Project Number: NHPP 0853-107

Location: Peckham Grade Separated Intersection

EXHIBIT "A"

PROJECT NUMBER: NHPP 0853-107

PARCEL NUMBER: RE-15

PROJECT CODE: 21907

DATE: January 14, 2020

DESCRIPTION

A Permanent Easement No. RE-15 of the Department of Transportation, State of Colorado Project No. NHPP 0853-107 containing 88,985 sq. ft. (2.043 acres), more or less, being a portion of the Southwest Quarter of Section 14, Township 4 North, Range 66 West, of the 6th Principal Meridian, Weld County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 14, Thence North 72°37'48" East a distance of 1857.15 feet to a point on the Easterly right of way of the Union Pacific Railroad said point being the TRUE POINT OF BEGINNING:

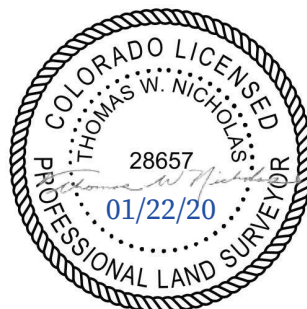
1. Thence North 49°32'24" West a distance of 250.00 feet to a point the Easterly line of U.P.R.R. Parcel #3 C.D. #43022-1 10/01/1957, said point being 50 feet Westerly of the existing track;
2. Thence North 40°27'36" East along said Easterly line a distance of 355.94 feet;
3. Thence South 49°32'24" East a distance of 250.00 feet to the Easterly right of way of the Union Pacific Railroad;
4. Thence South 40°27'36" West, along said Easterly right of way a distance of 355.94 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 88,985 sq. ft. (2.043 acres), more or less.

The purpose of the above described Permanent Easement is for Roadway

Basis of Bearings: The South line of the Southwest Quarter of said Section 14, Township 4 North, Range 66 West being monumented at the South Quarter Corner by a rebar and 2 1/2" aluminum cap stamped RLS 28656, 1/4, S214S23, 1994 and at the Southwest Corner by a rebar and 2 1/2" aluminum cap stamped RLS 12374, S15, S14, S22, S23, 1997 with a grid bearing between of South 89°07'31" West, 2664.97 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W 10th Street
Greeley, CO 80634



**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Parcel Number: PE-16

FROM

Petrocco Family Limited Partnership LLLP

FOR

Project Code: 21907

Project Number: NHPP 0853-107

Location: Peckham Grade Separated Intersection

EXHIBIT "A"

PROJECT NUMBER: NHPP 0853-107

PARCEL NUMBER: PE-16

PROJECT CODE: 21907

DATE: January 14, 2020

DESCRIPTION

A Permanent Easement No. PE-16 of the Department of Transportation, State of Colorado Project No. NHPP 0853-107 containing 4,250 sq. ft. (0.097 acres), more or less, being a portion of the Southwest Quarter of Section 14, Township 4 North, Range 66 West, of the 6th Principal Meridian, Weld County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at the Southwest Corner of said Section 14, Thence North 87°50'45" East a distance of 1343.61 feet to a point on the Easterly right of way of the Union Pacific Railroad and the Northerly right of way of Weld County Road 44, said point being the TRUE POINT OF BEGINNING:

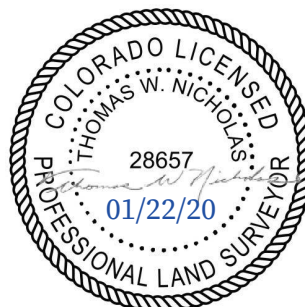
1. Thence North 40°27'36" East along said Easterly right of way a distance of 69.01 feet;
2. Thence North 90°00'00" East a distance of 41.45 feet;
3. Thence South 36°22'50" East a distance of 62.87 feet to the Northerly right of way of the Weld County Road 44;
4. Thence South 89°07'31" West, along said Northerly right of way a distance of 123.54 feet to the TRUE POINT OF BEGINNING.

The above described parcel contains 4,250 sq. ft. (0.097 acres), more or less.

The purpose of the above described Permanent Easement is for Roadway

Basis of Bearings: The South line of the Southwest Quarter of said Section 14, Township 4 North, Range 66 West being monumented at the South Quarter Corner by a rebar and 2 1/2" aluminum cap stamped RLS 28656, 1/4, S214S23, 1994 and at the Southwest Corner by a rebar and 2 1/2" aluminum cap stamped RLS 12374, S15, S14, S22, S23, 1997 with a grid bearing between of South 89°07'31" West, 2664.97 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W 10th Street
Greeley, CO 80634



CHIEF ENGINEER'S RIGHT-OF-WAY COST ESTIMATE

Project Code: **21907**

State Highway # **85**

Project No: **NHPP 085-107**

Location: **US 85 and WCR 44**

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.

Chief Engineer



Date: **02/05/20**

Parcel	Owner	Area	Unit	Unit Value		Land Value	Improvements	Damages / (Benefits)	Land Rental (mos)		Total
				\$/Unit	%				Land Rental Cost		
AP-1REV	Daniel L & Debra K Baker	66,719	SF	\$6.00	@ 100%	\$ 400,314					\$ 400,500
AP-1-RM	same as above	102,937	SF	\$6.00	@ 100%	\$ 617,622					\$ 618,000
AP-1A	same as above	54,948	SF	\$6.00	@ 100%	\$ 329,688					\$ 330,000
TE-1	same as above	102,937	SF	\$6.00	@ 10%				12		\$ 61,800
AP-2REV	Frank A. Eckhardt, David F. Eckhardt, Steven A. Eckhardt, dba Eckhardt Farms Partnership	1,260,204	SF	\$1.00	@ 100%	\$ 1,260,204					\$ 1,260,500
AP-3REV	Dinner/Peckham Junction Farm, LLC	250,515	SF	\$0.50	@ 100%	\$ 125,258					\$ 125,300
AP-3AREV	same as above	77,190	SF	\$0.50	@ 100%	\$ 38,595					\$ 38,600
TE-3	same as above	1,762	SF	\$0.50	@ 10%				12	\$ 88	\$ 200
TE-3A	same as above	2,254	SF	\$0.50	@ 10%				12	\$ 113	\$ 200
RW-5	Gary Schneider	46,325	SF	\$1.00	@ 100%	\$ 46,325					\$ 46,350
RW-6	Eckhardt Farms Inc.	43,715	SF	\$0.35	@ 100%	\$ 15,300					\$ 15,350
TE-6	same as above	1,188	SF	\$0.35	@ 10%				12	\$ 42	\$ 200
RW-7	Anthony & Andrea Martinez	1,472	SF	\$2.50	@ 100%	\$ 3,680					\$ 3,700
TE-7	same as above	2,308	SF	\$2.50	@ 10%				12	\$ 577	\$ 580
TE-8	Emillio L. Garcia	2,249	SF	\$2.50	@ 10%				12	\$ 562	\$ 570
TE-8A	same as above	1,763	SF	\$2.50	@ 10%				12	\$ 441	\$ 450
TE-9	William R. Walters	2,000	SF	\$2.50	@ 10%				12	\$ 500	\$ 500
RW-12	Clarence A & Violet Carlson	50,079	SF	\$2.00	@ 100%	\$ 100,159					\$ 100,200
TE-13	Jose Cervantes	2,000	SF	\$2.50	@ 10%				12	\$ 500	\$ 500
Sheet Totals						\$ 2,937,144	\$ -	\$ -	\$ 64,585	\$ 3,003,500	

File Path: Project 21907-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.

Parcel	Owner	Area	Unit	Unit Value		Land Value	Improvements	Damages / (Benefits)	Land Rental (mos)	Total
				\$/Unit	%				Land Rental Cost	
TE-14	Petrocco Family Limited Partnership LLLP	1600	SF	\$4.00	@ 10%				12	\$ 640
RE-15	Union Pacific Railroad	88985	SF	\$6.00	@ 100%	\$ 533,910			\$ 640	\$ 534,000
PE-16	Petrocco Family Limited Partnership LLLP	4249.73	SF	\$4.00	@ 90%	\$ 15,299				\$ 15,300
					@					
					@					
				\$6.00	@					
				\$6.00	@					
				\$6.00	@					
				\$6.00	@					
				\$6.00	@					
				\$1.00	@					
				\$0.50	@					
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				\$2.50	@					
				\$2.50	@					
				\$2.50	@					
				\$2.00	@					
				\$2.50	@					
					@					
Sheet Totals						\$ 549,209	\$ -	\$ -	\$ 640	\$ 549,940
File Path: Project 21907-Row_Survey-Drawings-Tabs				Project Totals		\$ 3,486,354	\$ -	\$ -	\$ 65,225	\$ 3,553,440

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.









21907ROW_AuthPkg

Final Audit Report

2020-02-05

Created:	2020-02-05
By:	Brian Cesarotti (brian.cesarotti@state.co.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWAf25YfKpNhxyKkFNII0yFAi-2MqBtf

"21907ROW_AuthPkg" History

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-  Document emailed to Stephen Harelson (Stephen.Harelson@state.co.us) for signature
2020-02-05 - 6:25:11 PM GMT
-  Email viewed by Stephen Harelson (Stephen.Harelson@state.co.us)
2020-02-05 - 6:26:00 PM GMT- IP address: 64.233.172.61
-  Document e-signed by Stephen Harelson (Stephen.Harelson@state.co.us)
Signature Date: 2020-02-05 - 6:28:15 PM GMT - Time Source: server- IP address: 63.225.17.34
-  Document emailed to Brian Cesarotti (brian.cesarotti@state.co.us) for approval
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-  Email viewed by Brian Cesarotti (brian.cesarotti@state.co.us)
2020-02-05 - 6:28:49 PM GMT- IP address: 64.233.172.39
-  Document approved by Brian Cesarotti (brian.cesarotti@state.co.us)
Approval Date: 2020-02-05 - 6:29:11 PM GMT - Time Source: server- IP address: 63.225.17.34
-  Signed document emailed to Zachary Shenk (zachary.shenk@state.co.us), Peter Sulmeisters (Peter.Sulmeisters@state.co.us), Brian Cesarotti (brian.cesarotti@state.co.us), Chad Hall (chad.hall@state.co.us), and 8 more
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