



Sheet Revisions		
Date	Description	Initials
08/20/21	Revised Sheets 2.02-2.04, 5.01-5.02, 7.01-7.04, 7.08, 7.11, 8.01-8.03	AECOM
12/14/21	Revised Sheets 2.02, 7.06, 8.01-8.02	AECOM
03/10/22	Revised Sheets 2.03, 7.08, 8.02-8.03	AECOM

Sheet Revisions		
Date	Description	Initials

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Date	Description	Initials



7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans		
Title Sheet		
CDOT Project Number:	STA R400-330	
CDOT Project Location:	US34 & US36 FLAP Estes Park Couplets	
CFL Project Number:	CO FLAP US 36(1)	
CFL Project Location:	Downtown Estes Park Loop	
Project Code:	Last Mod. Date:	Sheet No.:
20298	03/10/2022	1.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED CENTRAL FEDERAL LANDS PROJECT NO. CO FLAP US 36(1) CDOT FEDERAL AID PROJECT NO. STA R400 - 330 FEDERAL LAND ACCESS PROGRAM US 34 & US 36 FLAP ESTES PARK COUPLETS, DOWN TOWN ESTES PARK, LARIMER COUNTY, COLORADO

R.O.W. Length of Project = 0.96 Miles
Const. Length of Project = X.XX Miles

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01-2.04	(4) Tabulation of Properties
3.01-3.03, 8.0	(4) Project Control Diagram
4.01-4.03	(5) Land Survey Control Diagram
5.01-5.02	(2) Monumentation Sheets
6.01-6.0X	(NA) Tabulation of Road Approach Sheets
7.01-7.13	(13) Plan Sheets
8.01-8.03	(3) Ownership Map
(32) Total Sheets	

Scales of Original 11x17 Drawings
Plan Sheets 1"=20'
Ownership Map 1"=100'

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N 03° 35' 34" W from the Control Point "CM 6265" (CDOT Type 5 Monument, MP 62.65), Section 25, Township 5 North, Range 73 West, Sixth P.M. and the Control Point "CM 6257" (CDOT Type 5 Monument, MP 62.57), Section 25, Township 5 North, Range 73 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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 Company and Rocky Mountain Escrow & Title, Inc. for AECOM.

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.

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**

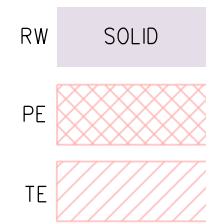
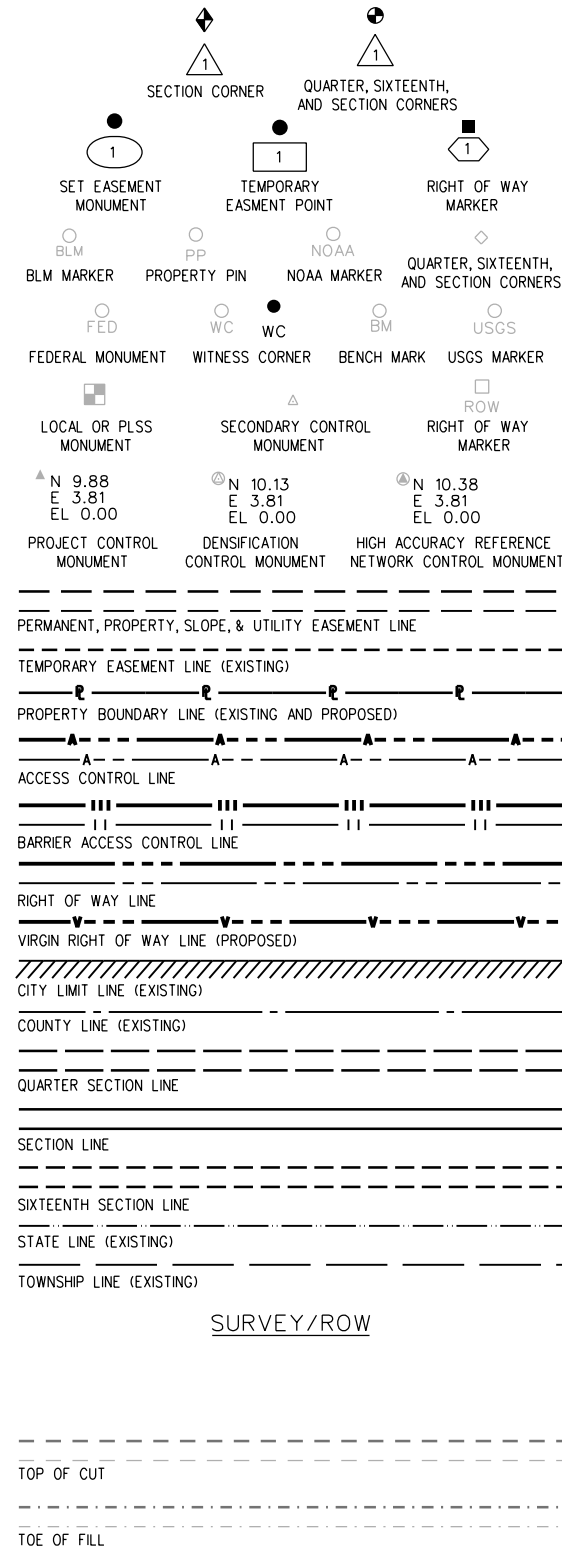
ROW PLANS AUTHORIZED: _____ DATE _____

CDOT CHIEF ENGINEER

SURVEYOR STATEMENT (ROW PLAN)

I, Stan Vermilyea, 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.

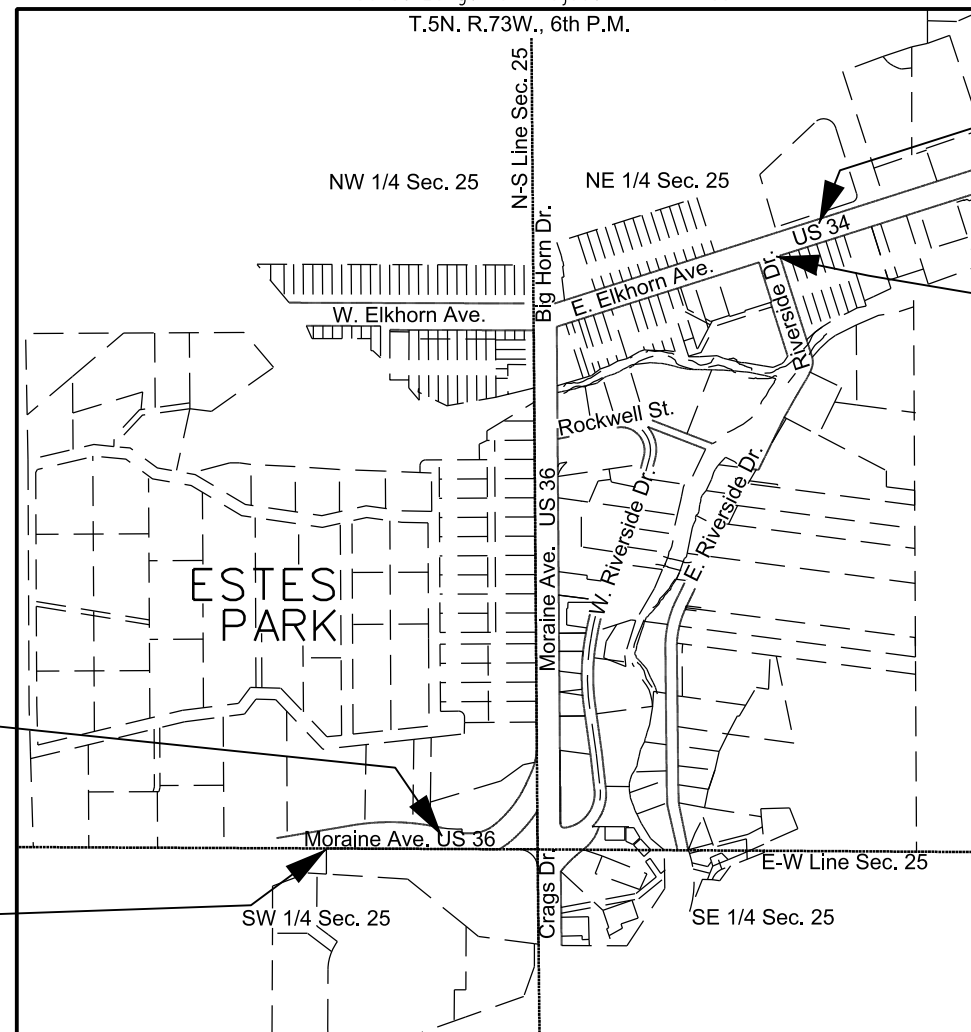
PLS No. 25381



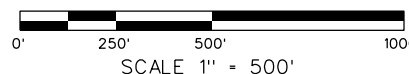
Begin CONST Project
CO FLAP 36(1)
Station: 100+82.00
(Moraine Ave.)

Begin ROW Project
STA R400-330
Station: 99+97.99
(Moraine Ave.)

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), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).



PROJECT LOCATION MAP



FILING CERTIFICATION: DAY OF _____, 20____, AT _____ M.,
 DEPOSITED THIS _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
 IN BOOK _____ SURVEYS AT PAGE _____
 RECEPTION NUMBER _____
 DEPT. _____
 SIGNED _____
 3/10/2022 12:23:24 PM pw:\aecom-na-pw.bentley.com\AECOM_DSO1_NA\Documents\60332740-Estes Park\900-Work\910_CAD\05-REFERENCES\07_ROW_20298\ROW_Survey\Drawings\20298ROW_TitleSht101.dgn

Colorado Department of Transportation



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

Region 4 Right-of-Way

PAH

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



7595 Technology Way, Ste 200
Denver CO 80237
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Right of Way Plans			
Tabulation of Properties			
CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CD FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date	Subset	Sheet No.
20298	8/4/20	2.01 to 2.04	2.01

R.O.W. TABULATION OF PROPERTIES IN LARIMER COUNTY STATE HIGHWAY 36

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/Or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
AP-1	E.P.D., LLC 342 Morain Ave, Estes Park, CO 80517	E.P.D., LLC 342 Morain Ave, Estes Park, CO 80517	NW 1/4 SEC 25 T.5N., R.73W. 6th P.M.	4,240 (0.097)		4,240 (0.097)	0	0	20200043510 20200067632	F0506566-382	For roadway, shoulder, curb & gutter, sidewalk, slopes, and other highway appurtenances.
AP-2	Little Current Consulting, LLC 335 W. Riverside Dr., Estes Park, CO 80517	Little Current Consulting, LLC 335 W. Riverside Dr., Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	15,400 (0.354 AC)		15,400 (0.354 AC)	0	0	20190026634	F0507881-382	For roadway, shoulder, curb & gutter, sidewalk, slopes, and other highway appurtenances.
AP-3	Richard D. Slaydon & Sandra L. Patterson-Slaydon 221 E. Riverside Dr., Estes Park, CO 80517	Richard D. Slaydon & Sandra L. Patterson-Slaydon 221 E. Riverside Dr., Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	3,804 (0.087 AC)		3,804 (0.087 AC)	0	0		F0507885-382	For roadway, shoulder, curb & gutter, sidewalk, slopes, and other highway appurtenances.
AP-4	Mary K. Culp 201 E. Riverside Dr., Estes Park, CO 80517	Mary K. Culp 201 E. Riverside Dr., Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	4,252 (0.098 AC)		4,252 (0.098 AC)	0	0	20190054455	F0507886-382	For roadway, shoulder, curb & gutter, sidewalk, slopes, and other highway appurtenances.
AP-5	Minglewood, LLC 189 E. Riverside Dr., Estes Park, CO 80517	Minglewood, LLC 189 E. Riverside Dr., Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	4,908 (0.113 AC)		4,908 (0.113 AC)	0	0		F0507888-382	For roadway, shoulder, curb & gutter, sidewalk, slopes, and other highway appurtenances.
AP-6	Thomas W. Beck 124 E. Riverdale Dr., Estes Park, CO 80517	Thomas W. Beck 124 E. Riverdale Dr., Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	13,074 (0.300 AC)		13,074 (0.300 AC)		0	20180059571	F0507889-382	For roadway, shoulder, curb & gutter, sidewalk, slopes, and other highway appurtenances.
AP-7	Little Current Consulting, LLC 120 Riverside Dr., Estes Park, CO 80517	Little Current Consulting, LLC 120 Riverside Dr., Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	15,448 (0.355 AC)		15,448 (0.355 AC)		0	20190026641	F0507884-382	For roadway, shoulder, curb & gutter, sidewalk, slopes, and other highway appurtenances.

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Colorado Department of Transportation



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

Region 4 Right-of-Way

PAH

Sheet Revisions		
Date	Description	Initials
08/20/21	Revised RW-9, RW-10, PE-10, TE-10, Added TE-10A, Name Change RW-11, TE-11, TE-11A	AECOM
12/14/21	Name Change TE-14	AECOM

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans

Tabulation of Properties

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	12/14/21	2.02 to 2.04	2.02

R.O.W. TABULATION OF PROPERTIES IN LARIMER COUNTY STATE HIGHWAY 36

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/Or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
RW-9 Rev.	Town of Estes Park		E 1/2 SEC 25 T.5N., R.73W. 6th P.M.	768 SF (0.018 AC)	768 SF (0.018 AC)						Excess Town of Estes Park ROW to be disposed of to Johnson WK and Maria HY Lin Trust pending CDOT approval.
RW-10 Rev.	FCEP Properties LLC PO Box 2150 Estes Park, CO 80517	375 Moraine Ave. Estes Park, CO 80517	SW 1/4 SEC 25 T.5N., R.73W. 6th P.M.	8,359 SF (0.192 AC)	8,359 SF (0.192 AC)			71,548 SF (1.643 AC)		RM3317-15	Reconfiguring highway and adding curb & gutter and retaining walls.
PE-10 Rev.	Same as RW-10 Rev.	Same as RW-10 Rev.	SW 1/4 SEC 25 T.5N., R.73W. 6th P.M.	5,167 SF (0.119 AC)	5,167 SF (0.119 AC)			See RW-10 Rev			For road construction, operation and maintenance purposes.
TE-10 Rev.	Same as RW-10 Rev.	Same as RW-10 Rev.	SW 1/4 SEC 25 T.5N., R.73W. 6th P.M.	248 SF (0.006 AC)	248 SF (0.006 AC)			See RW-10 Rev			Temporary easement for road construction purposes.
TE-10A	Same as RW-10 Rev.	Same as RW-10 Rev.	SW 1/4 SEC 25 T.5N., R.73W. 6th P.M.	1,048 SF (0.024 AC)	1,048 SF (0.024 AC)			See RW-10 Rev			Temporary easement for road construction purposes.
RW-11	Picadilly Square Owners Association, Inc. P.O. Box 834 Estes Park, CO 80517	Picadilly Square Condos W. Riverside Dr. Estes Park, CO 80517	SW 1/4 SEC 25 T.5N., R.73W. 6th P.M.	1,117 SF (0.026 AC)	1,117 SF (0.026 AC)			66,634 SF (1.529 AC)		RM3222-15	For storm sewers, sidewalk, curb & gutter, and retaining wall.
TE-11	Same as RW-11	Same as RW-11	E 1/2 SEC 25 T.5N., R.73W. 6th P.M.	1,881 (0.043 AC)	1,881 (0.043 AC)			See RW-11			Temporary easement for road construction purposes.
TE-11A	Same as RW-11	Same as RW-11	E 1/2 SEC 25 T.5N., R.73W. 6th P.M.	414 SF (0.010 AC)	414 SF (0.010 AC)			See RW-11			Temporary easement for road construction purposes.
RW-13	Little Current Consulting, LLC PO Box 1379 Longmont, CO 80502	292 Moraine Ave. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	49 SF (0.001 AC)	49 SF (0.001 AC)			6,811 SF (0.156 AC)		RM3219-15	Reconfiguring existing roadway, adding curb and gutter and retaining wall.
TE-13	Same as RW-13	Same as RW-13	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	1,426 SF (0.033 AC)	1,426 SF (0.033 AC)			See RW-13			Temporary easement for road construction purposes.
TE-14	Ryan Wells 1425 Brewster Drive Holdrege, NE 68949	281 Moraine Ave. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	233 SF (0.005 AC)	233 SF (0.005 AC)		NA	NA			Temporary easement for road construction purposes.
TE-15	Russell Abbott and Cary Abbott 2616 Cross St., Riverside CA, 92503	271 W. Riverside Dr. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	294 SF (0.007 AC)	294 SF (0.007 AC)		NA	NA		RM3315-15	Temporary easement for road construction purposes.
TE-16	Whimsical Inc PO Box 3223 Estes Park, CO 80517	261 W. Riverside Dr. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	298 SF (0.007 AC)	298 SF (0.007 AC)		NA	NA			Temporary easement for road construction purposes.

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Colorado Department of Transportation



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

Region 4 Right-of-Way

PAH

Sheet Revisions

Date	Description	Initials
08/20/21	Revised TE-21, TE-21A, Added PE-21, PE-21A	AECOM
03/10/22	Name Change PE-21, TE-21 Rev., PE-21A, TE-21A Rev.	AECOM

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans

Tabulation of Properties

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date	Subset	Sheet No.
20298	3/10/22	2.03 to 2.04	2.03

R.O.W. TABULATION OF PROPERTIES IN LARIMER COUNTY STATE HIGHWAY 36

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/Or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
TE-17	Kellie Steele & Mark E. Newman PO Box 6002 Boulder, CO 80306	250 Moraine Ave. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	115 SF (0.003 AC)		115 SF (0.003 AC)	NA	NA		Temporary easement for road construction purposes.	
TE-18	Riverside Cottage LLC 1850 22nd St. Unit 9 Boulder, CO 80302	251 W. Riverside Dr. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	81 SF (0.002 AC)		81 SF (0.002 AC)	NA	NA		Temporary easement for road construction purposes.	
TE-19	Mountain Brothers LLC PO Box 2345 Estes Park, CO 80517	231 W. Riverside Dr. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	259 SF (0.006 AC)		259 SF (0.006 AC)	NA	NA	RM3221-15	Temporary easement for road construction purposes.	
TE-20	Same as TE-19	200 Moraine Ave. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	488 SF (0.011 AC)		488 SF (0.011 AC)	NA	NA	RM3316-15	Temporary easement for road construction purposes.	
PE-21	Misty Mountain Investors, LLC 2000 Renfro Road, Colleyville, TX 76034	232 E. Riverside Dr. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	571 SF (0.013 AC)		571 SF (0.013 AC)		NA	F0510474	For road construction, operation and maintenance purposes.	
TE-21 Rev.	Same as PE-21	Same as PE-21	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	4,775 SF (0.110 AC)		4,775 SF (0.110 AC)		NA	F0510474	Temporary easement for road construction purposes.	
PE-21A	Misty Mountain Investors, LLC 2000 Renfro Road, Colleyville, TX 76034	232 E. Riverside Dr. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	36 SF (0.001 AC)		36 SF (0.001 AC)		NA	F0510474	For road construction, operation and maintenance purposes.	
TE-21A Rev.	Same as PE-21A	Same as PE-21A	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	1,697 SF (0.039 AC)		1,697 SF (0.039 AC)		NA	F0510477	Temporary easement for road construction purposes.	
RW-22	Russell J. & April P. Sorenson 7572 Sweet Mist Ave. Las Vegas, NV 89178	170 E. Riverside Dr. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	3 SF (0.000 AC)		3 SF (0.000 AC)		24,739 SF (0.568 AC)		For roadway shoulder, and curb & gutter.	
TE-22	Same as RW-22	Same as RW-22	NE 1/4 SEC 25	923 SF		923 SF	NA	NA		Temporary easement for road construction purposes.	
RW-23	Michael D. & Patricia E. Aldridge 228 Pinyon Trail Estes Park, CO 80517	160 E. Riverside Dr. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	186 SF (0.004 AC)		186 SF (0.004 AC)		27,395 SF (0.629 AC)	F0510479	For roadway shoulder and curb & gutter.	
TE-23	Same as RW-23	Same as RW-23	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	604 SF (0.014 AC)		604 SF (0.014 AC)				Temporary easement for road construction purposes.	
RW-24	SRG Properties Inc. PO Box 1878 Estes Park, CO 80517	150 E. Riverside Dr. Estes Park, CO 80517	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	280 SF (0.006 AC)		280 SF (0.006 AC)		46,153 SF (1.060 AC)	F0510483	For roadway, shoulder, curb & gutter, and slopes.	
RW-24A	Same as RW-24	Same as RW-24	NE 1/4 SEC 25 T.5N., R.73W. 6th P.M.	215 SF (0.005 AC)		215 SF (0.005 AC)		See RW-24		For roadway, shoulder, curb & gutter, and slopes.	

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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

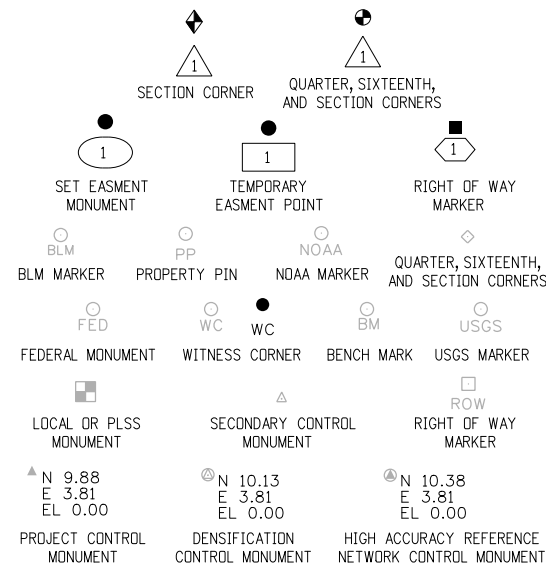
Project Control Diagram			
Title Sheet			
Project Number: STA R400-330			
Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CD FLAP US 36(1)			
Project Code:	Last Mod. Date:	Subset	Sheet No.
20298	08-25-20	3.01 of 3.03	3.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

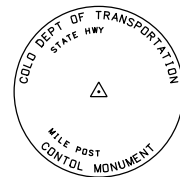
SHEET NO.	INDEX OF SHEETS
3.01	(1) Title Sheet
3.02	(1) Coordinate Tables
3.03	(1) Plan Sheet
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	(3) Total Sheets

PROJECT CONTROL DIAGRAM

State Highway 34 MP 62.60 to 62.80
Section 25
Township 5 North, Range 73 West
of the 6th Principal Meridian
County of Larimer



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

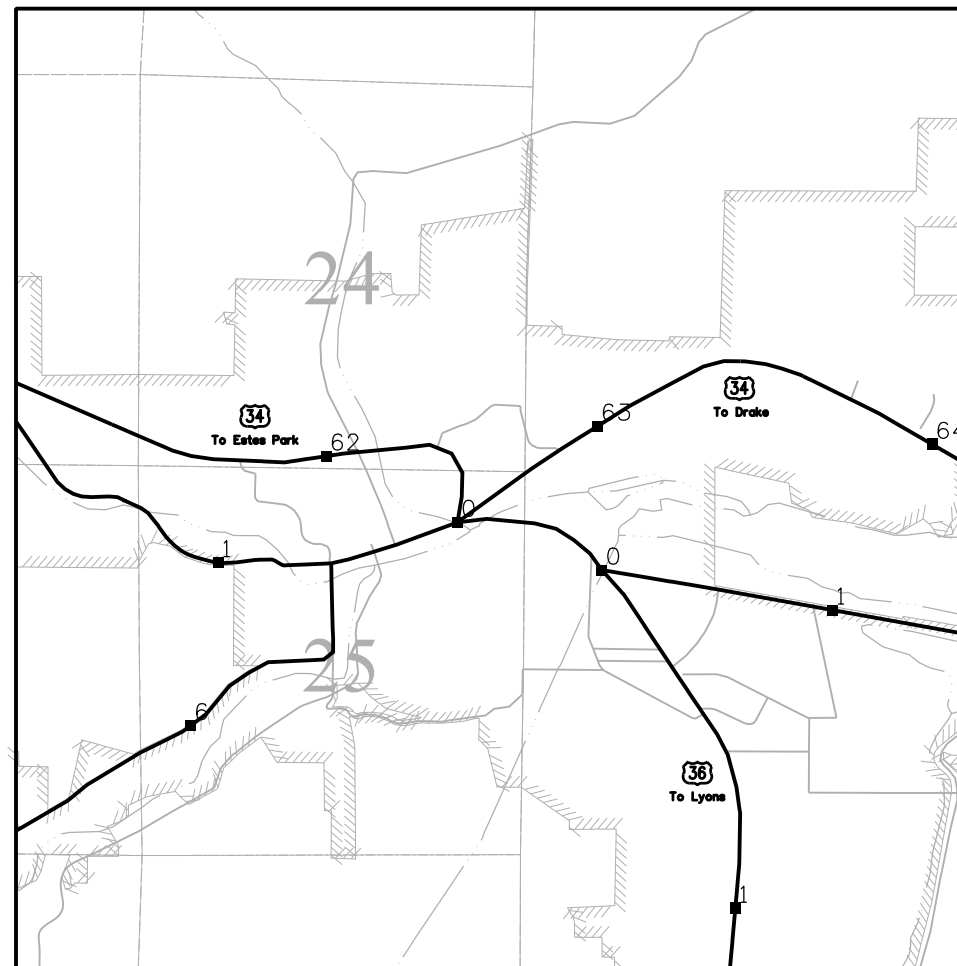


Typical Control Monument Cap
Not to Scale

▲ CM-MP - 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, 2006 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP

BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on a grid bearing of N 03° 35' 34" W from the ControlPoint "CM 6265" (CDDT Type 5 Monument, MP 62.65), Section 25, Township 5 North, Range 73 West, Sixth P.M. and the ControlPoint "CM 6257" (CDDT Type 5 Monument, MP 62.57), Section 25, Township 5 North, Range 73 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

BASIS OF ELEVATIONS: Project elevations are from a levelrun based on a NAVD 88 elevation of 2288.396m on NGS Benchmark "E 17" (Stamped "7502.006" standard brass disk in concrete platform).

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(92) coordinates. The CHARN is based on NAD 83(92) datum. The scale factor used to modify the coordinates is 1.0003866601. Project Coordinates are truncated by 400,000m in the Northing and 900,000m in the 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, Mark Guerrero, 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. 29752

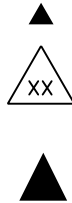


Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Project Control Diagram			
Coordinate Tables			
Project Number: STA R400-330			
Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CD FLAP US 36(1)			
Project Code:	Last Mod. Date	Subset	Sheet No.
20298	08-25-20	3.02 of 3.03	3.02



PROJECT COORDINATE SUMMARY TABLE (feet)

NAME	PROJECT COORDINATES		ELEV. (NAVD 88)	DESCRIPTION	COORDINATES NAD 83(92)		ELLIPS. HEIGHT
	NORTHING	EASTING			LATITUDE	LONGITUDE	
CM 6257	69180.508	43668.058	7535.56	CDOT Type 5 Control Monument (MP 62.57)			
CM 6265	68846.555	43689.026	7517.97	CDOT Type 5 Control Monument (MP 62.65)			
CM 6280	69036.197	44198.625	7508.26	CDOT Type II Control Monument (MP 62.80)	40°22'43.68698"	105°30'54.32012"	7180.52
CM 6290	69400.330	44691.406	7504.43	CDOT Type II Control Monument (MP 62.90)	40°22'47.28476"	105°30'47.95563"	7176.61
CM 6300	69805.900	45278.449	7525.70	CDOT Type II Control Monument (MP 63.00)	40°22'51.29191"	105°30'40.37342"	7197.74



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

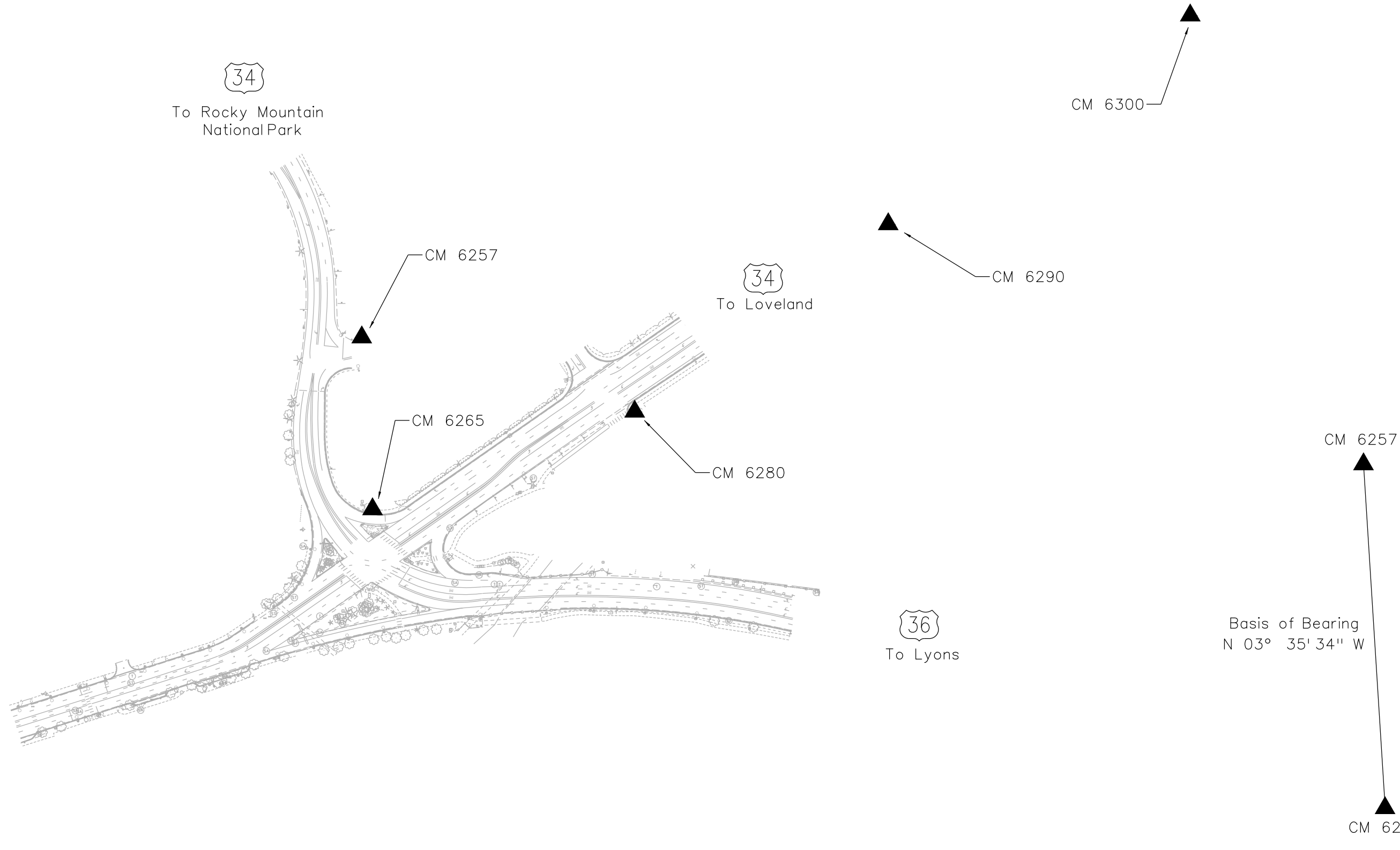
Sheet Revisions

Date	Description	Initials



Project Control Diagram

Plan Sheet			
Project Number: STA R400-330			
Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CD FLAP US 36(1)			
Project Code	Last Mod. Date	Subset	Sheet No.
20298	08-25-20	3.03 of 3.03	3.03



Sheet Revisions		
Date	Description	Initials
mm/yy	XXXXXXXX	XXX

SH 34, RP 61.15 to RP 61.33
 Section 25 , T. 5N., R. 73W., 6th P.M.
 Larimer County, Colorado

Project Control Diagram			
Title/Plan Sheet			
Project Number: STA R400-330			
Project Location: US34 & US36 FLAP Estes Park Cuplets			
CFL Project Number: CO FLAP US 36(1)			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
2028	09/29/2020		8.0

PROJECT COORDINATES SUMMARY TABLE (FEET)

POINT NAME	PROJECT COORDINATES		ELEV (NAVD 88)	DESCRIPTION
	NORTHING	EASTING		
CP 6125 (MP 61.25)	68040.589	41789.956	7537.28	Hinge nail set in brickwork
CP 6126 (MP 61.26)	68091.325	41813.850	7537.28	Hinge nail set in brickwork
CP 6127 (MP 61.27)	67689.315	41859.593	7545.65	2" aluminum cap in sidewalk
CP 6128 (MP 61.28)	68031.025	41857.915	7536.23	Hinge nail set in brickwork
CP 6130 (MP 61.30)	68079.380	41992.869	7533.89	Hinge nail set in brickwork

▲ CP - Control Point Monuments set by CDOT.

BASIS OF BEARINGS: Bearings used in the calculation of coordinates are based on a grid bearing of N. 06°29'30" W. from CP 6127, a 2" aluminum cap (no stamping), Section 25, Township 5 North, Range 73 West, Sixth P.M. and CP 6126, a hinge nail, Section 25, Township 5 North, Range 73 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

BASIS OF ELEVATIONS: Project elevations are from a level run based on a NA VD 88 elevation of 2288.396m on NGS Benchmark "E 17" (Stamped "7502.006" standard brass disk in concrete platform).

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(92) coordinates. The CHARN is based on NAD 83(92) datum. The scale factor used to modify the coordinates is 1.0003866601. Project Coordinates are truncated by 400,000m in the Northing and 900,000m in the Easting.

NOTE: This control survey is for the use of the Colorado Department of Transportation personnel. The survey is not a complete Boundary Survey. Title Policy, Title Commitment, and Title Research were not part of this control survey, therefore, easements, rights, and restrictions of record are not shown. The verification of physical evidence with relation to easements, rights of way, property boundaries, and restriction, as described in the instruments of record, were not included in this control survey.

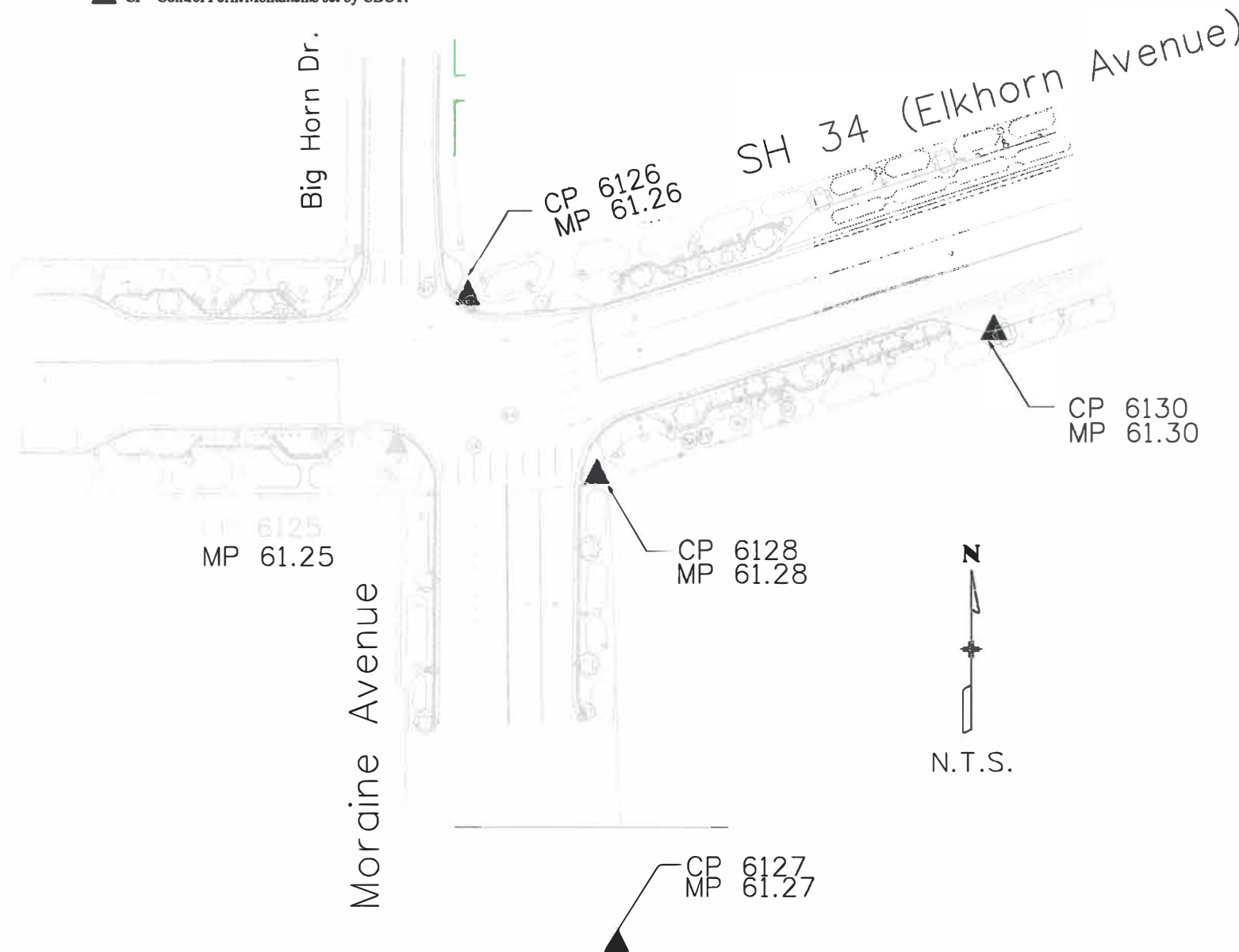
NOTE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the statement shown.

NOTE: No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of the professional land surveyor named hereon.

SURVEYOR STATEMENT (PROJECT CONTROL DIAGRAM)

I, Mark Guerrero, 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.

Mark Guerrero L.S. 29752 Date





Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials



4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87108

Land Survey Control Diagram			
Title Sheet			
CDDT Project Number: STA R400-330			
CDDT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CD FLAP 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	08-06-2020	4.01 of 4.03	4.01

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

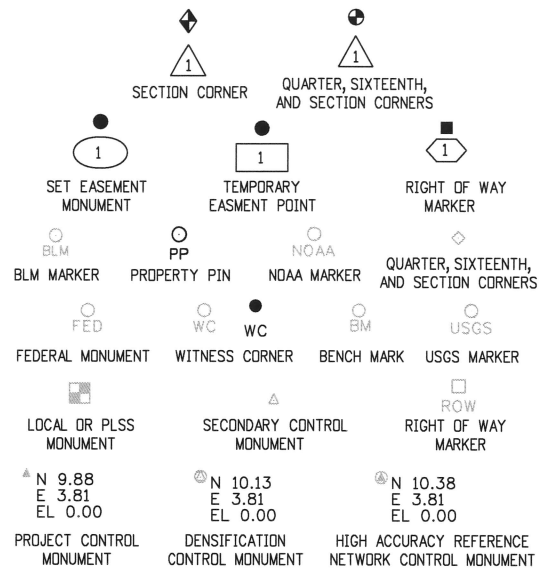
LAND SURVEY CONTROL DIAGRAM

CENTRAL FEDERAL LANDS PROJECT NO. CO FLAP 36(1) CDOT FEDERAL AID PROJECT NO. STA R400-330 FEDERAL LAND ACCESS PROGRAM

US 34 & US 36 FLAP ESTES PARK COUPLETS, DOWN TOWN ESTES PARK, LARIMER COUNTY, COLORADO SECTION 25, TOWNSHIP 5 NORTH, RANGE 73 WEST OF THE 6TH PRINCIPAL MERIDIAN

SHEET NO.	INDEX OF SHEETS
4.01	(1) Title Sheet
4.01a-4.01b	(2) Monument Coordinate Tables
4.02-4.03	(2) Plan Sheet
(05) Total Sheets	

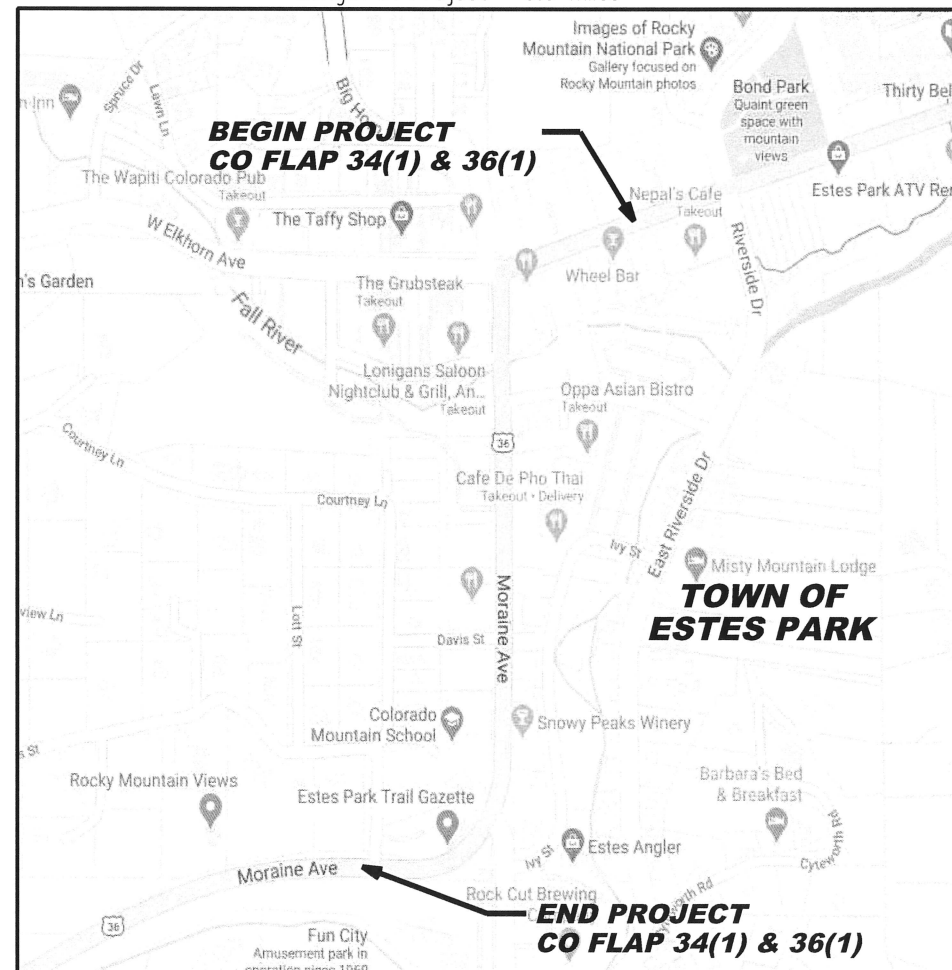
Length of Project = 0.9 miles



Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006.

General Notes:

- This Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. No determination has been made to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
- 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.
- 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.
- Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.



PROJECT LOCATION MAP
NOT TO SCALE

Held CDOT control for project number FSA 0341-076. Control information as follows:

BASIS OF BEARINGS: Bearings used in the calculations of coordinates are based on a grid bearing of N 03° 35' 34" W from the Control Point "CM 6265" (CDDT Type 5 Monument, MP 62.65), Section 25, Township 5 North, Range 73 West, Sixth P.M. and the Control Point "CM 6257" (CDDT Type 5 Monument, MP 62.57), Section 25, Township 5 North, Range 73 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

BASIS OF ELEVATIONS: Project elevations are from a level run based on a NAVD 88 elevation of 2288.396m on NGS Benchmark "E 17" (Stamped "7502.006" standard brass disk in concrete platform).

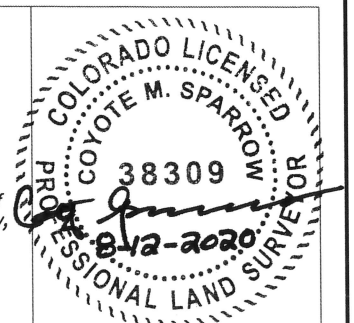
COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD '83(92) coordinates. The CHARN is based on the NAD '83(92) datum. The scale factor used to modify the coordinates is 1.0003866601. Project Coordinates are truncated by 400,000m in the Northing and 900,000m in the Easting.

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 (LAND SURVEY CONTROL DIAGRAM)

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

PLS No. 38309





Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109

Land Survey Control Diagram
Title Sheet

CDDT Project Number: STA R400-330			
CDDT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CD FLAP 36(I)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date	Subset	Sheet No.
20298	08-06-2020	4.01a of 4.03	4.01a

◇

FOUND ALIQUOT MONUMENT COORDINATE TABLE

Point No.	Northing(ft)	Easting(ft)	Description
6025	66673.936	41807.087	BRASS CAP C 1/4 PLS 6499 (CENTER SECTION 25)
6114	64027.899	44423.298	2 1/2" U.S.G.L.O. BRASS CAP ON PIPE (SE SECTION 25)
6115	69351.694	39121.492	2 1/2" U.S.G.L.O. BRASS CAP ON PIPE (NW SECTION 25)
6300	69302.510	44452.987	3" BRASS CAP PE&LS 9485 SECTION CORNER (NE SECTION 25)
6405	66658.053	44434.920	5/8" REBAR E/W QUARTER (EAST 1/4 SECTION 25)

○
PP

FOUND BOUNDARY MONUMENT COORDINATE TABLE

Point No.	Northing(ft)	Easting(ft)	Description
6034	68048.827	42257.992	1 IN BRASS CAP PLS 15760
6035	68061.449	42307.643	1 IN BRASS CAP PLS 15760
6036	68098.713	42413.986	1 IN BRASS CAP PLS 15760
6037	67797.609	41962.948	1 IN BRASS CAP RLS 6499
6038	67767.685	41988.547	MAG NAIL
6039	67562.978	42047.688	1/2 REBAR VAN HORN PLS 26974
6041	67668.216	42336.530	1/2 REBAR VAN HORN PLS 9485
6042	67662.263	42382.672	1/2 REBAR VAN HORN PLS 9485
6043	67902.405	42509.549	1/2 REBAR
6050	67189.899	41917.041	60D SPIKE
6051	66821.266	41956.012	1/2 REBAR
6053	66951.900	42135.986	1 IN SQUARE PIPE
6054	67274.565	42098.109	1/2 REBAR RLS 6499
6055	67377.624	42168.794	1/2 REBAR
6056	67569.593	42328.850	60D SPIKE
6057	67255.549	42176.500	1/2 REBAR FREDRICK 32444
6058	67074.855	42164.554	5/8 REBAR
6059	66893.643	42171.892	1 IN ALUM CAP RAENGLAND PLS 29415
6060	66893.569	42158.444	1/2 LC 9485
6061	66868.575	42157.453	1/2 LC 9485
6062	66843.776	42159.942	1/2 LC 9485
6063	68196.045	41772.730	1/2" REBAR
6064	68196.871	41472.790	1/2" REBAR
6066	68097.205	41352.472	3" BRASS CAP RLS 6499
6067	68095.610	41409.467	MAG NAIL
6068	68092.022	41519.668	MAG NAIL
6069	68096.597	41544.523	3" BRASS CAP RLS 6499
6070	68096.500	41572.461	3" BRASS CAP RLS 6499
6071	67896.539	41421.661	1/2" REBAR VAN HORN PLS 26974
6072	67896.233	41472.140	1/2" REBAR VAN HORN PLS 26974
6073	67873.436	41496.655	1/2" REBAR VAN HORN PLS 26974
6074	67866.605	41496.325	1/2" REBAR VAN HORN PLS 26974
6075	67856.826	41518.403	1" ALUM CAP VAN HORN PLS 26974 WC
6076	67859.233	41729.746	1/2" REBAR VAN HORN PLS 26974
6077	67851.445	41698.065	1/2" REBAR VAN HORN PLS 26974
6078	68037.231	41277.083	1/2" REBAR YELLOW CAP
6080	67384.140	41695.884	1" ALUM CAP VAN HORN PLS 9485 WC
6081	67239.109	41697.970	1/2" REBAR VAN HORN PLS 9485
6082	67154.052	41678.807	5/8" REBAR
6083	67155.221	41680.135	PK NAIL
6084	67004.307	41679.391	5/8" REBAR
6085	66842.937	41690.263	2" BRASS CAP
6086	66796.748	41527.585	60D SPIKE

○

PP

FOUND BOUNDARY MONUMENT COORDINATE TABLE

Point No.	Northing(ft)	Easting(ft)	Description
6000	68035.238	41856.981	5/8 REBAR TOWN OF ESTES PARK
6001	68042.911	41880.775	1IN BRASS CAP
6002	68058.058	41928.472	CHISELED X
6003	68095.939	42047.581	1/2 REBAR YELLOW CAP
6004	68111.129	42095.264	1/2 REBAR VAN HORN PLS 9485
6005	68127.447	42146.700	1IN BRASS CAP RLS 6499
6006	68202.175	42380.949	1IN BRASS CAP VAN HORN PLS 9485
6007	68273.267	42605.584	1 IN ALUM CAP
6008	68229.201	42268.235	CHISELED X
6009	68221.263	42243.431	CHISELED X
6010	68160.012	42053.080	1 IN BRASS CAP
6011	68152.516	42029.277	CHISELED X
6012	68096.080	41697.340	1 IN BRASS CAP
6013	68096.210	41672.463	1 IN BRASS CAP RLS 6499
6014	68096.222	41647.431	1 IN BRASS CAP RLS 6499
6015	67875.867	41798.341	1/2 REBAR VAN HORN PLS 26974
6016	68026.718	41622.569	CHISELED X
6017	68026.412	41521.995	1/2 VAN HORN PLS 26974
6018	68026.674	41497.026	1/2 REBAR VAN HORN PLS 26974
6019	68026.354	41471.845	1/2 REBAR VAN HORN PLS 26974
6020	68026.784	41422.716	1/2 REBAR VAN HORN PLS 26974
6022	67384.813	41801.803	1/2 REBAR VAN HORN PLS 9485
6023	67239.925	41802.932	1/2 REBAR VAN HORN PLS 9485
6024	66670.240	41549.438	ROW MARKER STA 165+23.1
6026	67336.151	41862.387	1/2 REBAR
6027	67748.423	41887.828	1 IN BRASS CAP RLS 6499
6028	67782.096	41858.779	1 IN BRASS CAP RLS 6499
6029	67881.210	41858.034	1/2 REBAR VAN HORN
6030	67975.117	42085.938	1 IN BRASS CAP PE&LS 9485
6031	67973.789	42138.814	1 IN BRASS CAP PE&LS 9485
6032	67957.008	42200.858	1/2 REBAR PLS 15760
6033	67998.146	42187.858	1 IN BRASS CAP PLS 15760



Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109

Land Survey Control Diagram
Title Sheet

CDDT Project Number: STA R400-330			
CDDT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CD FLAP 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date	Subset	Sheet No.
20298	08-06-2020	4.01b of 4.03	4.01b



FOUND BOUNDARY MONUMENT COORDINATE TABLE			
Point No.	Northing (ft)	Easting (ft)	Description
6087	66735.656	41527.071	1/2" REBAR YELLOW CAP
6089	66738.275	41695.046	1/2" REBAR YELLOW CAP
6090	66898.787	41792.091	SMALL NAIL WITH OLD ORANGE FLAGGING
6091	67005.446	41804.885	1/2" REBAR
6092	68338.572	42232.290	1/2" REBAR
6093	68323.077	42184.002	1" ALUM CAP
6094	68324.413	42183.514	1" ALUM CAP RAENGLAND PLS 29415
6095	68324.669	42077.224	1/2" REBAR
6096	68333.530	42102.960	1/2" REBAR
6097	68310.131	42031.629	1" OD PIPE WITH NAIL IN MIDDLE
6098	68345.020	42074.701	1/2" REBAR VAN HORN PLS 9485
6111	68002.863	41797.651	BRASS PIN COR 16
6112	67936.274	41797.881	1" BRASS CAP
6116	67003.790	41616.530	5/8" REBAR
6117	66974.445	41616.299	1/2" REBAR
6302	68064.603	42306.812	1/2" REBAR PLS 15760
6303	68074.602	42348.276	BRASS PIN
6304	68077.483	42347.308	1" BRASS CAP PLS 15760
6305	68103.032	42658.978	1/2" REBAR YELLOW CAP
6306	68110.613	42682.756	1/2" REBAR YELLOW CAP
6307	68127.214	42701.017	2" ALUM CAP CALVADA SURVEYING PLS 29412
6314	66685.423	42187.279	3/4" OD PIPE
6315	66844.920	42167.640	1" OD PIPE
6316	66850.919	42130.305	1/2" REBAR
6400	66798.678	41992.872	MAG NAIL
6401	66674.649	41660.520	1/2" REBAR
6402	67719.714	41800.385	1/2" REBAR
6403	67836.554	41800.368	MAG NAIL
6404	67908.586	41988.134	MAG NAIL
6700	66738.131	41883.746	8IN SPIKE
6701	67074.931	41923.606	5/8IN OD PIPE W/ORANGE FLAGGING
6702	67177.069	41922.250	1/2IN REBAR WITH YELLOW RLS 6499 CAP
6703	67194.653	41922.951	MAG NAIL WITH YELLOW WISKER
6704	67172.554	41955.063	5/8IN REBAR
6705	67237.218	41933.103	1/2IN REBAR W/ BUSTED YELLOW CAP
6706	67372.636	41973.420	3/4IN REBAR
6707	67750.417	42109.147	5/8IN OD PIPE
6708	66793.480	42140.939	5/8IN REBAR
6709	67161.277	42134.559	MAG NAIL AND WISKER
6710	67209.119	42185.141	1/2IN REBAR W/ YELLOW RLS 6499 CAP
6711	66878.273	42130.030	1IN OD PIPE
6712	67521.597	42264.957	3/8IN REBAR
6713	67608.221	42246.411	1/2IN REBAR W/YELLOW RLS 6499 CAP
6714	67664.176	42367.765	1/2IN REBAR W/YELLOW VAN HORN PLS 9485 CAP



FOUND BOUNDARY MONUMENT COORDINATE TABLE			
Point No.	Northing (ft)	Easting (ft)	Description
6715	67799.525	42450.088	1/2IN REBAR W/YELLOW VAN HORN PLS 9485 CAP
6716	67382.159	41860.845	1/2IN REBAR
6717	67084.022	41864.006	1/2IN REBAR W/YELLOW BUSTED CAP
6718	67636.407	41860.371	60D NAIL W/FLAGGING
6719	67994.391	42788.635	5/8IN OD PIPE
6720	67819.804	42788.970	5/8IN REBAR INSIDE A 1IN OD PIPE
6721	67366.928	42790.636	LATHE WITH ORANGE FLAGGING
6722	67570.504	42789.826	1/2IN REBAR W/YELLOW VAN HORN PLS 9485
6723	67569.419	42789.894	1/2IN REBAR W/YELLOW PLS 15760
6724	67608.858	42789.756	1/2IN REBAR W/YELLOW BUSTED CAP
6725	67618.390	42715.907	1/2IN REBAR W/YELLOW VAN HORN PLS 9485 CAP
6726	67660.214	42716.004	1/2IN REBAR W/YELLOW VAN HORN PLS 9485 CAP
6727	67274.414	42790.878	1/2IN REBAR
6728	67225.488	42791.166	1/2IN REBAR W/YELLOW RLS 9485 CAP
6729	67175.110	42791.322	1/2IN REBAR W/YELLOW FREDRICK 32444
6730	67153.881	42791.379	1/2IN REBAR W/YELLOW PLS 6499
6731	66862.993	42792.516	1/2" REBAR W/ YELLOW LS 9485 CAP
6732	66708.271	42790.254	1/2" REBAR
6733	67433.187	41801.391	CHISELD X CUT IN CONCRETE
6735	67734.495	41674.155	1/2IN REBAR W/ ORANGE VAN HORN PLS 26974
6736	66732.990	41966.783	3" BRASS CAP ESTES PARK COLORADO ROW
6737	66732.126	42051.892	1 1/2" ALUM CAP VAN HORN PE&LS 9485 WC
10816	67560.248	41857.782	MFG CO INC ? 403
10864	66844.888	41777.055	SPIKE & WASHER AND BENT 1/2IN REBAR
10865	66738.227	41695.015	1/2IN REBAR
11405	67644.884	41857.115	CHISELED "X"
11939	67689.746	42168.749	1/2IN REBAR
15170	68194.312	40767.182	PLASTIC CAP LS 9485



Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

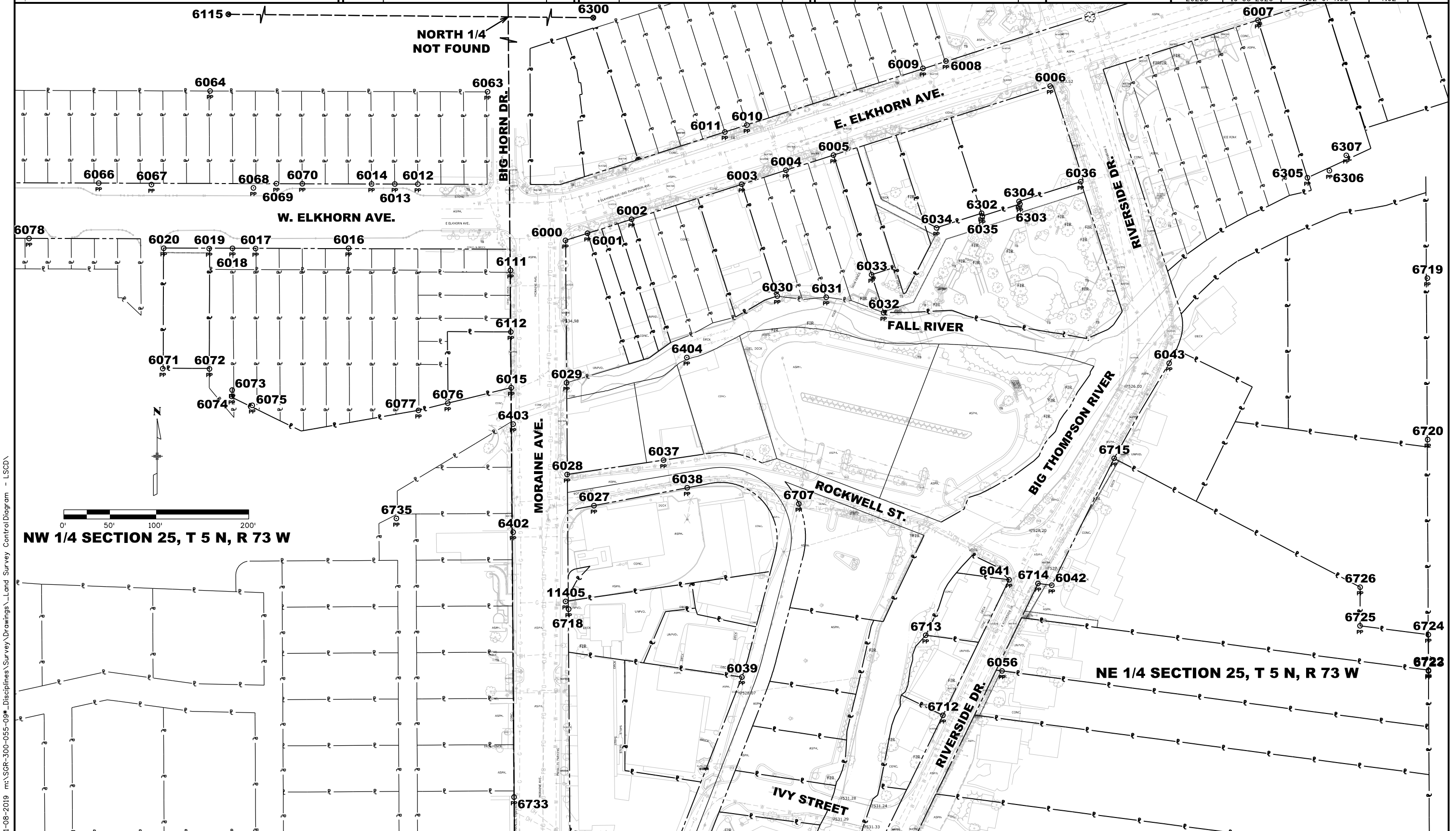
Date	Description	Initials

WILSON & COMPANY
4401 MASTHEAD ST. NE, SUITE 150
ALBUQUERQUE, NEW MEXICO 87109

Land Survey Control Diagram

Title Sheet

CDOT Project Number: STA R400-330		
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets		
CFL Project Number: CD FLAP 36(1)		
CFL Project Location: Downtown Estes Park Loop		
Project Code:	Last Mod. Date	Sheet No.
20298	10-05-2020	4.02 of 4.03





Sheet Revisions		
Date	Description	Initials
08/20/21	Revised Pnts 100-102, 129, 301-306, 659	XXX
	Added Pnts 100, 307-318, Deleted 660	

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Tabulation of Monumentation			
CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date	Subset	Sheet No.
20298	8/20/21	5.01 of 5.02	5.01



TABULATION OF R.O.W. MONUMENTS TO BE SET			
Point No.	Northing (ft)	Easting (ft)	Description
100	66,666.26	41,257.05	CDOT Type I with 3.25" Alum ROW Cap
101	66,673.13	41,379.66	CDOT Type I with 3.25" Alum ROW Cap
102	66,672.11	41,454.24	CDOT Type I with 3.25" Alum ROW Cap
103	66,643.11	41,629.79	CDOT Type I with 3.25" Alum ROW Cap
104	66,647.28	41,697.63	CDOT Type I with 3.25" Alum ROW Cap
105	66,653.16	41,746.11	CDOT Type I with 3.25" Alum ROW Cap
106	66,653.16	41,788.93	CDOT Type I with 3.25" Alum ROW Cap
107	66,616.34	41,807.69	CDOT Type I with 3.25" Alum ROW Cap
110	66,568.64	41,868.19	CDOT Type I with 3.25" Alum ROW Cap
111	66,568.69	41,873.31	CDOT Type I with 3.25" Alum ROW Cap
112	66,579.37	41,874.93	CDOT Type I with 3.25" Alum ROW Cap
113	66,657.42	41,906.64	CDOT Type I with 3.25" Alum ROW Cap
114	66,671.81	41,912.49	CDOT Type I with 3.25" Alum ROW Cap
115	66,691.79	41,926.75	CDOT Type I with 3.25" Alum ROW Cap
116	66,922.21	41,941.47	CDOT Type I with 3.25" Alum ROW Cap
117	66,951.04	41,940.81	CDOT Type I with 3.25" Alum ROW Cap
122	67,562.83	42,318.96	CDOT Type I with 3.25" Alum ROW Cap
124	67,663.06	42,376.48	CDOT Type I with 3.25" Alum ROW Cap
125	67,730.89	42,416.38	CDOT Type I with 3.25" Alum ROW Cap
126	67,796.92	42,455.07	CDOT Type I with 3.25" Alum ROW Cap
129	66,724.53	41,964.28	CDOT Type I with 3.25" Alum ROW Cap



TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET			
Point No.	Northing (ft)	Easting (ft)	Description
301	66,659.21	41,532.33	Permanent/Utility Easement
302	66,653.72	41,534.89	Permanent/Utility Easement
303	66,638.96	41,624.25	Permanent/Utility Easement
304	66,636.89	41,658.79	Permanent/Utility Easement
305	66,642.35	41,698.52	Permanent/Utility Easement
306	66,648.13	41,746.20	Permanent/Utility Easement
307	66,629.16	41,745.13	Permanent/Utility Easement
308	66,615.75	41,762.30	Permanent/Utility Easement
309	66,547.84	41,758.75	Permanent/Utility Easement
310	66,545.03	41,808.43	Permanent/Utility Easement
311	66,572.09	41,808.15	Permanent/Utility Easement
312	66,573.28	41,787.12	Permanent/Utility Easement
313	66,629.16	41,790.04	Permanent/Utility Easement
314	66,629.16	41,801.16	Permanent/Utility Easement
315	67,334.68	42,208.58	Permanent/Utility Easement
316	67,332.40	42,213.34	Permanent/Utility Easement
317	67,422.72	42,256.26	Permanent/Utility Easement
318	67,451.81	42,264.94	Permanent/Utility Easement
657	67,803.17	41,798.83	Permanent/Utility Easement
658	67,803.13	41,793.93	Permanent/Utility Easement
659	67,809.20	41,788.15	Permanent/Utility Easement
661	68,023.58	41,857.22	Permanent/Utility Easement
662	68,023.61	41,861.94	Permanent/Utility Easement
663	68,029.23	41,861.78	Permanent/Utility Easement
664	68,036.49	41,882.82	Permanent/Utility Easement

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	21									
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										25
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 dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD '83/(92) coordinates. The CHARN is based on NAD 83(92) datum. The scale factor used to modify the coordinates is 1.0003866601. Project Coordinates are truncated by 400,000m in the Northing and 900,000m in the 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 FOR THE CALCULATED POSITIONS OF RIGHT OF WAY MONUMENTS

I, Stan Vermilyea, 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 RIGHT OF WAY 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.

PLS No. 25381

SURVEYOR STATEMENT FOR SET RIGHT OF WAY 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 by _____, PLS # _____ 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. xxxxx



Sheet Revisions		
Date	Description	Initials
08/20/21	Revised Pnts 672-673, 2108, 2802, Added Pnts 687-704, Deleted Pnts 601-609, 654-656, 671, 679-682	AECOM

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Tabulation of Monumentation			
CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date	Subset	Sheet No.
20298	8/20/21	5.02 of 5.02	5.02

XXX

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED					
Point No.	Northing (ft)	Easting (ft)	Point No.	Northing (ft)	Easting (ft)
123	67,626.43	42,355.46	675	66,704.15	41,969.51
611	66,530.66	41,868.58	676	66,693.50	41,976.73
612	66,530.84	41,897.49	677	66,697.56	41,982.62
613	66,582.77	41,897.08	678	66,702.61	41,982.63
614	66,588.14	41,883.89	683	68,120.00	42,149.08
615	66,664.45	41,914.90	684	68,127.43	42,146.71
617	66,942.17	41,865.13	685	67,050.02	41,927.07
618	66,934.00	41,928.27	686	67,049.37	41,922.24
619	67,021.50	41,925.98	687	67,520.44	42,310.06
620	67,076.08	41,916.09	688	67,512.10	42,306.82
621	67,103.07	41,913.77	689	67,499.76	42,305.18
622	67,103.41	41,922.46	690	67,500.26	42,302.23
623	67,131.59	41,917.07	691	67,474.40	42,298.44
624	67,189.87	41,920.70	692	67,469.29	42,296.55
627	67,237.15	41,924.96	693	67,452.70	42,289.21
628	67,251.92	41,927.68	694	67,432.90	42,285.53
629	67,263.21	41,932.04	695	67,412.41	42,277.94
630	67,261.94	41,937.90	696	67,378.85	42,261.99
631	67,324.90	41,950.09	697	67,364.44	42,293.91
632	67,349.81	41,959.15	698	67,347.64	42,286.33
633	67,373.30	41,968.31	699	67,341.07	42,300.89
634	67,429.15	41,989.80	700	67,326.66	42,294.95
635	67,451.12	41,992.94	701	67,323.16	42,270.78
640	67,518.78	42,322.73	702	67,325.60	42,252.19
641	67,568.79	42,334.99	703	67,330.03	42,252.83
642	67,625.36	42,363.77	704	67,334.54	42,218.13
643	68,127.98	42,174.36			
644	68,132.60	42,189.00			
645	68,137.86	42,187.33			
646	68,143.75	42,206.01			
647	68,139.84	42,207.24			
648	68,142.71	42,216.35			
649	68,142.15	42,216.53			
650	68,161.11	42,275.11			
651	68,162.97	42,274.50			
652	68,163.33	42,275.29			
653	68,198.80	42,385.23			
665	68,135.47	42,171.97			
666	67,373.15	41,969.43			
667	67,381.39	41,971.18			
669	68,163.03	42,274.75			
670	66,977.19	41,931.92			
672	66,546.83	41,776.62			
673	66,529.43	41,808.59			
674	66,699.89	41,962.72			

○
XXX

TABULATION OF INFORMATION ONLY POINTS					
Point No.	Northing (ft)	Easting (ft)	Point No.	Northing (ft)	Easting (ft)
1001	66,676.36	41,257.09	1903	67,377.56	41,935.40
1002	66,674.15	41,757.82	1904	67,348.00	41,963.81
1004	66,624.67	41,807.60	2001	67,589.93	41,860.39
1005	66,427.19	41,809.66	2002	67,581.19	41,921.11
1006	66,447.27	41,652.99	2003	67,461.91	41,921.22
1007	66,596.60	41,469.15	2004	67,449.55	42,003.43
1008	66,609.47	41,256.81	2101	67,521.86	42,299.23
1101	66,732.99	41,967.08	2102	67,457.51	42,790.46
1102	66,732.27	42,083.30	2108	67,436.04	42,261.45
1103	66,701.78	42,101.66	2109	67,459.32	42,178.34
1104	66,671.96	42,137.17	2111	67,436.56	42,257.47
1105	66,571.97	42,138.21	2201	67,570.41	42,322.61
1106	66,422.55	42,039.73	2202	67,509.16	42,790.18
1107	66,423.58	41,869.70	2203	67,570.33	42,323.26
1108	66,616.87	41,867.61	2301	67,627.14	42,349.93
1109	66,402.17	42,131.25	2501	68,167.89	42,273.84
1110	66,673.24	41,926.02	2502	68,202.92	42,383.92
1111	66,764.93	41,856.60	2503	68,099.65	42,416.86
1112	66,707.53	41,956.26	2504	68,061.69	42,307.72
1112	66727.89	41965.48	2601	68,148.96	42,214.35
1301	67021.05	41864.55	2602	68,064.55	42,306.80
1302	67,021.54	41,931.02	2603	68,049.01	42,258.11
1303	66,921.77	41,944.87	2604	68,056.35	42,243.90
1304	66,932.07	41,865.20	2701	67,863.83	41,858.39
1401	67,138.50	41,863.69	2702	67,872.72	41,902.15
1402	67,130.95	41,922.06	2703	67,881.34	41,931.15
1403	67,125.30	42,487.03	2704	67,794.88	41,944.64
1404	67,074.83	41,924.29	2705	67,782.13	41,858.99
1405	67,084.01	41,864.09	2801	67,784.30	41,716.42
1501	67,189.42	41,863.32	2802	67,819.34	41,798.71
1502	67,189.91	41,925.74	2803	67,784.90	41,798.96
1601	67,236.71	41,862.97	2901	68,035.29	41,857.14
1602	67,225.63	41,931.01	2902	68,042.82	41,880.80
1701	67,336.17	41,862.25	2903	67,901.56	41,925.67
1702	67,324.25	41,955.15	2904	67,881.28	41,858.26
1703	67,142.62	42,490.16	3001	68,135.47	42,171.97
1704	67,317.50	41,952.90	3002	68,031.03	42,251.97
1705	67,317.23	41,886.17	3003	67,978.43	42,224.82
1706	67,301.64	41,885.65	3004	67,977.63	42,222.32
1707	67,301.68	41,882.55			
1708	67,258.08	41,882.81			
1709	67,250.83	41,935.62			
1710	67,242.95	41,934.14			
1711	67,133.93	42,431.35			
1901	67,397.16	41,861.80			
1902	67,387.47	41,936.69			



Sheet Revisions

Date	Description	Initials
8/20/21	Revised RW-10, PE-10 and TE-10	AECOM

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

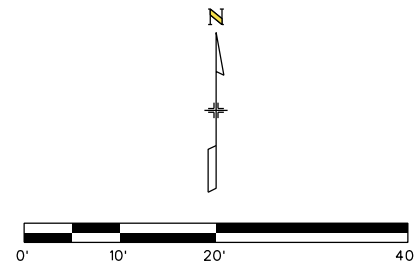


Right of Way Plans

Plan Sheet

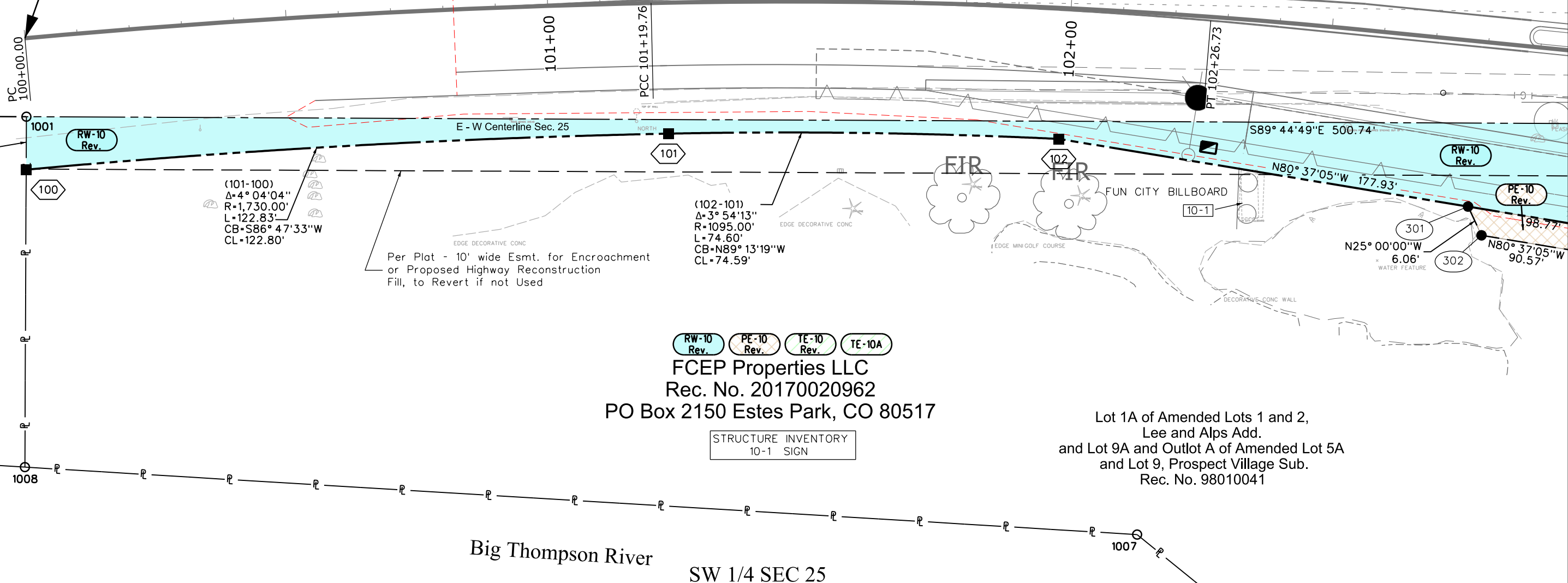
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CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	8/20/2021	7.01 of 7.13	7.01

T. 5 N. R. 73 W. 6th P.M.
NW 1/4 SEC 25



BEGIN ROW PROJECT STA R400-330
STA 99+97.99 ALIGNMENT MORaine WEST

Moraine Ave. US 36



RW-10 Rev. PE-10 Rev. TE-10 Rev. TE-10A

FCEP Properties LLC
Rec. No. 20170020962
PO Box 2150 Estes Park, CO 80517

STRUCTURE INVENTORY
10-1 SIGN

Lot 1A of Amended Lots 1 and 2,
Lee and Alps Add.
and Lot 9A and Outlot A of Amended Lot 5A
and Lot 9, Prospect Village Sub.
Rec. No. 98010041

Big Thompson River
SW 1/4 SEC 25

9/29/2021 12:47:08 PM p:\aecom-no-pw-bentley.com\AECOM_DS01_NA\Documents\60332740-Estes Park\900-Work\910-CAD\05-REFERENCES\07_ROW_20298\ROW_Survey\Drawings\20298ROW_Plan701.dgn



Sheet Revisions		
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8/20/21	REVISED RW-10, PE-10 & TE-10	AECOM

Sheet Revisions		
Date	Description	Initials

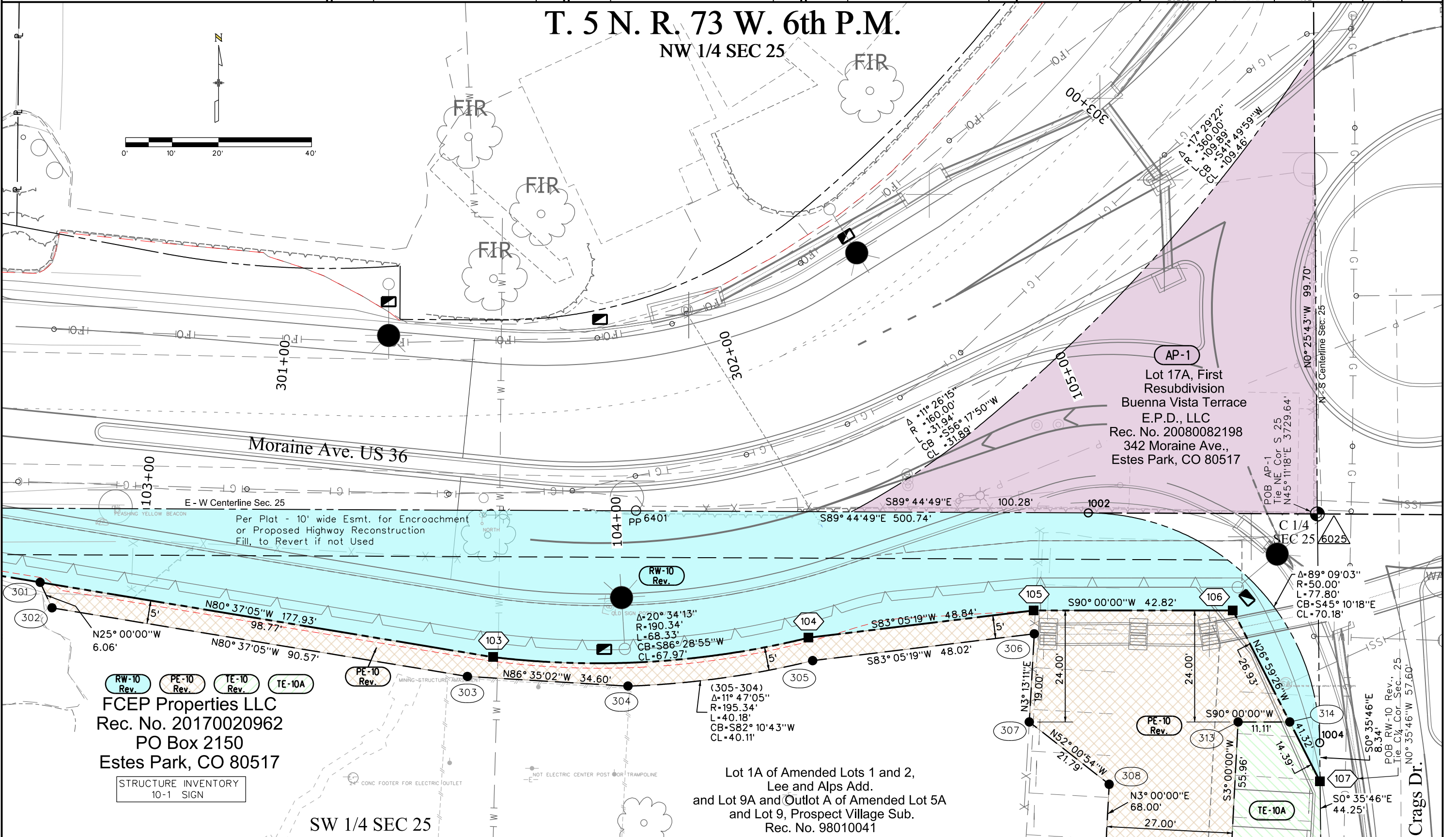
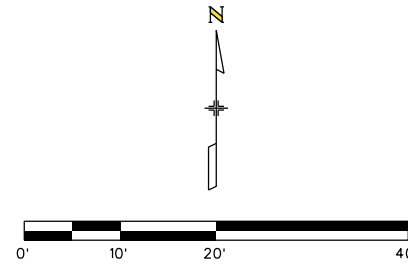
Sheet Revisions		
Date	Description	Initials



CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	8/20/2021	7.02 of 7.13	7.02

T. 5 N. R. 73 W. 6th P.M.

NW 1/4 SEC 25



RW-10 Rev. PE-10 Rev. TE-10 Rev. TE-10A
FCEP Properties LLC
 Rec. No. 20170020962
 PO Box 2150
 Estes Park, CO 80517
 STRUCTURE INVENTORY
 10-1 SIGN

Lot 1A of Amended Lots 1 and 2,
 Lee and Alps Add.
 and Lot 9A and Outlot A of Amended Lot 5A
 and Lot 9, Prospect Village Sub.
 Rec. No. 98010041

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

Sheet Revisions

Date	Description	Initials
8/20/21	REVISED RW-10, PE-10 & TE-10, NAME	
	CHANGE RW-11, TE-11, TE-11A	AECOM

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



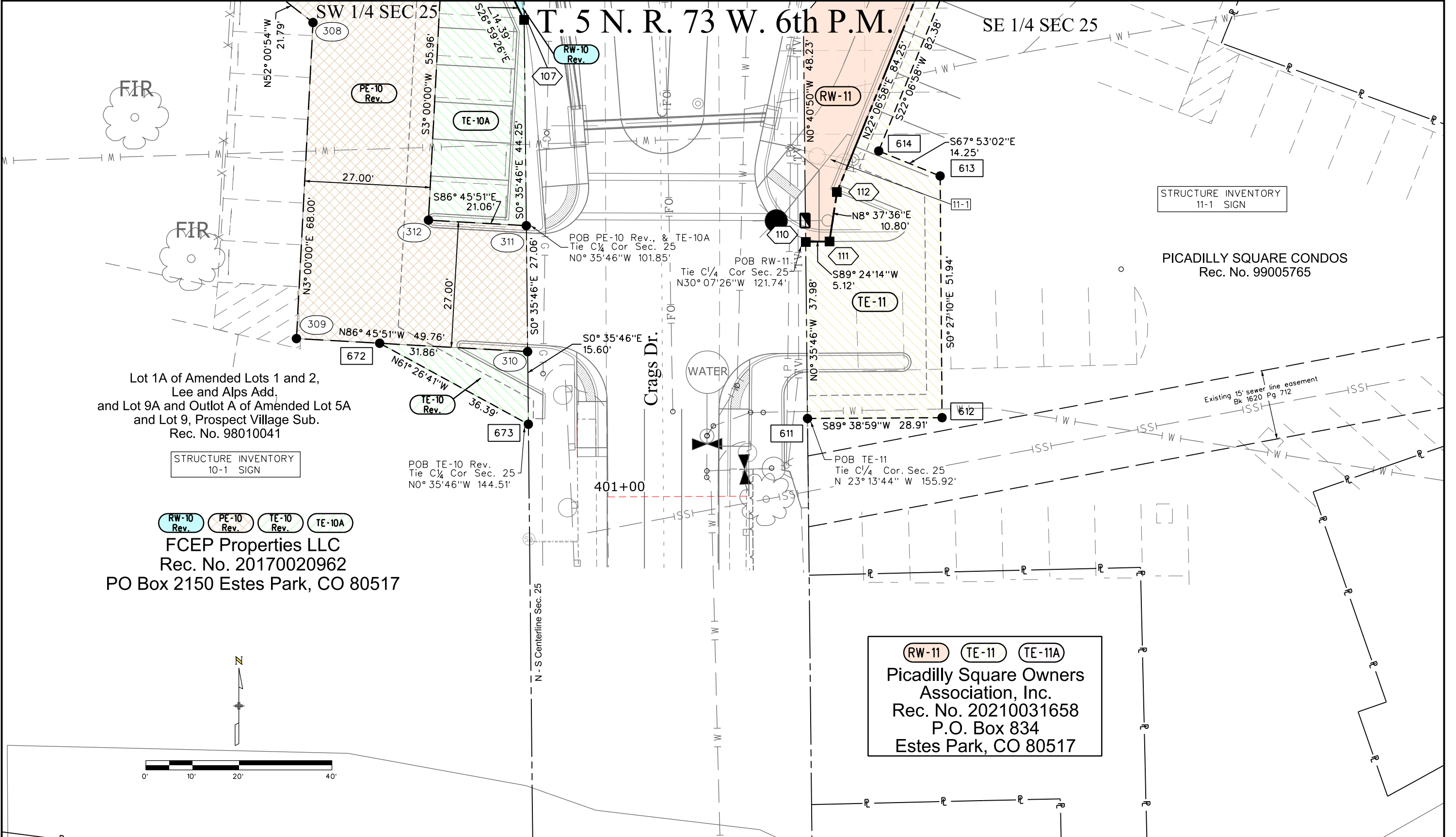
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans

Plan Sheet

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	8/20/2021	7.03 of 7.13	7.03

T. 5 N. R. 73 W. 6th P.M.



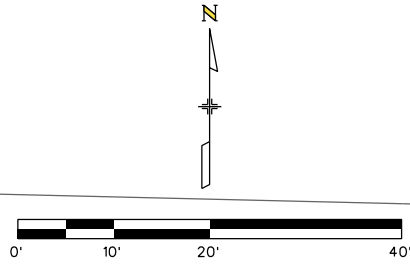
Lot 1A of Amended Lots 1 and 2,
Lee and Alps Add.
and Lot 9A and Outlot A of Amended Lot 5A
and Lot 9, Prospect Village Sub.
Rec. No. 98010041

STRUCTURE INVENTORY
10-1 SIGN

RW-10 Rev. PE-10 Rev. TE-10 Rev. TE-10A

FCEP Properties LLC
Rec. No. 20170020962
PO Box 2150 Estes Park, CO 80517

RW-11 TE-11 TE-11A
Picadilly Square Owners
Association, Inc.
Rec. No. 20210031658
P.O. Box 834
Estes Park, CO 80517



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Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

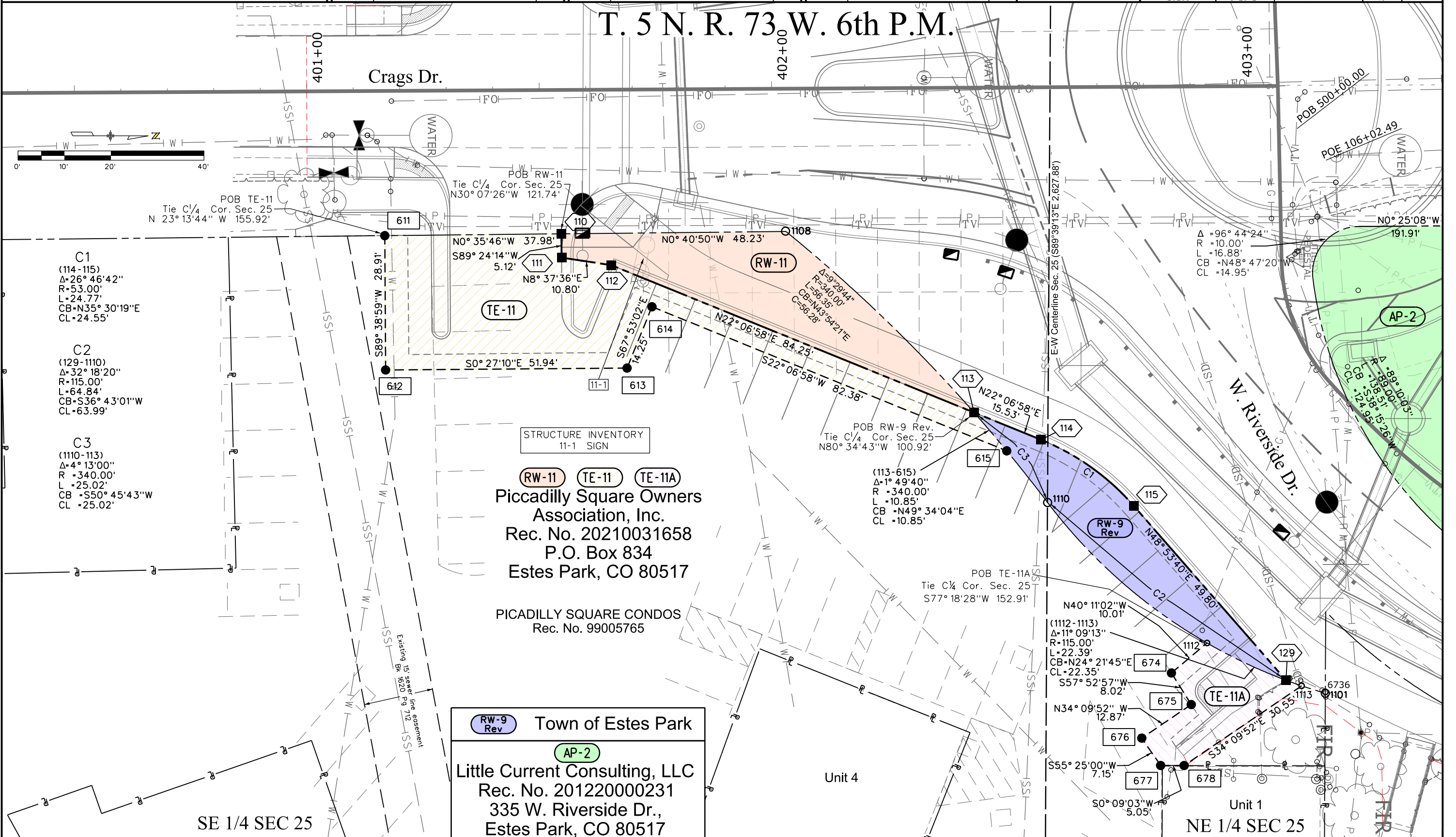


Right of Way Plans

Plan Sheet

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	8/20/21	7.04 of 7.13	7.04

T. 5 N. R. 73 W. 6th P.M.



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

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans

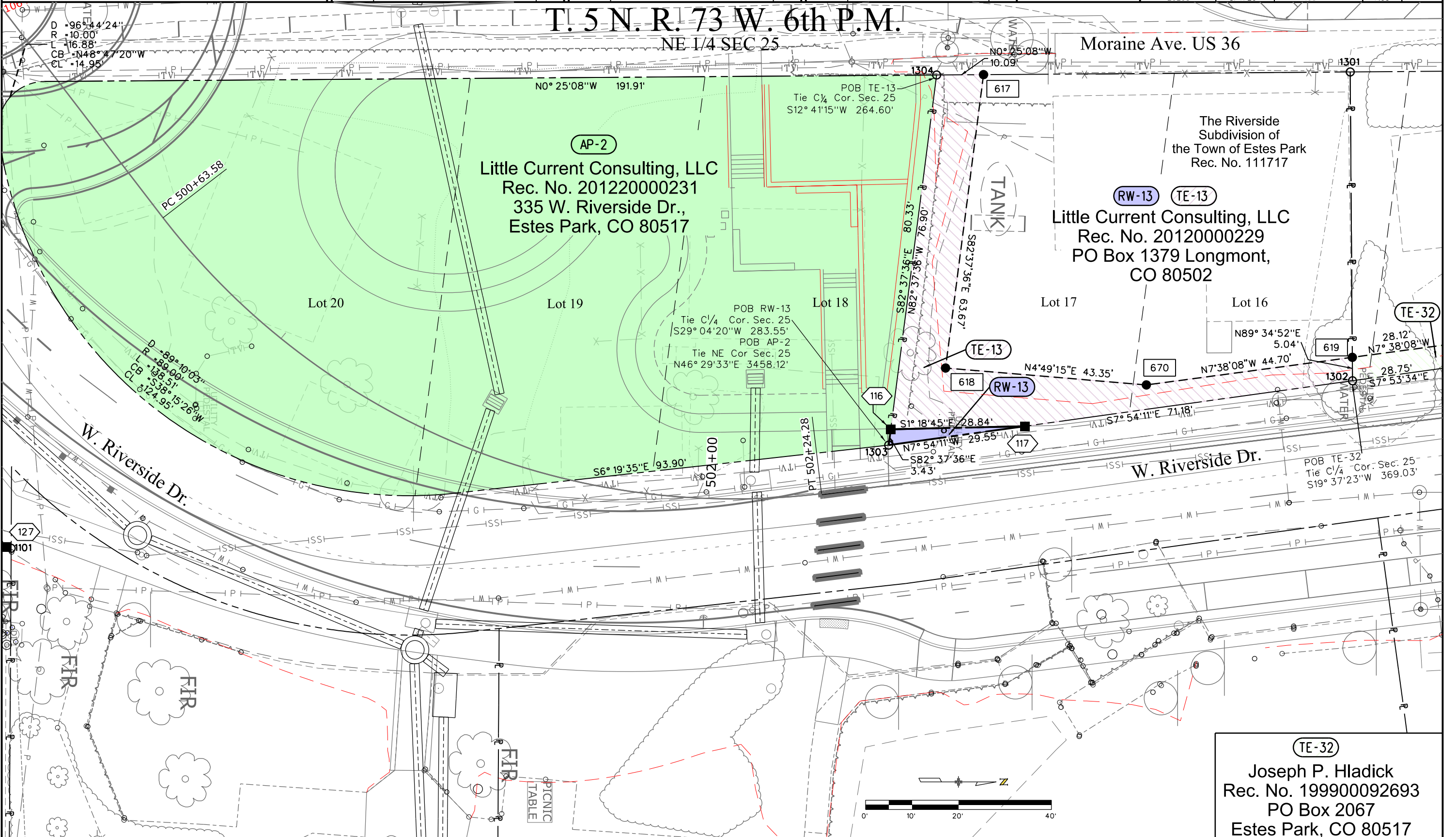
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CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
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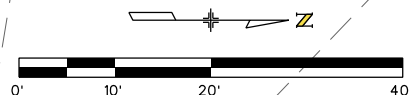
T. 5 N. R. 73 W. 6th P.M.

NE 1/4 SEC 25

Moraine Ave. US 36



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TE-32
Joseph P. Hladick
Rec. No. 199900092693
PO Box 2067
Estes Park, CO 80517



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

Region 4 Right-of-Way

PAH

Sheet Revisions

Date	Description	Initials
12/14/21	NAME CHANGE TE-14	AECOM

Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
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7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans

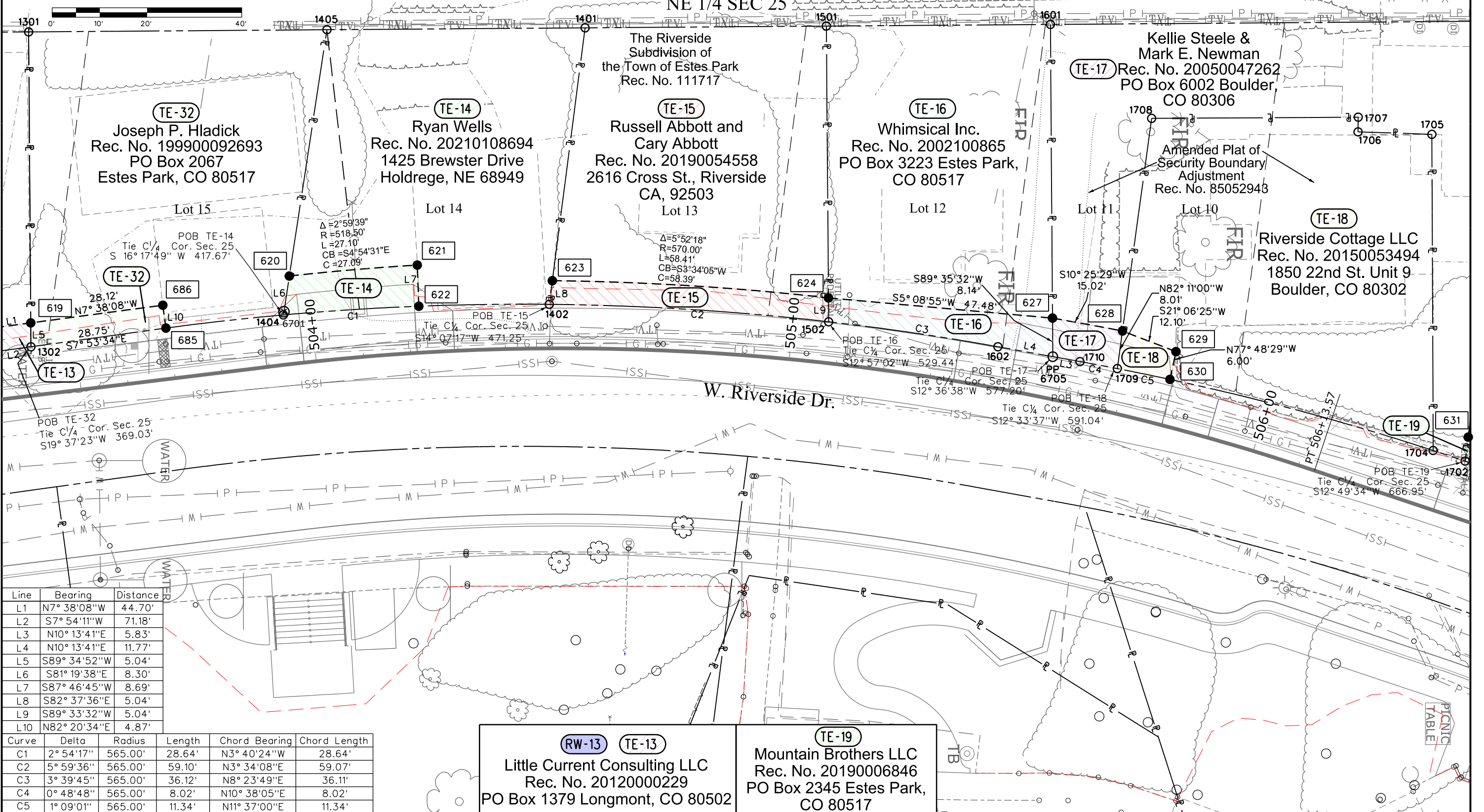
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CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	12/14/21	7.06 of 7.13	7.06

T. 5 N. R. 73 W. 6th P.M.

NE 1/4 SEC 25

Moraine Ave. US 36



Line	Bearing	Distance
L1	N7° 38'08"W	44.70'
L2	S7° 54'11"W	71.18'
L3	N10° 13'41"E	5.83'
L4	N10° 13'41"E	11.77'
L5	S89° 34'52"W	5.04'
L6	S81° 19'38"E	8.30'
L7	S87° 46'45"W	8.69'
L8	S82° 37'36"E	5.04'
L9	S89° 33'32"W	5.04'
L10	N82° 20'34"E	4.87'

Curve	Delta	Radius	Length	Chord Bearing	Chord Length
C1	2° 54'17"	565.00'	28.64'	N3° 40'24"W	28.64'
C2	5° 59'36"	565.00'	59.10'	N3° 34'08"E	59.07'
C3	3° 39'45"	565.00'	36.12'	N8° 23'49"E	36.11'
C4	0° 48'48"	565.00'	8.02'	N10° 38'05"E	8.02'
C5	1° 09'01"	565.00'	11.34'	N11° 37'00"E	11.34'

RW-13 TE-13
Little Current Consulting LLC
Rec. No. 20120000229
PO Box 1379 Longmont, CO 80502

TE-19
Mountain Brothers LLC
Rec. No. 20190006846
PO Box 2345 Estes Park,
CO 80517

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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

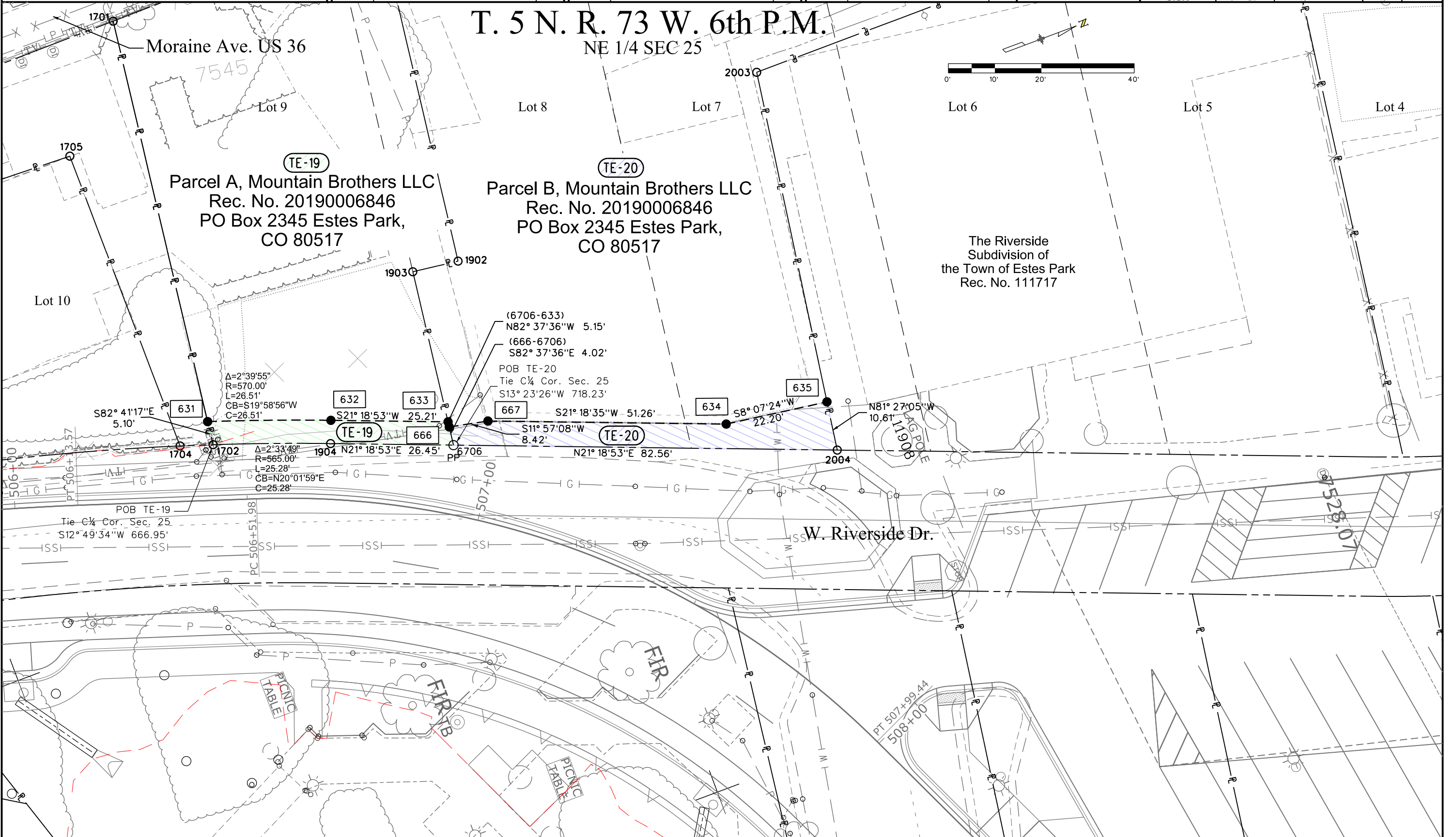


Right of Way Plans

Plan Sheet

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	8/4/20	7.07 of 7.13	7.07

T. 5 N. R. 73 W. 6th P.M.
NE 1/4 SEC 25



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

Sheet Revisions		
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08/20/21	Revised TE-21, TE-21A, Added PE-21, PE-21A	AECOM
03/10/22	Name Change PE-21, TE-21 Rev., PE-21A, TE-21A Rev.	AECOM

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	3/10/22	7.08 of 7.13	7.08

T. 5 N. R. 73 W. 6th P.M.
NE 1/4 SEC 25

Big Thompson River

AP-4
Mary K. Culp
Rec. No. 94093593
201 E. Riverside Dr.,
Estes Park, CO 80517

AP-3
Richard D. Slaydon et ux

AP-4
Mary K. Culp

E. Riverside Dr.

Lot 27
The Riverside
Subdivision of
the Town of Estes Park
Rec. No. 111717

Lot 28
The Riverside
Subdivision of
the Town of Estes Park
Rec. No. 111717

AP-3
Richard D. Slaydon &
Sandra L. Patterson-Slaydon
Rec. No. 2000086758
221 E. Riverside Dr.,
Estes Park, CO 80517

PE-21
Misty Mountain Investors, LLC
Parcel 1, Rec. No. 20220006883
2000 Renfro Road
Colleyville, TX 76034

PE-21A
Misty Mountain Investors, LLC
Parcel 2, Rec. No. 20220006883
2000 Renfro Road
Colleyville, TX 76034

TE-22
Russell J. & April P. Sorenson
Rec. No. 20130036784
7572 Sweet Mist Ave.
Las Vegas, NV 89178

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Sheet Revisions

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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



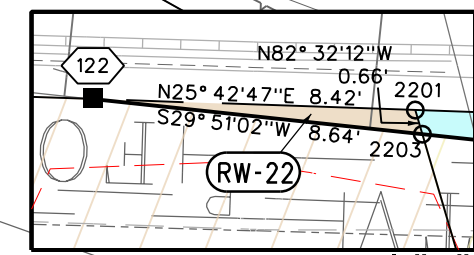
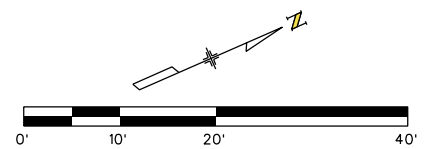
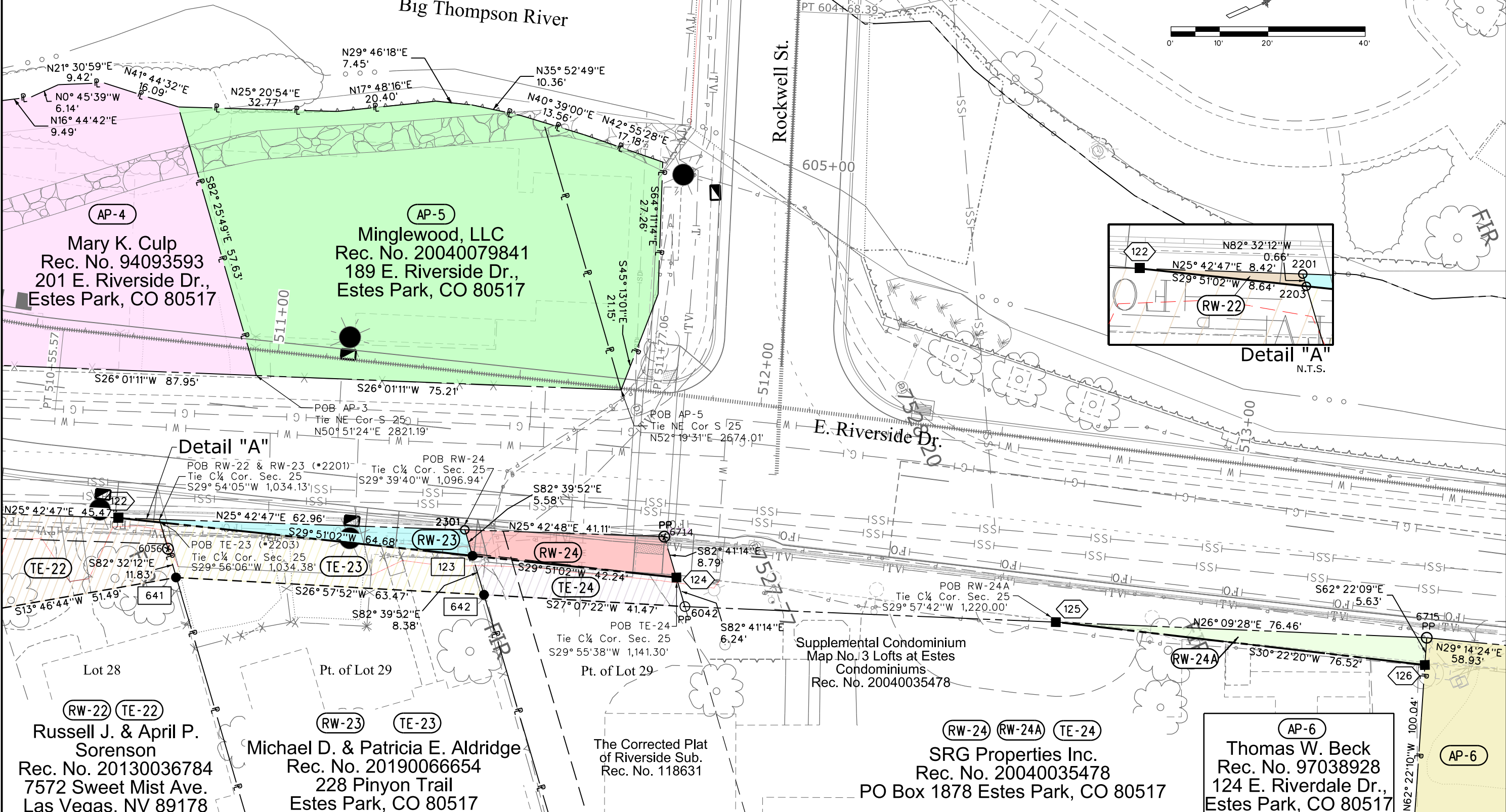
Right of Way Plans

Plan Sheet

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
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T. 5 N. R. 73 W. 6th P.M.

NE 1/4 SEC 25



Detail "A"

Detail "A"
N.T.S.

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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

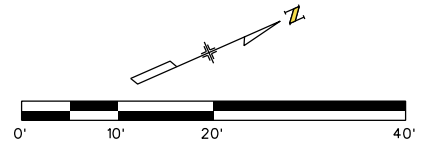
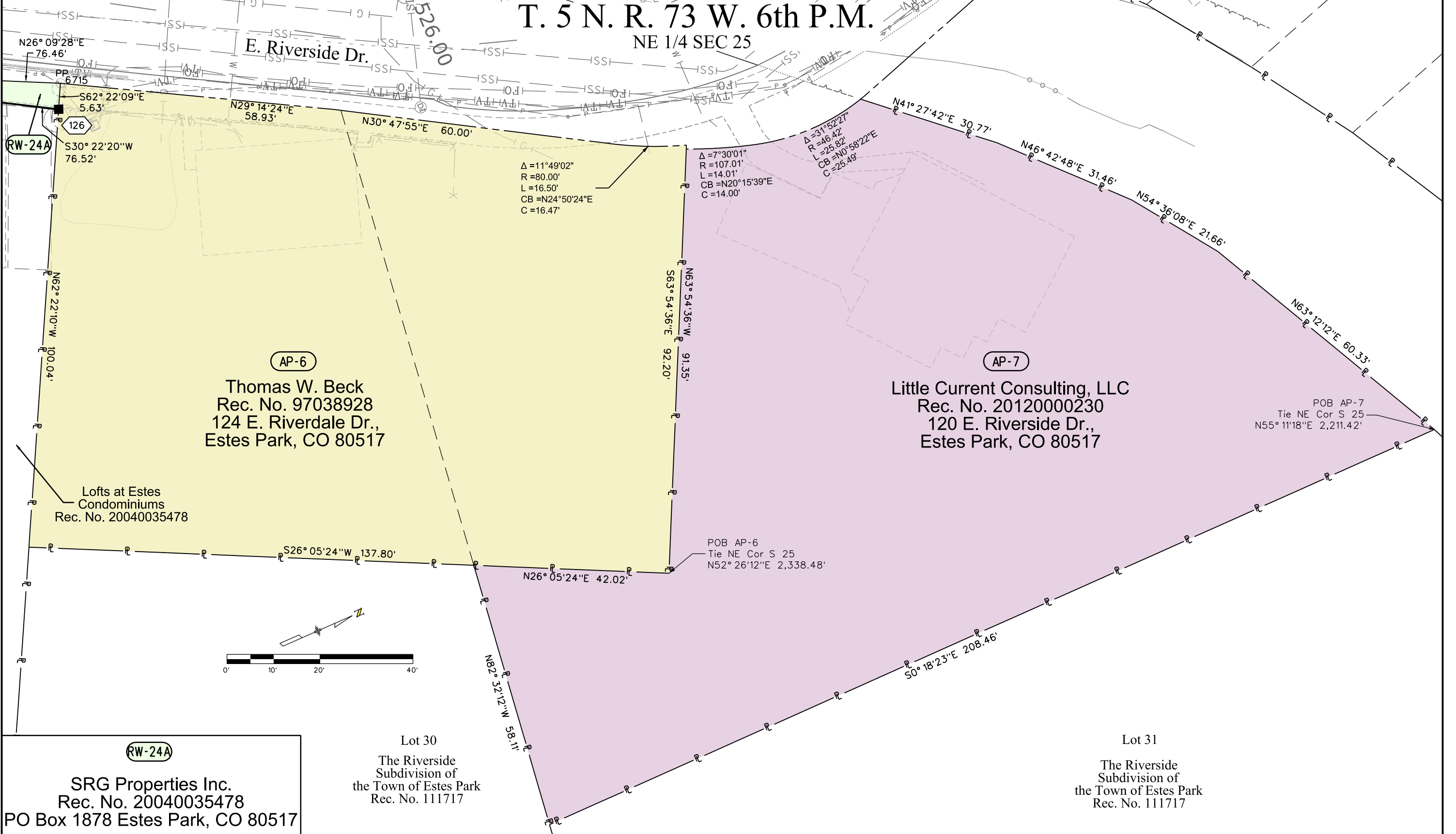


Right of Way Plans

Plan Sheet

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	8/4/20	7.10 of 7.13	7.10

T. 5 N. R. 73 W. 6th P.M.
NE 1/4 SEC 25



RW-24A
SRG Properties Inc.
Rec. No. 20040035478
PO Box 1878 Estes Park, CO 80517

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Sheet Revisions

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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

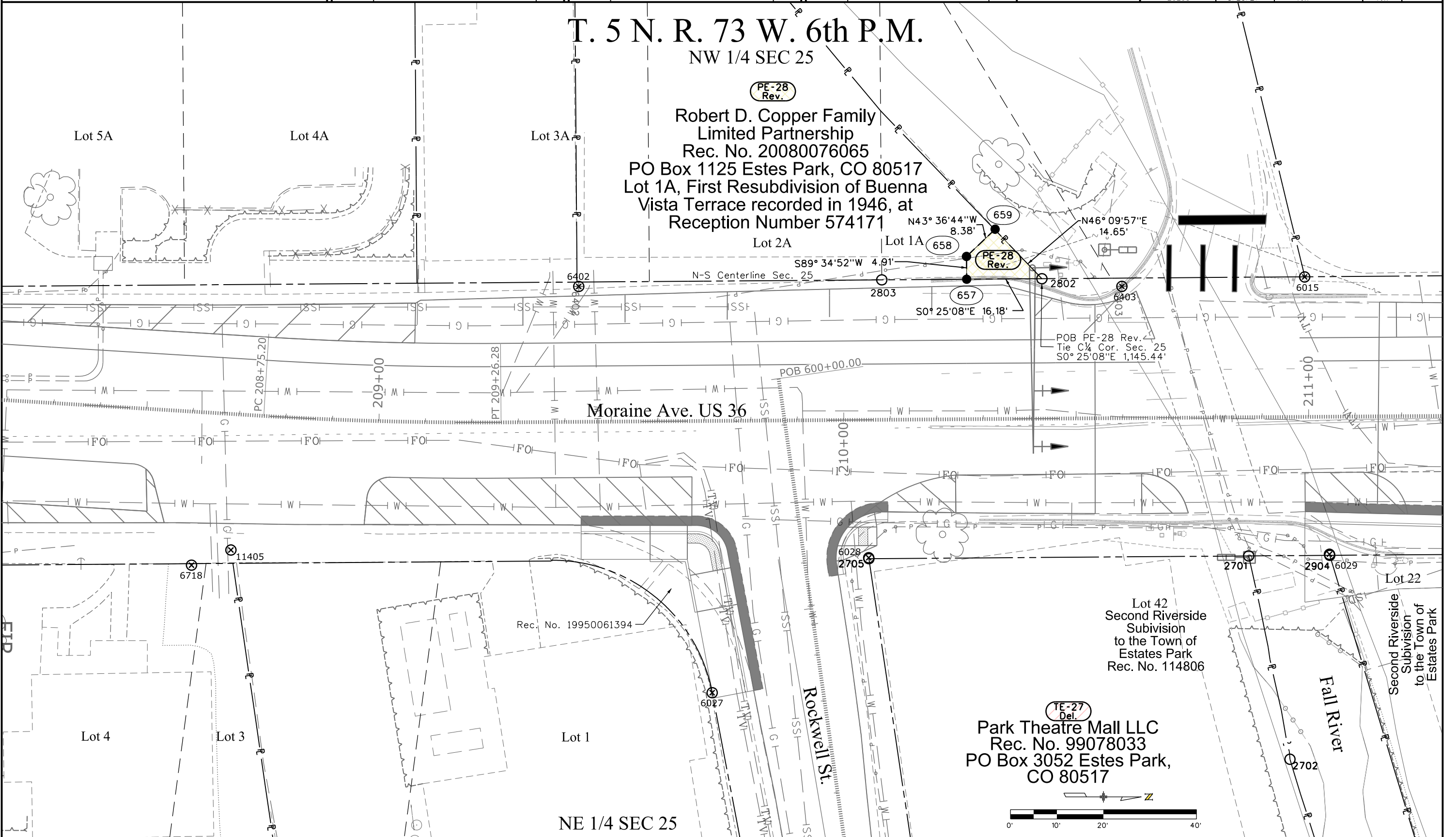
Plan Sheet

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
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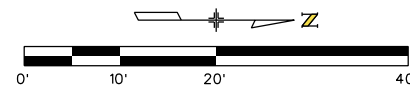
T. 5 N. R. 73 W. 6th P.M.

NW 1/4 SEC 25

PE-28 Rev.
Robert D. Copper Family
Limited Partnership
Rec. No. 20080076065
PO Box 1125 Estes Park, CO 80517
Lot 1A, First Resubdivision of Buenna
Vista Terrace recorded in 1946, at
Reception Number 574171



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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

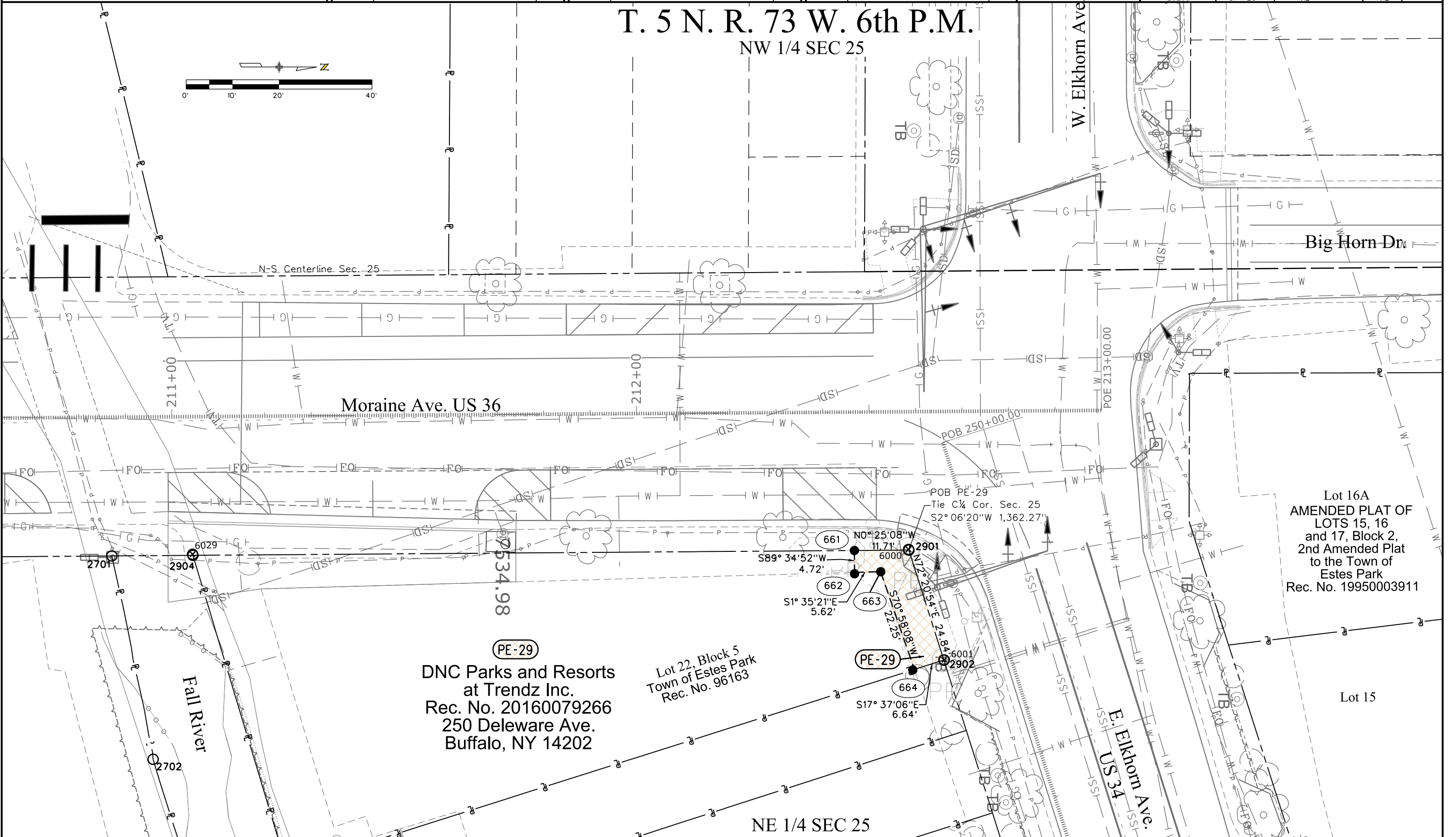
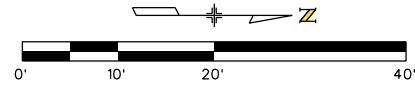


Right of Way Plans

Plan Sheet

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	8/4/20	7.12 of 7.13	7.12

T. 5 N. R. 73 W. 6th P.M.
NW 1/4 SEC 25



Lot 16A
AMENDED PLAT OF
LOTS 15, 16
and 17, Block 2,
2nd Amended Plat
to the Town of
Estes Park
Rec. No. 19950003911

PE-29
DNC Parks and Resorts
at Trendz Inc.
Rec. No. 20160079266
250 Delaware Ave.
Buffalo, NY 14202

Lot 22, Block 5
Town of Estes Park
Rec. No. 96163

NE 1/4 SEC 25

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Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

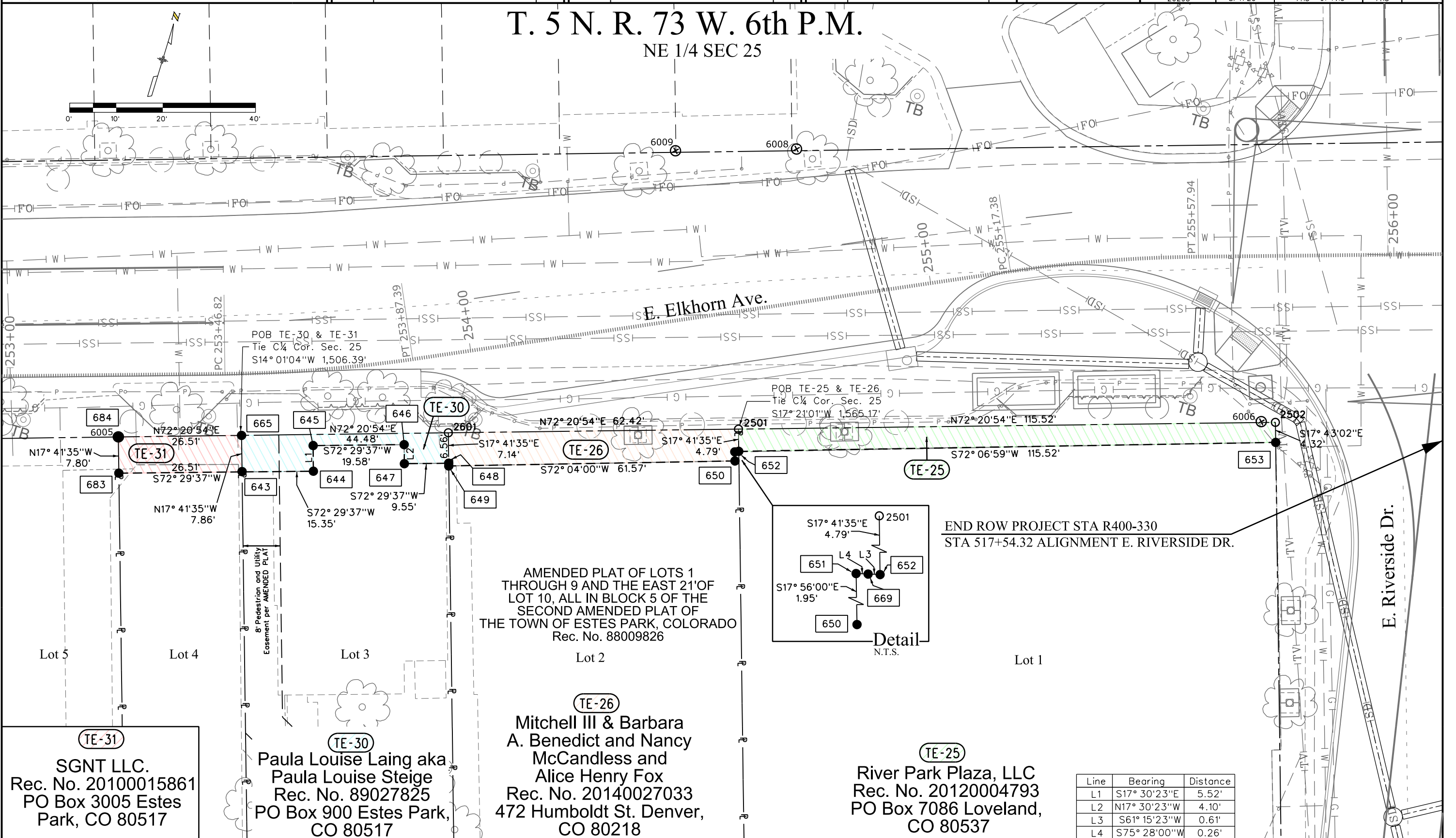
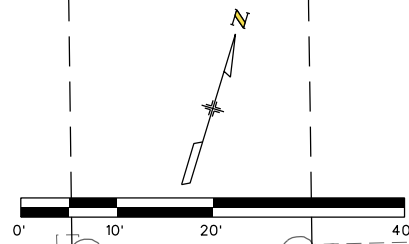


Right of Way Plans

Plan Sheet

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	8/4/20	7.13 of 7.13	7.13

T. 5 N. R. 73 W. 6th P.M.
NE 1/4 SEC 25



AMENDED PLAT OF LOTS 1 THROUGH 9 AND THE EAST 21' OF LOT 10, ALL IN BLOCK 5 OF THE SECOND AMENDED PLAT OF THE TOWN OF ESTES PARK, COLORADO
Rec. No. 88009826

TE-31
SGNT LLC.
Rec. No. 20100015861
PO Box 3005 Estes Park, CO 80517

TE-30
Paula Louise Laing aka Paula Louise Steige
Rec. No. 89027825
PO Box 900 Estes Park, CO 80517

TE-26
Mitchell III & Barbara A. Benedict and Nancy McCandless and Alice Henry Fox
Rec. No. 20140027033
472 Humboldt St. Denver, CO 80218

TE-25
River Park Plaza, LLC
Rec. No. 20120004793
PO Box 7086 Loveland, CO 80537

END ROW PROJECT STA R400-330
STA 517+54.32 ALIGNMENT E. RIVERSIDE DR.

Line	Bearing	Distance
L1	S17° 30'23"E	5.52'
L2	N17° 30'23"W	4.10'
L3	S61° 15'23"W	0.61'
L4	S75° 28'00"W	0.26'

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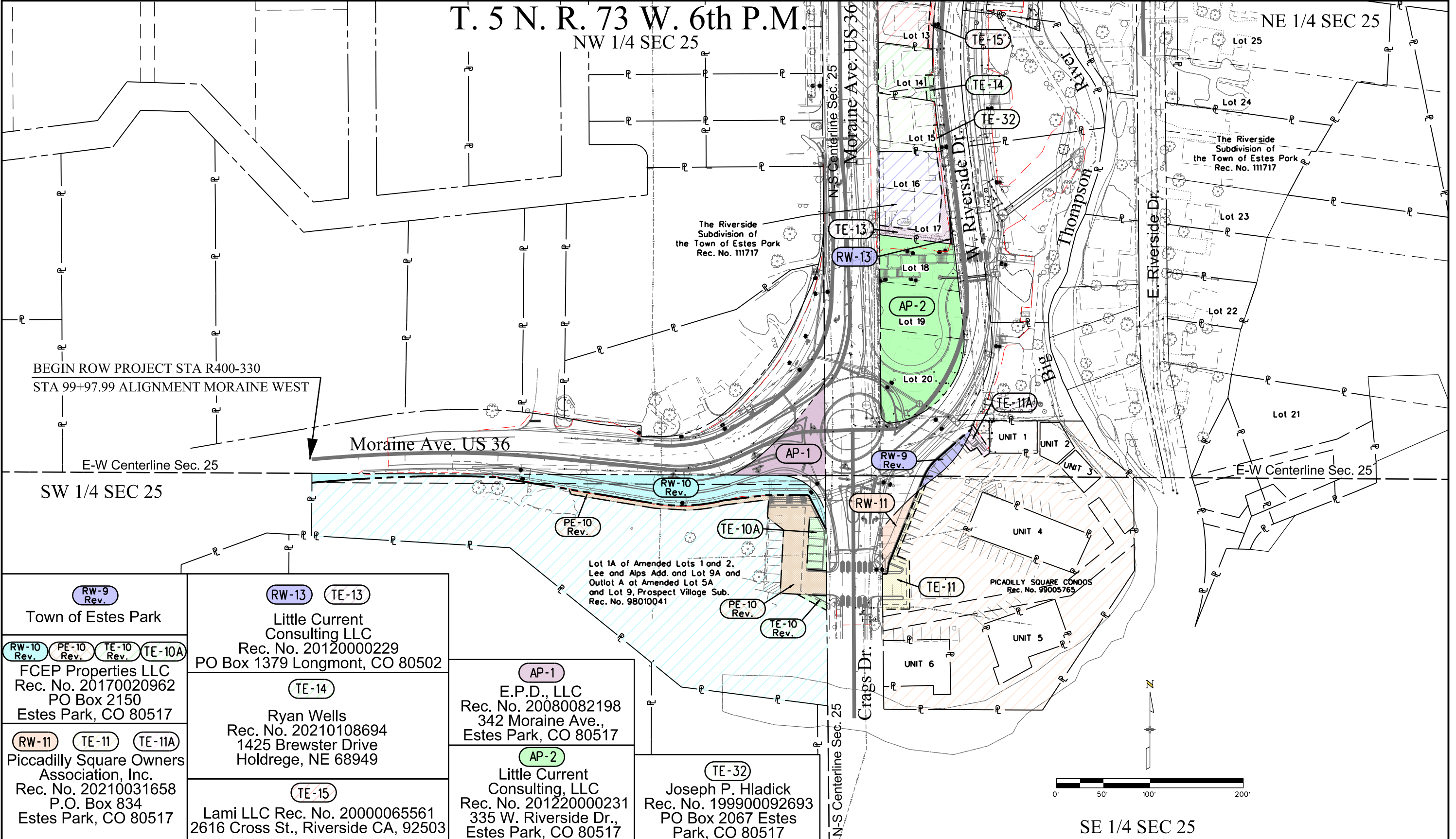
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12/14/21	NAME CHANGE TE-14	AECOM

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Right of Way Plans			
Ownership Sheet			
CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	12/14/21	8.01 of 8.03	8.01

T. 5 N. R. 73 W. 6th P.M.
NW 1/4 SEC 25



BEGIN ROW PROJECT STA R400-330
STA 99+97.99 ALIGNMENT MORaine WEST

Moraine Ave. US 36

SW 1/4 SEC 25

RW-9 Rev.
Town of Estes Park

RW-10 Rev. PE-10 Rev. TE-10 Rev. TE-10A
FCEP Properties LLC
Rec. No. 20170020962
PO Box 2150
Estes Park, CO 80517

RW-11 TE-11 TE-11A
Picadilly Square Owners
Association, Inc.
Rec. No. 20210031658
P.O. Box 834
Estes Park, CO 80517

RW-13 TE-13
Little Current
Consulting LLC
Rec. No. 20120000229
PO Box 1379 Longmont, CO 80502

TE-14
Ryan Wells
Rec. No. 20210108694
1425 Brewster Drive
Holdrege, NE 68949

TE-15
Lami LLC Rec. No. 20000065561
2616 Cross St., Riverside CA, 92503

AP-1
E.P.D., LLC
Rec. No. 20080082198
342 Moraine Ave.,
Estes Park, CO 80517

AP-2
Little Current
Consulting, LLC
Rec. No. 201220000231
335 W. Riverside Dr.,
Estes Park, CO 80517

TE-32
Joseph P. Hladick
Rec. No. 199900092693
PO Box 2067 Estes
Park, CO 80517

Lot 1A of Amended Lots 1 and 2,
Lee and Alps Add. and Lot 9A and
Outlet A at Amended Lot 5A
and Lot 9, Prospect Village Sub.
Rec. No. 98010041

PICADILLY SQUARE CONDOS
Rec. No. 99005765

NE 1/4 SEC 25

The Riverside
Subdivision of
the Town of Estes Park
Rec. No. 111717

PICADILLY SQUARE CONDOS
Rec. No. 99005765

SE 1/4 SEC 25

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Colorado Department of Transportation



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

Region 4 Right-of-Way

PAH

Sheet Revisions

Date	Description	Initials
08/20/21	Revised TE-21, TE-21A, PE-28, Added PE-21, PE-21A, Deleted TE-27	AECOM
12/14/21	NAME CHANGE TE-14	AECOM
03/10/22	Name Change PE-21, TE-21 Rev., PE-21A, TE-21A Rev.	AECOM

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



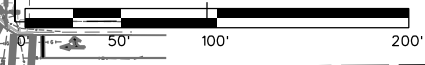
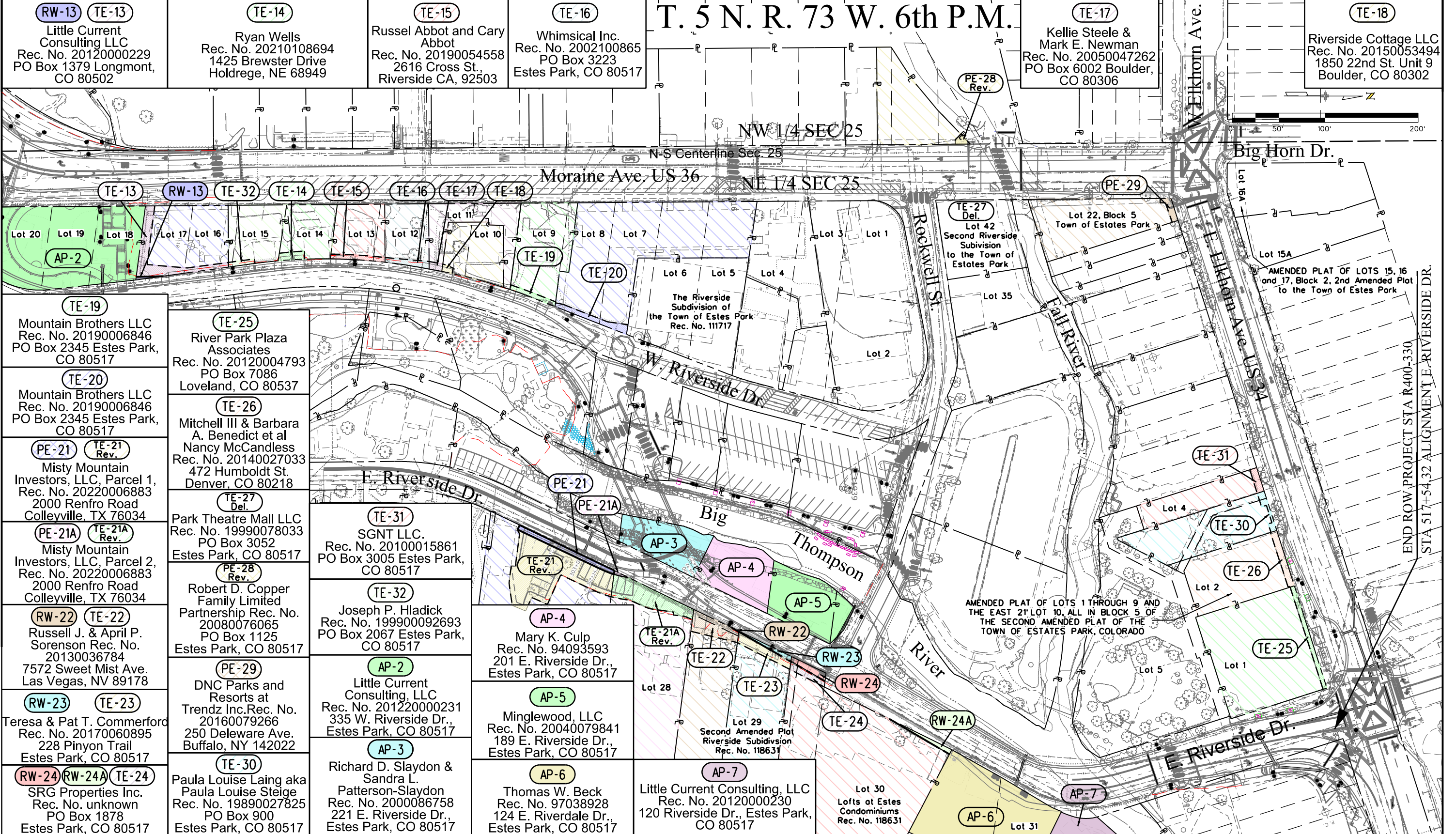
7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans

Ownership Sheet

CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20298	03/10/22	8.02 of 8.03	8.02

T. 5 N. R. 73 W. 6th P.M.



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

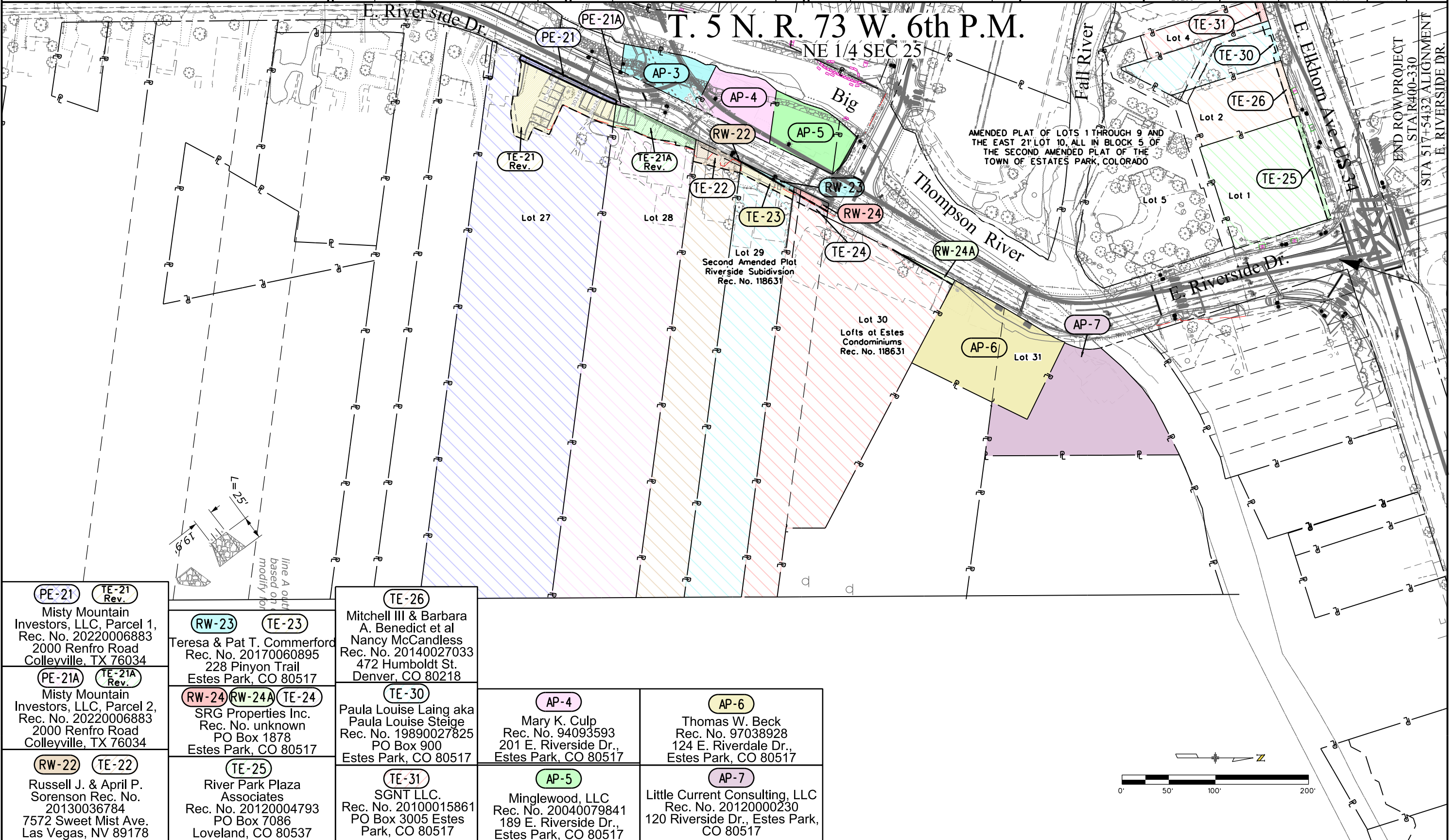
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03/10/22	Name Change PE-21, TE-21 Rev., PE-21A, TE-21A Rev.	AECOM

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

7595 Technology Way, Ste 200
Denver CO 80237
303-694-2770

Right of Way Plans			
Ownership Sheet			
CDOT Project Number: STA R400-330			
CDOT Project Location: US34 & US36 FLAP Estes Park Couplets			
CFL Project Number: CO FLAP US 36(1)			
CFL Project Location: Downtown Estes Park Loop			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
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PE-21 **TE-21 Rev.**
Misty Mountain Investors, LLC, Parcel 1, Rec. No. 20220006883
2000 Renfro Road Colleyville, TX 76034

PE-21A **TE-21A Rev.**
Misty Mountain Investors, LLC, Parcel 2, Rec. No. 20220006883
2000 Renfro Road Colleyville, TX 76034

RW-22 **TE-22**
Russell J. & April P. Sorenson Rec. No. 20130036784
7572 Sweet Mist Ave. Las Vegas, NV 89178

RW-23 **TE-23**
Teresa & Pat T. Commerford Rec. No. 20170060895
228 Pinyon Trail Estes Park, CO 80517

RW-24 **RW-24A** **TE-24**
SRG Properties Inc. Rec. No. unknown
PO Box 1878 Estes Park, CO 80517

TE-25
River Park Plaza Associates Rec. No. 20120004793
PO Box 7086 Loveland, CO 80537

TE-26
Mitchell III & Barbara A. Benedict et al Nancy McCandless Rec. No. 20140027033
472 Humboldt St. Denver, CO 80218

TE-30
Paula Louise Laing aka Paula Louise Steige Rec. No. 19890027825
PO Box 900 Estes Park, CO 80517

TE-31
SGNT LLC. Rec. No. 20100015861
PO Box 3005 Estes Park, CO 80517

AP-4
Mary K. Culp Rec. No. 94093593
201 E. Riverside Dr., Estes Park, CO 80517

AP-5
Minglewood, LLC Rec. No. 20040079841
189 E. Riverside Dr., Estes Park, CO 80517

AP-6
Thomas W. Beck Rec. No. 97038928
124 E. Riverdale Dr., Estes Park, CO 80517

AP-7
Little Current Consulting, LLC Rec. No. 20120000230
120 Riverside Dr., Estes Park, CO 80517

