

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED

FEDERAL AID PROJECT NO. STRCX-CXBRS 0144(016)
STATE HIGHWAY NO. 144
MORGAN COUNTY

RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 50'

SURVEY CONTROL 1" = 500'

OWNERSHIP MAP 1" = 400'

R.O.W. LENGTH OF PROJECT = 0.603 MILES

RIGHT OF WAY
S.H. 144 AT
S. PLATTE RIVER,
S. OF WELDONA

INDEX OF SHEETS

- 1 TITLE SHEET
- 2-2A TABULATION OF PROPERTIES SHEET
- 3-3A CONTROL AND MONUMENTATION SHEET
- 4-6 PLAN SHEETS
- 7 OWNERSHIP MAP

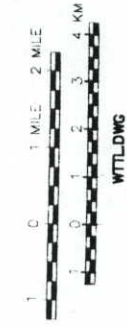
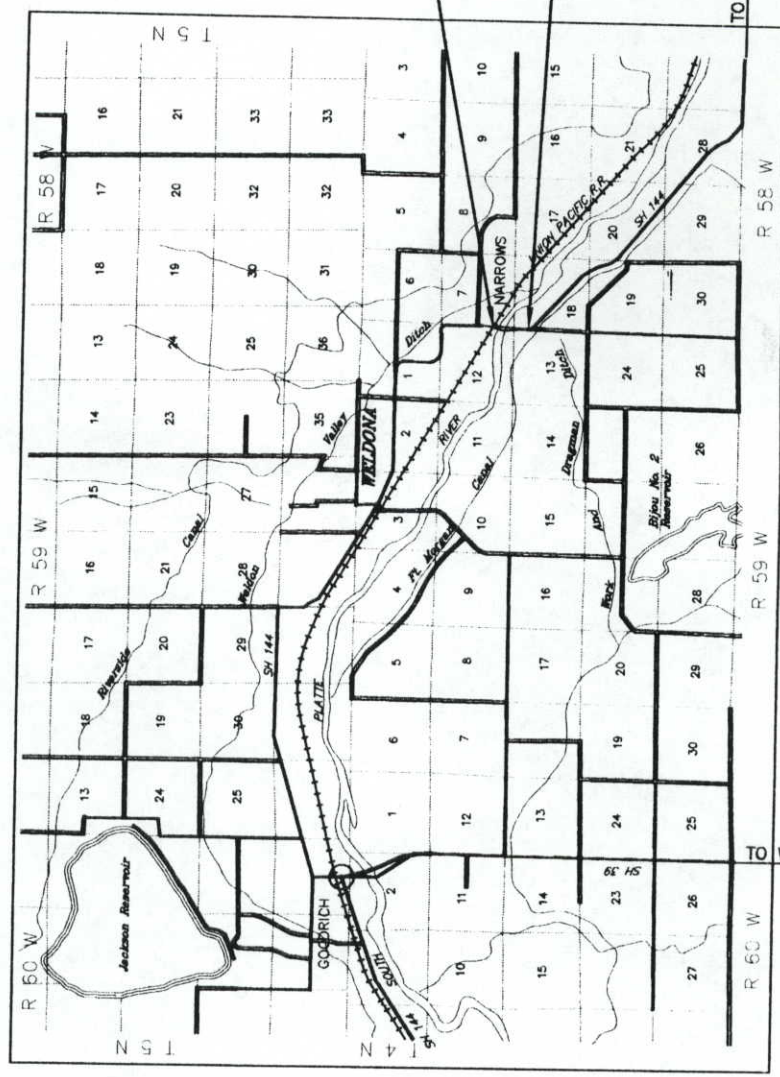
FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
VIII	COLORADO	STRCX-CXBRS 0144(016)	1
REVISIONS			

CONVENTIONAL SIGNS

County Line	-----
Township or Range Line	-----
Land Lines	-----
Property or Tract Line	-----
City Limits	-----
Railroad	-----
Existing Road	-----
New Road	-----
Control of Access	-----
Access denied by Deed	-----
Right of Way Line	-----
Protected by Freeway (Virgin Location)	-----
Top of Cuts	-----
Toe of Fills	-----
Chain Link Fence	-----
Woven Wire-Combination Fence	-----
Snow Fence	-----
Wood Fence	-----
Deer Fence	-----
Trees	-----
Deciduous	-----
Coniferous	-----
Tel. & Teleg. Lines	-----
Electric Lines	-----
Elec. Trans. Tower	-----
Buried Tel. Cable	-----
Buried Electric Cable	-----
Gas Main	-----
Oil Main	-----
Water Main	-----
Sanitary Sewers	-----
Storm Sewers	-----
Road Approaches	-----
Section Corner	-----
Culverts & Drains	-----
Proposed Existing	-----
Proposed Existing (to be dashed)	-----
Bridges	-----

BASIS OF BEARINGS

All bearings are based on a line connecting the SE corner of Section 12, T.4N., R.59W., of the 6TH P.M. (3" brass cap) and the E 1/4 Section 12, T.4N., R.59W., of the 6TH P.M. (3" brass cap) as bearing N00°00'28"E.



END ROW PROJECT NO. STRCX-CXBRS 0144(016)
STA. 134+00.00
M.P. = 20.1

BEGIN ROW PROJECT NO. STRCX-CXBRS 0144(016)
STA. 102+15.85
M.P. = 20.7

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED _____ DATE _____

DIVISION ADMINISTRATOR _____

R.O.W. TABULATION OF PROPERTIES IN MORGAN COUNTY

S.H. NO. 144 RIGHT OF WAY
S. PLATTE RIVER, S. OF WELDONA

C	FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
D	III	COLC.	STRCX-CXBRS 0144(016)	2
O			REVISIONS	
T		7/03/95	REVISE PARCELS 1 & 2	JTO

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER	
					LEFT	RIGHT		
1 REV.	RICHARD I. FINCH AND SHERRY R. FINCH	12434 HIGHWAY 144 WELDONA, CO 80653 (970) 867-9566	T. 4 N., R. 59 W., 6TH P.M. NE 1/4 SECTION 13	1.106	0.512	0.594	23+/- 1 REV.	
2 REV.	J. MICHAEL GEIGER	370 S. OTIS LAKEWOOD, CO 80226 (303) 922-7975	T. 4 N., R. 58 W., 6TH P.M. NW 1/4 SECTION 18	1.278	0.512	0.766	78+/- 2 REV.	
3	(Same As Above)	(Same As Above)	SW 1/4 SECTION 7	2.984	0.793	2.191	21+/- 3	
TE-3	(Same As Above)	(Same As Above)	(Same As Above)	0.057		0.057	TE-3	TEMPORARY EASEMENT FOR RIPRAP CONSTRUCTION
TE-3A	(Same As Above)	(Same As Above)	(Same As Above)	0.207		0.207	TE-3A	TEMPORARY EASEMENT FOR FIELD APPROACH CONSTRUCTION
TE-3B	(Same As Above)	(Same As Above)	(Same As Above)	0.053		0.053	TE-3B	TEMPORARY EASEMENT FOR BRIDGE ABUTMENT PROTECTION
4	JEROME J. CEBULA	RT. 1 BOX 7 LENORE, ID 83541 (208) 836-5425	T. 4 N., R. 59 W., 6TH P.M. SE 1/4 SECTION 12	1.807	0.806	1.001	117+/- 4	

R.O.W. TABULATION OF PROPERTIES IN MORGAN COUNTY

S.H. NO. 144 RIGHT OF WAY
S. PLATTE RIVER, S. OF WELDONA

C	FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.
D	III	COLO.	STRCX-CXBRS 0144(016)	2A
O				
T				

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES			REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	
TE-4	JEROME J. CEBULA	RT. 1 BOX 7 LENORE, ID 83541 (208) 836-5425	SE 1/4 SECTION 12	0.825		0.825	TEMPORARY EASEMENT FOR SPUR DIKE CONSTRUCTION
TE-4A	(Same As Above)	(Same As Above)	(Same As Above)	0.114		0.114	TEMPORARY EASEMENT FOR BRIDGE ABUTMENT PROTECTION
RE-5	UNION PACIFIC RAILROAD	1860 BLAKE DENVER, CO 80005 (303) 391-5378	SW 1/4 SECTION 7 R 58 W SE 1/4 SECTION 12 R 59 W	1.257		1.257	RAILROAD EASEMENT
6	THE WESTERN SUGAR CO.	1700 BROADWAY SUITE 1600 DENVER, CO 80290 (303) 830-3939	SW 1/4 SECTION 7	0.253	0.068	0.185	6
6A	(Same As Above)	(Same As Above)	(Same As Above)	3.274	0.185	3.089	6A
8	DELBERT D. CASTOR	2219 HIGHWAY 39 WELDONA, CO 80653 (970) 645-2503	(Same As Above)	1.862	0.546	1.316	8
						200+/-	8
							REMAINDER PARCEL

CONTROL AND MONUMENTATION SHEET

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

700	27601.4081	30251.1110
701	27600.7161	30191.1149
704	27901.5606	30298.1506
705	27899.7152	30138.1612
706	28189.5131	30305.6910
707	28199.9556	30146.5077
708	28400.5855	30319.5375
709	28411.0281	30160.3542
710	28682.5361	30329.7137
711	28683.3361	30169.7157
712	28858.7322	30170.5927
713	28858.7322	29995.5927
714	29044.6514	29996.5223
715	29044.6514	30183.5753
716	29433.6249	30333.4692
717	29542.3851	30324.0128
718	29450.7901	30475.7948
719	29588.3028	30077.1445
720	29375.2483	30430.2080
721	29663.8496	30122.7343
723	29524.0378	30183.6412
724	29769.5136	30325.1485
726	30104.3528	30312.3895
728	30314.2124	30295.3172
730	30622.7631	30282.9734
734	30782.9257	30238.8143
735	30782.9859	30188.8143
736	29627.0859	30183.6554
1001	27704.578	30165.414
1002	27804.571	30164.260

SURVEY CONTROL POINT TABULATION

800	28047.8393	30216.4579	/PROPOSED PI STA. 106+62.65
801	28544.2237	30249.0212	/PROPOSED PI STA. 111+59.96
802	29934.5404	30255.9727	/PROPOSED PI STA. 125+50.21
803	30465.4329	30212.7840	/PROPOSED PI STA. 130+82.65

SURVEY CONTROL POINT TABULATION

1	29992.0570	30037.9950	4332.29	/SET CDOT TYPE 2 MONUMENT
2	28963.6180	31247.2810	4339.37	/SET CDOT TYPE 2 MONUMENT
3	27385.6350	33926.2730	4329.19	/SET CDOT TYPE 2 MONUMENT
4	26413.9320	35091.0930		/SET CDOT TYPE 2 MONUMENT
5	25104.4110	32477.1690	4345.01	/SET CDOT TYPE 2 MONUMENT
6	25970.5160	30271.7060	4394.82	/SET CDOT TYPE 2 MONUMENT
7	27166.3390	30245.6530	4349.28	/SET CDOT TYPE 2 MONUMENT
8	28824.4010	27422.1710	4348.16	/SET CDOT TYPE 2 MONUMENT
9	31227.5440	27569.9190	4332.01	/SET CDOT TYPE 2 MONUMENT
502	25682.6880	30240.8210	/E 1/4 SEC 13, FOUND #4 REBAR	
512	25610.9040	24914.4590	/W 1/4 SEC 13, FOUND #4 REBAR	
516	28314.0270	27581.1020	/N 1/4 SEC 13, FOUND BRASS CAP	
517	28344.1500	30213.4790	/NE COR SEC 13, FOUND BRASS CAP	
518	33620.6320	30219.3580	/NW COR SEC 7, FOUND 2" PIPE NO CAP	
519	31006.4660	30213.8450	/W 1/4 SEC 7, FOUND BRASS CAP	
521	33563.2840	27570.4280	/N 1/4 SEC 12, FOUND BRASS CAP	
522	31199.9620	35402.1220	/E 1/4 SEC 7, FOUND BRASS CAP	
523	33860.7020	35403.3380	/NE COR SEC 18, FOUND BRASS CAP	
524	28522.0550	35386.9680	/E 1/4 SEC 18, FOUND BRASS CAP	

TABULATION OF PERMANENT/TEMPORARY EASEMENTS AND PARCEL CORNERS

400	28347.6778	30316.0667	/PARCEL 1
401	28343.4914	30155.9238	/PARCEL 2
402	28728.7322	30170.3427	/TE4
403	28808.7322	29955.3422	/TE4
404	29094.6514	29956.7718	/TE4
405	29094.6514	30183.5822	/TE4
406	28879.0223	30330.7967	/TE3
407	28878.8973	30355.7963	/TE3
408	28978.8961	30356.2963	/TE3
409	28979.0211	30331.2967	/TE3
410	29408.2777	30333.3424	/TE3B
411	29356.6101	30418.9606	/TE3B
412	29505.9360	30213.6387	/RE8
413	28702.8378	30329.8152	/TE4A
414	29556.8269	30058.1499	/TE4A
415	29757.6118	30183.6733	/RE5
416	29672.5319	30324.6636	/PARCEL 6
419	29771.4620	30325.1593	/PARCEL 6
420	28702.3878	30419.8141	/TE4A
421	29721.4081	30243.6683	/RE5
422	29820.6291	30243.6820	/PARCEL 3
423	28802.3878	30420.3141	/TE4A
424	29739.5099	30213.6708	/RE5
428	30609.2725	30282.9944	/TE4A
429	28802.8378	30330.3152	/TE4A
430	28728.7322	30089.9417	/TE4
431	28808.7322	30090.3417	/TE4
432	29481.1009	30183.6353	/TE4A
433	27601.0621	30221.1130	/PARCEL 1
434	29675.3080	30213.6620	/PARCEL 4
435	29838.7310	30213.6845	/PARCEL 4
436	30782.9292	30213.8143	/PARCEL 8

SURVEYOR CERTIFICATE (CONTROL SURVEY)

Control Survey was done under my supervision and checking.

NAME _____ P.L.S. NO. _____
DATE _____

SURVEYOR CERTIFICATE (MONUMENTATION)

Survey Monumentation was done under my supervision and checking.

NAME _____ P.L.S. NO. _____
DATE _____

SURVEYOR CERTIFICATE (OFFICE)

R.O.W. Plans and Legal Descriptions were prepared under my supervision and checking.

NAME _____ P.L.S. NO. _____
DATE _____

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
XIII	COLORADO	STRCX-CXBRS 0144(016)	3
RIGHT OF WAY		DEL. PNTS. 417, 418, 702, 703	
S.H. 144 AT		ADD PNTS. 1001, 1002	JTO
S. PLATTE RIVER,		REVISED POINT NO. 735	JN
S. OF WELDONA			

GENERAL NOTES

- This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Highway Department purposes only.
- Survey Control Points set with a higher degree of accuracy than ROW Markers.
- 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 be based upon any defect in this survey which commenced more than ten years from the date of the certification shown hereon.
- All R.O.W. Markers set from survey control points.
- All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
- All coordinates listed are project coordinates only.
- Field survey control precision computed to exceed 1/100,000.
- Memorandum of Ownerships supplied by Morgan County Land Title, Inc.
- COORDINATE BASE:
This survey is based upon point No. 517 (SE cor. Section 12, T. 4 N., R. 59 W., of the 6th P.M., 3rd brass cap), having coordinates of N28344.1500 and E30213.4790 and point No. 519 (E. 1/4 cor. Section 12, T. 4 N., R. 59 W., of the 6th P.M., 3rd brass cap), having coordinates of N31006.4660 and E30213.8450, with an inverse bearing of N00° 00' 28"E. (coordinate base assumed).
- BASIS OF ELEVATIONS:
USGS benchmark BM R17, 1 mile NW along Union Pacific Railroad from the station at Weldon, at a road crossing, 38.4 feet NE of the NE rail of the NE track, 28.5 feet NW of the center of road crossing, 36 feet SW of the center line of State Highway 144, 29 feet N of signal light, 1.4 feet NE of witness post, set in the top of a concrete post which is flush with the ground, elevation= 4347.632.

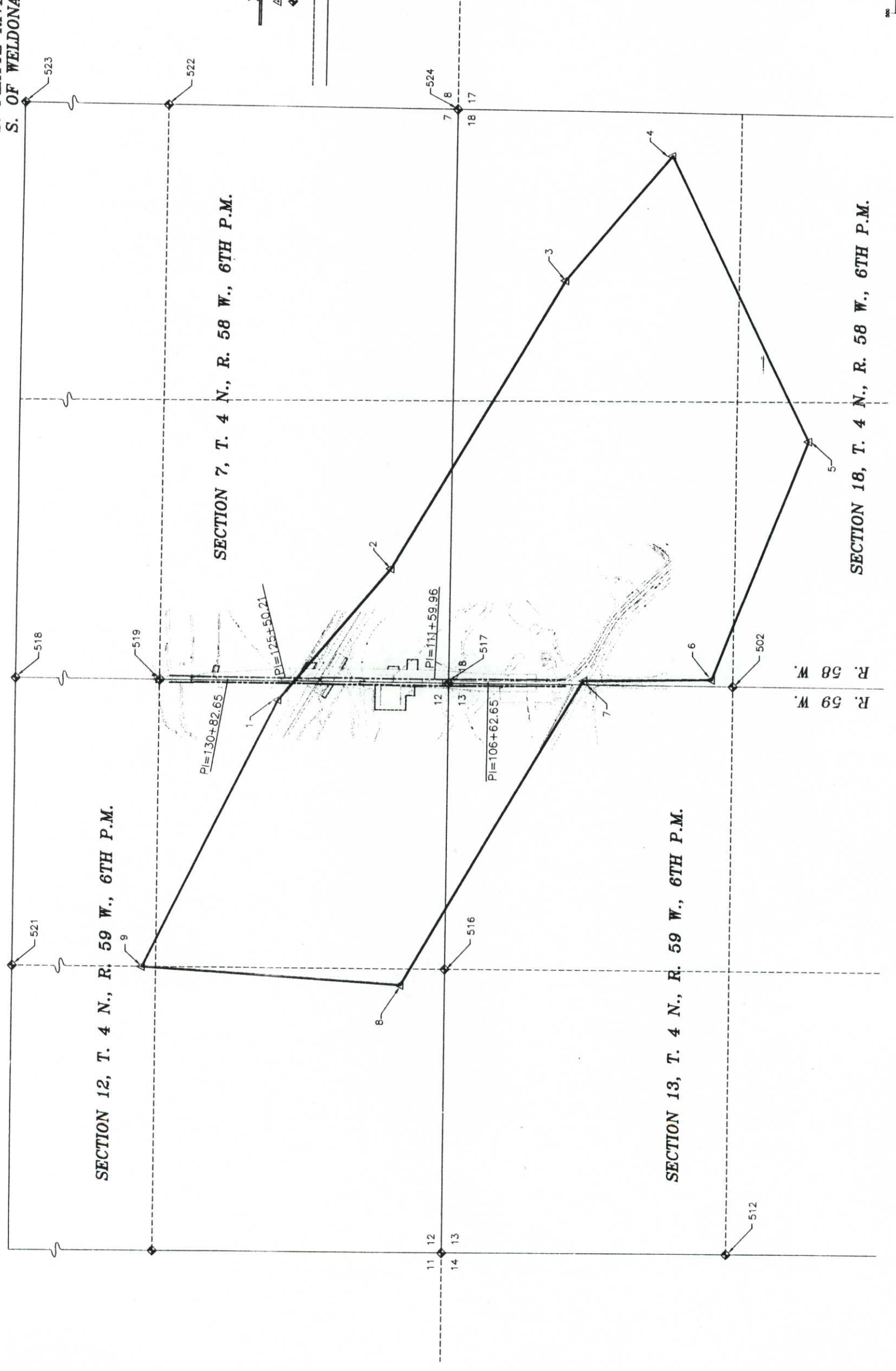
QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
RIGHT OF WAY			30					
CONTROL								
ALIQUOT CORNER								
WITNESS POST								

SURVEY CONTROL DIAGRAM

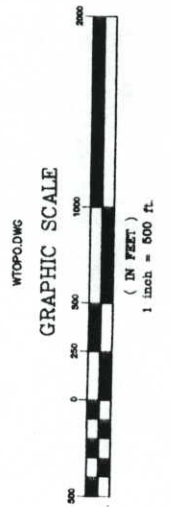
FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NUMBER
VIII	COLO.	STRCX-CXERS 0144(016)	3A
RIGHT OF WAY			
S.H. 144 AT			
S. PLATTE RIVER,			
S. OF WELDONA			

RIGHT OF WAY
S.H. 144 AT
S. PLATTE RIVER,
S. OF WELDONA



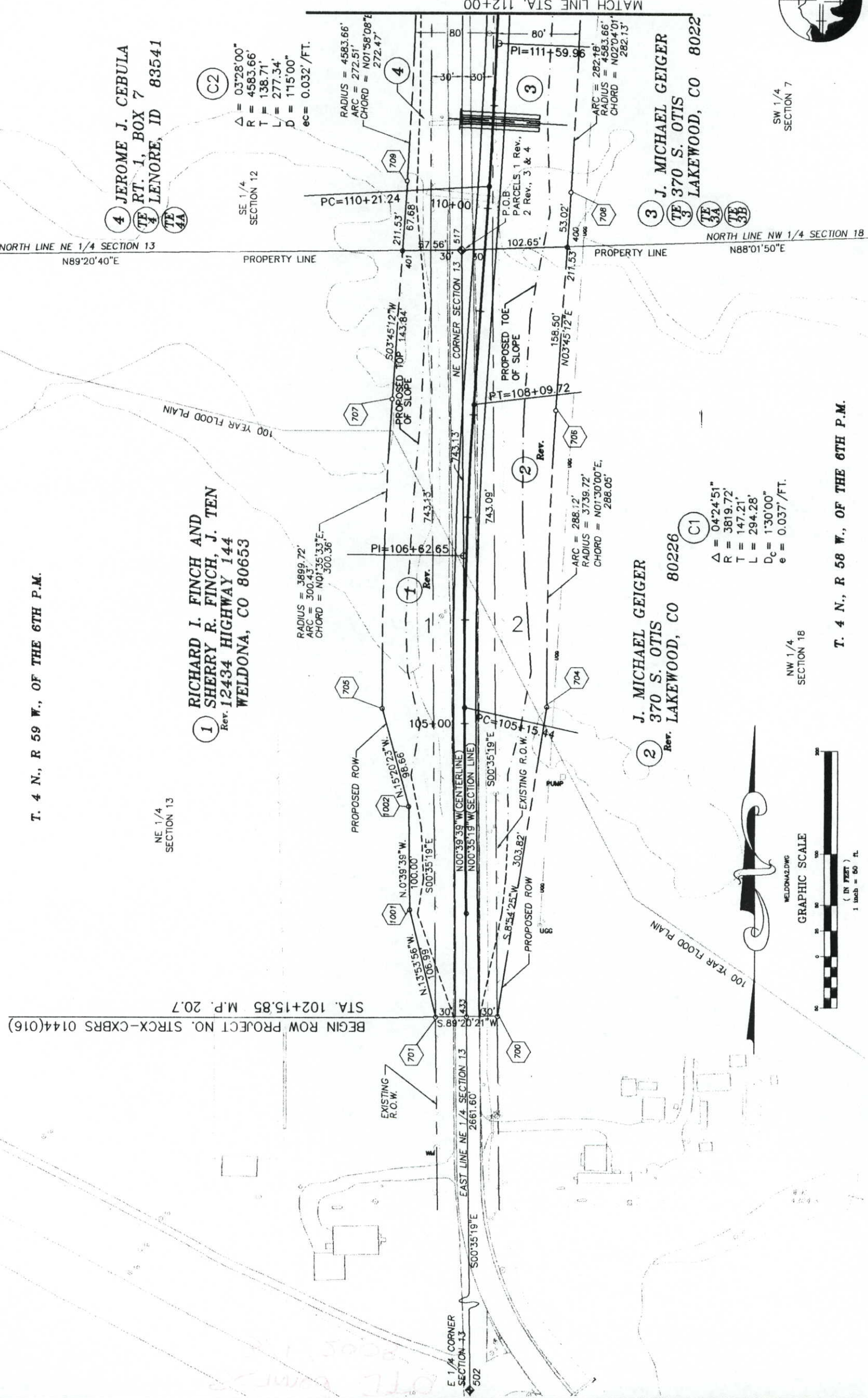
LEGEND

- △ SET TYPE 2 MONUMENT
- ◆ SECTION CORNER/SECTION 1/4 CORNER
- 1/4 SECTION LINE
- SECTION LINE



FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NUMBER
VIII	COLO.	STRCX-CXBRS 0144(016)	4
REVISIONS			
7-03-95		Revise parcels 1 and 2	Ni
7-03-95		Add parcel 6, delete TE6	Ni

RIGHT OF WAY
S.H. 144 AT
S. PLATTE RIVER,
S. OF WELDONA



T. 4 N., R 59 W., OF THE 6TH P.M.

NE 1/4 SECTION 13

1 RICHARD I. FINCH AND SHERRY R. FINCH, J. TEN
 Rev. 12434 HIGHWAY 144
 WELDONA, CO 80653

2 J. MICHAEL GEIGER
 370 S. OTIS
 Rev. LAKEWOOD, CO 80226

3 J. MICHAEL GEIGER
 370 S. OTIS
 LAKEWOOD, CO 80222

4 JEROME J. CEBULA
 RT. 1, BOX 7
 LENORE, ID 83541

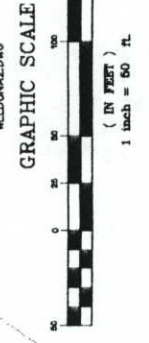
C2
 $\Delta = 03^{\circ}28'00''$
 $R = 4583.66'$
 $T = 138.71'$
 $L = 277.34'$
 $D = 1'15'00''$
 $ec = 0.032'/FT.$

C1
 $\Delta = 04^{\circ}24'51''$
 $R = 3819.72'$
 $T = 147.21'$
 $L = 294.28'$
 $D_c = 1'30'00''$
 $e = 0.037'/FT.$

NW 1/4 SECTION 18

T. 4 N., R 58 W., OF THE 6TH P.M.

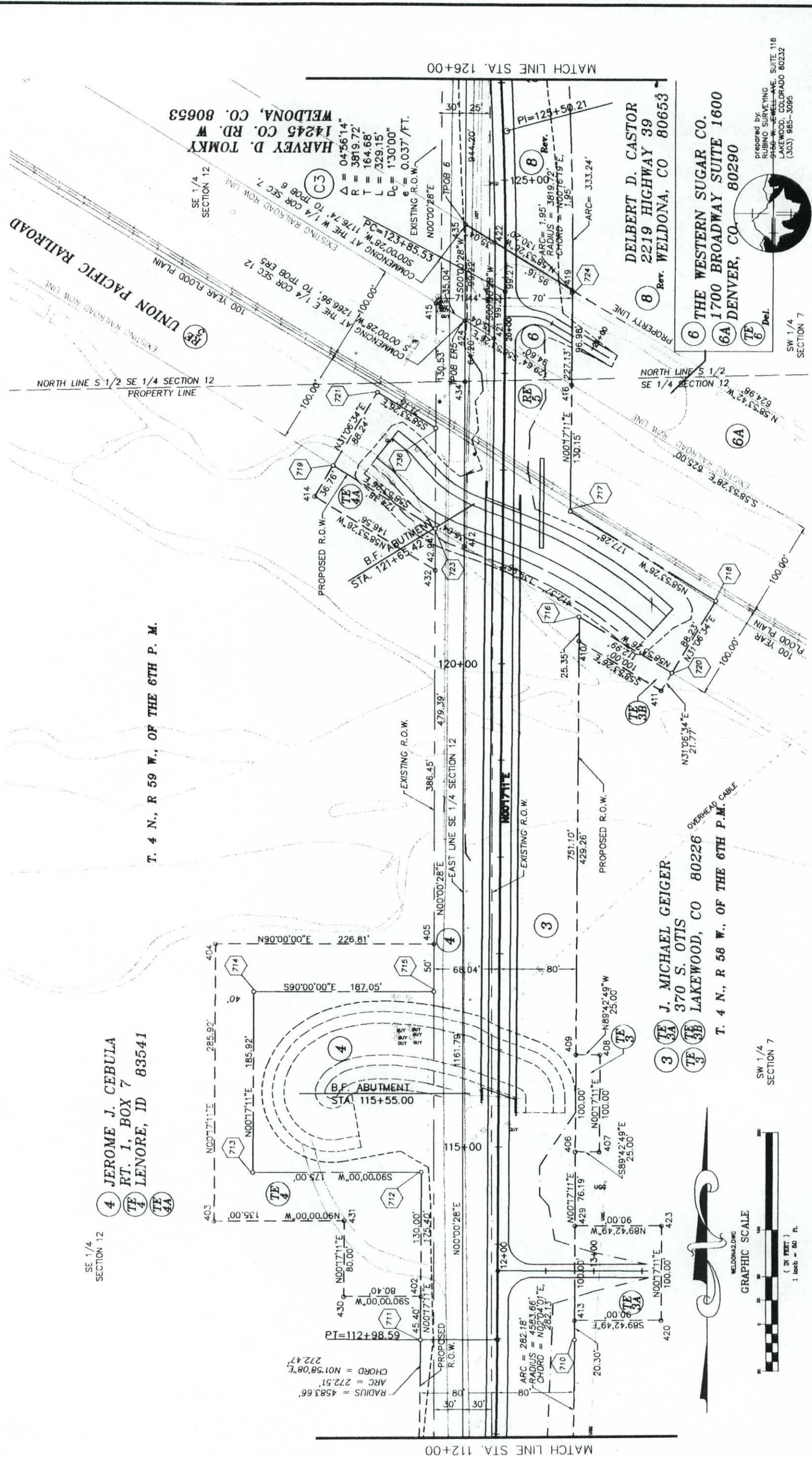
SW 1/4 SECTION 7



Prepared by
 RUBINO SURVEYING
 9150 W. JEWELL AVE. SUITE 118
 LAKEWOOD, COLORADO 80232
 (303) 985-3095

FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NUMBER
VIII	COLO.	STRCX-CXBRS 0144(016)	5
REVISIONS			
7-03-95	Revise parcels 1 and 2		ivi
7-03-95	Add parcel 6R, delete TE6		ivi
7-27-95	Chg parcel name from 6R to 6A jto		

RIGHT OF WAY
S.H. 144 AT
S. PLATTE RIVER,
S. OF WELDONA



SE 1/4 SECTION 12

4 JEROME J. CEBULA
 RT. 1, BOX 7
 LENORE, ID 83541

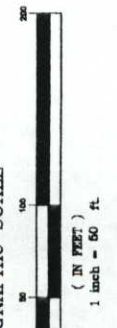
T. 4 N., R 59 W., OF THE 6TH P. M.

3 J. MICHAEL GEIGER
 370 S. OTIS
 LAKEWOOD, CO 80226

T. 4 N., R 58 W., OF THE 6TH P. M.

8 DELBERT D. CASTOR
 2219 HIGHWAY 39
 WELDONA, CO 80653

6 THE WESTERN SUGAR CO.
 1700 BROADWAY SUITE 1600
 DENVER, CO. 80290



SW 1/4 SECTION 7

SW 1/4 SECTION 7

prepared by
 RUBINO SURVEYING
 9456 W. JEWELL AVE. SUITE 118
 LAKEWOOD, COLORADO 80232
 (303) 985-3095



FED. ROAD REGION	DIVISION	PROJECT NO.	SHEET NUMBER
III	COLO.	STRCX-CXBRS 0144(016)	6

**RIGHT OF WAY
S.H. 144 AT
S. PLATE RIVER,
S. OF WELDONA**

REVISIONS	DATE	BY
7-03-95		lvi
7-03-95		lvi
12-05-95		jto

Revise parcels 1 and 2
Add parcel 6R, delete TE6
Revise parcel 8

END ROW PROJECT NO. STRCX-CXBRS 0144(016)
STA. 134+00.00 M.P. 20.1

SE 1/4
SECTION 12

NE 1/4
SECTION 12

T. 4 N., R 59 W., OF THE 6TH P.M.

**HARVEY D. TOMKY
14245 CO. RD. W
WELDONA, CO. 80653**

**HARVEY D. TOMKY
14245 CO. RD. W
WELDONA, CO. 80653**

**DELBERT D. CASTOR
2219 HIGHWAY 39
WELDONA, CO 80653**

**DELBERT D. CASTOR
2219 HIGHWAY 39
WELDONA, CO 80653**

(C4)
 $\Delta = 04^{\circ}43'11''$
 $R = 3819.72'$
 $T = 157.41'$
 $L = 314.65'$
 $D_c = 1'30''00''$
 $e = 0.037'/FT.$

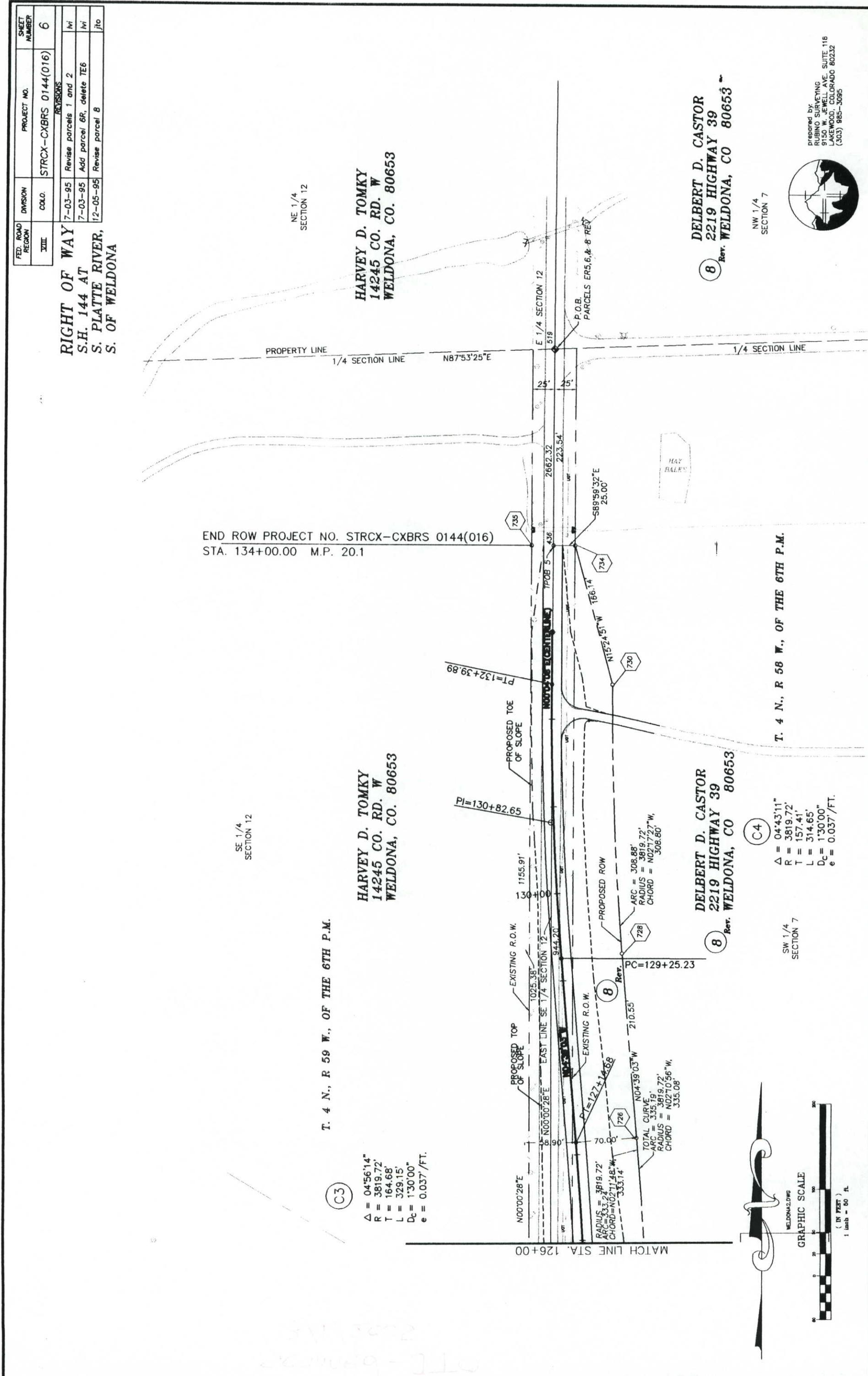
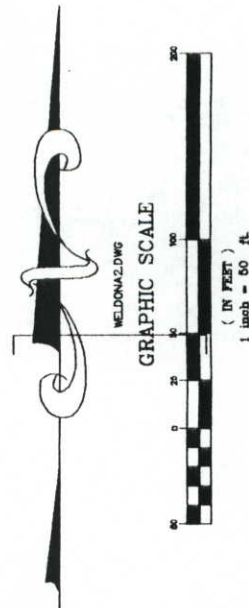
T. 4 N., R 58 W., OF THE 6TH P.M.

SW 1/4
SECTION 7

NW 1/4
SECTION 7



Prepared by
PUNING SURVEYING
9150 S. WELDONA AVE. SUITE 118
LAKEMOOD, COLORADO 80232
(303) 985-3095



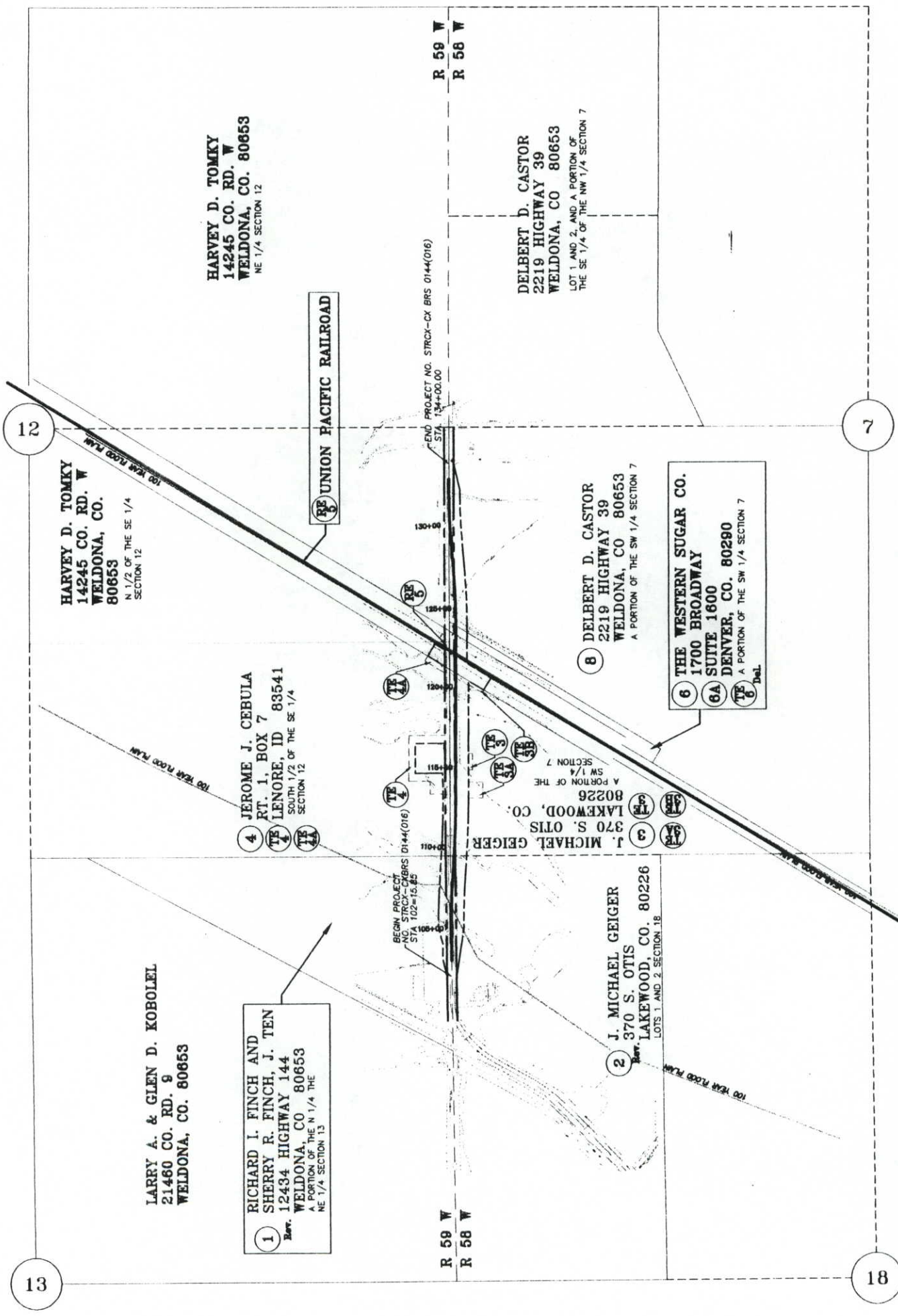
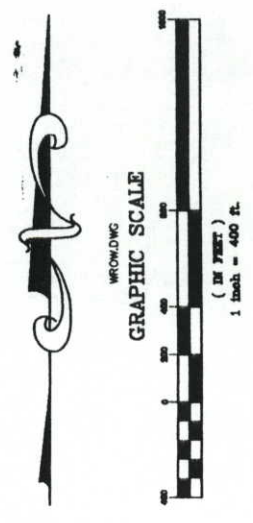
OWNERSHIP MAP OF A PART OF SECTIONS 7 & 18, T. 4 N., R. 58 W., AND SECTIONS 12 & 13, T. 4 N., R. 59 W. OF THE 6TH P.M., MORGAN COUNTY

FED. ROAD REGION	DIVISION	PROJECT NUMBER	SHEET NUMBER
XIII	COLORADO	STRCX-CXBRS 0144(016)	7
<i>REVISIONS</i>			
	7-03-95	Revise parcels 1 and 2	lvi
	7-03-95	Add parcel 6R, delete TE6	lvi
	7-27-95	Chg parcel name from 6R to 6A	jto

RIGHT OF WAY
S.H. 144 AT
S. PLATTE RIVER,
S. OF WELDONA

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED RIGHT OF WAY
- EXISTING RIGHT OF WAY



12
HARVEY D. TOMKY
 14245 CO. RD. W
 WELDONA, CO.
 80653
 N 1/2 OF THE SE 1/4
 SECTION 12

HARVEY D. TOMKY
 14245 CO. RD. W
 WELDONA, CO. 80653
 NE 1/4 SECTION 12

DELBERT D. CASTOR
 2219 HIGHWAY 39
 WELDONA, CO 80653
 LOT 1 AND 2, AND A PORTION OF
 THE SE 1/4 OF THE NW 1/4 SECTION 7

4
JEROME J. CEBULA
 RT. 1, BOX 7
 LENORE, ID 83541
 SOUTH 1/2 OF THE SE 1/4
 SECTION 12

LARRY A. & GLEN D. KOBOLELE
 21460 CO. RD. 9
 WELDONA, CO. 80653

1
**RICHARD I. FINCH AND
 SHERRY R. FINCH, J. TEN**
 12434 HIGHWAY 144
 WELDONA, CO 80653
 A PORTION OF THE N 1/4 THE
 NE 1/4 SECTION 13

8
DELBERT D. CASTOR
 2219 HIGHWAY 39
 WELDONA, CO 80653
 A PORTION OF THE SW 1/4 SECTION 7

6
THE WESTERN SUGAR CO.
 1700 BROADWAY
 SUITE 1600
 DENVER, CO. 80290
 A PORTION OF THE SW 1/4 SECTION 7

3
J. MICHAEL GEIGER
 370 S. OTIS
 LAKEWOOD, CO.
 80226
 A PORTION OF THE
 SW 1/4
 SECTION 7

2
J. MICHAEL GEIGER
 370 S. OTIS
 LAKEWOOD, CO. 80226
 LOTS 1 AND 2, SECTION 18