

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advance of Plans Number: AP-375

FROM

Timothy G Thoms

FOR

Project Code: 24398

Project Number: STU 0853-127

Location: 11010 E 120th Ave

Henderson CO, 80640-9732

US-85

EXHIBIT "A"

PROJECT CODE: 24398
PROJECT NUMBER: STU 0853-127
ADVANCE OF PLANS NUMBER: AP-375
DATE: JUNE 8, 2021

LEGAL DESCRIPTION

Parcel of land described as Lot 2, of the Thoms Commercial Park being more particularly described in the Warranty Deed recorded on January 13, 1994 at Reception Number B1211183 in Book 4238 at Page 345, and also that parcel of land described as the North 30 feet of Lot 3, of the Rene Fisher Tract, being more particularly described in the Quitclaim Deed recorded on March 12, 1996 at Reception Number C0154941 in Book 4701 at Page 61, and re-recorded in a Correction Deed on _____, at Reception Number _____, all in the Adams County Clerk and Recorder's Office, located in the Northeast Quarter of the Northwest Quarter of Section 2, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado.

For and on the behalf of the
Colorado Department of Transportation
Dane M. Courville, PLS 38548
2829 West Howard Place
Denver, Colorado 80204



PARCEL AP-375

Contains 104,456 sq. ft.
(2.40 Acres)

Property Address:
11010 E 120TH Ave.
Henderson CO, 80640-9732

Owner(s):
Timothy G Thoms

Mailing Address:
11010 E 120th Ave., Unit B
Henderson CO, 80640-9732

NW 1/4 Sec 2 , T. 2 S., R. 67 W.
of the 6th PM, County of Adams

Authored by: DANE M. COURVILLE, PLS 38548
Address:
2829 WEST HOWARD PLACE
DENVER, CO 80204

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

07/22/21
DATE

ROW PLANS AUTHORIZED:

[Signature]
CDOT CHIEF ENGINEER

Colorado Department of Transportation



Region 1
4670 Holy Street
Denver CO, 80216
Phone: (303) 398-6728

Region 1

DMC

Legal Description - Exhibit A

This drawing graphically depicts the attached legal description only.
This drawing does *not* represent a Land Survey.

Project Number: STU 0853 127

Project Location: US-85/120th Ave.

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
24398		1 of 1	1

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advance of Plans Number: AP-389

FROM

Robert S. Hanson and Terrie L. Hanson

FOR

Project Code: 24398

Project Number: STU 0853-127

Location: 11001 E 120th Ave

Henderson CO, 80640-9732

US-85

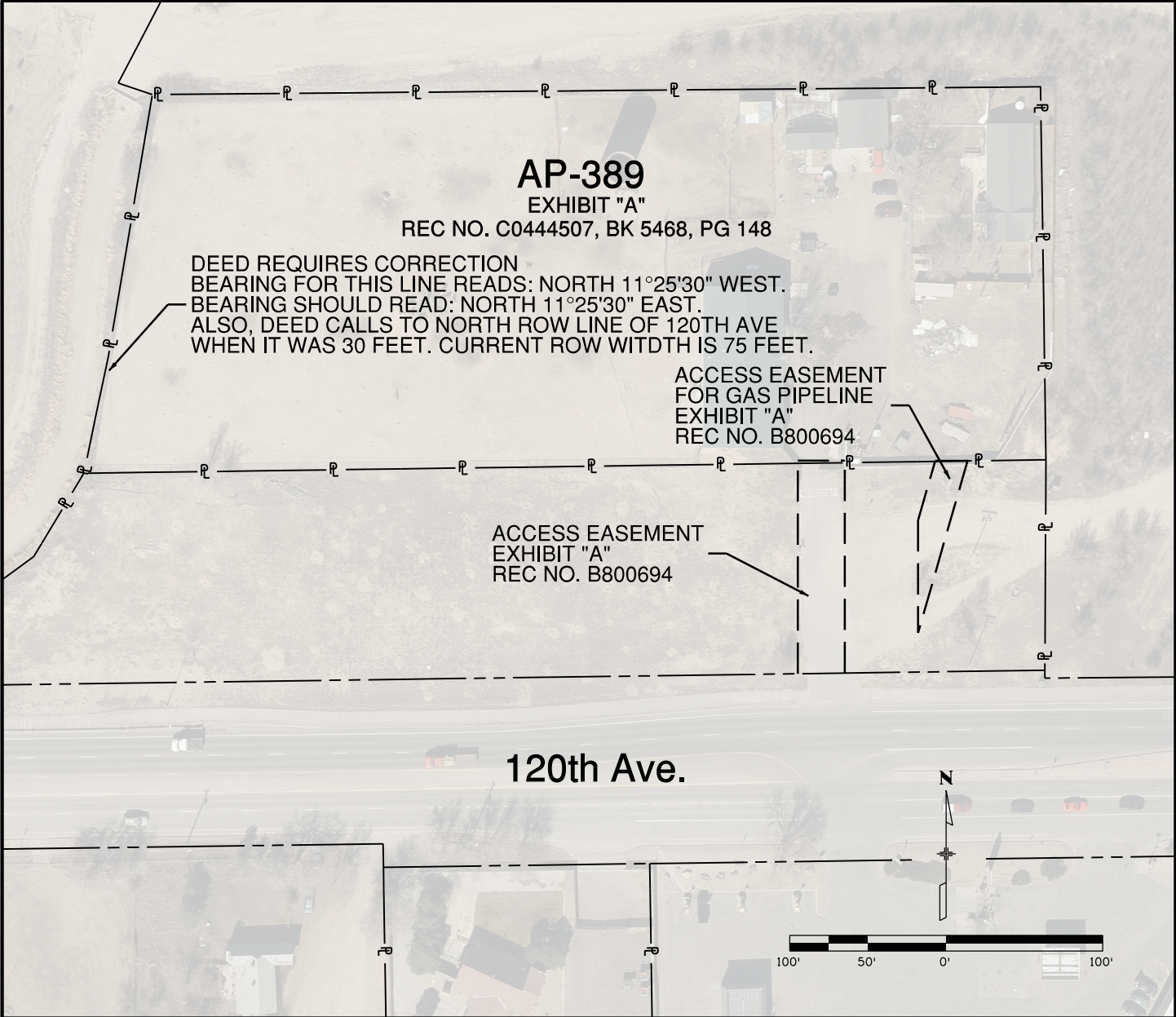
EXHIBIT "A"

PROJECT CODE: 24398
PROJECT NUMBER: STU 0853-127
ADVANCE OF PLANS NUMBER: AP-389
DATE: JUNE 8, 2021

LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 35, Township 1 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as Exhibit "A" on the Warranty Deed recorded March 2, 1988 at Reception Number B800694 in Book 3421 at Page 599 and re-recorded on September 16, 1998 at Reception Number C0444507 in Book 5468 at Page 148, and re-recorded in a Correction Deed on _____, at Reception Number _____, all in the Adams County Clerk and Recorder's Office.

For and on the behalf of the
Colorado Department of Transportation
Dane M. Courville, PLS 38548
2829 West Howard Place
Denver, Colorado 80204



PARCEL AP-389

Contains 142,632 sq. ft.
(3.27 Acres)

Property Address:
11001 E 120th Ave.
Henderson CO, 80640-9731

Owner(s):
Robert S Hanson and Terrie L Hanson

Mailing Address:
11001 E 120th Ave.
Henderson CO, 80640-9731

SW 1/4 Sec 35, T. 1 S., R. 67 W.
of the 6th PM, County of Adams

Authored by: DANE M. COURVILLE, PLS 38548
Address:
2829 WEST HOWARD PLACE
DENVER, CO 80204

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

ROW PLANS AUTHORIZED:

07/22/21

DATE

Dane M. Courville

CDOT CHIEF ENGINEER

Colorado Department of Transportation



Region 1
4670 Holy Street
Denver CO, 80216
Phone: (303) 398-6728

Region 1

DMC

Legal Description - Exhibit A

This drawing graphically depicts the attached legal description only.
This drawing does not represent a Land Survey.

Project Number: STU 0853 127

Project Location: US-85/120th Ave.

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
24398		1 of 1	1

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advance of Plans Number: AP-390

FROM

Grizzly Petroleum Company LLC

FOR

Project Code: 21510

Project Number: 21510

11010 E 120th Ave No. B

Brighton CO, 80640/80601 and

US-85

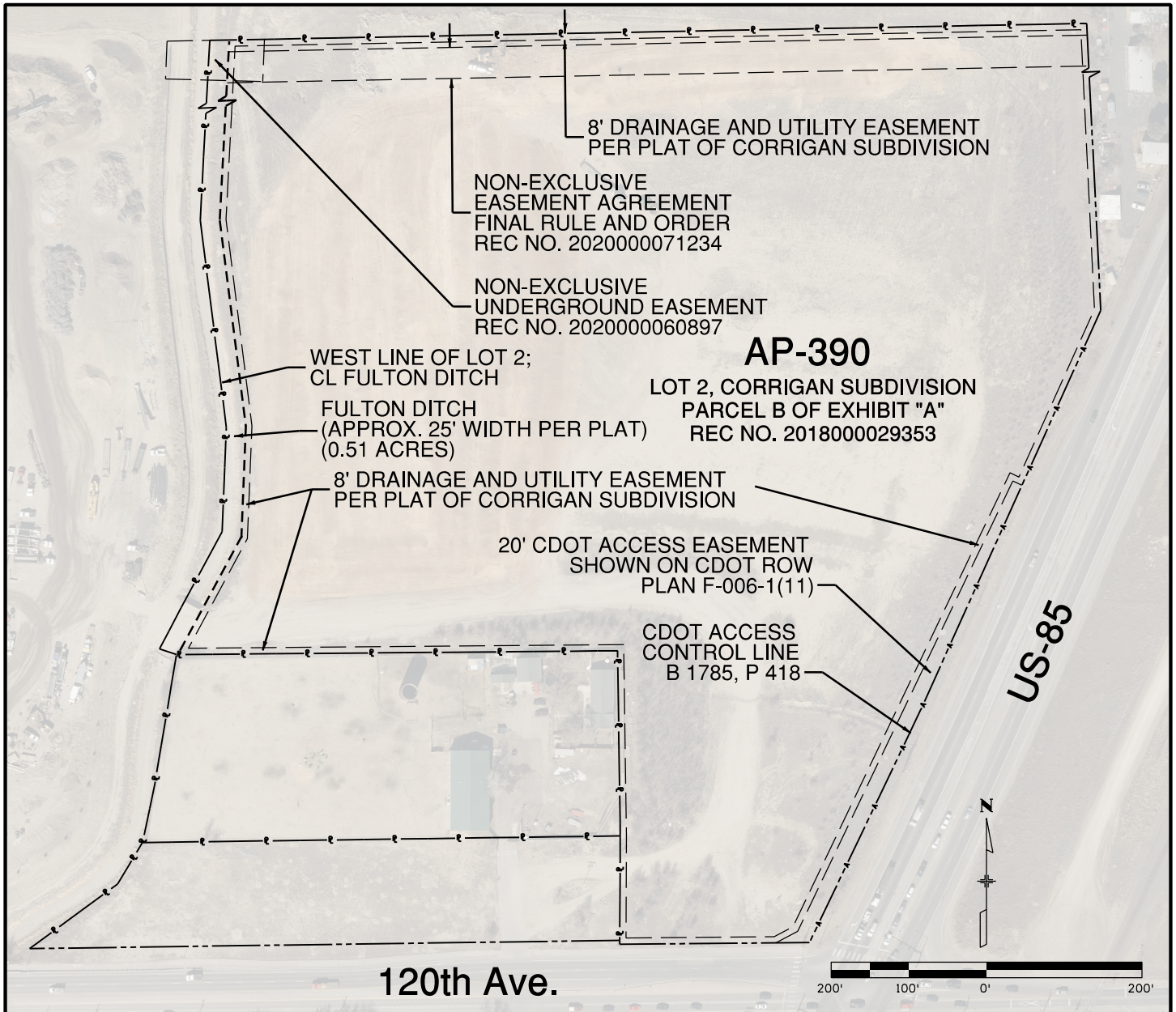
EXHIBIT "A"

PROJECT CODE: 24398
PROJECT NUMBER: STU 0853-127
ADVANCE OF PLANS NUMBER: AP-390
DATE: JULY 14, 2021

LEGAL DESCRIPTION

Lot 2, Corrigan Subdivision, EXCEPT any portion thereof within the Fulton Ditch, located in a part of the Southwest Quarter of Section 35, Township 1 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as Parcel B of Exhibit "A" on the No Warranty Surface Deed, recorded April 12, 2018 at Reception Number 2018000029353, in the Adams County Clerk and Recorder's Office.

For and on the behalf of the
Colorado Department of Transportation
Dane M. Courville, PLS 38548
2829 West Howard Place
Denver, Colorado 80204



PARCEL AP-390 SW 1/4 Sec 35 , T. 1 S., R. 67 W.
of the 6th PM, County of Adams

Lot 2	1,094,873 sq. ft. or 25.135 acres
Except E. 120th Ave dedication per plat of CORRIGAN Subdivision	13,550 sq. ft. or 0.311 acres
Except Fulton Ditch calculated @ 25' width from CL (west line of Lot 2)	22,327 sq. ft. or 0.513 acres, more or less
Resulting total developable area =	1,058,996 sq. ft. or 24.311 acres, more or less

Property Address:
11101 E 120TH AVE.
Brighton CO, 80640/80601

Owner(s): Mailing Address:
Grizzly Petroleum 1801 Broadway Ste 500
Company LLC Denver CO, 80202-3837

Authored by: DANE M. COURVILLE, PLS 38548
Address:
2829 HOWARD PLACE
DENVER, CO 80204

**COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT**

07/22/21
DATE

ROW PLANS AUTHORIZED:

Dane M. Courville
CDOT CHIEF ENGINEER

Colorado Department of Transportation



Region 1
4670 Holy Street
Denver CO, 80216
Phone: (303) 398-6728

Region 1

DMC

Legal Description - Exhibit A

This drawing graphically depicts the attached legal description only.
This drawing does *not* represent a Land Survey.

Project Number: STU 0853 127

Project Location: US-85/120th Ave.

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
24398		1 of 1	1

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advance of Plans Number: AP-407

FROM

Patricia A Moore and Jerry A Moore

FOR

Project Code: 24398

Project Number: STU 0853-127

11633 E 120th Ave.

Henderson CO, 80640-9630 and

US-85

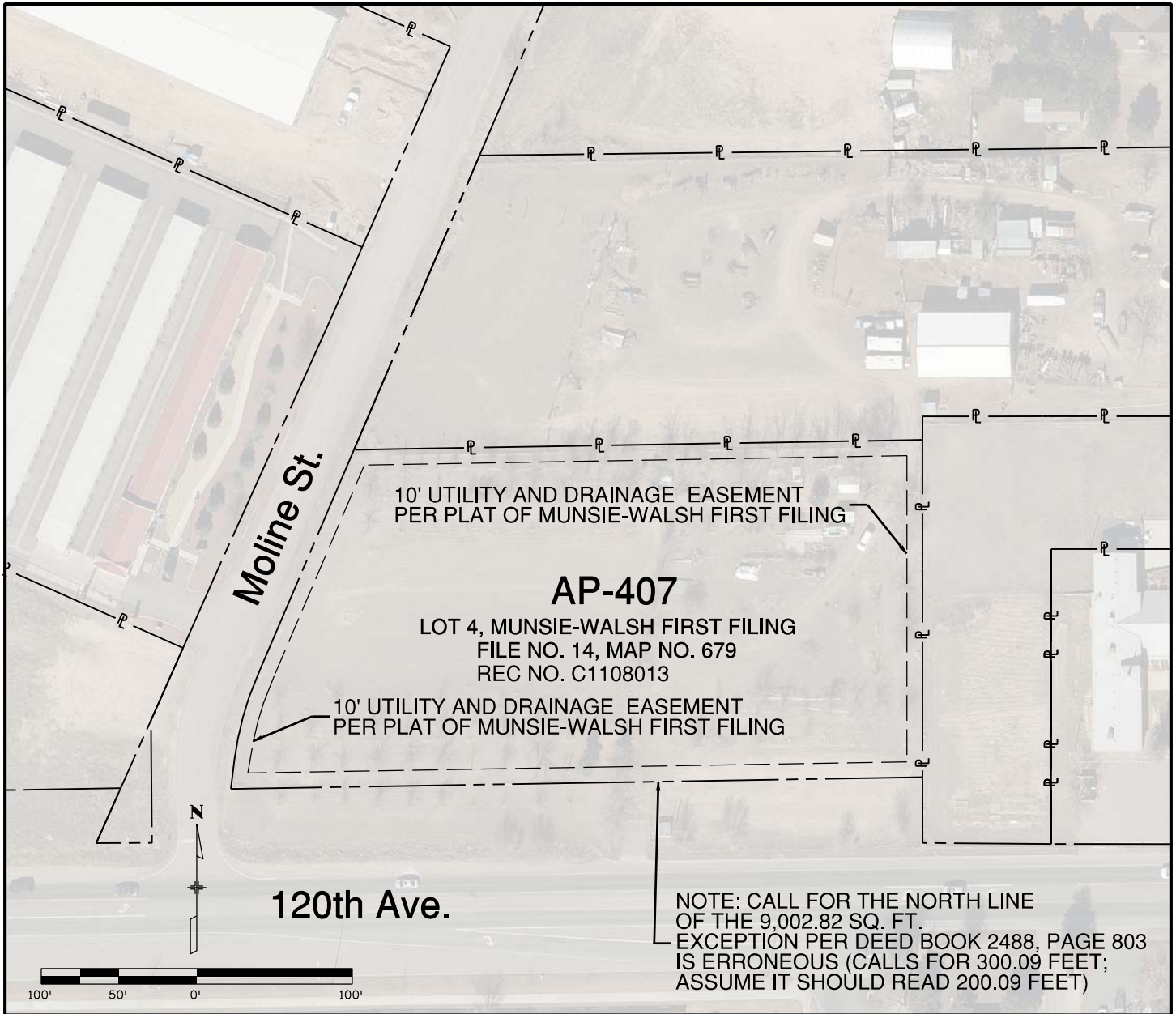
EXHIBIT "A"

PROJECT CODE: 24398
PROJECT NUMBER: STU 0853-127
ADVANCE OF PLANS NUMBER: AP-407
DATE: JUNE 8, 2021

LEGAL DESCRIPTION

A parcel of land being a part of Lot 4, Munsie-Walsh First Filing, being more particularly described in the Quit Claim Deed recorded on March 7, 2003 at Reception Number C1108013, and re-recorded in a Correction Deed on _____, at Reception Number _____, all in the Adams County Clerk and Recorder's Office, located in a part of the Southeast Quarter of Section 35, Township 1 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado.

For and on the behalf of the
Colorado Department of Transportation
Dane M. Courville, PLS 38548
2829 West Howard Place
Denver, Colorado 80204



PARCEL AP-407

Contains 87,968 sq. ft.
(2.02 Acres)

Property Address:
11633 E 120TH Ave.
Henderson CO, 80640-9630

Owner(s):
Patricia A Moore and Jerry A Moore

Mailing Address:
12071 Oakland St.
Henderson CO, 80640-9630

SE 1/4 Sec 35, T 1 S, R 67 W
of the 6th PM, County of Adams

Authored by: DANE M. COURVILLE, PLS 38548
Address:
2829 HOWARD PLACE
DENVER, CO 80204

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

07/22/21
DATE

ROW PLANS AUTHORIZED:

Dane M. Courville
CDOT CHIEF ENGINEER

Colorado Department of Transportation



Region 1
4670 Holy Street
Denver CO, 80216
Phone: (303) 398-6728

Region 1

DMC

Legal Description - Exhibit A

This drawing graphically depicts the attached legal description only.
This drawing does *not* represent a Land Survey.

Project Number: STU 0853 127

Project Location:

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
24398		1 of 1	1

**COLORADO DEPARTMENT OF TRANSPORTATION
REAL PROPERTY**

TO BE ACQUIRED

Advance of Plans Number: AP-412

FROM

Hillje Family Limited Partnership, LLLP

FOR

Project Code: 24398

Project Number: STU 0853-127

Location: 12265 Highway 85

Brighton CO, 80601

US-85

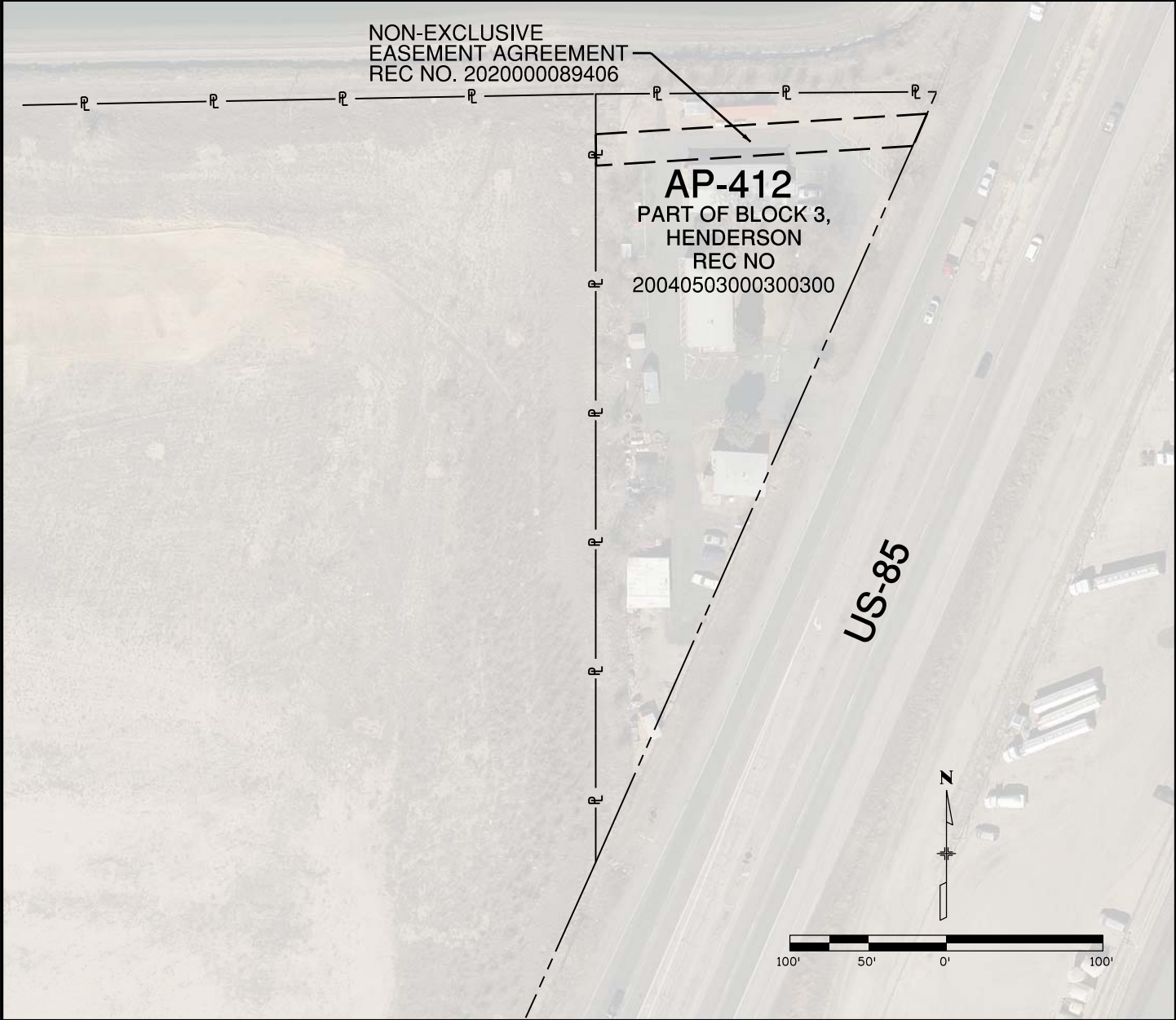
EXHIBIT "A"

PROJECT CODE: 24398
PROJECT NUMBER: STU 0853-127
ADVANCE OF PLANS NUMBER: AP-412
DATE: JUNE 8, 2021

LEGAL DESCRIPTION

A part of Block 3, of the Map of Henderson dated January 29, 1900 at reception no. 179352 in Plat Book 3, Page 18 at the Adams County Clerk and Recorder's office, located in a part of the Southeast Quarter of Section 35, Township 1 South, Range 67 West of the 6th P.M., being more particularly described in a Bargain and Sale Deed recorded May 3, 2004 at Reception Number 20040503000300300 at the Adams County Clerk and Recorder's office, City of Brighton, County of Adams, State of Colorado.

For and on the behalf of the
Colorado Department of Transportation
Dane M. Courville, PLS 38548
2829 West Howard Place
Denver, Colorado 80204



PARCEL AP-412

Contains 53,224 sq. ft.
(1.22 Acres)

Property Address:
12265 Highway 85
Brighton CO, 80601

Owner (s) :
HILLJE FAMILY LIMITED PARTNERSHIP, LLLP

Mailing Address:
301 WALNUT STREET
BRIGHTON, CO 80601
C/O KAROKE INVESTMENTS, INC.
GENERAL PARTNER
P.O. BOX 35
FT. LUPTON, CO 80621

SE 1/4 Sec 35, T. 1 S., R. 67 W.
of the 6th PM, County of Adams

Authored by: DANE M. COURVILLE, PLS 38548
Address:
2829 HOWARD PLACE
DENVER, CO 80204

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

ROW PLANS AUTHORIZED:

07/22/21

DATE

CDOT CHIEF ENGINEER

Colorado Department of Transportation



Region 1
4670 Holy Street
Denver CO, 80216
Phone: (303) 398-6728

Region 1

DMC

Legal Description - Exhibit A

This drawing graphically depicts the attached legal description only.
This drawing does *not* represent a Land Survey.

Project Number: STU 0853 127

Project Location: US-85/120th Ave.

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.
24398		1 of 1	1

COLORADO DEPARTMENT OF TRANSPORTATION CHIEF ENGINEER'S RIGHT-OF-WAY COST ESTIMATE	Project Code: 24398	State Highway # US 85
	Project No: STU 0853 127	
	Location: US 85 and 120th Ave	

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

CDOT Chief Engineer 
Date: **07/22/21**

Parcel	Owner	Area	Unit	Unit Value		Land Value	Improvements	Damages / (Benefits)	Land Rental (mos) Land Rental Cost	Total
				\$/Unit	%					
AP-375	Timothy G. Thoms	104,456	SF	\$20.00	@ 100%	\$ 2,089,120	\$ 2,622,100			\$ 4,711,500
AP-389	Robert S. and Terrie L. Hanson	142,632	SF	\$6.00	@ 100%	\$ 855,792	\$ 495,120			\$ 1,351,000
AP-412	Hilje Family Limited Partnership LLLP	53,224	SF	\$7.00	@ 100%	\$ 372,568	\$ 334,650			\$ 707,500
AP-390	Grizzly Petroleum Company LLC	1,058,996	SF	\$4.00	@ 100%	\$ 4,235,984				\$ 4,236,000
AP-407	Patricia A Moore and Jerry A Moore	87,968	SF	\$7.00	@ 100%	\$ 615,776				\$ 616,000
					@					
					@					
					@					
					@					
					@					
					@					
					@					
					@					
					@					
					@					
					@					
					@					
					@					
Sheet Totals						\$ 8,169,240	\$ 3,451,870	\$ -	\$ -	\$ 11,622,000

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.









24398ROW_AuthPkg

Final Audit Report

2021-07-22

Created:	2021-07-22
By:	Zachary Shenk (zachary.shenk@state.co.us)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyubLT45cZ_W50bVINYVelstVh6JkFcvw

"24398ROW_AuthPkg" History

-  Document created by Zachary Shenk (zachary.shenk@state.co.us)
2021-07-22 - 5:29:29 PM GMT- IP address: 63.225.17.34
-  Document emailed to Stephen Harelson (Stephen.Harelson@state.co.us) for signature
2021-07-22 - 5:31:16 PM GMT
-  Email viewed by Stephen Harelson (Stephen.Harelson@state.co.us)
2021-07-22 - 10:36:17 PM GMT- IP address: 64.233.172.125
-  Document e-signed by Stephen Harelson (Stephen.Harelson@state.co.us)
Signature Date: 2021-07-22 - 10:36:58 PM GMT - Time Source: server- IP address: 63.225.17.34
-  Document emailed to Zachary Shenk (zachary.shenk@state.co.us) for approval
2021-07-22 - 10:37:03 PM GMT
-  Email viewed by Zachary Shenk (zachary.shenk@state.co.us)
2021-07-22 - 10:37:14 PM GMT- IP address: 64.233.172.127
-  Document approved by Zachary Shenk (zachary.shenk@state.co.us)
Approval Date: 2021-07-22 - 10:38:54 PM GMT - Time Source: server- IP address: 63.225.17.34
-  Agreement completed.
2021-07-22 - 10:38:54 PM GMT



POWERED BY
Adobe Sign