

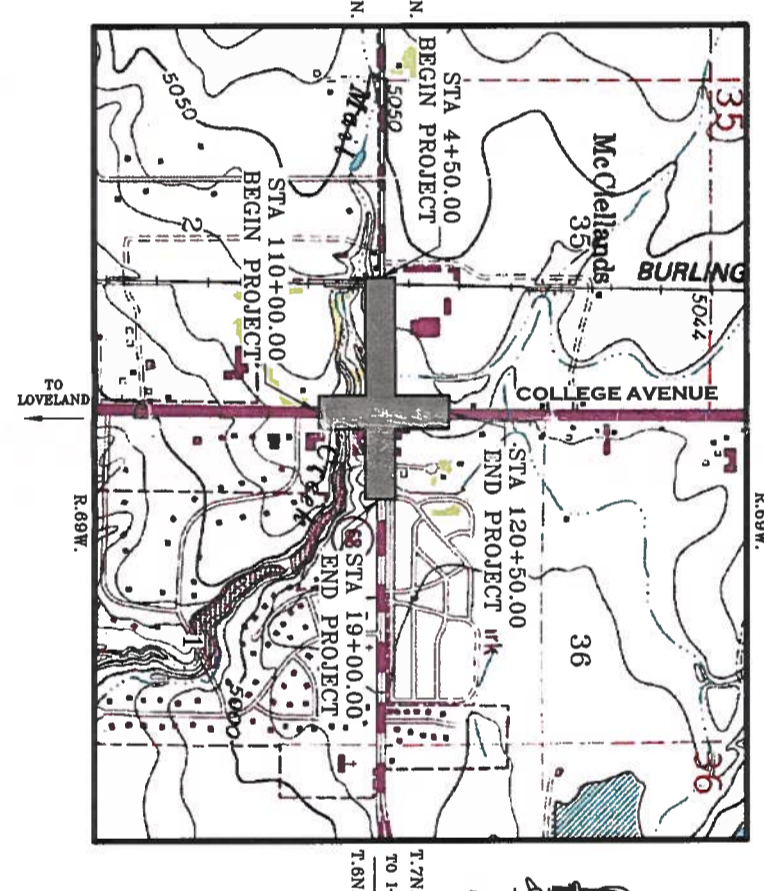
Sheet Revisions		Sheet Revisions		Sheet Revisions	
mm/yy	XXX	mm/yy	XXX	mm/yy	XXX

Right of Way Plans			
Title Sheet			
Project Number:	STU M455-077	Sheet No.	1 of 1
Project Location:	COLLEGE/HARMONY INTERSEC./IMPVT	Total No. of Sheets	8
Project Code:	16136		

CITY OF FORT COLLINS LARIMER COUNTY STATE OF COLORADO RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. STU M455-077 U.S. HIGHWAY NO. 287

R.O.W. Length of Project = 0.249 Miles
 Const. Length of Project = 0.474 Miles

- SECTION CORNER AND SECTION CORNERS
- QUARTER, SIXTEENTH, AND SECTION CORNERS
- RIGHT OF WAY MARKER
- SET EASEMENT MONUMENT
- TEMPORARY EASEMENT POINT
- RIGHT OF WAY MARKER
- BLM MARKER
- PROPERTY PIN
- NOAA MARKER AND SECTION CORNERS
- PP
- WC
- WC
- BM
- USGS
- FEDERAL MONUMENT WITNESS CORNER
- BENCH MARK
- USGS MARKER
- LOCAL OR PLSS MONUMENT
- SECONDARY CONTROL MONUMENT
- RIGHT OF WAY MARKER
- ▲ N 9.88 E 3.81 EL. 0.00
- N 10.13 E 3.81 EL. 0.00
- N 10.38 E 3.81 EL. 0.00
- PROJECT CONTROL MONUMENT
- DENSIFICATION CONTROL MONUMENT
- HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT
- PERMANENT, PROPERTY, SLOPE, & UTILITY EASEMENT LINE
- TEMPORARY EASEMENT LINE (EXISTING)
- PROPERTY BOUNDARY LINE (EXISTING AND PROPOSED)
- ACCESS CONTROL LINE
- BARRIER ACCESS CONTROL LINE
- RIGHT OF WAY LINE
- VARGIN RIGHT OF WAY LINE (PROPOSED)
- CITY LIMIT LINE (EXISTING)
- COUNTY LINE (EXISTING)
- QUARTER SECTION LINE
- SECTION LINE
- SIXTEENTH SECTION LINE
- STATE LINE (EXISTING)
- TOWNSHIP LINE (EXISTING)
- SURVEY/ROW
- TOP OF CUT
- TOE OF FILL
- TERRAIN



PROJECT LOCATION MAP
 SCALE: 1"=1500'

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. 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).

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
3.01 (Not Used)	(NA) Project Control Diagram
4.01-4.02	(2) Land Survey Control Diagram
5.01	(1) Monumentation Sheets
6.01 (Not Used)	(NA) Tabulation of Road Approach Sheets
7.01-7.02	(2) Plan Sheets
8.01	(1) Ownership Map
(8)	Total Sheets

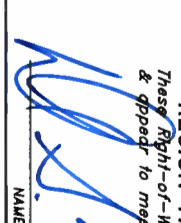
Scales of Original 11x17 Drawings
 Plan Sheets 1"=50'
 Ownership Map 1"=100'

Basis of Bearings:
 All bearings are based on the west line of the southwest quarter of Section 36, Township 7 North Range 69 West bearing North 00 degrees 12 minutes 40 second West a distance of 2645.89 feet based upon GPS observation, monumented as shown on sheet 4.02.

- 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.
- For title information, The Colorado Department of Transportation relied on (Title Policy), (Title Commitments), (Memorandums of Ownership) prepared by (Title Co. or individual) for (Title Insurance Co. or consultant)
- 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.

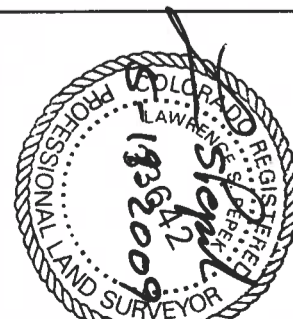
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown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

REGION IV APPROVAL BLOCK
 These Right-of-Way plans have been reviewed & appear to meet minimum Federal Standards


 NAME
 DATE 5/29/2009

SURVEYOR STATEMENT (ROW PLAN)

I, Lawrence S. Papak, 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. 33642



Region 4
 Address: 1420 2nd Street
 Greeley, CO 80631
 Phone: (970) 350-2153 FAX: (970) 350-2178
 Right of Way Plans Unit: DGM

Sheet Revisions		Sheet Revisions		Sheet Revisions	
mm/yy	ADD	mm/yy	ADD	mm/yy	ADD
02/10	XXXX		XXXX		XXXX
	ADDED PARCEL 1A				

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

HARMONY ROAD/SHIELDS STREET

Right of Way Plans			
Tabulation of Properties Sheet			
Project Number:	STU M455-077	Sheet No.	201
Project Location:	COLLEGE/HARMONY INTERSEC. IMPVT	Total No. of Sheets	9
Project Location:			
Project Code:	18136	Submittal Date	5-11-09
		1 of 1	

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET (AC=ACRES)				BOOK-PAGE	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER RIGHT		
1	LN REAL ESTATE, LLC	PO BOX 5550 WINONA, MN 55987	T7N, R69W 6TH P.M. SE 1/4 SEC 35	153±		153±	5.022 AC±		
1A	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	996±		996±	4.999 AC±		
TE1	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	4,559±		4,559±			TEMPORARY CONSTRUCTION EASEMENT
TE2	MCDONALD'S CORPORATION	PO BOX 182571 COLUMBUS, OH 43218	T6N, R69W 6TH P.M. NE 1/4 SEC 2	2,001±		2,001±			TEMPORARY CONSTRUCTION EASEMENT
TE3	ARBOR PLAZA, LLC	10083 QUARRY HILL PL PARKER, CO 80134		5,038±		5,038±			TEMPORARY CONSTRUCTION EASEMENT
TE4	ARBOR PLAZA, LLC	10083 QUARRY HILL PL PARKER, CO 80134		600±		600±			TEMPORARY CONSTRUCTION EASEMENT
5	PEARSE INVESTMENT GROUP, LLLP	9779 E MADERA DR SCOTTSDALE, AR 85262		1,830±		1,830±	0.850 AC±		
TE5	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	3,562±		3,562±			TEMPORARY CONSTRUCTION EASEMENT
6	115 EAST HARMONY ROAD, LLC	1043 EAGLE DR LOVELAND, CO 80537	T6N, R69W 6TH P.M. NW 1/4 SEC 1	2,140±		2,140±	1.110 AC±		
TE6	(SAME AS ABOVE)	(SAME AS ABOVE)	(SAME AS ABOVE)	7,002±		7,002±			TEMPORARY CONSTRUCTION EASEMENT

Sheet Revisions		Sheet Revisions		Sheet Revisions		Sheet Revisions	
DATE	BY	DATE	BY	DATE	BY	DATE	BY
02/10	XXXX	02/10	XXXX	02/10	XXXX	02/10	XXXX
	ADDED PARCEL 1A						

Right of Way Plans		Plan Sheet	
Project Number:	STU M455-077	Project Location:	COLLEGE/HARMONY INTERSEC. IMPVT
Project Location:		Project Code:	18135
Project Code:	18135	Start Mod. Date:	5-11-09
Sheet No. of Sheets:	7.01	Sheet No. of Sheets:	1 of 2

T. 7 N., R. 69 W., 6TH P.M.
 SE 1/4
 SECTION 35

LN REAL ESTATE LLC

1 1A
 TE1

LOT 1
 THE GATEWAY AT HARMONY ROAD
 P.U.D., SECOND FILING
MCDONALD'S CORPORATION
 TE2

HARMONY ROAD

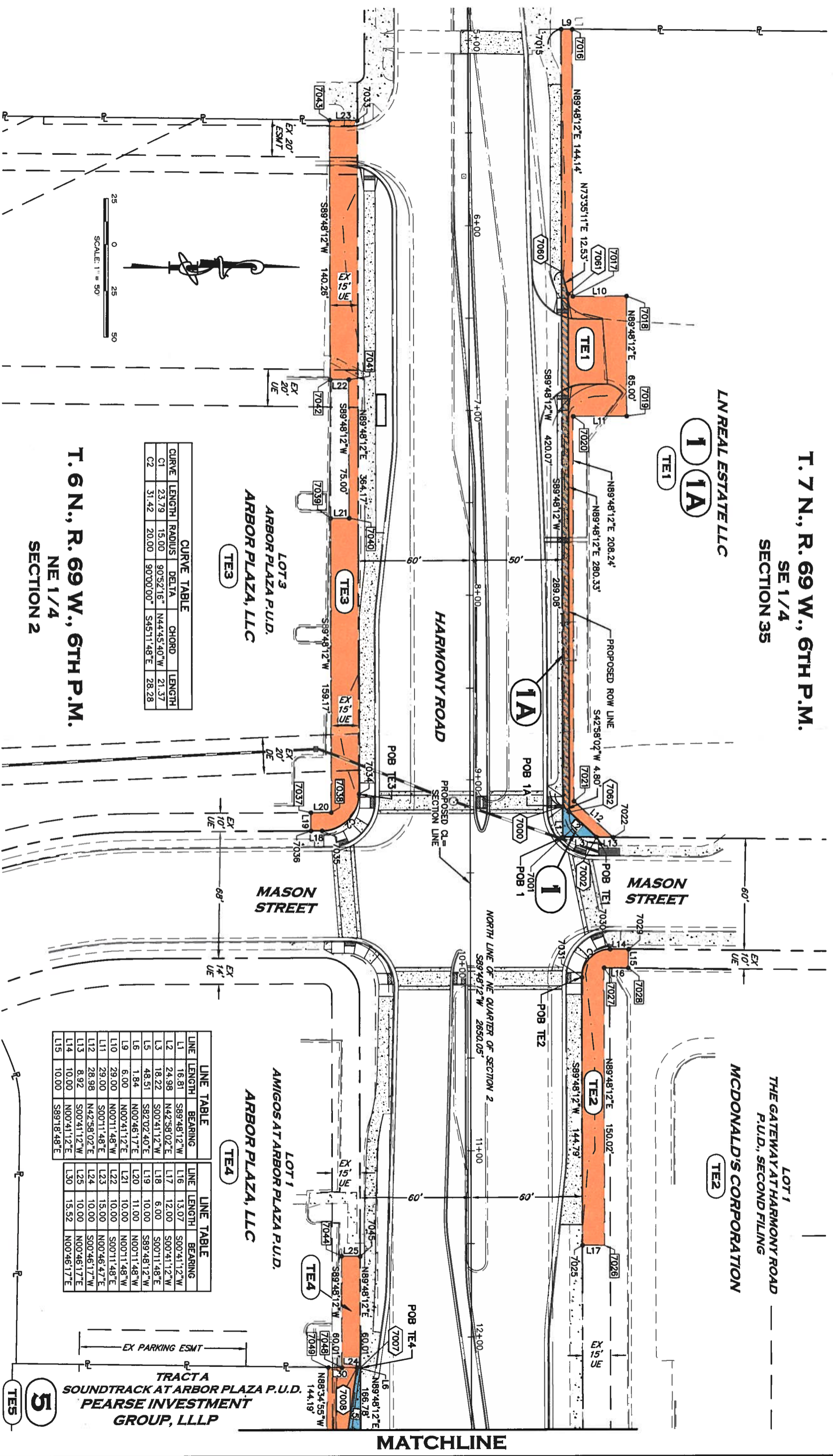
MASON STREET

MASON STREET

LOT 3
 ARBOR PLAZA P.U.D.
ARBOR PLAZA, LLC
 TE3

LOT 1
 AMIGOS AT ARBOR PLAZA P.U.D.
ARBOR PLAZA, LLC
 TE4

TRACT A
 SOUNDTRACK AT ARBOR PLAZA P.U.D.
PEARSE INVESTMENT GROUP, LLLP
5
 TES



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	LENGTH
C1	23.79	15.00	90°52'16"	N44°45'40"W	21.37
C2	31.42	20.00	90°00'00"	S45°11'48"E	28.28

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	16.81	S89°48'12"W	L16	13.07	S00°41'12"W
L2	24.98	N42°58'02"E	L17	12.00	S00°41'12"W
L3	18.22	S00°41'12"W	L18	6.00	S00°11'48"E
L4	48.51	S82°02'40"E	L19	10.00	S89°48'12"W
L5	1.84	N00°46'17"E	L20	11.00	N00°11'48"W
L6	6.00	N00°41'12"E	L21	10.00	N00°11'48"W
L7	29.00	N00°11'48"W	L22	10.00	S00°11'48"E
L8	28.98	N42°58'02"E	L23	15.00	N00°46'47"E
L9	8.92	S00°41'12"W	L24	10.00	S00°46'17"W
L10	10.00	N00°41'12"E	L25	10.00	N00°46'17"E
L11	10.00	S89°18'48"E	L30	15.52	N00°46'17"E



T. 6 N., R. 69 W., 6TH P.M.
 NE 1/4
 SECTION 2

MATCHLINE

mm/yy	Sheet Revisions
02/10	ADDED PARCEL 1A

mm/yy	Sheet Revisions

mm/yy	Sheet Revisions

mm/yy	Sheet Revisions

Project Number: STU M455-077
 Project Location: COLLEGE/HARMONY INTERSEC. IMPVY
 Project Location:
 Project Code: Last Mod. Date: Sheet No. of Sheets
 16136 5-11-09 1 of 1 8

T. 7 N., R. 69 W., 6TH P.M.
 SE 1/4
 SECTION 35

T. 7 N., R. 69 W., 6TH P.M.
 SW 1/4
 SECTION 36

- RIGHT-OF-WAY ACQUISITION
- TEMPORARY CONSTRUCTION EASEMENT

LN REAL ESTATE LLC
 PO BOX 5550
 WINONA, MN 55987
 FCC 25083711-2
 REC# 20070064770

ARBOR PLAZA, LLC
 10083 QUARRY HILL PL
 PARKER, CO 80134
 FCC 25078385-2
 REC# 20060037525

ARBOR PLAZA, LLC
 10083 QUARRY HILL PL
 PARKER, CO 80134
 FCC 25078385-2
 REC# 200603337525

115 EAST HARMONY ROAD LLC
 1043 EAGLE DR
 LOVELAND, CO 80537
 FCC 25088007
 REC# 20050044293

