

**Resolution # TC-16-5-[ ]**

R4 PR US 34 Big Thompson Canyon, ER 0341-084 Unit 2, Project Code 20279

Authorizing the Chief Engineer to negotiate and tender damages to properties specified below.

**Approved by the Transportation Commission on \_\_\_\_\_, 2016.**

**WHEREAS**, the Transportation Commission is authorized pursuant to Section 43-1-106(8), C.R.S. to formulate the general policy with respect to management, construction and maintenance of public highways and other transportation systems in the state and to promulgate and adopt all budgets of CDOT; and

**WHEREAS**, pursuant to Colorado law at Section 43-1-208, C.R.S., the Colorado General Assembly has conferred the power of eminent domain upon the Transportation Commission to acquire private property necessary for state highways purposes; and

**WHEREAS**, on September 26, 2016 the Colorado Supreme Court announced its decision in *Department of Transportation v. Amerco Real Estate Company; U-Haul Company of Colorado; et al.*, 2016SA75; and

**WHEREAS**, the *Amerco Real Estate Company* opinion held that the Transportation Commission must decide that the public interest or convenience will be served by a proposed alteration of a state highway and that the Commission's decision must be made in consideration of the portions of land of each landowner to be taken and an estimate of the damages and benefits accruing to each landowner; and

**WHEREAS**, the *Amerco Real Estate Company* opinion also held that the Transportation Commission is authorized to either direct the Chief Engineer to make tender to a landowner or the Transportation Commission can proceed in the acquisition of private lands for state highway purposes, according to articles 1 to 7 of title 38, C.R.S., without tender to the landowner; and

**WHEREAS**, the Transportation Commission is authorized pursuant to Section 43-1-208(2), C.R.S. to determine whether a proposed change to a state highway will serve the interest or convenience of the public; and

**WHEREAS**, the Transportation Commission may enter a resolution upon its minutes approving the proposed highway changes and authorizing the CDOT Chief Engineer to either tender landowners the amount of damages, as estimated by the Chief; and

**WHEREAS**, CDOT seeks to acquire necessary Properties, for the PR US 34 Big Thompson Canyon Project, Project Number ER 0341-084 Unit 2, Project Code 20279 ("Project").

**WHEREAS**, CDOT may negotiate with the property owners as specified in the attached Chief Engineer's Cost Estimate].

**WHEREAS**, CDOT seeks to acquire multiple properties, as specified in the attached Chief Engineer's Estimate for the Project ("Properties"). The Chief Engineer's Estimate specifies the landowners, property locations, proposed size of the acquisitions, and the estimated damages and benefits, if any, to the properties.

**WHEREAS**, the Properties may include buildings, structures, or other improvements on the real Properties and may also include tenant-owned improvements, personal property, and other real estate; and

**WHEREAS**, the Transportation Commission acknowledges that it has reviewed the written report of the Chief Engineer, which included all information and documents required pursuant to Section 43-1-208(1), in relation to the Project and the Property; and

**WHEREAS**, after reviewing the Chief Engineer's written report regarding Project and the Properties, the Transportation Commission has determined that the proposed changes to State Highway No. 34 will serve the public interest and convenience of the traveling public and that acquisition of the Properties described in the report is necessary and in the public interest; and

**WHEREAS**, the Transportation Commission also approves the Chief Engineer's Cost Estimate of damages and benefits, if any, set forth in his written report.

**NOW THEREFORE BE IT RESOLVED**, the Transportation Commission hereby declares that the public interest and convenience will be served by the proposed changes to State Highway No. 34 by virtue of the PR US 34 Big Thompson Canyon, Project Number ER 0341-084 Unit 2, Project Code 20279, parcels TE-211, TE-261A, TE-261B, TE-261C, TE-261D, TE-261E, TE-261F, and authorizes the CDOT staff either to negotiate and tender the Owner of the Properties the amount of estimated damages. Further, if a settlement amount, is reached with respect to the amount of just compensation due to the landowner, the final settlement is subject to approval by the Transportation Commission. If acquisition of the Properties requires acquisition of buildings, structures, or improvements on real property as well as acquisition of tenant-owned improvements both real and personal property, or other real estate, the Transportation Commission authorizes CDOT to negotiate for the acquisition of those items if necessary.

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Herman Stockinger, Secretary  
Transportation Commission of Colorado

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Date




## COLORADO

### Department of Transportation

Office of the Chief Engineer  
4201 East Arkansas Ave, Suite 262  
Denver, CO 80222

#### MEMORANDUM

TO: TRANSPORTATION COMMISSION

FROM: JOSH LAIPPLY, CHIEF ENGINEER 

DATE: NOVEMBER 28, 2016

SUBJECT: REPORT PURSUANT TO COLORADO REVISED STATUTES, §43-1-208 REGARDING PROJECT NUMBER ER 0341-084 UNIT 2 PR US 34 BIG THOMPSON CANYON

#### Background

This written report to the Transportation Commission is pursuant to Colorado Revised Statutes ("C.R.S."), Section 43-1-208(1) (statute attached with this memorandum). I deem it desirable to repair, rebuild, replace, and strengthen the existing roadway alignment to withstand future flood events over a portion of US Highway 34.

Unit 2 of PR US 34 Big Thompson Canyon ("Project") is necessary to rebuild roadway, install riprap, and replace walls, bridge rail, drainage and signs between MP 75.58 and MP 83.15 to repair damage from the 2013 flood event and to alleviate destruction of the existing alignment by future floodwaters. This will improve safety, maintain and improve connectivity for the community, and allow the roadway to withstand future floods, and is therefore, desirable. I hereby request that the Transportation Commission determine that the proposed changes of the Project serve the public interest and/or convenience of the traveling public.

The location of the properties required for the Project ("Properties") are individually listed on the Chief Engineer's Cost Estimate ("Cost Estimate"), attached to this report.

If the Transportation Commission determines that the proposed changes will serve the public and/or convenience of the traveling public, I respectfully request that the Transportation Commission enter a resolution upon its minutes, approve the same, and authorize CDOT to either make tender or to initiate and negotiate for the Property.

#### Description of Portion of Highway to be Changed and Proposed Changes

The Project will construct roadway, install riprap, and replace walls, bridge rail, drainage and signs between MP 75.58 and MP 83.15 in Loveland, CO to permanently repair damage from the 2013 flood event, to alleviate destruction of the existing alignment by future floodwaters on US Highway 34, and to maintain connectivity between Loveland and Estes Park. The Project is a Flood Project, which was initially approved by me on September

27, 2016, along with a budget supplement approved on April 29, 2016, and the Transportation Commission authorization of plans and acquisition activities on November 17, 2016. I have determined that it is necessary to rebuild, repair and replace features of this portion of US Highway 34 to improve safety, maintain connectivity for the traveling public between Loveland and Estes Park, and protect the roadway alignment.

#### Description of Properties Needed for Project

There are multiple Properties necessary for completion of the Project. The following is a list of the parcels required and a description of each parcel's purpose for the Project.

1. Address: 53 Rose Hall Way, Loveland, CO 80537  
Landowner's Name: Elizabeth Orr & Cathryn Swedlund  
Current Size of Property: 7,025 s.f./0.161 acres  
Proposed Size of Acquisition: 4,442 s.f./0.102 acres  
Purpose of Parcels Necessary for Project:
  - TE-211: A three-year Temporary Easement with option to renew for two one-year periods for construction of access road, and for river work.
  
2. Address: Vacant Land, Larimer County Parcel #s 1503211007, 1503211006, 1503211005, 1503211004, 1503207001, and 1503207006, Drake, CO 80515  
Landowner's Name: Doris M. Shaffer  
Current Size of Property: 74,823 s.f./1.718 acres  
Proposed Size of Acquisition: 74,823 s.f./1.718 acres  
Purpose of Parcels Necessary for Project:
  - TE-261A, containing 2,600 s.f./0.060 acres as a three-year Temporary Easement with option to renew for two one-year periods for construction of highway and drainage facilities, and for river work and staging area.
  - TE-261B, containing 4,343 s.f./0.100 A three-year Temporary Easement with option to renew for two one-year periods for construction of highway and drainage facilities, and for river work and staging area.
  - TE-261C, containing 7,322 s.f./0.168 as a three-year Temporary Easement with option to renew for two one-year periods for construction of highway and drainage facilities, and for river work and staging area.
  - TE-261D, containing 5,964 s.f./0.137 acres as a three-year Temporary Easement with option to renew for two one-year periods for construction of highway and drainage facilities, and for river work and staging area.
  - TE-261E, containing 44,828 s.f./1.029 acres as a three-year Temporary Easement with option to renew for two one-year periods for construction of highway and drainage facilities, and for river work and staging area.
  - TE-261F, containing 9,766 s.f./0.224 acres as a three-year Temporary Easement with option to renew for two one-year periods for construction of highway and drainage facilities, and for river work and staging area.

#### Estimate of Damages and Benefits

On September 27, 2016, I approved an estimate of land acquisition costs and damages for properties and on November 17, 2016, the Transportation Commission approved the right of way plans and acquisition activities, in this Project area. I estimated that the Properties

are valued as stated in the entries below and the Transportation Commission approved them. My Land Acquisition Approval was based on comparable sales in the area. My estimate represents a reasonable budget of the costs and damages related to the Properties. There are no benefits to the Properties.

The estimate provided is for budgetary purposes only, and is subject to change. I anticipate that this figure will increase or decrease as the Department obtains additional information about the acquisition and the Property, as appraisals are considered and evaluated, and as litigation expenses and risks are considered. CDOT will re-submit the final settlement, ascertainment or verdict for commission approval.

1. Address: 53 Rose Hall Way, CO 80537  
Landowner's Name: Elizabeth Orr & Cathryn Swedlund  
Name of Person who Determined Property Value: Region 4 ROW Program  
Property Value Determined by: The \$2,700 value is established on the Chief Engineer's Cost Estimate dated November 17, 2016 by the analysis of comparable property sales of similar properties.
2. Address: Vacant Land, Larimer County Parcel #s 1503211007, 1503211006, 1503211005, 1503211004, 1503207001, and 1503207006, Drake, CO 80515  
Landowner's Name: Doris M. Shaffer  
Name of Person who Determined Property Value: Region 4 ROW Program  
Property Value Determined by: The \$67,450 value was established on the Chief Engineer's Cost Estimate dated November 17, 2016 by the analysis of comparable property sales of similar properties.

While these two properties were included in the Chief Engineer's Report approved at the November 17, 2016 Transportation Commission meeting, it was later determined that notice of the November meeting was not provided to these two owners at least 10 days in advance. The inclusion of these two Properties in the December 8, 2016 Transportation Commission meeting allows for at least 10 days advance notice to the owners, and affords them the opportunity to provide their comments on the project and participate in the public meeting.

#### Attachments

543-1-208, C.R.S.

Legal Descriptions of Parcels (TE's are depicted and described on Right-of-Way Plans: TE-211 on pages 2.03, 7.02, 7.03 and 8.01; TE-261 A-F on pages 2.11, 2.12, 7.18 and 8.06.)

Right-of-Way Plans

Chief Engineer's Cost Estimate

Proposed Resolution

<b>COLORADO DEPARTMENT OF TRANSPORTATION</b> <b>CHIEF ENGINEER'S RIGHT-OF-WAY COST ESTIMATE</b>	Project Code: <b>20279</b>	State Highway # <b>34</b>
	Project No: <b>ER 0341-084 Unit 2</b>	
	Location: <b>PR US34 Big Thompson Canyon</b>	

Region Right-of-Way Manager  
*Jane K. Kappity*  
 Date: **12/4/2016**

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.

Parcel	Owner	Area	Unit	Unit Value		Land Value	Improvements	Damages / (Benefits)	Land Rental (mos)		Total
				\$/Unit	%				Land Rental Cost	Land Rental Cost	
TE-201	Gary L & Christine L Hausman	7402	SF	\$2.00	@ 10%				36	\$ 4,441	\$ 4,450
					@						
TE-202	Mary Lois Aspinwall	8899	SF	\$2.00	@ 10%				36	\$ 5,339	\$ 5,350
					@						
PE-203	Mary L Hollar-Myers	760	SF	\$2.00	@ 90%	\$ 1,368					\$ 1,400
TE-203	Same as Above	11083	SF	\$2.00	@ 10%				36	\$ 6,650	\$ 6,650
PE-203A	Same as Above	347	SF	\$2.00	@ 90%	\$ 625					\$ 630
					@						
PE-204	Ruth Brunner	1255	SF	\$2.50	@ 90%	\$ 2,824					\$ 2,850
TE-204	Same as Above	11313	SF	\$2.50	@ 10%				36	\$ 8,485	\$ 8,500
PE-204A	Same as Above	3080	SF	\$2.50	@ 90%	\$ 6,930					\$ 6,950
					@						
PE-205	Elizabeth Orr	4.88	SF	\$2.00	@ 90%	\$ 9					\$ 500
TE-205	Same as Above	27000	SF	\$2.00	@ 10%				36	\$ 16,200	\$ 16,200
					@						
TE-206	Jack L & Joni Patterson	20225	SF	\$2.00	@ 10%				36	\$ 12,135	\$ 12,150
					@						
TE-207A	County of Larimer	6431	SF	\$1.00	@ 10%				36	\$ 1,929	\$ 1,950
TE-207B	Same as Above	3473	SF	\$1.00	@ 10%				36	\$ 1,042	\$ 1,050
TE-207C	Same as Above	7173	SF	\$1.00	@ 10%				36	\$ 2,152	\$ 2,200
<b>Sheet Totals</b>						<b>\$ 11,755</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58,373</b>	<b>\$ 70,830</b>	

Parcel	Owner	Area	Unit	Unit Value		Land Value	Improvements	Damages / (Benefits)	Land Rental (mos)	Total
				\$/Unit	%				Land Rental Cost	
TE-208	Jerry L & Janice S Peterson	2,236	SF	\$3.00	@ 10%				36	\$ 2,050
					@				\$ 2,012	
RW-209	Riverbend Campground LLC	77	SF	\$5.00	@ 100%	\$ 385				\$ 500
TE-209	Same as Above	7,120	SF	\$5.00	@ 10%				36	\$ 10,700
					@				\$ 10,680	
RW-209A	Same as Above	2,142	SF	\$5.00	@ 100%	\$ 10,710				\$ 10,750
TE-209A	Same as Above	5,135	SF	\$5.00	@ 10%				36	\$ 7,750
					@				\$ 7,703	
RW-209B	Same as Above	314	SF	\$5.00	@ 100%	\$ 1,570				\$ 1,600
TE-209B	Same as Above	665	SF	\$5.00	@ 10%				36	\$ 1,000
					@				\$ 998	
TE-210	Ed & Lydia Koonce	1,014	SF	\$5.00	@ 10%				36	\$ 1,550
					@				\$ 1,521	
TE-211	Elizabeth Orr & Cathryn Swedlund	4,442	SF	\$2.00	@ 10%				36	\$ 2,700
					@				\$ 2,665	
TE-212A	County of Larimer	3,615	SF	\$1.00	@ 10%				36	\$ 1,100
					@				\$ 1,085	
TE-212B	Same as Above	2,194	SF	\$1.00	@ 10%				36	\$ 660
					@				\$ 658	
TE-212C	Same as Above	2,382	SF	\$1.00	@ 10%				36	\$ 720
					@				\$ 715	
TE-212D	Same as Above	1,268	SF	\$1.00	@ 10%				36	\$ 390
					@				\$ 380	
TE-212E	Same as Above	1,775	SF	\$1.00	@ 10%				36	\$ 540
					@				\$ 533	
TE-212F	Same as Above	3,672	SF	\$1.00	@ 10%				36	\$ 1,150
					@				\$ 1,102	
TE-212G	Same as Above	9,211	SF	\$1.00	@ 10%				36	\$ 2,800
					@				\$ 2,763	
PE-213	Big Thompson Canyon Properties 2 LLC	590	SF	\$0.25	@ 90%	\$ 133				\$ 500
TE-213A	Same as Above	15,792	SF	\$0.25	@ 10%				36	\$ 1,200
					@				\$ 1,184	
RW-215	Frank J or Blossom S Ehrmentraut	1,228	SF	\$5.00	@ 100%	\$ 6,140				\$ 6,150
<b>Sheet Totals</b>						<b>\$ 18,938</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,998</b>	<b>\$ 53,810</b>
<b>Project Totals</b>						<b>\$ 30,693</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 92,371</b>	<b>\$ 124,640</b>

Parcel	Owner	Area	Unit	Unit Value		Land Value	Improvements	Damages / (Benefits)	Land Rental (mos)		Total
				\$/Unit	%				Land Rental Cost		
TE-261A	Doris Shaffer	2,600	SF	\$3.00	@ 10%				36	\$ 2,340	\$ 2,350
TE-261B	Same as Above	4,343	SF	\$3.00	@ 10%				36	\$ 3,909	\$ 3,950
TE-261C	Same as Above	7,322	SF	\$3.00	@ 10%				36	\$ 6,590	\$ 6,600
TE-261D	Same as Above	5,964	SF	\$3.00	@ 10%				36	\$ 5,368	\$ 5,400
TE-261E	Same as Above	44,828	SF	\$3.00	@ 10%				36	\$ 40,345	\$ 40,350
TE-261F	Same as Above	9,766	SF	\$3.00	@ 10%				36	\$ 8,789	\$ 8,800
					@						
TE-262A	Jered Parse	1,540	SF	\$5.00	@ 10%				36	\$ 2,310	\$ 2,350
TE-262B	Same as Above	6,201	SF	\$5.00	@ 10%				36	\$ 9,302	\$ 9,350
					@						
TE-263	Big Thompson Canyon	7,459	SF	\$5.00	@ 10%				36	\$ 11,189	\$ 11,200
	Flood Memorial, Inc				@						
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<b>Sheet Totals</b>						\$ -	\$ -	\$ -	\$ 90,141	\$ 90,350	
<b>Project Totals</b>						\$ 246,262	\$ -	\$ -	\$ 420,274	\$ 670,670	



Colorado Department of Transportation



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

Region 4 Right of Way PTS

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	By	Date	Description	By	Date	Description	By

**JACOBS**

787 17th Street, Suite 2400  
Beaver, Colorado 80202  
Phone: 303-820-5248  
Fax: 303-820-5298

Right of Way Plans

Title Sheet

Project Number: ER 0341-084 Unit 2  
Project Location: PR US34 Big Thompson Canyon

Project Code	Unit	Sheet No.	Sheet No.
2017	0341-084	101	101

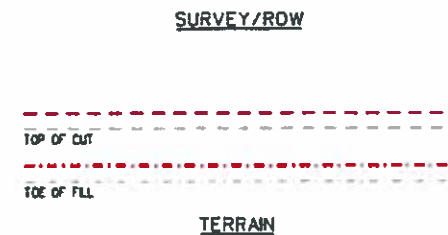
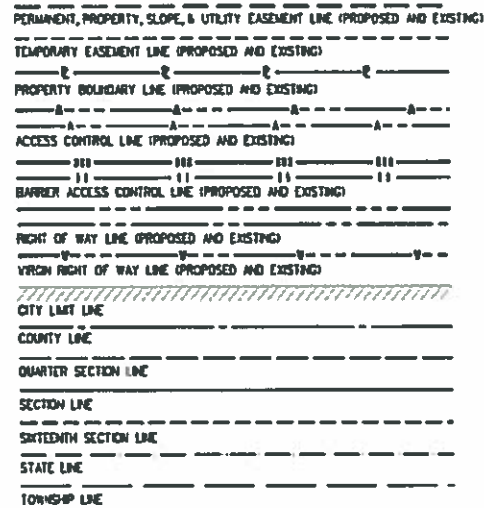
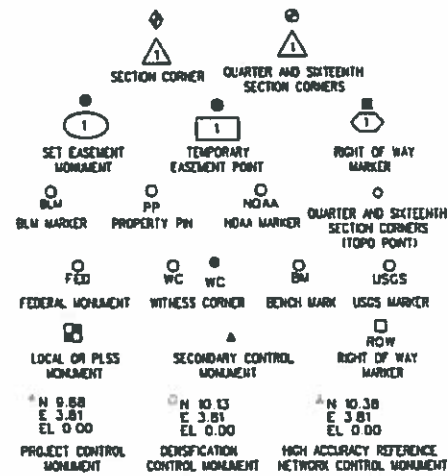
# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

## RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. ER 0341-084 Unit 2 STATE HIGHWAY NO. 34 LARIMER COUNTY

SHEET NO. INDEX OF SHEETS

1.01	(1) Title Sheet
2.01-2.12	(12) Tabulation of Properties
3.01-3.06	(6) Project Control Diagram
4.01-4.08	(8) Land Survey Control Diagram
5.01-5.04	(4) Monumentation Sheets
6.01-6.0X	(NA) Tabulation of Road Approach Sheets
7.01-7.18	(18) Plan Sheets
8.01-8.06	(6) Ownership Map

(55) Total Sheets  
Scales of Original 11"x17" Drawings  
Plan Sheets 1"=100'  
Ownership Map 1"=300'

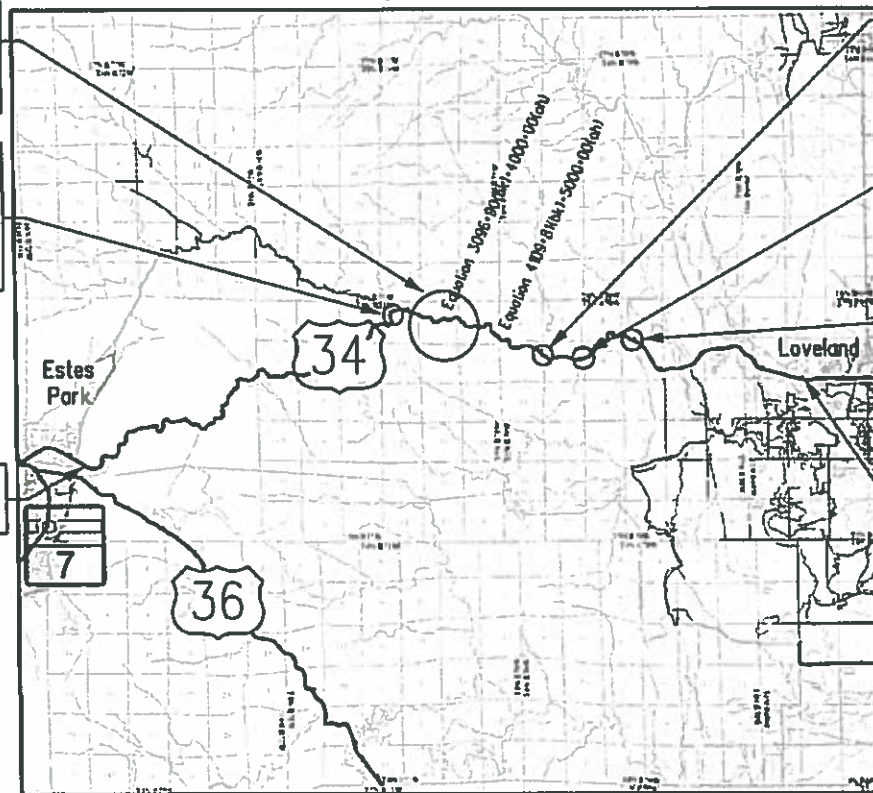


Begin ROW Project  
Unit 2 Sheet 7.01-7.13  
Station: 3055+59.89  
M.P.: 76.22  
End ROW Project  
Station: 4056+80  
M.P.: 78.07

Begin ROW Project  
Unit 2 Sheet 7.18  
Station: 3023+32  
M.P.: 75.58  
End ROW Project  
Station: 3031+33  
M.P.: 75.75

Begin Const Project  
Station: 120+00  
M.P.: 65.00

R.O.W. Length of Project - 2.55 Miles  
Const. Length of Project - 23.08 Miles



BEGIN ROW Project  
Unit 2 Sheet 7.14  
Station: 5047+00  
M.P.: 80.05  
End ROW Project  
Station: 5059+00  
M.P.: 80.25

BEGIN ROW Project  
Unit 2 Sheet 7.15  
Station: 5114+25  
M.P.: 81.29  
End ROW Project  
Station: 5118+00  
M.P.: 81.35

BEGIN ROW Project  
Unit 2 Sheet 7.16-7.17  
Station: 55190+25  
M.P.: 82.75  
End ROW Project  
Station: 5210+75  
M.P.: 83.15

End Const Project  
Station: 1339+00  
M.P.: 88.08

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N63-03-27E from "COLLINSON 1939" Azimuth Mark PID LL1338 to "PURDY 1996" PID AEB120. COLLINSON is a CGS disk set in a rock outcrop, and PURDY is an NGS control disk set in a boulder, both marked as described above. The survey data was obtained from NGS data sheets - NAD 83 (2011 Colorado State Plane North (0501) Zone), and are used as horizontal control for this survey.

1. This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.

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

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.

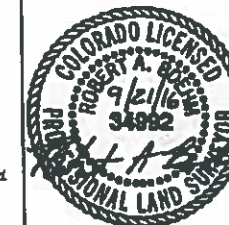
COLORADO DEPARTMENT OF TRANSPORTATION  
FEDERAL-AID HIGHWAY PROJECT

ROW PLANS AUTHORIZED: *[Signature]* DATE: 9-27-16  
CDOT ROW PROGRAM MANAGER

SURVEYOR STATEMENT (ROW PLAN)

I, Robert A. Boehm, 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 warranty or warranty, either expressed or implied.

PLS No J4992



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

PROJECT LOCATION MAP



PLANS CERTIFICATION: I, SAJ, AS, at \_\_\_\_\_, do hereby certify that this is a true and correct copy of the original plans as shown to me by the engineer or architect. I have compared this copy with the original plans and find it to be a true and correct copy. I have also compared this copy with the original plans and find it to be a true and correct copy. I have also compared this copy with the original plans and find it to be a true and correct copy.

8/21/2016 10:44:17 AM K:\N\217082...COOT\_FROD\_US341-0327R\ROW\_Survey\_Drawings\Unit2\2017\0341-084 Unit 2.dwg DEPT.

Colorado Department of Transportation

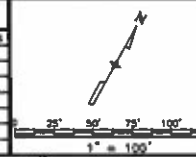


10601 West 10th Street  
Greeley, CO 80634  
Phone: 970-350-2161

Region 4 Right of Way

PTS

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

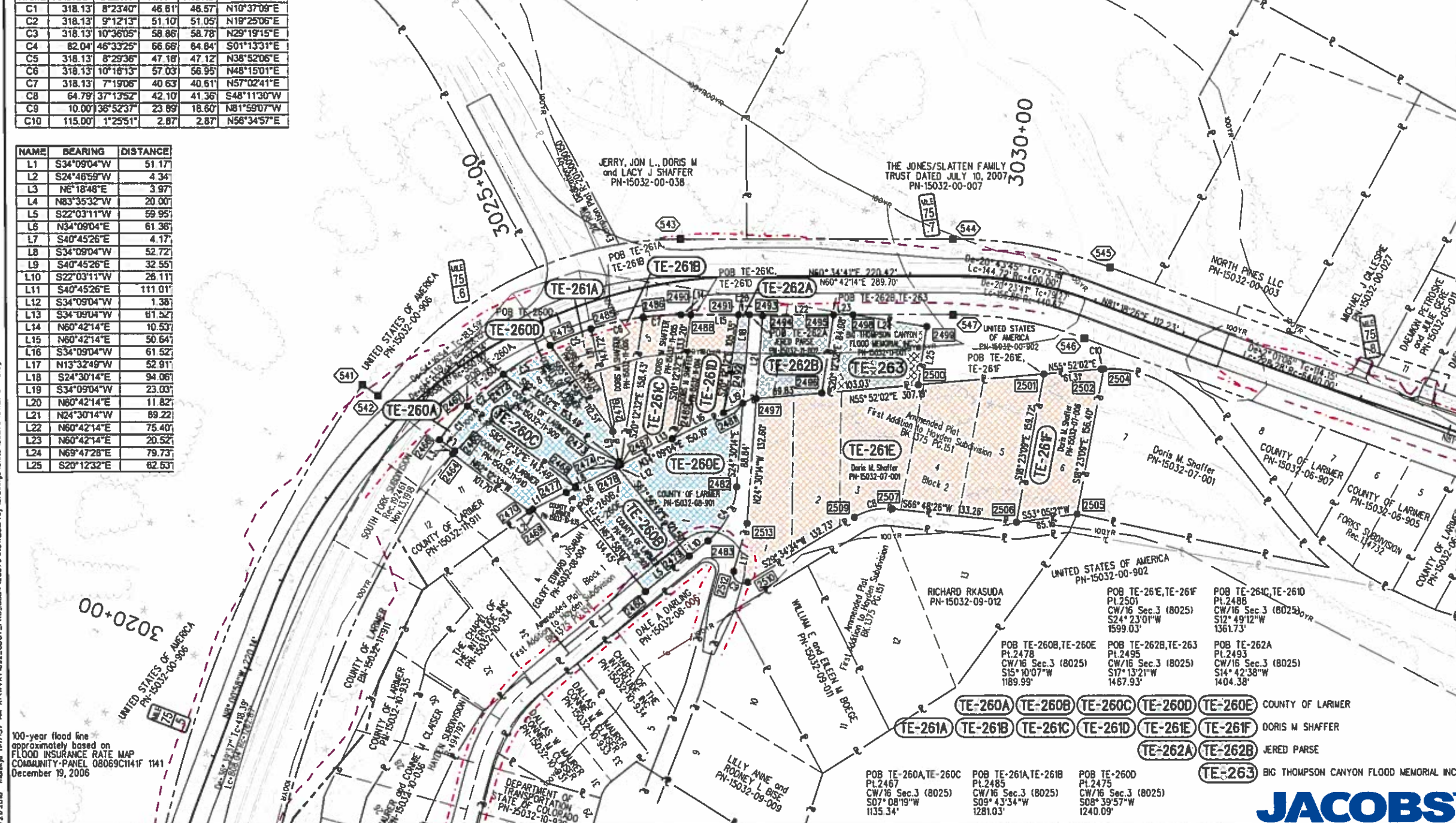


Right of Way Plans			
Plan Sheet			
Project Number: ER 0341-084 Unit 2			
Project Location: PR US34 Big Thompson Canyon			
Project Code	Last Mod. Date	Sheet	Sheet No.
20279	09-20-06	7.8 of 7.8	7.8

NAME	RADIUS	DELTA	ARC	CHORD	BEARING
C1	318.13	8°23'40"	46.61'	48.57'	N10°37'09"E
C2	318.13	9°12'13"	51.10'	51.05'	N19°25'06"E
C3	318.13	10°36'05"	58.86'	58.78'	N29°19'15"E
C4	82.04'	46°33'25"	66.66'	64.84'	S01°13'31"E
C5	318.13	8°29'36"	47.18'	47.12'	N38°52'06"E
C6	318.13	10°16'13"	57.03'	56.95'	N48°15'01"E
C7	318.13	7°19'06"	40.63'	40.61'	N57°02'41"E
C8	64.79'	37°13'52"	42.10'	41.36'	S48°11'30"W
C9	10.00'	36°52'37"	23.89'	18.60'	N81°59'07"W
C10	115.00'	1°25'51"	2.87'	2.87'	N56°34'57"E

NAME	BEARING	DISTANCE
L1	S34°09'04"W	51.17'
L2	S24°46'59"W	4.34'
L3	NE°18'48"E	3.97'
L4	N83°35'32"W	20.00'
L5	S22°03'11"W	59.95'
L6	N34°09'04"E	61.36'
L7	S40°45'26"E	4.17'
L8	S34°09'04"W	52.72'
L9	S40°45'26"E	32.55'
L10	S22°03'11"W	28.11'
L11	S40°45'26"E	111.01'
L12	S34°09'04"W	1.38'
L13	S34°09'04"W	61.52'
L14	N60°42'14"E	10.53'
L15	N60°42'14"E	50.64'
L16	S34°09'04"W	61.52'
L17	N13°32'49"W	52.91'
L18	S24°30'14"E	94.06'
L19	S34°09'04"W	23.03'
L20	N60°42'14"E	11.82'
L21	N24°30'14"W	89.22'
L22	N60°42'14"E	75.40'
L23	N60°42'14"E	20.52'
L24	N69°47'28"E	79.73'
L25	S20°12'32"E	62.53'

T.5N.,R.71W.,6th P.M.



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100-year flood line approximately based on FLOOD INSURANCE RATE MAP COMMUNITY-PANEL 08069C141F 1141 December 19, 2006

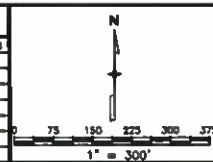
POB TE-260A, TE-260C PL 2467 CW/16 Sec.3 (8025) S07° 08'19"W 1135.34'	POB TE-261A, TE-261B PL 2485 CW/16 Sec.3 (8025) S08° 43'34"W 1281.03'	POB TE-260D PL 2475 CW/16 Sec.3 (8025) S08° 39'57"W 1240.09'
POB TE-260B, TE-260E PL 2478 CW/16 Sec.3 (8025) S15° 10'07"W 1189.99'	POB TE-262B, TE-263 PL 2495 CW/16 Sec.3 (8025) S17° 13'21"W 1467.93'	POB TE-262A PL 2493 CW/16 Sec.3 (8025) S14° 42'38"W 1404.38'
POB TE-26E, TE-26F PL 2501 CW/16 Sec.3 (8025) S24° 23'01"W 1599.03'	POB TE-26C, TE-26D PL 2488 CW/16 Sec.3 (8025) S12° 49'12"W 1361.73'	





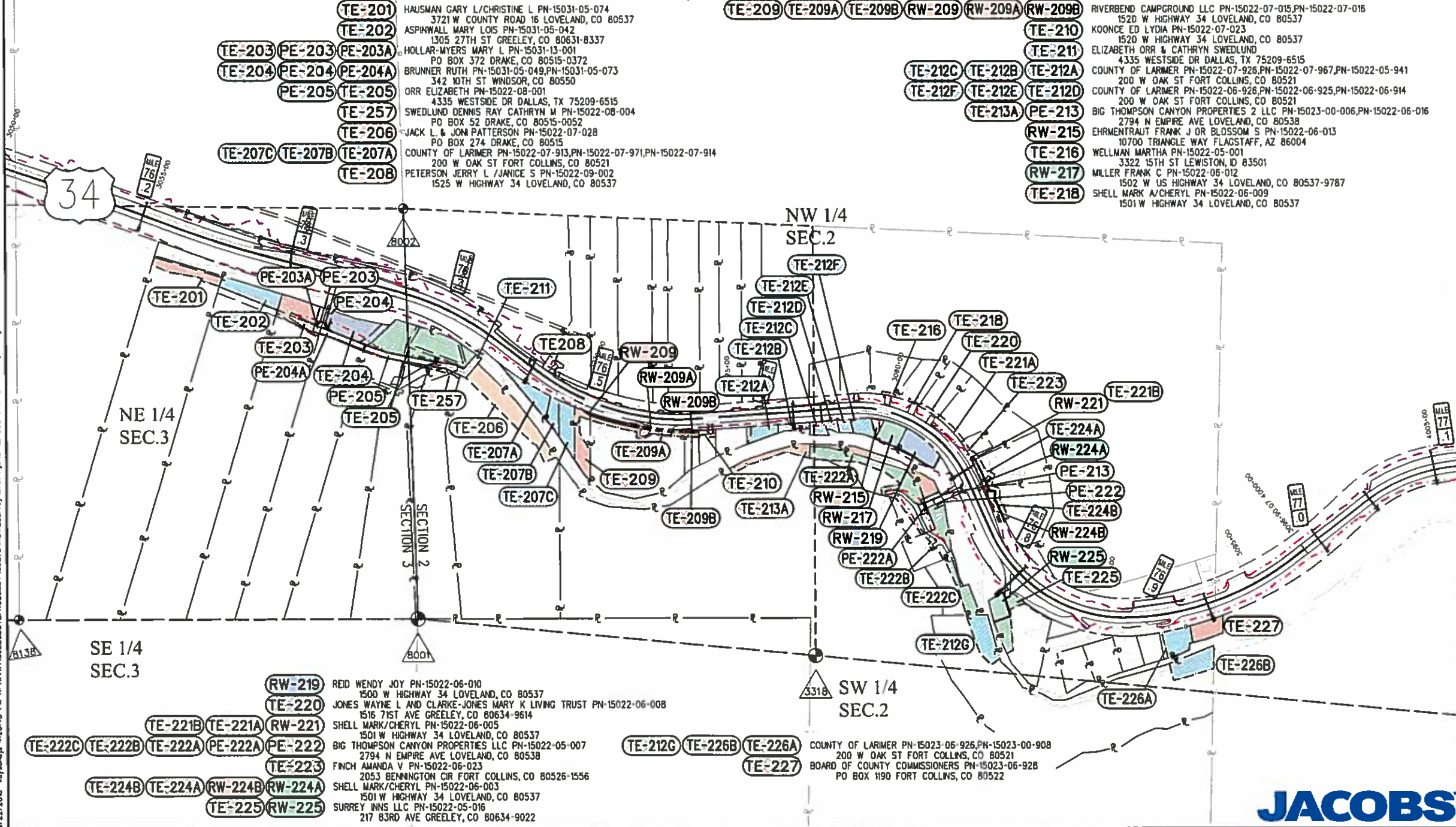
10601 West 10th Street  
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Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX	mm/dd/yy	XXXXXXXX	XXX



Right of Way Plans			
Ownership Sheet			
Project Number: ER 0341-084 Unit 2			
Project Location: PR US34 Big Thompson Canyon			
Project Code	Last Mod. Date	Subnet	Sheet No.
20279	09-22-16	8.01 of 8.06	8.01

T.5N.,R.71W.,6th P.M.



9/22/2016 mprasmaja 4:50:45 PM K:\V\K\1092\001\_FRG\_US34\20279\RDW\_Survey\Drawings\Unit2\20279RDW\_Ownership801.dgn

