



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 3, 2016

SUBJECT: REPORT PURSUANT TO COLORADO REVISED STATUTES, §43-1-208 REGARDING PROJECT NUMBER SHE 034A-018, SH 340 and REDLANDS PARKWAY ROUNDABOUT.

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 alter State Highway 340 ("SH 340") in order to construct a roundabout at the intersection of SH 340 and Redlands Parkway. The alterations are designed to address safety concerns at the intersection of the Redlands Parkway and SH 340.

The SH 340 and Redlands Parkway Roundabout Project ("Project") is necessary for addressing safety concerns arising from crash statistics. This Project will replace a signalized intersection with a roundabout and create a safer highway for both vehicles and pedestrians, 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 conduct condemnation proceedings for the Property.

Description of Portion of Highway to be Changed and Proposed Changes

The Project will replace a signalized intersection with a roundabout, and create a safer highway for both vehicles and pedestrians for this portion of SH 340. This is a highway improvement project, which was initially approved by the Transportation Commission by a budget action on June 5, 2016. I have determined that it is necessary to replace a traffic signal with a roundabout to create a safer highway for both vehicles and pedestrians.

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: Unaddressed Vacant Land in Grand Junction, Mesa County, Colorado
Landowner's Name: Mesa County
Current Size of Property: 4.96 acres
Proposed Size of Acquisition: RW-1 = 11,365 sq. ft.
Purpose of Parcels Necessary for Project:
 - RW-1: This is a fee simple parcel required for the installation, operation, maintenance, repair, and replacement of highway improvements.

2. Address: 2258 Broadway (SH 340), Grand Junction, CO 81507
Landowner's Name: Canyon View Holdings, LLC
Current Size of Property: 0.92 acres
Proposed Size of Acquisition: PE-2 = 998 sq. ft.
Purpose of Parcels Necessary for Project:
 - PE-2: The purpose of this Permanent Easement is for roadway construction and slope maintenance.

Estimate of Damages and Benefits

The Cost Estimate approved by the Acting Region 3 ROW Manager, Mr. Leslie Doehling, on June 6, 2016, attached to this report, individually lists the estimate of land acquisition costs, property value, and/or damages for each of the Properties required for this Project. If applicable, the Cost Estimate also describes whether the Properties accrue any benefits because of the Project. In my opinion, the Cost Estimate represents a reasonable budget of the property values, damages, and/or benefits, if any, related to the Properties. The following list describes how the value of each property was determined:

1. Address: Unaddressed Vacant Land in Grand Junction, Mesa County, Colorado
Landowner's Name: Mesa County
Name of Person who Determined Property Value: CDOT Region 3 ROW Personnel
Property Value Determined by: Value was based on comparable sales of similar properties near the location of the subject property.

2. Address: 2258 Broadway (SH 340), Grand Junction, CO 81507
Landowner's Name: Canyon View Holdings, LLC
Name of Person who Determined Property Value: CDOT Region 3 ROW Personnel
Property Value Determined by: Value was based on comparable sales of similar properties near the location of the subject property.

The estimates provided are for budgetary purposes only, and are subject to change. I anticipate that these figures 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.

Attachments

§43-1-208, C.R.S.

Legal Descriptions of Parcels RW-1 and PE-2

Right-of-Way Plans

Chief Engineer's Cost Estimate

Proposed Resolution

Resolution # TC-16-5-[]

R3 Acquisition and Settlement for SH 340 and Redlands Parkway Roundabout, Project Number SHE 340A-018, project Code 20145

Approving the property acquisitions and settlement amounts, which have been agreed to or ordered for the 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, 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 prior to authorizing condemnation of property; and

WHEREAS, the *Amerco Real Estate Company* opinion also held that "the decision whether, and if so precisely how and for how much, to take particular property, for a particular proposed highway alteration project, clearly involves the kind of judgment and discretion that is non-delegable in the absence express statutory authorization." *Amerco Real Estate Company*, 2016SA75, ¶15; and

WHEREAS, prior to the *Amerco* opinion, the Chief Engineer and or CDOT staff began negotiations for acquisition of certain parcels of land without Transportation Commission approval; and

WHEREAS, the Transportation Commission, as part of its non-delegable duties, must now approve and ratify all actions taken by CDOT prior to the *Amerco Real Estate Company* opinion in relation to the below acquisitions and must approve the actual size of the acquisitions and must approve the final settlement amounts; and

WHEREAS, CDOT has acquired the following properties for the amounts listed below through settlement;

CDOT Region 3				
Landowner's Name and Property Location	Approved Chief Engineer's Estimate of Damages and Benefits or Appraised Value	Approved Size of Acquisition	Actual Size of Acquisition	Settlement Amount
County of Mesa Unaddressed Vacant Land in Grand Junction, CO	\$6,850.00	RW-1 = 11,365 sf.	RW-1 = 11,365 sf.	\$6,850.00
Canyon View Holdings, LLC 2258 Broadway Grand Junction, CO 81507	\$3,350.00	PE-2 = 998 sf.	PE-2 = 998 sf.	\$5,792.00

NOW THEREFORE BE IT RESOLVED, the Transportation Commission hereby declares that the public interest or convenience will be served by the proposed changes to State Highway 340 by virtue of the SH 340 & Redlands Parkway Roundabout Project, Project Number SHE 340A-018. All approvals or other actions taken by CDOT with respect to the above listed acquisitions prior to September 26, 2016, are hereby affirmed, ratified, and made effective as officially sanctioned actions of the Transportation Commission. Since the Properties listed above involve voluntary settlements between CDOT and the landowners, the Transportation Commission determines that tender to the landowners or condemnation of the Properties is unnecessary. 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 acquire those items for the agreed-upon amounts. The Transportation Commission hereby approves the acquisition of the parcels, approves the actual size of the acquisitions, and the settlement amounts listed above.

Herman Stockinger, Secretary
Transportation Commission of Colorado

Date

COLORADO DEPARTMENT OF TRANSPORTATION

CHIEF ENGINEER'S RIGHT-OF-WAY COST ESTIMATE

Project Code: 20145

State Highway # 340

Project No: SHE 340A-018

Location: SH 340/Redlands Parkway

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.

Region Right-Way Manager *ACT/AG*
F. W. [Signature]
 Date: 6/6/16

Parcel	Owner	Area	Unit	Unit Value		Land Value	Improvements	Damages / (Benefits)	Land Rental (Yr/yr)	Land Rental Cost	Total
				\$/Unit	%						
RW-1	County of Mesa	11,365	SF	\$0.50	@ 100%	\$ 5,683				\$	5,700
PE-2	Canyon View Holdings, LLC	998	SF	\$25.00	@ 90%	\$ 22,455				\$	22,500
Sheet Totals						\$ 28,138	\$	-	\$	-	\$ 28,200

EXHIBIT "A"

PROJECT NUMBER: SHE 340A-018

PARCEL NUMBER: RW-1

PROJECT CODE: 20145

DATE: April 7, 2016

DESCRIPTION

A tract or parcel No. RW-1 of the Department of Transportation, State of Colorado, Project No. SHE 340A-018 (PC 20145), containing 11,365 sq. ft. (0.261 acres) of land, more or less, being a portion of that parcel of land described in the Warranty Deed recorded at Reception Number 1196452, in the Mesa County, Colorado Clerk and Recorder's Office on July 9, 1979, lying in the Southeast Quarter of Section 7, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said tract or parcel being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 7, whence the Center Quarter Corner of said Section 7 bears N.00°24'52"W., a distance of 2,643.35 feet; Thence along the North-South Centerline of said Section 7, N.00°24'52"W., a distance of 353.17 feet, to a point of intersection with the southerly line of the Colorado Department of Transportation right-of-way parcel as described in the Warranty Deed recorded in Book 1120 at Page 66 in the Mesa County, Colorado Clerk and Recorder's Office; Thence along said southerly line N.53°30'31"E., a distance of 75.74 feet to a point lying 20.00 feet, by perpendicular measurement, southwest of the southwesterly right-of-way line of S.H. 340 (April 2016), as shown in Colorado Department of Transportation Project Number S 0143(1), said point being the **POINT OF BEGINNING**;

1. Thence continuing along said southerly right-of-way line, N. 53°30'31" E., a distance of 20.02 feet to a point on said southwesterly right-of-way line of S.H. 340 (April 2016);
2. Thence along said southwesterly right-of-way line, on the arc of a curve to the left, having a radius of 1,512.50 feet, a central angle of 07°23'24", a distance of 195.08 feet, (a chord bearing S. 37°40'51" E., a distance of 194.94 feet) to a point on the northwesterly line of the City of Grand Junction right-of-way parcel for Redlands Parkway, as described in Book 2802 at Page 905 in said Mesa County, Colorado Clerk and Recorder's Office;
3. Thence along said northwesterly right-of-way line, S. 45°22'10" W., a distance of 62.06 feet;
4. Thence continuing along said northwesterly right-of-way line, on the arc of a curve to the left, having a radius of 2,070.00 feet, a central angle of 03°23'48", a distance of 122.72 feet, (a chord bearing S. 43°48'54" W., a distance of 122.70 feet);
5. Thence departing said northwesterly right-of-way line, N. 47°53'00" W., a distance of 20.00 feet;
6. Thence N. 27°42'30" E., a distance of 179.97 feet to a point lying 20.00 feet, by perpendicular measurement, southwest of said southwesterly right-of-way line of S.H. 340 (April 2016);

7. Thence along the arc of a curve to the right, lying 20.00 feet southwesterly of and parallel with said southwesterly right-of-way line, having a radius of 1,532.50 feet, a central angle of $04^{\circ}43'39''$, a distance of 126.45 feet, (a chord bearing N. $36^{\circ}22'57''$ W., a distance of 126.41 feet), more or less, to the **POINT OF BEGINNING**.

The above described parcel contains 11,365 sq. ft. (0.261 acres) of land, more or less.

BASIS OF BEARINGS: All bearings are based on the line connecting the Center 1/4 Corner of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian (being a found 3" aluminum cap stamped "LS 6752" and set in concrete) and the South 1/4 Corner of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian (being a found 3 1/4" aluminum cap stamped "LS 2280" on a 2" aluminum pipe) having a grid bearing of $S00^{\circ}24'52''E$. The survey data was obtained from a Global Positioning System (GPS) survey based on the Mesa County Local Coordinate System (MCLCS) Zone "GVA" as published by the Mesa County GIS Department.

Geoffrey F. Stephenson, PLS 23521
For and on behalf of The Lund Partnership, Inc.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228



EXHIBIT "A"

PROJECT NUMBER: SHE 340A-018
PERMANENT EASEMENT NUMBER: PE-2
PROJECT CODE: 20145
DATE: April 7, 2016
DESCRIPTION

A Permanent Easement No. PE-2 of the Department of Transportation, State of Colorado, Project No. SHE 340A-018 (PC 20145), containing 998 sq. ft. (0.023 acres) of land, more or less, being a portion of Lot 1, Katelyn's Simple Subdivision as described in the Warranty Deed recorded at Reception Number 2729301, in the Mesa County, Colorado Clerk and Recorder's Office on July 2, 2015, and being a part of the Southeast Quarter of Section 7, Township 1 South, Range 1 West, of the Ute Principal Meridian, in Mesa County, Colorado, said Permanent Easement being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 7, whence the Center Quarter Corner of said Section 7 bears N.00°24'52"W., a distance of 2,643.35 feet; Thence N.80°00'32"E., a distance of 570.84 feet, to a point on the northeasterly right-of-way line of S.H. 340 (April 2016), as shown in Colorado Department of Transportation Project Number S 0143(1), said point also being the most westerly corner of the City of Grand Junction right-of-way parcel for Kansas Avenue, as described in the Warranty Deed recorded at Reception Number 2365390, recorded in said Mesa County, Colorado Clerk and Recorder's Office on February 21, 2007, said corner being the **POINT OF BEGINNING**;

1. Thence along said northeasterly right-of-way line of S.H. 340 (April 2016), on the arc of a curve to the right, having a radius of 1,392.50 feet, a central angle of 03°27'04", a distance of 83.87 feet, (a chord bearing N. 54°48'01" W., a distance of 83.86 feet);
2. Thence departing said northeasterly right-of-way line, N. 36°55'31" E., a distance of 10.00 feet;
3. Thence on the arc of a non-tangent curve to the left, being 10 feet northeasterly of and parallel with said northeasterly right-of-way line, having a radius of 1,382.50 feet, a central angle of 01°56'10", a distance of 46.72 feet, (a chord bearing S. 54°02'34" E., a distance of 46.72 feet);
4. Thence along a line being non-tangent to the previous course, S. 70°56'37" E., a distance of 24.41 feet to a point lying 16.50 feet by perpendicular measurement, northeasterly of said northeasterly right-of-way line;
5. Thence on the arc of a non-tangent curve to the left, being 16.50 feet northeasterly of and parallel with said northeasterly right-of-way line, having a radius of 1,376.00 feet, a central angle of 00°32'22", a distance of 12.95 feet, (a chord bearing S. 56°15'29" E., a distance of 12.95 feet) to a point on the northwesterly right-of-way line of said Kansas Avenue;
6. Thence along said northwesterly right-of-way line of Kansas Avenue, S. 33°38'13" W., a distance of 16.50 feet, more or less, to the **POINT OF BEGINNING**.

The above described Permanent Easement contains 998 sq. ft. (0.023 acres) of land, more or less.

The above-described Permanent Easement is for the purpose of roadway construction and slope maintenance.

BASIS OF BEARINGS: All bearings are based on the line connecting the Center 1/4 Corner of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian (being a found 3" aluminum cap stamped "LS 6752" and set in concrete) and the South 1/4 Corner of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian (being a found 3 1/4" aluminum cap stamped "LS 2280" on a 2" aluminum pipe) having a grid bearing of S00°24'52"E. The survey data was obtained from a Global Positioning System (GPS) survey based on the Mesa County Local Coordinate System (MCLCS) Zone "GVA" as published by the Mesa County GIS Department.

Geoffrey F. Stephenson, PLS 23521
For and on behalf of The Lund Partnership, Inc.
12265 W. Bayaud Avenue, Suite 130
Lakewood, CO 80228



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

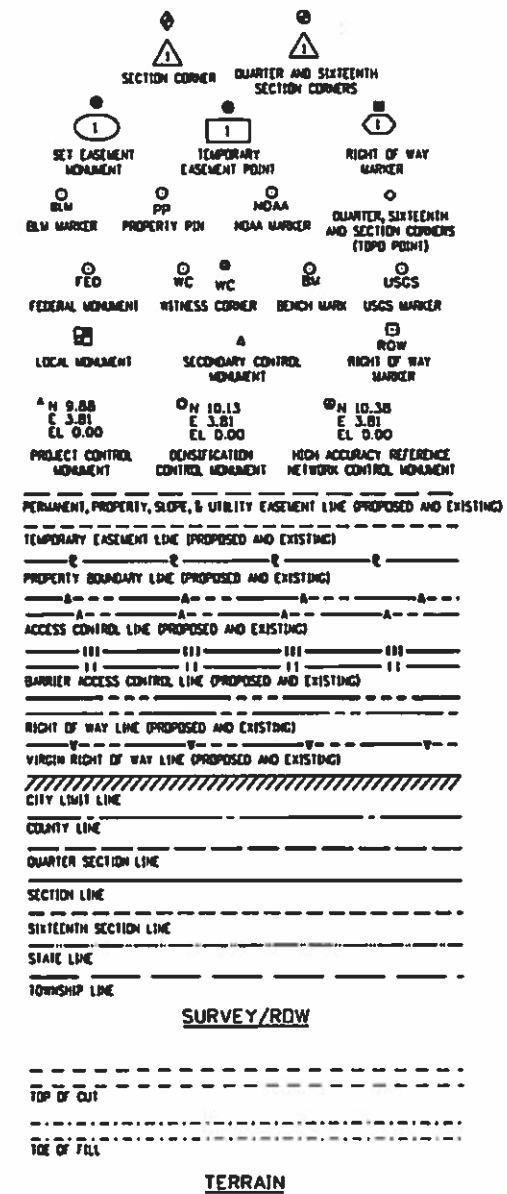


Right of Way Plans			
Title Sheet			
Project Number:	SHE 340A-018		
Project Location:	SH 340 & REDLANDS PARKWAY INTERSECTION		
MESA COUNTY			
Project Code:	Lead Sheet Date:	Sheet No.:	Sheet No.:
20143	06-07-2016	1 of 1	1 of 1

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

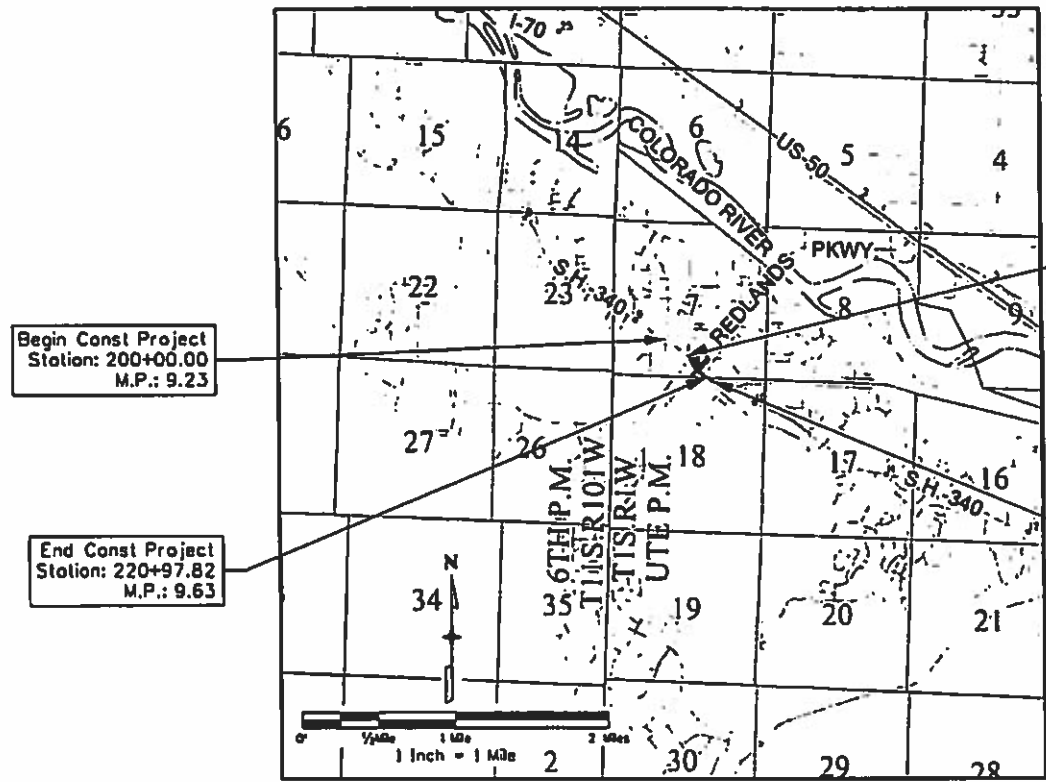
RIGHT OF WAY PLANS OF PROPOSED PROJECT NO. SHE 340A-018 STATE HIGHWAY NO. 340 SECTIONS 7 & 18, T1S, R1W, UTE P.M. MESA COUNTY RIGHT OF WAY

SHEET NO.	INDEX OF SHEETS
1.01	(1) Title Sheet
2.01	(1) Tabulation of Properties
3.01-3.0X	(NA) Project Control Diagram
4.01-4.05	(5) Project & Land Survey Control Diagram
5.01	(1) Monumentation Sheet
6.01-6.0X	(NA) Tabulation of Road Approach Sheets
7.01-7.03	(3) Plan Sheets
8.01	(1) Ownership Map
(12) Total Sheets	



PREVIOUS CDOT R.O.W
 PROJECTS USED:
 S 0143(1)
 C-08-0340-17
 C 340A-007

R.O.W. Length of Project = 0.21 Miles (1,113 Feet)
 Const. Length of Project = 0.40 Miles (2,098 Feet)



Begin ROW Project
 Station: 210+63.58
 M.P.: 9.43

Begin Const Project
 Station: 200+00.00
 M.P.: 9.23

End ROW Project
 Station: 221+76.52
 M.P.: 9.64

End Const Project
 Station: 220+97.82
 M.P.: 9.63

Scales of Original 11"x17" Drawings
 Plan Sheets 1"=60' (US Survey Feet)
 Ownership Map 1"=200' (US Survey Feet)

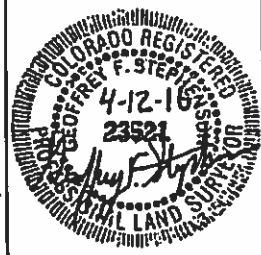
Basis of Bearings: Bearings used in the calculation of coordinates are based on the line connecting the Center Quarter Corner of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian (being a found 3" aluminum cap set in concrete as shown herein on sheet 4.04), and the South Quarter Corner of Section 7, Township 1 South, Range 1 West of the Ute Principal Meridian (being a found 3 1/4" aluminum cap on a 2" aluminum pipe as shown herein on sheet 4.04), having a grid bearing of S00°24'52"E. The survey data was obtained from a Global Positioning System (GPS) survey based on the Mesa County Local Coordinate System (MCLCS) Zone "GVA", as published by the Mesa County GIS Department.

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 H.C. Peck & Associates, Inc.
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
 AUTHORIZED: *Chris Rees* 6-27-16
 DATE
 CDOT ROW PROGRAM MANAGER

SURVEYOR STATEMENT (ROW PLANS)
 I, Geoffrey F. Stephenson, 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. 23521



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).

INDEXING STATEMENT
 Deposited This _____ Day of _____, 20____, at _____ M in
 Book _____ of the County Surveyor's Land Survey/Right of Way
 records at Page(s) _____, Reception No. _____

 County Surveyor / Deputy County Surveyor

Colorado Department of Transportation
 222 S. 6th Street - Room 317
 Grand Junction, CO 81501
 Phone: 970-683-6233 FAX: 970-683-6249
Region 3 Right of Way LED

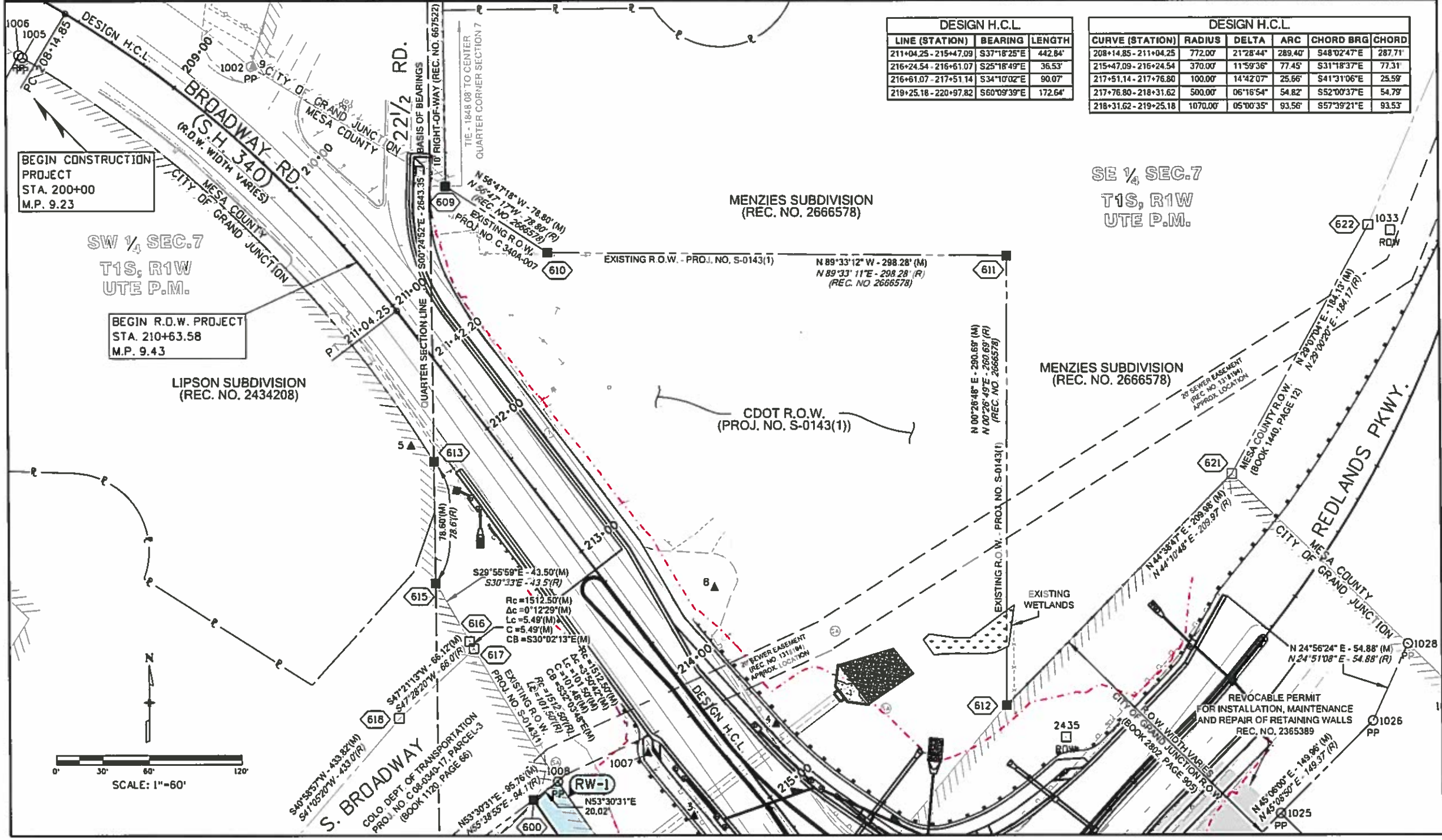
Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

LUND
 PARTNERSHIP
 12265 W. Baywood Avenue, Suite 130
 Littlewood, Colorado 80228
 P: 303.989.1461 F: 303.989.4094
 CIVIL ENGINEERING & SURVEYING

Right of Way Plans			
Plan Sheet			
Project Number: SHE 340A-018			
Project Location: SH 340 & REDLANDS PARKWAY INTERSECTION			
MESA COUNTY			
Project Code:	Last Mod. Date:	Sheet:	Sheet No.:
20145	04-07-2016	7.01 to 7.03	7.01

DESIGN H.C.L.		
LINE (STATION)	BEARING	LENGTH
211+04.25 - 215+47.09	S37°18'25"E	442.84'
216+24.54 - 216+61.07	S25°18'49"E	36.53'
216+61.07 - 217+51.14	S34°10'02"E	90.07'
219+25.16 - 220+97.82	S60°09'39"E	172.64'

DESIGN H.C.L.					
CURVE (STATION)	RADIUS	DELTA	ARC	CHORD BRG	CHORD
208+14.85 - 211+04.25	772.00'	21°28'44"	289.40'	S48°02'47"E	287.71'
215+47.09 - 216+24.54	370.00'	11°59'36"	77.45'	S31°18'37"E	77.31'
217+51.14 - 217+76.80	100.00'	14°42'07"	25.56'	S41°31'06"E	25.59'
217+76.80 - 218+31.62	500.00'	06°16'54"	54.82'	S52°00'37"E	54.79'
218+31.62 - 219+25.16	1070.00'	05°00'35"	93.56'	S57°39'21"E	93.53'



BEGIN CONSTRUCTION PROJECT
 STA. 200+00
 M.P. 9.23

SW 1/4 SEC. 7
 T1S, R1W
 UTE P.M.

BEGIN R.O.W. PROJECT
 STA. 210+63.58
 M.P. 9.43

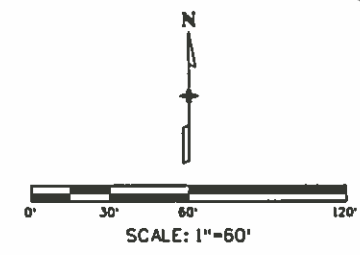
LIPSON SUBDIVISION
 (REC. NO. 2434208)

MENZIES SUBDIVISION
 (REC. NO. 2666578)

MENZIES SUBDIVISION
 (REC. NO. 2666578)

CDOT R.O.W.
 (PROJ. NO. S-0143(1))

REVOCABLE PERMIT
 FOR INSTALLATION, MAINTENANCE
 AND REPAIR OF RETAINING WALLS
 REC. NO. 2365389

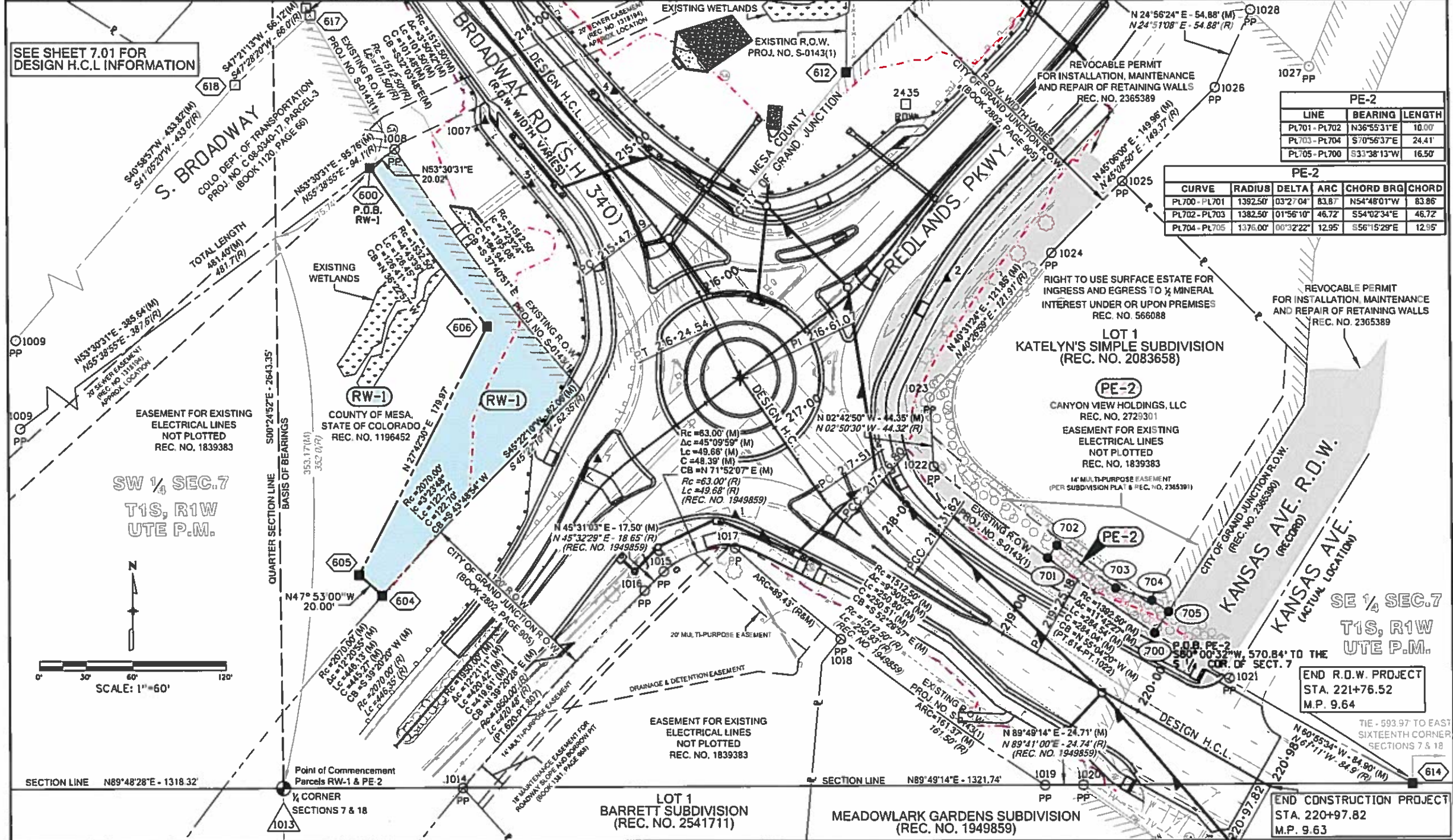


Colorado Department of Transportation
 222 S. 6th Street - Room 317
 Grand Junction, CO 81501
 Phone: 970-683-6233 FAX: 970-683-6249
 Region 3 Right of Way LED

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

LUND
 12265 W. Baywood Avenue, Suite 130
 Littleton, Colorado 80120
 P: 303.989.1481 F: 303.989.4054
 CIVIL ENGINEERING & SURVEYING

Right of Way Plans			
Plan Sheet			
Project Number:	SHE 340A-018		
Project Location:	SH 340 & REDLANDS PARKWAY INTERSECTION		
MESA COUNTY			
Project Code:	Last Mod. Date:	Subser:	Sheet No.:
20145	04/07/2016	7.01 of 7.03	7.02

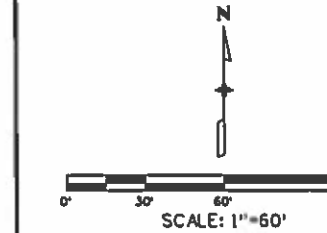


SEE SHEET 7.01 FOR DESIGN H.C.L. INFORMATION

S. BROADWAY
 COLO. DEPT. OF TRANSPORTATION
 PROJ. NO. C08-0340-17, PARCELS-3
 (BOOK 1120, PAGE 68)

EASEMENT FOR EXISTING ELECTRICAL LINES NOT PLOTTED REC. NO. 1839383

SW 1/4 SEC. 7
 T1S, R1W
 UTE P.M.



SECTION LINE N89°48'28"E - 1318.32'

Point of Commencement
 Parcels RW-1 & PE-2
 1/4 CORNER
 SECTIONS 7 & 18

LOT 1
 BARRETT SUBDIVISION
 (REC. NO. 2541711)

MEADOWLARK GARDENS SUBDIVISION
 (REC. NO. 1949859)

END CONSTRUCTION PROJECT
 STA. 220+97.82
 M.P. 9.63

PE-2		
LINE	BEARING	LENGTH
PL701-PL702	N36°53'1"E	10.00'
PL703-PL704	S70°56'37"E	24.41'
PL705-PL700	S33°38'13"W	16.50'

PE-2					
CURVE	RADIUS	DELTA	ARC	CHORD BRG	CHORD
PL700-PL701	1392.50'	03°27'04"	83.87'	N54°46'01"W	83.86'
PL702-PL703	1382.50'	01°56'10"	46.72'	S54°02'34"E	46.72'
PL704-PL705	1376.00'	00°32'22"	12.95'	S56°15'29"E	12.95'

SE 1/4 SEC. 7
 T1S, R1W
 UTE P.M.

END R.O.W. PROJECT
 STA. 221+76.52
 M.P. 9.64

TIE - 593.97' TO EAST SIXTEENTH CORNER SECTIONS 7 & 18

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

