

**DEPARTMENT OF TRANSPORTATION**

Property Management Section  
15285 S. Golden Road, Building 47  
Golden, Colorado 80401



**PROJECT:** Montrose County Road EE-22  
**PARCELS:** 1 & 5 **PROJECT:** A-AA-17 (1)  
**LOCATION:** SH-141 and County Rd, EE-22  
**COUNTY:** Montrose

**DATE:** March 1, 2012

**TO:** Transportation Commissioners

**FROM:** Timothy J. Harris, Chief Engineer

**SUBJECT:** Transportation Commission Agenda for March 2012

**Requested Action:** Declaration of Excess Property, Parcels 1 and 5 of Project A-AA-17 (1) known as Montrose County Road EE-22.

**Site Background:** The parcels are located within a Superfund Site. The site began as a radium recovery plant in 1915 and was expanded to include vanadium recovery in 1935. The site was used for uranium processing from 1940 to 1984. The Town of Uravan was established in 1935 to house workers and their families. The Town has since been evacuated and demolished. The site was placed on a list of Superfund Sites in June of 1986.

**Parcel Background:** The CDOT owned parcels were acquired by Colorado Department of Highways in 1957 for roadway to support a post office and to provide access to the mining site. Most recently the road has been used to support clean-up operations.

The parcels have negative value due to the stigmatism of a property located within a superfund clean-up area. The property has no improvements, is not needed for transportation purposes, and due to the probability of lingering contamination will most likely always be subject to institutional controls.

Currently multiple agencies are cooperating to consolidate and convey ownership of the entire effected area to the Department of Energy for their long term management. Montrose County is willing to accept conveyance of CDOT's parcels via quit claim deed for their subsequent assemblage and conveyance to the Department of Energy.

Subsequent to the passage of the excess parcel declaration, CDOT will proceed with the disposition of the property via conveyance by quit claim deed to Montrose County.

<b>COLORADO DEPARTMENT OF TRANSPORTATION  TRANSPORTATION COMMISSION AGENDA ITEM REQUEST</b>	<b>Region 5</b>
	<b>Date:  April 19, 2012</b>

**Title:** Excess Parcel Declaration

**Description:** The property is Parcels 1 and 5 of Project A-AA-17 (1) consisting of 3.731 acres known as Montrose County Road EE-22 across a Superfund Site at Uravan in western Montrose County. The property has negative value due to stigmatism associated with property within a superfund clean-up area.

**Describe the Action Requested of Commission**

Passage of resolution to declare and dispose of excess property

**Justification for Commission Action**

- 43-1-210 (5)(a), C.R.S
- 23 CFR § 710.409
- Policy Directive 1300.0
- Procedural Directive 1300.2

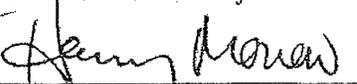
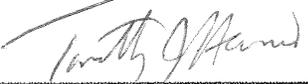
**List the Potential Effects of the Commission's Action**

a) Legal: None

b) Fiscal: limit any liability associated with the property ownership.

c) Other: None

<b>Identify who will make the presentation to the Commission –</b> Kerrie Neet	<b>Estimated time needed for presentation and discussion:</b>
<b>Date item should appear on the Commission Agenda:</b> April 19, 2012	<b>Should item appear on the consent agenda?</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

<b>Branch Manager/Region Director</b> 	<b>Office of the Attorney General</b> 	<b>Division Director</b> 
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**PROJECT:** Montrose County Road EE-22  
**PARCELS:** 1 & 5 **PROJECT:** A-AA-(1)  
**LOCATION:** SH-141 and County Rd, EE-22  
**COUNTY:** Montrose

### **FACT SHEET FOR COMMISSION ACTION**

**DESCRIPTION OF PROPERTY:** Parcels 1 and 5 of Project A-AA-17 (1) also known as Montrose County Road EE-22 located within a Superfund Site at what was once Uravan, Colorado.

**HOW AND WHY ACQUIRED:** The property was acquired by Colorado Department of Highways in 1957 to support a post office and to provide access to a radium, vanadium recovery and uranium processing site. The town that once supported the mine has been evacuated and demolished. The area was placed on the list of Superfund Sites in June of 1986

**WHY DISPOSE OF PROPERTY:** Currently multiple agencies are cooperating to consolidate and convey ownership of the entire effected area to the Department of Energy for their long term management. Montrose County is willing to accept conveyance of CDOT's parcels via quit claim deed for their subsequent assemblage and conveyance to the Department of Energy.

**PRESENT ESTIMATED VALUE RANGE:**

The property has a negative value because it is within the boundaries of a superfund clean-up area.

**TERMS AND CONDITIONS (METHOD) OF DISPOSAL:**

The two parcel site will be conveyed via quit claim deed to Montrose County Colorado Revised Statute 43-1-210 (5).

**PROJECT:** Montrose County Road EE-22  
**PARCELS:** 1 & 5 **PROJECT:** A-AA-17 (1)  
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### **PROPOSED RESOLUTION**

WHEREAS, Parcels 1 and 5 of Project A-AA-17 (1) also known as Montrose County Road EE-22 located within a Superfund Site at what was once Uravan, Colorado.

WHEREAS, Parcels 1 and 5 of Project A-AA-17 (1) were acquired in 1957 by Colorado Department of Highways to support the post office and provide access to the mine and the town that served the mine; and

WHEREAS, Many agencies are cooperating to consolidate and convey ownership of the entire effected area to the Department of Energy for their long term management; and

WHEREAS, Montrose County is willing to accept conveyance of CDOT's parcels via quit claim deed for their subsequent assemblage and conveyance to the Department of Energy; and

WHEREAS, Parcels 1 and 5 of Project A-AA-17 (1) have a negative value because they are within the boundaries a Superfund clean-up area; and

WHEREAS, Parcels 1 and 5 of Project A-AA-17 (1) are not located on state highway and no longer needed for CDOT purposes; and

WHEREAS, the Department of Transportation, Region 5, recommends that the property described as Parcels 1 and 5 of Project A-AA-17(1) is not needed in the foreseeable future and should be declared excess property; and

WHEREAS, the Department of Transportation, has declared through Timothy J. Harris as Chief Engineer that Parcels 1 and 5 of Project A-AA-17 (1) are not needed for transportation purposes in the foreseeable future; and

WHEREAS, the Transportation Commission concurs with the Chief Engineer that Parcels 1 and 5 of Project A-AA-17 (1) are not needed for transportation purposes in the foreseeable future;

NOW THEREFORE BE IT RESOLVED, that Parcels 1 and 5 of Project A-AA-17 (1) be declared excess and the Department of Transportation be given authority to dispose of said parcels as shown in Exhibit A and contained in the official agenda by conveyance to Montrose County via quit claim deed.

**EXCESS LAND FINDING**

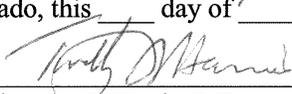
I, Timothy J. Harris, Chief Engineer of the DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, having examined the official files and records of the Department, and being fully advised in the premises, DO HEREBY FIND:

That the following described property, to wit:

Parcels 1 and 5 of Project A-AA-17 (1) also known as Montrose County Road EE-22 shown on the Exhibit "A" attached hereto and incorporated herein.

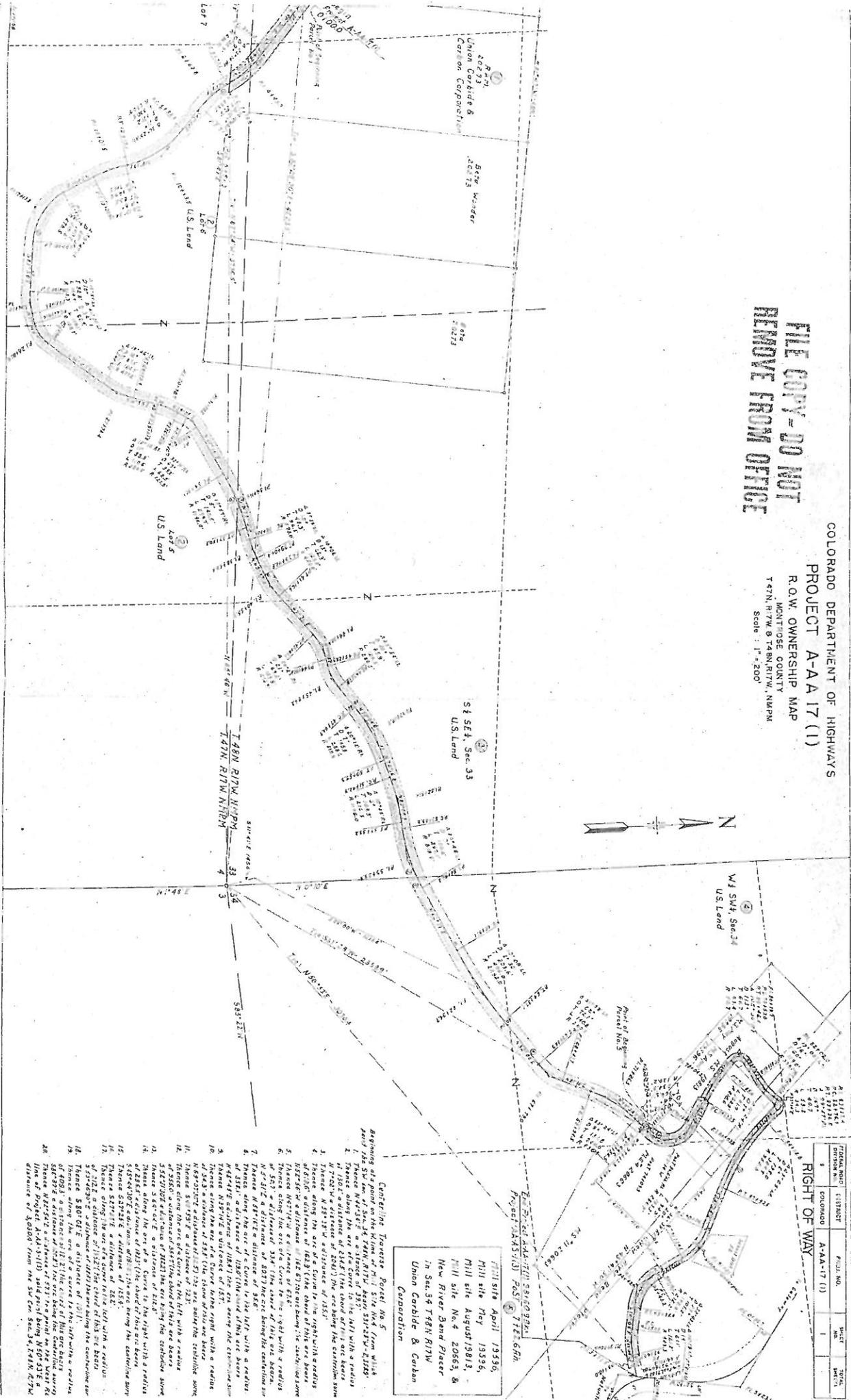
IT IS THEREFORE ORDERED, that the Department declare the above land as excess property and dispose of it in the manner prescribed by law, subject to the approval of the Transportation Commission.

DONE at Denver, Colorado, this 21<sup>st</sup> day of March, 2012.

  
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Timothy J. Harris, P.E.  
Chief Engineer

FILE COPY - DO NOT REMOVE FROM OFFICE

COLORADO DEPARTMENT OF HIGHWAYS  
 PROJECT A-A-17 (1)  
 R.O.W. OWNERSHIP MAP  
 MONTROSE COUNTY  
 T 47N, R 7W, S 14BN, R17W, NMPM  
 Scale : 1" = 200'



PROJECT NO.	SECTION	FILE NO.	SHEET	TOTAL SHEETS
8	COLORADO	A-A-17 (1)	1	1

Mill site April 1936,  
 Mill site May 1936,  
 Mill site August 1981,  
 New River Bend Pleacer  
 in Sec. 34 T8N R17W  
 Union Corridor & Carbon  
 Corporation

- Centerline Traverse Post No. 5  
 Beginning at point on the line of M. I. S. No. 4 from which  
 point 12a S.W. 1/4, Sec. 34 T8N, R17W, Range 51E, T8N, R17W, S. 1/2  
 1. Thence N 89° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 2. Thence N 83° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 3. Thence N 87° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 4. Thence N 81° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 5. Thence N 75° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 6. Thence N 69° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 7. Thence N 63° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 8. Thence N 57° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 9. Thence N 51° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 10. Thence N 45° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 11. Thence N 39° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 12. Thence N 33° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 13. Thence N 27° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 14. Thence N 21° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 15. Thence N 15° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 16. Thence N 09° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 17. Thence N 03° 15' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 18. Thence N 00° 00' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 19. Thence S 00° 00' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline  
 20. Thence S 00° 00' 00" E a distance of 150.0' to the end of the curve to the left with a radius  
 of 150.0' a distance of 150.0' (the chord of 150.0' arc bears  
 N 72° 02' 10" W a distance of 200.0' the arc being the centerline

EXHIBIT "A"

Filed for Record April 19, 1957 at 9:02 A. M.  
No. 333180 E. W. Hubert, Recorder

KNOW ALL MEN BY THESE PRESENTS

THAT, UNION CARBIDE AND CARBON CORPORATION, a New York Corporation, the Grantor, with offices in the City and County of New York, State of New York, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to the said Grantor in hand paid, the receipt whereof is hereby confessed and acknowledged, has sold and quit claimed, and by these presents does hereby sell and quit claim unto THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, Grantee, its successors and assigns forever, all the right, title and interest of the Grantor in and to the following real property situate in the County of Montrose and State of Colorado, to-wit:

A tract or parcel of land, No. 1 of Grantee's Project No. A-AA-17 (1) containing 1.012 acres, more or less, in R.A.M. Lode No. 20273, Section 33, Township 48 North, Range 17 West and Section 4, Township 47 North, Range 17 West of the New Mexico Principal Meridian in Montrose County, Colorado, said tract or parcel being 40.0 feet wide on each side of the following described centerline survey.

Beginning at a point from which the SE corner of Sec. 33, T. 48 N., R. 17 W. bears S. 82° 29' 30" E. a distance of 4,223.5 feet;

1. Thence S. 50° 31' E. a distance of 315.0 feet;
2. Thence along the arc of a curve to the right with a radius of 636.7 feet a distance of 236.3 feet (the chord of this arc bears S. 39° 53' E. a distance of 235.0 feet) to a point on the S. line of R.A.M. Lode No. 20273, said point being N. 87° 24' W. a distance of 3,796.5 feet from the NE Corner of Sec. 4, T. 47N, R. 17 W.;

The above described parcel contains 1.012 acres, more or less.

ALSO

A tract or parcel of land No. 5 of Colorado Department of Highways Project No. A-AA-17 (1) containing 2.719 acres, more or less, in Mill Sites No. 19596 April, No. 19596 May, No. 19813 August, No. 20663 No. 4 and the New River Bend Placer, in Section 34, Township 48 North,

EXHIBIT "A"

Range 17 West of the New Mexico Principal Meridian in Montrose County, Colorado, said tract or parcel of land being variable in width from the centerline survey, said centerline being more particularly described as follows:

Beginning at a point on the W. line of Mill Site No. 20663 No. 4 from which point the SW corner of Sec. 34, T. 48 N., R. 17 W. bears S.  $31^{\circ} 28'$  W. a distance of 2,358.9 feet;

1. Thence N.  $44^{\circ} 34'$  E. a distance of 39.7 feet, the R.O.W. being 30.0 feet left and 30.0 feet right;
2. Thence along the arc of a curve to the left with a radius of 130.2 feet a distance of 234.5 feet (the chord of this arc bears N.  $7^{\circ} 02'$  W. a distance of 204.1 feet) the arc being the centerline survey and R.O.W. being 30.0 feet left and 30.0 feet right;
3. Thence N.  $58^{\circ} 38'$  W. a distance of 135.1 feet, the R.O.W. being 30.0 feet left and 30.0 feet right;
4. Thence along the arc of a curve to the right with a radius of 818.6 feet a distance of 162.9 feet (the chord of this arc bears N.  $52^{\circ} 56'$  W. a distance of 162.6 feet) the arc being the centerline survey and R.O.W. being 20.0 feet left and 20.0 feet right;
5. Thence N.  $47^{\circ} 14'$  W. a distance of 67.6 feet, the right of way being 20.0 feet left and 20.0 feet right;
6. Thence along the arc of a curve to the right with a radius of 50.7 feet a distance of 93.4 feet (the chord of this arc bears N.  $5^{\circ} 31'$  E. a distance of 80.7 feet) the arc being the centerline survey and R.O.W. being 20.0 feet left and 20.0 feet right;
7. Thence N.  $58^{\circ} 16'$  E. a distance of 95.6 feet, the R.O.W. being 20.0 feet left and 20.0 feet right;
8. Thence along the arc of a curve to the left with a radius of 358.1 feet a distance of 119.0 feet (the chord of this arc bears N.  $48^{\circ} 45'$  E. a distance of 118.4 feet) the arc being the centerline survey and R.O.W. being 20.0 feet left and 20.0 feet right;
9. Thence N.  $39^{\circ} 14'$  E. a distance of 15.7 feet, the R.O.W. being 20.0 feet left and 20.0 feet right;
10. Thence along the arc of a curve to the right with a radius of 34.3 feet a distance of 59.8 feet (the chord of this arc bears N.  $89^{\circ} 07' 30''$  E. a distance of 52.5 feet) the arc being the centerline survey and R.O.W. being 20.0 feet left and 20.0 feet right;
11. Thence S.  $40^{\circ} 59'$  E. a distance of 72.3 feet, the R.O.W. being 20.0 feet left and 20.0 feet right;

EXHIBIT "A"

12. Thence along the arc of a curve to the left with a radius of 955.0 feet a distance of 384.7 feet (the chord of this arc bears S. 52° 31' 30" E. a distance of 382.2 feet) the arc being the centerline survey and R.O.W. being 20.0 feet left and 20.0 feet right;

13. Thence S. 64° 04' E. a distance of 212.8 feet, the R.O.W. being 20.0 feet left and 20.0 feet right;

14. Thence along the arc of a curve to the right with a radius of 286.5 feet a distance of 183.3 feet (the chord of this arc bears S. 45° 44' 30" E. a distance of 180.2 feet) the arc being the centerline survey and R.O.W. being 20.0 feet left and 20.0 feet right;

15. Thence S. 27° 25' E. a distance of 125.4 feet, the right of way being 20.0 feet left and 20.0 feet right;

16. Thence S. 27° 25' E. a distance of 28.2 feet, the right of way being 20.0 feet left and 20.0 feet right;

17. Thence along the arc of a curve to the left with a radius of 212.2 feet a distance of 195.2 feet (the chord of this arc bears S. 53° 46' 30" E. a distance of 188.4 feet) the arc being the centerline survey and R.O.W. being 30.0 feet left and 30.0 feet right;

18. Thence S. 80° 08' E. a distance of 101.1 feet, the R.O.W. being 30.0 feet left and 30.0 feet right;

19. Thence along the arc of a curve to the left with a radius of 409.3 feet a distance of 121.2 feet (the chord of this arc bears S. 38° 37' E. a distance of 120.8 feet) the arc being the centerline survey and R.O.W. being 30.0 feet left and 30.0 feet right;

20. Thence N. 82° 54' E. a distance of 57.3 feet to a point on the West right of way line of Project A-AA-S 1 (3) said point being N. 50° 53' E. a distance of 3,030.4 feet from the SW corner of Sec. 34, T.48 North, Range 17 West and right of way being 30.0 feet left and 30.0 feet right.

The above described parcel contains 2.719 acres, more or less.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said Grantor, either in law or equity, of, in and to the above bargained premises,

