

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

R4 PR US 34D Flood – MP 13.75 to MP 14.71, Project Number ER 0342-058, Project Code 20180

Authorizing the Chief Engineer to either negotiate and tender damages to properties specified below or to initiate and conduct condemnation proceedings pursuant to articles 1 to 7 of title 38, C.R.S. 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; 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 prior to authorizing condemnation of property; 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 *Amerco Real Estate* opinion further held that the Transportation Commission could delegate to the "legal staff or representatives of the commission or department" the "initiation and conduct of condemnation proceedings." *Amerco Real Estate Company*, 2016SA75, ¶15; 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 Engineer or authorize condemnation without tender to the landowner; and

**WHEREAS**, CDOT seeks to acquire necessary Properties, for the PR US 34D Flood – MP 13.75 to MP 14.71, Project Number ER 0342-058, Project Code 20180 (“Project”).

**WHEREAS**, CDOT may negotiate with the landowners 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 US 34D 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 US 34D by virtue of the PR US 34D Flood – MP 13.75 to MP 14.71, Project Number ER 0342-058, Project Code 20180, parcels RW-1, TE-1, RW-2, TE-2, RW-3, TE-3, RW-3A, TE-3A, RW-4 and TE-4 Project, and authorizes the CDOT staff either to negotiate and tender the Owner of the Properties the amount of estimated damages or CDOT may initiate and conduct condemnation proceedings for the Properties. CDOT is authorized to increase or decrease the size of its acquisition based on sound engineering principals and determinations, subject to approval by the Transportation Commission upon conclusion of the acquisition. Further, if a settlement amount, certificate of ascertainment and assessment, or verdict is reached with respect to the amount of just compensation due to the landowner, the final settlement, certificate of ascertainment and assessment, or verdict amount 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 acquire those items if necessary.

---

Herman Stockinger, Secretary  
Transportation Commission of Colorado

---

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: OCTOBER 31, 2016

SUBJECT: REPORT PURSUANT TO COLORADO REVISED STATUTES, §43-1-208 REGARDING PROJECT NUMBER ER 0342-058 PR US 34D MP 13.75 to MP 14.71

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 the damage caused to US 34D by the 2013 flood event on State Highway US 34D.

PR US 34D MP 13.75 to MP 14.71 ("Project") is necessary for permanent repair to the bridge over the South Platte River. This will provide for a more stable foundation in the case of another flood event 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 construct permanent repairs to the bridge over the South Platte River including repair of the bridge's southern abutment, several piers, and re-grading the structural fill around both abutments to provide a more stable foundation in the case of another flood event. The Project is a Flood Project, which was initially approved by Neil Lacey on August 9, 2016, along with a budget supplement on August 2, 2016. I have

determined that it is necessary to repair this portion of State Highway US 34D to provide a more stable foundation in the case of another flood event.

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: 2240 E. 24<sup>th</sup> St., Greeley, CO 80631  
Landowner's Name: Jason & Mandy Reisener  
Current Size of Property: 1,679,674 Sq. Ft. / 38.56 ac  
Proposed Size of Acquisition: RW-1: 21,223 Sq. Ft. / 0.487 ac  
TE-1: 13,678 Sq. Ft. / 0.314 ac  
Purpose of Parcels Necessary for Project:
  - RW-1: Fee Simple Acquisition needed for road construction
  - TE- 1: Temporary Easement needed for road construction for 12 months
  
2. Address: 2535 E. Hwy. 34, Greeley, CO 80631  
Landowner's Name: Darrell & Connie Hill  
Current Size of Property: 152,460 Sq. Ft. / 3.5 ac  
Proposed Size of Acquisition: RW-2: 17,602 Sq. Ft. / 0.40 ac  
TE-2: 7,558 Sq. Ft. / 0.174 ac  
Purpose of Parcels Necessary for Project:
  - RW-2: Fee Simple Acquisition needed for road construction
  - TE- 2: Temporary Easement needed for road construction for 12 months
  
3. Address: 2600 E. 24<sup>th</sup> St., Greeley, CO 80631  
Landowner's Name: Cheryl Lookhart  
Current Size of Property: 1,672,754 Sq. Ft. / 38.40 ac  
Proposed Size of Acquisition: RW-3: 31,549 Sq. Ft. / 0.724 ac  
RW-3A: 37,413 Sq. Ft. / 0.859 ac  
TE-3: 38,075 Sq. Ft. / 0.874 ac  
TE-3A: 17,505 Sq. Ft. / 0.402 ac  
Purpose of Parcels Necessary for Project:
  - RW-3: Fee Simple Acquisition needed for road construction
  - RW-3A: Fee Simple Acquisition needed for road construction
  - TE- 3: Temporary Easement needed for road construction for 12 months
  - TE-3A: Temporary Easement needed for road construction for 12 months
  
4. Address: Vacant Land, Weld County Acct. #09611400005, Greeley, CO 80631  
Landowner's Name: Carleton & DeJong LLC  
Current Size of Property: 1,097,233 Sq. Ft. / 25.19 ac  
Proposed Size of Acquisition: RW-4: 24,034 Sq. Ft. / 0.552 ac  
TE-4: 11,768 Sq. Ft. / 0.27 ac  
Purpose of Parcels Necessary for Project:
  - RW-4: Fee Simple Acquisition needed for road construction
  - TE- 4: Temporary Easement needed for road construction for 12 months

## Estimate of Damages and Benefits

On August 9, 2016, Neil Lacey approved an estimate of land acquisition costs and damages for properties in this Project area. He estimated that the Properties is valued as stated in the entries below. Mr. Lacey's Land Acquisition Approval was based on comparable sales in the area. Mr. Lacey's estimate represents a reasonable budget of the costs and damages related to the Properties. There are no benefits to the Properties.

1. Address: 2240 E. 24<sup>th</sup> St., Greeley, CO 80631  
Landowner's Name: Jason & Mandy Reisener  
Name of Person who Determined Property Value: Neil Lacey  
Property Value Determined by: The \$22,650 value was based on comparable sales of similar properties near the location of the property.
2. Address: 2535 E. Hwy. 34, Greeley, CO 80631  
Landowner's Name: Darrell & Connie Hill  
Name of Person who Determined Property Value: Neil Lacey  
Property Value Determined by: The \$18,410 value was based on comparable sales of similar properties near the location of the property.
3. Address: 2600 E. 24<sup>th</sup> St., Greeley, CO 80631  
Landowner's Name: Cheryl Lookhart  
Name of Person who Determined Property Value: Neil Lacey  
Property Value Determined by: The \$74,650 value was based on comparable sales of similar properties near the location of the property.
4. Address: Vacant Land, Weld County Parcel # 09611400005, Greeley, CO 80631  
Landowner's Name: Carleton & DeJong, LLC  
Name of Person who Determined Property Value: Neil Lacey  
Property Value Determined by: The \$25,250 value was based on comparable sales of similar properties near the location of the 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, RW-2, RW-3, RW-3A, TE-3, TE-3A, RW-4

Right-of-Way Plans

Chief Engineer's Cost Estimate

Proposed Resolution

COLORADO DEPARTMENT OF TRANSPORTATION

CHIEF ENGINEER'S RIGHT-OF-WAY COST ESTIMATE

Project Code: 20180 State Highway # 34

Project No: ER 0342-058

Location: PR US 34D MP 13.75 to MP 14.71

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-of-Way Manager  
 Date: 6-30-16

Parcel	Owner	Area	Unit	Unit Value		Land Value	Improvements	Damages / (Benefits)	Land Rental (mos)	Land Rental Cost	Total			
				\$/Unit	%									
RW-1	Jason & Mandy Reisener	21223	SF	\$1.00	@ 100%	\$ 21,223					\$ 21,250			
TE-1	Same as Above	13678	SF	\$1.00	@ 10%				12	\$ 1,368	\$ 1,400			
RW-2	Darrell & Connie Hill	17602	SF	\$1.00	@ 100%	\$ 17,602					\$ 17,650			
TE-2	Same as Above	7558	SF	\$1.00	@ 10%				12	\$ 756	\$ 760			
RW-3	Cheryl Lookhart	31549	SF	\$1.00	@ 100%	\$ 31,549					\$ 31,550			
TE-3	Same as Above	38076	SF	\$1.00	@ 10%				12	\$ 3,808	\$ 3,850			
RW-3A	Same as Above	37413	SF	\$1.00	@ 100%	\$ 37,413					\$ 37,450			
TE-3A	Same as Above	17505	SF	\$1.00	@ 10%				12	\$ 1,751	\$ 1,800			
RW-4	Carleton & DeJong LLC	24034	SF	\$1.00	@ 100%	\$ 24,034					\$ 24,050			
TE-4	Same as Above	11768	SF	\$1.00	@ 10%				12	\$ 1,177	\$ 1,200			
<b>Sheet Totals</b>											<b>\$ 131,821</b>	<b>\$ -</b>	<b>\$ 8,859</b>	<b>\$ 140,960</b>

**EXHIBIT "A"**

**PROJECT NUMBER: ER 0342-058**

**PARCEL NUMBER: RW-1**

**PROJECT CODE: 20180**

**DATE: May 31, 2016**

**DESCRIPTION**

A tract or parcel of land No. RW-1 of the Department of Transportation, State of Colorado Project No. ER 0342-058 containing 21,223 sq. ft. (0.487 acres), more or less, in the Southeast Quarter of Section 15, Township 5 North, Range 65 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the east line of said Southeast Quarter of Section 15, whence the East  $\frac{1}{4}$  Corner of said Section 15 Bears N.  $01^{\circ}03'22''$  W., a distance of 715.49 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N.  $46^{\circ}07'00''$  W., a distance of 550.54 feet;
2. Thence N.  $43^{\circ}53'00''$  E., a distance of 40.00 feet to a point on the westerly Right of Way line of US Highway 34 Business;
3. Thence S.  $46^{\circ}07'00''$  E., along said westerly Right of Way line, a distance of 510.62 feet to a point on the east line of said Southeast Quarter;
4. Thence S.  $01^{\circ}03'22''$  E., along said east line, a distance of 56.51 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 21,223 sq. ft. (0.487 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of  $N85^{\circ}30'42''E$  from the Control Point "CP 1457" (CDOT Type II Monument, MP 14.57), Section 15, Township 5 North, Range 65 West, Sixth P.M. and the Control Point "CP 1477" (CDOT Type II Monument, MP 14.77), Section 15, Township 5 North, Range 65 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

For and on behalf of the  
Colorado Department of Transportation  
I. Jeffrey Nading  
10601 W. 10th St.  
Greeley, CO 80634



**EXHIBIT "A"**

**PROJECT NUMBER: ER 0342-058**

**PARCEL NUMBER: RW-2**

**PROJECT CODE: 20180**

**DATE: May 31, 2016**

**DESCRIPTION**

A tract or parcel of land No. RW-2 of the Department of Transportation, State of Colorado Project No. ER 0342-058 containing 17,602 sq. ft. (0.404 acres), more or less, in the Southeast Quarter of Section 15, Township 5 North, Range 65 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the east line of said Southeast Quarter of Section 15, whence the East Quarter Corner of said Section 15 bears N. 01°03'22" W., a distance of 485.22 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 01°03'22" E., along said east line, a distance of 60.75 feet, to a point on the easterly Right of Way line of US Highway 34 Business;
2. Thence N. 46°07'00" W., along said easterly Right of Way line, a distance of 430.79 feet;
3. Thence N. 43°53'00" E., a distance of 43.00 feet;
4. Thence S. 46°07'00" E., a distance of 387.88 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 17,602 sq. ft. (0.404 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N85°30'42"E from the Control Point "CP 1457" (CDOT Type II Monument, MP 14.57), Section 15, Township 5 North, Range 65 West, Sixth P.M. and the Control Point "CP 1477" (CDOT Type II Monument, MP 14.77), Section 15, Township 5 North, Range 65 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

For and on behalf of the  
Colorado Department of Transportation  
I. Jeffrey Nading  
10601 W. 10th St.  
Greeley, CO 80634



## EXHIBIT "A"

**PROJECT NUMBER: ER 0342-058**

**PARCEL NUMBER: RW-3**

**PROJECT CODE: 20180**

**DATE: May 31, 2016**

### DESCRIPTION

A tract or parcel of land No. RW-3 of the Department of Transportation, State of Colorado Project No. ER 0342-058 containing 31,549 sq. ft. (0.724 acres), more or less, in the Northwest Quarter of the Southwest Quarter of Section 14, Township 5 North, Range 65 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the west line of the Southwest Quarter of said Section 14, whence the West  $\frac{1}{4}$  Corner of said Section 14 Bears N.  $01^{\circ}03'22''$  W., a distance of 485.22 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S.  $46^{\circ}07'00''$  E., a distance of 149.71 feet;
2. Thence S.  $43^{\circ}53'00''$  W., a distance of 18.00 feet;
3. Thence S.  $46^{\circ}07'00''$  E., a distance of 1,053.94 feet to a point on the south line of said Northwest Quarter of the Southwest Quarter of Section 14;
4. Thence S.  $89^{\circ}01'42''$  W., along said south line, a distance of 35.45 feet to a point on the easterly Right of Way line of US Highway 34 Business;
5. Thence N.  $46^{\circ}07'00''$  W., along said easterly Right of Way line, a distance of 1,135.61 feet to a point on the west line of said Southwest Quarter of Section 14;
6. Thence N.  $01^{\circ}03'22''$  W., along said west line, a distance of 60.75 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 31,549 sq. ft. (0.724 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of  $N85^{\circ}30'42''E$  from the Control Point "CP 1457" (CDOT Type II Monument, MP 14.57), Section 15, Township 5 North, Range 65 West, Sixth P.M. and the Control Point "CP 1477" (CDOT Type II Monument, MP 14.77), Section 15, Township 5 North, Range 65 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

For and on behalf of the  
Colorado Department of Transportation  
I. Jeffrey Nading  
10601 W. 10th St.  
Greeley, CO 80634



**EXHIBIT "A"**

**PROJECT NUMBER: ER 0342-058**

**PARCEL NUMBER: RW-3A**

**PROJECT CODE: 20180**

**DATE: May 31, 2016**

**DESCRIPTION**

A tract or parcel of land No. RW-3A of the Department of Transportation, State of Colorado Project No. ER 0342-058 containing 37,413 sq. ft. (0.859 acres), more or less, in the Northwest Quarter of the Southwest Quarter of Section 14, Township 5 North, Range 65 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the west line of the Southwest Quarter of said Section 14, whence the West ¼ Corner of said Section 14 Bears N. 01°03'22" W., a distance of 715.49 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 01°03'22" W., along said west line, a distance of 56.51 feet to a point on the westerly Right of Way line of US Highway 34 Business;
2. Thence S. 46°07'00" E., along said westerly Right of Way line, a distance of 975.38 feet to a point on the south line of said Northwest Quarter of the Southwest Quarter of Section 14;
3. Thence S. 89°01'42" W., along said south line, a distance of 56.71 feet;
4. Thence N. 46°07'00" W., a distance of 895.26 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 37,413 sq. ft. (0.859 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N85°30'42"E from the Control Point "CP 1457" (CDOT Type II Monument, MP 14.57), Section 15, Township 5 North, Range 65 West, Sixth P.M. and the Control Point "CP 1477" (CDOT Type II Monument, MP 14.77), Section 15, Township 5 North, Range 65 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

For and on behalf of the  
Colorado Department of Transportation  
I. Jeffrey Nading  
10601 W. 10th St.  
Greeley, CO 80634



**EXHIBIT "A"**

**PROJECT NUMBER: ER 0342-058**

**PARCEL NUMBER: RW-4**

**PROJECT CODE: 20180**

**DATE: May 31, 2016**

**DESCRIPTION**

A tract or parcel of land No. RW-4 of the Department of Transportation, State of Colorado Project No. ER 0342-058 containing 24,034 sq. ft. (0.552 acres), more or less, in the Southwest Quarter of Section 14, Township 5 North, Range 65 West, of the 6th Principal Meridian, in Weld County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the east-west centerline of said Southwest Quarter, whence the West Quarter Corner of said Section 14 bears N. 35°05'38" W., a distance of 1627.03 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 46°14'47" E., a distance of 273.48 feet;
2. Thence S. 43°45'13" W., a distance of 50.00 feet;
3. Thence S. 46°14'47" E., a distance of 275.00 feet;
4. Thence S. 43°45'13" W., a distance of 15.00 feet, to a point on the easterly Right of Way line of US Highway 34 Business;
5. Thence N. 46°14'47" W., along said easterly Right of Way line, a distance of 614.11 feet, to a point on the east-west centerline of said Southwest Quarter of Section 14;
6. Thence N. 89°01'42" E., along said east-west centerline, a distance of 92.37 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 24,034 sq. ft. (0.552 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N85°30'42"E from the Control Point "CP 1457" (CDOT Type II Monument, MP 14.57), Section 15, Township 5 North, Range 65 West, Sixth P.M. and the Control Point "CP 1477" (CDOT Type II Monument, MP 14.77), Section 15, Township 5 North, Range 65 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

For and on behalf of the  
Colorado Department of Transportation  
I. Jeffrey Nading  
10601 W. 10th St.  
Greeley, CO 80634







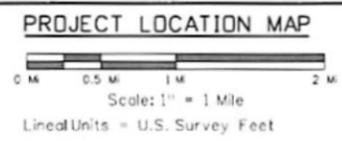
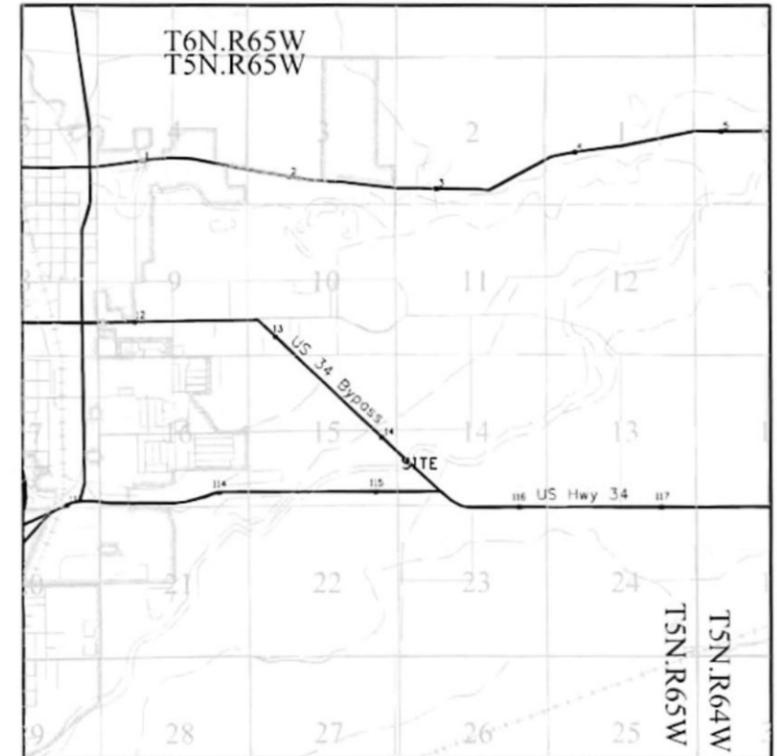
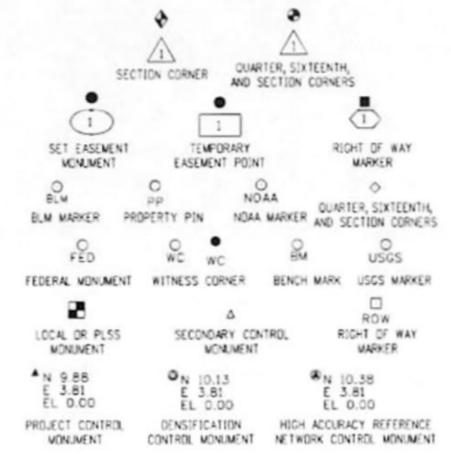
Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

Land Survey Control Diagram			
Title Sheet			
Project Number: ER 0342-058			
Project Location: PR US 340 MP 13.75 to MP 14.71			
Project Code	Last Mod. Date	Subset	Subset Sheets
2018	05-26-16	4.01 to 4.03	4.01

# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

LAND SURVEY CONTROL DIAGRAM  
 US Highway 34 MP 13.75 to 14.71  
 Sections 14 & 15  
 Township 5 North, Range 65 West  
 of the 6th Principal Meridian  
 County of Weld

SHEET NO.	INDEX OF SHEETS
4.01	(1) Title Sheet
4.02	(1) Monument Coordinate Tables
4.03	(1) Plan Sheet
(3) Total Sheets	



- General Notes:
- This Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. No determination has been made to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
  - Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this land survey control diagram.
  - 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.
  - Refer to the M-629-1 Survey Monuments of the Standard Plans found in The Colorado Department of Transportation, M & Standards for typical survey monument descriptions.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N85°30'42"E from the Control Point "CP 1457" (CDDT Type II Monument, MP 14.57), Section 15, Township 5 North, Range 65 West, Sixth P.M. and the Control Point "CP 1477" (CDDT Type II Monument, MP 14.77), Section 15, Township 5 North, Range 65 West, Sixth P.M. as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Basis of Elevations: Project elevations are GPS derived, using GEOID 03, based on a NAVD 88 elevation of 1411.395m on NGS Densification point "B 414" (Stamped "B 414 1984" NGS Stainless Steel Deep Rod).

COORDINATE DATUM: Project coordinates are modified Colorado State Plane North Zone NAD 83(92) coordinates. The CHARN is based on NAD 83(92) datum. The project seed point coordinates are: Northing = 1387441.987sft, Easting = 3233991.907sft, and Elevation = 4636.962sft. The ground scale factor used to modify the coordinates is 1.0002584604. Project Coordinates are truncated by 400,000m in the Northing and 950,000m in the Easting. To get from Project to State Plane coordinates: add the truncation, subtract the seed point northing and easting, divide by the Ground Scale Factor, then add the seed point northing and easting.

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.

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 2012. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

I, Jeffrey Nading, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is 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. 37885

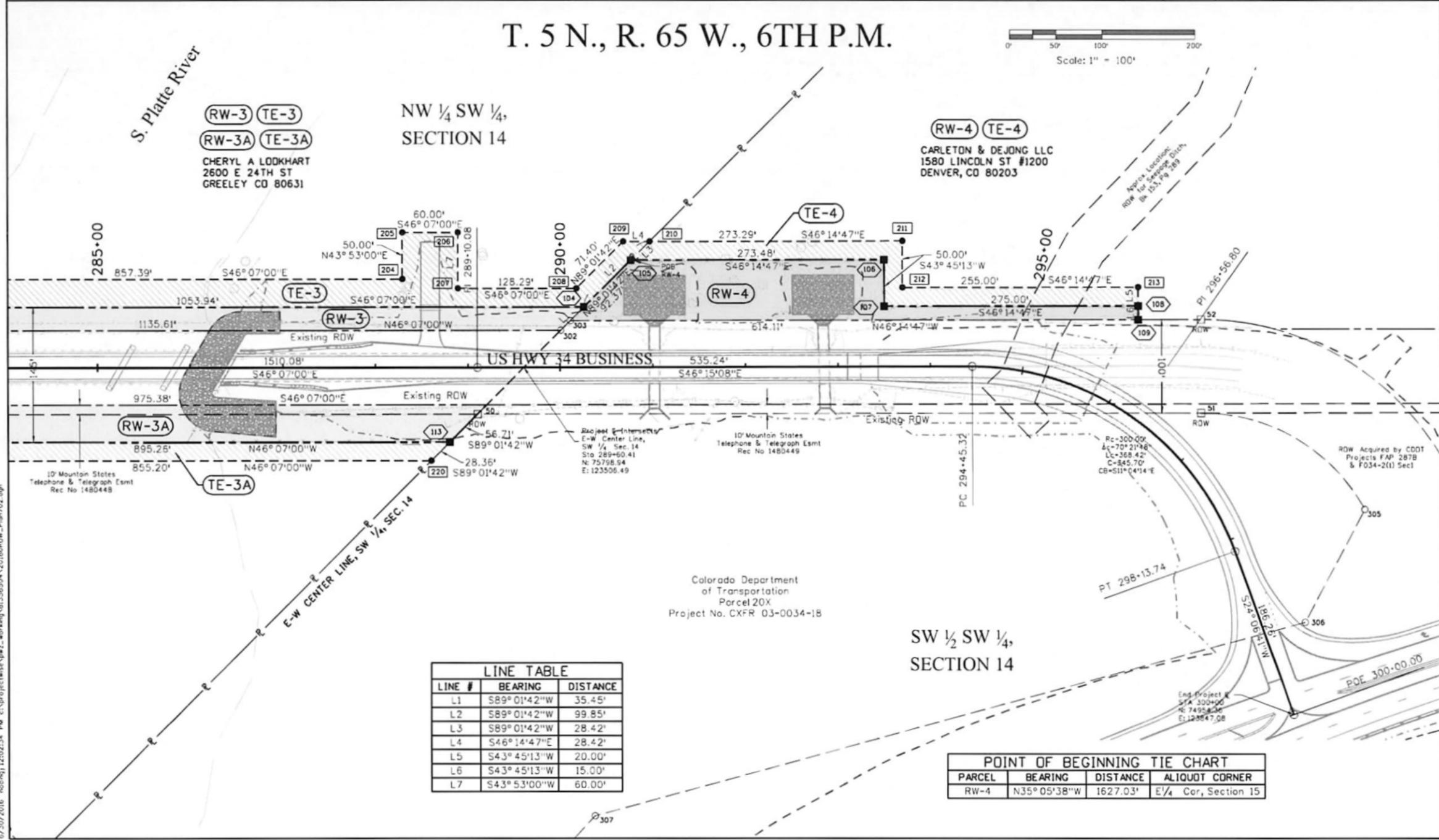
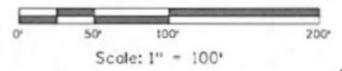
6/20/2016 10:22:13 PM c:\projects\m&s\pzs\working\356564\20180509\15CD-116-01.dwg



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

Right of Way Plans			
Plan Sheet			
Project Number: ER 0342-058			
Project Location: PR US 340 MP 13.75 to MP 14.71			
Project Code	Last Mod. Date	Subset	Sheet No.
20180	05-26-16	7.01 to 7.02	7.02

T. 5 N., R. 65 W., 6TH P.M.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89° 01' 42" W	35.45'
L2	S89° 01' 42" W	99.85'
L3	S89° 01' 42" W	28.42'
L4	S46° 14' 47" E	28.42'
L5	S43° 45' 13" W	20.00'
L6	S43° 45' 13" W	15.00'
L7	S43° 53' 00" W	60.00'

POINT OF BEGINNING TIE CHART			
PARCEL	BEARING	DISTANCE	ALIQUOT CORNER
RW-4	N35° 05' 38" W	1627.03'	E 1/4 Cor, Section 15

6/20/2016 10:02:34 PM c:\projects\er0342\working\dl356504\20180180\Plan702.dwg

Colorado Department of Transportation



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

Region 4 Right of Way

PTS

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



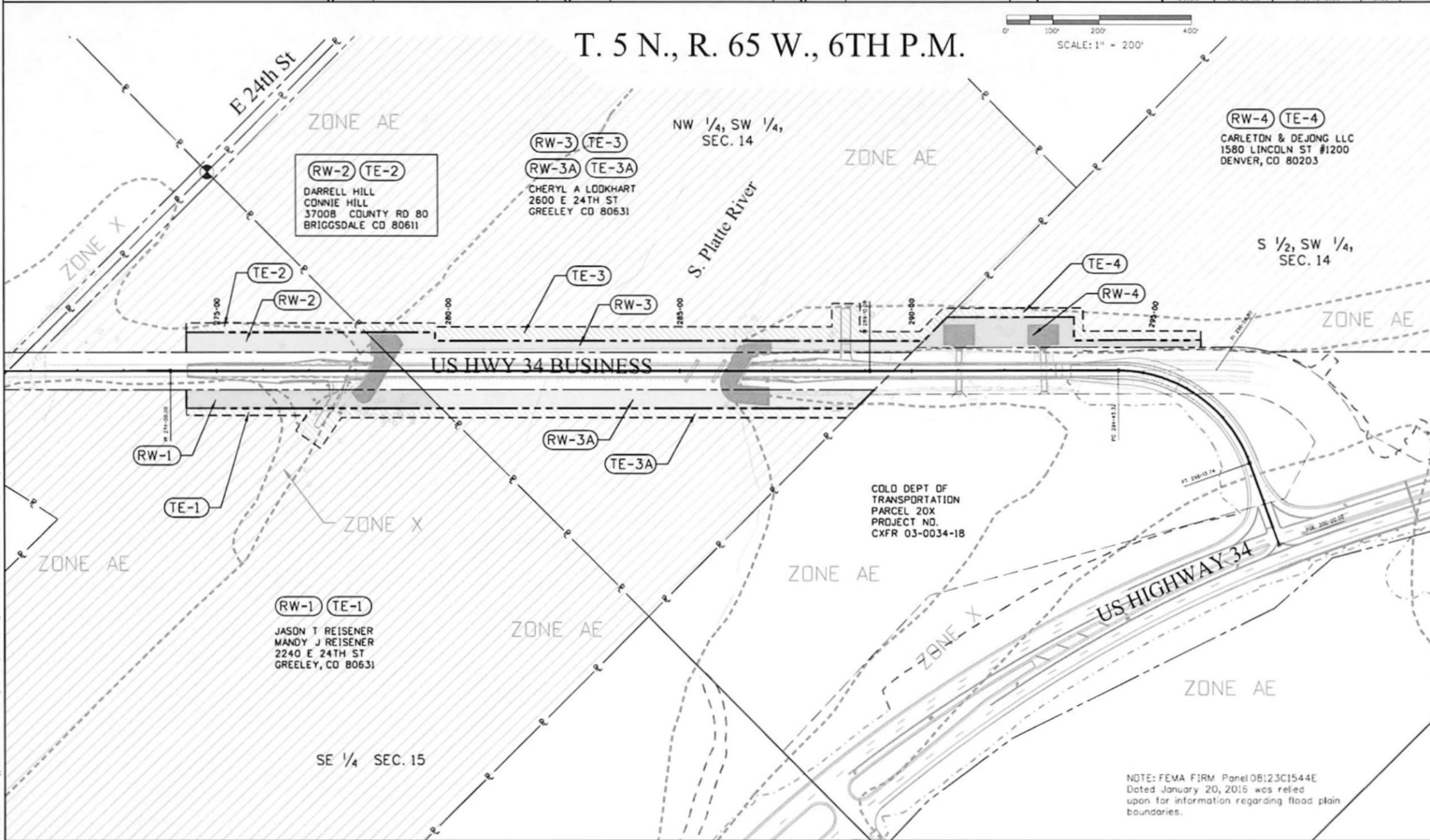
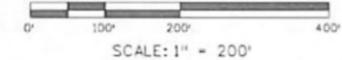
Right of Way Plans

Ownership Sheet

Project Number: ER 0342-058  
Project Location: PR US 340 MP 13.75 to MP 14.71

Project Code	Last Mod. Date	Subset	Sheet No.
20180	05-26-16	R.01 to R.01	R.01

T. 5 N., R. 65 W., 6TH P.M.



**RW-4 TE-4**  
CARLETON & DEJONG LLC  
1580 LINCOLN ST #1200  
DENVER, CO 80203

S 1/2, SW 1/4,  
SEC. 14

COLD DEPT OF  
TRANSPORTATION  
PARCEL 20X  
PROJECT NO.  
CXFR 03-0034-18

**RW-1 TE-1**  
JASON T REISNER  
MANDY J REISNER  
2240 E 24TH ST  
GREELEY, CO 80631

NOTE: FEMA FIRM Panel 08123C1544E  
Dated January 20, 2015 was relied  
upon for information regarding flood plain  
boundaries.

6/30/2016 12:02:40 PM c:\projects\er0342-058\work\reg\_41356504\20180504-Denver\reg01.dwg