

Post-Amerco Real Property Condemnation Authorization Requests

April 15, 2021 Transportation Commission Meeting

Region 4 - Condemnation Authorization Requests

Transportation Commission District	Project Name	Project #	Project Code	Parcel #	Parcel Size	Property Owner(s)	Valuation Amount	Chief Engineer's Cost Estimate (CECE), Appraisal (A) or Waiver Valuation (WV)	Date of Valuation	Owner's Current Counter-Offer	TC Acquisition Resolution Number (If Applicable)
5	I-25 Express Lanes SH7 to SH1	NHPP 0253-270	22831	AP-RW-626REV	7,932 SF / .182 AC	Murdock Properties	\$48,600.00	A	February 19, 2021	N/A - None provided	TC-19-07-03
				AP-TE-626REV	6,161 SF / 0.141 AC						
				AP-TE-626A	3,169 SF / 0.073 AC						
				AP-RW-628REV2	29,055 SF / 0.667 AC		\$170,000.00	A	February 17, 2021	N/A - None provided	
				AP-PE-628	1,461 SF / 0.034 AC						
				AP-TE-628REV	4,393 SF / 0.101 AC						
				AP-TE-628A	7,338 SF / 0.168 AC						
				AP-RW-633REV	11,626 SF / 0.267 AC						
				AP-RW-634REV	8,764 SF / 0.201 AC						
AP-RW-635REV	31,369 SF / 0.720 AC	\$290,000.00	A	September 1, 2020	N/A - None provided						
RW-228 REV	38,690 SF / 0.888 AC										
RW-228A	45,088 SF / 1.035 AC										
5	I-25 N: SH402 to SH14	IM 0253-255	21506	UE-228 REV	59,731 SF / 1.371 AC	Harmony-McMurray, LLC	\$121,700.00	A	November 5, 2020	N/A - None provided	TC-19-02-03
				RW-229	25,772 SF / 0.592 AC						
				UE-229	30,944 SF / 0.710 AC	Harmony 25, LLC					
				RW-230	18,156 SF / 0.417 AC						
				UE-230	2,479 SF / 0.057 AC	Harmony-McMurray, LLC,					
				UE-230A	17,142 SF / 0.394 AC						
				RW-231	1,296 SF / 0.030 AC						
				UE-231	396 SF / 0.009 AC						

Right of Way Plan Key - Common Parcel Designations

RW - XXX	Partial or Complete Parcel Acquisition	XXX - RM	Remnant Parcel	TE - XXX	Temporary Easement	UE - XXX	Utility Easement	PE - XXX	Permanent Easement	AP - XXX	Early Acquisition (Advance of Plans)
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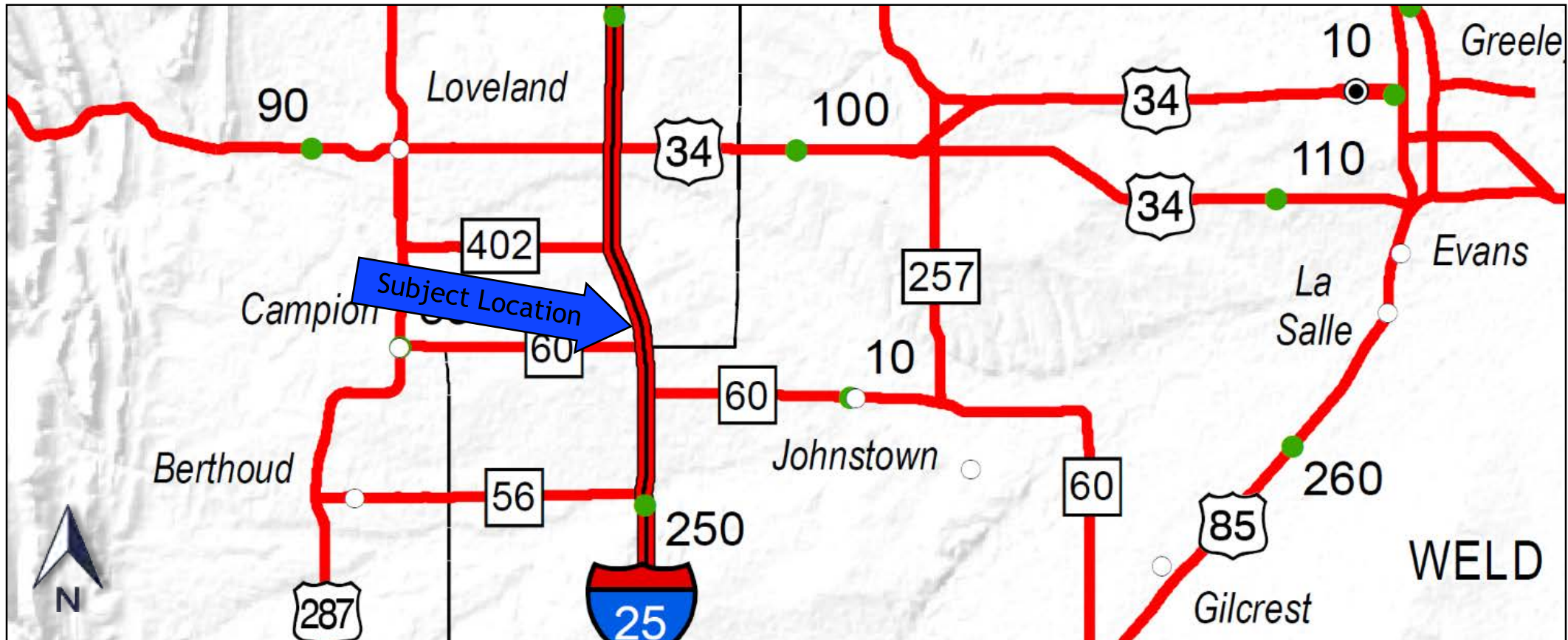
Condemnation Authorization I-25 Express Lanes SH 7 to SH 1

District: 5

Region: 4

Project: NHPP 0253-270

Project Code: 22831



Owner: Murdock Properties, LLC

Project Purpose: Improve safety & improve connectivity for the community



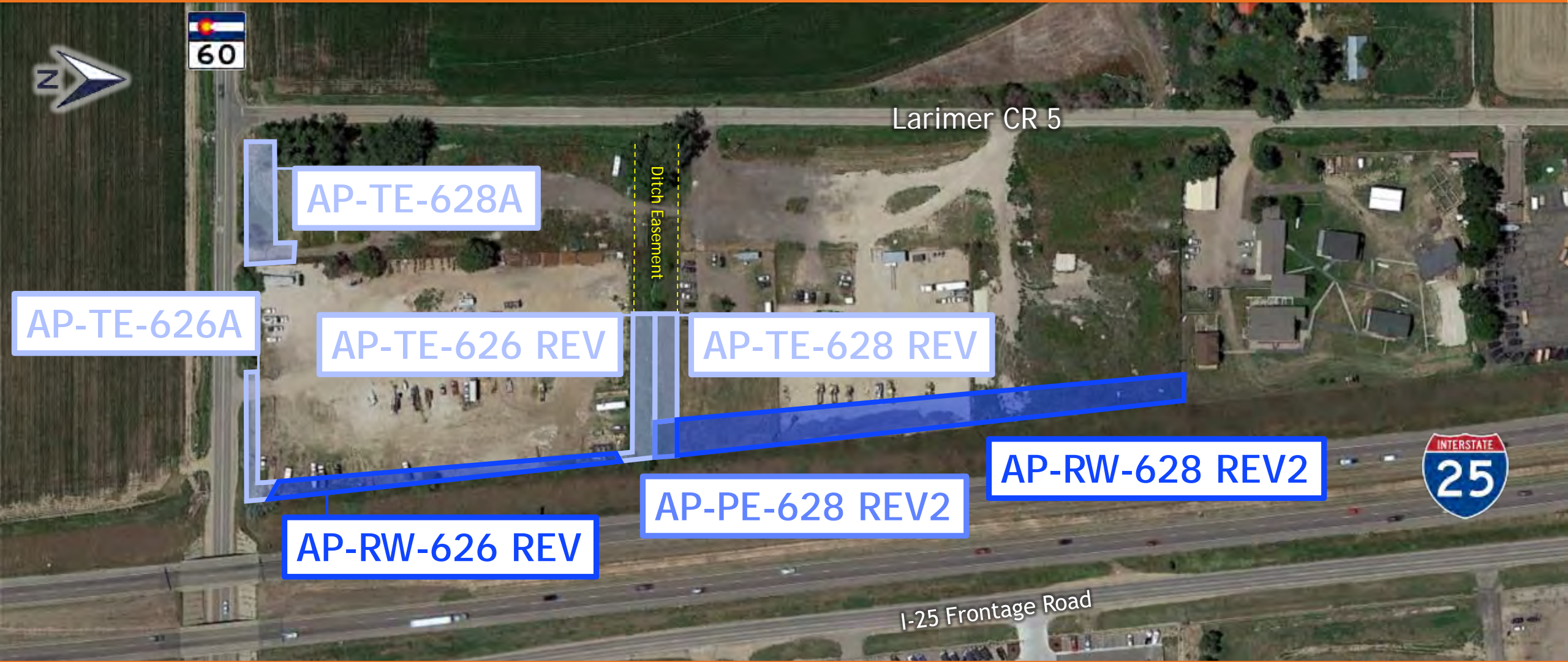
Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Murdock Properties, LLC Parcels



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Subject Parcels (South)



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Subject Parcels (North)



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1

OFFERS		DATE	AMOUNT
Notice of Interest to Acquire		October 10, 2019	N/A
Parcels 626	CDOT Appraisal	February 19, 2021	\$48,600
Parcels 628	CDOT Appraisal	February 14, 2021	\$170,000
Parcels 633-635	CDOT Appraisal	January 7, 2021	\$290,000
CDOT Offer		March 9, 2021	\$508,600

- Parcels revised Dec. 2020 to minimize impact on property/tenant business
- Landowner has declined to provide a counteroffer and owner appraisal has not been completed to date
- AP-RW-635 REV - sq ft within existing LCR 5 not valued in CDOT appraisal



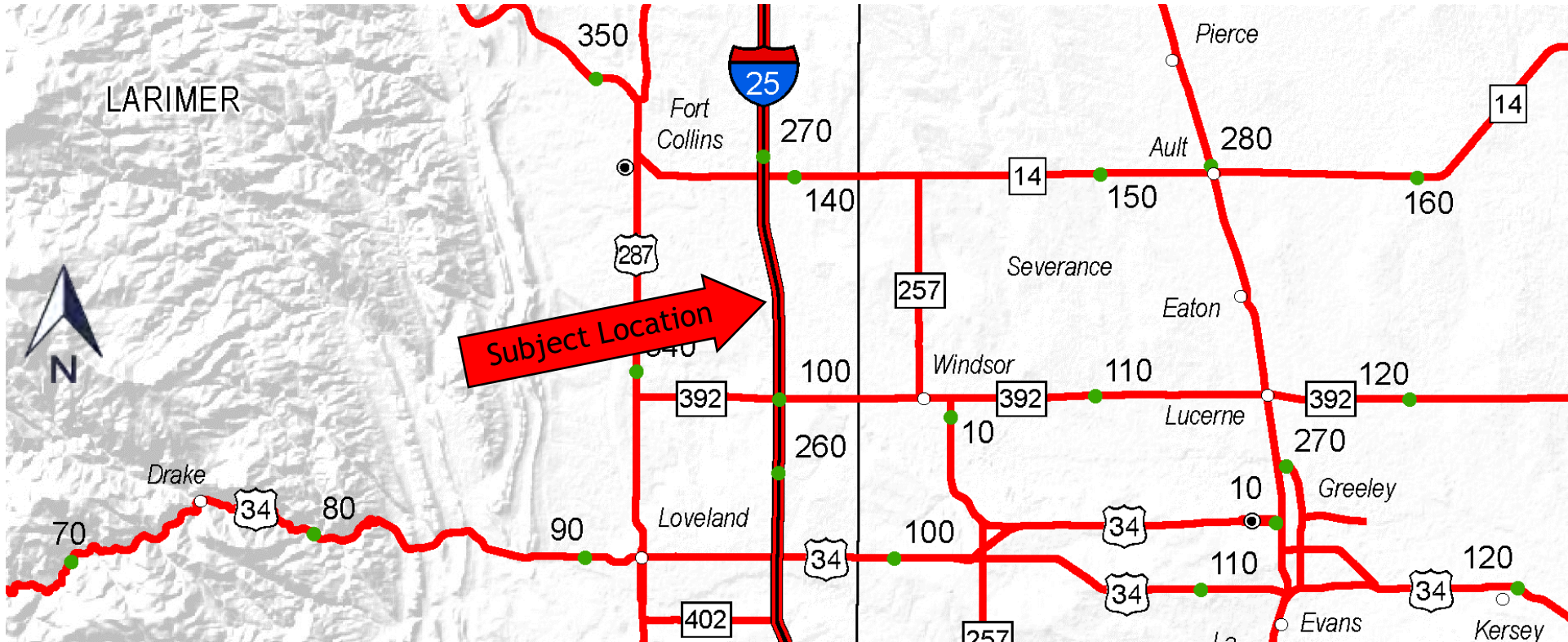
Condemnation Authorization I-25 North SH 402 to SH 14

District: 5

Region: 4

Project: IM 0253-255

Project Code: 21506



Owners: Harmony-McMurray LLC / Harmony 25 LLC

Project Purpose: Improve safety, and maintain and improve connectivity for the community



Condemnation Authorization I-25 North SH 402 to SH 14



Location of All Parcels



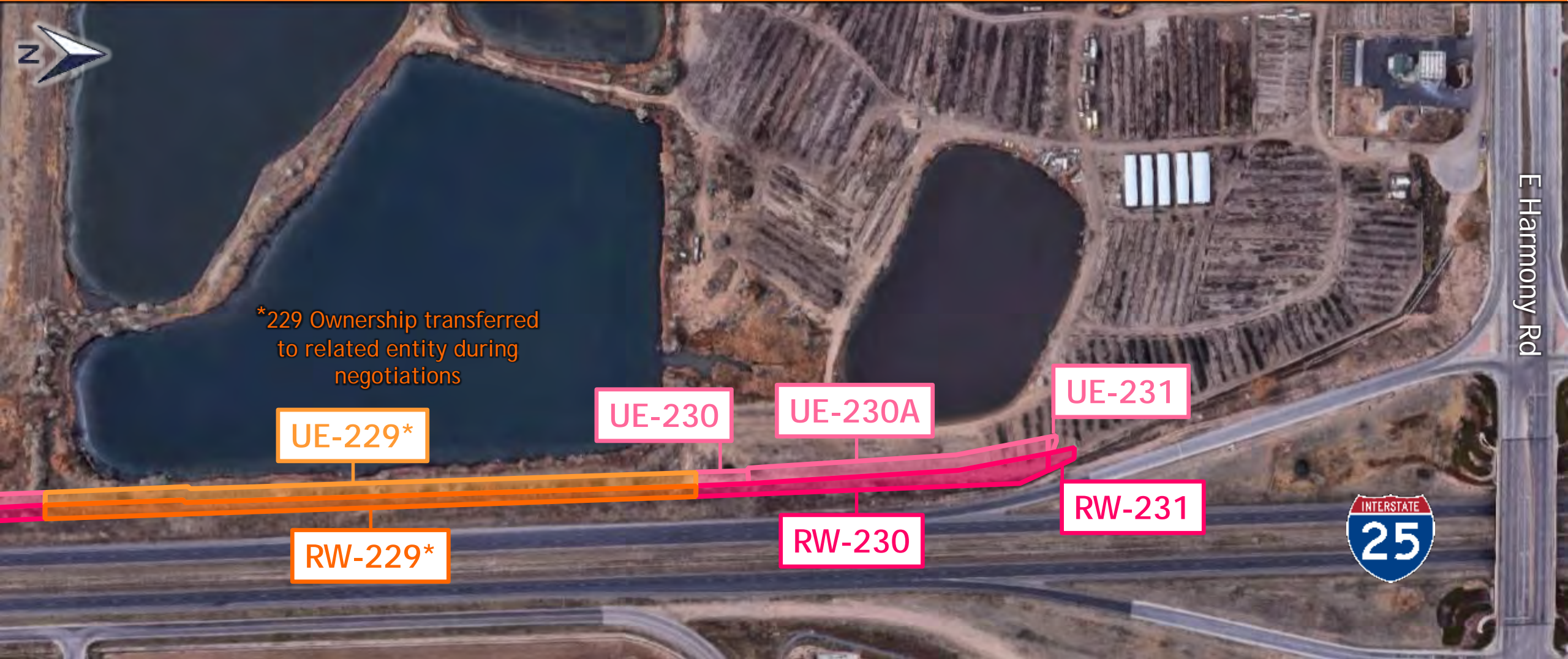
Condemnation Authorization I-25 North SH 402 to SH 14



Location of South Parcels for Harmony-McMurray LLC



Condemnation Authorization I-25 North SH 402 to SH 14



Cont'd — Location of North Parcels for Harmony-McMurray LLC



Condemnation Authorization I-25 North SH 402 to SH 14

OFFERS	DATE	AMOUNT
Notice of Intent to Acquire	May 19, 2019	n/a
CDOT Appraisal	November 30, 2020	\$121,700
Owner Appraisal	In Progress	N/A
CDOT Initial Offer	February 4, 2021	\$121,700
CDOT Last Written Offer	March 5, 2021	\$265,000

- Parcel 229 was conveyed to a related party Harmony 25 LLC after two NOIs were provided, and before the offers were provided.
- CDOT has not received a counteroffer.



COLORADO
Department of Transportation

Office of the Chief Engineer
2829 W. Howard Place, Suite 562
Denver, CO 80204

MEMORANDUM

TO: TRANSPORTATION COMMISSION

FROM: STEPHEN HARELSON, P.E., CHIEF ENGINEER

DATE: April 2, 2021

Keith J Stefanik
Keith J Stefanik (Apr 2, 2021 10:31 MDT)
Acting Chief Engineer

SUBJECT: REPORT PURSUANT TO COLORADO REVISED STATUTES, §43-1-208 REGARDING PROJECT NUMBER NHPP 0253-270, 22831, I-25 EXPRESS LANES FROM SH7 TO SH1, SEGMENT 6, SEEKING APPROVAL TO INITIATE AND CONDUCT CONDEMNATION PROCEEDINGS

Background

This written report to the Transportation Commission is pursuant to Colorado Revised Statutes (“C.R.S.”), Section 43-1-208(1). On July 18, 2019, the Transportation Commission entered Resolution No. TC-19-07-03 (“Resolution”), upon its minutes, which determined that the I-25 Express Lanes from SH7 to SH1 (Project Number NHPP 0253-270) would serve the public interest and/or convenience of the traveling public. The Resolution also authorized CDOT to engage in negotiations with the landowner listed below. On December 4, 2020, revisions to the AP Exhibits for the subject ownerships were authorized, which allowed CDOT to acquire land necessary for the project by purchase, exchange or negotiations with the landowner(s) listed below.

Unfortunately, after engaging in negotiations, CDOT and the landowner(s) were unable to reach a resolution. As a result, CDOT seeks Transportation Commission approval to initiate and conduct condemnation proceedings pursuant to Colorado Revised Statutes, Section 38-1-101 *et seq.* for the properties listed below.

The project I-25 Express Lanes from SH7 to SH1, Segment 6 (“Project”) is necessary for widening and improving I-25 including the addition of a northbound and southbound express lane and reconstructing the SH56 and SH60 interchanges. This will improve safety and improve connectivity for the community and is therefore, desirable.

Overview of Properties Previously Approved for Negotiation

There are five fee simple acquisitions, one permanent easement and four temporary easements previously approved for negotiation.

The property owners will be informed of the Transportation Commission meeting on April 14, 2021 and April 15, 2021 through a letter sent to the owner and the owner's attorney on or before April 2, 2021.

1. TC Resolution No. Approving Negotiation: TC-19-07-03

Date of ROW Plan Authorization: July 18, 2019, December 4, 2020

Address: 6545 E. Highway 60, Loveland, CO 80537

Landowner's Name: Murdock Properties LLC, a Colorado limited liability company; Lamar (land lease for billboards); Wyco Pipe Line Company PPRPL, LLC (easement holder), Poudre Valley Rural Electric Association, Inc. (easement holder), Ironhead Enterprises (lessee).

Current Size of Property: 162,914 s.f./3.74 net acres (per CDOT appraisal)

Proposed Size of Acquisition: AP-RW-626 REV 7,932 s.f./0.182 acres

AP-TE-626 6,161 s.f./0.141 acres

AP-TE-626A 3,169 s.f./0.073 acres

Purpose of Parcels Necessary for Project:

- AP-RW-626 REV: 7,932 s.f. - \$30,935 - Fee simple acquisition for permanent widening and associated appurtenances.
- AP-TE-626 REV: 6,161 s.f. - \$4,929 - Temporary easement for activities associated with reconstructing drainage or irrigation facilities and may also include additional roadway construction activities including, but not limited to, stockpiling construction materials including topsoil, embankment, rip rap, rebar & lumber, temporary parking for vehicles and equipment, and temporary construction access, including haul roads.
For a period of two years.
- AP-TE-626A: 3,169 s.f. - \$2,535 - Temporary easement for activities associated with reconstructing drainage or irrigation facilities and may also include additional roadway construction activities including, but not limited to, stockpiling construction materials including topsoil, embankment, rip rap, rebar & lumber, temporary parking for vehicles and equipment, and temporary construction access, including haul roads.
For a period of two years.

Value of improvements and associated damages for Ownership: \$10,155 of which \$9,141 was allocated to tenant owned improvements. (\$7,413 improvements; \$2,742 damages and cost to cure.)

Estimated Property Value, Damages and Benefits (if any): - Total for Ownership, \$48,554 rounded to \$48,600.

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Charles Nelson, MAI dated February 19, 2021

Date of Initial Offer: March 9, 2021

Summary of Counteroffers: The landowner has not responded at this time. The landowner has not provided a completed appraisal to date. The landowner has expressed some concerns with respect to the closure of a section of LCR5/I-25 Frontage Road between the subject site and the LCR16 / I-25 Interchange.

2. TC Resolution No. Approving Negotiation: TC-19-07-03

Date of ROW Plan Authorization: July 18, 2019, December 4, 2020

Address: 6503 E. Highway 60, Loveland, CO 80537

Landowner's Name: Murdock Properties LLC, a Colorado limited liability company; Wyco Pipe Line Company PPRPL, LLC (easement holder), US WEST Communications,

Inc. (easement holder), The Harry Lateral Ditch Company (easement holder), ETI Equipment (lessee), PRS, Inc. (lessee), United Automobile Recovery (UAR Direct, LLC) (lessee).

Current Size of Property: 413,820 s.f./9.5 acres (per CDOT appraisal)

Proposed Size of Acquisition: AP-RW-628 REV2 29,055 s.f./0.667 acres

AP-PE-628 1,461 s.f./0.034 AC

AP-TE-628 REV 4,393 s.f./0.101 AC

AP-TE-628A 7,338 s.f./0.168 AC

Purpose of Parcels Necessary for Project:

- AP-RW-628 REV2: 29,055 s.f. - \$113,315 - Fee simple acquisition for construction, use and maintenance of roadway drainage.
- AP-PE-628: 1,461 s.f. - \$5,413 - Permanent easement for permanent placement, construction, use and maintenance of roadway improvements, including drainage facilities, and all associated appurtenances.
- AP-TE-628 REV: 4,393 s.f. - \$3,514 - Temporary easement for activities associated with reconstructing drainage or irrigation facilities and may also include additional roadway construction activities including, but not limited to, stockpiling construction materials including topsoil, embankment, rip rap, rebar, and lumber, temporary parking for vehicles and equipment, and temporary construction access, including haul roads.
For a period of two years.
- AP-TE-628A: 7,338 s.f. - \$5,870 - Temporary easement for activities associated with reconstructing water line and driveway and may also include additional roadway construction activities including, but not limited to, stockpiling construction materials including topsoil, embankment, rip rap, rebar, and lumber, temporary parking for vehicles and equipment, and temporary construction access, including haul roads.
For a period of two years.

Value of improvements and associated damages for Ownership: \$41,877 (\$39,545 for improvements, \$2,332 damages and cost to cure)

Estimated Property Value, Damages and Benefits (if any): Total for Ownership, \$169,989 rounded to \$170,000

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Charles Nelson, MAI, dated February 17, 2021

Date of Initial Offer: March 9, 2021

Summary of Counteroffers: The landowner has not responded at this time. The landowner has not provided a completed appraisal to date. The landowner has expressed some concerns with respect to the closure of a section of LCR5/I-25 Frontage Road between the subject site and the LCR16 / I-25 Interchange.

CDOT is actively coordinating with the Harry Lateral Ditch and performing work in their facility on their behalf. CDOT is working with ETI Equipment and United Automobile Recovery (UAR Direct, LLC) to relocate personal property. CDOT has not coordinated with other interest holders.

3. TC Resolution No. Approving Negotiation: TC-19-07-03

Date of ROW Plan Authorization: July 18, 2019, December 4, 2020

Address: 3642 S County Road 5, Loveland, CO 80537 (633)

3550 S County Road 5, Loveland, CO 80537 (634)

3420 S County Road 5, Loveland, CO 80537 (635)

Landowner's Name: Murdock Properties LLC, a Colorado limited liability company; Wyco Pipe Line Company (easement holder), Rocky Mountain Pipeline System, LLC (easement holder), Swift Built Trailers (lessee) and Murdock Trailer Sales (lessee). Current Size of Property: 51,759 s.f./1.188 acres comprised of AP-RW-633REV - 11,626 s.f./0.267 acres, AP-RW-634REV - 8,764 s.f./0.201 acres, AP-RW-635REV - 31,369 s.f./0.720 acres of which 14,289 s.f./0.328 acres is in existing ROW leaving 17,080 s.f./0.392 acres.

Proposed Size of Acquisition: AP-RW-633 REV 11,626 s.f./0.267 acres
AP-RW-634 REV 8,764 s.f./0.201 acres
AP-RW-635 REV 31,369 s.f./0.720 acres of which 14,289 s.f./0.328 acres is in existing ROW leaving 17,080 s.f./0.392 acres

Purpose of Parcels Necessary for Project:

- AP-RW-633 REV: 11,626 s.f. - \$45,341 - Fee simple acquisition for construction, use and maintenance of roadway drainage.
- AP-RW-634 REV: 8,764 s.f. - \$34,180 - Fee simple acquisition for construction, use and maintenance of roadway drainage.
- AP-RW-635 REV: 31,369 s.f. of which 14,289 s.f. is in existing ROW leaving 17,080 s.f. - \$56,706 - Fee simple acquisition for construction, use and maintenance of roadway drainage.

Value of improvements and associated damages for Ownership: \$153,436 (\$108,163 improvements; \$45,273 damages and cost to cure)

Estimated Property Value, Damages and Benefits (if any): Total for Ownership: \$289,663 rounded to \$290,000

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Charles Nelson, MAI, dated January 7, 2021

Date of Initial Offer: March 9, 2021

Summary of Counteroffers: The landowner has not responded at this time. The landowner has not provided a completed appraisal to date. The landowner has expressed some concerns with respect to the closure of a section of LCR5/I-25 Frontage Road between the subject site and the LCR16 / I-25 Interchange.

CDOT is coordinating with Swift Built Trailers and Murdock Trailer Sales for personal relocations. CDOT has not coordinated with other interest holders.

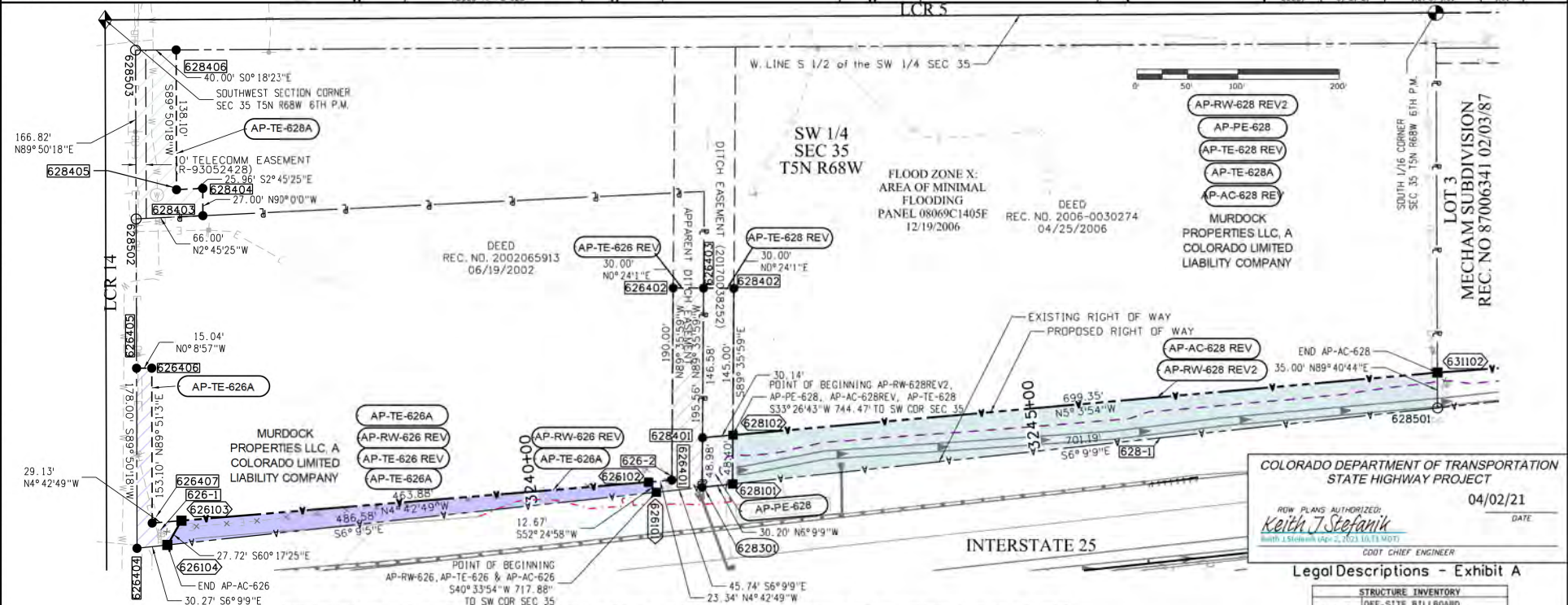
Attachments
Proposed Resolution
Right-of-Way Plans
Legal Descriptions
Contact Summary

1/21/2023 10:20:17 PM p:\v\601\proj\hwy\comcast\row\p\Documents\01_Major Projects\1-25_North Express Lanes (Johnston to Fort Collins)\Legacy Data\22831 - I-25 express lanes SH7 to SH\ROW_Survey\Drawings\2283ROW_AP-626-628.tbl

Colorado Department of Transportation
 10601 W. 10th Street
 Greeley, CO 80634
 Phone: 970-350-2161
 Region 4 Right of Way IJN

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
09/05/19	NAME CHANGE	TAE						
09/21/20	REVISED AP-RW-626, AP-TE-626, AP-RW-628, AP-TE-628							
	ADDED AP-AC-626, AP-TE-628A, AP-AC-628, AP-TE-628A							
01/21/21	REVISED AP-RW-628REV, AP-AC-628, ADDED AP-PE-628							

Right of Way Plans			
Plan Sheet			
Project Number:	NHPP 0253-270		
Project Location:	I-25 Express Lanes SH7 to SH1		
Project Code:	Last Mod. Date:	Sheet No.:	Sheet No.:
22831	01-21-21	1.01 of 1.01	1.01



COLORADO DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY PROJECT
 ROW PLANS AUTHORIZED:
Keith J. Stefanik
 (with J. Stefanik Sept 2, 2023 10:13 AM)
 DATE: 04/02/21
 CDDT CHIEF ENGINEER

R.O.W. TABULATION OF PROPERTIES IN RAMIER COUNTY INTERSTATE HIGHWAY 25 - SEGMENT 6

Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area of Parcel	Existing R/W	Reception Fee (Acres)	Title Commitment No.	Purpose
AP-RW-626 REV	MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY 3560 S. COUNTY ROAD 5 LOVELAND, CO 80537	8635000010	R68W, 6TH PM	7.932	0.182		506-P0590099-383-BA1	PERMANENT TEMPORARY USE AND ASSOCIATED IMPROVEMENTS
AP-TE-626 REV	same as above			8.181	0.141			FOR ACTIVITIES ASSOCIATED WITH RECONSTRUCTING DRAINAGE OR OTHER ROAD FACILITIES AND MAY ALSO INCLUDE ADDITIONAL ROADWAY CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, STOCKPILING CONSTRUCTION MATERIALS INCLUDING TOPSOIL, EMBANKMENT, GRASS SEED, FERTILIZER, & LUMBER. TEMPORARY PARKING FOR VEHICLES & EQUIPMENT, & TEMPORARY CONSTRUCTION ACCESS, INCLUDING HALL, ROADS.
AP-TE-626A	same as above			3.169	0.073			NO ACCESS
AP-AC-626	same as above			29.066	0.667	Rec No	506-P0590703-383-BA1	CONSTRUCTION USE AND MAINTENANCE OF ROADWAY DRAINAGE
AP-RW-628 REV2	MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY 5718 AKSARBEN DR WINDSOR, CO 80550-7070	8635000018	R68W, 6TH PM SEC 36, T5N	4.393	0.101			FOR ACTIVITIES ASSOCIATED WITH RECONSTRUCTING DRAINAGE OR OTHER ROAD FACILITIES AND MAY ALSO INCLUDE ADDITIONAL ROADWAY CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, STOCKPILING CONSTRUCTION MATERIALS INCLUDING TOPSOIL, EMBANKMENT, GRASS SEED, FERTILIZER, & LUMBER. TEMPORARY PARKING FOR VEHICLES & EQUIPMENT, & TEMPORARY CONSTRUCTION ACCESS, INCLUDING HALL, ROADS.
AP-TE-628 REV	same as above			7.338	0.168			FOR ACTIVITIES ASSOCIATED WITH RECONSTRUCTING A WATERFILL OR DRAINAGE AND MAY ALSO INCLUDE ADDITIONAL ROADWAY CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, STOCKPILING CONSTRUCTION MATERIALS INCLUDING TOPSOIL, EMBANKMENT, GRASS SEED, FERTILIZER, & LUMBER. TEMPORARY PARKING FOR VEHICLES AND EQUIPMENT, & TEMPORARY CONSTRUCTION ACCESS, INCLUDING HALL, ROADS.
AP-TE-628A	same as above			1.461	0.034			NO ACCESS
AP-AC-628 REV	same as above			0.034				FOR PERMANENT PLACEMENT, CONSTRUCTION USE AND MAINTENANCE OF ROADWAY IMPROVEMENTS INCLUDING DRAINAGE FACILITIES, AND ASSOCIATED IMPROVEMENTS
AP-PE-628	same as above							

Legal Descriptions - Exhibit A

STRUCTURE INVENTORY	
626-1	OFF-SITE BILLBOARD (PH86648)
	- PROJECT IN PLACE -
626-2	OFF-SITE BILLBOARD (PH86559)
628-1	ON-SITE SIGN

NOTE: THIS IS NOT A ROW PLAN, LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDDT PURPOSES ONLY.

Thomas Nicholas - PL5 28657

8/19/2020 nicholas.855232 AM p:\c\colorado\benley\connect\pr-01P\Documents\01 Major Projects\1-25 North Express Lanes (Johnston to Fort Collins)\Legacy_Docs\22831 - I-25 Express Lanes sh7 to sh1\ROW_Survey\Drawings\22831ROW_AP-631-633E.nwb

Colorado Department of Transportation

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

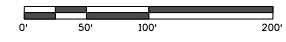
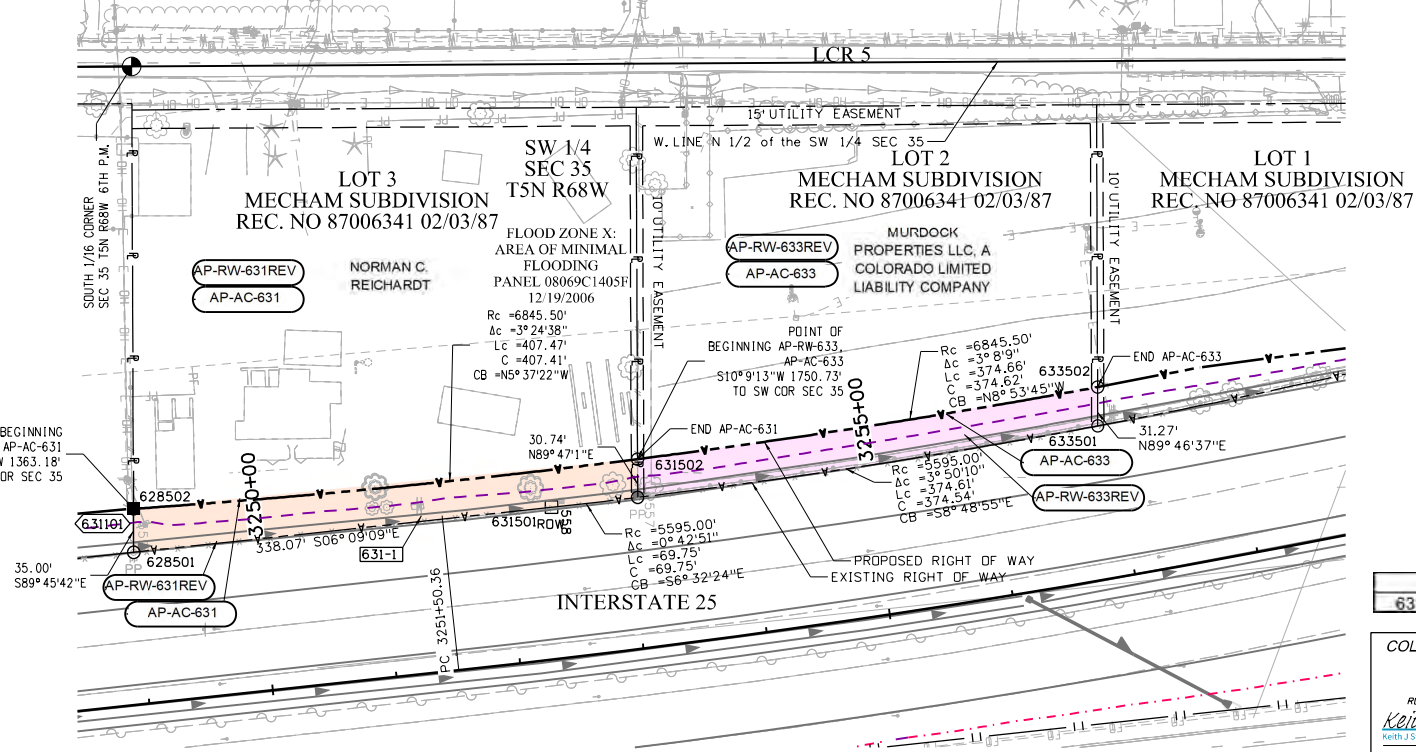
Region 4 Right of Way IJN

Sheet Revisions		
Date	Description	Initials
02/03/19	NAME CHANGE	TAE
07/29/20	PARCEL UPDATE	TAE

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
	XXXXXXXX	XXX

Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code	Last Mod. Date	Subset	Sheet No.
22831	07-29-20	1.01 of 1.01	1.01



STRUCTURE INVENTORY	
631-1	ON-SITE SIGN

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT

ROW PLANS AUTHORIZED: 12/04/20
DATE
Keith J. Stefank
Keith J. Stefank (Dec 4, 2020 06:11 MST)
CDOT CHIEF ENGINEER

R.O.W. TABULATION OF PROPERTIES IN LARIMER COUNTY INTERSTATE HIGHWAY 25 - SEGMENT 6


Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area In Square Feet [Acres]		Reception No.	Title Commitment No.	Purpose
				Area Of Parcel	Existing ROW			
AP-RW-631REV	NORMAN C. REICHARDT	8535006003	R68W, 6TH PM	12,594			596-F0596704-383-BA1	CONSTRUCTION, USE & MAINTENANCE OF ROADWAY DRAINAGE
	3814 S. COUNTY ROAD 5	3814 S COUNTY ROAD 5	SEC. 35,T5N	0.289				
	LOVELAND, CO 80537	LOVELAND, CO 80537	LOT 3 MECHAM SUBD.					
AP-AC-631	same as above							NO ACCESS
AP-RW-633 REV	MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY	8535006002	R68W, 6TH PM	11,626			596-F0596705-383-BA1	CONSTRUCTION, USE & MAINTENANCE OF ROADWAY DRAINAGE
	3550 S. COUNTY ROAD 5	3642 S COUNTY ROAD 5	SEC. 35, T5N	0.267				
	LOVELAND, CO 80537	LOVELAND, CO 80537	LOT 2 MECHAM SUBD.					
AP-AC-633	same as above							NO ACCESS

Legal Descriptions - Exhibit A

NOTE: THIS IS NOT A ROW PLAN, LAND SURVEY PLAN, OR IMPROVEMENT SURVEY PLAN AND WAS PREPARED FOR CDOT PURPOSES ONLY.

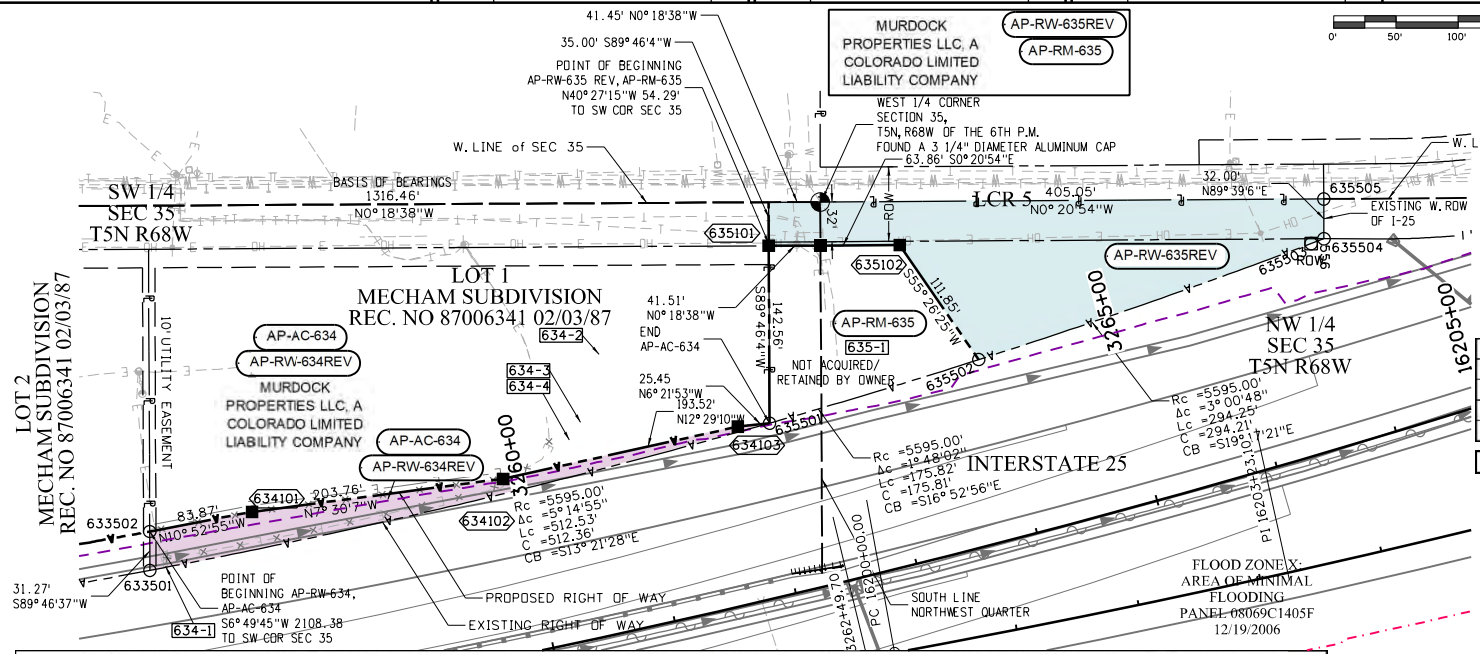
Thomas Nicholas - PLS 28657

1/21/2021 11:40:26 AM p:\m\colorado\benley\concordat\p\0\p\Documents\01_Major Projects\1-25 North Express Lanes (submittal to Fort Collins)\Legacy Data\22831 - I-25 express lanes sh7 to sh1\ROW_Survey\Drawings\22831ROW-AP-634-635E.dwg


Colorado Department of Transportation

 10601 W. 10th Street
 Greeley, CO 80634
 Phone: 970-350-2161
Region 4 Right of Way IJN

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
08/09/19	BASE CHANGE	TAE		XXXXXXX	XXX		XXXXXXX	XXX
09/05/19	NAME CHANGE	TAE						
08/19/20	REV 634 & 635	TAE						

Right of Way Plans			
Plan Sheet			
Project Number: NHPP 0253-270			
Project Location: I-25 Express Lanes SH7 to SH1			
Project Code	Last Mod. Date	Subset	Sheet No.
22831	01/21/21	1.01 of 1.01	1.01



STRUCTURE INVENTORY	
634-1	ON-SITE SIGN
634-2	SHOP BUILDING
634-3	PROPANE TANK
634-4	LEACH FIELD
635-1	Shed

COLORADO DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY PROJECT
 ROW PLANS AUTHORIZED:

 Keith J. Stefanik (Apr 2, 2021 10:31 MDT)
 CDOT CHIEF ENGINEER
 04/02/21
 DATE

LegalDescriptions - Exhibit A

R.O.W. TABULATION OF PROPERTIES IN LARIMER COUNTY INTERSTATE HIGHWAY 25 - SEGMENT 6

Parcel No.	Ownership Name and Mailing Address	Parcel Id Site Address	Location	Area In Square Feet [Acres]			Title Commitment No.	Purpose
				Area Of Parcel	Existing ROW	Reception No.		
AP-RW-634 REV	MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY 3550 S. COUNTY ROAD 5 LOVELAND, CO 80537	8535006001 3550 S COUNTY ROAD 5 LOVELAND, CO 80537	R68W, 6TH PM SEC. 35, T5N LOT 1 MECHAM SUBD.	8,764 0.201			596-F0596705-383-BA1	CONSTRUCTION, USE & MAINTENANCE OF ROADWAY DRAINAGE
AP-TE-634	Deleted							
AP-AC-634	same as above							NO ACCESS
AP-RW-635 REV	MURDOCK PROPERTIES LLC, A COLORADO LIMITED LIABILITY COMPANY 3550 S. COUNTY ROAD 5 LOVELAND, CO 80537	8535000016 3420 S COUNTY ROAD 5 LOVELAND, CO 80537	R68W, 6TH PM NW 1/4 SEC. 35, T5N	31,369 0.720	14,289 0.328		596-F0596709-383-BA1	CONSTRUCTION, USE & MAINTENANCE OF ROADWAY DRAINAGE
AP-RM-635	same as above NOT ACQUIRED/ RETAINED BY OWNER			16,959 0.389				NOT ACQUIRED/ RETAINED BY OWNER
AP-AC-635	deleted							NO ACCESS

NOTE: THIS IS NOT A ROW PLAN, LAND SURVEY PLAT, OR IMPROVEMENT SURVEY PLAT AND WAS PREPARED FOR CDOT PURPOSES ONLY.

Thomas Nicholas - PLS 28657

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-626 REV

PROJECT CODE: 22831

DATE: September 21, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-626 REV of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 7,932 sq. ft. (0.182 acres), more or less, in Section 35, Township 5 N, Range 68 W, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point, whence the Southwest corner of said Section 35 bears S. 40°33'54" W., a distance of 717.88 feet, to a point on the existing Westerly line of Interstate 25 Right-of-Way, said point also being the TRUE POINT OF BEGINNING;

1. Thence along said Right-of-Way, S. 06°09'05" E., a distance of 486.58 feet;
2. Thence leaving said Right-of-Way, N. 60°17'25" W., a distance of 27.72 feet;
3. Thence N. 04°42'49" W., a distance of 463.88 feet;
4. Thence N. 52°24'58" E., a distance of 12.67 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 7,932 sq. ft. (0.182 acres), more or less.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270
PARCEL NUMBER: AP-RW-628 REV2
PROJECT CODE: 22831
DATE: January 20, 2021
DESCRIPTION

A tract or parcel of land No. AP-RW-628 REV2 of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 29,055 sq. ft. (0.667 acres), more or less, in Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point, whence the Southwest corner of said Section 35 bears S33°26'43"W, a distance of 744.47' feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 05°3'55" W., a distance of 699.35 feet to a point on the South line of Lot 3 of Mecham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987;
2. Thence N. 89°40'44" E., a distance of 35.00 feet to a point on the existing Westerly line of Interstate 25 Right-of-Way;
3. Thence along said Right-of-Way, S. 06°09'09" E., a distance of 701.19 feet
4. Thence leaving said Right-of-Way, N. 89°35'59" W., a distance of 48.40 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 29,055 sq. ft. (0.667 acres), more or less.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-PE-628

PROJECT CODE: 22831

DATE: January 20, 2021

DESCRIPTION

A tract or parcel of land No. AP-PE-628 of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 1,461 sq. ft. (0.034 acres), more or less, in Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point, whence the Southwest corner of said Section 35 bears S33°26'43"W, a distance of 744.47' feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 89°35'59" E., a distance of 48.40 feet to a point on the existing Westerly line of Interstate 25 Right-of-Way;
2. Thence along said Right-of-Way, S. 06°09'09" E., a distance of 30.20 feet to the Southeast corner of a parcel as described in the records of Larimer county at Rec. No. 2006-0030274, dated April 25, 2006;
3. Thence leaving said Right-of-Way and along the South line of said Parcel, N. 89°35'59" W., a distance of 48.98 feet;
4. Thence leaving said South line, N. 05°03'55" W., a distance of 30.14 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Permanent Easement contains 1,461 sq. ft. (0.034 acres), more or less.

The purpose of the above-described Permanent Easement is For permanent placement, construction, use and maintenance of roadway improvements, including drainage facilities, and associated appurtenances.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-633 REV

PROJECT CODE: 22831

DATE: April 20, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-633 REV of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 11,626 sq. ft. (0.267 acres), more or less, in Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the South line of Lot 2 of Mecham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987, whence the Southwest corner of said Section 35 bears S. 10°9'13" W., a distance of 1750.73 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence leaving the South line of said Lot 2, on the arc of a curve to the left, a radius of 6,845.50 feet, a central angle of 03°08'09", a distance of 374.66 feet, (a chord bearing N. 08°53'45" W., a distance of 374.62 feet); to a point on the South line of Lot 1 of Mecham Subdivision;
2. Thence along the South line of said Lot 1, N. 89°46'37" E., a distance of 31.27 feet to a point on the existing Westerly line of Interstate 25 Right-of-Way;
3. Thence along said Right-of-Way and on the arc of a curve to the right, a radius of 5,595.00 feet, a central angle of 03°50'10", a distance of 374.61 feet, (a chord bearing S. 08°48'55" E., a distance of 374.54 feet), to a point on the South line of said Lot 2;
4. Thence along the South line of said Lot 2, S. 89°47'01" W., a distance of 30.74 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 11,626 sq. ft. (0.267 acres), more or less.

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-634 REV

PROJECT CODE: 22831

DATE: August 19, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-634 REV of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 8,764 sq. ft. (0.201 acres), more or less, in Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the South line of Lot 1 of Mecham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987, whence the Southwest corner of said Section 35 bears S. 6°49'45" W., a distance of 2108.38 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence leaving the South line of said Lot 1, Thence N. 10°52'55" W., a distance of 83.87 feet;
2. Thence N. 07°30'07" W., a distance of 203.76 feet;
3. Thence N. 12°29'10" W., a distance of 193.52 feet;
4. Thence N. 06°21'53" W., a distance of 25.45 feet, to a point on the North line of Lot 1 of Mecham Subdivision and a point on the existing Westerly line of Interstate 25 Right-of-Way;
5. Thence along said Right-of-Way and on the arc of a curve to the right, a radius of 5,595.00 feet, a central angle of 05°14'55", a distance of 512.53 feet, (a chord bearing S. 13°21'28" E., a distance of 512.36 feet) , to a point on the South line of said Lot 1;
6. Thence along the South line of said Lot 1, S. 89°46'37" W., a distance of 31.27 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 8,764 sq. ft. (0.201 acres), more or less...

Basis of Bearings: All bearings are based on the West line of the South half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the Southwest corner of Section 35, by a found 2 1/2" diameter aluminum cap stamped "INTERMIL T5N R68W SC T4N R68W PLS 12374" and the South 1/16th Corner, by a found 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374". With a grid bearing between of N. 00°18'24" W., a distance of 1316.34 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

EXHIBIT "A"

PROJECT NUMBER: NHPP 0253-270

PARCEL NUMBER: AP-RW-635 REV

PROJECT CODE: 22831

DATE: November 25, 2020

DESCRIPTION

A tract or parcel of land No. AP-RW-635 REV of the Department of Transportation, State of Colorado Project No. NHPP 0253-270 containing 31,369 sq. ft. (0.720 acres), more or less, in Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian, in Larimer County, Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point on the North line of Lot 1 of Mecham Subdivision as described in the records of Larimer County at Rec. No 87006341 dated February 03, 1987, whence the West 1/4 corner of said Section 35 bears N. 40°27'15" W. 54.29 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 89°46'04" W., a distance of 35.00 feet to a point on the West line of the Southwest quarter of said Section 35;
2. Thence N. 00°18'38" W., a distance of 41.45 feet to the West quarter corner of said Section 35;
3. Thence along the West line of the Northwest quarter of said Section 35, N. 00°20'54" W., a distance of 405.04 feet, to a point on the existing Westerly line of Interstate 25 Right-of-Way;
4. Thence along said Westerly right-of-way, N. 89°39'06" E., a distance of 32.00 feet;
5. Thence continuing along said right-of-way, on the arc of a curve to the right, a radius of 5,595.00 feet, a central angle of 03°00'48", a distance of 294.25 feet, (a chord bearing S. 19°17'21" E., a distance of 294.21 feet);
6. Thence S. 55°26'25" W., a distance of 111.85 feet to a point 35 feet east of the West line of the Northwest quarter of said Section;
7. Thence parallel with said West line, S. 00°20'54" E., a distance of 63.86 feet;
8. Thence parallel with said West line, S. 00°18'38" E., a distance of 41.51 feet to the TRUE POINT OF BEGINNING;

The above described parcel contains 31,369 sq. ft. (0.720 acres), more or less.
(14,289 sq. ft. (0.328 acres) of which is currently existing Larimer County Road 5 Right-of-Way)

Basis of Bearings: All bearings are based on the West line of the North half of the Southwest Quarter of said Section 35, Township 5 North, Range 68 West, of the 6th Principal Meridian being monumented at the South 1/16th Corner, by a found 1" steel pipe with a 2 1/2 aluminum cap stamped "LS S 1/16 S34 S35 1998 12374" and at the West quarter corner, by a found 3/4" iron pipe with a 3 1/4 aluminum cap. stamped "LARIMER COUNTY ENGINEERING DEPARTMENT". With a grid bearing between of N. 00°18'38" W., a distance of 1316.46 feet as obtained from a Global Positioning System (GPS) survey based on the National Spatial Reference System (NSRS).

For and on behalf of the
Colorado Department of Transportation
Thomas W. Nicholas, PLS 28657
10601 W. 10th Street
Greeley, CO 80634

Colorado Department of Transportation Condemnation Authorization Contact Summary	Project Code: 22831
	Parcel: AP-RW-626, AP-RW-628, AP-RW-633, AP-RW-634, AP-RW-635 ET AL
	Owner: Murdock Properties, LLC.

The following is a summary of communications which have taken place between CDOT and/or its representatives and the above referenced owner related to the acquisition of the above described parcels. This summary is prepared to assist the Transportation Commission in considering CDOT's request for authorization to initiate and conduct condemnation proceedings.

Date	Contact Description	Amount/Description
9/19/2019	First Contact w/Property Owner	Introductory Email
10/02/2019	Discussion of CDOT Project	Hand delivered NOI
3/9/2021	CDOT Offer	\$508,600
N/A	Owner Counter-Offer	N/A
N/A	CDOT Last Offer	N/A
4/2/2021	Last Contact w/Property Owner	TC Notice

Number of Property Owner Contacts Attempted:	39
Number of Successful Property Owner Contacts:	33

Matters Discussed During Property Owner Contacts (check all that apply)

- Access
- Valuation
- Owner Appraisal Reimbursement
- Project Timeline
- Design
- CDOT Processes
- Other Specify here: Permission to Enter, Relocation, Billboards, Retaining Wall



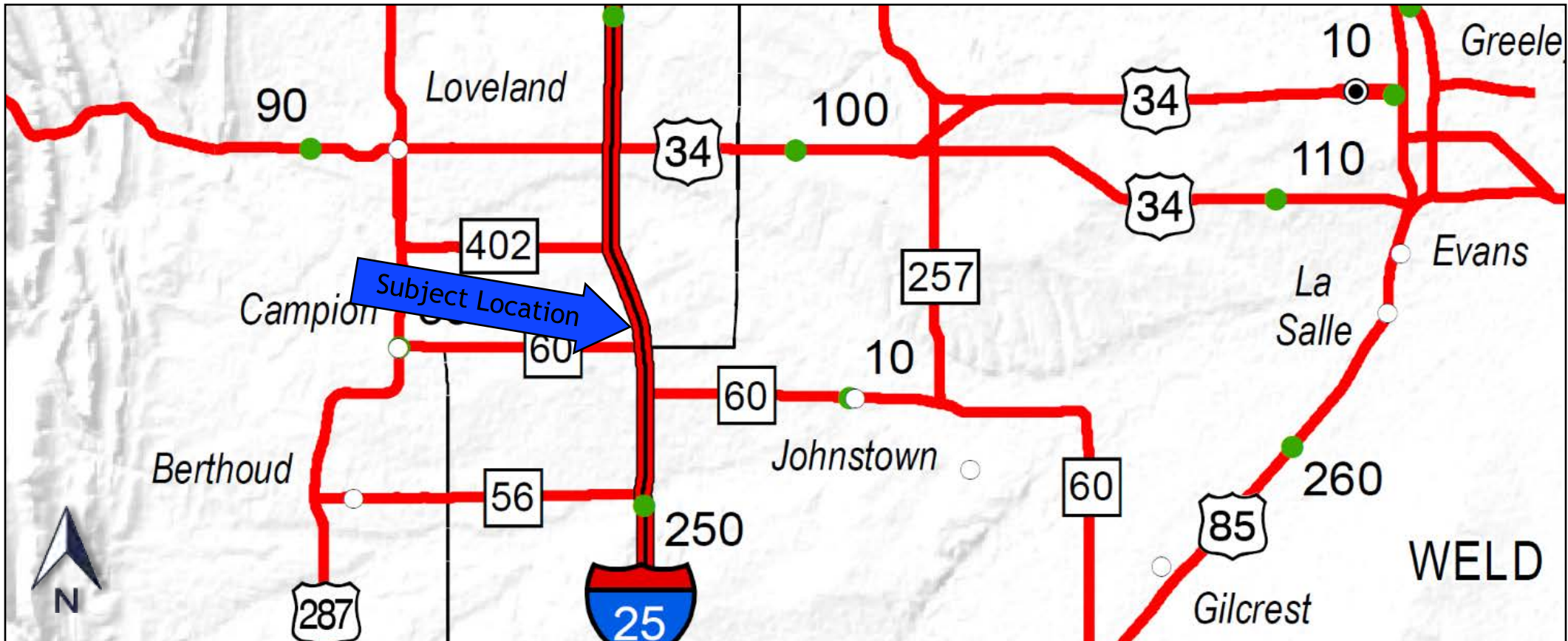
Condemnation Authorization I-25 Express Lanes SH 7 to SH 1

District: 5

Region: 4

Project: NHPP 0253-270

Project Code: 22831



Owner: Murdock Properties, LLC

Project Purpose: Improve safety & improve connectivity for the community



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Murdock Properties, LLC Parcels



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Subject Parcels (South)



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1



Location of Subject Parcels (North)



Condemnation Authorization I-25 Express Lanes SH 7 to SH 1

OFFERS		DATE	AMOUNT
Notice of Interest to Acquire		October 10, 2019	N/A
Parcels 626	CDOT Appraisal	February 19, 2021	\$48,600
Parcels 628	CDOT Appraisal	February 14, 2021	\$170,000
Parcels 633-635	CDOT Appraisal	January 7, 2021	\$290,000
CDOT Offer		March 9, 2021	\$508,600

- Parcels revised Dec. 2020 to minimize impact on property/tenant business
- Landowner has declined to provide a counteroffer and owner appraisal has not been completed to date
- AP-RW-635 REV - sq ft within existing LCR 5 not valued in CDOT appraisal



COLORADO
Department of Transportation

Office of the Chief Engineer
2829 W. Howard Place, Suite 562
Denver, CO 80204

MEMORANDUM

TO: TRANSPORTATION COMMISSION *Keith J Stefanik*
Keith J Stefanik (Apr 2, 2021 10:31 MDT)

FROM: STEPHEN HARELSON, P.E., CHIEF ENGINEER Acting Chief Engineer

DATE: April 2, 2021

SUBJECT: REPORT PURSUANT TO COLORADO REVISED STATUTES, §43-1-208 REGARDING PROJECT NUMBER IM 0253-255, 21506, I-25 NORTH: SH 402 TO SH 14, SEGMENTS 7 AND 8, SEEKING APPROVAL TO INITIATE AND CONDUCT CONDEMNATION PROCEEDINGS

Background

This written report to the Transportation Commission is pursuant to Colorado Revised Statutes (“C.R.S.”), Section 43-1-208(1). On February 21, 2019, the Transportation Commission entered Resolution No. TC-19-02-03 (“Resolution”), upon its minutes, which determined that the I-25 North: SH 402 to SH 14 (Project Number IM 0253-255) would serve the public interest and/or convenience of the traveling public. The Resolution also authorized CDOT to engage in negotiations with the landowner listed below. On September 14, 2020, the plans for the subject ownerships were authorized, which allowed CDOT to acquire land necessary for the project by purchase, exchange or negotiations with the landowner(s) listed below.

Unfortunately, after engaging in negotiations, CDOT and the landowner(s) were unable to reach a resolution. As a result, CDOT seeks Transportation Commission approval to initiate and conduct condemnation proceedings pursuant to Colorado Revised Statutes, Section 38-1-101 *et seq.* for the properties listed below.

The project, I-25 North: SH 402 to SH 14, Segment 7 and 8 (“Project”), is necessary to widen Interstate 25 from just south of State Highway 402 to just south of State Highway 14 for construction of high occupancy vehicles and express lanes. This will improve safety and improve connectivity for the community and is therefore, desirable.

There are five fee simple acquisitions, and five utility easements previously approved for negotiations.

The appropriate parties of interest will be informed of the Transportation Commission meeting on April 14, 2021 and April 15, 2021 through a letter sent to the owner and the owner's attorney on or before March 31, 2021.

TC Resolution No. Approving Negotiation: TC-19-02-03

Date of ROW Plan Authorization: September 14, 2020

Property Address: Parcel 228 - 4308 E. County Road 36, Fort Collins, CO 80525

Parcel 229 - 4297 E. County Road 38, Fort Collins, CO 80528

Parcel 230 - PID 8603200040, a tract in the NW ¼ Sec 3, T6N, R68W

Parcel 231 - PID 8603200041, a tract in the NW ¼ Sec 3, T6N, R68W

Landowner's Name:

- Harmony-McMurray LLC (P228, P230, P231)
- Harmony 25, LLC (P229) parcel was conveyed by Quit Claim Deed (QCD) to a member of the same ownership group after two NOIs were provided, and before the Offer and Last Written Offer were provided.
- FirstTier Bank, \$ 1,040,000.00 (deed of trust holder)
- FirstTier Bank, \$ 4,720,000.00 (deed of trust holder)
- FirstTier Bank, \$11,425,000.00 (deed of trust holder)
- Poudre Valley Rural Electric Association Inc. (easement holder)
- Poudre Valley Electric Association (easement holder)
- North Poudre Irrigation Company (easement)
- Connell Resources, Inc. (memorandum of sand and gravel lease)
- Loveland Water District (easement holder)
- Fort Collins-Loveland Water district (easement holder)
- South Fort Collins Sanitation District (easement holder)
- City of Fort Collins (easement holder)
- City of Fort Collins (development agreement)
- Arthur Ditch (easement holder)
- Northern Colorado Water Conservancy District (property and related water is subject to District oversight and requirements)
- South Fort Sanitation District (property is subject to District service area)
- Fort Collins-Loveland Water District (property is subject to District service area)
- Harmony I-25 Metropolitan District 2 (property is subject to District oversight and development requirements)
- Harmony Gardens, Inc (memorandum of lease holder)
- Serfer Land Ventures, LLC (memorandum of purchase agreement)

Current Size of Property: 9,167,637.6 s.f./210.46 acres (per CDOT appraisal)

Proposed Size of Acquisition:

- RW-228 REV: 38,690 s.f./0.888 acres
- RW-228A: 45,088 s.f./1.035 acres
- RW-229: 25,772 s.f./0.592 acres
- RW-230: 18,156 s.f./0.417 acres
- RW-231: 1,296 s.f./0.030 acres
- UE-228 Rev: 59,731 s.f./1.371 acres
- UE-229: 30,944 s.f./0.710 acres
- UE-230: 2,479 s.f./0.057 acres
- UE-230A: 17,142 s.f./0.394 acres

- UE-231: 396 s.f./0.009 acres

Purpose of Parcels Necessary for Project:

- RW-228 REV: 38,690 s.f. - \$22,208 - Fee simple acquisition for the construction, operation and maintenance of highway facilities.
- RW-228A: 45,088 s.f. - \$25,881 - Fee simple acquisition for the construction, operation and maintenance of highway facilities.
- RW-229: 25,772 s.f. - \$14,793 - Fee simple acquisition for the construction, operation and maintenance of highway facilities.
- RW-230: 18156 s.f. - \$10,422 - Fee simple acquisition for the construction, operation and maintenance of highway facilities.
- RW-231: 1,296 s.f. - \$744 - Fee simple acquisition for the construction, operation and maintenance of highway facilities.
- UE-228 REV: 59,731 s.f. - \$25,714 - Utility easement for the construction, operation and maintenance of utilities.
- UE-229: 30,944 s.f. - \$13,321 - Utility easement for the construction, operation and maintenance of utilities.
- UE-230: 2,479 s.f. - \$1,067 - Utility easement for the construction, operation and maintenance of utilities.
- UE-230A: 17,142 s.f. - \$7,380 - Utility easement for the construction, operation and maintenance of utilities.
- UE-231: 396 s.f. - \$170 - Utility easement for the construction, operation and maintenance of utilities.
- Improvements in the acquisition area include natural ground cover. The value of these improvements amounts to \$0.

Value of improvements and associated damages for Ownership: \$0

Estimated Property Value, Damages and Benefits (if any): Total for Ownership: \$121,700

Method to Determine Property Value, Damages and Benefits (if any): Value was based on appraisal by Beverly Phillips, MAI, SRA, dated November 30, 2020

Date of Initial Offer: February 4, 2021

Summary of Counteroffers: CDOT has not received a counteroffer.

Date of Last Written Offer: March 5, 2021

Amount of Last Written Offer: \$256,000

The ownership of P229 was transferred via QCD from Harmony-McMurray, LLC to Harmony 25, LLC as recorded in Larimer County Colorado on 10/29/20 under reception #20200089525. This may or may not be of significance. The transfer is between related parties, and these parties occupy the same business address to which the Offer and Last Written Offer were delivered. JD Padilla is the registered agent for both entities and received the Last Written Offer. He is also a member of both Harmony-McMurray, LLC and Harmony 25, LLC, and has received the notice and information of the Offer and Last Written Offer as needed to proceed with this request for authorization to condemn.

Attachments
Proposed Resolution
Right-of-Way Plans
Legal Descriptions
Contact Summary

Colorado Department of Transportation



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

Region 4 Right-of-Way PTS

Sheet Revisions

Table with columns: Date, Description, Initials. Revisions include: 02-22-17 REVISED SHEETS 2.01-2.04, 4.01-4.06; 06-10-17 REVISED SHEETS 5.01-5.03, 7.53, 7.60-7.65; 06-10-17 RENUMBERED 4.03-4.13, 5.02-5.03; 06-10-17 ADDED 7.11-7.14, 8.03, 5.02, 7.05A; 06-10-17 CHANGED CONST & ROW MP & STA; 07-19-17 ADDED 2.15-2.18; 07-19-17 REVISED 1.02, 2.01-2.14, 4.03, 4.05, 4.07; 08-21-17 REVISED 1.02, 2.07, 2.10, 5.01, 5.04, 7.72; 10-27-17 REVISED 1.02, 2.07, 2.11, 5.03, 7.02-7.04; 11-17-17 REVISED 1.02, 2.11, 2.12, 2.15, 5.01, 5.02, 5.03, 5.04; 12-06-17 REVISED 1.02, 2.12, 2.13, 2.14, 5.01, 5.02; 12-18-17 REVISED 1.02, 2.11, 2.12, 2.15, 5.01, 5.02, 5.03; 01-12-18 REVISED 1.02, 2.12, 2.13, 2.14, 5.04, 7.04; 02-05-18 REVISED 1.02, 2.01-2.03, 2.17, 4.08-4.09; 03-22-18 REVISED 1.02, 2.11, 5.03, 7.02-7.03; 04-19-18 REV. 1.02, 2.09, 2.15, 4.02-4.04, 4.07; 07-17-18 REV. 1.02, 2.07, 2.08, 2.10, 2.14, 2.19, 2.20; 10-04-19 REV. 1.02, 2.05-2.06, 5.01-5.04, 7.54-7.58; 01-24-19 REV. SHEET COUNT; 01-30-19 REV. 1.02, 2.16, 5.03, 5.05, 7.31, 7.33, 8.05-8.06

Sheet Revisions

Table with columns: Date, Description, Initials. Revisions include: 04-21-17 REVISED 1.02, 2.05-2.07, 5.01-5.03; 04-21-17 RENUMBERED SHEETS 4.04-4.09; 05-01-17 REVISED 1.02, 2.01 TO 2.07, 5.01-5.03; 05-01-17 RENUMBERED 7.19-7.68, ADDED 2.08, 7.19-7.26;

Sheet Revisions

Table with columns: Date, Description, Initials. Revisions include: 05-01-17 REVISED INDEX OF SHEETS; 05-15-17 REVISED INDEX OF SHEETS; 05-15-17 REVISED 1.02, 2.01-2.08, 5.01-5.03; 05-15-17 REVISED 7.62, 7.68-7.69, 7.74-7.75, 8.12-8.15; 06-10-17 REVISED 1.02, 2.01-2.10, 4.01-4.02; 06-10-17 ADDED 4.04-4.07; 06-10-17 ADDED 2.09-2.10; 06-10-17 REVISED 1.02, 2.01-2.10, 4.01-4.02, 4.04-4.13, 5.10, 5.03-5.04, 7.01-7.14



6200 South Quebec Street
Greenwood Village, CO 80111
(303) 694-2770

Right of Way Plans

Title Sheet

Project Number: IM 0253-255
Project Location: I-25 North; SH 402 to SH 14

Table with columns: Project Code, Last Mod. Date, Subset, Sheet No. Values: 21506, 01/19/21, 1.01 to 1.02, 1.01

Table with columns: Date, Description, Initials. Revisions include: 06/10/17 REVISED 7.75-7.76, 8.01-8.03, 8.15; 06/10/17 REVISED INDEX OF SHEETS; 06/10/17 RENUMBERED 4.03-4.13, 5.02-5.03; 06/10/17 ADDED 7.11-7.14, 8.03, 5.02, 7.05A; 06/10/17 CHANGED CONST & ROW MP & STA; 07/19/17 ADDED 2.15-2.18; 07/19/17 REVISED 1.02, 2.01-2.14, 4.03, 4.05, 4.07; 08/21/17 REVISED 1.02, 2.07, 2.10, 5.01, 5.04, 7.72; 10/27/17 REVISED 1.02, 2.07, 2.11, 5.03, 7.02-7.04; 11/17/17 REVISED 1.02, 2.11, 2.12, 2.15, 5.01, 5.02, 5.03, 5.04; 12/06/17 REVISED 1.02, 2.12, 2.13, 2.14, 5.01, 5.02; 12/18/17 REVISED 1.02, 2.11, 2.12, 2.15, 5.01, 5.02, 5.03; 01/12/18 REVISED 1.02, 2.12, 2.13, 2.14, 5.04, 7.04; 02/05/18 REVISED 1.02, 2.01-2.03, 2.17, 4.08-4.09; 03/22/18 REVISED 1.02, 2.11, 5.03, 7.02-7.03; 04/19/18 REV. 1.02, 2.09, 2.15, 4.02-4.04, 4.07; 07/17/18 REV. 1.02, 2.07, 2.08, 2.10, 2.14, 2.19, 2.20; 10/04/19 REV. 1.02, 2.05-2.06, 5.01-5.04, 7.54-7.58; 01-24-19 REV. SHEET COUNT; 01-30-19 REV. 1.02, 2.16, 5.03, 5.05, 7.31, 7.33, 8.05-8.06

Table with columns: Date, Description, Initials. Revisions include: 01/30/19 REVISED 1.01-1.02, 2.05, 2.11, 2.24, 5.01; 03/01/19 REVISED 1.01, 1.02, 2.05, 2.11, 2.24; 03/20/19 REVISED END OF ROW PROJECT; 04/19/19 REVISED 1.01, 1.02, 2.14, 2.16, 2.19; 05/05/19 REVISED 1.01, 1.02, 2.26, 5.02-5.04; 08/16/19 REVISED 2.07, 2.08, 2.10, 2.14, 5.05, 7.70; 09/06/19 REVISED 2.01-2.25, 5.02-5.05, 7.16; 09/10/19 REVISED 2.22, 7.73, 7.73A, 7.74, 8.14, 8.15; 09/26/19 REVISED 2.05, 2.25, 5.01-5.03, 5.05, 7.16; 10/30/19 REVISED 7.16A, 7.17, 7.76, 8.03, 8.04, 8.15; 12/19/19 REVISED 2.08, 4.06, 4.13, 5.04, 7.28, 7.47; 01/14/20 REVISED 7.17, 7.17A AND 8.04; 01/30/20 REVISED 2.24; 03/04/20 REVISED 2.10, 5.01-5.06, 7.31, 7.33-7.34; 04/10/20 REVISED 8.05-8.06, ADD 5.06, REV. NO. OF SHEETS; 06/25/20 REVISED 2.07, 5.06, 7.28 & 8.04; 08/25/20 REVISED 2.01, 7.02-7.03, 7.06 & 8.01; 09/26/20 REVISED 2.08, 2.16-2.26, 5.01-5.06; 11/04/20 REVISED 7.65-7.69, 7.74, 8.04, 8.11, & 8.12-8.15; 11/25/20 REVISED 2.21-2.23, 5.04, 5.06, 7.68 & 8.14; 01/19/21 REVISED 2.16, 2.21, 5.01-5.06, 7.54-7.58; 01/24/19 REV. SHEET COUNT; 01/30/19 REV. 1.02, 2.16, 5.03, 5.05, 7.31, 7.33, 8.05-8.06

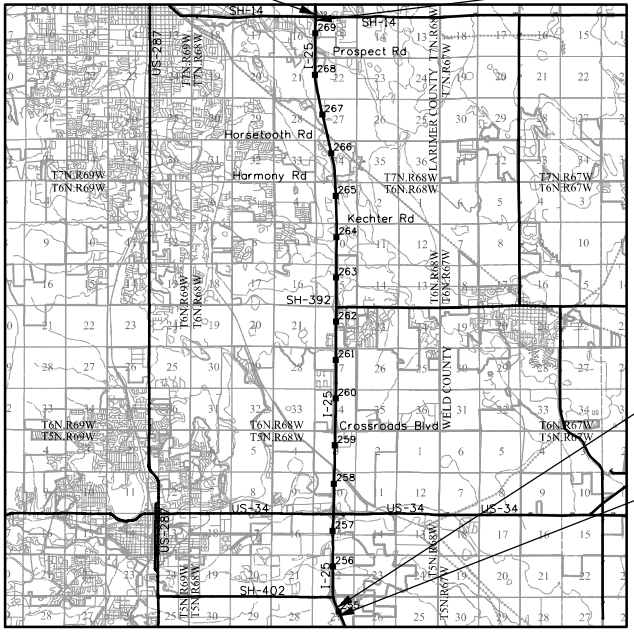
DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
RIGHT OF WAY PLANS OF PROPOSED
PROJECT NO. IM 0253-255
STATE HIGHWAY NO. 25
LARIMER COUNTY

SHEET NO. INDEX OF SHEETS

- 1.01 (1) Title Sheet
 - 1.02 (0) Parcel/Plan Index Sheet
 - 2.01-2.26 (26) Tabulation of Properties
 - 3.01-3.03 (3) Project Control Diagram
 - 4.01-4.17 (17) Land Survey Control Diagram
 - 5.01-5.06 (6) Monumentation Sheets
 - 6.01-6.0X (NA) Tabulation of Road Approach Sheets
 - 7.01-7.77 (86) Plan Sheets
 - 8.01-8.15 (15) Ownership Map
- (154) Total Sheets
Scales of Original 11"x17" Drawings
Plan Sheets 1"=100'
Ownership Map 1"=400'

End Const Project Station: 4090+00 M.P.: 269.40
R.O.W. Length of Project = 14.44 Miles
Const. Length of Project = 14.99 Miles

End ROW Project Station: 4083+23.51 M.P.: 269.293



Begin ROW Project Station: 3319+06 M.P.: 254.66

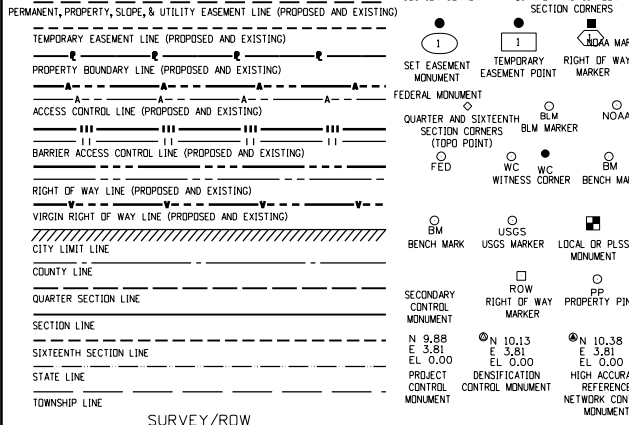
Begin Const Project Station: 3302+96 M.P.: 254.41

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S 12°52'56" E from the Control Monument "CM 6648" (NGS stainless deep rod in box stamped "Guerrero 1992", MP 266.48), Section 27, Township 7 North, Range 68 West, Sixth P.M., and the Control Monument (CM 6593) (CDDI Type 2 Monument, MP 265.93), Section 34, Township 7 North, Range 68 West, Sixth P.M., as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

- This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
- For title information, The Colorado Department of Transportation relied on Title Commitments prepared by Fidelity National Title Co. for the Colorado Department of Transportation.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDDT 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 herein.

COLORADO DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY PROJECT
ROW PLANS AUTHORIZED:
Keith J. Stefanik
Keith J. Stefanik (Apr 2, 2021 10:31 MDT)
CHIEF ENGINEER
04/02/21
DATE



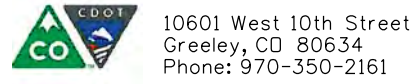
Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication. Existing topo features are shown as screened weight (gray scale). Proposed or new features are shown as full weight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

PROJECT LOCATION MAP



SURVEYOR STATEMENT (ROW PLAN)
I, Stan Vermilyea, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.
PLS No. 25381

FILED CERTIFICATION: DAY OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE SURVEYS AT PAGE
1/20/2021 M:\DCS\Resourses\TENN\Right-of-Way\Map. Projects\0229697 - I-25US 34 - Reconstruction\21506\ROW_Survey\Drawings\Plan\01.dwg
DATE: 01/20/2021
PROJECT: 0229697 - I-25US 34 - Reconstruction\21506\ROW_Survey\Drawings\Plan\01.dwg
DRAWING: 01/20/2021



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

Region 4 Right-of-Way

PTS

Sheet Revisions		
Date	Description	Initials
05-01-17	CHANGED TOTAL SUBSET & SHEET NUMBER	AECOM
07-17-18	ADDED RW-212, UE-212, AC-212	AECOM
12-20-18	RW-227, RW-227A, AC-227, RW-228A, UE-228, AC-228	AECOM
08-25-20	REVISED RW-228, UE-228, AC-228 & TE-215, ADDED PE-215	AECOM

Sheet Revisions		
Date	Description	Initials
01-19-21	ADDED PE-215A, PE-227, REVISED PE-215, RW-227A, AC-227, DELETED RW-215, RW-215A, UE-215, UE-215A, TE-215 REV, RW-227B	AECOM

Sheet Revisions		
Date	Description	Initials

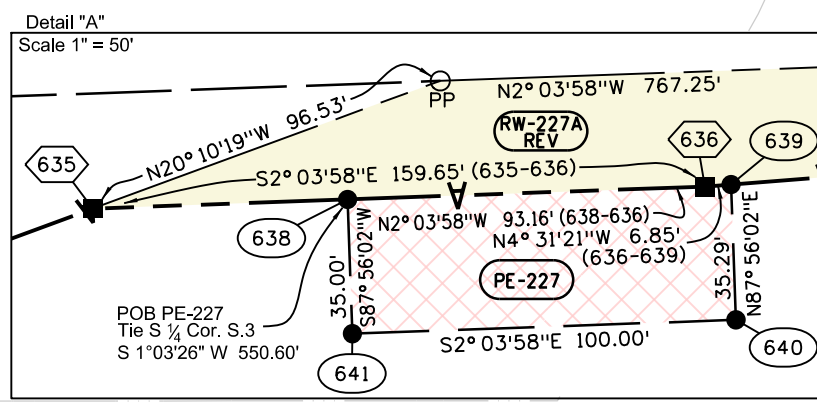
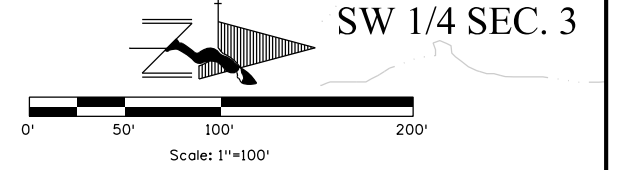
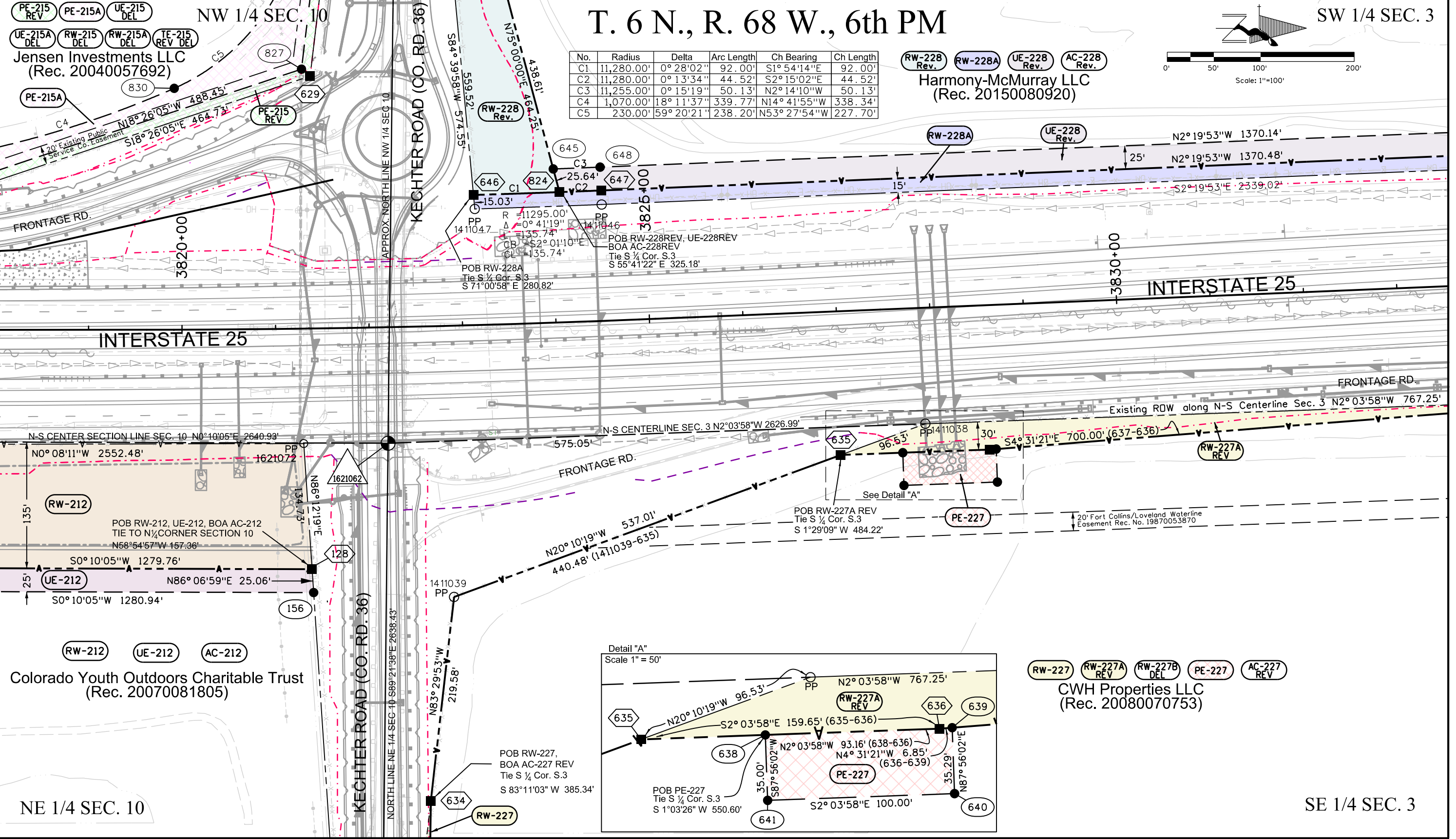


6200 South Quebec Street
Greenwood Village, CO 80111
(303) 694-2770

Right of Way Plans			
Plan Sheet			
Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21506	01/19/21	7.01 to 7.78	7.55

T. 6 N., R. 68 W., 6th PM

No.	Radius	Delta	Arc Length	Ch Bearing	Ch Length
C1	11,280.00'	0° 28' 02"	92.00'	S1° 54' 14"E	92.00'
C2	11,280.00'	0° 13' 34"	44.52'	S2° 15' 02"E	44.52'
C3	11,255.00'	0° 15' 19"	50.13'	N2° 14' 10"W	50.13'
C4	1,070.00'	18° 11' 37"	339.77'	N14° 41' 55"W	338.34'
C5	230.00'	59° 20' 21"	238.20'	N53° 27' 54"W	227.70'



1/26/2021 Mr.DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506 ROW - Survey Drawings\Reference_Files\21506ROW_Plan755.dgn



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

Region 4 Right-of-Way

PTS

Sheet Revisions

Date	Description	Initials
01-04-19	CHANGED TOTAL SUBSET & SHEET NUMBER	
08-25-20	ADDED PE-215A, REVISED PE-215, UE-228, AC-228, UE-215A	AECOM
08-25-20	ADDED PE-215, REVISED RW-228, AC-228, UE-288 & TE-215	AECOM

Sheet Revisions

Date	Description	Initials
01-19-21	ADDED PE-215A, REVISED PE-215, DELETED RW-215, RW-215A, UE-215, UE-215A, TE-215 REV	AECOM

Sheet Revisions

Date	Description	Initials



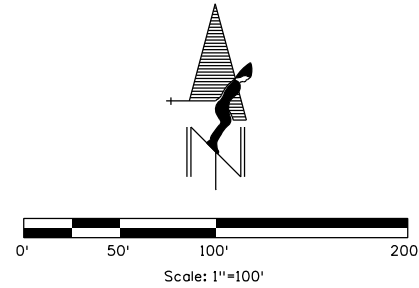
6200 South Quebec Street
Greenwood Village, CO 80111
(303) 694-2770

Right of Way Plans

Plan Sheet

Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Project Code: 21506	Last Mod. Date: 01/19/21	Subset: 7.01 to 7.78	Sheet No.: 7.55A

T. 6 N., R. 68 W., 6th P.M.
SW 1/4 SEC. 3



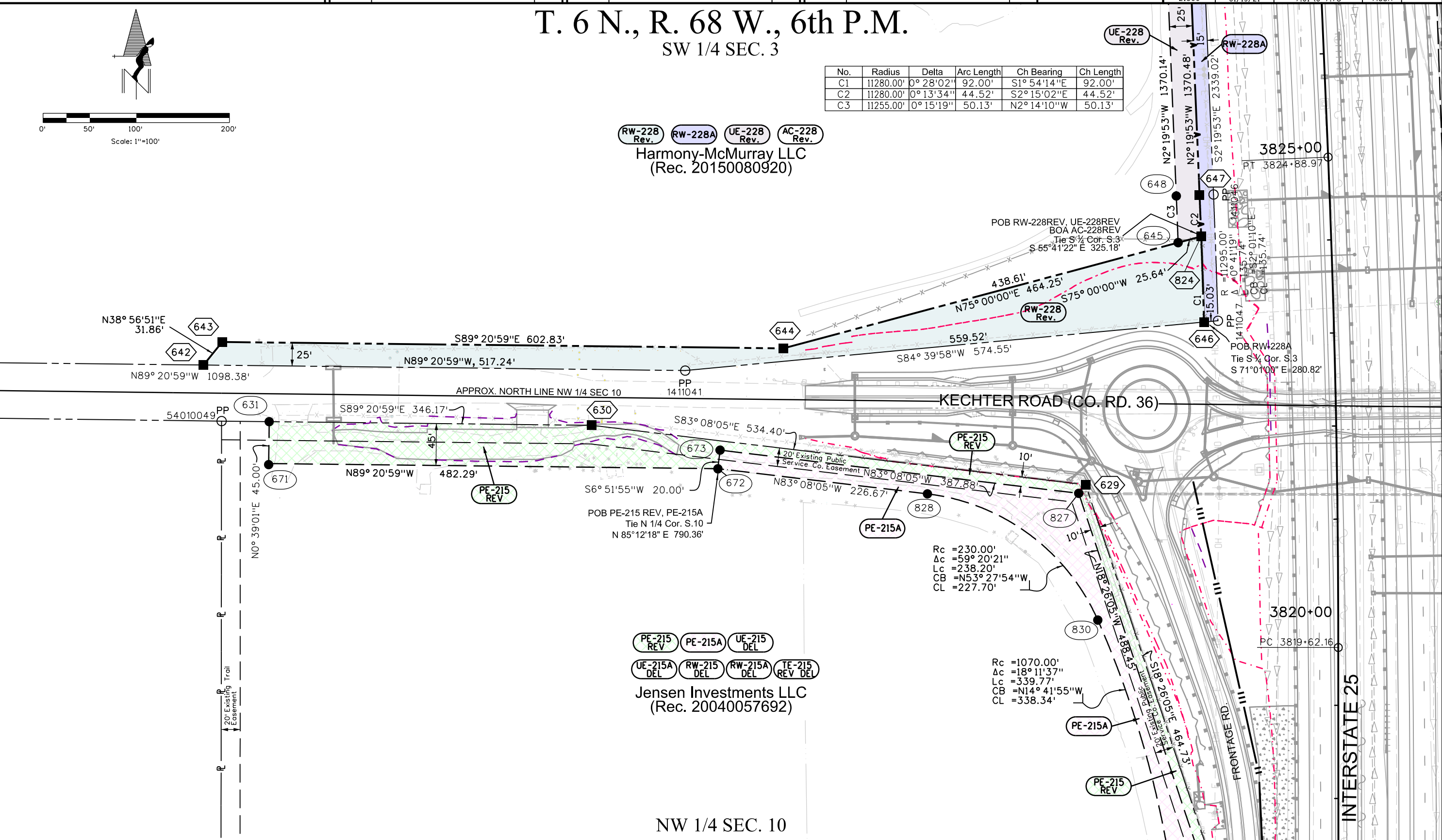
No.	Radius	Delta	Arc Length	Ch Bearing	Ch Length
C1	11280.00'	0° 28' 02"	92.00'	S1° 54' 14" E	92.00'
C2	11280.00'	0° 13' 34"	44.52'	S2° 15' 02" E	44.52'
C3	11255.00'	0° 15' 19"	50.13'	N2° 14' 10" W	50.13'

RW-228 Rev. **RW-228A** **UE-228 Rev.** **AC-228 Rev.**
Harmony-McMurray LLC
(Rec. 20150080920)

PE-215 REV **PE-215A** **UE-215 DEL**
UE-215A DEL **RW-215 DEL** **RW-215A DEL** **TE-215 REV DEL**
Jensen Investments LLC
(Rec. 20040057692)

NW 1/4 SEC. 10

I:\26\2021M\DCS\Resources\TRN\Right-of-Way\Misc Projects\I-25US_34_Reconstruction\21506\RDW_Survey Drawings\Reference_Files\21506RDW_Plan755A.dgn





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

Sheet Revisions		
Date	Description	Initials
05-01-17	CHANGED TOTAL SUBSET & SHEET NUMBER	AECOM
01-04-19	ADDED RW-227A, AC-227, RW-228A, UE-228 AC-228 ADDED DESIGN FILE	AECOM
01-23-19	ADDED EXISTING UTILITY EASEMENTS	AECOM
08-25-20	REVISED RW-228, UE-228 & AC-228	AECOM
01-19-21	REVISED RW-227A, AC-227, ADD PE-227, DELETE RW-227B	AECOM

Sheet Revisions		
Date	Description	Initials

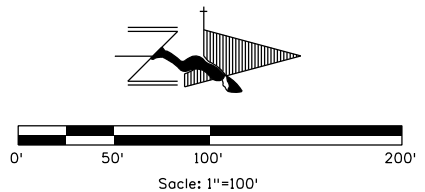
Sheet Revisions		
Date	Description	Initials



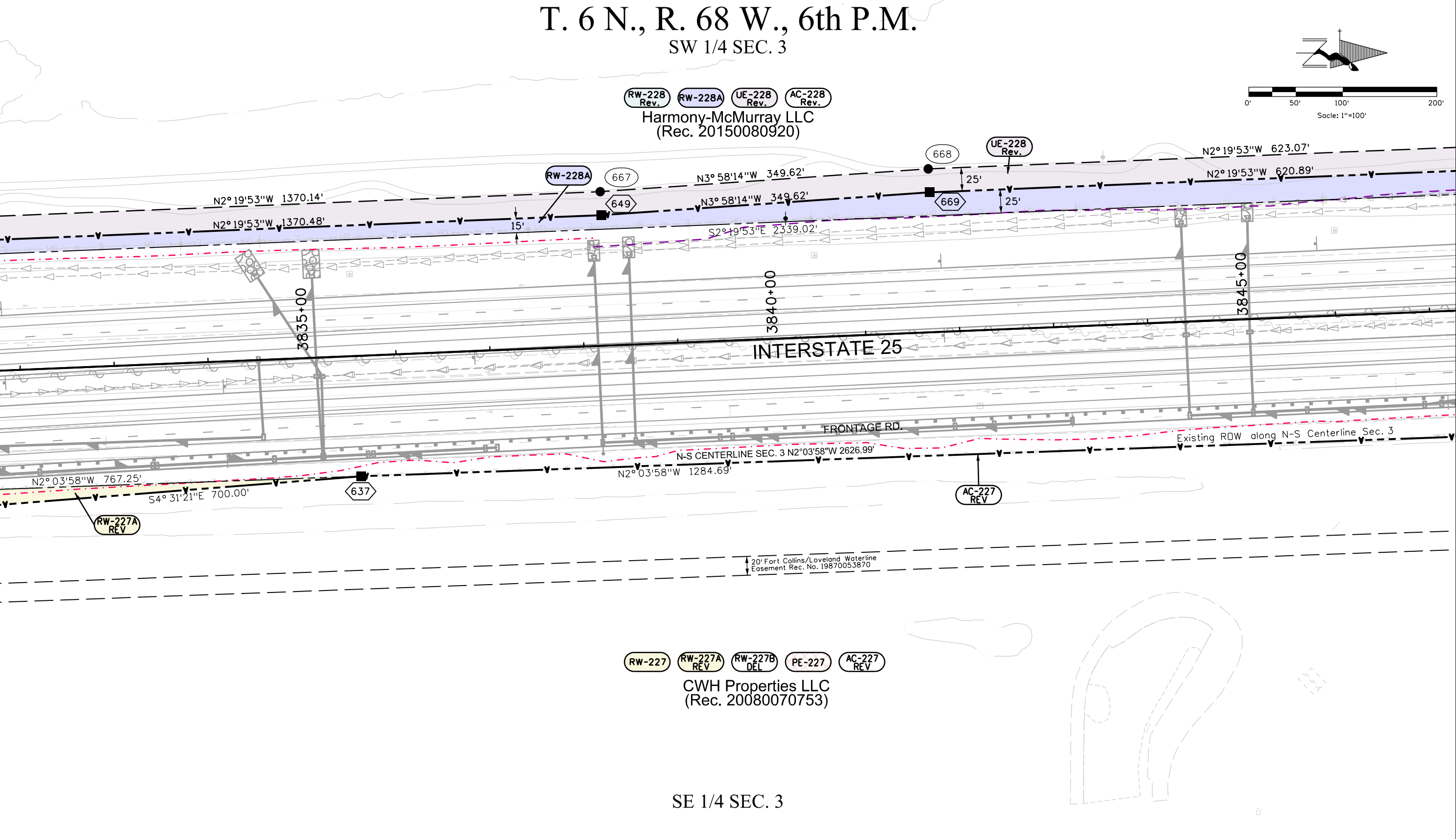
6200 South Quebec Street
Greenwood Village, CO 80111
(303) 694-2770

Right of Way Plans			
Plan Sheet			
Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21506	01/19/21	7.01 to 7.78	7.56

T. 6 N., R. 68 W., 6th P.M.
SW 1/4 SEC. 3



RW-228 Rev. **RW-228A** **UE-228 Rev.** **AC-228 Rev.**
Harmony-McMurray LLC
(Rec. 20150080920)



RW-227 **RW-227A REV** **RW-227B DEL** **PE-227** **AC-227 REV**
CWH Properties LLC
(Rec. 20080070753)

SE 1/4 SEC. 3

1/25/2021 M:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506 ROW_Survey Drawings\Reference_Files\21506ROW_Plan756.dgn



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

Sheet Revisions		
Date	Description	Initials
05-01-17	CHANGED TOTAL SUBSET & SHEET NUMBER	AECOM
01-04-19	ADDED RW-227A, RW-227B, RW-228A, UE-228, AC-228, RW-229, UE-229, AC-229, RW-230, UE-230, UE-230A, AC-230	AECOM
01-24-19	ADDED DESIGN FILE	AECOM
08-25-20	REV. EXISTING UTILITY EASEMENTS	AECOM
08-25-20	REVISED RW-228, UE-228 & AC-228	AECOM

Sheet Revisions		
Date	Description	Initials
01-19-21	ADDED PE-227, REVISED RW-227A, AC-227, DELETE RW-227B	AECOM

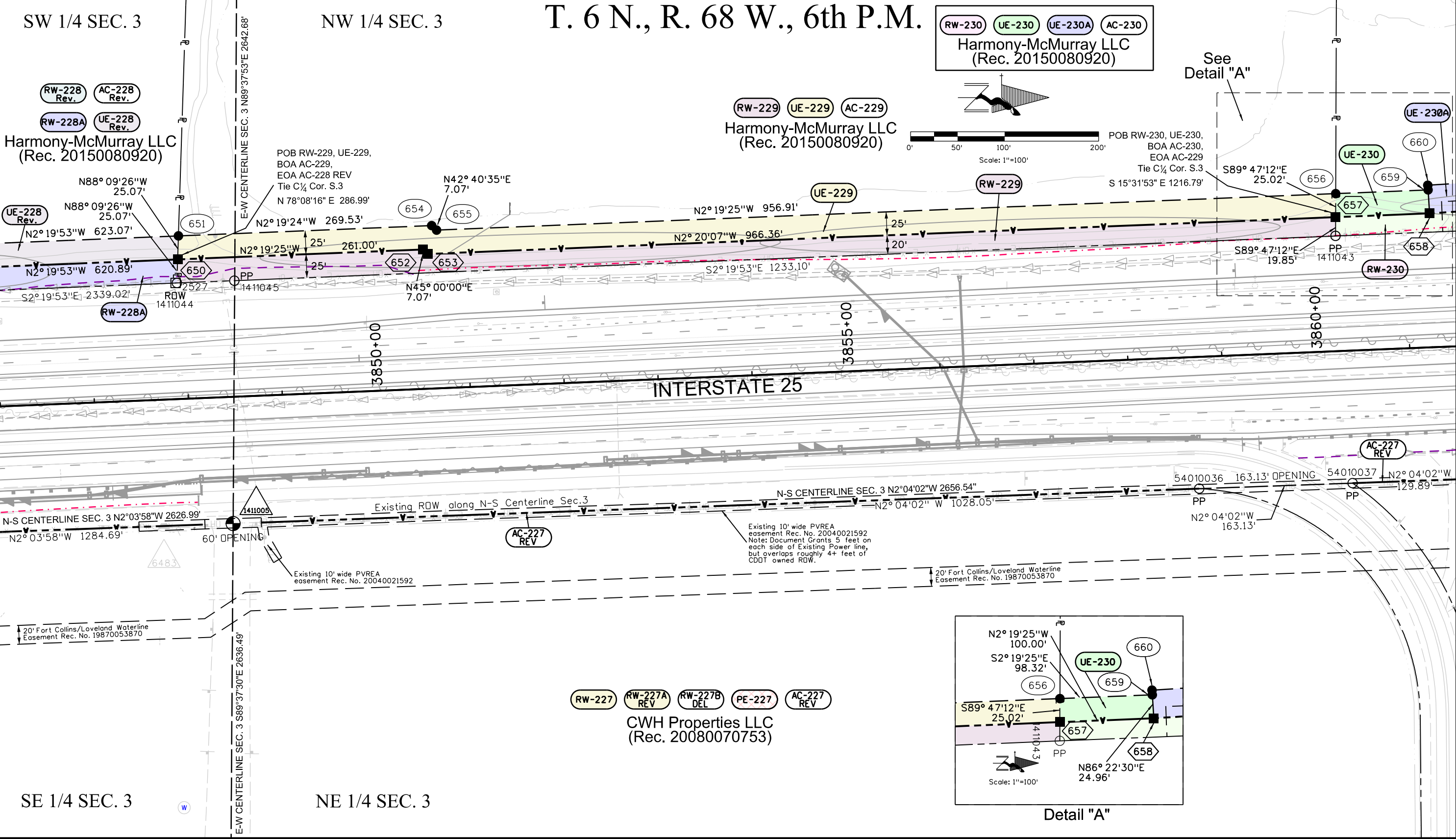
Sheet Revisions		
Date	Description	Initials



6200 South Quebec Street
Greenwood Village, CO 80111
(303) 694-2770

Right of Way Plans			
Plan Sheet			
Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21506	01/19/21	7.01 to 7.78	7.57

T. 6 N., R. 68 W., 6th P.M.

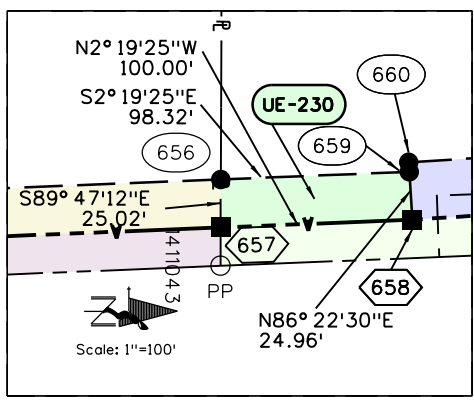


RW-230 UE-230 UE-230A AC-230
Harmony-McMurray LLC
(Rec. 20150080920)

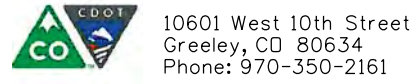
RW-229 UE-229 AC-229
Harmony-McMurray LLC
(Rec. 20150080920)

RW-228 Rev. AC-228 Rev.
RW-228A UE-228 Rev.
Harmony-McMurray LLC
(Rec. 20150080920)

RW-227 RW-227A REV RW-227B DEL PE-227 AC-227 REV
CWH Properties LLC
(Rec. 20080070753)



1/25/2021 Mr.DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\ROW_Survey Drawings\Reference_Files\21506\ROW_Plan757.dgn



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

Sheet Revisions		
Date	Description	Initials
05-01-17	CHANGED TOTAL SUBSET & SHEET NUMBER	AECOM
01-04-19	ADDED RW-227B, AC-227, RW-230, UE-230, UE-230A, AC-230, RW-231, AC-231, RW-232, AC-232, UE-231, ADDED DESIGN FILE	AECOM
05-05-19	ADDED RW-236 & AC-236	AECOM
08-25-20	DELETED RW-232, AC-232, RW-236, & AC-236	AECOM

Sheet Revisions		
Date	Description	Initials
01-19-21	ADDED PE-227, REVISED RW-227A, AC-227, DELETED RW-227B	AECOM

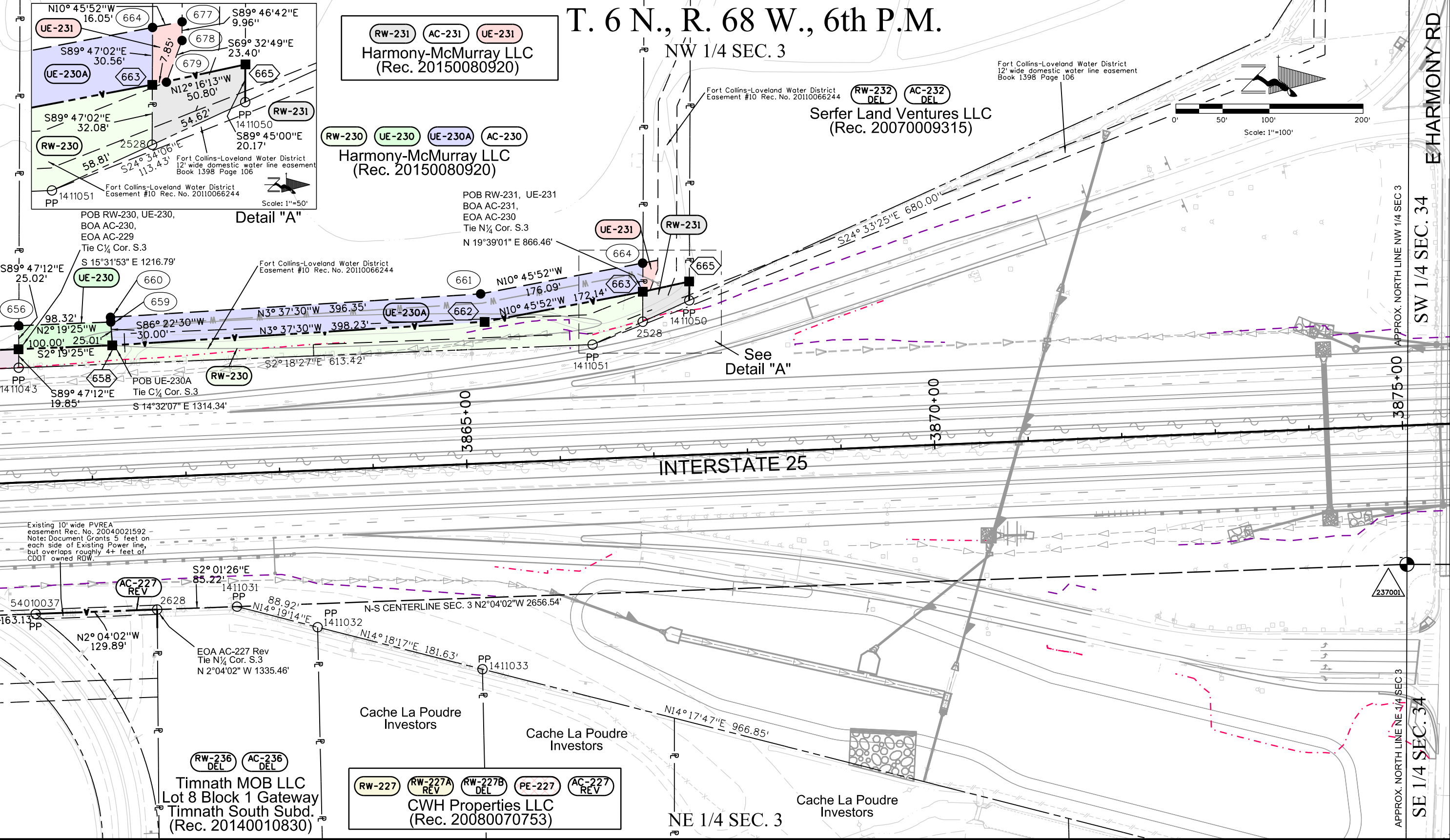
Sheet Revisions		
Date	Description	Initials



6200 South Quebec Street
Greenwood Village, CO 80111
(303) 694-2770

Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21506	01/19/21	7.01 to 7.78	7.58

T. 6 N., R. 68 W., 6th P.M.



RW-231 AC-231 UE-231
Harmony-McMurray LLC
(Rec. 20150080920)

RW-230 UE-230 UE-230A AC-230
Harmony-McMurray LLC
(Rec. 20150080920)

POB RW-231, UE-231
BOA AC-231,
EOA AC-230
Tie N 1/4 Cor. S.3
N 19°39'01" E 866.46'

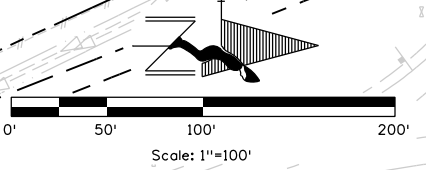
RW-232 DEL AC-232 DEL
Serfer Land Ventures LLC
(Rec. 20070009315)

RW-227 RW-227A REV RW-227B DEL PE-227 AC-227 REV
CWH Properties LLC
(Rec. 20080070753)

RW-236 DEL AC-236 DEL
Timnath MOB LLC
Lot 8 Block 1 Gateway
Timnath South Subd.
(Rec. 20140010830)

Detail "A"

See Detail "A"



1/26/2021 Mr.DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506.RD\Survey Drawings\Reference-Files\21506RDW_Plan758.dgn



10601 West 10th Street
Greeley, CO 80634
970-350-2368

Sheet Revisions		
Date	Description	Initials
07/17/18	ADDED RW-212, UE-212, AC-212	AECOM
01/04/19	ADDED RW-215, RW-215A, TE-215, RW-227, RW-227A, RW-227B, AC-227, RW-228, RW-228A, UE-228, AC-228, RW-229, UE-229, AC-229, RW-230, UE-230, UE-230A, AC-230	AECOM
	CHANGED HATCH COLOR RW-230	

Sheet Revisions		
Date	Description	Initials
01/04/19	ADDED DESIGN FILE	AECOM
01/25/19	ADDED UE-215, UE-215A, UE-231	AECOM
05/05/19	ADDED RW-236 & AC-236	AECOM
08/25/20	ADDED PE-215, REVISED TE-215, RW-228, AC-228 & UE-228, DELETED RW-236, AC-236	AECOM

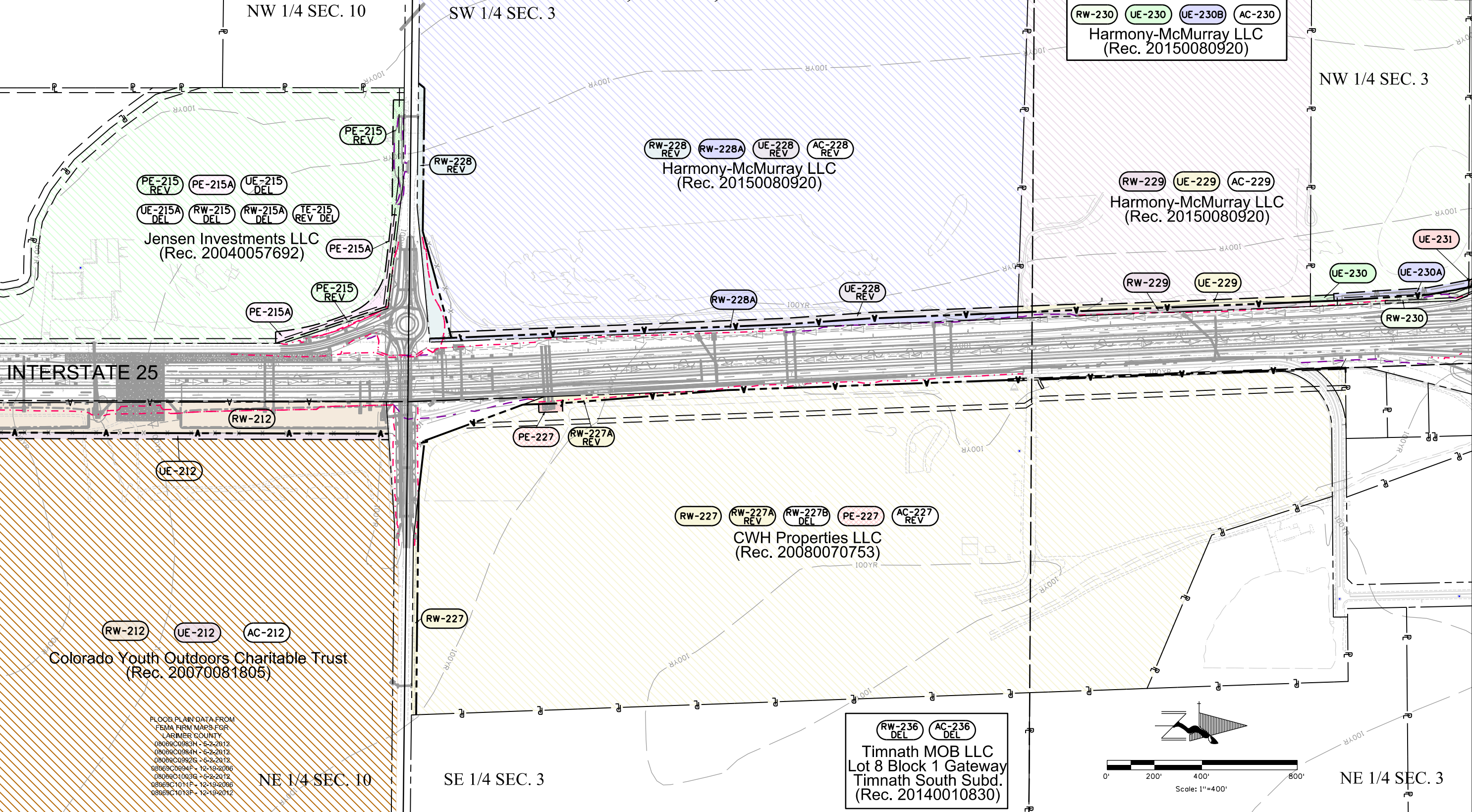
Sheet Revisions		
Date	Description	Initials
01/19/21	ADDED PE-215A, PE-227, REVISED PE-215, RW-227A, AC-227, DELETED RW-215, RW-215A, UE-215, UE-215A, TE-215 REV	AECOM



6200 South Quebec Street
Greenwood Village, CO 80111
(303) 894-2770

Project Number: IM 0253-255			
Project Location: I-25 North: SH 402 to SH 14			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21506	01/19/21	8.01 to 8.15	8.11

T6N, R68W, 6th PM



1/26/2021 Mr.DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506 ROW - Survey Drawings\Reference-Files\21506ROW_Plan811.dgn

FLOOD PLAIN DATA FROM
FEMA FIRM MAPS FOR
LARIMER COUNTY
08069C0983H - 6-2-2012
08069C0984H - 6-2-2012
08069C0982G - 6-2-2012
08069C0984F - 12-19-2006
08069C1003G - 6-2-2012
08069C1011F - 12-19-2006
08069C1013F - 12-19-2012



10601 West 10th Street
Greeley, CO 80634
970-350-2368

Sheet Revisions

Date	Description	Initials
02-22-17	ADDED RW-260, AC-260	AECOM
05-15-17	ADDED RW-256, AC-256, RW-257, TE-257, AC-257, RW-258, RW-258A, AC-258, AC-258A, RW-259; REVISED AC-260	AECOM
04-19-18	ADDED RW-256A	AECOM
01-04-19	ADDED RW-230, UE-230A, AC-230	AECOM
	RW-231, AC-231, RW-232, AC-232	AECOM

Sheet Revisions

Date	Description	Initials
01-04-19	CHANGED HATCH COLOR RW-230	AECOM
	ADDED DESIGN FILE	
01-25-19	ADDED UE-231	AECOM
08-25-20	ADDED RW-257A, DELETED RW-232, AC-232	AECOM

Sheet Revisions

Date	Description	Initials



6200 South Quebec Street
Greenwood Village, CO 80111
(303) 694-2770

Right of Way Plans

Ownership Sheet

Project Number: IM 0253-255			
Project Location: I-25 North: SH 402 to SH 14			
Unit 2, Unit 3			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21506	8/25/20	8.01 to 8.15	8.12

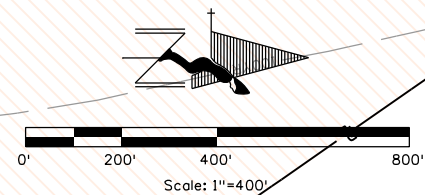
T6N, R68W, 6thPM

NW 1/4 SEC. 3

T7N, R68W, 6thPM

SW 1/4 SEC. 34

NW 1/4 SEC. 34



RW-230 **UE-230** **UE-230A** **AC-230**

RW-231 **AC-231**

Harmony-McMurray LLC
(Rec. 20150080920)

RW-232 DEL **AC-232 DEL**

Serfer Land Ventures LLC
(Rec. 20070009315)

RW-256 **RW-256A** **AC-256**

City of Fort Collins
(Rec. 20090059093)

UE-230A **UE-231**

RW-230 **RW-231**

RW-257A **TE-257**

RW-257 **TE-257** **AC-257**

City of Fort Collins
(Rec. 2000040027)

RW-258 **AC-258** **RW-258A** **AC-258A**

The Town of Timnath
(Rec. 20090001635)

Lot 1, Elliott MLD #98-S1327
(Rec. 99010997)

RW-259

State of Colorado
Dept of Public Safety
State Patrol
(Rec. 99005697)

Lot 3, Elliott MLD #98-S1327
(Rec. 99010997)

RW-260 **AC-260 REV**

Boxelder Sanitation
District
(Rec. 99030243)

Lot 4, Elliott MLD #98-S1327
(Rec. 99010997)

FLOOD PLAIN DATA FROM
FEMA FIRM MAPS FOR
LARIMER COUNTY
08069C0983H - 5-2-2012
08069C0984H - 5-2-2012
08069C0992G - 5-2-2012
08069C0994F - 12-19-2006
08069C1003G - 5-2-2012
08069C1011F - 12-19-2006
08069C1013F - 12-19-2012

8/27/2020 M:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\RDW_Survey\Drawings\Reference_Files\21506RDW_Plan812.dgn

EXHIBIT "A"

PROJECT NUMBER: IM 0253-255

PARCEL NUMBER: RW-228 Rev.

PROJECT CODE: 21506

DATE: August 25, 2020

DESCRIPTION

A tract or parcel of land No. RW-228 Rev. of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 38,690 sq. ft. (0.888 acres), more or less, in the Southwest Quarter of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, Larimer County, Colorado, also being a portion of a tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

Commencing at a point, whence the Quarter Corner common to Sections 3 and 10 (being a 2" brass cap "STAMPING ILLEGIBLE"), Township 6 North, Range 68 West, of the Sixth Principal Meridian bears S. 55°41'22" E., a distance of 325.18 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence on the arc of a curve to the right, a radius of 11,280.00 feet, a central angle of 0°28'02", a distance of 92.00 feet, (a chord bearing S. 1°54'14" E., a distance of 92.00 feet) to the west right of way line of I-25 (October 2018);
2. Thence S. 84°39'58" W., along said west right of way line, a distance of 559.52 feet to the north right of way line of Kechter Road (October 2018);
3. Thence N. 89°20'59" W., along said north right of way line of Ketcher Road, a distance of 517.24 feet;
4. Thence N. 38°56'51" E., a distance of 31.86 feet;
5. Thence S. 89°20'59" E., parallel with said north right of way line of Kechter Road, a distance of 602.83 feet;
6. Thence N. 75°00'00" E., a distance of 464.25 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 38,690 sq. ft. (0.888 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 2°03'58" W. (a distance of 2626.99 feet), from the Quarter Corner common to Sections 3 and 10 (being a 2" brass cap "STAMPING ILLEGIBLE"), and the Center Quarter Corner of Section 3 (being a 3.25" aluminum cap in monument box "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO 25384"), both being located in Township 6 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
Mickey L. Denison P.L.S 38425
For and on the behalf of AECOM
6200 South Quebec Street
Greenwood Village, Colorado 80111



EXHIBIT "A"

PROJECT NUMBER: IM 0253-255

PARCEL NUMBER: RW-228A

PROJECT CODE: 21506

DATE: January 4, 2019

DESCRIPTION

A tract or parcel of land No. RW-228A of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 45,088 sq. ft. (1.035 acres), more or less, in the West Half of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, Larimer County, Colorado, also being a portion of a tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

Commencing at a point on the west right of way line of I-25 (October 2018), whence the Quarter Corner common to Sections 3 and 10 (being a 2" brass cap "STAMPING ILLEGIBLE"), Township 6 North, Range 68 West, of the Sixth Principal Meridian bears S. 71°01'00" E. a distance of 280.82 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence on the arc of a curve to the left, a radius of 11,280.00 feet, a central angle of 00°41'36", a distance of 136.52 feet, (a chord bearing N. 02°01'01" W., a distance of 136.52 feet);
2. Thence N. 2°19'53" W., a distance of 1,370.48 feet;
3. Thence N. 3°58'14" W., a distance of 349.62 feet;
4. Thence N. 2°19'53" W., a distance of 620.89 feet to a point on the north line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office;
5. Thence along said north line S. 88°09'26" E., a distance of 25.07 feet to a point on the west right of way line of I-25 (October 2018);
6. Thence along said west right of way line S. 2°19'53" E., a distance of 2,339.02 feet;
7. Thence continuing along said west right of way line on the arc of a curve to the right, a radius of 11,295.00 feet, a central angle of 0°41'19", a distance of 135.74 feet, (a chord bearing S. 2°01'10" E., a distance of 135.74 feet);

8. Thence continuing along said west right of way line S. 84°39'09" W., a distance of 15.03 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 45,088 sq. ft. (1.035 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 2°03'58" W. (a distance of 2626.99 feet), from the Quarter Corner common to Sections 3 and 10 (being a 2" brass cap "STAMPING ILLEGIBLE"), and the Center Quarter Corner of Section 3 (being a 3.25" aluminum cap in monument box "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO 25834"), both being located in Township 6 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY EASEMENT NUMBER: UE-228 Rev.
PROJECT CODE: 21506
DATE: August 25, 2020
DESCRIPTION

A Utility Easement No. UE-228 Rev. of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 59,731 sq. ft. (1.371 acres), more or less, in the West Half of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, Larimer County, Colorado, also being a portion of a tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, said Utility Easement being more particularly described as follows:

Commencing at a point, whence the Quarter Corner common to Sections 3 and 10 (being a 2" brass cap "STAMPING ILLEGIBLE"), Township 6 North, Range 68 West, of the Sixth Principal Meridian bears S. 55°41'22" E., a distance of 325.18 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 75°00'00" W., a distance of 25.64 feet;
2. Thence on the arc of a curve to the left, a radius of 11,255.00 feet, a central angle of 0°15'19", a distance of 50.13 feet, (a chord bearing N. 02°14'10" W., a distance of 50.13 feet);
3. Thence N. 2°19'53" W., a distance of 1,370.14 feet;
4. Thence N. 3°58'14" W., a distance of 349.62 feet;
5. Thence N. 2°19'53" W., a distance of 623.07 feet to a point on the north line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office;
6. Thence along said north line S. 88°09'26" E., a distance of 25.07 feet;
7. Thence S. 2°19'53" E., a distance of 620.89 feet;
8. Thence S. 3°58'14" E., a distance of 349.62 feet;
9. Thence S. 2°19'53" E., a distance of 1,370.48 feet;
10. Thence on the arc of a curve to the right, a radius of 11,280.00 feet, a central angle of 00°13'34", a distance of 44.52 feet, (a chord bearing S. 02°15'02" E., a distance of 44.52 feet), more or less, to the TRUE POINT OF BEGINNING.

The above described Utility Easement contains 59,731 sq. ft. (1.371 acres), more or less.

The purpose of the above-described Utility Easement is for the construction, operation and maintenance of utilities.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 2°03'58" W. (a distance of 2626.99 feet), from the Quarter Corner common to Sections 3 and 10 (being a 2" brass cap "STAMPING ILLEBIBLE"), and the Center Quarter Corner of Section 3 (being a 3.25" aluminum cap in monument box "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO 25384"), both being located in Township 6 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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EXHIBIT "A"

PROJECT NUMBER: IM 0253-255

PARCEL NUMBER: RW-229

PROJECT CODE: 21506

DATE: January 4, 2019

DESCRIPTION

A tract or parcel of land No. RW-229 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 25,772 sq. ft. (0.592 acres), more or less, in the West Half of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, Larimer County, Colorado, also being a portion of a tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

Commencing at a point, whence the Center Quarter Corner of said Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO25384") bears N. 78°08'16" E. a distance of 286.99 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 2°19'25" W., a distance of 261.00 feet;
2. Thence N. 45°00'00" E., a distance of 7.07 feet;
3. Thence N. 2°20'07" W., a distance of 966.36 feet to a point on the north line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office;
4. Thence along said north line S. 89°47'12" E., a distance of 19.85 feet to a point on the west right of way line of I-25 (October 2018);
5. Thence along said west right of way line S. 2°19'53" E., a distance of 1,233.10 feet;
6. Thence N. 88°09'26" W., a distance of 25.07 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 25,772 sq. ft. (0.592 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 2°04'02" W. (a distance of 2656.54 feet), from the Center Quarter Corner of Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO25384"), and the Quarter Corner common to Sections 3 and 34 (being a 3.25" aluminum, cap "COLO DEPT OF TRANSPORTATION PLS24307 T7N R68W ¼ S34 S3 T6N R68W PINT NO. 306 2000"), both of being located in Township 6 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY EASEMENT NUMBER: UE-229
PROJECT CODE: 21506
DATE: January 4, 2019
DESCRIPTION

A Utility Easement No. UE-229 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 30,944 sq. ft. (0.710 acres), more or less, in the West Half of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, Larimer County, Colorado, also being a portion of a tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, said Utility Easement being more particularly described as follows:

Commencing at a point, whence the Center Quarter Corner of said Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO 25384") bears N. 78°08'16" E. a distance of 286.99 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 88°09'26" W., a distance of 25.07 feet;
2. Thence N. 2°19'24" W., a distance of 269.53 feet;
3. Thence N. 42°40'35" E., a distance of 7.07 feet;
4. Thence N. 2°19'25" W., a distance of 956.91 feet to a point on the north line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office;
5. Thence along said north line S. 89°47'12" E., a distance of 25.02 feet;
6. Thence S. 2°20'07" E., a distance of 966.36 feet;
7. Thence S. 45°00'00" W., a distance of 7.07 feet;
8. Thence S. 2°19'25" E., a distance of 261.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Utility Easement contains 30,944 sq. ft. (0.710 acres), more or less.

The purpose of the above-described Utility Easement is for the construction, operation and maintenance of utilities.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 2°04'02" W. (a distance of 2656.54 feet), from the Center Quarter Corner of Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO25384"), and the Quarter Corner common to Sections 3 and 34 (being a 3.25" aluminum, cap "COLO DEPT OF TRANSPORTATION PLS24307 T7N R68W ¼ S34 S3 T6N R68W PINT NO. 306 2000"), both of which being located in Township 6 North, Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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EXHIBIT "A"

PROJECT NUMBER: IM 0253-255

PARCEL NUMBER: RW-230

PROJECT CODE: 21506

DATE: January 4, 2019

DESCRIPTION

A tract or parcel of land No. RW-230 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 18,156 sq. ft. (0.417 acres), more or less, in the Northwest Quarter of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, Larimer County, Colorado, also being a portion of a tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

Commencing at a point on the south line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, whence the Center Quarter Corner of said Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO25384") bears S. 15°31'53" E. a distance of 1216.79 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 2°19'25" W., a distance of 100.00 feet;
2. Thence N. 3°37'30" W., a distance of 398.23 feet;
3. Thence N. 10°45'52" W., a distance of 172.14 feet to a point on the north line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office;
4. Thence along said north line S. 89°47'02" E., a distance of 32.08 feet to a point on the west right of way line of I-25 (October 2018);
5. Thence along said west right of way line S. 24°34'06" E., a distance of 58.81 feet;
6. Thence continuing along said west right of way line S. 2°18'27" E., a distance of 613.42 feet to the south line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office;
7. Thence along said south line N. 89°47'12" W., a distance of 19.85 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 18,156 sq. ft. (0.417 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 2°04'02" W. (a distance of 2656.54 feet), from the Center Quarter Corner of Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO25384"), Township 6 North, and the Quarter Corner common to Sections 3, Township 6 North and Section 34, Township 7 North (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION PLS 2430 T7N R68W ¼ S 34 S3 T6N R68W POINT NO. 306 2000"), both of which being located in Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY EASEMENT NUMBER: UE-230
PROJECT CODE: 21506
DATE: January 4, 2019
DESCRIPTION

A Utility Easement No.UE-230 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 2,479 sq. ft. (0.057 acres), more or less, in the Northwest Quarter of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, Larimer County, Colorado, also being a portion of a tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, said Utility Easement being more particularly described as follows:

Commencing at a point on the south line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, whence the Center Quarter Corner of said Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO25384"), bears S. 15°31'53" E. a distance of 1216.79 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence along the south line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office N. 89°47'12" W., a distance of 25.02 feet;
2. Thence N. 2°19'25" W., a distance of 98.32 feet;
3. Thence N. 86°22'30" E., a distance of 25.01 feet;
4. Thence S. 2°19'25" E., a distance of 100.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Utility Easement contains 2,479 sq. ft. (0.057 acres), more or less.

The purpose of the above-described Utility Easement is for the construction, operation and maintenance of utilities.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 2°04'02" W. (a distance of 2656.54 feet), from the Center Quarter Corner of Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO25384"), Township 6 North, and the Quarter Corner common to Sections 3, Township 6 North and Section 34, Township 7 North (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION PLS 2430 T7N R68W ¼ S 34 S3 T6N R68W POINT NO. 306 2000"), both of which are located in Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY EASEMENT NUMBER: UE-230A
PROJECT CODE: 21506
DATE: January 4, 2019
DESCRIPTION

A Utility Easement No. UE-230A of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 17,142 sq. ft. (0.394 acres), more or less, in the Northwest Quarter of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, Larimer County, Colorado, also being a portion of a tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, said Utility Easement being more particularly described as follows:

Commencing at a point whence the Center Quarter Corner of said Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO25384") bears S. 14°32'07" E. a distance of 1,314.34 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 86°22'30" W., a distance of 30.00 feet;
2. Thence N. 3°37'30" W., a distance of 396.35 feet;
3. Thence N. 10°45'52" W., a distance of 176.09 feet to a point on the north line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office;
4. Thence along said north line S. 89°47'02" E., a distance of 30.56 feet;
5. Thence S. 10°45'52" E., a distance of 172.14 feet;
6. Thence S. 3°37'30" E., a distance of 398.23 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Utility Easement contains 17,142 sq. ft. (0.394 acres), more or less.

The purpose of the above-described Utility Easement is for the construction, operation and maintenance of utilities.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 2°04'02" W. (a distance of 2656.54 feet), from the Center Quarter Corner of Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO25384"), Township 6 North, and the Quarter Corner common to Sections 3, Township 6 North and Section 34, Township 7 North (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION PLS 2430 T7N R68W ¼ S 34 S3 T6N R68W POINT NO. 306 2000"), both of which being located in Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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EXHIBIT "A"

PROJECT NUMBER: IM 0253-255

PARCEL NUMBER: RW-231

PROJECT CODE: 21506

DATE: January 4, 2019

DESCRIPTION

A tract or parcel of land No. RW-231 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 1,296 sq. ft. (0.030 acres), more or less, in the Northwest Quarter of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, Larimer County, Colorado, also being a portion of a tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

Commencing at a point on the south line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, whence the Quarter Corner common to Section 3, Township 6 North and Section 34, Township 7 North (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION PLS 2430 T7N R68W ¼ S 34 S3 T6N R68W POINT NO. 306 2000"), both of which being located in Range 68 West, Sixth Principal Meridian, Larimer County, Colorado bears N. 19°39'01" E. a distance of 866.46 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 12°16'13" W., a distance of 50.80 feet to a point on the north line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office;
2. Thence along said north line S. 89°45'00" E., a distance of 20.17 feet to a point on the west right of way line of I-25 (October 2018);
3. Thence along said west right of way line S. 24°34'06" E., a distance of 54.62 feet;
4. Thence N. 89°47'02" W., a distance of 32.08 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 1,296 sq. ft. (0.030 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 2°04'02" W. (a distance of 2656.54 feet), from the Center Quarter Corner of Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO25384"), Township 6 North, and the Quarter Corner common to Sections 3, Township 6 North and Section 34, Township 7 North (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION PLS 2430 T7N R68W ¼ S 34 S3 T6N R68W POINT NO. 306 2000"), both of which are located in Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

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EXHIBIT "A"

PROJECT NUMBER: IM 0253-255
UTILITY EASEMENT NUMBER: UE-231
PROJECT CODE: 21506
DATE: January 28, 2019
DESCRIPTION

A Utility Easement No. UE-231 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 396 sq. ft. (0.009 acres), more or less, in the Northwest Quarter of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, Larimer County, Colorado, also being a portion of a tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

Commencing at a point on the south line of that tract of land described in a deed recorded December 2, 2015 at Rec. No. 20150080920 of the Larimer County Clerk and Recorder's Office, whence the Quarter Corner common to Section 3, Township 6 North and Section 34, Township 7 North (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION PLS 2430 T7N R68W ¼ S 34 S3 T6N R68W POINT NO. 306 2000"), both of which being located in Range 68 West, Sixth Principal Meridian, Larimer County, Colorado bears N. 19°39'01" E. a distance of 866.46 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence along the southern line of said tract of land N. 89°47'02" W., a distance of 30.56 feet;
2. Thence N. 10°45'52" W., a distance of 16.05 feet to a point on the southern line of Fort Collins-Loveland Water District Easement No.10, as recorded at Rec. No. 20110066244 of the Larimer County Clerk and Recorder's Office;
3. Thence along said southern line S. 89°46'42" E., a distance of 9.96 feet;
4. Thence continuing along said southern line S. 69°32'49" E., a distance of 23.40 feet;
5. Thence S. 12°16'13" E., a distance of 7.85 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Utility Easement contains 396 sq. ft. (0.009 acres), more or less.

The purpose of the above-described Utility Easement is for the construction, operation and maintenance of utilities

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N. 2°04'02" W. (a distance of 2656.54 feet), from the Center Quarter Corner of Section 3 (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION T6N R68W C1/4 S3 1997 PLS NO25384"), Township 6 North, and the Quarter Corner common to Sections 3, Township 6 North and Section 34, Township 7 North (being a 3.25" aluminum cap "COLO DEPT OF TRANSPORTATION PLS 2430 T7N R68W ¼ S 34 S3 T6N R68W POINT NO. 306 2000"), both of which are located in Range 68 West, Sixth Principal Meridian, Larimer County, Colorado, as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Prepared by:
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For and on the behalf of AECOM
6200 South Quebec Street
Greenwood Village, Colorado 80111



Colorado Department of Transportation Condemnation Authorization Contact Summary	Project Code: 21506
	Parcel: RW-228, RW-229, RW-230, RW-231 ET AL
	Owner: Harmony-McMurray, LLC Harmony 25, LLC

The following is a summary of communications which have taken place between CDOT and/or its representatives and the above referenced owner related to the acquisition of the above described parcels. This summary is prepared to assist the Transportation Commission in considering CDOT's request for authorization to initiate and conduct condemnation proceedings.

Date	Contact Description	Amount/Description
5/29/2019	First Contact w/Property Owner	NOI
6/18/2019	Discussion of CDOT Project	Phone Call with Owner
2/4/2021	CDOT Offer	\$121,700
N/A	Owner Counter-Offer	N/A
3/5/2021	CDOT Last Offer	\$256,000
3/31/2021	Last Contact w/Property Owner	TC Notice

Number of Property Owner Contacts Attempted:	33
Number of Successful Property Owner Contacts:	21

Matters Discussed During Property Owner Contacts (check all that apply)

- Access
- Valuation
- Owner Appraisal Reimbursement
- Project Timeline
- Design
- CDOT Processes
- Other Specify here: Permission to Enter, Crane Habitat, Deed and Easement Forms



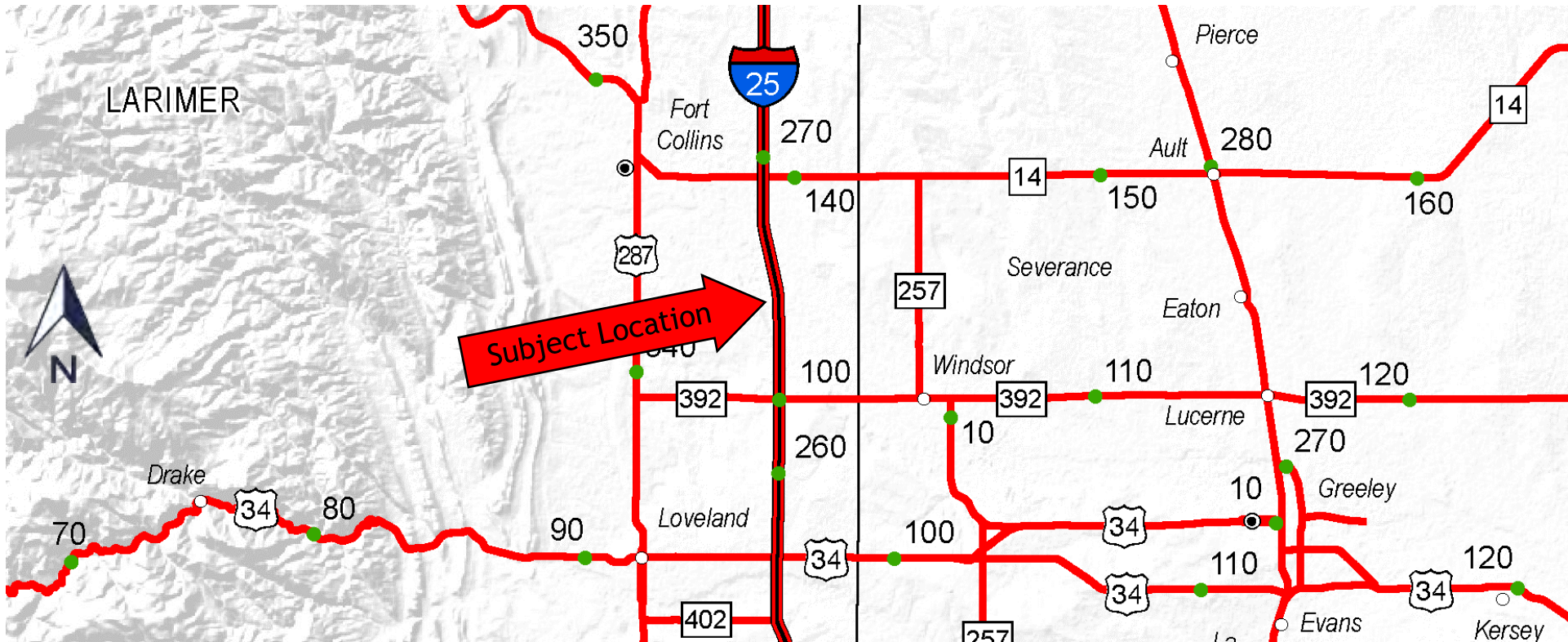
Condemnation Authorization I-25 North SH 402 to SH 14

District: 5

Region: 4

Project: IM 0253-255

Project Code: 21506



Owners: Harmony-McMurray LLC / Harmony 25 LLC

Project Purpose: Improve safety, and maintain and improve connectivity for the community



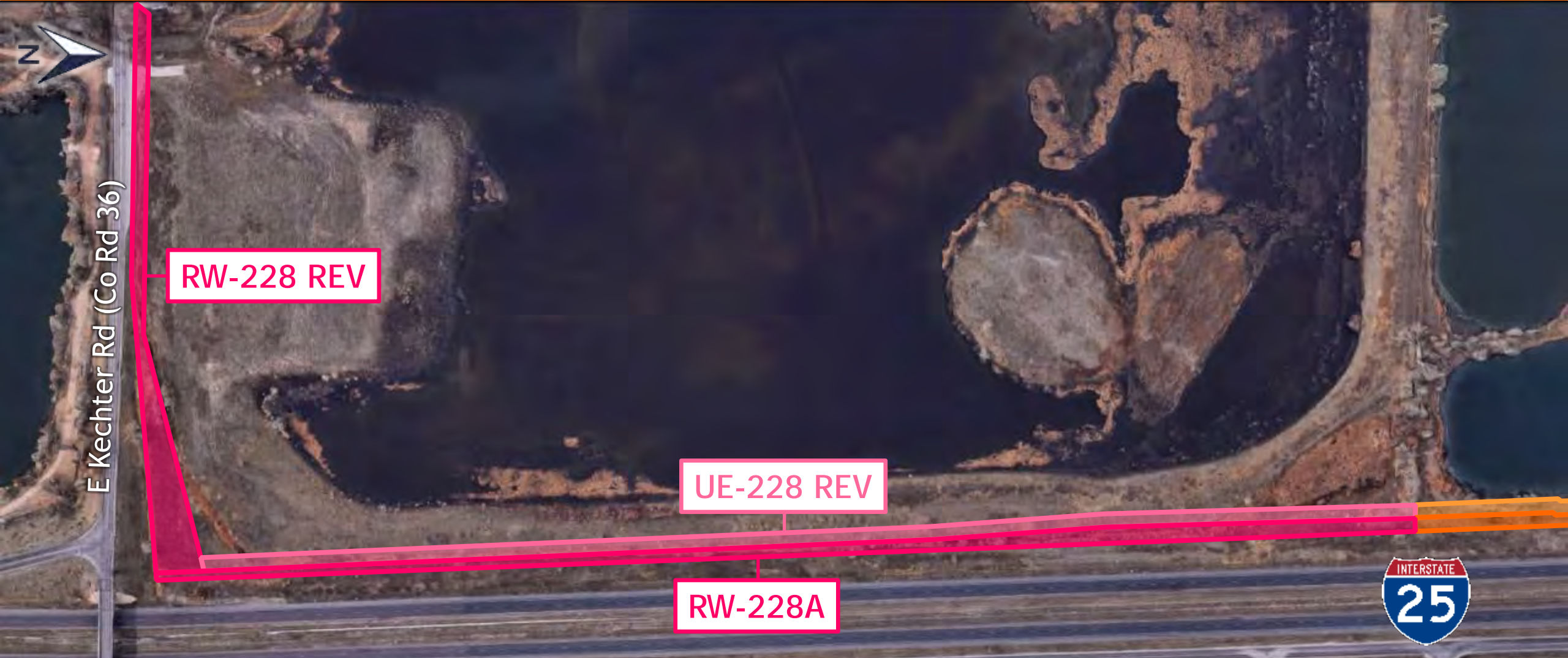
Condemnation Authorization I-25 North SH 402 to SH 14



Location of All Parcels



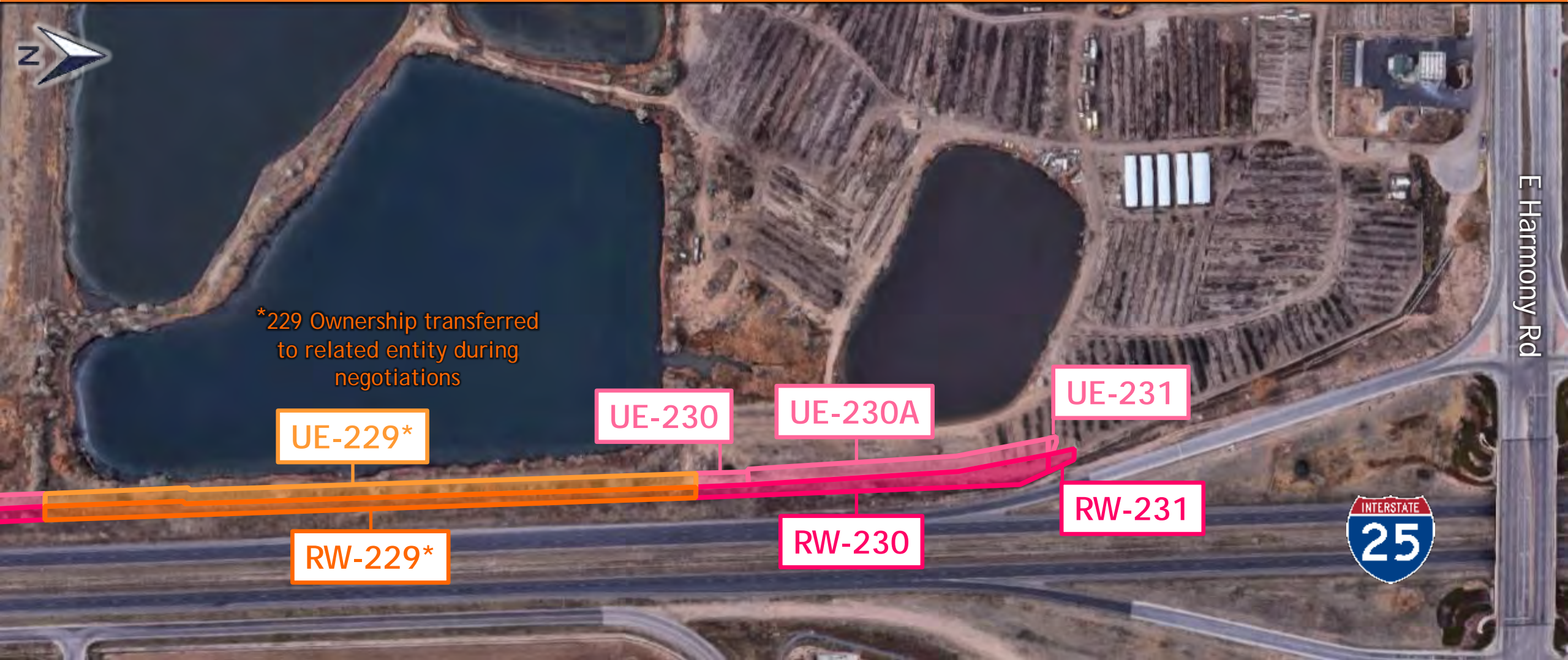
Condemnation Authorization I-25 North SH 402 to SH 14



Location of South Parcels for Harmony-McMurray LLC



Condemnation Authorization I-25 North SH 402 to SH 14



Cont'd — Location of North Parcels for Harmony-McMurray LLC



Condemnation Authorization I-25 North SH 402 to SH 14

OFFERS	DATE	AMOUNT
Notice of Intent to Acquire	May 19, 2019	n/a
CDOT Appraisal	November 30, 2020	\$121,700
Owner Appraisal	In Progress	N/A
CDOT Initial Offer	February 4, 2021	\$121,700
CDOT Last Written Offer	March 5, 2021	\$265,000

- Parcel 229 was conveyed to a related party Harmony 25 LLC after two NOIs were provided, and before the offers were provided.
- CDOT has not received a counteroffer.