

## Post-Amerco Real Property Condemnation Authorization Requests August 19, 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 North: SH 402 to SH 14	IM 0253-255	21506	PE-215 REV2	28,355 sq. ft.	Jensen Investments, LLC	\$284,000.00	A	May 6, 2021	\$1,800,000.00	TC-19-02-03
				PE-215A REV	18,073 sq. ft.						
				RW-227 REV	2,465 sq. ft.						
				RW-227A REV	13,904 sq. ft.	CWH Properties, LLC	\$98,700.00	A	February 18, 2021	N/A - Not Received	
				PE-227	3,501 sq. ft.						




**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:** August 5, 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 landowners listed below. On May 27 and July 15, 2021, the plans for the subject ownerships for I-25 North: SH 402 to SH 14 (Project Number IM 0253-255) were authorized, which allowed CDOT to acquire land necessary for the project by purchase, exchange or negotiations with the landowners listed below.

Unfortunately, after engaging in negotiations, CDOT and the landowners 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 two fee simple acquisitions and three permanent easements approved for negotiations.

The appropriate parties of interest will be informed of the Transportation Commission meeting on August 19, 2021, through a letter sent to the owner and the owner’s attorney on or before August 2, 2021.

**Parcel 227**

**Date of ROW Plan Authorization:** July 15, 2021

**Property Address:** 5000 SE Frontage Road, Fort Collins, CO 80528

**Landowner's Name:** CWH Properties, LLC

**Additional Parties of Interest:**

- Fort Collins & Loveland Water District (easement holder)
- Dorthy E. and John E. Weitzel (ingress & egress easement holder)
- Connell Resources, Inc. (memorandum of sand and gravel lease)
- Poudre Valley Rural Electric Association Inc. (easement holder)
- Town of Timnath (right of way agreement)
- Town of Timnath (easement holder)
- Fort Collins & Loveland Water District (easement holder)
- Cache La Poudre Investors South, LLC (easement holder)
- Cache La Poudre Investors South LLC (Easement agreement)
- South Fort Collins Sanitation District (Order of inclusion)

**Current Size of Property:** 4,462,025 s.f./102.43 acres (per Larimer County Assessor)

**Proposed Size of Acquisition:**

- RW-227 REV: 2,465 s.f./0.057 acres
- RW-227A REV: 13,904 s.f./0.319 acres
- PE-227 Rev: 3,501 s.f./0.080 acres

**Purpose of Parcels Necessary for Project:**

- RW-227 REV: Fee simple acquisition for the construction, operation and maintenance of highway facilities.
- RW-227A REV: Fee simple acquisition for the construction, operation and maintenance of highway facilities.
- PE-227: Permanent easement for the construction, operation and maintenance of drainage facilities.

**Summary:**

**Damages and Cost to Cure associated with the property are valued at:** \$53,288

**Estimated Property Value, Damages and Benefits (if any) Total for Ownership:** \$98,700

**Method to Determine Property Value, Damages and Benefits (if any):** Value was based on appraisal by Jon Vaughan MAI, SR/WA, dated April 7, 2021.

**Date of Initial Offer:** April 22, 2021

**Summary of Counteroffers:** The landowner presented a number of cost to cure items after CDOT's initial appraisal inspection - most of which are related to the continued access and maintenance of the recharge ponds at the SW corner of the property. While CDOT's analysis of the landowner's costs produced a similar value, a settlement between the parties has not yet been reached. Given the project schedule for construction at Kechter Rd., it seems reasonable and in the public's best interest to move forward with a request for authorization to condemn in August.

The interest of the **Additional Parties of Interest** (as set forth above for both acquisitions) are expected to be addressed in a separate utility agreement, accepted "subject to" or released by way of a separate document.

**Date of Last Written Offer:** July 27, 2021

**Amount of Last Written Offer:** \$240,225

**Parcel 215**

**Date of ROW Plan Authorization:** May 27, 2021

**Property Address:** 5887 SW Frontage Road, Fort Collins, CO 80528

**Landowner's Name:** Jensen Investments LLC

**Additional Parties of Interest:**

- Advantage Bank, \$ 1,184,977.88 (deed of trust holder)
- Mountain States Telephone and Telegraph (Century Link easement holder)
- Jensen Boat and Recreation Center (Interest in Lot 1 of Jensen Subdivision)
- City of Fort Collins (Riverwalk annexation)
- Island Promotions LLC (lessee)
- Connell Resources, Inc. (memorandum of sand and gravel lease)
- Larimer County Colorado (conservation easement and covenant)
- Larimer County Colorado (development covenant)
- Northern Colorado Water Conservancy District (property and related water is subject to District oversight and requirements)

**Current Size of Property:** 1,650,053 s.f./37.88 acres (per Larimer County Assessor)

**Proposed Size of Acquisition:**

- PE-215 REV2: 28,355 s.f./0.651 acres
- PE-215A Rev: 18,073 s.f./0.415 acres

**Purpose of Parcels Necessary for Project:**

- PE-215 REV2: Permanent easement for the construction, operation and maintenance of highway slopes, drainage, retaining walls, and ground stabilization.
- PE-215A REV: Permanent easement for ingress and egress to PE-215 REV2.

**Summary:**

**Damages and Cost to Cure associated with the property are valued at:** \$253,766

**Estimated Property Value, Damages and Benefits (if any) Total for Ownership:** \$284,000

**Method to Determine Property Value, Damages and Benefits (if any):** Value was based on appraisal by Jon Vaughan, MAI, SR/WA, dated July 12, 2021.

**Date of Initial Offer:** July 23, 2021

**Summary of Counteroffers:** The landowner believes changes to the FEMA Floodplain model have imposed a negative impact on the subject property and provided a counteroffer in the amount of \$1.8 million. Given the project schedule for construction at Kechter Rd., it seems reasonable and in the public's best interest to move forward with a request for authorization to condemn in August.

The interest of the **Additional Parties of Interest** (as set forth above for both acquisitions) are expected to be addressed in separate utility agreements, accepted "subject to" or released by way of a separate document.

**Date of Last Written Offer:** n/a

**Amount of Last Written Offer:** n/a

**Attachments:**

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

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
02-22-17	REVISED SHEETS 2.01-2.04, 4.01-4.06	AECOM	04-21-17	REVISED 1.02, 2.05-2.07, 5.01-5.03, 7.60-7.65, 8.14-8.15	AECOM	05/01/17	REVISED INDEX OF SHEETS	AECOM
	ADDED SHEETS 1.02 2.05-2.07, 4.07-4.09			ADDED 4.04-4.07		05/15/17	REVISED INDEX OF SHEETS	AECOM
	ADDED SHEET 7.63 RENUMBERED 7.63-7.64		04-21-17	RENUMBERED SHEETS 4.04-4.09,	AECOM	05/15/17	REVISED 1.02, 2.01-2.08, 5.01-5.03, 7.59-7.62, 7.68-7.69, 7.74-7.75, 8.12-8.15	AECOM
	CHANGED INDEX OF SHEETS			ADDED 2.09-2.10		06/10/17	ADDED 2.09-2.10	AECOM
03-07-17	REVISED SHEETS 2.01-2.02, 5.02-5.03	AECOM	05-01-17	REVISED 1.02, 2.01 TO 2.07, 5.01-5.03,	AECOM		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	AECOM
	REVISED SHEETS 7.30-7.34, 8.07-8.08			RENUMBERED 7.19-7.68, ADDED 2.08, 7.19-7.26,				



Right of Way Plans			
Title Sheet			
Project Number:	IM 0253-255		
Project Location:	I-25 North: SH 402 to SH 14		
Project Code:	Last Mod. Date	Subset	Sheet No.
21506	05/19/21	1.01 to 1.02	1.01

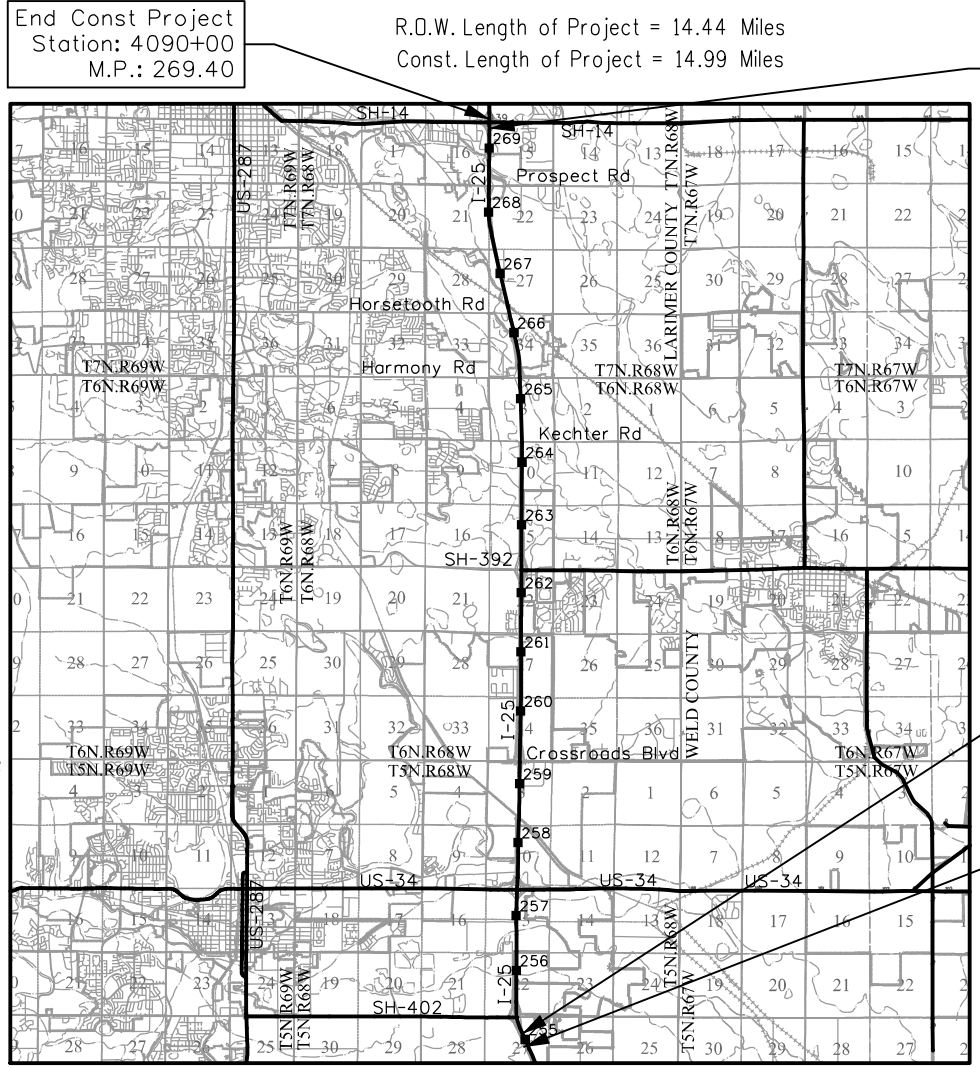
Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials
06/10/17	REVISED 7.75-7.76, 8.01-8.03, 8.15	AECOM	03/01/19	REVISED 7.03, 7.06, 7.15, 7.16, 7.17, 7.17A, 7.63, 7.69, 7.69A, 7.70, 7.71, 8.01, 8.03-8.04, 8.13-8.14, ADDED 7.16A	AECOM
06/10/17	REVISED INDEX OF SHEETS	AECOM	03/20/19	REVISED END OF ROW PROJECT	AECOM
06/10/17	RENUMBERED 4.03-4.13, 5.02-5.03	AECOM	04/19/19	REVISED 1.01, 1.02, 2.14, 2.16, 2.19, 2.20, 2.25, 5.01-5.05, 7.31, 7.33, 7.63	AECOM
06/10/17	ADDED 2.11-2.14, 4.03, 5.02, 7.05A	AECOM	07/19/17	ADDED 2.15-2.18	AECOM
06/10/17	CHANGED CONST & ROW MP & STA	AECOM	07/19/17	REVISED 1.02, 2.01-2.14, 4.03, 4.05, 4.07, 4.09, 5.02-5.04, 7.29-7.34, 7.38-7.39, 7.43-7.45, 8.05-8.06, 8.08	AECOM
07/19/17	ADDED 2.15-2.18	AECOM	05/05/19	REVISED 1.01, 1.02, 2.26, 5.02-5.04,	AECOM
07/19/17	REVISED 1.02, 2.01-2.14, 4.03, 4.05, 4.07, 4.09, 5.02-5.04, 7.29-7.34, 7.38-7.39, 7.43-7.45, 8.05-8.06, 8.08	AECOM	08/21/17	REVISED 1.02, 2.07, 2.10, 5.01, 5.04, 7.72, 7.74-7.75, 8.15	AECOM
08/21/17	REVISED 1.02, 2.07, 2.10, 5.01, 5.04, 7.72, 7.74-7.75, 8.15	AECOM	08/16/19	REVISED 2.07, 2.08, 2.10, 2.14, 5.05, 7.70, 7.72, 7.74, 7.75, 7.75A, 7.76, 8.14, 8.15	AECOM
10/27/17	REVISED 1.02, 2.07, 2.11, 5.03, 7.02-7.04, 7.06-7.07, 7.11-7.12, 7.70, 7.72, 7.74, 8.01-8.02, 8.14-8.15	AECOM	09/06/19	REVISED 2.01-2.25, 5.02-5.05, 7.16, 7.16A, 7.17, 8.03, 8.04, DELETE 1.02	AECOM
11/17/17	REVISED 1.02, 2.11, 2.12, 2.15, 5.01, 5.02, 5.03, 5.04, 7.02, 7.04, 7.05, 7.08, 7.30, 7.31, 8.01, 8.02, 8.05	AECOM	09/10/19	REVISED 2.22, 7.73, 7.73A, 7.74, 8.14, 8.15	AECOM
12/06/17	REVISED 1.02, 2.12, 2.13, 2.14, 5.01, 5.02, 5.03, 5.04, 7.04, 7.05, 7.05A, 7.07, 7.08, 7.11, 7.12, 8.01, 8.02, 8.03	AECOM	09/26/19	REVISED 2.05, 2.25, 5.01-5.03, 5.05, 7.16, 7.16A, 7.17, 7.76, 8.03, 8.04, 8.15	AECOM
12/18/17	REVISED 1.02, 2.11, 2.12, 5.01, 5.02, 5.03, 7.02, 7.03, 7.09, 7.10, 7.11, 8.01, 8.02	AECOM	10/30/19	REVISED 2.16, 2.22, 2.23, 2.24	AECOM
01/12/18	REVISED 1.02, 2.12, 2.13, 2.14, 5.04, 7.04, 7.05, 7.05A, 7.07, 7.08, 7.11, 7.12, 8.01, 8.02, 8.03	AECOM	12/19/19	REVISED 2.08, 4.06, 4.13, 5.04, 7.28, 7.47, 8.04, 8.09	AECOM
02/05/18	REVISED 1.02, 2.01-2.03, 2.17, 4.08-4.09, 5.01-5.04, 7.39-7.47, 8.07-8.09	AECOM	01/14/20	REVISED 7.17, 7.17A AND 8.04	AECOM
03/22/18	REVISED 1.02, 2.11, 5.03, 7.02-7.03, 7.09, 7.11, 8.01-8.02	AECOM	01/30/20	REVISED 2.24	AECOM
04/19/18	REV. 1.02, 2.09, 2.15, 4.02-4.04, 4.07, 5.01-5.04, 7.29-7.30, 7.59-7.60, 8.05, 8.12	AECOM	03/04/20	REVISED 2.10, 5.01-5.06, 7.31, 7.33-7.34, 8.05-8.06, ADD 5.06, REV. NO. OF SHEETS	AECOM
07/17/18	REV. 1.02, 2.07, 2.08, 2.10, 2.14, 2.19, 2.20, 4.03, 4.04, 4.11, 4.14, 5.01-5.04, 7.52-7.55, 7.73-7.76, 8.10, 8.11, 8.14, 8.15	AECOM	04/10/20	REVISED 2.07, 5.06, 7.28 & 8.04	AECOM
11/02/18	REV. 1.02, 2.07, 2.08, 2.19, 7.73A, 7.74, 7.75, 8.15	AECOM	06/25/20	REVISED 2.01, 7.02-7.03, 7.06 & 8.01	AECOM
11/13/18	REV. 2.21, 4.01-4.07, 4.09, 4.15, 5.01-5.04, 7.17, 7.17A, 7.18, 7.27, 7.62, 8.04, 8.13	AECOM	08/25/20	REVISED 2.08, 2.16-2.26, 5.01-5.06, 7.28, 7.33-7.34, 7.54-5.8, 7.61, 7.65-7.69, 7.74, 8.04, 8.11, & 8.12-8.15	AECOM
01/04/19	REV. 1.02, 2.05-2.06, 5.01-5.04, 7.54-7.58, 7.69, 8.11-8.12, 8.14, ADDED 2.22-2.23, 5.05, 7.55A, 7.55B, 7.69A	AECOM	11/04/20	REVISED 2.21-2.23, 5.04, 5.06, 7.68 & 8.14	AECOM
01/24/19	REV. SHEET COUNT	AECOM	11/25/20	REVISED 2.19-2.21, 5.01-5.06, 7.64-7.69, 8.13-8.14, ADDED 7.64A	AECOM
01/30/19	REV. 1.02, 2.16, 5.03, 5.05, 7.31, 7.33, 8.05-8.06	AECOM	01/19/21	REVISED 2.16, 2.21, 5.01-5.06, 7.54-7.58, 7.68-7.69, 8.11, 8.14	AECOM
01/30/19	REVISED 1.01-1.02, 2.05, 2.11, 2.24, 5.01	AECOM	02/16/21	REVISED 2.21, 5.01, 5.03-5.04, 5.06, 7.67, 8.14	AECOM
03/01/19	REVISED 1.01, 1.02, 2.05, 2.11, 2.24, 5.01, 5.02, 5.03, 5.04, 5.05, 7.02,	AECOM	05/07/21	REVISED 2.01, 5.05, 7.02-7.04, 7.06-7.07, 7.12, 8.11	AECOM
			05/19/21	REVISED 2.16, 5.01, 5.03-5.04, 7.54-7.55A, 8.11	AECOM
			06/14/21	REVISED 2.17, 7.55-7.55A, 7.56-7.58, 8.11-8.12	AECOM
			07/13/21	REVISED 2.16, 5.02, 7.55, 7.55B, 7.56-7.58, 8.11	AECOM

# DEPARTMENT OF TRANSPORTATION

## STATE OF COLORADO

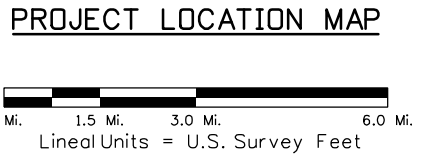
### RIGHT OF WAY PLANS OF PROPOSED PROJECT NO. IM 0253-255 STATE HIGHWAY NO. 25 LARIMER COUNTY

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'



PERMANENT, PROPERTY, SLOPE, & UTILITY EASEMENT LINE (PROPOSED AND EXISTING)	SECTION CORNER	QUARTER AND SIXTEENTH SECTION CORNERS
TEMPORARY EASEMENT LINE (PROPOSED AND EXISTING)	SET EASEMENT MONUMENT	TEMPORARY EASEMENT POINT
PROPERTY BOUNDARY LINE (PROPOSED AND EXISTING)	FEDERAL MONUMENT	RIGHT OF WAY MARKER
ACCESS CONTROL LINE (PROPOSED AND EXISTING)	QUARTER AND SIXTEENTH SECTION CORNERS (TOPO POINT)	BLM MARKER
BARRIER ACCESS CONTROL LINE (PROPOSED AND EXISTING)	FED	NOAA MARKER
RIGHT OF WAY LINE (PROPOSED AND EXISTING)	WC	BLM MARKER
VIRGIN RIGHT OF WAY LINE (PROPOSED AND EXISTING)	WITNESS CORNER	NOAA MARKER
CITY LIMIT LINE	USGS	USGS MARKER
COUNTY LINE	BENCH MARK	LOCAL OR PLSS MONUMENT
QUARTER SECTION LINE	USGS MARKER	ROW PROPERTY PIN
SECTION LINE	ROW RIGHT OF WAY MARKER	PROPERTY PIN
SIXTEENTH SECTION LINE	N 9.88 E 3.81 EL 0.00	N 10.13 E 3.81 EL 0.00
STATE LINE	PROJECT CONTROL MONUMENT	HIGH ACCURACY REFERENCE NETWORK CONTROL MONUMENT
TOWNSHIP LINE		
TERRAIN		

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).



**COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY PROJECT**

ROW PLAN REVISIONS AUTHORIZED: \_\_\_\_\_ DATE \_\_\_\_\_

ROW MANAGER

**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

FILING CERTIFICATION: DEPOSITED THIS DAY OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE RECEPTION NUMBER  
 SIGNED: M:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\RDW\_Survey Drawings Reference\_Files\21506RDW\_Plan01.dgn  
 7/13/2021

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
01-04-19	ADDED RW-215, UE-215	AECOM
08-25-20	ADDED PE-215, REVISED TE-215	AECOM
01-19-21	ADDED PE-215A, REVISED PE-215, UE-215A, TE-215 REV	AECOM

Sheet Revisions		
Date	Description	Initials
05-19-21	REVISED PE-215 Rev, PE-215A, UPDATE REFERENCES	AECOM

Sheet Revisions		
Date	Description	Initials

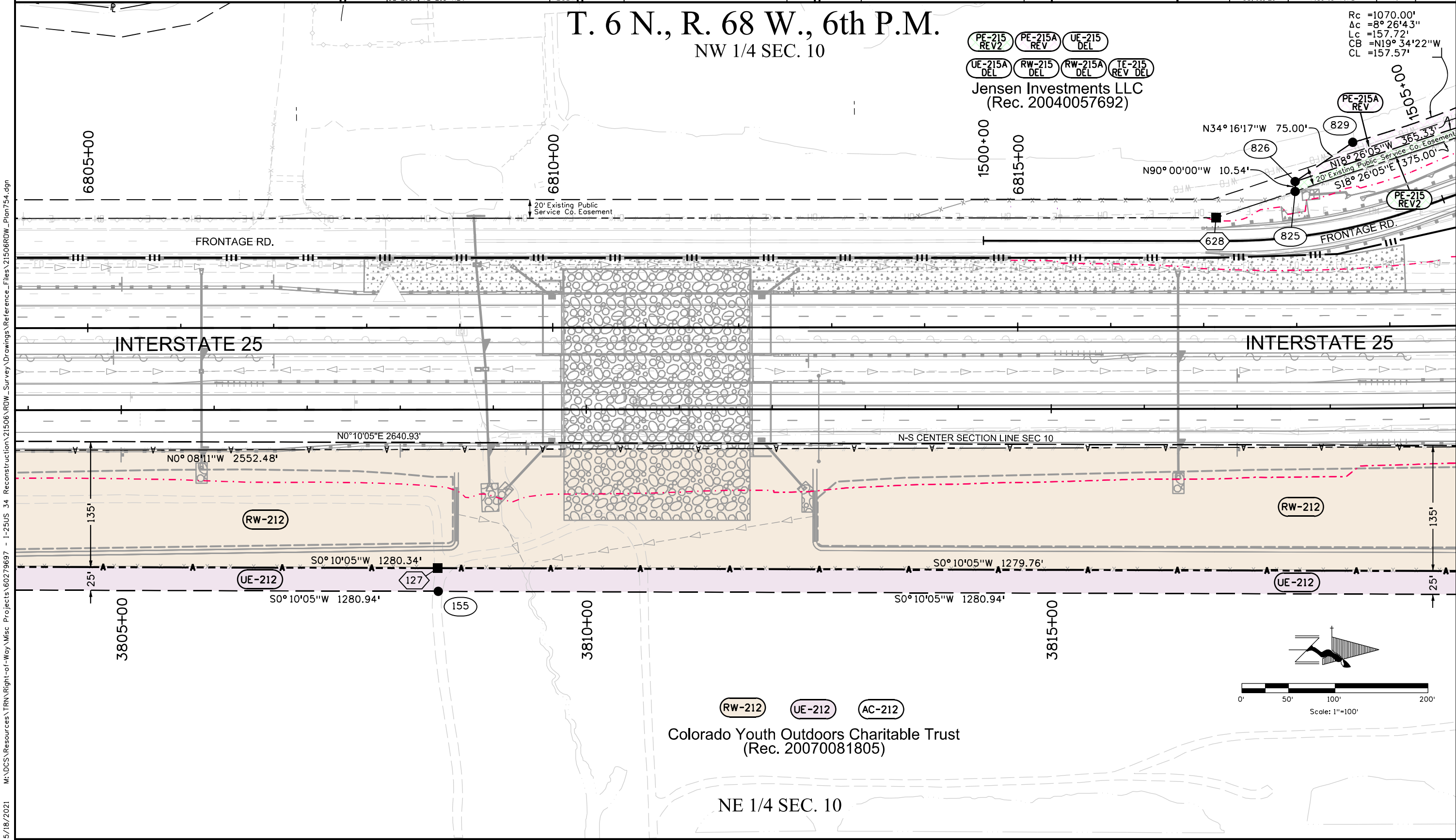
**AECOM**  
 7595 Technology Way, Ste 200  
 Denver CO 80237  
 303-694-2770

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	05/19/21	7.01 to 7.78	7.54

**T. 6 N., R. 68 W., 6th P.M.**  
 NW 1/4 SEC. 10

PE-215 REV2 PE-215A REV UE-215 DEL  
 UE-215A DEL RW-215 DEL RW-215A DEL TE-215 REV DEL  
 Jensen Investments LLC  
 (Rec. 20040057692)

Rc = 1070.00'  
 Δc = 8° 26' 4.3"  
 Lc = 157.72'  
 CB = N19° 34' 22" W  
 CL = 157.57'



RW-212 UE-212 AC-212  
 Colorado Youth Outdoors Charitable Trust  
 (Rec. 20070081805)

NE 1/4 SEC. 10

5/18/2021 M:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\RDW\_Survey\Drawings\Reference\_Files\21506ROW\_Plan754.dgn



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

Region 4 Right-of-Way

PAH

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-288, 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
05-19-21	REVISED PE-215 Rev, PE-215A, UPDATE REFERENCES	AECOM
06-14-21	DELETE UE-228 REV, ADDED RW-228B	AECOM

Sheet Revisions

Date	Description	Initials
07-13-21	REVISED RW-227	AECOM



7595 Technology Way, Ste 200  
Denver CO 80237  
303-694-2770

Right of Way Plans

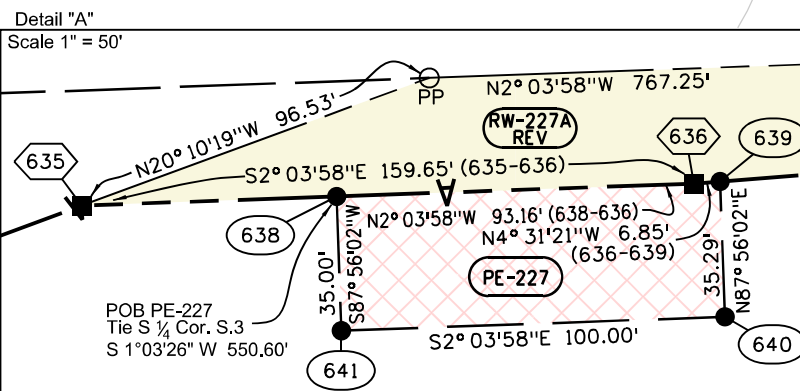
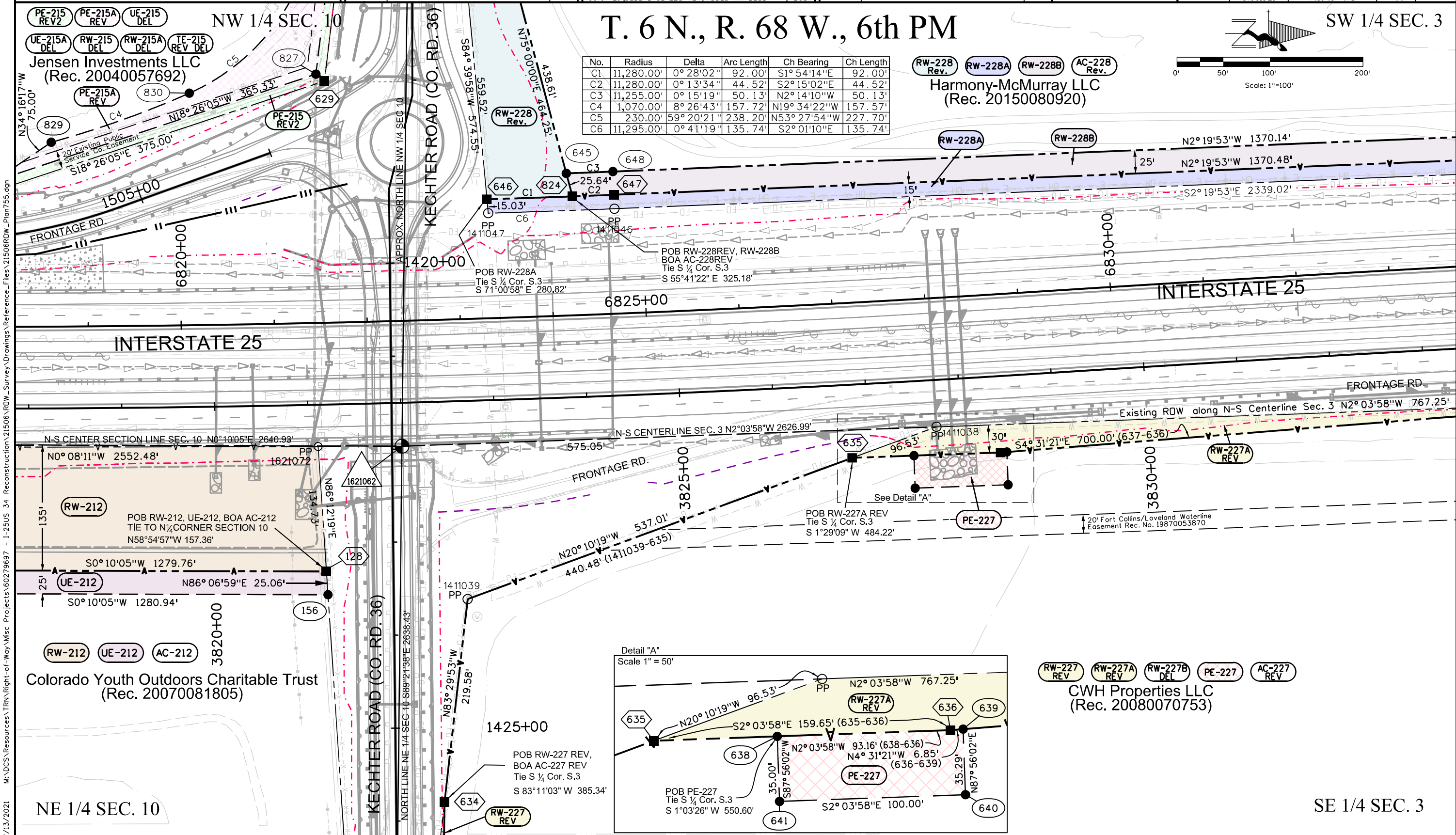
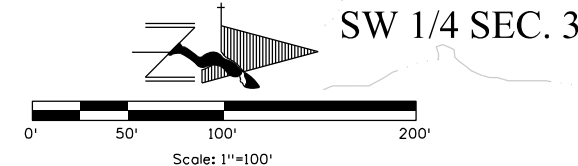
Plan Sheet

Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Project Code: 21506	Last Mod. Date: 07/13/21	Subset: 7.01 to 7.78	Sheet No.: 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'	8° 26' 43"	157.72'	N19° 34' 22" W	157.57'
C5	230.00'	59° 20' 21"	238.20'	N53° 27' 54" W	227.70'
C6	11,295.00'	0° 41' 19"	135.74'	S2° 01' 10" E	135.74'

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



RW-227 Rev.  
RW-227A Rev.  
RW-227B Del.  
PE-227  
AC-227 Rev.  
CWH Properties LLC  
(Rec. 20080070753)

7/13/2021 M:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\RDW\_Survey\Drawings\Reference\_Files\21506RDW\_Plan755.dgn



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

Sheet Revisions

Date	Description	Initials
01-04-19	CHANGED TOTAL SUBSET & SHEET NUMBER	
08-25-20	ADDED PE-215, REVISED RW-228, AC-228, UE-228 & 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
05-19-21	REVISED PE-215 Rev, PE-215A, UPDATE REFERENCES	AECOM

Sheet Revisions

Date	Description	Initials



7595 Technology Way, Ste 200  
Denver CO 80237  
303-694-2770

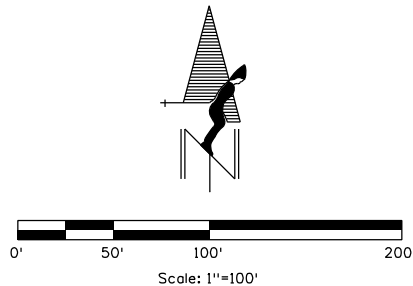
Right of Way Plans

Plan Sheet

Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Project Code: 21506	Last Mod. Date: 05/19/21	Subset: 7.01 to 7.78	Sheet No.: 7.55A

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

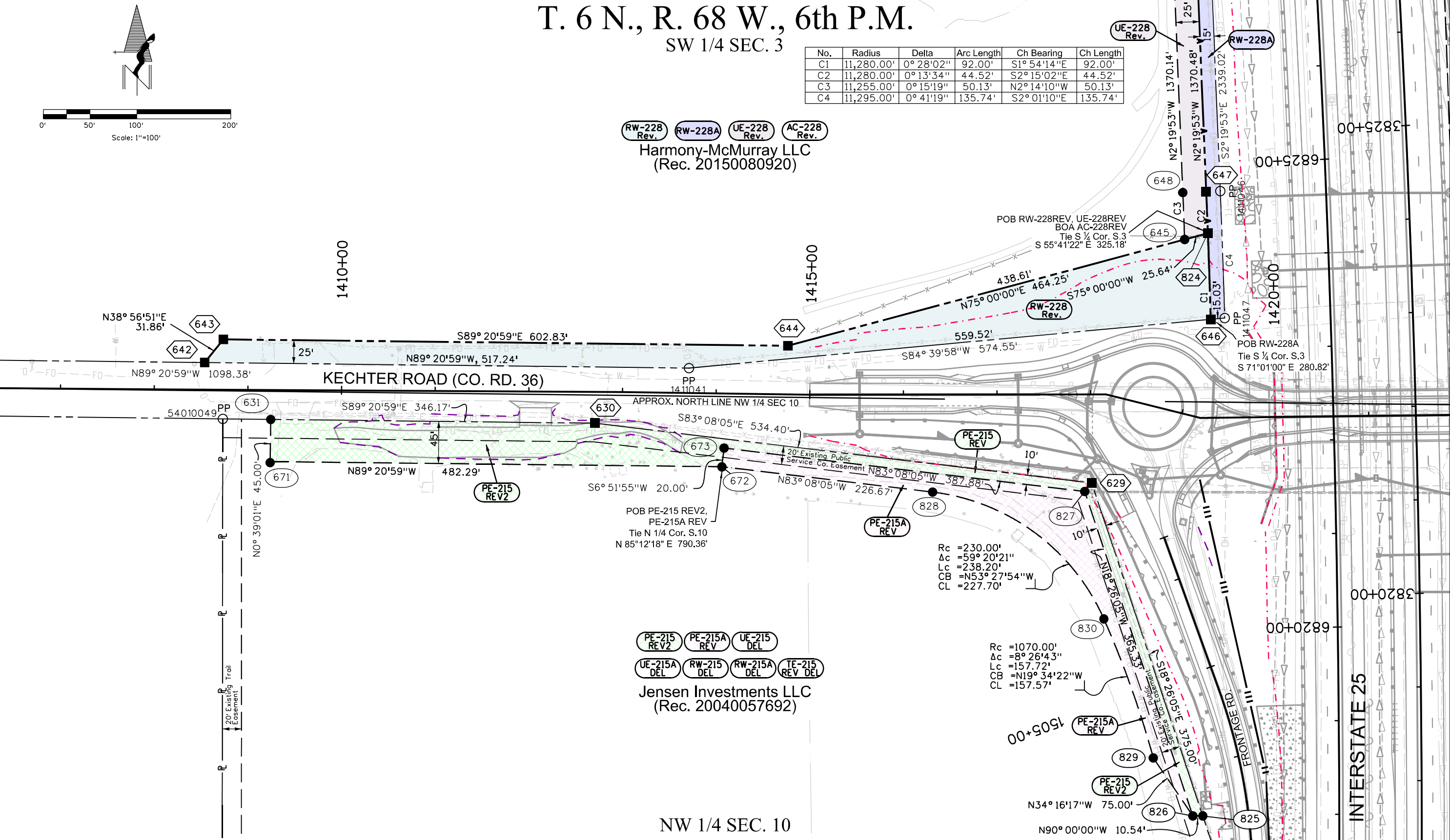
No.	Radius	Delta	Arc Length	Ch Bearing	Ch Length
C1	11,280.00'	0° 28' 02"	92.00'	S1° 54' 14" E	92.00'
C2	11,280.00'	0° 13' 34"	44.52'	S2° 15' 02" E	44.52'
C3	11,255.00'	0° 15' 19"	50.13'	N2° 14' 10" W	50.13'
C4	11,295.00'	0° 41' 19"	135.74'	S2° 01' 10" E	135.74'



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

PE-215 REV2  
PE-215A REV  
UE-215 DEL  
UE-215A DEL  
RW-215 DEL  
RW-215A DEL  
TE-215 REV DEL  
Jensen Investments LLC  
(Rec. 20040057692)

5/18/2021 Mr.DCS Resources TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506 ROW\_Survey Drawings\Reference\_Files\21506ROW\_Plan755A.dgn



NW 1/4 SEC. 10





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

Sheet Revisions

Date	Description	Initials
01-04-19	CHANGED TOTAL SUBSET & SHEET NUMBER	AECOM
01-24-19	REVISED RW-227A & AC-227	AECOM
01-19-21	ADDED PE-227, REVISED RW-227A, AC-227	AECOM
	DELETED RW-227B	AECOM
07-13-21	REVISED RW-227	AECOM

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



7595 Technology Way, Ste 200  
Denver CO 80237  
303-694-2770

Right of Way Plans

Plan Sheet

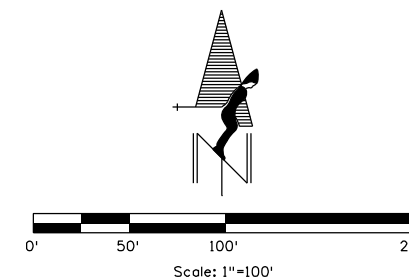
Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21506	07/13/21	7.01 to 7.78	7.55B

# T6N, R68W, 6th PM

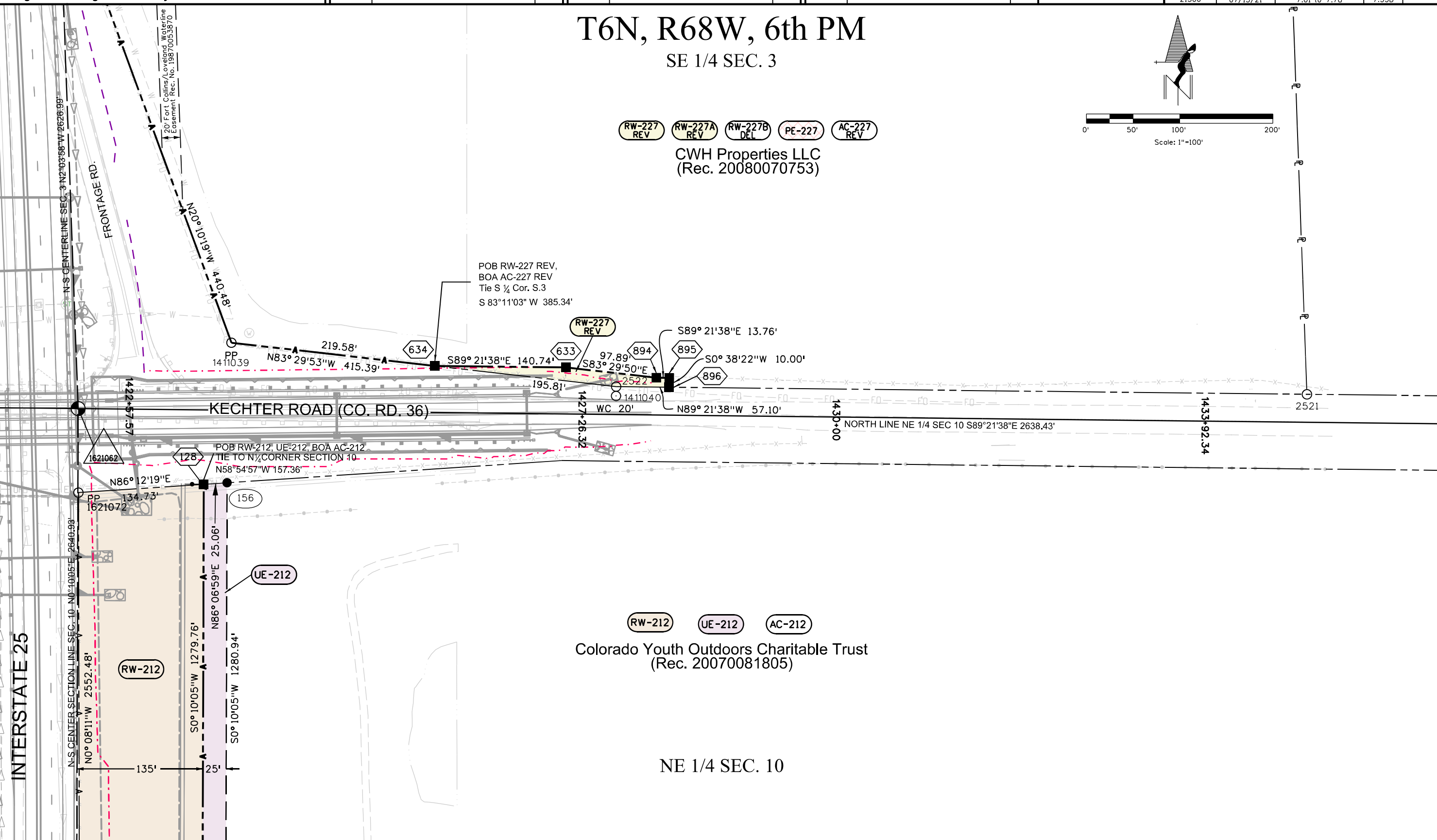
SE 1/4 SEC. 3

- RW-227  
REV
- RW-227A  
REV
- RW-227B  
DEL
- PE-227
- AC-227  
REV

CWH Properties LLC  
(Rec. 20080070753)



7/13/2021 M:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506 ROW\_Survey Drawings\Reference\_Files\21506ROW\_Plan755B.dgn



- RW-212
- UE-212
- AC-212

Colorado Youth Outdoors Charitable Trust  
(Rec. 20070081805)

NE 1/4 SEC. 10



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
06-14-21	DELETE UE-228 REV, ADDED RW-228B, UPDATE REFERENCES	AECOM
07-13-21	REVISED RW-227	AECOM

Sheet Revisions

Date	Description	Initials



7595 Technology Way, Ste 200  
Denver CO 80237  
303-694-2770

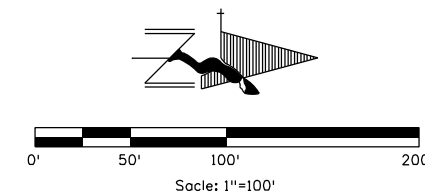
Right of Way Plans

Plan Sheet

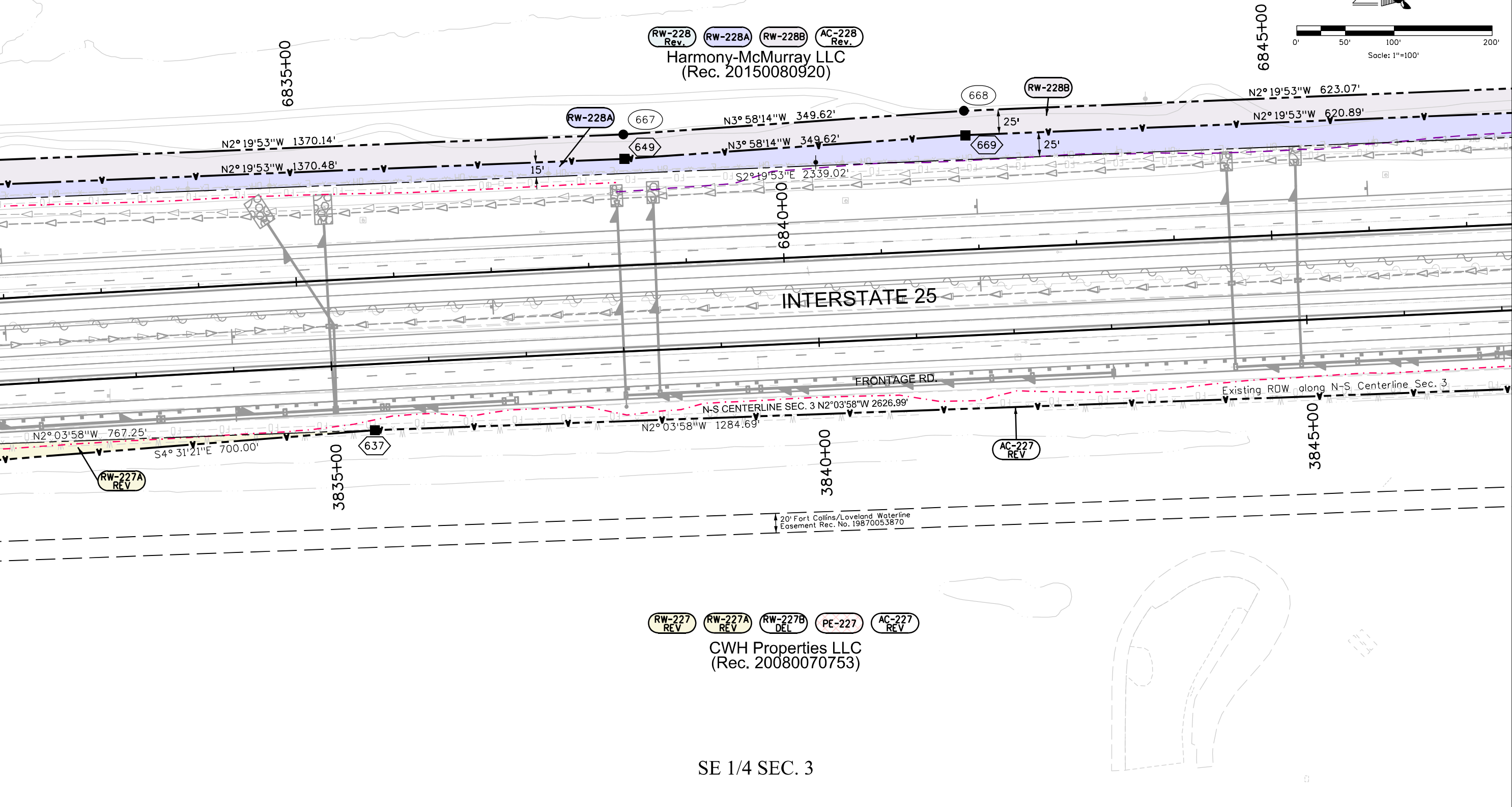
Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21506	07/13/21	7.01 to 7.78	7.56

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

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



7/13/2021 M:\DCS\Resources\TRN\Right-of-Way\Misc Projects\60279697 - I-25US 34 Reconstruction\21506\RDW\_Survey\Drawings\Reference\_Files\21506RDW\_Plan756.dgn



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

SE 1/4 SEC. 3



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

Region 4 Right-of-Way

PAH

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
01-24-19	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
06-14-21	DELETE UE-228 REV, UE-229, UE-230, UE-230A, ADDED RW-228B, RW-229A, RW-230A, RW-230B, UPDATED REFERENCES	AECOM
07-13-21	REVISED RW-227	AECOM

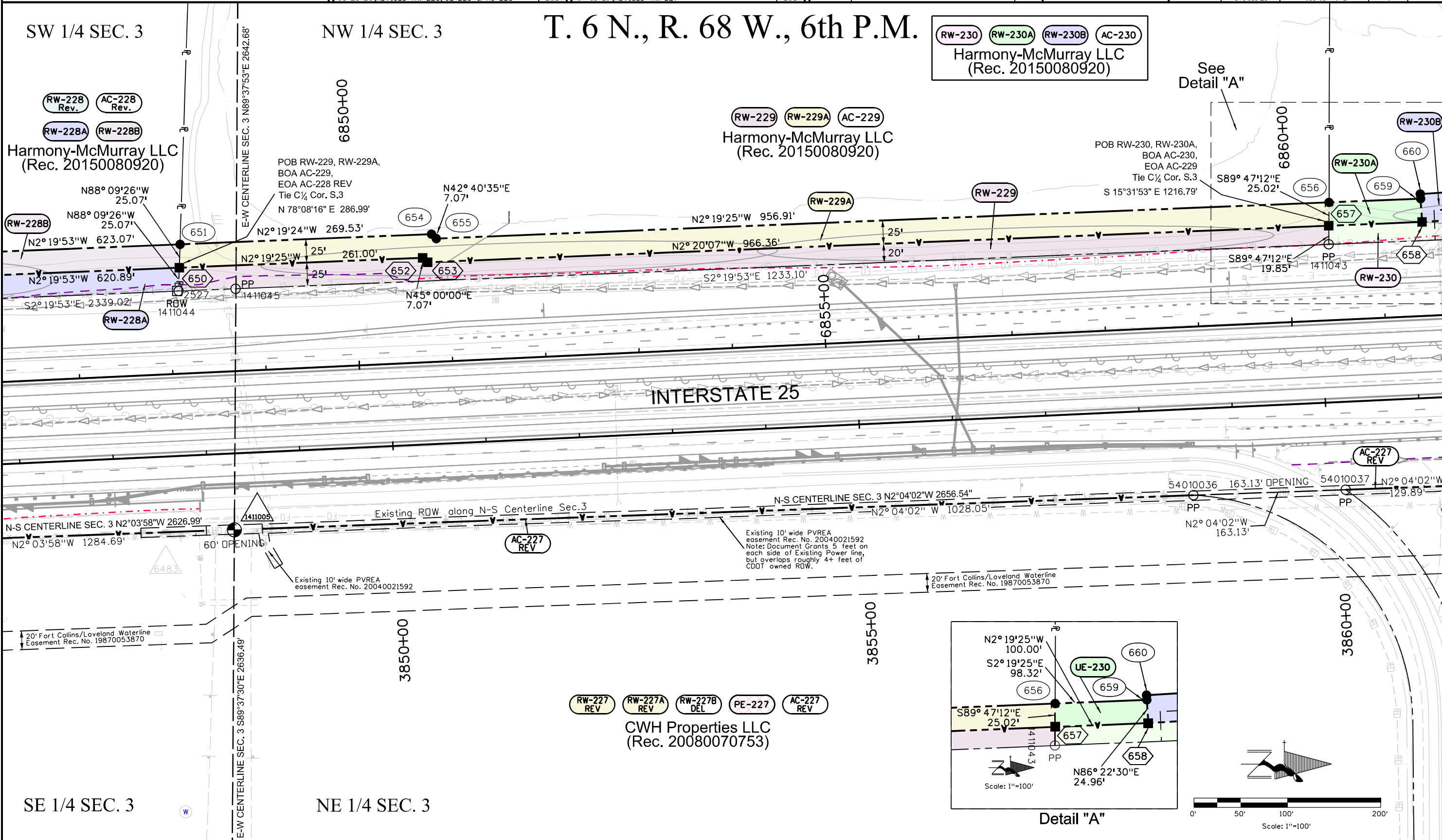
Sheet Revisions		
Date	Description	Initials



7595 Technology Way, Ste 200  
Denver CO 80237  
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	07/13/21	7.01 to 7.78	7.57

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



7/13/2021 M:\DCS\Resources\TRN\Right-of-Way\Misc Projects\I-25US 34 Reconstruction\21506\RDW\_Survey\Drawings\Reference\_Files\21506RDW\_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
01-19-21	DELETE UE-230, UE-230A, UE-231	AECOM
07-13-21	ADDED RW-230A, RW-230B, RW-231A, UPDATED REFERENCES	AECOM
07-13-21	REVISED RW-227	AECOM

Sheet Revisions		
Date	Description	Initials



7595 Technology Way, Ste 200  
Denver CO 80237  
303-694-2770

Project Number: IM 0253-255			
Project Location: I-25 North: SH402 to SH 14			
Project Code: 21506	Last Mod. Date: 07/13/21	Subset: 7.01 to 7.78	Sheet No.: 7.58

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

NW 1/4 SEC. 3

NE 1/4 SEC. 3

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

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

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

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

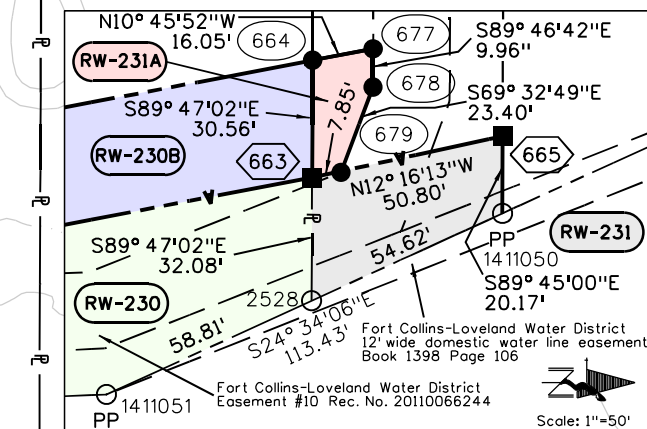
**RW-236 DEL AC-236 DEL**  
Timnath MOB LLC  
Lot 8 Block 1 Gateway  
Timnath South Subd.  
(Rec. 20140010830)

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

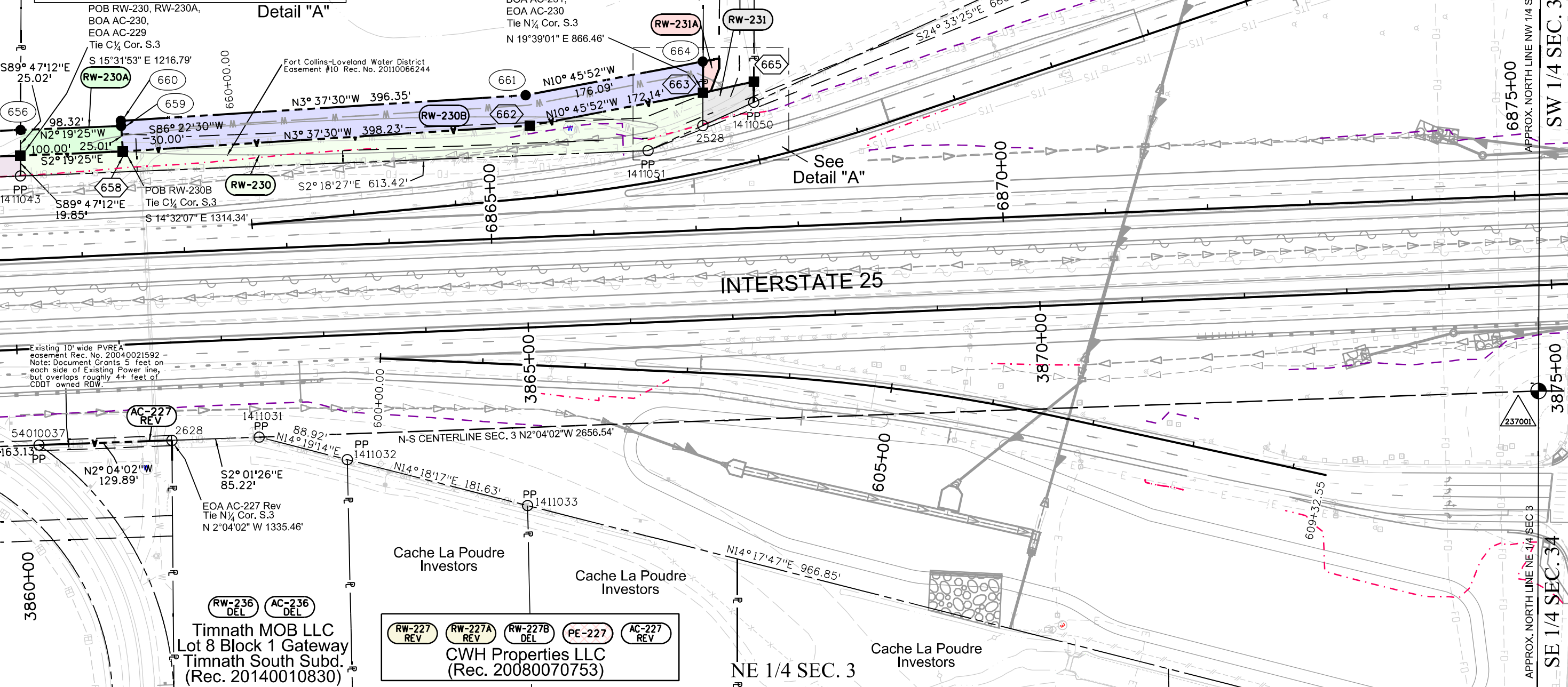
Cache La Poudre Investors

Cache La Poudre Investors

Cache La Poudre Investors



Detail "A"





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

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	
01/04/19	CHANGED HATCH COLOR RW-230	
01/04/19	ADDED DESIGN FILE	AECOM
01/25/19	ADDED UE-215, UE-215A, UE-231	AECOM

Sheet Revisions		
Date	Description	Initials
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
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
05/19/21	REVISED PE-215 REV, PE-215A	AECOM

Sheet Revisions		
Date	Description	Initials
06/14/21	DELETE UE-228 REV, UE-229, UE-230, UE-230A, UE-231 ADDED RW-228B, RW-229A, RW-230A, RW-230B, RW-231A, UPDATED REFERENCES	
07/13/21	REVISED RW-227	AECOM



7595 Technology Way, Ste 200  
Denver CO 80237  
303-694-2770

Project Number: IM 0253-255			
Project Location: I-25 North: SH 402 to SH 14			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
21506	07/13/21	8.01 to 8.15	8.11

T6N, R68W, 6th PM

NW 1/4 SEC. 10

SW 1/4 SEC. 3

NW 1/4 SEC. 3

NE 1/4 SEC. 10

SE 1/4 SEC. 3

NE 1/4 SEC. 3

INTERSTATE 25

PE-215 REV2  
UE-215A DEL  
RW-215 DEL  
RW-215A DEL  
TE-215 REV DEL  
PE-215A REV  
PE-215A REV  
PE-215A REV

Jensen Investments LLC  
(Rec. 20040057692)

RW-228 REV  
RW-228A  
RW-228B  
AC-228 REV  
Harmony-McMurray LLC  
(Rec. 20150080920)

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

PE-227  
RW-227A REV

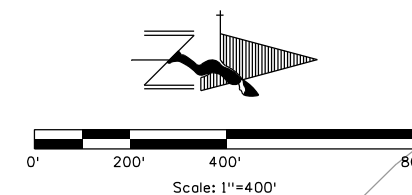
RW-227 REV  
RW-227A REV  
RW-227B DEL  
PE-227  
AC-227 REV  
CWH Properties LLC  
(Rec. 20080070753)

RW-212  
UE-212  
AC-212

Colorado Youth Outdoors Charitable Trust  
(Rec. 20070081805)

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

FLOOD PLAIN DATA FROM  
FEMA FIRM MAPS FOR  
LARIMER COUNTY  
08069C0983H - 5-2-2012  
08069C0984H - 5-2-2012  
08069C0982G - 6-2-2012  
08069C0994F - 12-19-2006  
08069C1003G - 5-2-2012  
08069C1011F - 12-19-2006  
08069C1013F - 12-19-2012



**EXHIBIT "A"**

**PROJECT NUMBER: IM 0253-255**  
**PERMANENT EASEMENT NUMBER: PE-215 Rev2**  
**PROJECT CODE: 21506**  
**DATE: May 19, 2021**  
**DESCRIPTION**

A Permanent Easement No. PE-215 Rev2 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 28,355 sq. ft. (0.651 acres), more or less, in the Northwest Quarter of Section 10, 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 at Rec. No. 20040057692 of the Larimer County Clerk and Recorder's Office, said permanent easement being more particularly described as follows:

Commencing at a point whence the Quarter Corner common to Sections 3 and 10, Township 6 North, Range 68 West, of the Sixth Principal Meridian (being a 2" brass cap "STAMPING ILLEGIBLE"), bears N. 85°12'18" E. a distance of 790.36 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 89°20'59" W., a distance of 482.29 feet;
2. Thence N. 0°39'01" E., a distance of 45.00 feet to the south right of way line of Ketchter Road (December 2020);
3. Thence S. 89°20'59" E., along said south right of way line, a distance of 346.17 feet;
4. Thence S. 83°08'05" E., continuing along said south right of way line of Ketchter Road / west right of way line of I-25 (December 2020), a distance of 534.40 feet;
5. Thence S. 18°26'05" E., along the west right of way line of I-25 (December 2020), a distance of 375.00 feet;
6. Thence N. 90°00'00" W., a distance of 10.54 feet;
7. Thence N. 18°26'05" W., a distance of 365.33 feet parallel to the west right of way line of I-25 (December 2020);
8. Thence N. 83°08'05" W., a distance of 387.88 feet parallel to the south right of way line of Ketchter Road / west right of way line of I-25 (December 2020);
9. Thence S. 6°51'55" W., a distance of 20.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 28,355 sq. ft. (0.651 acres), more or less.

The purpose of the above described permanent easement is for the construction, operation, and maintenance of highway slopes, drainage, retaining walls, and ground stabilization.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S. 0°10'05" W. (a distance of 2640.93'), from the Quarter Corner common to Sections 3 and 10 (being a 2" brass cap "STAMPING ILLEGIBLE"), and the Center Quarter Corner of Section 10 (being a 3.25" aluminum cap on No.6 rebar "SEAR BROWN T6N R68W C1/4 S10 LS14823 2001"), 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).

Prepared by:  
Stan Vermilyea P.L.S. 25381  
For and on the behalf of AECOM  
7595 Technology Way  
Denver, Colorado 80237



**EXHIBIT "A"**

**PROJECT NUMBER: IM 0253-255**  
**PERMANENT EASEMENT NUMBER: PE-215A Rev.**  
**PROJECT CODE: 21506**  
**DATE: May 19, 2021**  
**DESCRIPTION**

A Permanent Easement No. PE-215A Rev. of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 18,073 sq. ft. (0.415 acres), more or less, in the Northwest Quarter of Section 10, 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 at Rec. No. 20040057692 of the Larimer County Clerk and Recorder's Office, said permanent easement being more particularly described as follows:

Commencing at a point whence the Quarter Corner common to Sections 3 and 10, Township 6 North, Range 68 West, of the Sixth Principal Meridian (being a 2" brass cap "STAMPING ILLEGIBLE"), bears N. 85°12'18" E. a distance of 790.36 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 6°51'55" E., a distance of 20.00 feet;
2. Thence S. 83°08'05" E., parallel to the south right of way line of Ketchter Road / west right of way line of I-25 (December 2020), a distance of 387.88 feet;
3. Thence S. 18°26'05" E., parallel to the west right of way line of I-25 (December 2020), a distance of 365.33 feet;
4. Thence N. 34°16'17" W., a distance of 75.00 feet;
5. Thence on the arc of a curve to the left, a radius of 1,070.00 feet, a central angle of 8°26'43", a distance of 157.72 feet, (a chord bearing N. 19°34'22" W., a distance of 157.57 feet);
6. Thence on the arc of a curve to the left, a radius of 230.00 feet, a central angle of 59°20'21", a distance of 238.20 feet, (a chord bearing N. 53°27'54" W., a distance of 227.70 feet);
7. Thence N. 83°08'05" W., parallel to said south right of way line of Ketchter Road / west right of way line of I-25, a distance of 226.67 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described permanent easement contains 18,073 sq. ft. (0.415 acres), more or less.



The purpose of the above described permanent easement is for ingress and egress.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S. 0°10'05" W. (a distance of 2640.93'), from the Quarter Corner common to Sections 3 and 10 (being a 2" brass cap "STAMPING ILLEGIBLE"), and the Center Quarter Corner of Section 10 (being a 3.25" aluminum cap on No.6 rebar "SEAR BROWN T6N R68W C1/4 S10 LS14823 2001"), 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).

Prepared by:  
Stan Vermilyea P.L.S. 25381  
For and on the behalf of AECOM  
7595 Technology Way  
Denver, Colorado 80237



**EXHIBIT "A"**

**PROJECT NUMBER: IM 0253-255**

**PARCEL NUMBER: RW-227 Rev**

**PROJECT CODE: 21506**

**DATE: July 13, 2021**

**DESCRIPTION**

A tract or parcel of land No. RW-227 Rev of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 2,465 sq. ft. (0.057 acres), more or less, in the Southeast Quarter of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, also being a portion of that tract of land described in a deed recorded November 13, 2008 at Rec. No. 20080070753 of the Larimer County Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

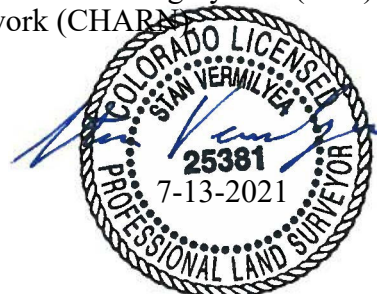
Commencing at a point on the east right of way line of I-25 (October 2018), whence the Quarter Corner common to Sections 3 and 10 (being a 2" brass cap "stamping illegible"), Township 6 North, Range 68 West, of the Sixth Principal Meridian bears S. 83°11'03" W. a distance of 385.34 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence S. 89°21'38" E., parallel with the south line of said Section 3, a distance of 140.74 feet;
2. Thence S. 83°29'50" E., a distance of 97.89 feet;
3. Thence S. 89°21'38" E., parallel with the south line of said Section 3, a distance of 13.76 feet;
4. Thence S. 0°38'22" W., a distance of 10.00 feet to a point on the north right of way line of Ketchter Road (October 2018);
5. Thence N. 89°21'38" W., along said north right of way line, a distance of 57.10 feet to a point on said east right of way line of I-25;
6. Thence N. 83°29'53" W., along said east right of way line, a distance of 195.81 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 2,465 sq. ft. (0.057 acres), more or less.

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of S. 89°21'38" E. (a distance of 2638.43 feet), from the Quarter corner common to Sections 3 and 10 (being a 2" brass cap "stamping illegible"), to the corner of Sections 2, 3 10, and 11 (being a 3.25" aluminum cap in monument box "KING SURVEYORS T6N R68W S3 S2 S10 S11 PARKS LS 38348 2017"), both 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 (CHARM).

Prepared by:  
Stan Vermilyea P.L.S. 25381  
For and on the behalf of AECOM  
7595 Technology Way  
Denver, Colorado 80237



**EXHIBIT "A"**

**PROJECT NUMBER: IM 0253-255**  
**PARCEL NUMBER: RW-227A Rev.**  
**PROJECT CODE: 21506**  
**DATE: January 19, 2021**  
**DESCRIPTION**

A tract or parcel of land No. RW-227A Rev. of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 13,904 sq. ft. (0.319 acres), more or less, in the East Half of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, also being a portion of that tract of land described in a deed recorded November 13, 2008 at Rec. No. 20080070753 of the Larimer County Clerk and Recorder's Office, said tract or parcel being more particularly described as follows:

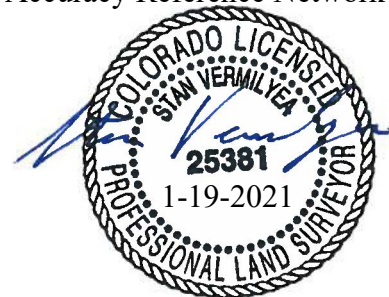
Commencing at the intersection of the east right of way line of I-25 (December 2020) and a point being 30 feet distant easterly and perpendicular to the north-south centerline of Section 3, T. 6 N., R. 68 W., of the 6<sup>th</sup> P.M., whence the Quarter Corner common to Sections 3 and 10, Township 6 North, Range 68 West, of the Sixth Principal Meridian (being a 2" brass cap "STAMPING ILLEGIBLE") bears S. 1°29'09" W. a distance of 484.22 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 20°10'19" W., along the east right of way line of I-25 (December 2020), a distance of 96.53 feet to the north-south centerline of Section 3, T. 6 N., R. 68 W., of the 6<sup>th</sup> P.M.;
2. Thence N. 2°03'58" W., along said north-south centerline of said Section 3, a distance of 767.25 feet;
3. Thence S. 4°31'21" E., a distance of 700.00 feet to a point being 30 feet distant easterly and perpendicular to the north-south centerline of said Section 3;
4. Thence S. 2°03'58" E., parallel to said north-south centerline of said Section 3, a distance of 159.65 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described parcel contains 13,904 sq. ft. (0.319 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 NO25384"), both of which are 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:  
Stan Vermilyea P.L.S. 25381  
For and on the behalf of AECOM  
7595 Technology Way  
Denver, Colorado 80237



**EXHIBIT "A"**

**PROJECT NUMBER: IM 0253-255**  
**PERMANENT EASEMENT NUMBER: PE-227**  
**PROJECT CODE: 21506**  
**DATE: January 19, 2021**  
**DESCRIPTION**

A Permanent Easement No. PE-227 of the Department of Transportation, State of Colorado Project No. IM 0253-255 containing 3,501 sq. ft. (0.080 acres), more or less, in the Southeast Quarter of Section 3, Township 6 North, Range 68 West, of the Sixth Principal Meridian, in Larimer County, Colorado, also being a portion of that tract of land described in a deed recorded November 13, 2008 at Rec. No. 20080070753 of the Larimer County Clerk and Recorder's Office, said Permanent Easement being more particularly described as follows:

Commencing at a point 30 feet distant easterly and perpendicular to the north-south centerline of Section 3, T. 6 N., R. 68 W., of the 6<sup>th</sup> P.M., whence the Quarter Corner common to Sections 3 and 10, Township 6 North, Range 68 West, of the Sixth Principal Meridian (being a 2" brass cap "STAMPING ILLEGIBLE") bears S. 1°03'26" W. a distance of 550.60 feet, said point also being the TRUE POINT OF BEGINNING;

1. Thence N. 2°03'58" W., parallel with the north-south centerline of Section 3, T. 6 N., R. 68 W., of the 6<sup>th</sup> P.M., a distance of 93.16 feet;
2. Thence N. 4°31'21" W., a distance of 6.85 feet;
3. Thence N. 87°56'02" E., a distance of 35.29 feet;
4. Thence S. 2°03'58" E., parallel with the north-south centerline of said Section 3, a distance of 100.00 feet;
5. Thence S. 87°56'02" W., a distance of 35.00 feet, more or less, to the TRUE POINT OF BEGINNING.

The above described Permanent Easement contains 3,501 sq. ft. (0.080 acres), more or less.

The purpose of the above described Permanent Easement is for the construction, operation and maintenance of drainage facilities.

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 NO25384"), both of which are 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:  
Stan Vermilyea P.L.S. 25381  
For and on the behalf of AECOM  
7595 Technology Way  
Denver, Colorado 80237



<b>Colorado Department of Transportation</b>  Condemnation Authorization Contact Summary	Project Code: 21506
	Parcel: PE-215 REV2, PE-215A REV
	Owner: Jensen Investments, 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
6/6/2019	First Contact w/Property Owner	NOI
7/9/2019	Discussion of CDOT Project	Appraisal Inspection
7/23/2021	CDOT Offer	\$284,000.00
7/23/2021	Owner Counter-Offer	\$1,800,000.00
N/A	CDOT Last Offer	N/A
8/6/2021	Last Contact w/Property Owner	TC Notice

Number of Property Owner Contacts Attempted:	62
--	----

Number of Successful Property Owner Contacts:	58
---	----

Matters Discussed During Property Owner Contacts (check all that apply)	
<input checked="" type="checkbox"/>	Access
<input checked="" type="checkbox"/>	Valuation
<input checked="" type="checkbox"/>	Owner Appraisal Reimbursement
<input checked="" type="checkbox"/>	Project Timeline
<input checked="" type="checkbox"/>	Design
<input checked="" type="checkbox"/>	CDOT Processes
<input checked="" type="checkbox"/>	Other Specify here: Floodplain, Permission to Enter, Irrigation, Utilities

<b>Colorado Department of Transportation</b>  Condemnation Authorization Contact Summary	Project Code: 21506
	Parcel: RW-227 REV, RW-227A REV, PE-227
	Owner: CWH 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
6/6/2019	First Contact w/Property Owner	Permission to Enter
7/10/2019	Discussion of CDOT Project	Appraisal Inspection
4/22/2021	CDOT Offer	\$98,700.00
N/A	Owner Counter-Offer	N/A
7/27/2021	CDOT Last Offer	\$240,225.00
8/6/2021	Last Contact w/Property Owner	TC Notice

Number of Property Owner Contacts Attempted:	42
--	----

Number of Successful Property Owner Contacts:	38
---	----

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

- Access
- Valuation
- Owner Appraisal Reimbursement
- Project Timeline
- Design
- CDOT Processes
- Other Specify here: Irrigation, Drainage, Redesign



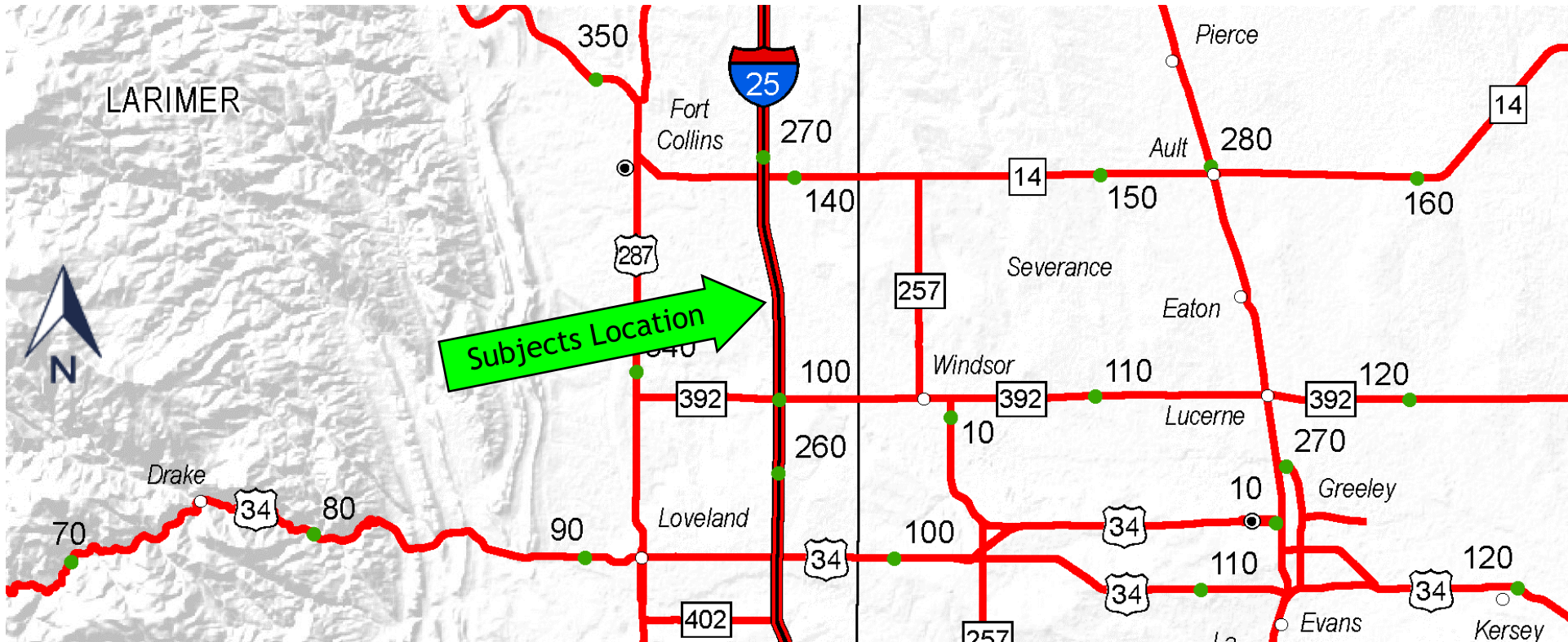
# Condemnation Authorization I-25 North SH 402 to SH 14

District: 5

Region: 4

Project: IM 0253-255

Project Code: 21506



Owners: Jensen Investments LLC & CWH Properties LLC

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





# Condemnation Authorization I-25 North SH 402 to SH 14



215 - Jensen Investments LLC

E Kechter Rd (Co Rd 36)

227 - CWH Properties LLC

Location of All Parcels



# Condemnation Authorization I-25 North SH 402 to SH 14



Location of Jensen Investments LLC Parcels



# Condemnation Authorization I-25 North SH 402 to SH 14

## Ownership 215 - Jensen Investments LLC

OFFERS	DATE	AMOUNT
CDOT Appraisal	July 12, 2021	\$284,000
CDOT Initial Offer	July 23, 2021	\$284,000
Owner Counter Offer	July 23, 2021	\$1,800,000

- Fee parcels revised to PEs to allow for re-grading and relocation of private utilities along N edge of property
- Landowner believes changes to the FEMA Floodplain model will impose a negative impact (\$1M flood insurance cost estimate included in counter)
- Parcels required for fall 2021 construction of Kechter Rd. Bridge



# Condemnation Authorization I-25 North SH 402 to SH 14



Location of CWH Properties LLC Parcels



# Condemnation Authorization I-25 North SH 402 to SH 14

## Ownership 227 - CWH Properties LLC

OFFERS	DATE	AMOUNT
CDOT Appraisal	April 7, 2021	\$98,700
CDOT Initial Offer	April 22, 2021	\$98,700
CDOT Last Written Offer	July 27, 2021	\$240,225

- Fee parcels revised to minimize impact on subject property
- Owner concerned with continued access and maintenance of the recharge ponds at the SW corner of the property, flood control issues
- CDOT's agrees with landowner's mitigation costs which are included in LWO, but settlement between the parties has not yet been reached
- Parcels required for fall 2021 construction of Kechter Rd. Bridge