



## STATE OF COLORADO

### WESTERN STATES

Land Services, Inc.

*Acquisition and Relocation Specialists*

505 N. Denver Avenue  
Loveland, Colorado 80537  
Phone (970) 667-7602  
Metro (303) 938-1414  
Fax (970) 667-6580

August 30, 2013



DEPARTMENT OF TRANSPORTATION

Region Four  
1420 2<sup>nd</sup> Street  
Greeley, Colorado 80631  
Phone (970) 350-2153  
Fax (970) 350-2178

### HAND DELIVERED

### NOTICE OF INTEREST TO ACQUIRE

County of Larimer, Colorado and City of Fort Collins, Colorado and  
City of Loveland, Colorado  
C/O Charlie Johnson, Senior Land Agent  
200 West Oak Street, Suite 3000  
Fort Collins, CO 80522-1190

Project Number: FSA 392A-016  
Location: U.S. 287 Resurface & SH 392 Intersection  
Project Code: 18800  
Parcels: RW-1, TE-1

Dear Charlie;

The Colorado Department of Transportation (CDOT) is in the process of planning and designing a project for the improvement of the existing intersection of US Highway 287 and State Highway 392 (Carpenter Road) in order to provide for a more efficient turning radius and access. Current design on this project includes the relocation of a bus stop, upgrading drainage facilities, pedestrian signalization improvements and ADA access improvements. Design has progressed to a point that CDOT has determined that it will need to acquire a property interest from you for this improvement project.

The identified parcels are:

- Right of Way Parcel 1 (RW-1) containing 3,098 square feet
- Temporary Easement Parcel 1 (TE-1) containing 1,328 square feet

The Project will receive financial assistance through federal funding and therefore the acquisition of interests in real estate must conform to the provisions of The Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 as Amended (Public Law 91-646) (Uniform Act). Enclosed are Right of Way Information and Relocation Booklets regarding the CDOT Acquisition and Relocation process.

Section 38-1-121 of the Colorado Revised Statutes requires that this Notice of Interest to Acquire be provided to the property owners. You are hereby notified. Enclosed with this letter please find a copy of the aforementioned Statute.

CDOT has retained our firm, Western States Land Services, Inc. of Loveland Colorado to assist in the acquisition and relocations necessary along portions of this Project.

It is CDOT's policy and obligation to pay the fair market value for the interests in your property that CDOT needs to acquire. At such time as CDOT's valuation has been completed and a Determination of Just Compensation Value Finding is approved, we will contact you and present CDOT's Offer. This Notice does not imply a value for the necessary property interests.

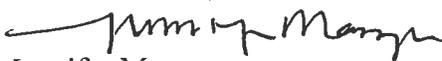
CDOT's survey crews will stake your property in the near future. These stakes will show the existing right of way, the proposed right of way and various easements required to build the Project. These points are approximate and tentative and we will schedule an appointment with you to review the right of way staking in the field and solicit further information from you regarding the proposed acquisition(s).

Enclosed you will find:

- Right of Way plans outlining colors showing parcel 1 (RW1, TE -1)
- Right of Way Information Booklet and Relocation Booklet
- Legal Descriptions for parcel 1 (RW-1 TE-1)
- CRS §38-1-121 (copy)

Please review the enclosed information and I look forward to further discussing with you CDOT's project. Thank you and please feel free to contact me at (970) 667-7602 should you have any questions.

Sincerely,  
WESTERN STATES LAND SERVICES, INC.



Jennifer Mazur

Consulting Right of Way Acquisition and Relocation Agent for the Colorado Department of Transportation, Region 4



Reviewed and approved by Phil B. Mazur, SR/WA  
Qualified Federal Aid Acquisition Agent

Enclosures: See above list

CC: C128-2 (File)  
N. Hahn  
M. Hansen

CC via e-mail: D. Michna

**COLORADO DEPARTMENT OF TRANSPORTATION  
REAL PROPERTY  
TO BE ACQUIRED  
FROM**

Parcel No. RW-1  
STA. 103+ to 104+ U.S. 287

County of Larimer, Colorado, as to an undivided one-half interest and City of Fort Collins, Colorado, as to an undivided one-third interest and City of Loveland, Colorado, as to an undivided one-sixth interest

**FOR**

Project No. FSA 392A-016  
Interchange of U.S. 287 and S.H. 392

US Highway 287 & State Highway 392  
Project Code: 18800

**EXHIBIT "A"**

**Project No. FSA 392A-016**  
**PARCEL NUMBER: RW-1**  
**Project Code: 18800**  
**Date: June 26, 2013**

A tract or parcel of land No. RW-1 of the Department of Transportation, State of Colorado, Project No. FSA 392A-016 containing **0.071 acres**, more or less, located in the Northeast Quarter of Section 23, Township 6 North, Range 69 West, of the 6th Principal Meridian, in the County of Larimer, State of Colorado, said tract or parcel being more particularly described as follows:

Commencing at a point, whence the Northeast Corner of said Section 23 (3" Brass CDOT Cap in a monument box), bears **N 89°07'00" E**, a distance of **50.01** feet, said point being on the North line of said Section 23, and on the existing westerly right-of-way line of U.S. Highway 287, also being the POINT OF BEGINNING;

1. Thence along said existing right-of-way line, **S 0°10'01" E** a distance of **112.25** feet;
2. Thence **S 89°49'59" W** a distance of **41.66** feet;
3. Thence **N 00°10'01" W** a distance of **37.58** feet;
4. Thence **N 46°31'40" E** a distance of **34.57** feet;
5. Thence **N 00°10'01" W** a distance of **51.27** feet, to a point on the North line of said Section 23;
6. Thence along said section line, **S 89°07'00" E** a distance of **16.50** feet, to the POINT OF BEGINNING.

The above described tract or parcel of land contains 3,098 square feet (0.071 acres), more or less.

Basis of Bearings: Bearings are based on the west line of the Northwest Quarter of Section 24, Township 6 South, Range 69 West, of the 6th Principal Meridian, between the West Quarter Corner of Section 24, a found 3" Brass CDOT Cap in a monument box, bearing **N 0°10'01" W**, to the Northwest Corner of Section 24, a 3" Brass CDOT Cap in a monument box.

Prepared for and on behalf of the  
Colorado Department of Transportation  
Terry R. Maw, PLS #31161  
Farnsworth Group, Inc.  
4655 Forge Road, Suite 150  
Colorado Springs, CO 80907

**COLORADO DEPARTMENT OF TRANSPORTATION  
TEMPORARY EASEMENT  
TO BE ACQUIRED  
FROM**

Temporary Easement No. TE-1  
STA. 103+ to 104+ U.S. 287

County of Larimer, Colorado, as to an  
undivided one-half interest and City  
of Fort Collins, Colorado, as to an  
undivided one-third interest and City  
of Loveland, Colorado, as to an  
undivided one-sixth interest

**FOR**

Project No. FSA 392A-016  
Interchange of U.S. 287 and S.H. 392

US Highway 287 & State Highway 392  
Project Code: 18800

**EXHIBIT "A"**

**PROJECT NUMBER: FSA 392A-016**  
**TEMPORARY EASEMENT NUMBER: TE-1**  
**Project Code: 18800**  
**Date: June 26, 2013**

A temporary easement No. TE-1 of the Department of Transportation, State of Colorado, Project No. FSA 392A-016 containing **0.031 acres**, more or less, located in the Northeast Quarter of Section 23, Township 6 North, Range 69 West, of the 6th Principal Meridian, in the County of Larimer, State of Colorado, said temporary easement being more particularly described as follows:

Commencing at a point, whence the Northeast Corner of said Section 23 (3" Brass CDOT Cap in a monument box), bears **N 24°01'02" E**, a distance of **122.05** feet to a point on the existing westerly right-of-way line of U.S. Highway 287, the POINT OF BEGINNING;

1. Thence along said existing right-of-way line, **S 00°10'01" E** a distance of **10.00** feet;
2. Thence **S 89°50'09" W** a distance of **51.66** feet;
3. Thence **N 00°10'01" W** a distance of **51.89** feet;
4. Thence **N 46°31'40" E** a distance of **48.31** feet;
5. Thence **S 00°10'01" E** a distance of **13.74** feet;
6. Thence **S 46°31'40" W** a distance of **34.57** feet;
7. Thence **S 00°10'01" E** a distance of **37.58** feet
8. Thence **N 89°49'59" E** a distance of **41.66** feet, to the POINT OF BEGINNING.

The above described temporary easement contains 1,328 square feet (0.031 acres), more or less.

The purpose of the above described temporary easement is for construction of highway and drainage improvements.

Basis of Bearings: Bearings are based on the west line of the Northwest Quarter of Section 24, Township 6 South, Range 69 West, of the 6th Principal Meridian, between the West Quarter Corner of Section 24, a found 3" Brass CDOT Cap in a monument box, bearing **N 0°10'01" W**, to the Northwest Corner of Section 24, a 3" Brass CDOT Cap in a monument box.

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