

WELD COUNTY RIGHT-OF-WAY RESEARCH GUIDE and TUTORIAL

UPDATED: JANUARY 2022

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THIS GUIDE IS ONLY ONE OF MANY TOOLS TO ASSIST YOU WITH ROAD RIGHT-OF-WAY RESEARCH. UNDERSTANDING LAND PATENTS, RAILROAD LAND ACTS AND THE 1889 SECTION LINE RIGHT-OF-WAY RESOLUTION ALONG WITH BASIC LAND RESEARCH EXPERIENCE IS IMPORTANT IN DETERMINING ROAD RIGHT-OF-WAY.

- * TYPICALLY, ROADS WERE PETITIONED FOR BY LANDOWNERS.
- * VIEWED BY ROAD VIEWERS.
- * DENIED OR GRANTED BY THE BOARD OF COUNTY COMMISSIONERS. A ROAD MAY HAVE BEEN GRANTED IN 1892 BUT VACATED IN 1972.

WHEN A ROAD WAS PETITIONED FOR AND GRANTED, THAT PARTICULAR SEGMENT OF ROAD WAS GIVEN A ROAD NUMBER. THEREFORE, A COUNTY ROAD, FOR EXAMPLE WCR 49, WILL HAVE MANY ROAD NUMBERS SINCE IT WAS PETITIONED FOR IN DIFFERENT SEGMENTS AT DIFFERENT TIMES. WE REFER TO THESE NUMBERS AS "Historic Road Numbers". SINCE THIS PARTICULAR ROAD COVERS OVER 50 MILES IT WILL BEHOOVE YOU TO GO DIRECTLY TO THAT SEGMENT OF ROAD RATHER THAN READING THROUGH EVERY ROAD FILE FOR WCR 49.

IN ORDER TO FIND THE HISTORIC ROAD NUMBER, PLEASE REFER TO THE 1889 AND OR 1937 ROAD BOOK MAP. TYPICALLY, WE USE THE 1937 BOOK.

LET'S RUN THROUGH AN "EASY" EXAMPLE, WCR 28 BETWEEN SECTIONS 26 & 35 OF T3N-R68W.

<u>FIRST</u>, FIND THE HISTORIC ROAD NUMBER FOR THAT SEGMENT OF WCR 28 IN THE ROAD BOOK MAP BOOK, WE WILL USE THE 1937 ROAD BOOK.

TO ACCESS, GO TO <u>www.weldgov.com</u>

*On the top Click on "GOVERNMENT" to the left find "Departments" and select "Geographical Information Systems".

*CLICK ON "PDF MAPS".

*Scroll down, CLICK ON "ROAD BOOK SCANS" - Historical 1889 & 1937 Road ROW Books.

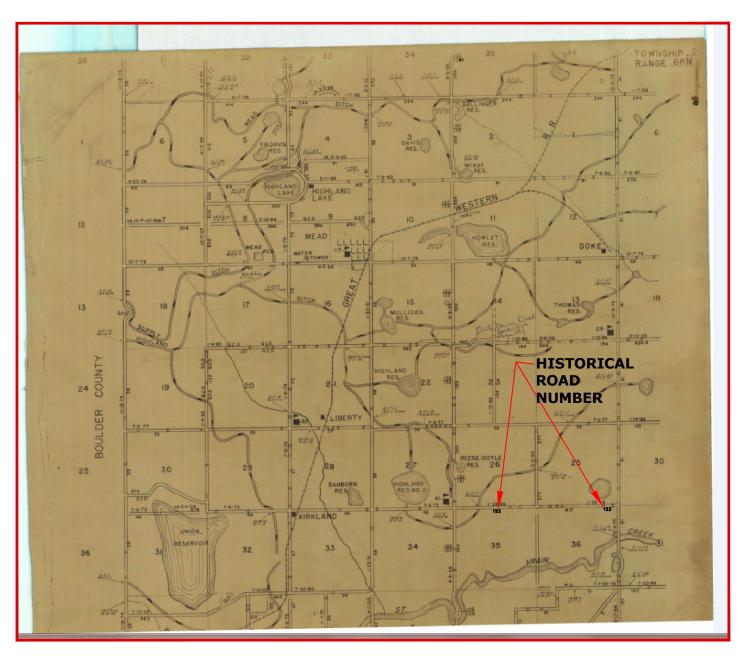
*CLICK "DOWNLOAD". OPEN FILE WHEN DONE.

*CLICK ON "Road_ROW_BOOK_1937.pdf"

WE	LD COUNTY ROAD SURV	/EY
Towns, Schools, Ce	INCLUDING	es,Lakes, Reservoirs, and
all natura) landmarks,with a	Il rood data, indexed.	
	BY	
	U.S.A.	
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	W.P358-2910-3700.	
	COMPLETED - MAY, 4TH, 1939	1

*SCROLL THROUGH TILL YOU FIND TOWNSHIP 3, RANGE 68 (pg.29)

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THE HISTORIC ROAD NUMBER IS #193. THIS IS THE NUMBER WE WILL USE TO ACCESS THIS ROAD FILE. AS YOU CAN SEE, #193 COVERS 2-MILES OF WCR 28.

GO BACK TO THE WELD COUNTY HOME PAGE <u>www.weldgov.com</u>

*On the top tab click "GOVERNMENT" to the right find "County Data" and then select "Commissioner Records"

*Click on "I ACKNOWLEDGE"

THIS SHOULD GET YOU TO THE DOCUMENT SEARCH DIALOG BOX BELOW.

Document Search		
Document Search Search Help About Weld C	bunty Logout publicweb	
Contact Information Address:	Document Search To search over specific document types, uncheck "Search All Types" and select the do	ument types from the list.
1150 O Street P.O. Box 758 Greeley, CO 80632	Search	
Phone: 970.400.4226	Enter your search criteria below. Basic Advanced	Search All Types
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Official: Esther Gesick - Clerk to the Board	Notes Doc Code Book Search String Search Type Doc Code Book Starts With ABDAN - Abatement of Dangerous Building ABST - Abstract AG - Agenda AG-AGRI - Agenda - Agricultural Committee Image: Committee - Committee	

UNDER "FILE LOCATION" TYPE IN <u>"rd100/193"</u>

CLICK THE "SEARCH" BUTTON.

Almost all road files will have this prefix of "rd100/", if your file is not found, try typing in "rdf100/" followed by the historic road file number. When these road files were scanned, a scanning-tech may have used "rdf" rather than "rd". The "rd" standing for "road" and "rdf" standing for "road file".

THE ROAD FILE LIST(s) SHOULD PULL UP, SOMETIMES THERE MAY BE MORE THAN ONE FILE.

Search Res	sults							
Document Search	Search Help	About	Weld Count	/ Logout	ublicweb			
Sort By Document Relevance Then Sort By Sort Order	ê V			New Seam	1-	Modify Search rd100/193		
Ascending •			1	Description		Summary		Add All to My Images
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Recent Searches Search 1: <u>*1 result</u>				One item found.1		Modify Search		
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sther Gesick - Clerk to the Boar	d. Weld County					Copyright © 2000. <u>Tyler Technologen, Inc.</u> Al Rights R	less rved	

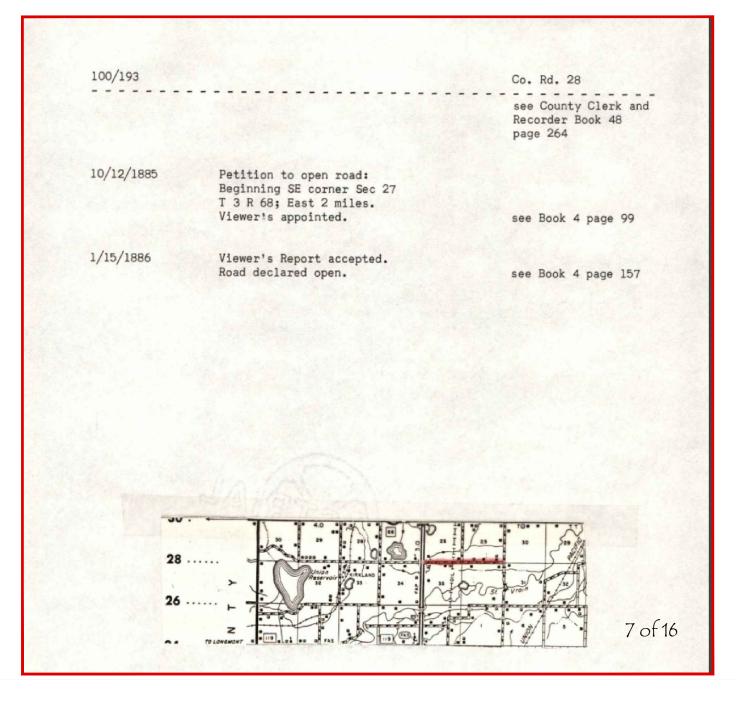
CLICK ON "Add to My Images" —

Search Results						
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Sort By Document Relevance Then Sort By Sort Order	You search I or: FileLocID = rd100/193 One item found.1					
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Recent Search 1: <u>"1 result</u> My Images [Clear] Road Flie Only [X] 18850015 Download My Images	One item found.1 NoTE: Image has been "Added" –					

- CLICK ON "Download My Images" TO VIEW ACTUAL FILE.

THIS IS THE FIRST PAGE OF THE ROAD FILE. THIS IS A CHRONOLOGICAL DIARY OF THE CONTENTS OF THE FILE WHICH WAS CREATED (I believe in the 80's) WHEN THE COUNTY CONVERTED TO A COMPUTERIZED SYSTEM. SOMETIMES THIS DIARY CONSIST OF MULTIPLE PAGES.

TYPICALLY THE INFORMATION ON THESE "COVER" PAGES ARE CORRECT, BUT WE'VE ALSO FOUND ERRORS. KEEP IN MIND THAT THIS DIARY PAGE IS SOMEONE'S INTERPRETATION OF THE CONTENTS OF THE ROAD FILE. IT'S IMPERATIVE THAT <u>YOU</u> READ THE ACTUAL CONTENTS OF THIS FILE.



100/193	— HISTORICAL ROAD NUMBER	Co. Rd. 28
	RECORDED AT CLERK & RECON OFFICE	Descender Desk
10/12/1885	Petition to open road: Beginning SE corner Sec 27 T 3 R 68; East 2 miles.	
	Viewer's appointed.	★ see Book 4 page 99
1/15/1886	Viewer's Report accepted. Road declared open.	* see Book 4 page 157
	*	THESE ARE " <u>ROAD</u> BOOKS & PAGES", <u>NOT</u> CLERK & RECORDER BOOKS/PAGES. Often these are need to be searched independently.

LAND OWNERS WOULD PETITION FOR A COUNTY ROAD.

THE PETITION WOULD BE PRESENTED TO THE BOARD OF COUNTY COMMISSIONERS. (BOCC)

AT THE BOCC MEETING, THE BOCC WILL ASSIGN (3) ROAD VIEWERS TO VIEW AND REPORT ON THE PROPOSED ROAD. THIS DIRECTION BY THE BOCC IS RECORDED IN THE BOCC MINUTES WHICH ARE FILED IN ROAD BOOKS.

AFTER THE ROAD VIEWERS VIEW THE PROPOSED ROAD, THEY PREPARE A ROAD VIEWERS REPORT WHICH THEY WILL PRESENT TO THE BOCC WITH RECOMMENDATIONS OF GRANTING OR DENYING THE ROAD. IF THE BOCC ACCEPTS THE ROAD, THEY WILL DECLARE IT A PUBLIC ROAD. THIS DECLARATION IS ALSO RECORDED IN THE BOCC MINUTES WHICH ARE FILED IN <u>ROAD</u> BOOKS. AT THIS TIME (SOMETIMES) A CLEANED UP VERSION OF THE ROAD VIEWERS REPORT IS RECORDED AT THE CLERK & RECORDERS OFFICE. IN SOME VERY OLD ROAD PETITIONS, ALL THAT IS FOUND IS THE ROAD VIEWERS REPORT, OR JUST THE BOCC <u>ROAD</u> BOOK MINUTES.

HOW TO VIEW ROAD BOOKS

Document Search					
Document Search Melp	About	Weld Coun	ty Logout publicweb		
Contact Information Address:			Document Search	To search over specific document types, uncheck "Search All Types" and	select the document types from the list.
1150 O Street P.O. Box 758 Greeley, CO 80632			Search Clear Enter your search criteria below	4	
Phone:			Basic Advanced		Search All Types
970.400.4226 Fax: 970.336.7233.X4021 Email: egesick@co.weld.co.us			Start	Heating Date File Location Start End File Location an Date Name End Search String Search Type S 3	
Official:			No	tes Doc Code Book	
Esther Gesick - Clerk to the Board			Search String Text Search	Search Type Doc Code Book Page Starts With • ABDAN - Abatement of Dangerous Building ABST - Abstract: AG - Agenda AG-AGRI - Agenda - Agricultural Committee • ENTER	ROAD BOOK # HERE
			Search Clear	SEARCH BUTTON	

GO BACK TO THE DOCUMENT SEARCH PAGE. ENTER ONLY THE ROAD BOOK # WHERE SHOWN ABOVE.

THE ROAD BOOKS WERE SCANNED IN INCREMENTS OF 90 PAGES MORE OR LESS. FOR EXAMPLE, IF THE ROAD BOOK CONTAINED 432 PAGES, THE BOOK WOULD BE BROKEN UP INTO 5 SEGMENTS. SEGMENT 1 WOULD CONTAIN PAGES 1–90, SEGMENT 2 WOULD CONTAIN PAGES 91–180, SEGMENT 3 WOULD CONTAIN PAGES 181–270 AND SO ON......

ENTER THE BOOK NUMBER AND HIT THE SEARCH BUTTON TO GET THE SEARCH RESULTS PAGE SHOWN BELOW.

Search Results				
Document Search Help About Weld Co	ounty Logout publicweb			
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•	You searched for: Book/Page is Book 4 7 items found, displaying all items 1			
Sort Order		- 919476		
Results Per Page	Description Commissioner Records Historical 18850027	Summary Hearing Date: 04/11/1885 File Location: Names: Notes: COMMISSIONER RECORDS HISTORICAL,	Legal: Legal Remarks:	Add All to My Im View Image Add to My Images
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IN THIS ROAD BOOK SEGMENT #'S BEGIN AT25 TO 31	Commissioner Records Historical 18850030	Hearing Date: 04/11/1885 File Location: Names: Notes: COMMISSIONER RECORDS HISTORICAL,	Legal: Legal Remarks:	View Image Add to My Images
(But not listed in order) * RD.BK4/PAGES 1-90	Commissioner Records Historical 18850025	Hearing Date: 04/11/1885 File Location: Names: Notes: COMMISSIONERS RECORDS HISTORICAL,	Legal: Legal Remarks:	View Image Add to My Images
SHOULD BE IN SEGMENT # 25	Commissioner Records Historical 18850026	Hearing Date: 04/11/1885 File Location: Names: Notes: COMMISSIONER RECORDS HISTORICAL,	Legal: Legal Remarks:	View Image Add to My Images
RD.BK4/PAGES 91-180 SHOULD BE IN SEGMENT	Commissioner Records Historical 188500 <mark>31</mark>	Hearing Date: 04/11/1885 File Location: Names: Notes: COMMISSIONER RECORDS HISTORICAL,	Legal: Legal Remarks:	View Image Add to My Image
# 26 AND SO ON	7 items found, displaying all items 1	CLICK ON "Add	to My Images"	9 of 16

THE SEARCH RESULTS PAGE SHOWS THAT BOOK-4 IS BROKEN INTO (7) SEGMENTS AND ARE ASSIGNED NUMBERS, THAT ARE NOT ALWAYS IN NUMERICAL ORDER. USE THE LAST TWO DIGITS, (underlined in red).

IF YOU GO BACK TO PAGE-8 OF THIS GUIDE, WE WILL BE LOOKING FOR THE DECLARATION BY THE BOCC GRANTING THIS ROAD PETITION, WHICH IS LOCATED IN <u>ROAD</u> BOOK-4/PAGE-157 ON JAN. 15, 1886. PAGE 157 SHOULD BE IN THE SECOND (numerical) SEGMENT WHICH WILL BE #18850026. CLICK ON THIS SEGMENT.

Document Search Search Help About	Weld County Logout publicweb			
Sort By Document Relevance Then Sort By	New Search Modify Search			
* Sort Order	You searched for: Book/Page is Book 4 7 items found, displaying all items.1			
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- CLICK ON "Download My Images".

AS YOU CAN SEE, SEGMENT #. 26 OF ROAD BOOK-4 BEGINS WITH PAGE-69 AND HAS ONLY 70 PAGES THAT WILL ONLY GET US TO PG-138. THEREFORE GO TO SEGMENT #.27

69 -JUST AN FYI: ROAD FILE rd100/116 of the county to grant said road, it was on motion ordered that the report be not accepted and the clerk is directed to pay into the beauty Treasury the sum of \$ 1500 which was deposited by the petitioners to defray the expense of viewing in case the road is not granted WRiport In the matter of Road Viewer's } Road Viewer's Report of A Schneider RefPatterson 2 A& Spoor appointed April 14 1885 to view line of road commencing at the centre of Sec 7-8-5 von section line between sections 7+8; thence south on section line until it enters teuth St in Packard's addition to the Tow SEGMENT #..... 27 BEGINS WITH PAGE 139, SCROLL DOWN TO "PDF" PAGE 19 TO GET TO ROAD BOOK-PAGE 157. 139 FYI: RD.BK.PAGE-139 IS "PDF" PAGE-1 of 70 OF SEGMENT#..... 27 Greeleybold Wednesday Dec 23 1883 He Goard met at the usual hour All members present. D. W. Teller appeared before the Poard in behalf of 101 the people of Mindsor Ind asked for assistance in and draining a road on the South line of Sections North #8, 6-67 so as to make it passable. After due consideration the Goard decided to appropriate the sum of \$7,500 for said work. The proposition of the Greeley Electric Light low by Mr Albert

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FYI: ROAD BOOK-4/PAGE 157 UNDER SEGMENT#......27=PDF PAGE 19 $\,157$

Gruly Colo. January 15th 1886. The Goard met at godrack Am pursuant to adjournment. Present Commissioners Attotakies Chairman. JH Scott My and mith. The minutes of January 1st wore read and (approved). In the matter of Read Vieword Report for Road in Ip 3. TR 67. W Road Viciours report of Janus Stanton, BW Hammit and as Report WW Knowllow you road in The 3 no 67, was received and examined and referred #192 back to James Stanton for correction, the awards for damages not bring made in accordaver with law. In matter of R. V report on 7 Road Viewers report of James & neurle , Elleringgs and poord in Sp 7 nR 67 W S. Janus motinuder appointed Outstor 9th 1585 to view a road communing at the northwest Corner of Section 33 267 WR 67 west, There running north on section line arrapent between sections 28+ 29 - 20+ 21 to the north west Corner of Section 21-7-67: Theree #19 west belionen sections 17 + 20 - 18 + 19 to the north west Corner of section 19 24 7 TR 67 west, was presented to the Board when the following reaction was taken and entered , of record to wit . It appearing to the Board that the report is correct and that the damages rawarded are according to law, except unpatiented Government Land which Sis lation in accordance with see. 2477, of Revised Statutes of the U.S. & the Brard br-Second that the public good requires said road, On motion it was ordered that the re port by accepted and the road described therein to and is hereby declared a public highway . The Clerk is directed to need the report, plat the road " notify the Boad Ormen of the proper destrict to open said road to travel after to days from date, and draw warrants in favor of the parties named themin for staninger allowed. 100 RV Report In matter of R.V. Report #193- m. Road in 2p 3 72 68 42.) Road Viewow Report of Dick Ransond, 10 & Churches and 100 R. F Coffin appointed Out ohr 12th 1815 to view wood communing at the Southerst Corner of dection 27 263 nR 68 West, and running thence east on Section Sines between sections 26+35-25+36, how miles to intersect County Road running ar an +1930 north and South, was, presented to the Brand and after due consideration the fol-

COMPLETE REPORT ON FOLLOWING PAGE 12 of 16

Road Viewow Report of Dick Rawood, 10 U Churches and R. I Coffin appointed October 12th 185 to orew road commencing at the Southeast corner of dection 27 4 3 NR 68 West, and running thence last on dection lines between sections 26 + 35 - 25 + 36, two miles to intersect County Road running north and South, was, presented to the Brand and after due consideration the Towing raction was taken and entered of record, to wit : At appearing to the Brand that the report is correct, that the damages awanted are according To law, except through unpatented Government land which is taken in accordance with sec. 2497 of Revised Statutes of the U.S., and the Brand believing that the public good require said road, On motion it was ordered that the report by accepted and the road therine described to and is hereby declared a public highway. The Clerk is directed To necord the report, plat the road rand notify the Road Corrector of the proper District to open said road to trank rafter les daigs , and draw warrands in favor of persons named thining for damagers' allowed .

BELOW IS PAGE 4 OF THE ROAD VIEWERS REPORT FOUND IN ROAD FILE (rd100//193)

Road Viewer's Report. Town JK Range 60 RECEPTION Filed in the office of the County NUMBER .Lle Clerk #19440 Presented to the Board of Com tany missioners 1886 when the following action was taken and entered of record, to STATE OF COLORADO, SS. It appearing to the Board to It is correct, that the da I hereby certify that this in are according to law, except, strument was filed for record. unpatented Do to land which is with see 2477 of Revised in my office, at 11 o'clock, the U.S. and the Brand believin Januan Road <u>@_____</u>М.,__ blie good requires baid road, On 1886, and is duly recorded cordered that the report b in book 48 page No. 264 noad therein described by from hereby effectared a public highway The client is directed to record the supert the good and notify the Road Orineer of Infer district to open said wood to trad APhillips cts By J.P.In hall FRES. S

THEREFORE, THAT PORTION OF WCR 28 BETWEEN SECTIONS 26 & 35 OF T3N-R68W WAS DECLARED A COUNTY ROAD ON:

JAN. 15, 1886 IN <u>ROAD</u> BOOK 4/PAGE 157 RECORDED AT THE CLERK & RECORDERS IN BK-48/PG-264 UNDER RECEPTION #19440

IF YOU BELIEVE THAT THE ROADWAY HAS BEEN IMPROVED OR CHANGED AND THERE'S NO FURTHER INFORMATION IN THE ROAD FILE, IT'S LIKELY THAT ANY IMPROVEMENTS/CHANGES OCCURRED AFTER OUR SYSTEM CHANGE IN THE 80'S. GO BACK TO THE "DOCUMENT SEARCH" (as shown on page 5 of this guide) AND UNDER "SEARCH STRING" TYPE IN *<u>WCR26</u> (no spaces). A LIST OF DOCUMENTS REGARDING WCR 26 FROM EAST SIDE OF THE COUNTY TO THE WEST SIDE SHOULD APPEAR. IF ADDITIONAL ROW WAS ACQUIRED, IT SHOULD BE CATEGORIZED AS **"PROPERTY". CLICK TO VIEW IMAGES.

Document Search		
Document Search Help About Weld C	ounty Logout publicweb	
Contact Information Address: 1150 O Street P.O. Box 758 Greeley, CO 80632	Document Search To search over specific document types, uncheck "Search All Types" and select the document Search Clear	types from the list.
Phone: 970.400.4226 Fax: 970.336.7233 X4021	Enter your search criteria below. Basic Advanced Doc # Hearing Date File Location Doc # Start End File Location	Search All Types
Email: egesick@co.weld.co.us	Scan Date Name Start End Search String Search Type Im Im Starts With V	
Official: Esther Gesick - Clerk to the Board	Notes Doc Code Book Search String Search Type Doc Code Book Page WCR26 Starts With ABDAN - Abatement of Dangerous Building ABST - Abstract AG - Agenda AG-AGRI - Agenda - Agricultural Committee AB AB	
CLICK ON SEARCH	Search Clear	

*Depending on who scanned & categorized documents, when you type in WCR26 (no spaces) all documents should appear. Don't hesitate to also type in WCR 26 (with a space), CR26 (no spaces) and CR 26 (with a space).

**Also, acquired ROW usually appears under the category of "Property", I have also found acquired ROW categorized as "Agreement" or even "Resolution".

THIS PARTICULAR SEGMENT OF WCR 28 WAS ANNEXED INTO MEAD AND/OR FIRESTONE, ANY IMPROVEMENTS/CHANGES DONE PRIOR TO ANNEXATION SHOULD BE FOUND UNDER THE "DOCUMENT SEARCH". ANY IMPROVEMENTS/CHANGES THAT MAY HAVE OCCURRED AFTER ANNEXATION FALLS UNDER THE JURISDICTION OF THAT MUNICIPALITY.

TODAY, DOCUMENTS ARE FILED WITH GREATER CONSISTENCY, THEREFORE NEWER RECORDED ITEMS SHOULD BE EASILY FOUND.

IN REGARDS TO COUNTY ROAD ROW WHERE THERE IS NO MAINTAINED OR PHYSICAL ROAD;

Check to see if the road was ever petitioned for, if so, check to see if it was vacated.

If it was not petitioned for a road, check to see if the 1889 section line resolution applies, if so, check to see if that "paper" right-of-way was vacated.

Verify if the land was taken out of the public domain either under the railroad or homestead acts prior to the 1889 section line resolution.

Verify patent dates under "Land Patents" in the BLM website.

FEEL FREE TO CONTACT THE ROW DIVISION OF THE PUBLIC WORKS DEPARTMENT IF YOU NEED ANY FURTHER ASSISTANCE AT (970)304-6497.

TIFFANE JOHNSON	daniel Holmes	JACQVELINE H-BARROW
Row Supv Rwa	PLS	lsi – RWA

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MISC. INFORMATION

NOT ALL ROADS ARE 60' IN WIDTH. SEE SPECIFICS IN ROAD-VIEWER REPORT

NOT ALL ROADS ARE CENTERED WITHIN THE ROW.

SECTION LINE & CENTERLINE OF ROAD ARE NOT ALWAYS THE SAME.

SOME ROADS FALL OUTSIDE OF THE ROW.

ROADWAY INFORMATION MAY CHANGE ONCE ANNEXED OUT FROM WELD COUNTY.

SOME ROW'S ARE NOT 30' EACH SIDE OF SECTION LINE. BECAUSE OF TOPOGRAPHY, IT MAY BE 40' ON ONE SIDE AND 20' ON THE OTHER, OR THE ENTIRE 60' MAY HAVE BEEN ACQUIRED ON ONE SIDE OF THE SECTION LINE. IN THIS CASE, THERE STILL MAY BE A 30' "PAPER" ROW ON THE OTHER SIDE OF THE SECTION LINE.

I HAVE FOUND A FEW ROW PETITIONS GOING THROUGH THE CENTER OF SECTION WHICH ARE ONLY 50' OR 40' IN WIDTH RATHER THAN 60'.

GIS IS A GREAT TOOL AND THE AVAILABILITY OF LINKING DOCUMENTS FOR YOU TO VIEW IS A PLUS, BUT ULTIMATELY, IT IS YOUR RESPONSIBILITY TO READ AND EXAMINE ALL THE DOCUMENTS SO THAT YOU CAN MAKE A SOUND PROFESSIONAL JUDGEMENT.

IF YOU FIND ANY ERRORS IN THIS GUIDE OR DISCOVER INFORMATION YOU WISH TO SHARE, PLEASE CONTACT US.