CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

DOT DEPARTMENT OF TRANSPORTATION

Region 2
Address: 905 Erie Avenue, P.O. Box 536
Pueblo, CO 81002
Phone: (719) 546-5745 FAX: (719) 546-5414

Right of Way Survey/Plans: Gary Bazanele, PLS

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

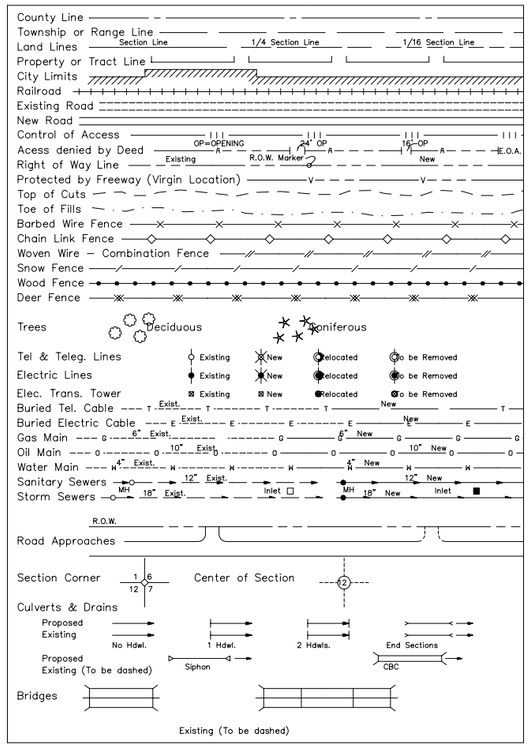
Excess Property Disposal

Title Sheet

Project Number: CR 04-0083-03 / S 0170 (3)
Project Location: S.H. 83 N.E. of AIR FORCE ACADEMY
Project Location: S.H. 83 from MP 19.205 to MP 20.231

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
XXXXX	06-13-03	1 of 1	1	11

CONVENTIONAL SIGNS



All Measurements Are In English Units
Unless Otherwise Noted

BASIS OF BEARINGS

The bearings referenced on this survey can be determined from a line from the NW corner of Section 21, T. 12 S., R. 66 W. of the Sixth Principal Meridian in El Paso County, Colorado, (a Bureau of Land Management 3" diameter bronze disk), to a Coloado Department of Highways right-of-way monument, (a 3" diameter brass disk stamped "STA 555+49.7=555+44.7") set in a concrete post on the north line of parcel 1rev., as recorded in Special Warranty Deed dated June 2nd, 1965 and recorded November 11th, 1965 in Book 2105, Page 820 (reception no. 448924) of the records in the office of the Clerk and Recorder of El Paso County, Colorado, having a bearing of S56°28'31"E and a distance of 2159.10 feet located in Section 21, T. 12 S., R. 66 W. of the 6th Principal Meridian in El Paso County, Colorado.

BLM 3" Dia. Brass Disk
NW Corner of Sec. 21

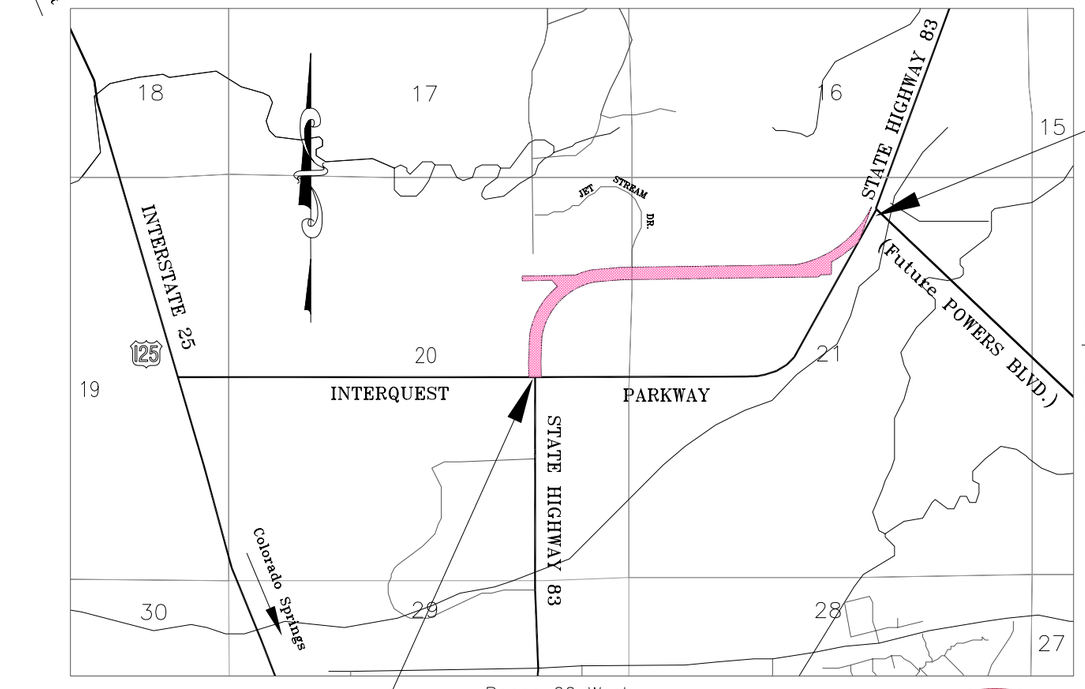
CDOH ROW Mon.
Stamped
"Sta. 555+49.7=555+44.7"

S. 56°28'31" E.
2159.10 feet

Date: April, 2003
Region 2

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO.
CR 04-0083-03 and S 0170(3)
STATE HIGHWAY NO. 83
EL PASO COUNTY
RIGHT OF WAY
EXCESS PROPERTY DISPOSAL



Location Map
0 500 1000 2000
1"=2000'

BEGIN R.O.W. DISPOSAL PROJECT,
(M.P. 19.205)
CR 04-0083-03,
S.H. 83 N.E. of AIR FORCE ACADEMY

END R.O.W. DISPOSAL PROJECT,
(M.P. 20.231),
S 0170(3),
N.E. AIR FORCE ACADEMY

INDEX OF SHEETS

1	Title Sheet
2 - 2A	Tabulation of Properties
3 - 3A	Project Survey Control
6 - 10	Plan Sheets
11	Ownership Map

SCALES OF ORIGINAL 11x17 DRAWINGS
PLAN SHEETS 1"=100'
OWNERSHIP MAP 1"=400'
R.O.W. LENGTH OF PROJECT = 1.026 Miles

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ *DATE*

DIVISION ADMINISTRATOR

FIELD/OFFICE SURVEYOR'S STATEMENT

ORIGINAL SURVEY, MARKER LOCATION, TOPO, R.O.W. PLANS AND LEGAL DESCRIPTIONS WERE PREPARED UNDER MY SUPERVISION AND CHECKING.

COLORADO REGISTERED GARY CHARLES BAZANELE 32426 PROFESSIONAL LAND SURVEYOR
Original Stamp

NAME Gary Bazanele P.L.S. NO. 32426

DATE _____

datestamp

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

Region 2
Address: 905 Erie Avenue, P.O. Box 536
Pueblo, CO 81002
Phone: (719) 546-5745 FAX: (719) 546-5414

Right of Way Plans Unit: 2153

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Excess Property Disposal
Tabulation Sheet

Project Number: CR 04-0083-03 / S 0170 (3)
Project Location: S.H. 83 N.E. of AIR FORCE ACADEMY
Project Location: S.H. 83 from MP 19.205 to MP 20.231

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
XXXXX	06-13-03	1 of 2	2	11

R.O.W. TABULATION OF PROPERTIES IN El PASO COUNTY *S.H. NO. 83*

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET					EXIST BOOK-PAGE	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT		
			T. 12 S., R. 66 W. of the 6th P.M.							
			El Paso County							
1X	The Department of Highways	4201 E. Arkansas Avenue	Part of the NE 1/4 of the NE 1/4	27,140 sq. ft.					Bk. 2000,	To Be Conveyed Subject to Transportation Commission Approval
	State of Colorado	Denver, CO 80222	of Section 20	(0.623 acres)					Pg. 442	
		(303) 757-9011								
1X-A	Same as above	Same as above	Part of the NE 1/4 of the NE 1/4	24,644 sq. ft.					Bk. 2000,	To Be Conveyed Subject to Transportation Commission Approval
			of Section 20	(0.566 acres)					Pg. 442	
2X	Same as above	Same as above	Part of the NE 1/4 of Section 20	140,909 sq. ft.					Bk. 1982,	To Be Conveyed Subject to Transportation Commission Approval
				(3.235 acres)					Pg. 416	
2X-A	Same as above	Same as above	Part of the NE 1/4 of Section 20	46,228 sq. ft.					Bk. 1982,	To Be Conveyed Subject to Transportation Commission Approval
				(1.061acres)					Pg. 416	
2X-B	Same as above	Same as above	Part of the NE 1/4 of Section 20	113,417 sq. ft.					Bk. 1982,	To Be Conveyed Subject to Transportation Commission Approval
				(2.604 acres)					Pg. 416	
2AX	Same as above	Same as above	Part of the NE 1/4 of Section 20	39769 sq. ft.					Bk. 1982,	To Be Conveyed Subject to Transportation Commission Approval
				(0.913 acres)					Pg. 416	
2AX-A	Same as above	Same as above	Part of the NE 1/4 of Section 20	5416 sq. ft.					Bk. 1982,	To Be Conveyed Subject to Transportation Commission Approval
				(0.124 acres)					Pg. 416	
1REVX	Same as above	Same as above	Part of the NW 1/4 of Section 21	149,610 sq. ft.					Bk. 2105,	To Be Conveyed Subject to Transportation Commission Approval
				(3.435 acres)					Pg. 820	
1REVX-A	Same as above	Same as above	Part of the NW 1/4 of Section 21	55,688 sq. ft.					Bk. 2105,	To Be Conveyed Subject to Transportation Commission Approval
				(1.278 acres)					Pg. 820	
1REVX-B	Same as above	Same as above	Part of the NW 1/4 of Section 21	9,386 sq. ft.					Bk. 2105,	To Be Conveyed Subject to Transportation Commission Approval
				(0.215 acres)					Pg. 820	

datestamp

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

DOT — DEPARTMENT OF TRANSPORTATION

Region 2
Address: 905 Erie Avenue, P.O. Box 536
Pueblo, CO 81002
Phone: (719) 546-5745 FAX: (719) 546-5414

Right of Way Plans Unit: 2153

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Excess Property Disposal

Tabulation Sheet

Project Number: CR 04-0083-03 / S 0170 (3)
Project Location: S.H. 83 N.E. of AIR FORCE ACADEMY
Project Location: S.H. 83 from MP 19.205 to MP 20.231

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
XXXXX	06-13-03	1 of 2	2	11

R.O.W. TABULATION OF PROPERTIES IN El PASO COUNTY — *S.H. NO. 83*

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQUARE FEET					EXIST BOOK-PAGE	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT		
			T. 12 S., R. 66 W. of the 6th P.M.							
			El Paso County							
1REVX-C	The Department of Highways	4201 E. Arkansas Avenue	Part of the NW 1/4 of Section 21	118,210 sq. ft					Bk. 2105,	To Be Conveyed Subject to Transportation Commission Approval
	State of Colorado	Denver, CO 80222		(2.714 acres)					Pg. 820	
		(303) 757-9011								
1REVX-D1	Same as above	Same as above	Part of the NW 1/4 of Section 21	51,911 sq. ft.					Bk. 2105,	To Be Conveyed Subject to Transportation Commission Approval
				(1.192 acres)					Pg. 820	
1REVX-D2	Same as above	Same as above	Part of the NW 1/4 of Section 21	39,332 sq. ft.					Bk. 2105,	To Be Conveyed Subject to Transportation Commission Approval
				(0.903 acres)					Pg. 820	
1REVX-E	Same as above	Same as above	Part of the NW 1/4 and the NE 1/4	53,645 sq. ft.					Bk. 2105,	To Be Conveyed Subject to Transportation Commission Approval
			of Section 21	(1.232 acres)					Pg. 820	
1REVX-EA	Same as above	Same as above	Part of the NW 1/4 of Sec 21	701 sq. ft.					Bk. 2105,	To Be Conveyed Subject to Transportation Commission Approval
				(0.016 acres)					Pg. 820	
SE 1REVX-E	Same as above	Same as above	Part of the NE 1/4 of Section 21	4,303 sq. ft.						Reserved out for the purpose of slope construction,
				(0.099 acres)						use & maintenance.
40X	Same as above	Same as above	Part of the NE 1/4 of Sec 21	36,740 sq. ft.					Bk. 2041,	To Be Conveyed Subject to Transportation Commission Approval
				(0.843 acres)					Pg. 255	
SE 40X	Same as above	Same as above	Part of the NE 1/4 of Section 21	8,383 sq. ft.						Reserved out for the purpose of slope construction,
				(0.192 acres)						use & maintenance.

datestamp

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

DOT DEPARTMENT OF TRANSPORTATION
Region 2
905 Erie Avenue, P.O. Box 536
Pueblo, CO 81002
Phone: (719) 546-5745 FAX: (719) 546-5414
Right-of-Way Plans/Survey Unit: Gary Bazanele, PLS

Sheet Revisions		
mm/yy	XXXXX	XXX

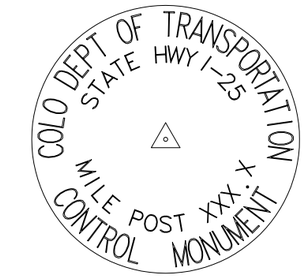
PROJECT CONTROL DIAGRAM
Excess Property Disposal

Right of Way Plans				
Project Control Diagram				
Project Number: CR 04-0083-03 and S 0170(3)				
Project Location: S.H. 83 N.E. of AIR FORCE ACADEMY				
Project Location: **S.H. 83 – MP 19.205 to MP 20.231**				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
XXXXX		1 of 2	3	11

State Highway 83 – MP 19.205 to MP 20.231
Section 20 and 21, Township 12 South, Range 66 West
of the 6th Principal Meridian in El Paso County, Colorado

PROJECT COORDINATE SUMMARY TABLE

POINT NAME	MODIFIED GRID COORDINATES NORTHING (ft)	EASTING (ft)	ELEV. (NAVD 88)ft	DESCRIPTION
Powers Blvd. CM-MP 3092	424348.74	206701.40	6835.39	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3093	424528.87	206585.79	6796.66	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3094	424777.80	206355.26	6789.63	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3095	425291.59	206083.58	6860.98	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3096	425811.65	205994.50	6863.79	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3097	426304.10	205852.03	6867.82	CDOT Type 2 Control Monument
1015	425377.31	205269.60	6847.83	CDOT ROW MON., STA 535+88 LT.
1147	425338.35	205372.48	6845.56	CDOT ROW MON., STA 535+88 RT.
1126	424273.91	204651.18	6821.00	#4 RFBAR
1078	424232.27	203828.64	6816.95	CDOT ROW MON., STA 555+49.7 RT.
1076	424393.92	203826.05	6814.25	CDOT ROW MON., STA 555+49.7 LT.
1187	424387.19	203390.33	6806.50	1 ½" DIA. ALUM. CAP R.G. ØBERING PLS #13226
1098	424207.75	202097.80	6783.91	1" DIA. WHITE PLASTIC CAP, <ILLEGIBLE>
1095	424204.57	201882.65	6781.24	CDOT ROW MON., STA 16+34.4 RT.
1094	424364.56	201880.19	6782.65	CDOT ROW MON., STA 16+34.4 RT.
1001	424335.90	201516.46	6772.88	#3 REBAR W/ BROKEN PLASTIC CAP
163	425586.39	202026.12		NW COR. SEC. 21, T12S, R66W, FND 3" BLM BRASS CAP



TYPICAL CDOT TYPE II CONTROL MONUMENT

CDOT Control Monument

Property Pin / ROW Monument

GEODETIC COORDINATE SUMMARY TABLE
(ADJUSTED FIELD DATA)

POINT NAME	GEODETIC COORDINATES NAD-83(92) (CHARN) LATITUDE(N)	LONGITUDE(W)	ELLIPSOID HEIGHT (NAVD 88)m	MAPPING ANGLE	SCALE FACTOR	NAD 83/92 ZONE 0502 NORTHING (ft)	EASTING (ft)	DESCRIPTION
Powers Blvd. CM-MP 3090	38 59 35.17978	104 46 30.66620	2068.98	0 27 25.679573	0.999937675	1423205.61	3206002.30	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3091	38 59 38.15095	104 46 34.21637	2067.49	0 27 23.440518	0.999937648	1423503.95	3205719.63	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3092	38 59 41.02206	104 46 37.62042	2066.47	0 27 21.293619	0.999937622	1423792.26	3205448.58	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3093	38 59 42.81098	104 46 39.06608	2054.67	0 27 20.381857	0.999937606	1423972.33	3205333.02	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3094	38 59 45.28864	104 46 41.95984	2052.52	0 27 18.556792	0.999937584	1424221.16	3205102.58	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3095	38 59 50.38642	104 46 45.34809	2074.27	0 27 16.419859	0.999937540	1424734.75	3204831.01	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3096	38 59 55.53181	104 46 46.42378	2075.14	0 27 15.741432	0.999937495	1425254.60	3204741.96	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3097	39 00 00.40866	104 46 48.17838	2076.36	0 27 14.634824	0.999937453	1425746.86	3204599.54	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3098	39 00 06.62476	104 46 52.61932	2080.11	0 27 11.833970	0.999937401	1426372.93	3204244.01	CDOT Type 2 Control Monument
Powers Blvd. CM-MP 3099	39 00 06.50254	104 46 58.63499	2079.05	0 27 08.039950	0.999937402	1426356.81	3203769.24	CDOT Type 2 Control Monument

NOTE: CDOT Control Monuments were set within the Powers Blvd. corridor by Mountain Surveying and Mapping, Inc., 8751 E. Hampden Ave., Suite B-1, Denver, CO 80231, (303) 306-6145. MSM provided CDOT with the above geodetic information derived from GPS observations performed under project STU M240-014, Powers Boulevard Extension.

Note: The Combined Factor was calculated by "PICS", during Phase I, (CDOT Project STU M240-014, Powers Boulevard Extention..
PICS average of points 3050-3060 was used to determine the following:
Mean Project Latitude: 38 56 58.0993
Mean Project Longitude: 104 43 17.6569
Mean Project Elevation: 2104.1027
Scale Factor: 0.999939394
Combined Factor: 0.9996093123
Modified coordinates are derived from the grid coordinates by the following: Grid values divided by Combined Factor = Project Coordinates.

GENERAL NOTES

According to Colorado law you must commence any legal action based upon any defect on 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 statement shown hereon.

This control survey is for the use of Colorado Department of Transportation personnel. The survey is not a complete Land or right-of-way Survey, nor is this Project Survey Control Sheet a Land or right-of-way Survey Plat.

The survey is not a complete boundary survey and does not subdivide land. Title policy, title commitment, and title research were not part of this control survey, therefore, easements, rights, and restrictions of record are not shown. The verification of the physical evidence with relation to easements, rights of way, property boundaries, and restrictions, as described in the instruments of record, was not included in this control survey.

No guarantee as to the accuracy of the information contained on the attached drawing is either stated or implied unless this copy bears an original signature of a professional land surveyor.

All coordinates are obtained from from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

Field survey control precision computed to meet or exceed Colorado Department of Transportation Survey Manual Minimum Horizontal Control Tolerance for a type "B" survey (+/- 0.25 ft. at 95% certainty).

BLM 3" Dia. Brass Disk
NW Corner of Sec. 21

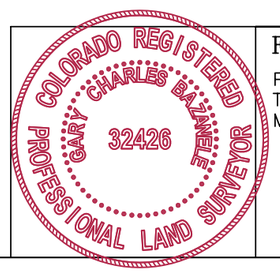
CDOH ROW Mon. Stamped
"Sta. 555+49.7=555+44.7"

S. 56°28'31" E.
2159.10 feet

BASIS OF BEARINGS: The bearings referenced on this survey can be determined from a line from the NW corner of Section 21, T. 12 S., R. 66 W. of the Sixth Principal Meridian in El Paso County, Colorado, (a Bureau of Land Management 3" diameter bronze disk), to a Colorado Department of Highways right-of-way monument, (a 3" diameter brass disk stamped "STA 555+49.7=555+44.7") set in a concrete post on the north line of parcel 1rev., as recorded in Special Warranty Deed dated June 2nd, 1965 and recorded November 11th, 1965 in Book 2105, Page 820 (reception no. 448924) of the records in the office of the Clerk and Recorder of El Paso County, Colorado, having a bearing of S56°28'31"E and a distance of 2159.10 feet located in Section 21, T. 12 S., R. 66 W. of the 6th Principal Meridian in El Paso County, Colorado.

CM-CDOT Control Monuments within the Powers Boulevard Corridor were set and surveyed on behalf of CDOT by Mountain Surveying and Mapping, 8751 E. Hampden Ave., Suite B-1, Denver, CO 80231, (303) 306-1858. These are CDOT type 2 monuments, a 3-¼" diameter aluminum control monument cap (as shown) on a 3' long by ¾" diameter aluminum rod.

Aliquot Monument Evidence ties were performed by Abel Engineering Professionals, Inc., 102 S. Onieda Street, Pueblo, CO, 81003, (719) 546-2235, for CDOT Project STU M240-014, Powers Boulevard Extension.



FIELD/OFFICE SURVEYOR'S STATEMENT

PROPERTY PIN LOCATION, ROW MARKER LOCATION, TOPOGRAPHIC SURVEY AND PLANS WERE PREPARED UNDER MY SUPERVISION AND CHECKING.

NAME Gary Bazanele P.L.S. NO. 32426

DATE _____

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

DOT DEPARTMENT OF TRANSPORTATION

Region 2
905 Erie Avenue, P.O. Box 536
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Phone: (719) 546-5745 FAX: (719) 546-5414

Right-of-Way Survey/Plans: Gary Bazanele, PLS

Sheet Revisions		
mm/yy	XXXXX	XXX

PROJECT CONTROL DIAGRAM

Excess Property Disposal

Right of Way Plans
Project Control Diagram

Project Number: CR 04-0083-03 and S 0170(3)
Project Location: S.H. 83 N.E. of AIR FORCE ACADEMY
Project Location: **S.H. 83 – MP 19.205 to MP 20.231**

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
XXXXX	02-26-03	2 of 2	3A	11

State Highway 83 – MP 19.205 to MP 20.231

Section 20 and 21, Township 12 South, Range 66 West
of the 6th Principal Meridian in El Paso County, Colorado

Sec 17

Sec 16

Sec 21

Sec 21

Section Line

Section Line

163
202026.12
425586.38
3" DIA. BLM BRASS CAP
(N.W. COR. SEC.21, T.12S., R.66W.)

3097
205852.03
426304.10
6867.82
CDOT CONTROL MONUMENT
(POWERS BLVD. MP 30.97)

3096
205994.50
425811.65
6863.79
CDOT CONTROL MONUMENT
(POWERS BLVD. MP 30.96)

1015
205269.60
425377.31
6847.83
CDOT ROW MON
STA. 535+88 LT.

1147
205372.48
425338.35
6845.56
CDOT ROW MON
STA. 535+88 RT.

3095
206083.58
425291.59
6860.98
CDOT CONTROL MONUMENT
(POWERS BLVD. MP 30.95)

1094
201880.19
424364.56
6782.65
CDOT ROW MON
STA. 16+34.4 LT.

1187
203390.33
424387.19
6806.50
1½" DIA. ALUMINUM CAP,
R.G. OBERING, PLS #13226

1076
203826.05
424393.92
6814.25
CDOT ROW MON
STA. 555+49.7 LT.

3094
206355.26
424777.80
6789.63
CDOT CONTROL MONUMENT
(POWERS BLVD. MP 30.94)

1001
201516.46
424335.90
6772.88
#3 REBAR
(BROKEN PLASTIC CAP)

3093
206585.79
424528.87
6796.66
CDOT CONTROL MONUMENT
(POWERS BLVD. MP 30.93)

1095
201882.65
424204.57
6781.24
CDOT ROW MON
STA. 16+34.4 RT.

1098
202097.80
424207.75
6783.91
1" DIA. WHITE PLASTIC CAP,
(ILLEGIBLE)

1078
203828.64
424232.27
6816.95
CDOT ROW MON
STA. 555+49.7 RT.

1126
204651.18
424273.91
6821.00
#4 REBAR

3092
206701.40
424348.74
6835.39
CDOT CONTROL MONUMENT
(POWERS BLVD. MP 30.92)

GRAPHIC SCALE
(IN FEET)
50 100 200 300
1"=400'

All Measurements Are In English Units
Unless Otherwise Noted

VOYAGER PARKWAY

STATE HIGHWAY 83

STATE HIGHWAY 83

JET STREAM DRIVE

PARKWAY

INTERQUEST

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

DOT DEPARTMENT OF TRANSPORTATION

Region 2
Address: 905 Erie Avenue, P.O. Box 536
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Phone: (719) 546-5745 FAX: (719) 546-5414

Right of Way Survey\Plans: Gary Bazanele, PLS

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Excess Property Disposal

Plan Sheet

Project Number: CR 04-0083-03 and S 0170(3)

Project Location: S.H. 83 N.E. of AIR FORCE ACADEMY

Project Location: S.H. 83 from MP 19.205 to MP 20.231

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
XXXXX	06-13-03	1 of 5	6	11

GRAPHIC SCALE
(IN FEET)
0 50 100 150
1"=100'

BEGIN R.O.W. DISPOSAL PROJECT,
(M.P. 19.205)
CR 04-0083-03, S.H. 83 N.E. of AIR FORCE ACADEMY

S.0°50'E., 189.3' (Bk 1982 Pg 416)
S.1°15'55"E., 189.31'

S.2°44'W., 364.1' (Bk 1982 Pg 416)
S.2°18'04"W., 364.10'

Arc=383.42'
Radius=1035.02'
Chord=S.19°51'02"W.,
381.23'

S.0°34'E., 60.0'
(Bk 1982 Pg 416)
S.0°59'55"E.
60.00'

NORTH LINE OF THE S½ OF THE N½ OF SECTION 20, (Bk 1982 Pg 416)

N.89°32'04"E., 160.0'
N.89°58'E., 160.0'
(Bk 1982 Pg 416)

2X-B

VOYAGER PARKWAY

Arc=1019.6'
Radius=1035.0'
Ch=S.37°53'30"W.,
978.9'
(Bk 1982 Pg 416)

N.89°26'E., 389.3' (Bk 1982 Pg 416)
N.89°00'05"E., 389.30'

P.O.B. PAR 2X-B

Arc=358.85'
Radius=1035.04'
Ch=S.40°23'54"W.,
357.05'

N.1°15'44"W. 191.50'
N.0°50'W., 191.5' (Bk 1982 Pg 416)

N.2°09'30"E., (334.80')
N.2°35'30"E., 334.8' (Bk 1982 Pg 416)

N.1°15'55"W., 719.07'

2AX

S.89°26'W., 692.1' (Bk 1982 Pg 416)
S.88°59'54"W., 692.10'

Picolan Inc.
Schedule No. 6220100004

New Life Church
Schedule No. 6220100002

Parcel 2 and 2a Bk. 1982 Pg. 416
(reception no. 313962)

S.39°29'56"E
13.00'

S.39°39'54"E. 105.4'
(Bk 1982 Pg 416)

S.39°11'4"E 92.45'

2X

2AX-A

N.89°56'09"E., 156.01'

P.O.B. PAR 2AX-A

Arc=120.47'
Radius=1035.04'
Ch=N.53°39'54"E.,
120.41'

N.88°48'41"W.
99.55'

Arc=277.2'
Radius=1035.0'
Ch=N.58°26'E.,
276.4'
(Bk 1982 Pg 416)

Arc=156.0'
Radius=1035.0'
Ch=N.45°48'E.,
155.9'
(Bk. 2000 Pg. 442)

Arc=156.76'
Radius=1035.07'
Ch=N.61°19'43"E.,
156.61'

P.O.B. PAR 2AX

New Life Church
Schedule No. 6220101004

Arc=1054.22'
Radius=875.00'
Ch=N.43°45'06"E.,
991.60'

Arc=1054.3'
Radius=875.0'
Ch=N.44°11'E.,
991.6'
(Bk 1982 Pg 416)

NE 1/4 SECTION 20
T. 12 S., R. 66 W., 6TH P.M.

SOUTH LINE OF THE N½ OF SECTION 20, (BK 1982, PG 416)

New Life Church
Schedule No. 6220101004

BASIS OF BEARINGS

The bearings referenced on this survey can be determined from a line from the NW corner of Section 21, T. 12 S., R. 66 W. of the Sixth Principal Meridian in El Paso County, Colorado, (a Bureau of Land Management 3" diameter bronze disk), to a Coloado Department of Highways right-of-way monument, (a 3" diameter brass disk stamped "STA 555+49.7=555+44.7") set in a concrete post on the north line of parcel 1rev., as recorded in Special Warranty Deed dated June 2nd, 1965 and recorded November 11th, 1965 in Book 2105, Page 820 (reception no. 448924) of the records in the office of the Clerk and Recorder of El Paso County, Colorado, having a bearing of S56°28'31"E and a distance of 2159.10 feet located in Section 21, T. 12 S., R. 66 W. of the 6th Principal Meridian in El Paso County, Colorado.

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DEPARTMENT OF HIGHWAYS STATE OF COLORADO

Parcel Number 1, Special Warranty Deed Recorded February 27th, 1964 in Book 2000, Page 442, (reception no. 334222), in the El Paso County Clerk and Recorders Office. Parcels Numbers 2 and 2A, Quit Claim Deed Dated October 7th, 1963 & Recorded October 24th, 1963 in Book 1982, Page 416, (reception no. 313962), in the El Paso County Clerk and Recorders Office. Parcels Number 1, 2 and 2A were purchased under ROW Project CR 04-0083-03.

datestamp

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

DOT DEPARTMENT OF TRANSPORTATION

Region 2
Address: 905 Erie Avenue, P.O. Box 536
Pueblo, CO 81002
Phone: (719) 546-5745 FAX: (719) 546-5414

Right of Way Survey/Plans: Gary Bazanele, PLS

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Excess Property Disposal

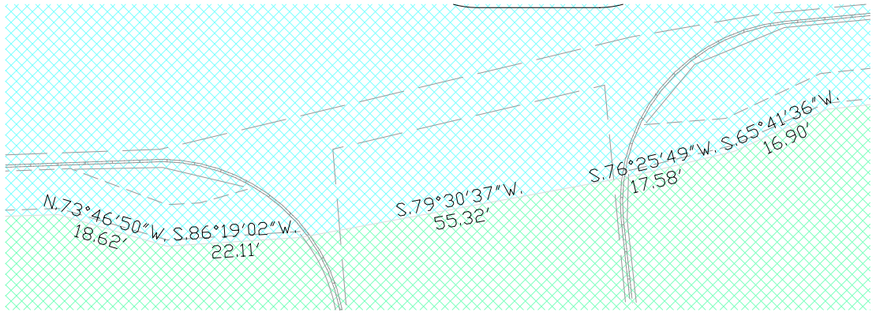
Plan Sheet

Project Number: CR 04-0083-03 and S 0170(3)

Project Location: S.H. 83 N.E. of AIR FORCE ACADEMY

Project Location: S.H. 83 from MP 19.205 to MP 20.231

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
XXXXX	06-13-03	2 of 5	7	11



Detail "A"
Scale 1"=20'

BASIS OF BEARINGS

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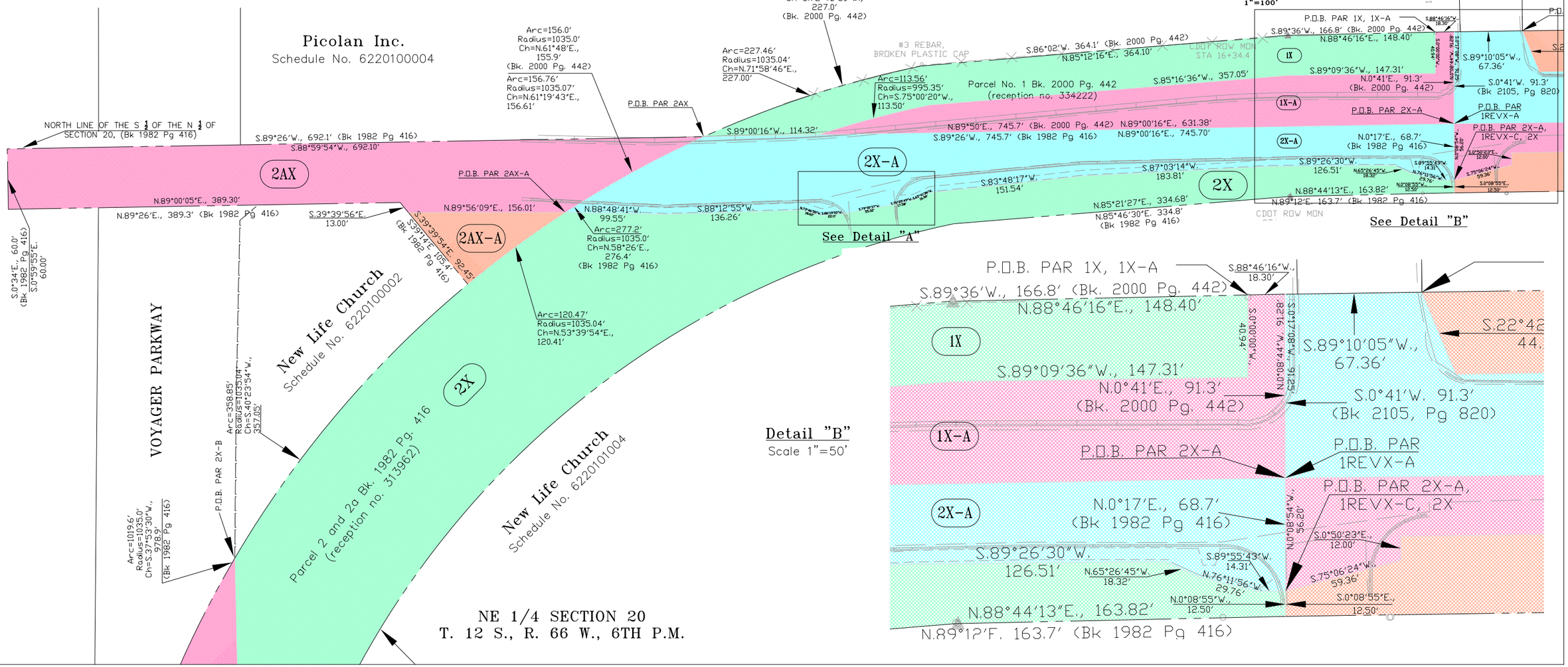
GRAPHIC SCALE (IN FEET)
0 50 100 150
1"=100'



Detail "B"
Scale 1"=50'

datestamp

CDOT Form #126Ra 7/00

COLORADO DEPARTMENT OF TRANSPORTATION

DOT DEPARTMENT OF TRANSPORTATION
Region 2
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Pueblo, CO 81002
Phone: (719) 546-5745 FAX: (719) 546-5414
Right of Way Survey\Plans: Gary Bazanele, PLS

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

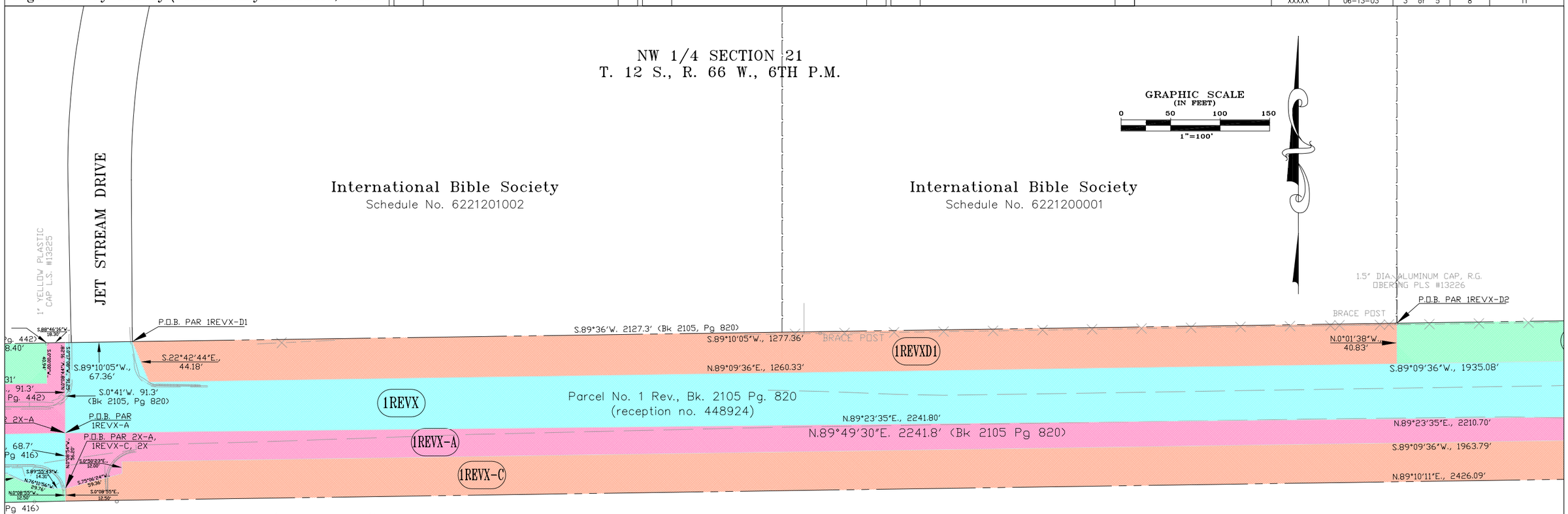
Excess Property Disposal
Plan Sheet

Project Number: CR 04-0083-03 and S 0170(3)
Project Location: S.H. 83 N.E. of AIR FORCE ACADEMY
Project Location: S.H. 83 from MP 19.205 to MP 20.231

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
XXXXX	06-13-03	3 of 5	8	11

NW 1/4 SECTION 21
T. 12 S., R. 66 W., 6TH P.M.

GRAPHIC SCALE (IN FEET)
0 50 100 150
1"=100'



P.O.B. 1REVX (also the east 1/16th corner of the N 1/4 of Section 20, as per Project CR 04-0083-03, also the SW corner of the NW 1/4 of the NW 1/4 of Section 21, as per Project S 0170(3)).

State Board forCommunity Colleges and Occupational Education
Pikes Peak Community College
Rampart Range Campus
1195 Highway 83
Schedule No. 6221200002

DEPARTMENT OF HIGHWAYS STATE OF COLORADO

Parcel Number 1 Rev., Special Warranty Deed Recorded November 29th, 1965 in Book 2105, Page 820, (reception no. 448924), in the El Paso County Clerk and Recorders Office. Parcel Number 40, Special Warranty Deed recorded October 26th, 1964 in Book 2041, Page 255, (reception no. 375256), in the El Paso County Clerk and Recorders Office. Parcels Number 1 Rev. and 40 were purchased under ROW Project S 0170(3), NE-Air Force Academy.

BASIS OF BEARINGS

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datestamp

CDOT Form #126Ra 7/00

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Pueblo, CO 81002
Phone: (719) 546-5745 FAX: (719) 546-5414
Right of Way Survey\Plans: Gary Bazanele, PLS

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Excess Property Disposal
Plan Sheet

Project Number: CR 04-0083-03 and S 0170(3)
Project Location: S.H. 83 N.E. of AIR FORCE ACADEMY
Project Location: S.H. 83 from MP 19.205 to MP 20.231

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
XXXXX	06-13-03	4 of 5	9	11

NW 1/4 SECTION 21
T. 12 S., R. 66 W., 6TH P.M.

Pulpit Rock Investments, L.L.C.
Schedule No. 6200000399

1.5" DIA. ALUMINUM CAP, R.G. OBERING PLS #13226

P.O.B. PAR 1REVX-D2

BRACE POST

N.0°01'38"W., 40.83'

S.89°09'36"W., 1935.08'

N.89°23'35"E., 2210.70'

S.89°09'36"W., 1963.79'

N.89°10'11"E., 2426.09'

POST

CDOT ROW MONUMENT, A 3" DIAMETER BRASS DISK STAMPED "STA 555+49.7=555+44.7"

CDOT ROW MON
STA 555+49.7=555+44.7

BRACE POST

S.89°10'05"W., 782.58'

N.89°09'36"E., 674.76'

1REVXD2

1REVX

1REVX-A

1REVX-C

Parcel No. 1 Rev., Bk. 2105 Pg. 820
(reception no. 448924)

Arc=232.80'
Radius=1372.48'
Ch=S.74°58'21"W.,
232.52'

Arc=44.57'
Radius=441.27'
Ch=N.76°34'50"E.,
44.55'

S.10°31'34"E., 36.48'

Arc=186.81'
Radius=441.27'
Ch=S.88°23'54"E.,
185.42'

S.0°41'W., 12.9'
(Bk 2041 Pg 255)
N.0°15'05"E., 12.90'

Arc=48.55'
Radius=1492.50'
Ch=N.62°26'10"E.,
48.55'

1REVX-E

N.43°00'E., 786.7'
(Bk 2105, Pg 820)
S.43°00'W., 786.7'
(Bk 2041 Pg 255)

S.42°34'05"W., 654.66'

40X

Arc=456.36'
Radius=1492.50'
Ch=N.52°44'41"E.,
454.58'

N.0°41'E., 12.9'
(Bk 2105, Pg 820)
S.0°15'05"W., 12.90'

P.O.B. PAR 1REVX-E,
1REVX-EA & 40X

1REVXEA

N.0°15'05"E., 32.95'

1REVX-B

S.0°15'05"W., 82.27'

P.O.B. PAR 1REVX-B

S.73°41'14"W., 86.54'

Arc=333.79'
Radius=1492.50'
Ch=N.69°46'30"E.,
333.10'

Arc=231.38'
Radius=441.27'
Ch=S.88°42'31"W.,
228.74'

N.76°16'12"W., 10.42'

S.76°16'13"E., 44.16'

Arc=169.46'
Radius=1492.50'
Ch=N.66°37'15"E.,
169.37'

N.76°16'13"W., 73.75'

N.0°15'05"E., 49.13'

N.89°02'42"E. 135.67'

Arc=215.70'
Radius=798.73'
Ch=S.81°25'25"W.,
215.04'

S.89°23'35"W., 31.10'

Arc=164.33'
Radius=1492.50'
Ch=S.73°01'40"W.,
164.25'

Arc=191.50'
Radius=878.73'
Ch=S.82°55'01"W.
191.12'

N.50°56'45"E. 44.93'

Arc=127.27'
Radius=361.27'
Ch=N.86°21'44"W.,
126.61'

Arc=382.4'
Radius=1492.5'
Ch=N.69°16'30"E.
381.3'
(Bk 2105 Pg 820)

NE 1/4 SECTION 21
T. 12 S., R. 66 W., 6TH P.M.

East line of the NW 1/4 of Section 21, (Bk 2105, Pg 820, Reception No. 448924)

West line of the NE 1/4 of Section 21, (Bk 2041, Pg 255, Reception No. 375256)

Permanent Right-of-Way granted to the City of Colorado Springs, (reception no. 099150170)

GRAPHIC SCALE
(IN FEET)
0 50 100 150
1"=100'

State Board for Community Colleges and Occupational Education
Pikes Peak Community College
Rampart Range Campus
1195 Highway 83
Schedule No. 6221200002

DEPARTMENT OF HIGHWAYS STATE OF COLORADO

Parcel Number 1 Rev., Special Warranty Deed Recorded November 29th, 1965 in Book 2105, Page 820, (reception no. 448924), in the El Paso County Clerk and Recorders Office. Parcel Number 40, Special Warranty Deed recorded October 26th, 1964 in Book 2041, Page 255, (reception no. 375256), in the El Paso County Clerk and Recorders Office. Parcels Number 1 Rev. and 40 were purchased under ROW Project S 0170(3), NE-Air Force Academy.

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datestamp

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Right of Way Survey\Plans: Gary Bazanele, PLS

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

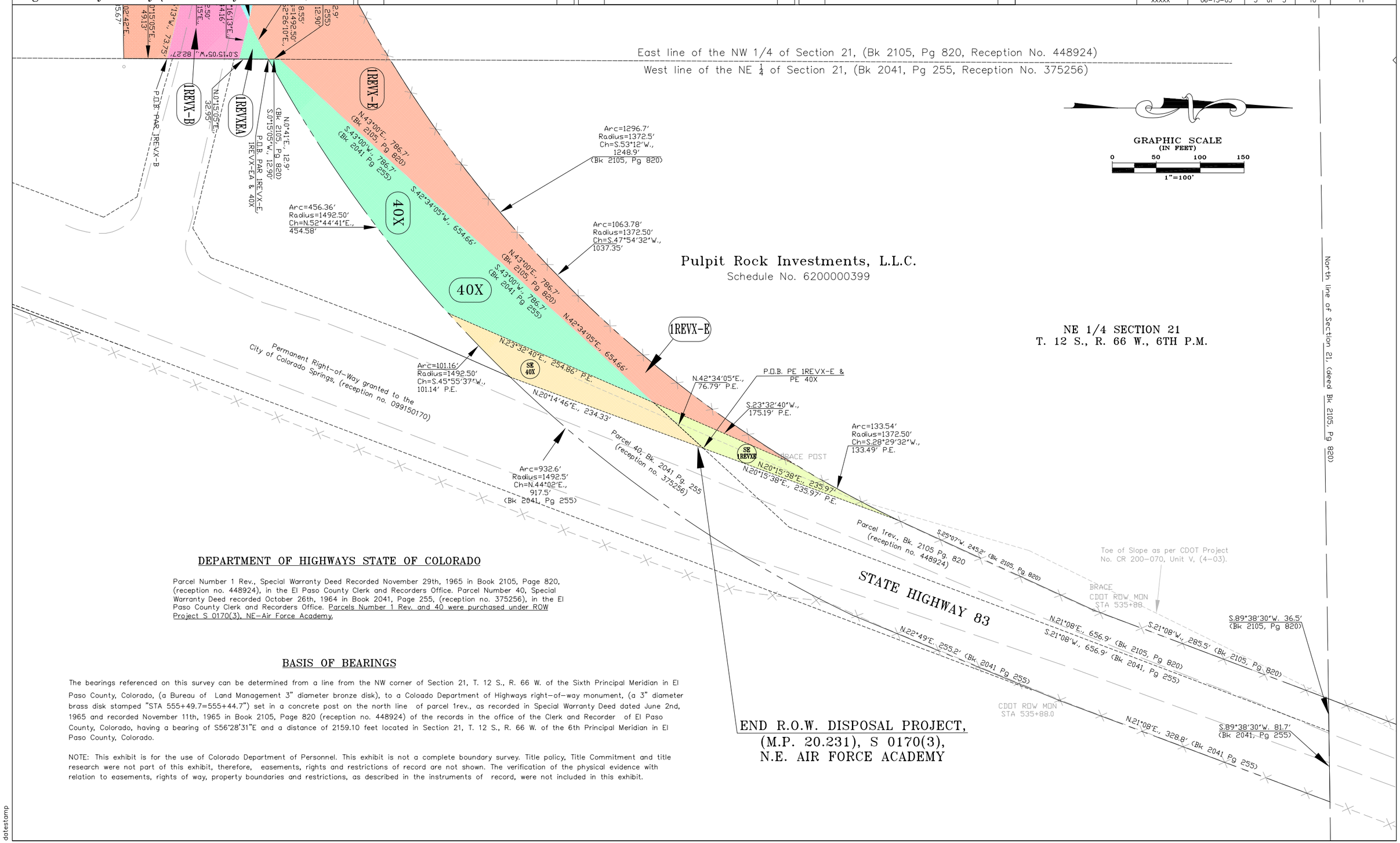
Sheet Revisions		
mm/yy	XXXXX	XXX

Excess Property Disposal

Plan Sheet

Project Number: CR 04-0083-03 and S 0170(3)
Project Location: S.H. 83 N.E. of AIR FORCE ACADEMY
Project Location: S.H. 83 from MP 19.205 to MP 20.231

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
XXXXX	06-13-03	5 of 5	10	11



DEPARTMENT OF HIGHWAYS STATE OF COLORADO

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Sheet Revisions		
mm/yy	XXXXX	XXX
08/03	Change ownership of Picolan to New Life Church, Par 1-X	GCB

Sheet Revisions		
mm/yy	XXXXX	XXX

Sheet Revisions		
mm/yy	XXXXX	XXX

Excess Property Disposal
Ownership Map

Project Number: CR 04-0083-03 / S 0170 (3)
Project Location: S.H. 83 N.E. of AIR FORCE ACADEMY
Project Location: S.H. 83 from MP 19.205 to MP 20.231

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
XXXXX	08-25-03	1 of 1	11	11

SE 1/4 SECTION 17
T. 12 S., R. 66 W., 6TH P.M.

SW 1/4 SECTION 16
T. 12 S., R. 66 W., 6TH P.M.

JET STREAM DRIVE

VOYAGER PARKWAY

New Life Church
Schedule No. 6220100008

International Bible Society
Schedule No. 6221201002
INTERNATIONAL BIBLE SOCIETY
Filing No. 1

International Bible Society
Schedule No. 6221200001

Pulpit Rock Investments, L.L.C.
Schedule No. 6200000399

STATE HIGHWAY 83

GRAPHIC SCALE
(IN FEET)
0 50 100 200 300 400
1"=400'

All Measurements Are In English Units
Unless Otherwise Noted

SE 1REVXB
SE 40X
40X
1REVXD1
1REVXD2
1REVX-B
1REVXBA
1REVX
1REVX-B
1X
2AX
2X-A
1X-A
1REVX-A
1REVX-C
2AX-A
2X
New Life Church
Schedule No. 6220100002

New Life Church
Schedule No. 6220101004
NEW LIFE CHURCH
Filing No. 2

State Board for Community Colleges and Occupational Education
Pikes Peak Community College
Rampart Range Campus
1195 Highway 83
Schedule No. 6221200002

2X-B

NE 1/4 SECTION 20
T. 12 S., R. 66 W., 6TH P.M.

NW 1/4 SECTION 21
T. 12 S., R. 66 W., 6TH P.M.

PARKWAY

NE 1/4 SECTION 21
T. 12 S., R. 66 W., 6TH P.M.

END R.O.W. DISPOSAL PROJECT,
(M.P. 20.231), S 0170(3),
N.E. AIR FORCE ACADEMY

To be conveyed to the City of Colorado Springs upon Commission Approval
Parcels 2X-B, 2X-A, 2AX, 1X-A, 1REVX, 1REVX-A, 1REVX-B

Excess Property
Parcels 1X, 2X, 2AX-A, 1REVX-C, 1REVX-D1, 1REVX-D2, 1REVX-E, 1REVX-EA, and 40X

INTERQUEST PARKWAY

STATE HIGHWAY 83

INTERQUEST

BEGIN R.O.W. DISPOSAL PROJECT,
(M.P. 19.205)
CR 04-0083-03, S.H. 83 N.E. of AIR FORCE ACADEMY

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