



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

RIGHT OF WAY/SURVEY PLANS UNIT: 2153

Sheet Revisions		Sheet Revisions		Sheet Revisions	
11/03	REVISED SHEETS 6 & 7	LDJ			
11/03	REVISED SHEETS 2B, 2C, 5-7, 11	CST			
02/04	REVISED SHEETS 2A, 2C, 5A, 6, 7, 10, 11	CST			
01/09	REVISED SHEETS 5, 6, 7, 9	PHK			
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	GGG			
01/11	ADDED SHEETS 12-14	GGG			

Prepared By:
URS
URS Corporation
8161 East Tufts Avenue
Denver, CO 80237
(303) 740-2770

RIGHT OF WAY	
TITLE SHEET	
PROJ. NO. CR 200-070 UNIT V	
POWERS/SR 83	
PROJECT CODE: 12275	SHEET NUMBER: 1

CONVENTIONAL SIGNS

- COUNTY LINE
- TOWNSHIP OR RANGE LINE
- LAND LINES SECTION LINE 1/4 SECTION LINE 1/8 SECTION LINE
- PROPERTY OR TRACT LINE
- CITY LIMITS
- RAILROAD
- EXISTING ROAD
- NEW ROAD
- CONTROL OF ACCESS
- ACCESS DENIED BY DEED
- RIGHT OF WAY LINE
- PROTECTED BY FREEWAY LAW (VIRGIN LOCATION)
- TOP OF CUTS
- TOE OF FILLS
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- BARRIER FENCE
- WOVEN WIRE-COMBINATION FENCE
- SNOW FENCE
- WOOD FENCE
- DEER FENCE
- GUARDRAIL (DOUBLE)
- GUARDRAIL (METAL TYPES)
- CONCRETE BARRIER
- DELINEATORS
- SIDEWALK
- CURB OR CURB AND GUTTER
- GUTTER
- UNDERGROUND TV CABLE
- DEADMAN OR ANCHOR ON POLE
- BURIED TEL. CABLE
- BURIED ELECTRIC CABLE
- FIBER OPTICS CABLE
- BRIDGE LUMINAIRE
- MAIL BOX
- SIGNS
- BENCH MARK
- TRIANGULATION POINT
- SILT FENCE
- EROSION BALES
- EDGE OF WETLANDS
- GAS MAIN
- OIL MAIN
- WATER MAIN
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- WATER METER
- SANITARY SEWERS
- STORM DRAIN
- TEL & CABLE TV POLES
- ELECTRIC LINES
- LIGHT STANDARD
- HIGH MAST LIGHT STANDARD
- ELEC. TRANS. TOWER

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

Right of Way Plans

For

COLORADO PROJECT NO. CR 200-070 UNIT V

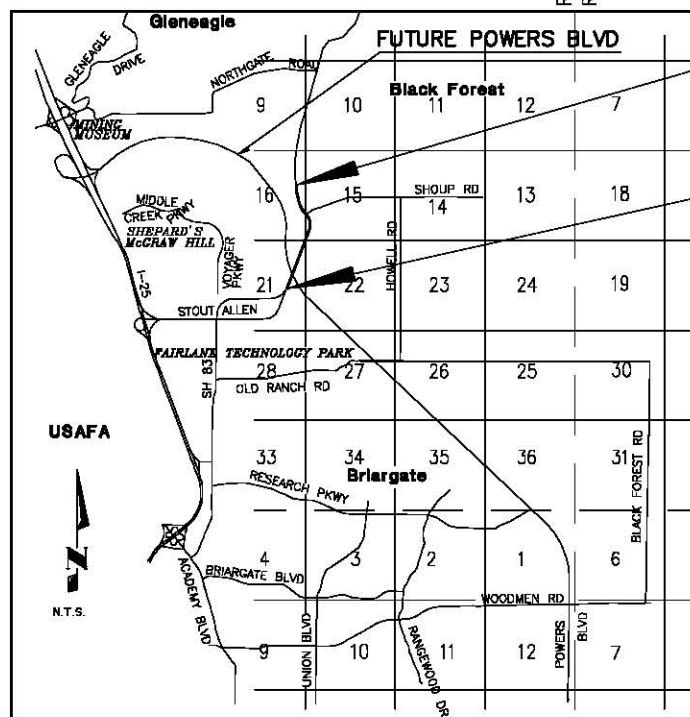
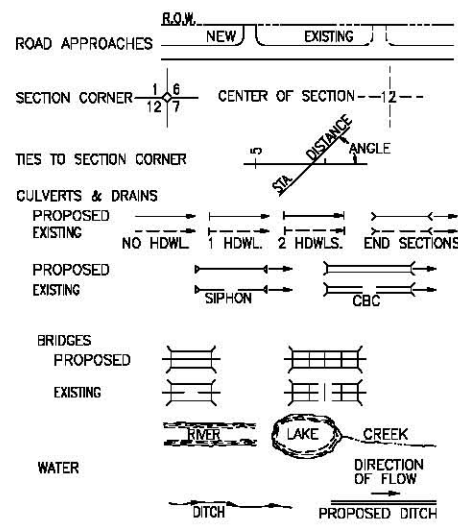
STATE HIGHWAY 83 REALIGNMENT

Powers Boulevard to Shoup Road
EL PASO COUNTY

SHEET NO.	INDEX OF SHEETS
1	TITLE SHEET
2-2C	PROPERTY OWNERSHIP TABULATION SHEETS
3-3B	SURVEY CONTROL DIAGRAMS
4-4A	LAND SURVEY DIAGRAM
5-5A	GENERAL NOTES & MONUMENTATION SHEET
6-10	PLAN SHEETS
11	OWNERSHIP MAP
12-14	PROPERTY DESCRIPTION

LENGTH OF PROJECT: 1.76 MILES
9,280.80 FEET

DRAWING SCALE:
OWNERSHIP MAP: 1" = 1200'
PLAN SHEETS 6-9: 1" = 200'
PLAN SHEET 10: 1" = 300'



STA. 298+64.66
END RIGHT OF WAY & CONSTRUCTION PROJECT NO. CR 200-070 UNIT V

STA 205+83.86
BEGIN RIGHT OF WAY & CONSTRUCTION PROJECT NO. CR 200-070 UNIT V

T. 12 S.
T. 13 S.

LOCATION MAP
N.T.S.

BASIS OF BEARING: THE BEARINGS FOR THIS PROJECT ARE BASED ON A LINE BETWEEN THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN (3 1/4" AL CAP STAMPED "LS 10956") AND THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN (3 1/4" AL CAP STAMPED "LS 10956") WHICH BEARS NORTH 00°35'24" WEST A DISTANCE OF 2,640.56 FEET.

Sheet Revisions		Sheet Revisions		Sheet Revisions	
06/08	ADDED RECEPTION NUMBERS	NEC			
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG			

R.O.W. TABULATION OF PROPERTIES IN EL PASO COUNTY STATE HIGHWAY 83
 POWERS BLVD TO SHOUP RD
 COLORADO SPRINGS, CO RIGHT OF WAY

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES (SQUARE FEET SF)				RECEPTION NO.	REMARKS	
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT	RIGHT		
501	JOVENCHI-I LLC	116 N. NEVADA AVE.	PORTION N1/2 NE 1/4	1.964		1.964		208.736	203294304	TO BE DEDICATED
		COLORADO SPRINGS, CO 80903	SEC 21 T12S R66W							
			OF THE 6th PM							
SE501	SAME	SAME	SAME	1.019		1.019			204161202	TO BE ACQUIRED FOR THE CONSTR AND MAINTENANCE OF SLOPES & ASSOCIATED IMPROVEMENTS
AC501	SAME	SAME	SAME						203294304	ACCESS CONTROL
502	JOVENCHI-I LLC	116 N. NEVADA AVE.	PORTION SEC 16 T12S	19.691		19.691		25.009	203294304	TO BE DEDICATED
		COLORADO SPRINGS, CO 80903	R66W OF THE 6th PM							
PE502	SAME	SAME	SAME	2.151		2.151			204161203	TO BE ACQUIRED FOR THE CONSTR AND MAINTENANCE OF A DRAINAGE STRUCTURE & ASSOCIATED IMPROVEMENTS
PE502A	SAME	SAME	SAME	1.067		1.067			204161203	TO BE ACQUIRED FOR THE CONSTR AND MAINTENANCE OF A DRAINAGE STRUCTURE & ASSOCIATED IMPROVEMENTS
AC502	SAME	SAME	SAME						203294304	ACCESS CONTROL
AC502A	SAME	SAME	SAME						203294304	ACCESS CONTROL
AC502B	SAME	SAME	SAME						203294304	ACCESS CONTROL

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Sheet Revisions		Sheet Revisions		Sheet Revisions	
02/04	REVISED AC 503A	CST			
06/08	ADDED RECEPTION NUMBERS	NBC			
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG			

Prepared By:

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R.O.W. TABULATION OF PROPERTIES IN EL PASO COUNTY

STATE HIGHWAY 83
 POWERS BLVD TO SHOUP RD
 COLORADO SPRINGS, CO

RIGHT OF WAY

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES (SQUARE FEET SF)				RECEPTION NO.	REMARKS	
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT	RIGHT		
503	PULPIT ROCK INVESTMENTS LLC	6385 CORPORATE DR #200 COLORADO SPRINGS, CO 80919	PORTION N1/2 NE 1/4 SEC 21 PORTION E1/2 SEC 16 PORTION SE1/4 SEC 9 T12S R66W OF THE 6th P.M.	7.417		7.417	1468.458		204057931	TO BE DEDICATED
503A	SAME	SAME	SAME	0.668		0.668			204057932	TO BE DEDICATED
SE503	SAME	SAME	SAME	3.096		3.096			204057930	TO BE DEDICATED FOR THE CONSTR AND MAINTENANCE OF SLOPES & ASSOCIATED IMPROVEMENTS
SE503A	SAME	SAME	SAME	0.161		0.161			204057930	TO BE DEDICATED FOR THE CONSTR AND MAINTENANCE OF SLOPES & ASSOCIATED IMPROVEMENTS
AC503	SAME	SAME	SAME						204057931	ACCESS CONTROL
AC503A ^{REV}	SAME	SAME	SAME						204057932	ACCESS CONTROL
504	260 EB LLC	2989 BROADMOOR VALLEY ROAD SUITE D COLORADO SPRINGS, CO 80906	PORTION NE 1/4 SEC 16 NW 1/4 SEC 15 T12S R66W OF THE 6th PM	0.266		0.266	392.155		205041655	TO BE ACQUIRED
504A	SAME	SAME	SAME	0.697		0.697			205041655	TO BE ACQUIRED
504B	SAME	SAME	SAME	0.102		0.102			205041655	TO BE ACQUIRED
SE504	SAME	SAME	SAME	0.139		0.139			205041655	TO BE ACQUIRED FOR THE CONSTR AND MAINTENANCE OF SLOPES & ASSOCIATED IMPROVEMENTS

Sheet Revisions		Sheet Revisions		Sheet Revisions	
11/03	DELETED PARCEL 508, REVISED 508X	CST			
06/08	ADDED RECEPTION NUMBERS	NBC			
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG			

R.O.W. TABULATION OF PROPERTIES IN EL PASO COUNTY STATE HIGHWAY 83
 POWERS BLVD TO SHOUP RD
 COLORADO SPRINGS, CO RIGHT OF WAY

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES (SQUARE FEET SF)				RECEPTION NO.	REMARKS	
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							LEFT	RIGHT		
SE504A	260 EB LLC	2989 BROADMOOR VALLEY ROAD SUITE D COLORADO SPRINGS, CO 80906	PORTION NE 1/4 SEC 16 NW 1/4 SEC 15 T12S R66W OF THE 6th PM	0.704		0.704			205041655	TO BE ACQUIRED FOR THE CONSTR AND MAINTENANCE OF SLOPES & ASSOCIATED IMPROVEMENTS
TE 504	SAME	SAME	SAME	1.948		1.948				FOR THE CONSTRUCTION OF A TEMPORARY DETOUR
AC504	SAME	SAME	SAME						205041655	ACCESS CONTROL
AC504A	SAME	SAME	SAME						205041655	ACCESS CONTROL
TE505	STEVEN R. & SHEILAH K. SHAPIRO	12510 KAIBAB CT COLORADO SPRINGS, CO 80908	LOT 9 ABERT ESTATES T12S R66W OF THE 6th P.M.	0.069		0.069				FOR THE CONSTRUCTION OF SLOPES
TE506	DANIEL A. & PEGGY O. SIMEK	12565 KAIBAB CT COLORADO SPRINGS, CO 80908	LOT 1 ABERT ESTATES T12S R66W OF THE 6th PM	0.068		0.068				FOR THE CONSTRUCTION OF SLOPES
TE507	NEW BREED RANCH INC.	1915 SPRING VALLEY RANCH DR DENVER, CO 80222	TRACT IN NW 1/4 SEC 15 T12S R66W OF THE 6th P.M.	0.102		0.102				FOR THE CONSTRUCTION OF SLOPES
508 ^{DEL}	DELETED									
508A	COLORADO DEPARTMENT OF TRANSPORTATION	4201 E. ARKANSAS AVE COLORADO SPRINGS, CO 80921	TRACT IN N1/2 SE1/4 SEC16 T12S R66W OF THE 6th P.M.	17.684		17.684		17.976		
508X ^{REV}	SAME	SAME	SAME	0.900		0.900				

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Sheet Revisions		Sheet Revisions		Sheet Revisions	
11/03	REVISED PARCELS 510AX & 510X	LDJ			
11/03	REVISED PARCELS 508X, 510BX	CST			
	ADDED PARCEL 508CX				
02/04	DELETED TE 509	CST			
06/08	ADDED RECEPTION NUMBERS	NBC			
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG			

R.O.W. TABULATION OF PROPERTIES IN EL PASO COUNTY STATE HIGHWAY 83
 POWERS BLVD TO SHOUP RD
 COLORADO SPRINGS, CO RIGHT OF WAY

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES (SQUARE FEET SF)				RECEPTION NO.	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER		
							LEFT	RIGHT	
508AX	COLORADO DEPARTMENT OF TRANSPORTATION	4201 E. ARKANSAS AVE COLORADO SPRINGS, CO 80921	TRACT IN N1/2 SE1/4 SEC16 T12S R66W OF THE 6th P.M.	3.244		3.244			
508BX				4.404		4.404			206081105
508CX ^{REV}	SAME	SAME	SAME	1.019		1.019			TO BE RELINQUISHED TO THE CITY OF COLORADO SPRINGS
SE508	SAME	SAME	SAME	0.379		0.379			TO BE CONVEYED WITH PARCEL 508CX
SE508A	SAME	SAME	SAME	0.180		0.180			
SE508B	SAME	SAME	SAME	0.167		0.167			
SE508C	SAME	SAME	SAME	0.192		0.192			FOR THE CONSTRUCTION OF SLOPES & ASSOCIATED IMPROVEMENTS
AC508AX	SAME	SAME	SAME						ACCESS CONTROL
AC508BX	SAME	SAME	SAME						206081105 ACCESS CONTROL
TE509	DELETED								
510X ^{REV}	COLORADO DEPARTMENT OF TRANSPORTATION	4201 E. ARKANSAS AVE COLORADO SPRINGS, CO 80921	TRACT IN N1/2 SE1/4 SEC16 T12S R66W OF THE 6th P.M.	1.616		1.616			
510AX ^{REV}	SAME	SAME	SAME	0.218		0.218			
510BX ^{REV}	SAME	SAME	SAME	3.293		3.293			TO BE RELINQUISHED TO THE CITY OF COLORADO SPRINGS

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Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

RIGHT OF WAY/SURVEY PLANS UNIT: 2153

Sheet Revisions		Sheet Revisions		Sheet Revisions	
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG			

Prepared By:
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RIGHT OF WAY	
PROJECT CONTROL DIAGRAM	
PROJ. NO. CR 200-070 UNIT V	
POWERS/SH 83	
PROJECT CODE: 12275	SHEET NUMBER: 3

A*	B*	C*	D*	E*	F*	H*	I*	J*	K*	L*	M*	N*	O*	P*	Q*	R*	S*
Point #	SPC (M) Northing	SPC (M) Easting	Ellipsoid hgt (M)	Ground Elv (M)	Point #	Latitude	Longitude	Grid Angle D.DDD	Point #	GND (M) Northing	GND (M) Easting	Ground Elv (M)	Point #	GND (USFT) Northing	GND (USFT) Easting	Ground (USFT) Elevation	Monument Description
2074	434828.745	976825.503	2082.049	2098.898	2074	39° 00' 08.831359" N	104° 46' 45.532899" W	0.454529	2074	434998.694	977207.286	2098.9	2074	1427158.214	3206054.237	6886.17	3 1/4" CDOT ALUM CAP MP 20.74
2088	435047.158	976881.797	2076.692	2093.540	2088	39° 00' 15.899919" N	104° 46' 43.120947" W	0.454951	2088	435217.192	977263.602	2093.5	2088	1427875.071	3206239.000	6868.60	3 1/4" CDOT ALUM CAP MP 20.88
2105	435245.689	976978.964	2084.165	2101.015	2105	39° 00' 22.313035" N	104° 46' 39.016862" W	0.455670	2105	435415.801	977360.807	2101.0	2105	1428526.672	3206557.914	6893.16	3 1/4" CDOT ALUM CAP MP 21.05
2115	435405.494	976942.297	2084.578	2101.424	2115	39° 00' 27.556169" N	104° 46' 40.423403" W	0.455413	2115	435575.668	977324.126	2101.4	2115	1429051.171	3206437.568	6894.46	3 1/4" CDOT ALUM CAP MP 21.15
2128	435627.792	976926.072	2084.162	2101.003	2128	39° 00' 34.769151" N	104° 46' 41.024315" W	0.455307	2128	435798.053	977307.894	2101.0	2128	1429780.779	3206384.316	6893.04	3 1/4" CDOT ALUM CAP MP 21.28
2130	435642.795	976861.570	2080.755	2097.592	2130	39° 00' 35.272310" N	104° 46' 43.700268" W	0.454838	2130	435813.062	977243.367	2097.6	2130	1429830.020	3206172.613	6881.96	3 1/4" CDOT ALUM CAP MP 21.30
2150	435856.970	976800.662	2086.061	2102.891	2150	39° 00' 42.233376" N	104° 46' 46.161182" W	0.454407	2150	436027.321	977182.435	2102.9	2150	1430532.967	3205972.706	6899.37	3 1/4" CDOT ALUM CAP MP 21.50
2160	436047.903	976739.239	2096.973	2113.797	2160	39° 00' 48.440878" N	104° 46' 48.651458" W	0.453971	2160	436218.328	977120.988	2113.8	2160	1431159.632	3205771.109	6935.14	3 1/4" CDOT ALUM CAP MP 21.60
2172	436265.414	976704.153	2108.452	2125.270	2172	39° 00' 55.503468" N	104° 46' 50.038204" W	0.453728	2172	436435.924	977085.888	2125.3	2172	1431873.528	3205655.952	6972.75	3 1/4" CDOT ALUM CAP MP 21.72
2186	436483.124	976713.181	2123.403	2140.217	2186	39° 01' 02.561207" N	104° 46' 49.591206" W	0.453806	2186	436653.719	977094.920	2140.2	2186	1432588.077	3205685.583	7021.82	3 1/4" CDOT ALUM CAP MP 21.86

COMBINED SCALE FACTOR = 0.9996093123

NOTES:

A.) COLUMNS A-F, G (DELETED), H, I, K, L, M, N, O, R, & S ARE PER THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) PROJECT NUMBER STU 0831-078 CONTROL DIAGRAM SHOUP ROAD & STATE HIGHWAY 83 FURNISHED TO URS CORP BY REGION 2 ROW SECTION OF CDOT.

B.) COLUMNS L, M, P & Q WERE MOVED FROM GRID TO GROUND USING A COMBINED SCALE FACTOR OF 0.9996093123 TAKEN FROM CONTROL SURVEY CDOT PROJECT NUMBER STU M240-014

C.) THE LAND MONUMENT POINTS ARE SHOWN & DESCRIBED ON THE LAND SURVEY CONTROL DIAGRAM.

D.) THIS CONTROL SURVEY IS FOR THE USE OF THE COLORADO DEPARTMENT OF TRANSPORTATION. THIS SURVEY IS NOT A COMPLETE LAND OR RIGHT-OF-WAY SURVEY, NOR IS THIS CONTROL DIAGRAM SHEET A LAND OR RIGHT-OF-WAY SURVEY PLAT.

E.) NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

F.) NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IS IMPLIED OR EXPRESSED.

G.) ALL COORDINATES LISTED ARE PROJECT COORDINATES ONLY.

H.) BENCHMARKS FOR THIS PROJECT INCLUDE:

BENCHMARK	GROUND NORTHING (M)	GROUND EASTING (M)	GROUND ELEV (M)	GROUND NORTHING (USFT)	GROUND EASTING (USFT)	GROUND ELEV (USFT)
NGS STA "Monument"	439910.135	971366.411	2064.152	1443271.836	3186891.301	6772.139
NGS STA "L 395"	432813.419	974369.296	2011.065	1419988.691	3196743.266	6597.969

BENCHMARKS ARE BASED ON CDOT PROJ. NO. STU 0831-078 CONTROL DIAGRAM FURNISHED BY REGION 2 ROW CDOT.

BENCHMARKS WERE CHECKED AGAINST NATIONAL GEODETIC (NGS) DATA SHEETS FOR PHYSICAL DESCRIPTIONS OF LOCATIONS OF SAID BENCHMARKS. ALL ELEVATIONS LISTED ARE BASED ON THE DATUM OF NAVD88.

WESTERN STATES LAND SERVICES, INC. SURVEYOR'S CERTIFICATE
I Ronald M. McGill, a Professional Land Surveyor in the State of Colorado, hereby state that the Aliquot Monument Evidence ties, Control Monumentation, Property Corner Monument ties, and ROW monument ties were done under my direction and supervision.
NAME _____ PLS NO _____ COLORADO
DATE _____

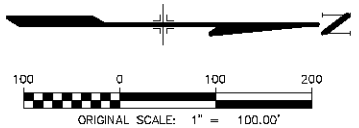
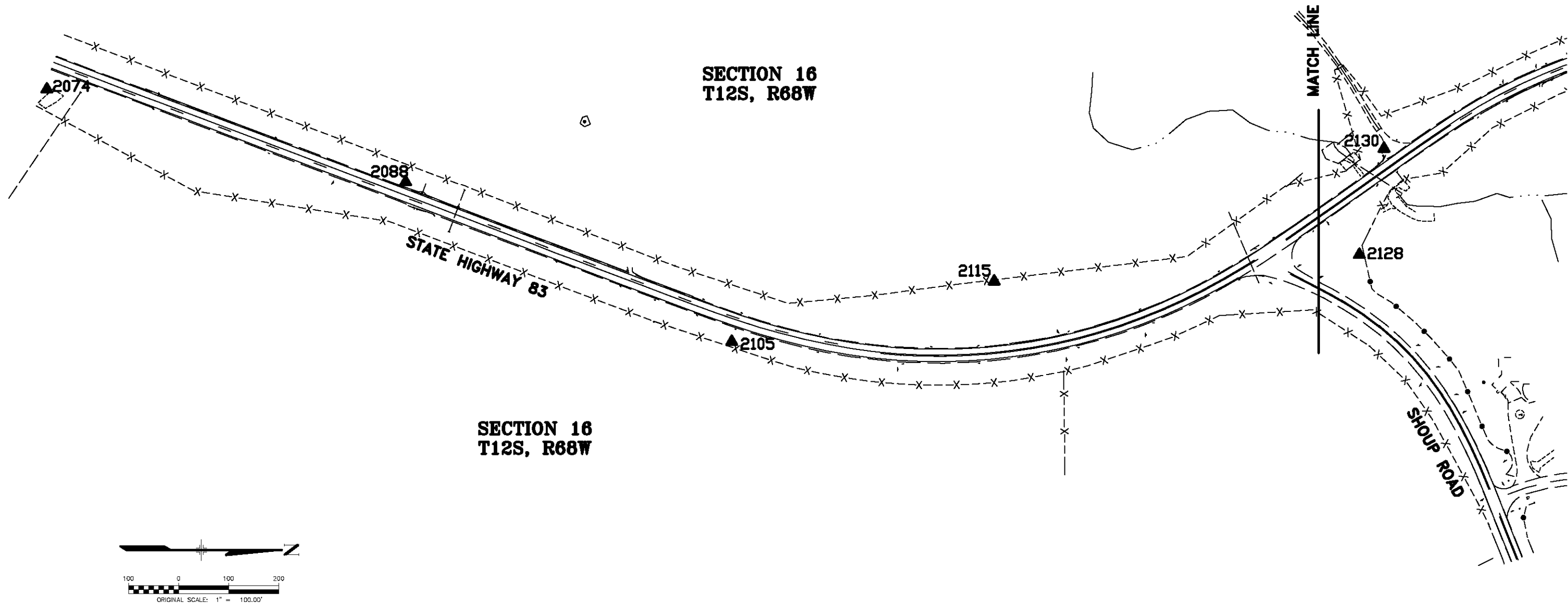
ABLE ENGINEERING PROFESSIONALS, INC SURVEYOR'S CERTIFICATE
I Ronald M. McGill, a Professional Land Surveyor in the State of Colorado, hereby state that the Aliquot Monument Evidence ties, Control Monumentation, Property Corner Monument ties, and ROW monument ties were done under my direction and supervision.
NAME _____ PLS NO _____ COLORADO
DATE _____

RANGES		RANGES	

RIGHT OF WAY
STATE HIGHWAY 83

FEDERAL ROAD DISTRICT	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	STU0831-078	3A	12

CONTROL DIAGRAM
SHOUP ROAD AND STATE HIGHWAY NO. 83
SECTIONS 9, & 16
TOWNSHIP 12 SOUTH, RANGE 66 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO



SECTION 16
15

WESTERN STATES CONTROL SURVEY
PROJECT NO. STU0831-078

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RANGES		RANGES	

RIGHT OF WAY
STATE HIGHWAY 83

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	STU0831-078	38	12

CONTROL DIAGRAM
SHOUP ROAD AND STATE HIGHWAY NO. 83
SECTIONS 9, & 16
TOWNSHIP 12 SOUTH, RANGE 66 WEST
SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

SECTION 16
T12S, R68W

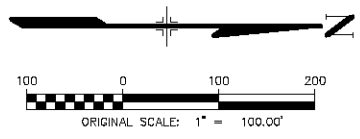
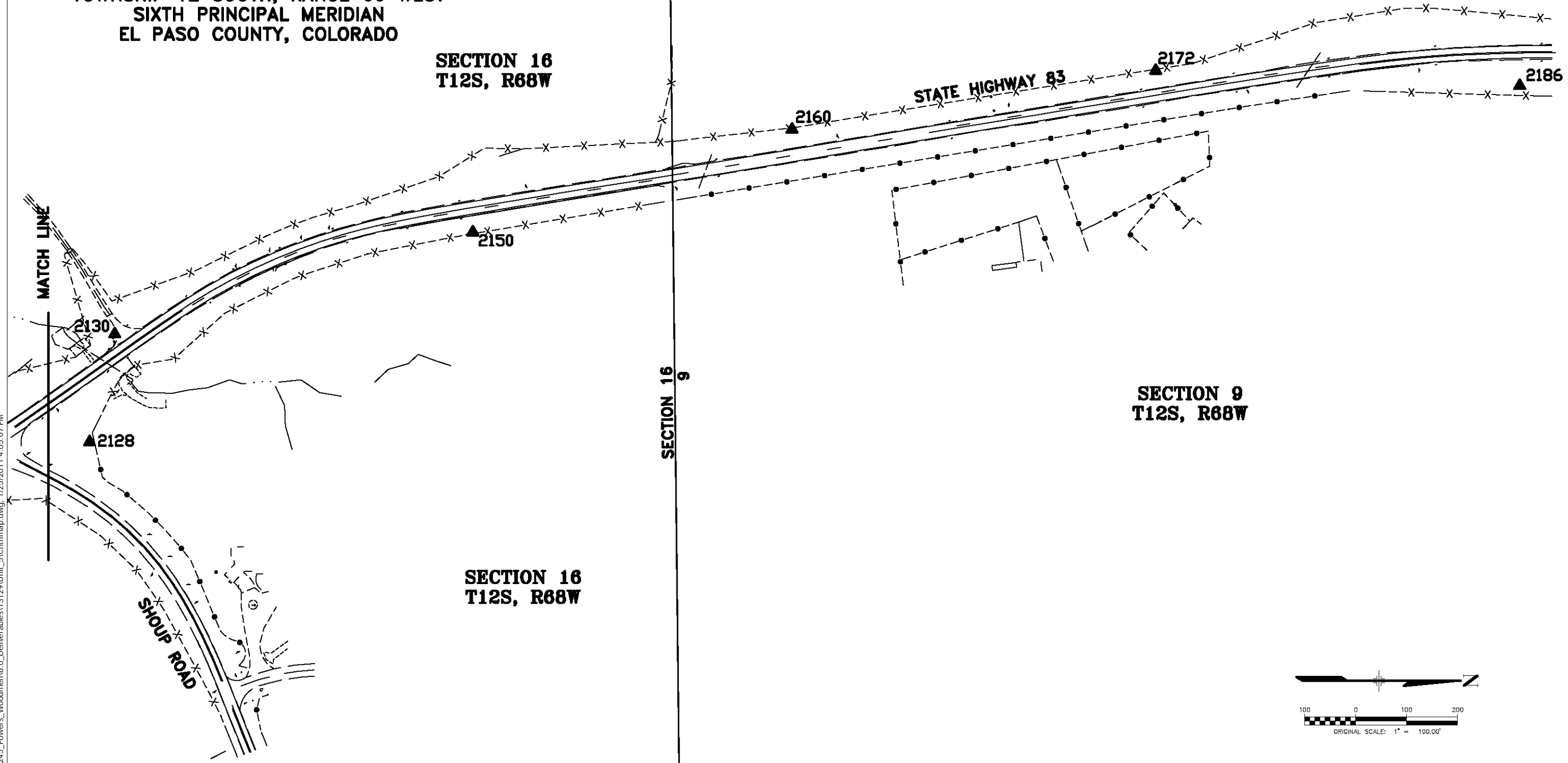
SECTION 9
T12S, R68W

SECTION 16
9

SECTION 9
T12S, R68W

SECTION 16
T12S, R68W

MATCH LINE



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COLORADO DEPARTMENT OF TRANSPORTATION



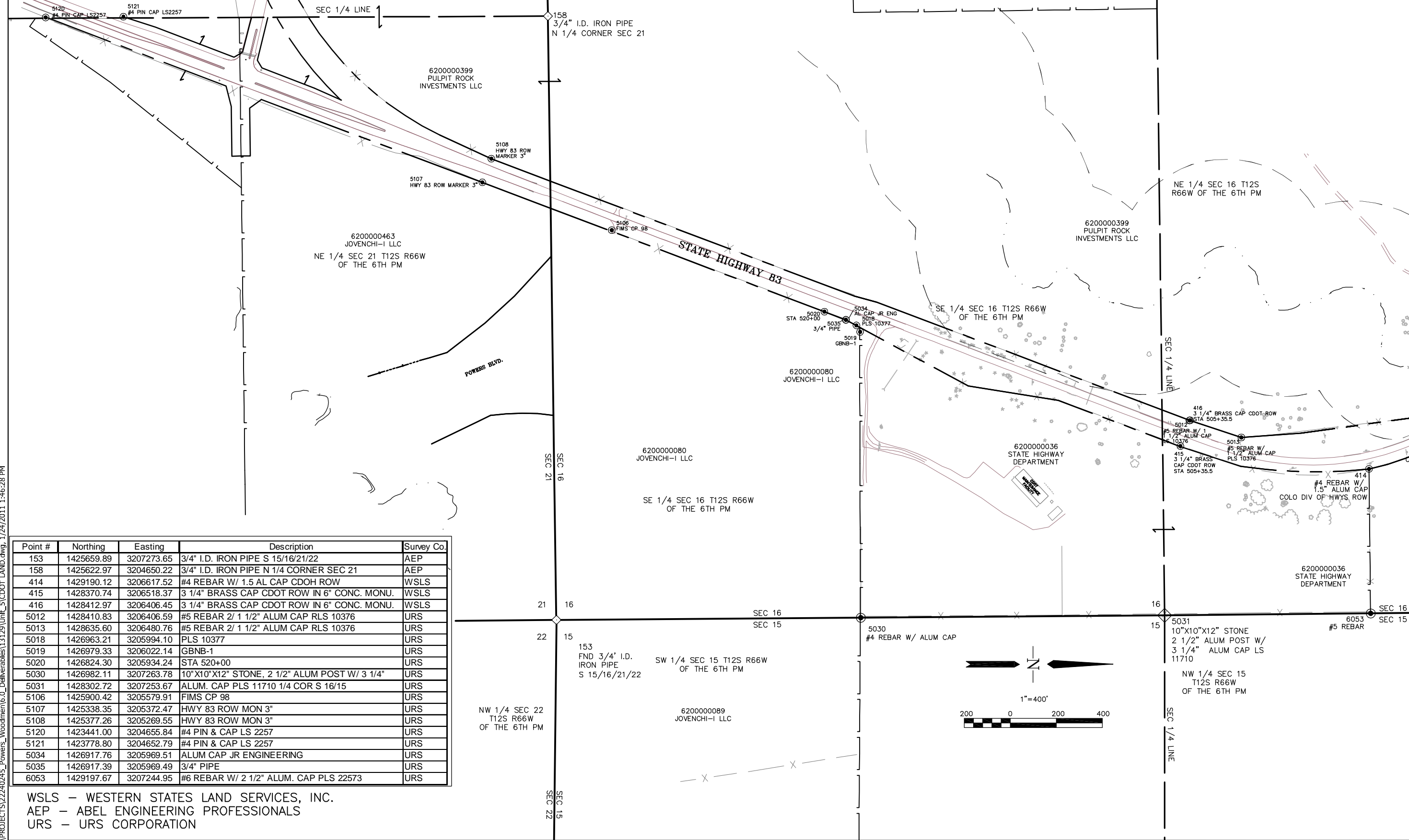
Region 2
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RIGHT OF WAY/SURVEY PLANS UNIT: 2153

Sheet Revisions		Sheet Revisions		Sheet Revisions	
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG			

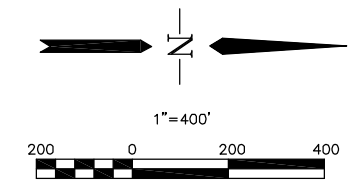
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RIGHT OF WAY	
LAND SURVEY CONTROL DIAGRAM	
PROJ. NO. CR 200-070 UNIT V	
POWERS/SH 83	
PROJECT CODE: 12275	SHEET NUMBER: 4



Point #	Northing	Easting	Description	Survey Co.
153	1425659.89	3207273.65	3/4" I.D. IRON PIPE S 15/16/21/22	AEP
158	1425622.97	3204650.22	3/4" I.D. IRON PIPE N 1/4 CORNER SEC 21	AEP
414	1429190.12	3206617.52	#4 REBAR W/ 1.5 AL CAP CDOH ROW	WSLS
415	1428370.74	3206518.37	3 1/4" BRASS CAP CDOT ROW IN 6" CONC. MONU.	WSLS
416	1428412.97	3206406.45	3 1/4" BRASS CAP CDOT ROW IN 6" CONC. MONU.	WSLS
5012	1428410.83	3206406.59	#5 REBAR 2/ 1 1/2" ALUM CAP RLS 10376	URS
5013	1428635.60	3206480.76	#5 REBAR 2/ 1 1/2" ALUM CAP RLS 10376	URS
5018	1426963.21	3205994.10	PLS 10377	URS
5019	1426979.33	3206022.14	GBNB-1	URS
5020	1426824.30	3205934.24	STA 520+00	URS
5030	1426982.11	3207263.78	10"X10"X12" STONE, 2 1/2" ALUM POST W/ 3 1/4"	URS
5031	1428302.72	3207253.67	ALUM. CAP PLS 11710 1/4 COR S 16/15	URS
5106	1425900.42	3205579.91	FIMS CP 98	URS
5107	1425338.35	3205372.47	HWY 83 ROW MON 3"	URS
5108	1425377.26	3205269.55	HWY 83 ROW MON 3"	URS
5120	1423441.00	3204655.84	#4 PIN & CAP LS 2257	URS
5121	1423778.80	3204652.79	#4 PIN & CAP LS 2257	URS
5034	1426917.76	3205969.51	ALUM CAP JR ENGINEERING	URS
5035	1426917.39	3205969.49	3/4" PIPE	URS
6053	1429197.67	3207244.95	#6 REBAR W/ 2 1/2" ALUM. CAP PLS 22573	URS

WSLS - WESTERN STATES LAND SERVICES, INC.
AEP - ABEL ENGINEERING PROFESSIONALS
URS - URS CORPORATION



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COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

RIGHT OF WAY/SURVEY PLANS UNIT: 2153

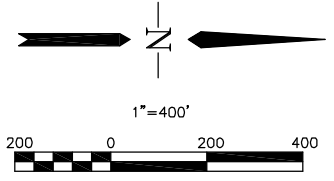
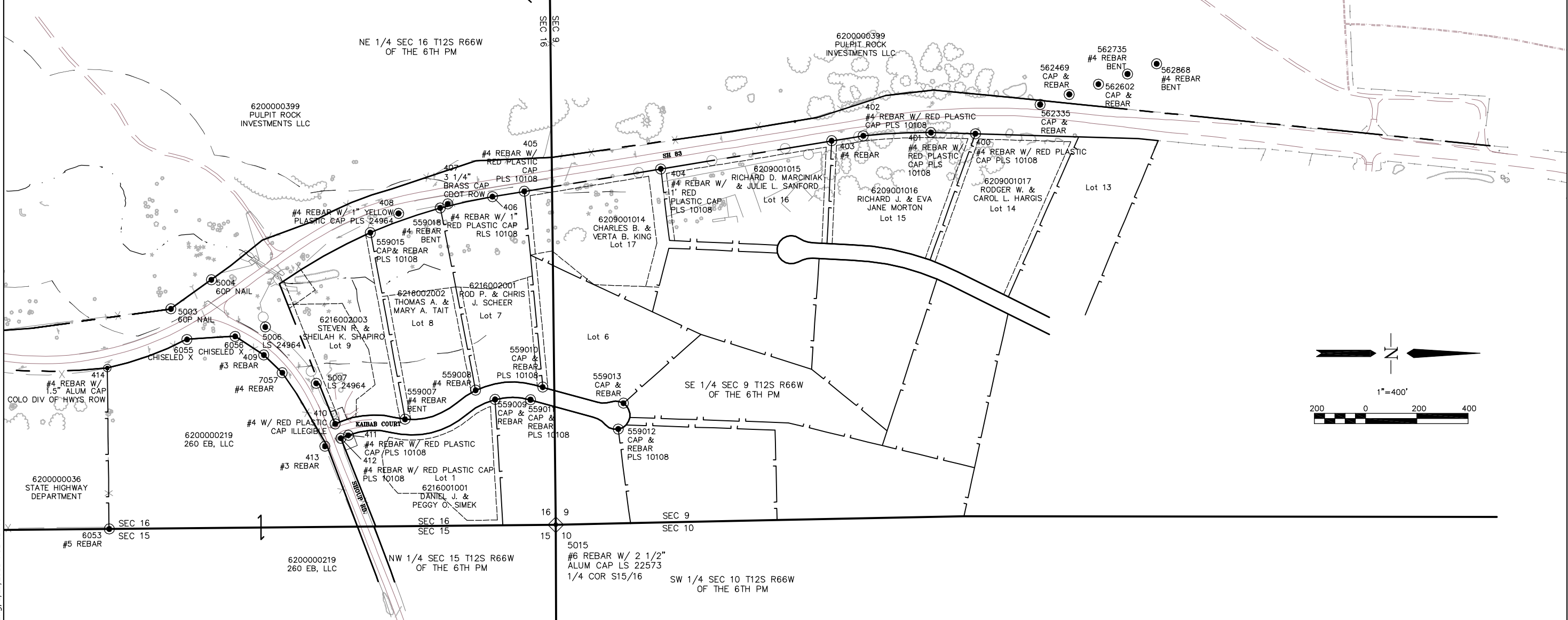
Sheet Revisions		
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG

Sheet Revisions		

Sheet Revisions		

Prepared By:
URS
URS Corporation
8181 East Tufts Avenue
Denver, CO 80237
(303) 740-2770

RIGHT OF WAY		
LAND SURVEY CONTROL DIAGRAM		
PROJ. NO. CR 200-070 UNIT V		
POWERS/SH 83		
PROJECT CODE:	12275	SHEET NUMBER: 4A



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Point #	Northing	Easting	Description	Survey Co.
400	1432577.72	3205703.95	#4 REBAR W/ 1" RED PL CAP PLS 10108	WSLS
401	1432404.24	3205699.20	#4 REBAR W/ 1" RED PL CAP PLS 10108	WSLS
402	1432140.32	3205712.20	#4 REBAR W/ 1" RED PL CAP PLS 10108	WSLS
403	1432016.66	3205731.27	#4 REBAR	WSLS
404	1431349.70	3205840.85	#4 REBAR W/ 1" RED PL CAP PLS 10108	WSLS
405	1430817.32	3205928.36	#4 REBAR W/ 1" RED PL CAP PLS 10108	WSLS
406	1430692.84	3205949.29	#4 REBAR W/ 1" RED PL CAP PLS 10108	WSLS
407	1430518.37	3205977.68	3 1/4" BRASS CAP CDOT ROW IN 6" CONC. MONU.	WSLS
408	1430326.37	3206014.89	#4 REBAR W/ 1" YELLOW PLAS CAP PLS 24964	WSLS
409	1429801.04	3206566.76	#3 REBAR	WSLS
410	1430079.02	3206835.44	#4 W / RED PLAS CAP ILLEGIBLE	WSLS
411	1430130.53	3206879.57	#4 REBAR W/ 1" RED PL CAP PLS 10108	WSLS
412	1430101.13	3206891.29	#4 REBAR W/ 1" RED PL CAP PLS 10108	WSLS
413	1430039.13	3206922.37	#3 REBAR	WSLS
414	1429190.12	3206617.52	#4 REBAR W/ 1/2" AL CAP CDOH ROW	WSLS
5003	1429438.13	3206387.03	60P NAIL	URS
5004	1429596.28	3206273.30	60P NAIL	URS
5006	1429806.80	3206457.45	#4 REBAR W/ 1" YELLOW PLAS. CAP LS 24964	URS

Point #	Northing	Easting	Description	Survey Co.
5007	1430005.33	3206676.96	#4 REBAR W/ 1" YELLOW PLAS. CAP LS 24964	URS
5015	1430940.10	3207227.81	S9/10/15/16	URS
6053	1429197.67	3207244.95	#5 REBAR	URS
6055	1429501.05	3206506.18	CHISELED X	URS
6056	1429688.71	3206494.14	CHISELED X	URS
7057	1429872.97	3206635.64	#4 REBAR	URS
559007	1430351.97	3206817.12	#4 REBAR BENT	URS
559008	1430627.11	3206704.09	#4 REBAR BENT	URS
559009	1430703.24	3206739.90	#4 REBAR W/ 1" RED PL CAP ILLEGIBLE	URS
559010	1430889.12	3206691.69	#4 REBAR W/ 1" RED PL CAP PLS 10108	URS
559011	1430841.67	3206741.02	#4 REBAR W/ 1" RED PL CAP PLS 10108	URS
559012	1431183.98	3206854.95	#4 REBAR W/ 1" RED PL CAP PLS 10108	URS
559013	1431204.13	3206754.26	#4 REBAR W/ 1" RED PL CAP ILLEGIBLE	URS
559015	1430216.39	3206089.54	#4 REBAR W/ 1" RED PL CAP PLS 10108	URS
559018	1430489.25	3205993.32	#4 REBAR BENT	URS
562335	1432830.54	3205590.20	CAP & REBAR	URS
562469	1432944.13	3205550.49	CAP & REBAR	URS
562602	1433057.71	3205510.78	CAP & REBAR	URS
562868	1433284.87	3205431.36	#4 REBAR BENT	URS
562735	1433171.29	3205471.07	#4 REBAR BENT	URS

Sheet Revisions		Sheet Revisions		Sheet Revisions	
11/03	ADDED ROW POINTS 272 & 273	LDJ			
11/03	ADDED ROW POINTS 274-276, REVISED PT. 273	CST			
11/03	ADDED ROW POINTS 277 - 286	LDJ			
01/09	ADDED ROW POINTS 202A, 260A, 261A, & 286A	PHK			
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG			

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 Denver, CO 80237
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RIGHT OF WAY	
MONUMENT TABULATION SHEET	
PROJ. NO. CR 200-070 UNIT V	
POWERS/SH 83	
PROJECT CODE: 13129	SHEET NUMBER: 5

TABULATION OF ROW MARKERS TO BE SET (TYPE 1 MONUMENTS)

POINT	NORTHING	EASTING	APPRO.STATION	OFFSET	ROAD CL
201	1424377.33	3205012.94	205+83.86	62.94	STATE HWY 83
202	1424850.14	3204967.46	210+10.06	-146.76	STATE HWY 83
202A	1424854.63	3204969.67	SEE PLAN SHEET 6 FOR OFFSET INFO.		
203	1424812.85	3205218.31	210+63.86	101.08	STATE HWY 83
204	1425121.23	3205361.18	214+02.83	125.70	STATE HWY 83
205	1425338.69	3205470.73	216+55.72	143.60	STATE HWY 83
206	1425535.64	3205586.57	218+95.91	156.60	STATE HWY 83
207	1425755.35	3205412.88	219+98.08	-104.56	STATE HWY 83
208	1425963.29	3206424.43	228+61.79	546.88	STATE HWY 83
209	1426248.58	3206384.82	230+27.32	311.17	STATE HWY 83
210	1426400.51	3206317.14	230+81.38	153.88	STATE HWY 83
211	1426468.87	3206331.09	231+38.20	113.38	STATE HWY 83
212	1426615.86	3206190.11	231+35.28	-90.27	STATE HWY 83
213	1426621.70	3206103.77	230+76.11	-153.40	STATE HWY 83
214	1426823.48	3205934.57	230+89.89	-416.37	STATE HWY 83
215	1426920.09	3205853.55	230+96.49	-542.29	STATE HWY 83
218	1427054.47	3206044.23	703+05.10	89.37	ACCESS ROAD
219	1427194.46	3206119.67	703+57.32	-61.31	ACCESS ROAD
222	1427191.37	3206404.32	706+49.21	-49.67	ACCESS ROAD
223	1427055.81	3206403.69	706+52.26	85.85	ACCESS ROAD
224	1427190.85	3206452.21	706+90	-53.40	STATE HWY 83
225	1427147.16	3206651.22	708+51.23	-97.30	ACCESS ROAD
227	1426979.39	3206883.93	711+31.04	-131.31	ACCESS ROAD
228	1426884.13	3206921.14	238+24.58	225.30	STATE HWY 83
229	1426758.01	3206799.43	236+73.38	221.51	STATE HWY 83
230	1426832.43	3206722.23	711+11.88	86.36	ACCESS ROAD
231	1426978.63	3206585.58	709+12.30	71.59	ACCESS ROAD
232	1428567.45	3206739.74	255+54.05	-150.00	STATE HWY 83
233	1428763.17	3206621.54	257+82.70	-150.00	STATE HWY 83
234	1429190.12	3206617.52	261+50.24	67.29	STATE HWY 83
235	1429190.87	3206688.31	261+14.29	128.27	STATE HWY 83
236	1429499.72	3206505.13	264+73.36	131.13	STATE HWY 83
238	1429650.71	3206495.49	301+89.72	68.32	SHOUP ROAD
239	1429831.87	3206677.85	304+52.33	71.42	SHOUP ROAD
240	1429915.21	3206772.24	305+87.19	63.43	SHOUP ROAD
241	1429975.80	3206859.89	307+00.30	56.07	SHOUP ROAD
242	1430139.89	3207235.53	311+15.84	46.95	SHOUP ROAD
243	1430231.32	3207458.03	313+56.37	44.01	SHOUP ROAD
244	1430281.34	3207546.59	314+57.14	30.18	SHOUP ROAD
252	1429122.23	3206430.67	261+88.73	-127.76	STATE HWY 83
253	1429366.24	3206302.34	264+63.94	-111.47	STATE HWY 83
254	1429381.12	3206126.89	265+67.38	-253.96	STATE HWY 83
255	1429732.77	3205927.35	269+71.55	-242.97	STATE HWY 83
256	1429794.47	3206010.84	269+81.20	-139.60	STATE HWY 83
257	1430150.55	3205851.49	273+57.14	-101.72	STATE HWY 83
258	1430261.46	3205820.04	274+64.41	-88.54	STATE HWY 83
259	1430618.07	3205746.50	278+10.64	-78.52	STATE HWY 83
260	1431699.00	3205604.65	289+00.84	-78.14	STATE HWY 83
260A	1431699.65	3205609.61	SEE PLAN SHEET 9 FOR OFFSET INFO.		
261	1431789.96	3205589.63	289+92.16	-81.47	STATE HWY 83
261A	1431790.77	3205594.56	SEE PLAN SHEET 9 FOR OFFSET INFO.		
262	1432188.98	3205567.36	293+86.74	-68.60	STATE HWY 83
263	1432228.39	3205554.62	294+26.27	-79.29	STATE HWY 83

POINT	NORTHING	EASTING	APPRO.STATION	OFFSET	ROAD CL
264	1432414.85	3205533.98	296+12.77	-92.19	STATE HWY 83
265	1427724.61	3207258.08	246+20.98	200.46	STATE HWY 83
266	1428507.53	3207251.71	252+90.30	287.12	STATE HWY 83
267	1429319.73	3206582.07	262+79.52	103.94	STATE HWY 83
268	1429862.02	3206289.59	268+94.93	133.93	STATE HWY 83
269	1430692.84	3205949.29	278+58.32	132.29	STATE HWY 83
270	1432140.32	3205712.20	293+29.48	73.07	STATE HWY 83
271	1432404.34	3205699.15	295+95.60	72.42	STATE HWY 83
272	1427073.11	3205994.66	702+52.97	80.02	ACCESS ROAD
273	1427206.20	3206091.87	703+24.43	68.49	ACCESS ROAD
274	1427243.32	3206080.39	703+06.41	102.91	ACCESS ROAD
275	1427499.45	3206178.68	703+56.61	372.62	ACCESS ROAD
276	1427507.37	3206158.05	703+51.48	376.54	ACCESS ROAD
277	1428941.07	3206526.97	259+83.87	-138.98	STATE HWY 83
278	1428829.63	3206535.11	258+84.27	-189.63	STATE HWY 83
279	1428771.52	3206588.68	258+06.82	-173.81	STATE HWY 83
280	1428731.71	3206525.74	258+05.29	-248.26	STATE HWY 83
281	1428624.48	3206578.36	256+86.30	-258.65	STATE HWY 83
282	1428637.42	3206519.12	257+28	-302.68	STATE HWY 83
283	1426904.10	3205866.96	230+95.39	-521.44	STATE HWY 83
284	1426851.33	3205911.21	230+91.79	-452.67	STATE HWY 83
285	1427843.48	3206917.32	247+06.28	-150.00	STATE HWY 83
286	1427770.11	3206192.80	243+99.65	-855.55	STATE HWY 83
286A	1427768.35	3206197.48	SEE PLAN SHEET 7 FOR OFFSET INFO.		

POSITIVE OFFSET DISTANCES ARE TO THE RIGHT OF ALIGNMENT CENTERLINE.

NEGATIVE OFFSET DISTANCES ARE TO THE LEFT OF ALIGNMENT CENTERLINE.

URS CORPORATION SURVEYOR'S STATEMENT
 Right of Way Plans and Property Descriptions were supervised and/or prepared under my direct supervision and review based on surveys, topography and proposed construction prepared by others; title commitments prepared by "Unified Title Co." were relied on for existing deeds, owners and easements shown.
 NAME SIGNATURE AND SEAL ARE NOT AVAILABLE PLS NO. 6965 CARL W. BODENSTEINER COLORADO
 DATE _____

QUANTITY OF MONUMENTS TO BE SET

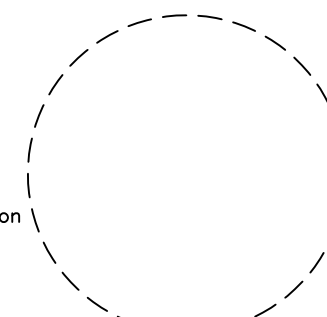
CAP TYPE	MONUMENT TYPE										
	1	1A	1A	2	2A	3	3A	4	4A	5	6
REFERENCE RIGHT OF WAY CONTROL	73										
ALIQUOT CORNER WITNESS POST							0				
PERM. EASEMENT											46

SURVEYOR STATEMENT (R.O.W. PLANS)

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.

The above statement is valid between April 21, 2008 and January 24, 2011 whereas the Colorado Department of Transportation contracted with URS to monument and deposit this Right-of-Way Plan.

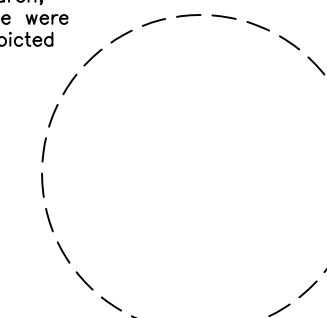
This statement is not a guaranty or warranty, either expressed or implied.



SURVEYOR STATEMENT (R.O.W. MONUMENTS)

I, Raymond Joseph Pechek, 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 the Right-of-Way monuments depicted on this Right-of-Way Plan were set 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.



GENERAL NOTES

- Right of Way has been established using:
 - Land Survey Plats filed in El Paso County, Colorado
 - Surveys locating aliquot corners by Abel Engineering Professionals Inc.
 - Aerial Surveys of the Powers Blvd. Project Corridor by Aerometrics Engineering
 - Legal descriptions filed in El Paso County, Colorado
 - Title Commitments prepared by Unified Title Co., Inc. & Commonwealth Land Title Insurance Co.
- This Right of Way plan is not a complete boundary survey of adjoining owners and is prepared for the Colorado Department of Transportation use only.
- Survey Control Points set with a higher degree of accuracy than ROW markers.
- All coordinates listed are project coordinates only.
- Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown thereon.
- All Right of Way markers are to be set from survey control points established for this project.
- All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field. All stationing is approximate.
- This set of plans is a boundary survey of the highway right of way and is not a boundary survey of adjoining individual properties.



Sheet Revisions		Sheet Revisions		Sheet Revisions	
02/04	DELETED POINTS 360-366	CST			
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG			

Prepared By:
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RIGHT OF WAY	
MONUMENT TABULATION SHEET	
PROJ. NO. CR 200-070 UNIT V	
POWERS/SH 83	
PROJECT CODE: 13129	SHEET NUMBER: 5A

TABULATION OF SLOPE EASEMENTS
TO BE SET (TYPE 6 MONUMENTS)

POSITIVE OFFSET DISTANCES ARE TO THE RIGHT OF ALIGNMENT CENTERLINE.
NEGATIVE OFFSET DISTANCES ARE TO THE LEFT OF ALIGNMENT CENTERLINE.

POINT	NORTHING	EASTING	APPROX. STATION	OFFSET	ROAD CL
301	1424896.04	3205283.28	211+64.65	132.44	STATE HWY 83
302	1425317.19	3205512.67	216+53.75	190.69	STATE HWY 83
303	1425508.11	3205643.07	219+00.08	219.33	STATE HWY 83
304	1425586.39	3205719.78	220+15.48	245.36	STATE HWY 83
317	1427000.97	3206403.44	706+54.98	140.67	ACCESS ROAD
318	1427241.88	3206145.22	703+82.23	-111.09	ACCESS ROAD
319	1427244.16	3206291.15	705+43.53	-108.12	ACCESS ROAD
320	1427192.60	3206290.59	705+39.82	-56.70	ACCESS ROAD
321	1427231.32	3206453.06	706+85.82	-93.55	ACCESS ROAD
322	1427223.98	3206550.92	707+57.81	-112.01	ACCESS ROAD
323	1427161.13	3206662.08	708+50.80	-114.99	ACCESS ROAD
325	1429629.58	3206496.84	301+75.42	83.94	SHOUP ROAD
329	1429811.48	3206699.30	304+55.07	100.91	SHOUP ROAD
330	1429967.79	3206900.86	307+35.86	81.49	SHOUP ROAD
331	1430104.28	3207235.87	311+03.02	80.17	SHOUP ROAD
332	1430172.11	3207428.07	313+06.69	88.01	SHOUP ROAD
333	1430242.38	3207524.23	314+21.98	58.14	SHOUP ROAD
344	1429881.22	3205827.31	271+50.35	-251.86	STATE HWY 83
345	1430059.81	3205740.73	273+26.05	-240.59	STATE HWY 83
346	1430187.86	3205806.76	274+05.30	-127.77	STATE HWY 83
347	1430335.74	3205793.05	275+38.68	-90.32	STATE HWY 83
348	1430465.34	3205716.77	276+72.62	-131.99	STATE HWY 83
349	1430799.55	3205598.15	280+09.93	-201.92	STATE HWY 83
350	1430994.78	3205637.01	281+98.41	-137.93	STATE HWY 83
351	1431213.08	3205633.19	284+15.35	-113.23	STATE HWY 83
352	1431281.71	3205603.00	284+87.33	-134.22	STATE HWY 83
353	1431349.62	3205636.36	285+50.30	-92.28	STATE HWY 83
354	1431875.50	3205569.86	290+78.16	-91.41	STATE HWY 83
355	1432174.25	3205563.99	293+72.39	-72.80	STATE HWY 83
356	1432281.21	3205526.68	294+79.53	-104.88	STATE HWY 83
357	1432300.85	3205546.60	294+98.35	-84.18	STATE HWY 83
358	1432629.53	3205499.73	298+24.12	-120.02	STATE HWY 83
359	1432671.04	3205558.49	298+64.66	-61.44	STATE HWY 83

TABULATION OF PERMANENT EASEMENT
MARKERS TO BE STAKED

POSITIVE OFFSET DISTANCES ARE TO THE RIGHT OF ALIGNMENT CENTERLINE.
NEGATIVE OFFSET DISTANCES ARE TO THE LEFT OF ALIGNMENT CENTERLINE.

POINT	NORTHING	EASTING	APPROX. STATION	OFFSET	ROAD CL
305	1425770.72	3206529.92	228+05.78	759.67	STATE HWY 83
306	1426049.22	3206542.81	230+06.97	564.73	STATE HWY 83
307	1426161.29	3206527.36	230+72.08	472.21	STATE HWY 83
308	1426290.92	3206477.65	231+24.09	343.48	STATE HWY 83
309	1426350.49	3206422.81	231+24.59	262.52	STATE HWY 83
310	1426397.81	3206487.39	232+04.09	271.92	STATE HWY 83
311	1426462.34	3206440.10	232+13.49	192.48	STATE HWY 83
312	1426412.65	3206372.29	231+30.01	182.60	STATE HWY 83
313	1426933.15	3205978.86	231+97.06	-466.41	STATE HWY 83
314	1426731.16	3206115.27	231+59.14	-225.64	STATE HWY 83
315	1426684.32	3206245.01	232+22.11	-102.92	STATE HWY 83
316	1426978.48	3206525.59	236+27.93	-126.82	STATE HWY 83
367	1426915.98	3205969.60	231+78.58	-460.16	STATE HWY 83

TABULATION OF TEMPORARY EASEMENTS
TO BE SET (TYPE 6 MONUMENTS)

POINT	NORTHING	EASTING	APPROX. STATION	OFFSET	ROAD CL
326	1429190.98	3206698.60	261+09.06	137.14	STATE HWY 83
327	1429329.70	3206730.68	262+11.22	236.31	STATE HWY 83
328	1429593.80	3206693.65	302+86.02	250.62	SHOUP ROAD
334	1430357.12	3207580.64	315+16.73	-27.7	SHOUP ROAD
335	1430303.26	3207358.51	312+90.39	-59.56	SHOUP ROAD
336	1430230.40	3207234.81	311+48.55	-37.45	SHOUP ROAD
337	1430159.32	3207037.53	309+38.96	-44.14	SHOUP ROAD
338	1430171.00	3206953.69	308+65.33	-85.91	SHOUP ROAD
339	1430158.41	3206922.01	308+31.25	-85.89	SHOUP ROAD
340	1430119.54	3206937.46	308+31.27	-44.07	SHOUP ROAD
341	1429923.92	3206445.31	303+51.90	-157.19	SHOUP ROAD
342	1429977.61	3206330.27	303+10.88	-277.34	SHOUP ROAD
343	1429900.03	3206385.21	302+93.03	-183.96	SHOUP ROAD
360	DELETED				NIELSEN
361	DELETED				NIELSEN
362	DELETED				NIELSEN
363	DELETED				NIELSEN
364	DELETED				NIELSEN
365	DELETED				NIELSEN
366	DELETED				NIELSEN

POSITIVE OFFSET DISTANCES ARE TO THE RIGHT OF ALIGNMENT CENTERLINE.
NEGATIVE OFFSET DISTANCES ARE TO THE LEFT OF ALIGNMENT CENTERLINE.

COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

RIGHT OF WAY/SURVEY PLANS UNIT: 2153

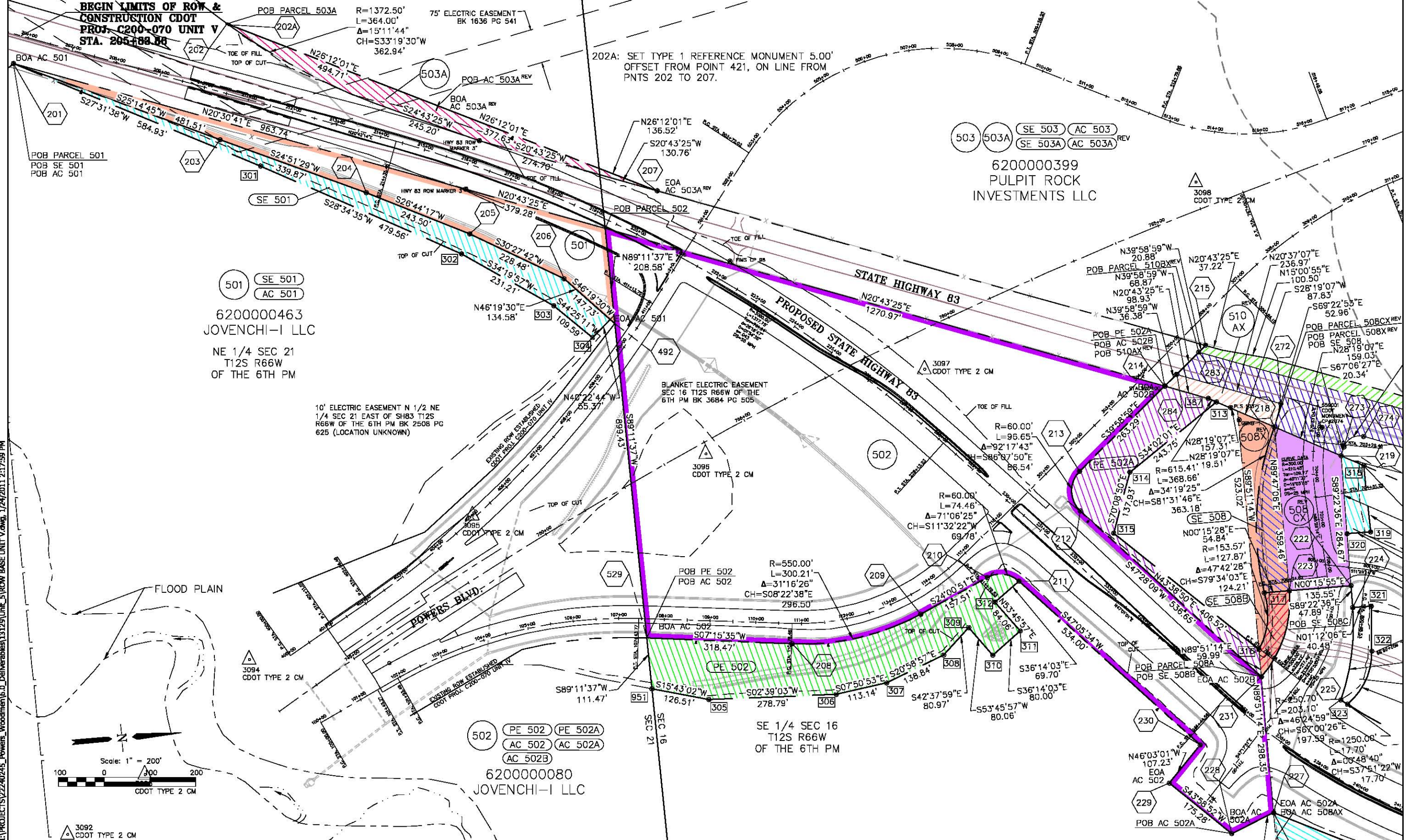
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11/03	REVISED PARCELS 508X, 510BX, ADDED PARCEL 508CX, ADDED ROW POINTS 277-286	PHK
02/04	REVISED AC 503A	CGG
01/09	ADDED PNT 202A	
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	

Sheet Revisions		

Sheet Revisions		

Prepared By:
URS
URS Corporation
8181 East Tufts Avenue
Denver, CO 80237
(303) 740-2770

RIGHT OF WAY PLAN SHEETS	
PROJ. NO. CR 200-070 UNIT V	
POWERS/SH 83	
PROJECT CODE: 12275	SHEET NUMBER: 6

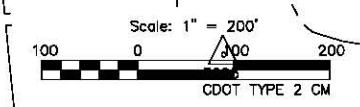


501 SE 501 AC 501
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JOVENCHI-I LLC
NE 1/4 SEC 21
T12S R66W
OF THE 6TH PM

502 PE 502 PE 502A AC 502 AC 502A AC 502B
6200000080
JOVENCHI-I LLC

503 503A SE 503 AC 503 SE 503A AC 503A REV
6200000399
PULPIT ROCK INVESTMENTS LLC

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COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

RIGHT OF WAY/SURVEY PLANS UNIT: 2153

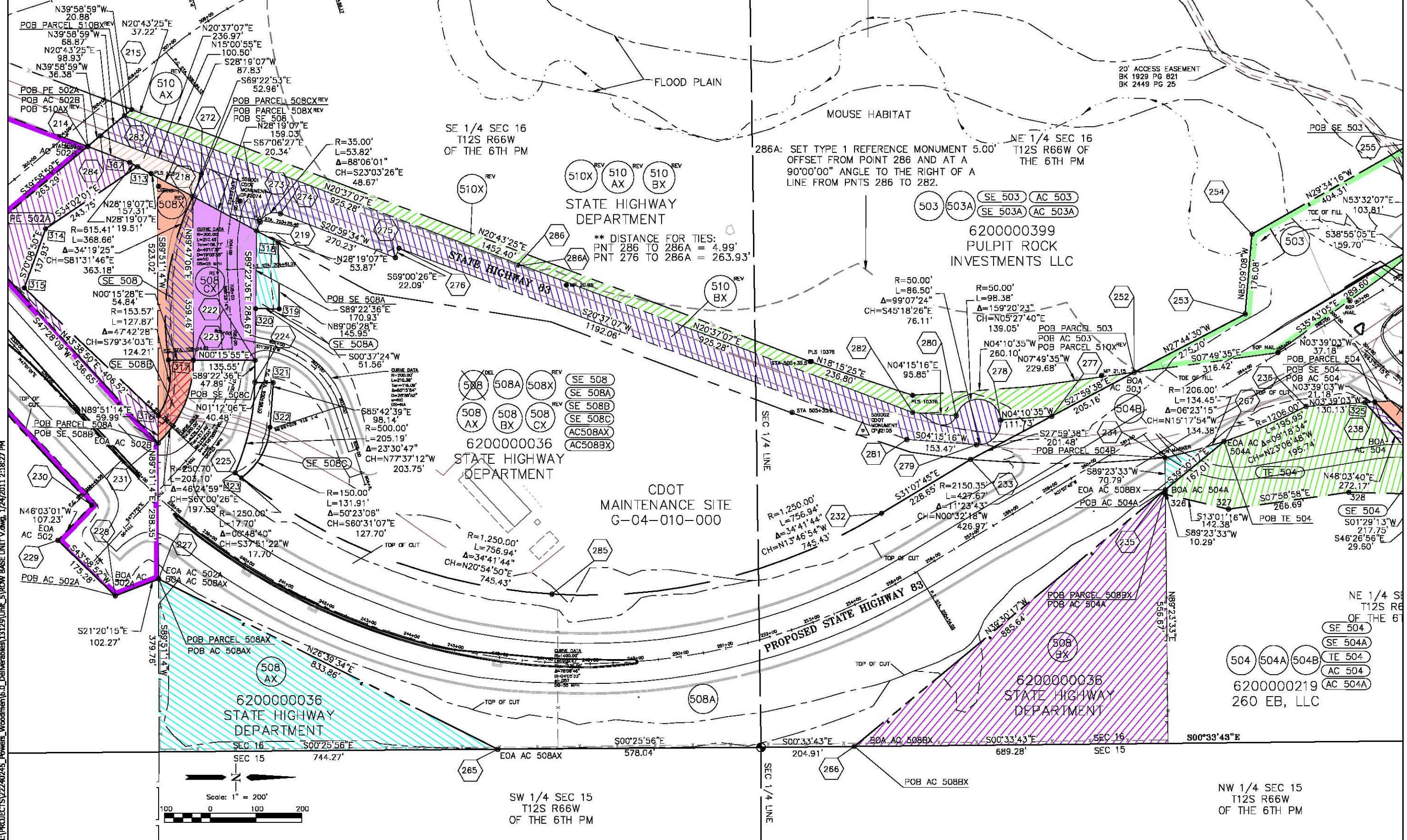
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02/04	REVISED ROW LINE BETWEEN PTS 285 & 266	CST
01/09	ADDED PNT 286A	PHK
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG

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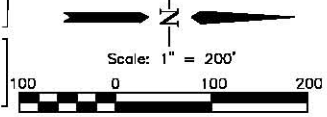
Sheet Revisions		

Prepared By:
URS
URS Corporation
8181 East Tufts Avenue
Denver, CO 80237
(303) 740-2770

RIGHT OF WAY PLAN SHEETS	
PROJ. NO. CR 200-070 UNIT V	
POWERS/SH 83	
PROJECT CODE: 12275	SHEET NUMBER: 7



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SW 1/4 SEC 15
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OF THE 6TH PM

NW 1/4 SEC 15
T12S R66W
OF THE 6TH PM

COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

RIGHT OF WAY/SURVEY PLANS UNIT: 2153

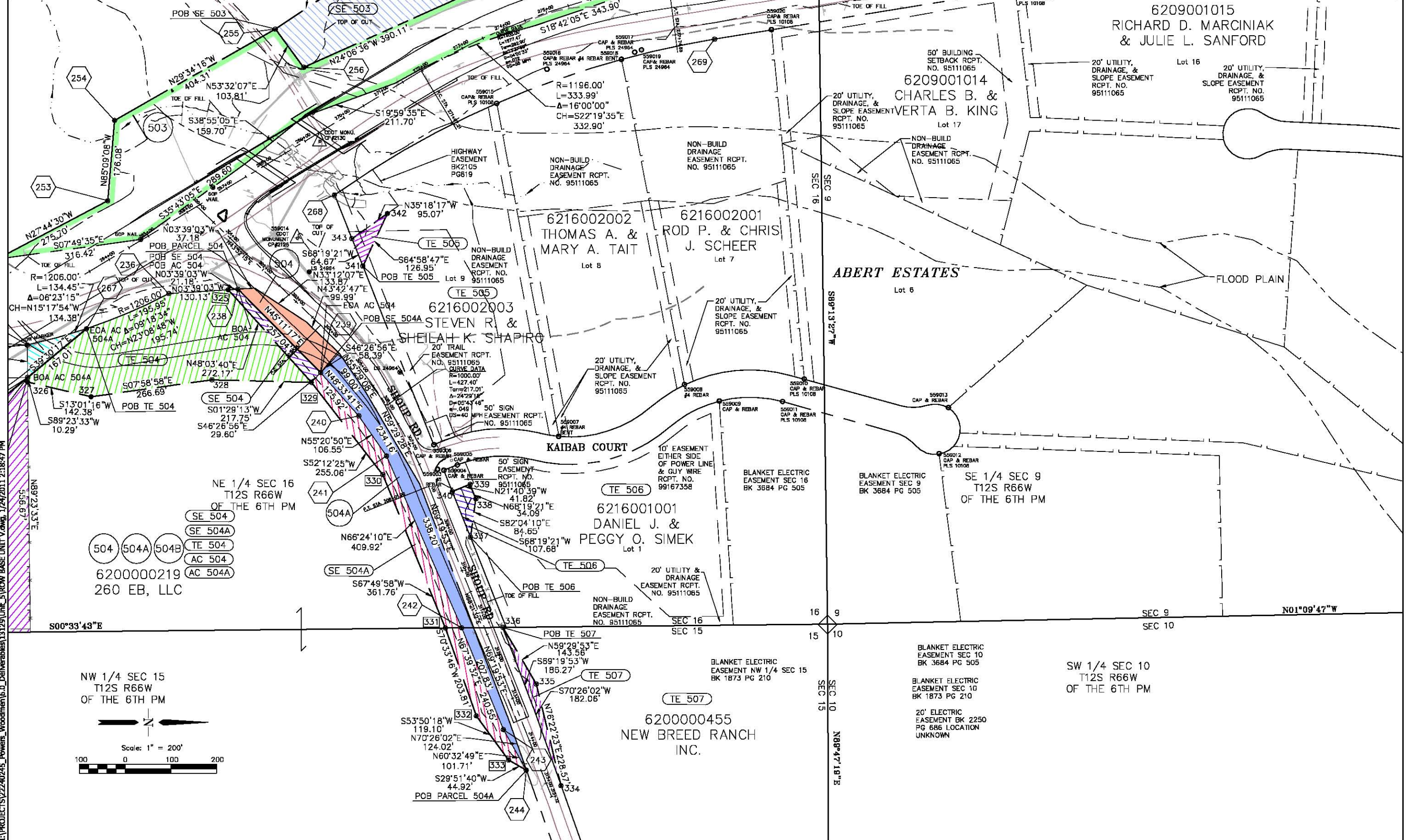
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04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	

Sheet Revisions	

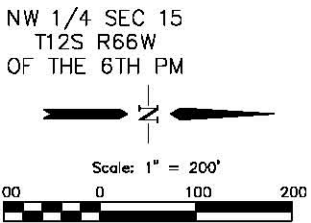
Sheet Revisions	

Prepared By:
URS
URS Corporation
8181 East Tufts Avenue
Denver, CO 80237
(303) 740-2770

RIGHT OF WAY	
PLAN SHEETS	
PROJ. NO. CR 200-070 UNIT V	
POWERS/SH 83	
PROJECT CODE: 12275	SHEET NUMBER: 8



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COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

RIGHT OF WAY/SURVEY PLANS UNIT: 2153

Sheet Revisions

1/16/09	ADDED PNTS 280A & 281A	PHK
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG

Sheet Revisions

Sheet Revisions

Prepared By:



URS Corporation
8181 East Tufts Avenue
Denver, CO 80237
(303) 740-2770

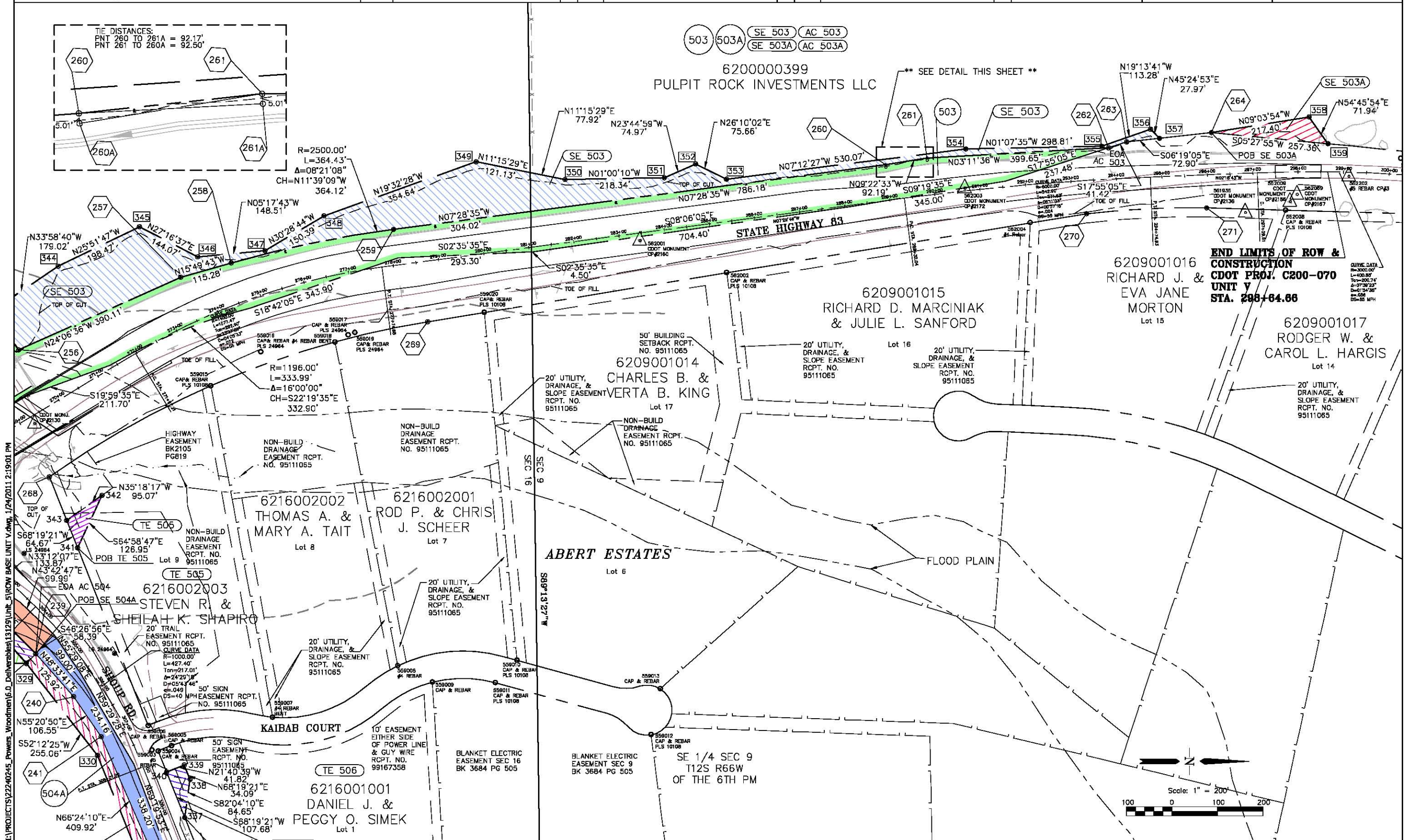
RIGHT OF WAY

PLAN SHEETS

PROJ. NO. CR 200-070 UNIT V

POWERS/SH 83

PROJECT CODE: 12275 SHEET NUMBER: 9



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COLORADO DEPARTMENT OF TRANSPORTATION



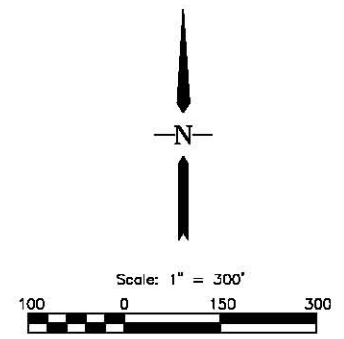
Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

RIGHT OF WAY/SURVEY PLANS UNIT: 2153

Sheet Revisions		Sheet Revisions		Sheet Revisions	
02/04	DELETED TE 509	CST			
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG			

Prepared By:
URS
URS Corporation
8181 East Tufts Avenue
Denver, CO 80237
(303) 740-2770

RIGHT OF WAY	
PLAN SHEETS	
PROJ. NO. CR 200-070 UNIT V	
POWERS/SH 83	
PROJECT CODE: 12275	SHEET NUMBER: 10

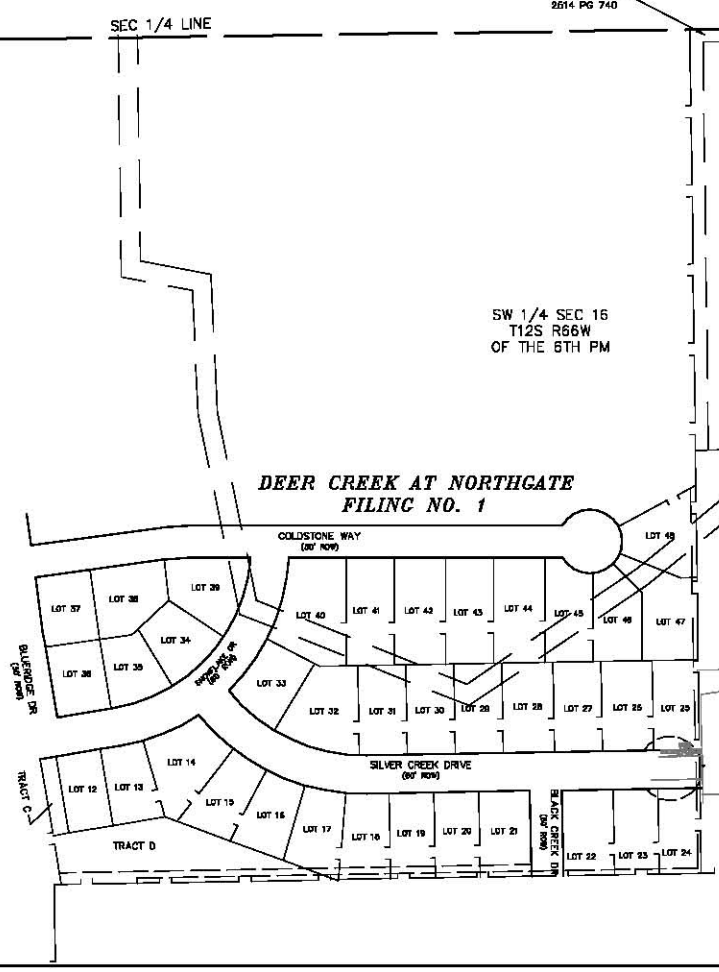


NW 1/4 SEC 16
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THE 6TH PM

NE 1/4 SEC 16
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THE 6TH PM

SW 1/4 SEC 16
T12S R66W
OF THE 6TH PM

SE 1/4 SEC 16
T12S R66W
OF THE 6TH PM



TE 509 DEL
6216300005
MARY J. NIELSEN

FLOOD PLAIN

MOUSE HABITAT

STATE HIGHWAY 83

STATE HIGHWAY 83
SECTION 16
T12S R66W

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COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

RIGHT OF WAY/SURVEY PLANS UNIT: 2153

Sheet Revisions			Sheet Revisions			Sheet Revisions		
11/03	REVISED PARCELS 510AX & 510X	LDJ						
11/03	REVISED PARCELS 508X, 510BX	CST						
	ADDED PARCEL 508CX							
02/04	REVISED AC 503A DELETED TE 509, REVISED ROW BETWEEN PARCELS 508AX & 508BX	CST						
04/10	UPDATED SHEETS WITH AS RECORDED AND MONUMENTED INFORMATION	CGG						

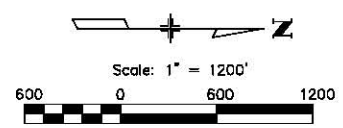
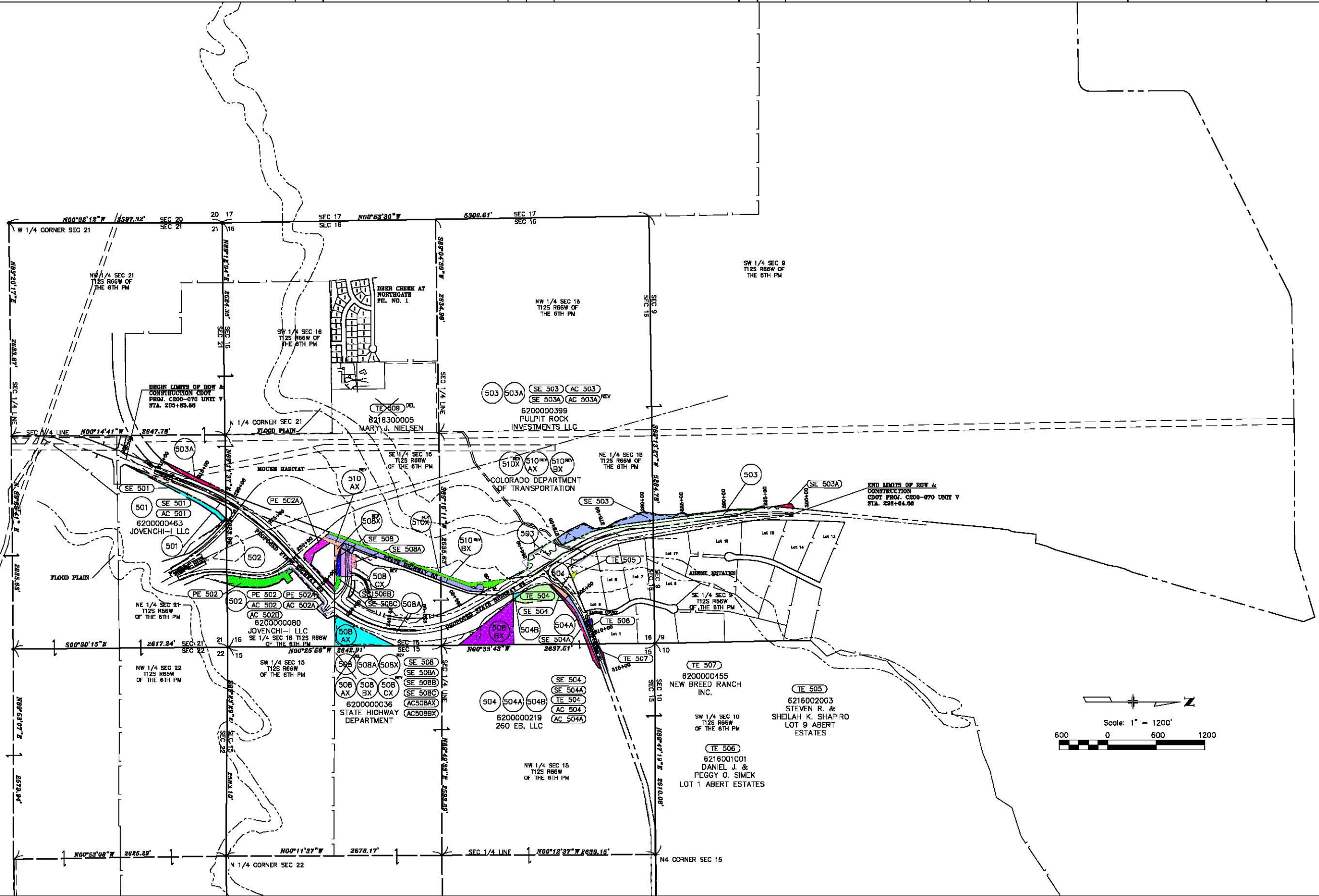
Prepared By:



URS Corporation
8181 East Tufts Avenue
Denver, CO 80237
(303) 740-2770

RIGHT OF WAY		
OWNERSHIP MAP		
PROJ. NO. CR 200-070 UNIT V		
POWERS/SH 83		
PROJECT CODE:	12275	SHEET NUMBER: 11

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GRANTOR: CITY OF COLORADO SPRINGS, COLORADO
GRANTEE: COLORADO DEPARTMENT OF TRANSPORTATION
BEGINNING APPROXIMATELY 0.5 MILES SOUTH OF THE INTERSECTION OF POWERS BLVD
AND WOODMEN RD ON POWERS BLVD, THENCE CONTINUING NORTHERLY ALONG
POWERS BLVD TO THE INTERSECTION OF POWERS BLVD (2011) AND SH 83

Prepared By:



URS Corporation
8181 East Tufts Avenue
Denver, CO 80237
(303) 740-2770

EXHIBIT "A"

PROJECT NUMBER: C R200-070
PROJECT CODE: 12275
DATE: January 4, 2011
DESCRIPTION

Any and all interest the City of Colorado Springs, Colorado, A Home Rule City and Colorado Municipal Corporation, may own in the right of way of Powers Boulevard, as shown on the Right of Way plans for the Department of Transportation, State of Colorado Project No. CR 200-070 Unit II, located in Northeast quarter of Section 1, Township 13 South, Range 66 West, and the South half of Section 36, Township 12 South, Range 66 West, of the 6th Principal Meridian, in El Paso County, Colorado, which is more particularly described in the following documents:

- 1. Warranty Deed for Parcels 206A Rev., 206B, AC-206 Rev., and AC-206A Rev., recorded on March 25, 2004, as Reception number 204047096, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 2. Warranty Deed for AC-206 Rev., recorded on February 1, 2005, as Reception number 205015913, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 3. A tract or parcel No. 206C of the Department of Transportation, State of Colorado, Project No. CR 200-070 Unit II, containing 24.39 acres, more or less, located in the Northeast Quarter of Section 1, Township 13 South, Range 66 West and Southeast Quarter of Section 36 Township 12 South Range 66 West of the 6th Principal Meridian, El Paso County, Colorado said tract or parcel of land being a part of that tract of land described in a Warranty Deed for Parcels 206 Rev., recorded on February 1, 2005, as Reception number 205015913, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and more particularly described as follows:

Commencing at a point whence the Northeast corner of said Section 1 bears North 89° 26' 28" East, a distance of 1,406.89 feet said point being the POINT OF BEGINNING;

- 1. Thence South 37° 33' 51" East a distance of 586.19 feet,
- 2. Thence South 22° 08' 36" East a distance of 114.00 feet,
- 3. Thence on a non-tangent curve to the right whose radius is 5241.66 feet, with a delta angle of 17° 40' 09", a length of curve of 1616.44 feet, whose long chord bears South 27° 58' 00" East a distance of 1610.04 feet,
- 4. Thence South 50° 28' 00" West a distance of 160.37 feet,

- 11. Thence on a non-tangent curve to the right whose radius is 5051.00 feet, with a delta angle of 06° 28' 03", a length of curve of 570.15 feet, whose long chord bears South 41° 52' 17" East a distance of 569.85 feet,
- 12. Thence South 33° 14' 04" East a distance of 151.53 feet,
- 13. Thence South 37° 33' 51" East a distance of 144.12 feet to the POINT OF BEGINNING.

The above portion of Parcel No. 206C in said Section 36 contains 13.34 acres, more or less.

NOTE: For the purpose of this description the bearings are based on a line between the Southeast corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") and the East Quarter corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") which bears North 00° 35' 24" West a distance of 2,640.56 feet; and

- 4. Warranty Deed for Parcels 206A Rev., and AC-206A Rev., recorded on February 1, 2005, as Reception number 205015914, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 5. Warranty Deed for Parcel 206B, recorded on February 1, 2005, as Reception number 205015915, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 6. Slope Easement Deed for Parcel SE-206, recorded on February 1, 2005, as Reception number 205015916, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 7. Warranty Deed for Parcels 207, and AC-207, recorded on February 1, 2005, as Reception number 205015917, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 8. Warranty Deed for Parcel 208, recorded on February 1, 2005, as Reception number 205015918, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 9. Warranty Deed for Parcel 209, recorded on February 1, 2005, as Reception number 205015919, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and

Any and all interest the City of Colorado Springs, Colorado, A Home Rule City and Colorado Municipal Corporation, may own in the right of way of Powers Boulevard, as shown on the Right of Way plans for the Department of Transportation, State of Colorado Project No.

- 3. Thence North 63° 41' 24" West a distance of 83.80 feet, along Northerly line of Lot 24 Gate House Village at Briargate, Filing No. 12;
- 4. Thence North 54° 56' 54" West a distance of 262.34 feet;
- 5. Thence on a non-tangent curve to the right with a radius of 2,042.00 feet, a delta angle of 09° 58' 55", a curve length of 355.75 feet, with a long chord which bears North 51° 21' 33" West a distance of 355.30 feet;
- 6. Thence North 46° 22' 06" West a distance of 179.54 feet;
- 7. Thence North 64° 34' 24" West a distance of 79.22 feet;
- 8. Thence South 61° 50' 12" West a distance of 79.22 feet;
- 9. Thence North 40° 05' 58" West a distance of 196.18 feet;
- 10. Thence North 25° 21' 16" East a distance of 79.42 feet;
- 11. Thence North 27° 47' 52" West a distance of 64.88 feet;
- 12. Thence North 46° 22' 06" West a distance of 596.23 feet;
- 13. Thence North 44° 05' 05" East a distance of 500.02 feet;
- 14. Thence South 46° 22' 06" East a distance of 578.28 feet;
- 15. Thence North 88° 39' 21" East a distance of 141.94 feet;
- 16. Thence South 54° 16' 55" East a distance of 196.88 feet;
- 17. Thence South 25° 31' 58" West a distance of 79.66 feet;
- 18. Thence South 28° 15' 14" East a distance of 79.18 feet;
- 19. Thence South 46° 26' 38" East a distance of 89.75 feet;
- 20. Thence South 40° 16' 49" East a distance of 137.24 feet;
- 21. Thence on a non-tangent curve to the right with a radius of 4,042.00 feet, a delta angle of 05° 54' 39", a curve length of 416.99 feet with a long chord which bears South 40° 36' 26" East a distance of 416.80 feet;
- 22. Thence South 37° 39' 08" East a distance of 270.75 feet;

- 12. Slope Easement Deed for Parcel SE-305B, recorded on February 1, 2005, as Reception number 205015929, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 13. Slope Easement Deed for Parcel SE-305C, recorded on February 1, 2005, as Reception number 205015930, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 14. A Permanent Easement No. 308 of the Colorado Department of Transportation, Project No. CR 200-070 Unit III, containing 12.68 acres, more or less, located in the West Half of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado said tract or parcel being more particularly described as follows:

Commencing at a point on the quarter section line whence the South Quarter Corner of said Section 36 bears South 00° 34' 59" East, a distance of 858.50 feet said point being the POINT OF BEGINNING;

- 1. Thence North 46° 22' 06" West, a distance of 3,683.24 feet;
- 2. Thence North 00° 34' 37" West, a distance of 209.26 feet;
- 3. Thence South 46° 22' 06" East, a distance of 3,683.21 feet;
- 4. Thence South 00° 34' 59" East, a distance of 209.29 feet;

Containing 12.68 acres, more or less to be acquired.

NOTE: For the purpose of this description the bearings are based on a line between the Southeast corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") and the East Quarter corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") which bears North 00° 35' 24" West a distance of 2,640.56 feet; and

- 15. A Permanent Easement No. 308A of the Colorado Department of Transportation, Project No. CR 200-070 Unit III, containing 6.77 acres, more or less, located in the West Half of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado said tract or parcel being more particularly described as follows:

Commencing at a point on the quarter section line whence the South Quarter Corner of said Section 36 bears South 00° 34' 59" East, a distance of 746.88 feet said point being the POINT OF BEGINNING;

- 1. Thence North 46° 22' 06" West, a distance of 3,683.26 feet;
- 2. Thence North 00° 34' 37" West, a distance of 111.61 feet;

- 5. Thence on a non-tangent curve to the left whose radius is 5091.66 feet, with a delta angle of 18° 17' 53", a length of curve of 1626.08 feet, whose long chord bears North 27° 39' 08" West a distance of 1619.18 feet,
- 6. Thence North 59° 04' 20" West a distance of 312.40 feet,
- 7. Thence on a non-tangent curve to the left whose radius is 4981.66 feet, with a delta angle of 6° 14' 24", a length of curve of 542.55 feet, whose long chord bears North 43° 14' 54" West a distance of 542.28 feet,
- 8. Thence North 46° 22' 06" West a distance 144.95 feet,
- 9. Thence North 89° 26' 28" East a distance of 464.23 feet along the North line of said Section 1 to the POINT OF BEGINNING.

The above portion of Parcel No. 206C in said Section 1 contains 11.05 acres, more or less.

ALSO

Commencing at a point whence the Southeast corner of said Section 36 bears North 89° 26' 28" East, a distance of 1,406.89 feet said point being the POINT OF BEGINNING;

- 1. Thence South 89° 26' 28" West a distance of 464.23 feet, along the South line of Section 36,
- 2. Thence North 46° 22' 06" West a distance of 1,072.70 feet, to the West line of the Southwest Quarter of the Southeast Quarter of said Section 36,
- 3. Thence North 00° 34' 58" West a distance of 386.68 feet, along said West line, of the Southwest Quarter Section 36,
- 4. Thence North 43° 37' 54" East a distance of 37.85 feet,
- 5. Thence South 46° 22' 06" East a distance of 348.94 feet,
- 6. Thence North 43° 37' 24" East a distance of 109.39 feet,
- 7. Thence South 45° 51' 18" East a distance of 75.78 feet,
- 8. Thence North 89° 08' 42" East a distance of 160.09 feet,
- 9. Thence South 46° 22' 36" East a distance of 165.00 feet,
- 10. Thence South 01° 53' 54" East a distance of 158.67 feet,

CR 200-070 Unit III, located in Southeast quarter of Section 26, and in the Northeast quarter of Section 35, and in Section 36, Township 12 South, Range 66 West, of the 6th Principal Meridian, in El Paso County, Colorado, which is more particularly described in the following documents:

- 1. Warranty Deed for Parcels 301, and AC-301, recorded on February 1, 2005, as Reception number 205015920, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 2. Warranty Deed for Parcels 303, and AC-303, recorded on February 1, 2005, as Reception number 205015921, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 3. Warranty Deed for Parcels 304, and AC-304, recorded on February 1, 2005, as Reception number 205015922, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 4. Warranty Deed for Parcel 304A, recorded on February 1, 2005, as Reception number 205015923, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 5. Warranty Deed for Parcels 304A, 305A, 305B, and AC-304, recorded on March 25, 2004, as Reception number 204047095, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 6. Warranty Deed for AC-305 Rev., recorded on February 1, 2005, as Reception number 205015924, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 7. A Tract or Parcel No. 310 of the Colorado Department of Transportation, Project No. CR 200-070 Unit III, containing 27.95 acres, more or less, located in the Northeast Quarter of Section 35 and the Southeast Quarter of Section 26, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado said tract or parcel of land being a part of that tract of land described in a Warranty Deed for Parcels 305., recorded on February 1, 2005, as Reception number 205015924, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and more particularly described as follows:

Commencing at a point whence the Northeast Corner of said Section 35 bears North 05° 46' 01" East, a distance of 1,690.87 feet said point being the POINT OF BEGINNING;

- 1. Thence North 52° 41' 55" West a distance of 725.56 feet;
- 2. Thence North 46° 22' 06" West a distance of 103.92 feet, along Northerly line of Lots 24 & 25 Gate House Village at Briargate, Filing No. 12;

- 23. Thence on a tangent curve to the left with a radius of 3,958.00 feet, a delta angle 05° 43' 52", a curve length of 395.90 feet with a long chord which bears South 40° 31' 04" East a distance of 395.74 feet;
- 24. Thence South 40° 54' 36" East a distance of 230.72 feet;
- 25. Thence South 43° 37' 54" West a distance of 30.00 feet;
- 26. Thence South 46° 22' 06" East a distance of 251.62 feet, to the East line of said Section 35;
- 27. Thence South 00° 34' 37" East a distance of 209.26 feet, along the East line of said Section 35;
- 28. Thence North 46° 22' 06" West a distance of 231.66 feet;
- 29. Thence South 43° 16' 08" West a distance of 30.00 feet, to the POINT OF BEGINNING.

Containing 27.95 acres, more or less.

NOTE: For the purpose of this description the bearings are based on a line between the Southeast corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") and the East Quarter corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") which bears North 00° 35' 24" West a distance of 2,640.56 feet; and

- 8. Warranty Deed for Parcel 305A, recorded on February 1, 2005, as Reception number 205015925, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 9. Warranty Deed for Parcel 305B, recorded on February 1, 2005, as Reception number 205015926, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 10. Slope Easement Deed for Parcel SE-305, recorded on February 1, 2005, as Reception number 205015927, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 11. Slope Easement Deed for Parcel SE-305A, recorded on February 1, 2005, as Reception number 205015928, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and

- 3. Thence South 46° 22' 06" East, a distance of 3,683.24 feet;
- 4. Thence South 00° 34' 59" East, a distance of 111.62 feet;

Containing 6.77 acres, more or less to be acquired.

NOTE: For the purpose of this description the bearings are based on a line between the Southeast corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") and the East Quarter corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") which bears North 00° 35' 24" West a distance of 2,640.56 feet; and

Any and all interest the City of Colorado Springs, Colorado, A Home Rule City and Colorado Municipal Corporation, may own in the right of way of Powers Boulevard, as shown on the Right of Way plans for the Department of Transportation, State of Colorado Project No. CR 200-070 Unit IV, located in Section 26, and in the Northeast quarter of Section 27, and in Section 22, and in the Northeast quarter of Section 21, Township 12 South, Range 66 West, of the 6th Principal Meridian, in El Paso County, Colorado, which is more particularly described in the following documents:

- 1. Warranty Deed for Parcels 401A, AC-401 Rev., and AC-401A Rev., recorded on March 25, 2004, as Reception number 204047095, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 2. A Tract or Parcel No. 416 of the Colorado Department of Transportation, Project No. CR 200-070 Unit IV, containing 48.89 acres, more or less, located in the South Half & Northwest Quarter of Section 26, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado said tract or parcel of land being a part of that tract of land described in a Warranty Deed for Parcel 401, recorded on November 06, 2002, as Reception number 202195133, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and more particularly described as follows:

Commencing at a point whence the South Quarter Corner of Section 26 bears South 80° 03' 53" West a distance of 430.05 feet, said point being the POINT OF BEGINNING;

- 1. Thence North 46° 22' 06" West a distance of 1,396.83 feet;
- 2. Thence along a non-tangent curve to the left with a radius of 100.00 feet, a delta angle of 82° 16' 21", a curve length of 143.59 feet with a long chord which bears South 87° 14' 48" West a distance of 131.57 feet;
- 3. Thence North 46° 28' 00" West a distance of 183.99 feet;
- 4. Thence North 32° 27' 00" East a distance of 51.03 feet;



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

GRANTOR: CITY OF COLORADO SPRINGS, COLORADO
GRANTEE: COLORADO DEPARTMENT OF TRANSPORTATION
BEGINNING APPROXIMATELY 0.5 MILES SOUTH OF THE INTERSECTION OF POWERS BLVD
AND WOODMEN RD ON POWERS BLVD, THENCE CONTINUING NORTHERLY ALONG
POWERS BLVD TO THE INTERSECTION OF POWERS BLVD (2011) AND SH 83

Prepared By:



URS Corporation
8181 East Tufts Avenue
Denver, CO 80237
(303) 740-2770

- 5. Thence North 46° 22' 06" West a distance of 942.21 feet;
- 6. Thence North 61° 29' 51" West a distance of 150.31 feet;
- 7. Thence North 37° 59' 01" West a distance of 376.46 feet;
- 8. Thence North 20° 51' 47" West a distance of 176.34 feet;
- 9. Thence North 15° 44' 10" West a distance of 61.65 feet;
- 10. Thence North 46° 22' 06" West a distance of 997.51 feet;
- 11. Thence North 00° 35' 12" West a distance of 404.61 feet;
- 12. Thence South 46° 22' 06" East a distance of 1,050.46 feet;
- 13. Thence North 41° 32' 05" East a distance of 21.00 feet;
- 14. Thence South 49° 52' 19" East a distance of 359.92 feet;
- 15. Thence South 62° 57' 16" East a distance of 202.55 feet;
- 16. Thence South 60° 52' 55" East a distance of 264.18 feet;
- 17. Thence South 35° 41' 51" East a distance of 261.39 feet;
- 18. Thence South 55° 04' 11" East a distance of 187.40 feet;
- 19. Thence South 53° 27' 02" East a distance of 245.05 feet;
- 20. Thence South 49° 20' 13" East a distance of 83.42 feet;
- 21. Thence South 46° 06' 44" East a distance of 323.37 feet;
- 22. Thence North 56° 02' 57" East a distance of 49.10 feet;
- 23. Thence South 46° 22' 43" East a distance of 184.00 feet;
- 24. Thence along a non-tangent curve to the left with a radius of 90.05 feet, a delta angle of 94° 01' 19", a curve length of 147.78 feet with a long chord which bears South 00° 05' 40" West a distance of 131.75 feet;
- 25. Thence South 46° 22' 06" East a distance 1,400.98 feet;

- 5. Thence North 50° 01' 43" West a distance of 65.26 feet along the Northerly line of Tract L, Pine Creek Subdivision Filing No. 28;
 - 6. Thence North 35° 59' 21" West a distance of 197.18 feet to the Southerly Right of Way of Old Ranch Road;
 - 7. Thence along a non-tangent curve to the left with a radius of 775.00 feet, a delta angle of 4° 44' 47", a curve length of 64.20 feet, with a long chord which bears North 71° 28' 51" East a distance of 64.18 feet along the Southerly Right of Way of Old Ranch Road to the North line of said parcel;
 - 8. Thence North 89° 45' 46" East a distance of 795.36 feet along the North line to the Northeasterly line of said parcel;
 - 9. Thence South 46° 22' 06" East a distance of 2,359.64 feet along the Northeasterly line of said parcel;
 - 10. Thence South 00° 35' 12" East a distance of 293.02 feet along the Northeasterly line to the East line of said parcel;
 - 11. Thence South 46° 22' 06" East a distance of 41.86 feet along the Northeasterly line to the East line of said parcel;
 - 12. Thence South 00° 35' 12" East a distance of 111.60 feet along the East line of said parcel to the POINT OF BEGINNING.
- Containing 23.92 acres, more or less.

NOTE: For the purpose of this description the bearings are based on a line between the Southeast corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") and the East Quarter corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") which bears North 00° 35' 24" West a distance of 2,640.56 feet; and

- 6. A Tract or Parcel No. 416A of the Colorado Department of Transportation, Project No. CR 200-070 Unit IV, containing 3.80 acres, more or less, located in a portion of the South half of Section 22, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado said tract or parcel of land being a part of that tract of land described in a Warranty Deed for Parcel 402B, recorded on November 06, 2002, as Reception number 202195132, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and more particularly described as follows:

- 8. Warranty Deed for Parcel 403A, recorded on November 06, 2002, as Reception number 202195126, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 9. Slope Easement Deed for Parcel SE-403, recorded on November 06, 2002, as Reception number 202195120, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 10. Warranty Deed for Parcel 404, recorded on March 19, 2002, as Reception number 202043682, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 11. Warranty Deed for Parcel 405 Rev., recorded on November 06, 2002, as Reception number 202195125, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 12. Warranty Deed for Parcel 405D Rev., recorded on November 06, 2002, as Reception number 202195128, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 13. Warranty Deed for Parcel 405F Rev., recorded on November 06, 2002, as Reception number 202195127, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 14. Slope Easement Deed for Parcel SE-405B Rev., recorded on November 06, 2002, as Reception number 202195119, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 15. Warranty Deed for Parcel 406A Rev., recorded on October 11, 2002, as Reception number 202175543, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 16. Warranty Deed for Parcel 407 Rev., recorded on December 11, 2002, as Reception number 202219680, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 17. Warranty Deed for Parcel 407A Rev., recorded on December 11, 2002, as Reception number 202219681, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 18. Warranty Deed for Parcel 407B, recorded on December 11, 2002, as Reception number 202219682, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and

South half of Section 22, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado said tract or parcel of land being a part of that tract of land described in a Warranty Deed for Parcel 415, recorded on November 06, 2002, as Reception number 202195123, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and more particularly described as follows:

Commencing at the South Quarter Corner of Section 22, thence North 81° 55' 33" West a distance of 394.51 feet, thence North 00° 53' 30" West a distance of 14.95 feet, thence North 66° 53' 48" East a distance of 284.03 feet to the POINT OF BEGINNING;

- 1. Thence North 24° 31' 01" West a distance of 134.28 feet;
- 2. Thence North 41° 51' 57" West a distance of 318.95 feet to the West line of said parcel;
- 3. Thence North 00° 53' 30" West a distance of 672.54 feet along the West line to the Northeasterly line of said parcel;
- 4. Thence South 46° 22' 31" East a distance of 133.78 feet along the Northeasterly line of said parcel;
- 5. Thence South 70° 35' 32" East a distance of 96.88 feet along the Northeasterly line of said parcel;
- 6. Thence South 59° 35' 00" East a distance of 744.43 feet along the Northeasterly line of said parcel;
- 7. Thence along a tangent curve to the right with a radius of 658.00 feet, a delta angle of 13° 16' 14", a curve length of 152.40 feet, with a long chord which bears South 52° 56' 57" East a distance of 152.06 feet along the Northeasterly line of said parcel;
- 8. Thence South 46° 18' 50" East a distance of 105.10 feet along the Northeasterly line of said parcel to the Northerly Right of Way of Old Ranch Road;
- 9. Thence along a non-tangent curve to the left with a radius of 775.00 feet, a delta angle of 18° 10' 56", a curve length of 245.94 feet, with a long chord which bears South 52° 46' 39" West a distance of 244.91 feet along the Northerly Right of Way of Old Ranch Road;
- 10. Thence South 43° 41' 10" West a distance of 204.41 feet along the Northerly Right of Way of Old Ranch Road;

- 26. Thence South 44° 05' 05" West a distance of 500.02 feet to the POINT OF BEGINNING.
- Containing 48.89 acres, more or less.

NOTE: For the purpose of this description the bearings are based on a line between the Southeast corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") and the East Quarter corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") which bears North 00° 35' 24" West a distance of 2,640.56 feet; and

- 3. Permanent Easement Deed for Parcel PE-401, recorded on November 06, 2002, as Reception number 202195138, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 4. Slope Easement Deed for Parcel SE-401, SE-401A, SE-401B, SE-401C, and SE-401D, recorded on November 06, 2002, as Reception number 202195122, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 5. A Tract or Parcel No. 416C of the Colorado Department of Transportation, Project No. CR 200-070 Unit IV, containing 23.92 acres, more or less, located in a portion of North half of Section 27, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado said tract or parcel of land being a part of that tract of land described in a Warranty Deed for Parcel 402 Rev., recorded on November 06, 2002, as Reception number 202195130, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and more particularly described as follows:

Commencing at a point whence the Northwest Corner of Section 26 bears North 00° 35' 12" West a distance of 2,109.55, said point being the POINT OF BEGINNING;

- 1. Thence North 46° 22' 06" West a distance of 1,852.35 feet;
- 2. Thence North 64° 05' 18" West a distance of 371.24 feet to the Northerly line of Tract O, Pine Creek Subdivision Filing No. 29;
- 3. Thence North 65° 52' 00" West a distance of 482.67 feet along the Northerly line of Tract O, Pine Creek Subdivision Filing No. 29;
- 4. Thence along a tangent curve to the right with a radius of 1,360.00 feet, a delta angle of 15° 30' 00", a curve length of 375.83 feet, with a long chord which bears North 57° 57' 00" West a distance of 374.64 feet along the Northerly line of Tract O, Pine Creek Subdivision Filing No. 29 (49.96 feet) and the Northerly line of Tract L, Pine Creek Subdivision Filing No. 28 (325.87 feet);

Commencing at a point whence the South Quarter Corner of Section 22 bears South 87° 40' 21" West a distance of 1,085.66 feet, said point being the POINT OF BEGINNING;

- 1. Thence South 89° 45' 46" West a distance of 821.97 feet along the South line of said parcel to the Southerly Right of Way of Old Ranch Road;
 - 2. Thence along a non-tangent curve to the left with a radius of 775.00 feet, a delta angle of 12° 25' 58", a curve length of 168.17 feet, with a long chord which bears North 49° 54' 09" East a distance of 167.84 feet along the Southerly Right of Way of Old Ranch Road;
 - 3. Thence North 43° 41' 10" East a distance of 204.41 feet along the Southerly Right of Way of Old Ranch Road;
 - 4. Thence along a tangent curve to the right with a radius of 625.00 feet, a delta angle of 23° 37' 47", a curve length of 257.76 feet, with a long chord which bears North 55° 30' 04" East a distance of 255.94 feet along the Southerly Right of Way of Old Ranch Road;
 - 5. Thence South 49° 20' 56" East a distance of 22.76 feet;
 - 6. Thence South 05° 06' 46" East a distance of 65.59 feet;
 - 7. Thence South 47° 57' 54" East a distance of 169.32 feet;
 - 8. Thence South 45° 22' 21" East a distance of 190.19 feet;
 - 9. Thence South 39° 08' 08" East a distance of 90.67 feet to the POINT OF BEGINNING.
- Containing 3.80 acres, more or less.

NOTE: For the purpose of this description the bearings are based on a line between the Southeast corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") and the East Quarter corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") which bears North 00° 35' 24" West a distance of 2,640.56 feet; and

- 7. Slope Easement Deed for Parcel SE-402, recorded on November 06, 2002, as Reception number 202195121, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and

- 19. Permanent Easement Deed for Parcel PE-407 Rev., recorded on December 11, 2002, as Reception number 202219677, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 20. Slope Easement Deed for Parcel SE-407 Rev., recorded on December 11, 2002, as Reception number 202219678, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 21. Slope Easement Deed for Parcel SE-407A Rev., recorded on December 11, 2002, as Reception number 202219679, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 22. Quit Claim Deed for Parcel 410, recorded on November 06, 2002, as Reception number 202195146, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 23. Warranty Deed for Parcel 411, recorded on November 06, 2002, as Reception number 202195145, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 24. Slope Easement Deed for Parcel SE-411, recorded on November 06, 2002, as Reception number 202195144, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 25. Warranty Deed for Parcel 414 Rev., recorded on November 06, 2002, as Reception number 202195124, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 26. Permanent Easement Deed for Parcel PE-414, recorded on November 06, 2002, as Reception number 202195136, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 27. Permanent Easement Deed for Parcel PE-414A, recorded on November 22, 2002, as Reception number 202206332, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 28. Permanent Easement Deed for Parcel PE-414B, recorded on November 06, 2002, as Reception number 202195135, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 29. Slope Easement Deed for Parcel SE-414, recorded on November 06, 2002, as Reception number 202195117, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 30. A Tract or Parcel No. 416B of the Colorado Department of Transportation, Project No. CR 200-070 Unit IV, containing 13.98 acres, more or less, located in a portion of the

- 11. Thence along a tangent curve to the right with a radius of 625.00 feet, a delta angle of 35° 12' 59", a curve length of 384.15 feet, with a long chord which bears South 61° 17' 40" West a distance of 378.13 feet along the Northerly Right of Way of Old Ranch Road;
- 12. Thence North 35° 59' 21" West a distance of 137.22 feet to the POINT OF BEGINNING.

Containing 13.98 acres, more or less.

NOTE: For the purpose of this description the bearings are based on a line between the Southeast corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") and the East Quarter corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL Cap Stamped "LS 10956") which bears North 00° 35' 24" West a distance of 2,640.56 feet; and

- 31. Permanent Easement Deed for Parcel PE-415, recorded on November 06, 2002, as Reception number 202195134, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and
- 32. A Tract or Parcel No. 417 of the Colorado Department of Transportation, Project No. CR 200-070 Unit IV, containing 2.93 acres, more or less, located in a portion of the South half of Section 22, Township 12 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado being more particularly described as follows:

Commencing at the South Quarter Corner of Section 22, thence South 81° 55' 33" East a distance of 394.51 feet, thence along a non-tangent curve to the right with a radius of 770.00 feet, a delta angle of 06° 25' 55", a curve length of 86.44 feet, with a long chord which bears North 87° 04' 58" East a distance of 86.39 feet, thence South 89° 42' 05" East a distance of 136.99 feet; thence along a tangent curve to the left with a radius of 625.00 feet, a delta angle of 10° 55' 18", a curve length of 119.14 feet, with a long chord which bears North 84° 21' 49" East a distance of 118.96 feet to the POINT OF BEGINNING;

- 1. Thence continuing along a tangent curve to the left with a radius of 625.00 feet, a delta angle of 35° 12' 59", a curve length of 384.15 feet, with a long chord which bears North 61° 17' 40" East a distance of 378.13 feet along the Northerly Right of Way of Old Ranch Road;
- 2. Thence North 43° 41' 10" East a distance of 204.41 feet along the Northerly Right of Way of Old Ranch Road;
- 3. Thence along a tangent curve to the right with a radius of 775.00 feet, a delta angle of 18° 10' 56", a curve length of 245.94 feet, with a long chord which bears



Region 2
905 Erie Avenue
Pueblo, CO 81002
Phone: (719) 546-5454 FAX: (719) 546-5414

RIGHT OF WAY PLANS UNIT: 2153

GRANTOR: CITY OF COLORADO SPRINGS, COLORADO
GRANTEE: COLORADO DEPARTMENT OF TRANSPORTATION
BEGINNING APPROXIMATELY 0.5 MILES SOUTH OF THE INTERSECTION OF POWERS BLVD
AND WOODMEN RD ON POWERS BLVD, THENCE CONTINUING NORTHERLY ALONG
POWERS BLVD TO THE INTERSECTION OF POWERS BLVD (2011) AND SH 83

Prepared By:
URS
URS Corporation
8181 East Tufts Avenue
Denver, CO 80237
(303) 740-2770

RIGHT OF WAY PLANS	
PROPERTY DESCRIPTION	
PROJ. NO. CR 200-070 UNIT V	
POWERS/SH83	
PROJECT CODE: 12275	SHEET NUMBER: 14

- North 52° 46' 39" East a distance of 244.91 feet along the Northerly Right of Way of Old Ranch Road;
- Thence South 49° 20' 56" East a distance of 163.94 feet to the Southerly Right of Way of Old Ranch Road;
 - Thence along a non-tangent curve to the left with a radius of 625.00 feet, a delta angle of 23° 37' 47", a curve length of 257.76 feet, with a long chord which bears South 55° 30' 04" West a distance of 255.94 feet along the Southerly Right of Way of Old Ranch Road;
 - Thence South 43° 41' 10" West a distance of 204.41 feet along the Southerly Right of Way of Old Ranch Road;
 - Thence along a tangent curve to the right with a radius of 775.00 feet, a delta angle of 30° 10' 02", a curve length of 408.05 feet, with a long chord which bears South 58° 46' 11" West a distance of 403.36 feet along the Southerly Right of Way of Old Ranch Road;
 - Thence North 35° 59' 21" West a distance of 162.05 feet to the Northerly Right of Way of Old Ranch Road to the POINT OF BEGINNING.
- Containing 2.93 acres, more or less.

NOTE: For the purpose of this description the bearings are based on a line between the Southeast corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL. Cap Stamped "LS 10956") and the East Quarter corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL. Cap Stamped "LS 10956") which bears North 00° 35' 24" West a distance of 2,640.56 feet; and

Any and all interest the City of Colorado Springs, Colorado, A Home Rule City and Colorado Municipal Corporation, may own in the right of way of Powers Boulevard, as shown on the Right of Way plans for the Department of Transportation, State of Colorado Project No. CR 200-070 Unit V, located in the Northeast quarter of Section 21, and the Southeast quarter of Section 16, Township 12 South, Range 66 West, of the 6th Principal Meridian, in El Paso County, Colorado, which is more particularly described in the following documents:

- Warranty Deed for Parcel 501, AC-501, 502, AC-502, AC-502A, AC-502B, recorded on December 29, 2003, as Reception number 203294304, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado; and

Any and all interest the City of Colorado Springs, Colorado, A Home Rule City and Colorado Municipal Corporation, may own in the right of way of Powers Boulevard and Woodmen Road, as shown on the Right of Way plans for the Department of Transportation, State of Colorado Project No. STU R200-097, located in the Southwest quarter of Section 6, and the Northwest

- Thence along the west line of said Parcel No. 6C, on a non-tangent curve to the right whose radius is 5241.66 feet, with a delta angle of 12° 44' 41", a length of curve of 1,165.93 feet, whose long chord bears South 12° 45' 36" East a distance of 1163.53 feet;
- Thence North 86° 40' 44" East a distance 1.40 feet to the east line of Section 1, Township 13 South, Range 66 West, of the 6th P.M.;
- Thence South 00° 07' 40" East, along said east line, a distance 2099.50 feet to the south line of a tract of land described as Parcel No. 10 Rev., recorded on June 22, 2000, as Reception number 200072519, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado;
- Thence North 86° 40' 44" East, parallel to the south line of Section 6, Township 13 South, Range 65 West, of the 6th P.M., a distance of 1300.52 feet;
- Thence South 03° 19' 16" East a distance of 150.00 feet to the south right of way line of Woodmen Road (February 2003);
- Thence South 86° 40' 29" West, along said south right of way line of Woodmen Road, a distance of 827.13 feet to a 3/4" aluminum cap on a 3/4" finned aluminum rod stamped "COLO DEPT OF TRANSPORTATION, ROW MONUMENT, PLS NO 24964, ROW PROJ STU R200-097, POINT NO. 465";
- Thence South 58° 44' 34" West, continuing along said south right of way line, a distance of 32.42 feet to a 3/4" aluminum cap on a 3/4" finned aluminum rod stamped "COLO DEPT OF TRANSPORTATION, ROW MONUMENT, PLS NO 24964, ROW PROJ STU R200-097, POINT NO. 464";
- Thence continuing along said south right of way line, said line also being the east right of way line of Powers Blvd. (February 2003), on a non-tangent curve to the left whose radius is 365.00 feet, with a delta angle of 65° 34' 08", a length of curve of 417.70 feet, whose long chord bears South 50° 20' 44" West a distance of 395.28 feet to a 3/4" aluminum cap on a 3/4" finned aluminum rod stamped "COLO DEPT OF TRANSPORTATION, ROW MONUMENT, PLS NO 24964, ROW PROJ STU R200-097, POINT NO. 463";
- Thence South 17° 33' 40" West, along said east right of way line of Powers Blvd., a distance of 190.83 feet to a 3/4" aluminum cap on a 3/4" finned aluminum rod stamped "COLO DEPT OF TRANSPORTATION, ROW MONUMENT, PLS NO 24964, ROW PROJ STU R200-097, POINT NO. 462";
- Thence continuing along said east right of way line of Powers Blvd., on a tangent curve to the left whose radius is 1965.00 feet, with a delta angle of 10° 48' 17", a length of curve of 370.56 feet, whose long chord bears South 12° 09' 32" West a distance of 370.01 feet to a 3/4" aluminum cap on a 3/4" finned aluminum rod

- Thence North 02° 37' 53" West, continuing along said east line of Parcel No 3 Rev., a distance of 28.08 feet;
- Thence North 02° 38' 03" West, along the east line of Parcel No. 2 Rev., recorded on October 31, 2007, as Reception number 207141250, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado, a distance of 190.25 feet;
- Thence North 02° 38' 03" West, along the east line of Parcel No. 1 Rev., recorded on October 31, 2007, as Reception number 207141250, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado, a distance of 51.71 feet;
- Thence North 00° 05' 21" West, continuing along said east line of Parcel No. 1 Rev., a distance of 838.84 feet;
- Thence along the northeasterly line of said Parcel No. 1 Rev., on a tangent curve to the left whose radius is 100.00 feet, with a delta angle of 93° 22' 28", a length of curve of 162.97 feet, whose long chord bears North 46° 46' 36" West a distance of 145.52 feet;
- Thence South 89° 31' 04" West, along the northerly line of said Parcel No. 1 Rev. a distance of 1,155.66 feet to the POINT OF BEGINNING.

The above portion of Parcel No. 27 contains 36.08 acres, more or less.

NOTE: For the purpose of this description the bearings are based on a line between the Southeast corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL. Cap Stamped "LS 10956") and the East Quarter corner of Section 36, Township 12 South, Range 66 West of the 6th Principal Meridian (3 1/4" AL. Cap Stamped "LS 10956") which bears North 00° 35' 24" West a distance of 2,640.56 feet.

For and on Behalf of
URS Corporation
Stan Vermilyea, PLS 25381
8181 E. Tufts Avenue
Denver, CO 80237

quarter of Section 7, Township 13 South, Range 65 West, of the 6th Principal Meridian and the East Half of Section 1, and the Northeast quarter of Section 12, Township 13 South, Range 66 West, of the 6th Principal Meridian, in El Paso County, Colorado, which is more particularly described in the following legal description:

- A tract or parcel No. 27 of the Department of Transportation, State of Colorado, Project No. STU R200-097, containing 36.08 acres, more or less, located in the Southwest Quarter of Section 6, and the Northwest Quarter of Section 7, Township 13 South, Range 65 of the 6th Principal Meridian and the East Half of Section 1, and the Northeast Quarter of Section 12, Township 13 South, Range 66 West of the 6th Principal Meridian, El Paso County, Colorado said tract or parcel being more particularly described as follows:

Beginning at a point from which the Northeast Corner of said Section 12 bears North 84° 42' 08" East a distance of 1,429.40 feet said point being the POINT OF BEGINNING;

- Thence North 00° 28' 55" West a distance of 120.00 feet to the south line of Section 1, Township 13 South, Range 66 West, of the 6th P.M.;
- Thence North 89° 31' 05" East, along said south line, a distance of 674.35 feet;
- Thence North 00° 28' 55" West a distance of 5.00 feet;
- Thence North 89° 31' 05" East, parallel to the south line of Section 1, Township 13 South, Range 66 West, of the 6th P.M., a distance of 252.35 feet to the east line of a tract of land described as Parcel No. 3 Rev, recorded on December 29 2000, as Reception number 200156047, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado;
- Thence North 14° 19' 06" East, along the east line of three tracts of land described as Parcel No. 3 Rev., Parcel No. 4 Rev., and Parcel No. 6 Rev., recorded on December 29 2000, as Reception number 200156047, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado, in the a distance of 1,509.85 feet;
- Thence continuing along the east line said Parcel No. 6 Rev., on a non-tangent curve to the left whose radius is 5091.66 feet, with a delta angle of 19° 25' 57", a length of curve of 1,726.90 feet, whose long chord bears North 08° 47' 13" West a distance of 1,718.63 feet;
- Thence North 50° 28' 00" East a distance of 160.37 feet to the westerly most point of a tract of land described as Parcel No. 6C, recorded on December 29 2000, as Reception number 200156047, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado;

stamped "COLO DEPT OF TRANSPORTATION, ROW MONUMENT, PLS NO 24964, ROW PROJ STU R200-097, POINT NO. 461";

- Thence South 00° 05' 56" East, continuing along said east right of way line of Powers Blvd., a distance 155.96 feet to a 3/4" aluminum cap on a 3/4" finned aluminum rod stamped "COLO DEPT OF TRANSPORTATION, ROW MONUMENT, PLS NO 24964, ROW PROJ STU R200-097, POINT NO. 460";
- Thence South 02° 35' 47" West, continuing along said east right of way line of Powers Blvd., a distance 260.48 feet to a point on the east line of Section 12, Township 13 South, Range 66 West, of the 6th P.M., said point being memorialized by a 3/4" aluminum cap on a 3/4" finned aluminum rod stamped "COLO DEPT OF TRANSPORTATION, ROW MONUMENT, PLS NO 24964, ROW PROJ STU R200-097, POINT NO. 458";
- Thence South 00° 05' 22" East, along the east line of said Section 12, a distance 1321.12 feet to the E 1/4 corner of said Section 12, said point being memorialized by a 3/4" aluminum cap on a #6 Rebar stamped "COLO DEPT OF TRANSPORTATION, R66W 12, R65W 7, 1/4 1999, PLS 30107";
- Thence South 89° 35' 37" West, along the east-west 1/4 Section line of said Section 12, a distance 149.97 feet to the east line of a tract of land described as Parcel No: 4 Rev. recorded on October 31, 2007, as Reception number 207141250, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado;
- Thence North 00° 24' 08" West, along said east line of Parcel No. 4 Rev., a distance 20.44 feet;
- Thence North 00° 04' 40" West, continuing along said east line of Parcel No. 4 Rev., a distance 380.68 feet;
- Thence North 00° 05' 21" West, continuing along said east line of Parcel No. 4 Rev., a distance 224.07 feet;
- Thence North 00° 05' 21" West, along the east line of Parcel No. 1A Rev., recorded on October 31, 2007, as Reception number 207141250, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado, a distance 485.75 feet;
- Thence North 00° 25' 21" West, along the east line of Parcel No. 3 Rev., recorded on October 31, 2007, as Reception number 207141250, in the records of the El Paso County Clerk & Recorder's office, Colorado Springs, Colorado, a distance 201.92 feet;