

DOT Region 2 Right of Way
905 Erie Avenue - P.O. Box 536
Pueblo, CO 81002
Phone: (719) 546-5442 FAX: (719) 546-5414

Right of Way Plans Unit:

Sheet Revisions

Sheet Revisions

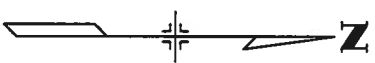
J. F. Sato and Associates
5898 South Rapp Street
Littleton, Colorado 80120
Phone: (303) 797-1200
FAX: (303) 797-1187

Right of Way Exhibit

Proj. No. C R200-142
Powers Blvd early ROW Acq.

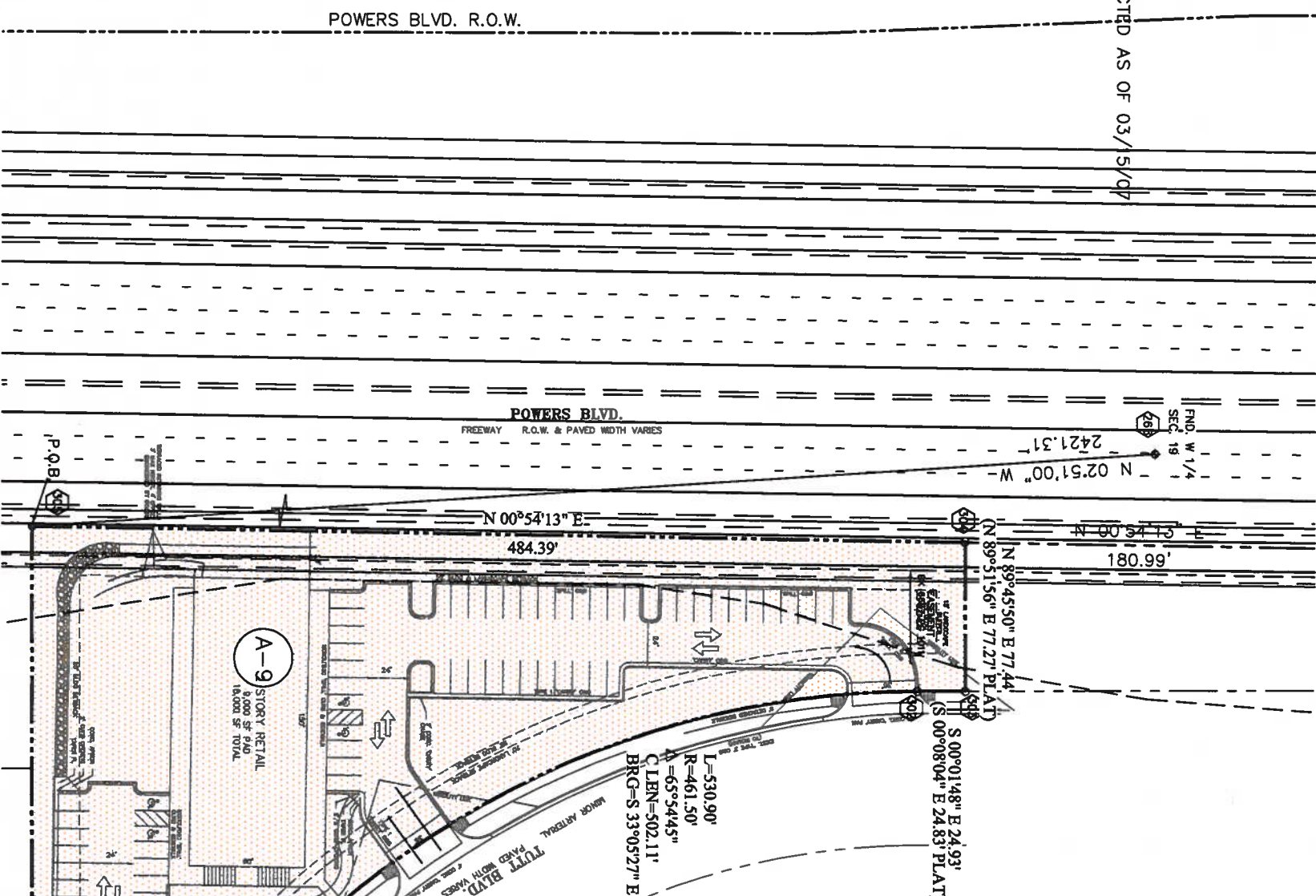
Project Code: Last Mod. Date Subject Sheets Sheet No. Total No. of Sheets
13755 03-15-2007

NOTE: INFORMATION SHOWN ON THIS DRAWING IS AS SHOWN ON DEVELOPMENT PLAN APPROVED BY THE CITY OF COLORADO SPRINGS. NO ACTUAL SITE IMPROVEMENTS HAVE BEEN CONSTRUCTED AS OF 03/15/07



SECTION 19
T 13S R 65W
6TH P.M.

POWERS BLVD. R.O.W.



POINT	NORTHING	EASTING	DESCRIPTION
288	91432.08	123154.30	W 1/4 SECTION 19
289	94076.87	123148.98	NW COR SECTION 19
300	89041.03	123658.95	END 3" ALUM. CAP LS 28036
301	89052.62	123633.95	END 3" ALUM. CAP LS 28036
302	89473.21	123358.67	END 5" REBAR WITH PLASTIC CAP (ILLEGIBLE)
303	89498.13	123358.68	END 3" ALUM. CAP LS 28036
304	89497.82	123382.24	END 5" REBAR WITH PLASTIC CAP PLS 20681
252	89013.76	123274.70	SET REBAR AND CAP
258	89014.49	123716.21	SET REBAR AND CAP

ADVANTAGE HOME IMPROVEMENT
PARCEL AREA = 83828 Sq.Ft.
El Paso Co. Assessor's ID: 6413000105

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
AUTHORIZED _____ DATE _____
DIVISION ADMINISTRATOR _____

66°02'51" E
28.53' E
I=57.03'
R=410.00'
Δ=07°58.09"
C.L EN=56.98'
BRG=S 62°03'48" E

Sheet Revisions	Sheet Revisions

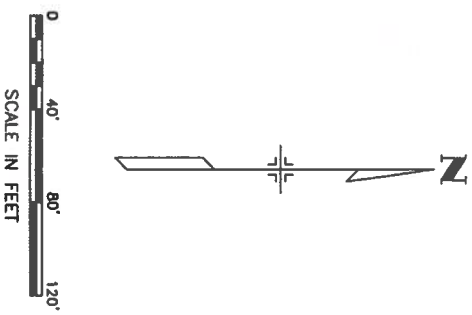
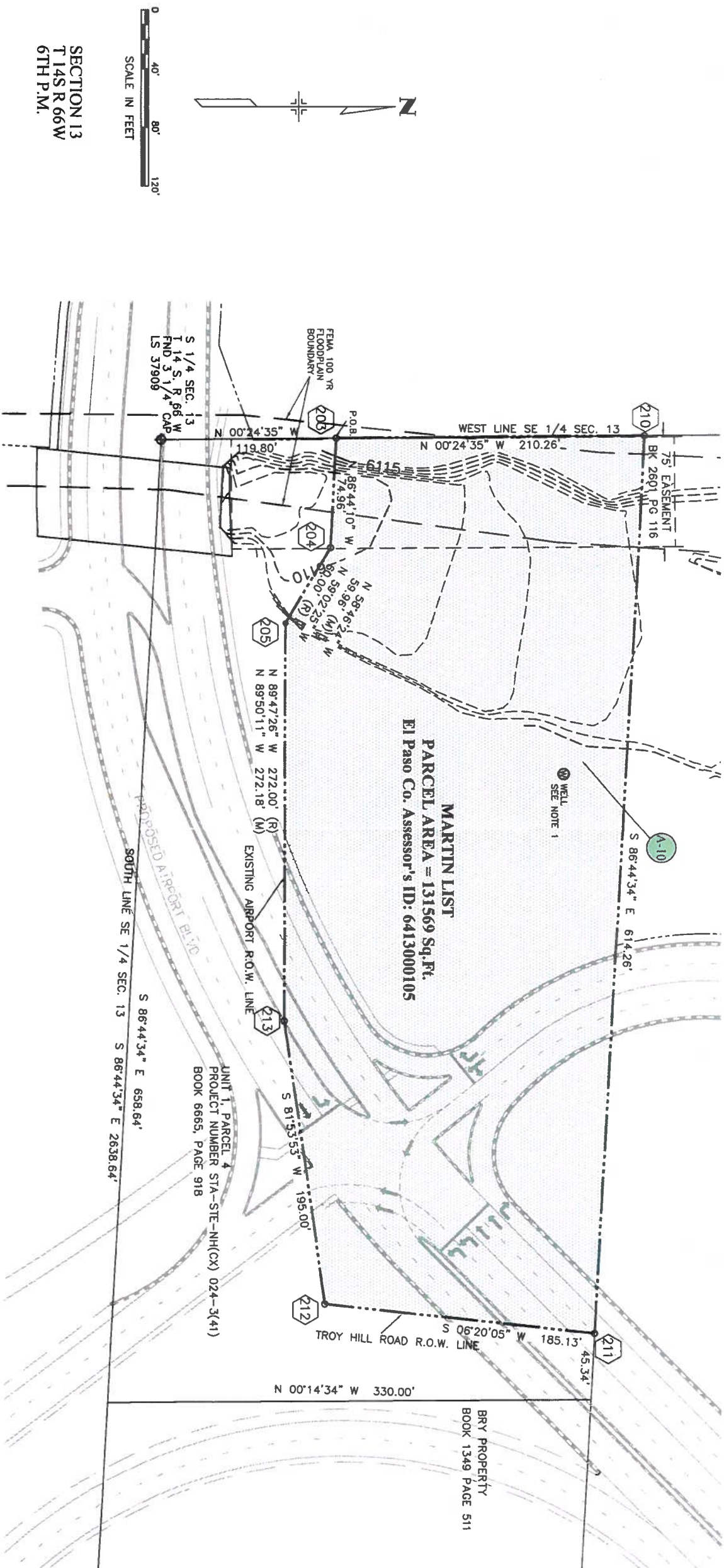
mm/yy	xxx

J. F. Sato and Associates
 5898 South Rapp Street
 Littleton, Colorado 80120
 Phone: (303) 797-1200
 FAX: (303) 797-1187

Project Code:	Last Mod. Date	Sheet No.	Total No. of Sheets
15755	03-05-2007		

Right of Way Exhibit

Proj. No. C R200-142
 Powers Blvd early ROW Acq.



SECTION 13
 T 14S R 66W
 6TH P.M.

- NOTES:
1. WELL FOR WATER USE AGREEMENT AS RECORDED IN BOOK 2793, PAGE 273 AND BOOK 2815, PAGE 378 AT EL PASO COUNTY CLERK AND RECORDER'S OFFICE.
 2. ALL DISTANCES IN FEET. (R) INDICATES RECORD MEASUREMENT AS SHOWN ON CDOT R.O.W. PLANS STA-STE-NH(CX) 024-3(41). (M) INDICATES ACTUAL MEASUREMENT.
 3. ROWWAY SHOWN IS PROPOSED CONSTRUCTION ONLY.
 4. BENCH MARK = CP 3028, BEING A CDOT 3.5" ALUMINUM CAP. NAVD88 ELEV. = 6178.52'

POINT	NORTHING	EASTING	DESCRIPTION
203	62675.18	120657.38	SET CDOT ROW MONUMENT TYPE II
204	62670.91	120732.26	ROW POINT
205	62639.83	120783.53	FND 3 1/4" CDOT DISK PLS 9014
210	62885.44	120655.92	SET CDOT ROW MONUMENT TYPE II
211	62850.53	121269.19	SET ROW CAP LS 34591
212	62666.53	121248.76	ROW POINT
213	62639.05	121055.71	ROW POINT





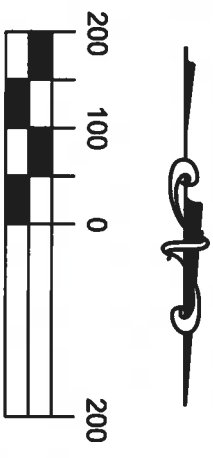
Region 2
 Address: 905 Erie Avenue - P.O. Box 536
 Pueblo, CO 81002
 Phone: (719) 546-5442 FAX: (719) 546-5414

Right of Way Plans Unit: 2153

Sheet Revisions	Sheet Revisions	Sheet Revisions	Sheet Revisions
num/yr	num/yr	num/yr	num/yr
XXXXX	XXXXX	XXXXX	XXXXX
/	/	/	/
/	/	/	/
/	/	/	/
/	/	/	/
/	/	/	/
/	/	/	/

WILSON & COMPANY
 Engineers & Architects
 435 E. Paso Paso Avenue, Suite 200
 Colorado Springs, CO 80903-3673
 Phone: 719-520-5800
 Fax: 719-520-0108

Right of Way Exhibit			
Project Number:	C R200-142	Last Mod. Date	05/05/06
Project Location:	POWERS BLVD, Early ROW Acq.	Subnet Sheets	Sheet No.
Project Code:	15735	of	Total No. of Sheets

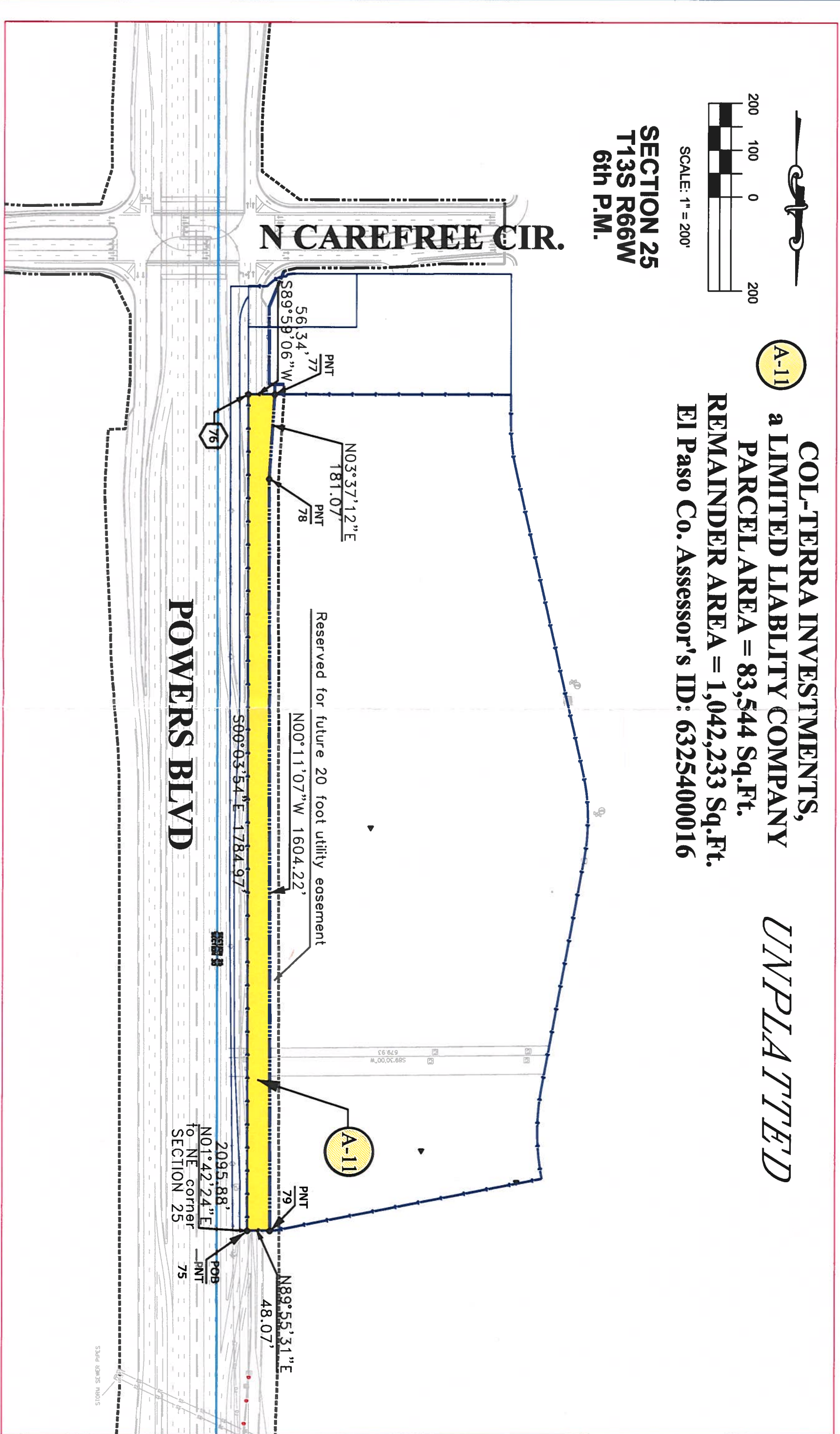


A-11

**COL-TERRA INVESTMENTS,
 a LIMITED LIABILITY COMPANY
 PARCEL AREA = 83,544 Sq.Ft.
 REMAINDER AREA = 1,042,233 Sq.Ft.
 El Paso Co. Assessor's ID: 6325400016**

UNPLATTED

**SECTION 25
 T13S R66W
 6th P.M.**



COLORADO DEPARTMENT OF TRANSPORTATION
 Region 2 Right of Way
 905 Erie Avenue - P.O. Box 536
 Pueblo, CO 81002
 Phone: (719) 546-5442 FAX: (719) 546-5414
 Right of Way Plans Unit: 2153

DATE	ADD	BY
02/06	ADD additional lines to drawing	LAW
06/08	Changed area of dedication	LAW

DATE	BY

South 1/2 of Section 25, Township 14 South, Range 66 West of the 6th P.M. in Colorado Springs, El Paso County

Project Number:	Project Name:	Project Location:	Project Code:
C R200-142	Powers Blvd. Early ROW Acquisition	Powers Blvd. & Fountain Blvd.	6-26-2008

Existing Powers Blvd. Right of Way was acquired under Book 2443 Page 967 Book 2509 Page 381

GENERAL NOTES:

- This Right-of-Way Exhibit is not a complete boundary survey of all adjoining owners and is prepared for the Colorado Department of Transportation purposes 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
- The Area of Dedication is to be dedicated to CDOT pursuant to Zoning Ordinance No. 97-36, Sec. 1, # 1. "Dedicate the necessary right-of-way for a grade separated interchange at Fountain Boulevard and Powers Boulevard per CDOT design requirements." The shape and size (0.25 acres) of the parcel is drawn as per the 1996 Cygnet zone change and concept plan request.
- This property is subject to an Avigation and Hazard Easement recorded in Book 2443, Pg 875.
- The roadways are not shown as built, but are future design only.
- Basis of Bearings: All bearings reference a line from the North quarter corner of Section 24 to the Northeast corner of Section 24 having a bearing of S 86° 44' 45" E, at a distance of 2638.67 ft.

SYMBOL TABLE:

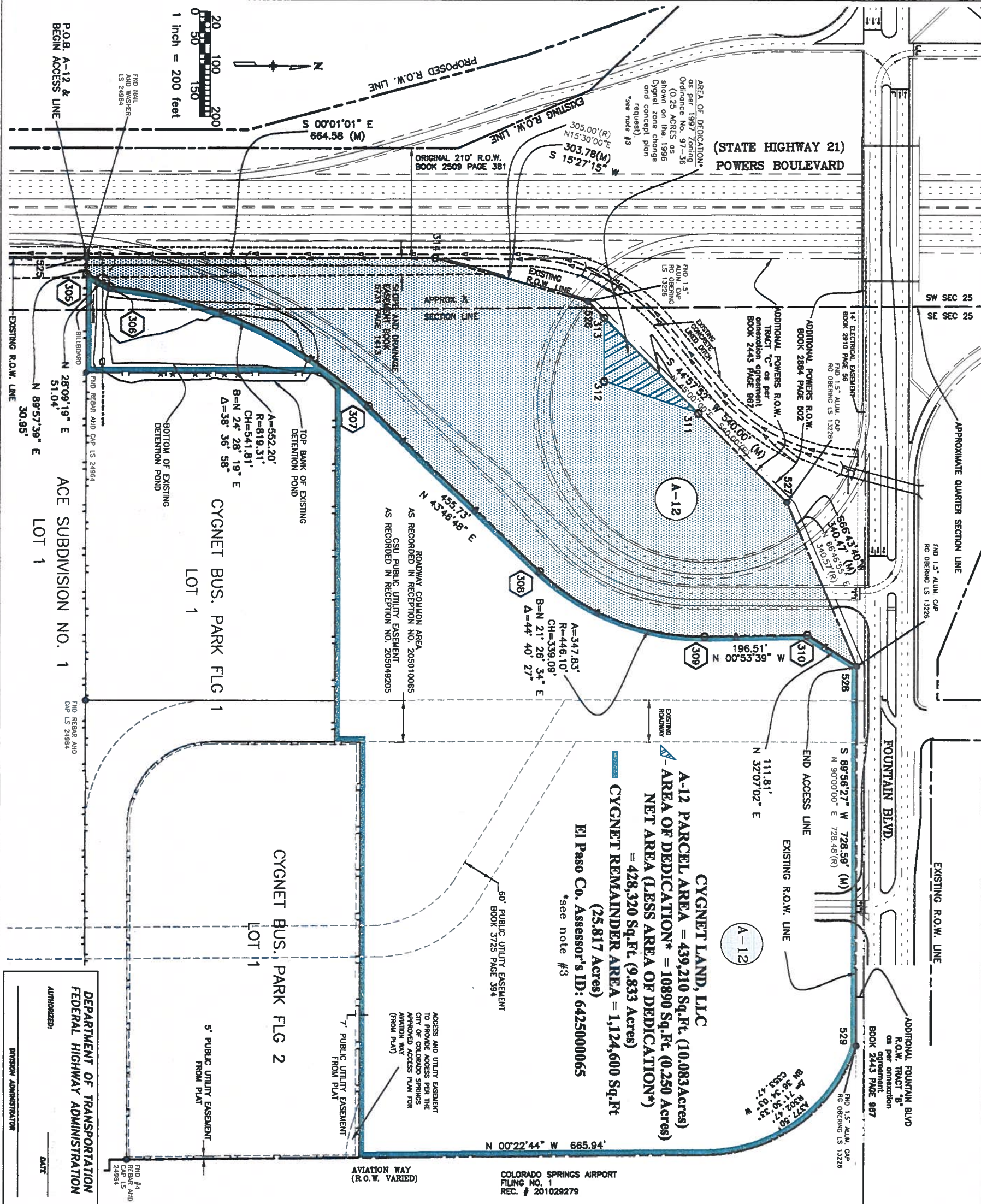
(R) RECORD MEASUREMENT
 (M) MEASURED DISTANCE
 ● = FOUND MONUMENT
 ○ = NEW POINT

POINT	NORTHING	EASTING	DESCRIPTION
305	54164.35	120650.73	ROW POINT -TO BE SET
306	54209.34	120874.81	ROW POINT -TO BE SET
307	54702.48	120899.25	ROW POINT -TO BE SET
308	55031.51	121214.57	ROW POINT -TO BE SET
309	55347.12	121338.53	ROW POINT -TO BE SET
310	55543.61	121335.46	ROW POINT -TO BE SET
311	55333.97	120912.53	POINT - NOT TO BE SET
312	55153.23	120852.49	POINT - NOT TO BE SET
313	55153.13	120731.92	POINT - NOT TO BE SET
314	54828.91	120619.58	ROW POINT -NOT TO BE SET
526	54164.33	120819.78	FD NAIL & WASHER LS 24964
527	55121.71	120700.53	FD 1.5" ALUM CAP LS 13226
528	55503.79	121082.13	FD 1.5" ALUM CAP LS 13226
529	55638.31	121394.90	FD 1.5" ALUM CAP LS 13226
528	55639.08	122123.49	FD 1.5" ALUM CAP LS 13226

Surveyor's Statement (ROW Plan):

I, Lorelei A. Ward, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

Lorelei A. Ward PLS No. 34982 Date

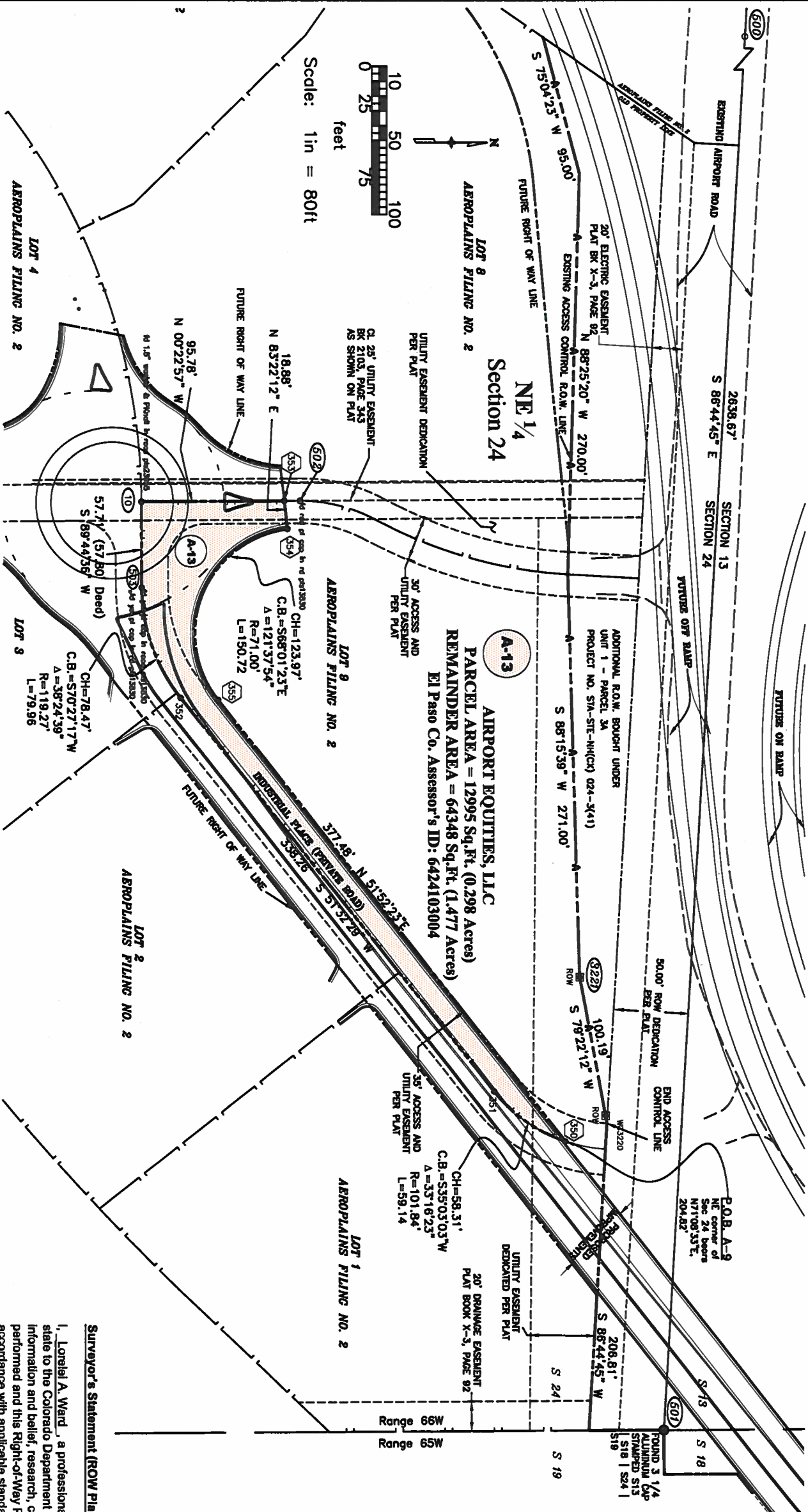


**DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION**
 AUTHORIZED: _____ DATE _____
 DIVISION ADMINISTRATOR

Sheet Revisions	Sheet Revisions
07/08	Original number area of A-13
	XXXX

Right of Way Exhibit			
PLAN SHEET			
Project Number:	C R200-142	Sheet No.	1
Project Name:	Powers Blvd. Early ROW Acquisition	Total No. of Sheets	1
Project Location:	Powers Blvd. & Airport Road		
Project Code:	Land Acq. Data	Sheet Status	Sheet No.
	08-22-2007	1 of 1	1

**NE 1/4 of Section 24, Township 14 South, Range 66 West
of the 6th P.M. In Colorado Springs, El Paso County**



POINT	NORTHING	EASTING	DESCRIPTION
500	62555.01	120657.83	Fd 3 1/4" Alum. cap stamped S13-S24
501	62405.22	123292.24	Fd 3 1/4" Alum. cap stamped S13-S18-S19-S24
502	62160.89	122867.65	Fd 1" Red plastic cap on rebar stamped PLS 13830 set in asphalt
503	62054.64	122726.10	Fd 1" Yellow plastic cap on rebar set in asphalt
350	62339.01	123098.41	ROW point - to be set
351	62291.28	123084.83	ROW point
352	62080.90	122800.05	ROW point
353	62150.17	122867.75	ROW point - to be set
354	62152.35	122686.50	ROW point - to be set
355	62105.95	122801.47	ROW point - to be set
3221	62348.47	122987.73	Fd 3 1/4" Alum. cap stamped CDOT ROW mon #3221

NOTES:

1. This Right-of-Way exhibit is not a complete boundary survey of all adjoining owners and is prepared for the Colorado Department of Transportation purposes only.
2. 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
3. Existing right-of-way lines were established using CDOT project STA-STE-NH(CX) 024-3(41)
4. This property is subject to an Avigation Easement recorded in Book 5303, Pgs 64-65.
5. Basis for Bearings: All bearings reference a line from the North quarter corner of Section 24 to the Northeast corner of Section 24 having a bearing of S 86° 44' 45" E, at a distance of 2638.67 ft.

Surveyor's Statement (ROW Plan):

I, Lorelei A. Ward, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

Lorelei A. Ward PLS No. 34982

Date _____

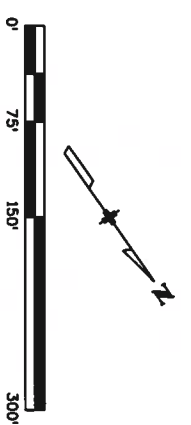
Sheet Revisions		
Date	Description	Initials
10/07	Revised remainder area	
04-08	Changed numbering on notes	

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

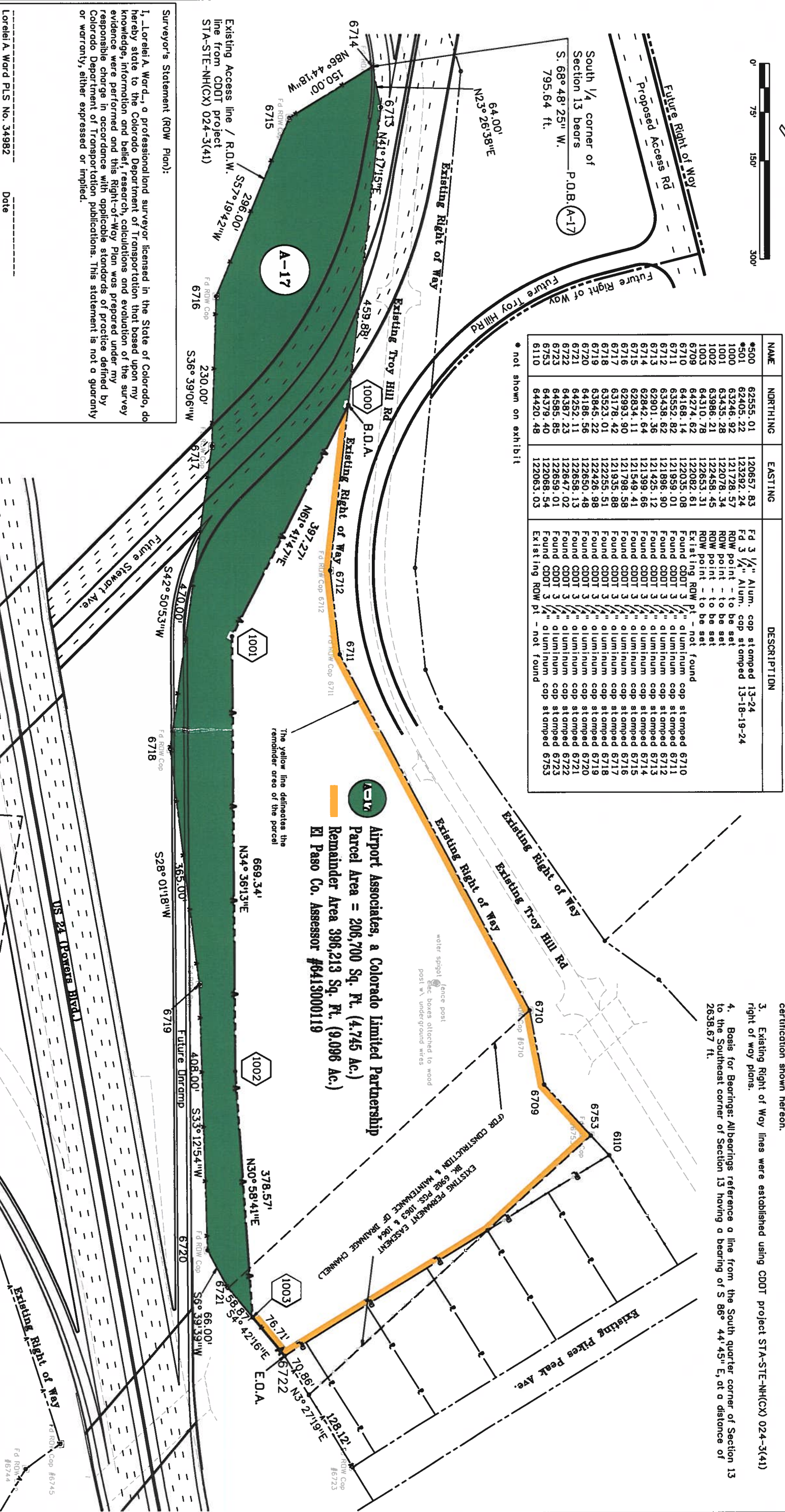
Right of Way Exhibit		
PLAN SHEET		
Project Number: C R200-142	Project Name: Powers Blvd, Early ROW Acquisition	
Project Location: Powers Blvd. & Airport Rd	Project Code: Last Mod. Date	Subset Sheet No. Total No. of Sheets
15/55	04-25-08	1 of 1

**SE 1/4 of Section 13, Township 14 South, Range 66 West of the 6th P.M.
 In Colorado Springs, El Paso County**



NAME	NORTHING	EASTING	DESCRIPTION
*500	62555.01	120657.83	
*501	62405.22	123292.24	Fd 3 1/4" Alum. cap stamped 13-24
1000	63246.92	121728.57	RDW point - to be set
1001	63435.28	122078.34	RDW point - to be set
1002	63986.21	122458.45	RDW point - to be set
1003	64310.78	122653.31	RDW point - to be set
6709	64274.62	122082.61	Existing RDW pt - not found
6710	64168.14	122035.08	Found CDOT 3 " aluminum cap stamped 6710
6711	63552.82	121959.01	Found CDOT 3 " aluminum cap stamped 6711
6712	63438.62	121896.90	Found CDOT 3 " aluminum cap stamped 6712
6713	62901.36	121425.12	Found CDOT 3 " aluminum cap stamped 6713
6714	62842.64	121399.66	Found CDOT 3 " aluminum cap stamped 6714
6715	62834.11	121549.41	Found CDOT 3 " aluminum cap stamped 6715
6716	62933.90	121798.58	Found CDOT 3 " aluminum cap stamped 6716
6717	63178.42	121935.88	Found CDOT 3 " aluminum cap stamped 6717
6718	63523.01	122255.51	Found CDOT 3 " aluminum cap stamped 6718
6719	63845.22	122426.98	Found CDOT 3 " aluminum cap stamped 6719
6720	64186.56	122650.48	Found CDOT 3 " aluminum cap stamped 6720
6721	64252.11	122658.13	Found CDOT 3 " aluminum cap stamped 6721
6722	64387.23	122647.02	Found CDOT 3 " aluminum cap stamped 6722
6723	64585.85	122659.01	Found CDOT 3 " aluminum cap stamped 6723
6753	64379.40	122068.54	Found CDOT 3 " aluminum cap stamped 6753
6110	64420.48	122063.03	Existing RDW pt - not found

* not shown on exhibit



- Notes:
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 2. 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
 3. Existing Right of Way lines were established using CDOT project STA-STE-NH(CX) 024-3(41) right of way plans.
 4. Basis for Bearings: All bearings reference a line from the South quarter corner of Section 13 to the Southeast corner of Section 13 having a bearing of S 86° 44' 45" E, at a distance of 2638.67 ft.

Surveyor's Statement (ROW Plan):
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Lorelei A. Ward PLS No. 34982 Date _____

Sheet Revisions		
Date	Description	Initials
04-08	Changed numbering on notes	LAW

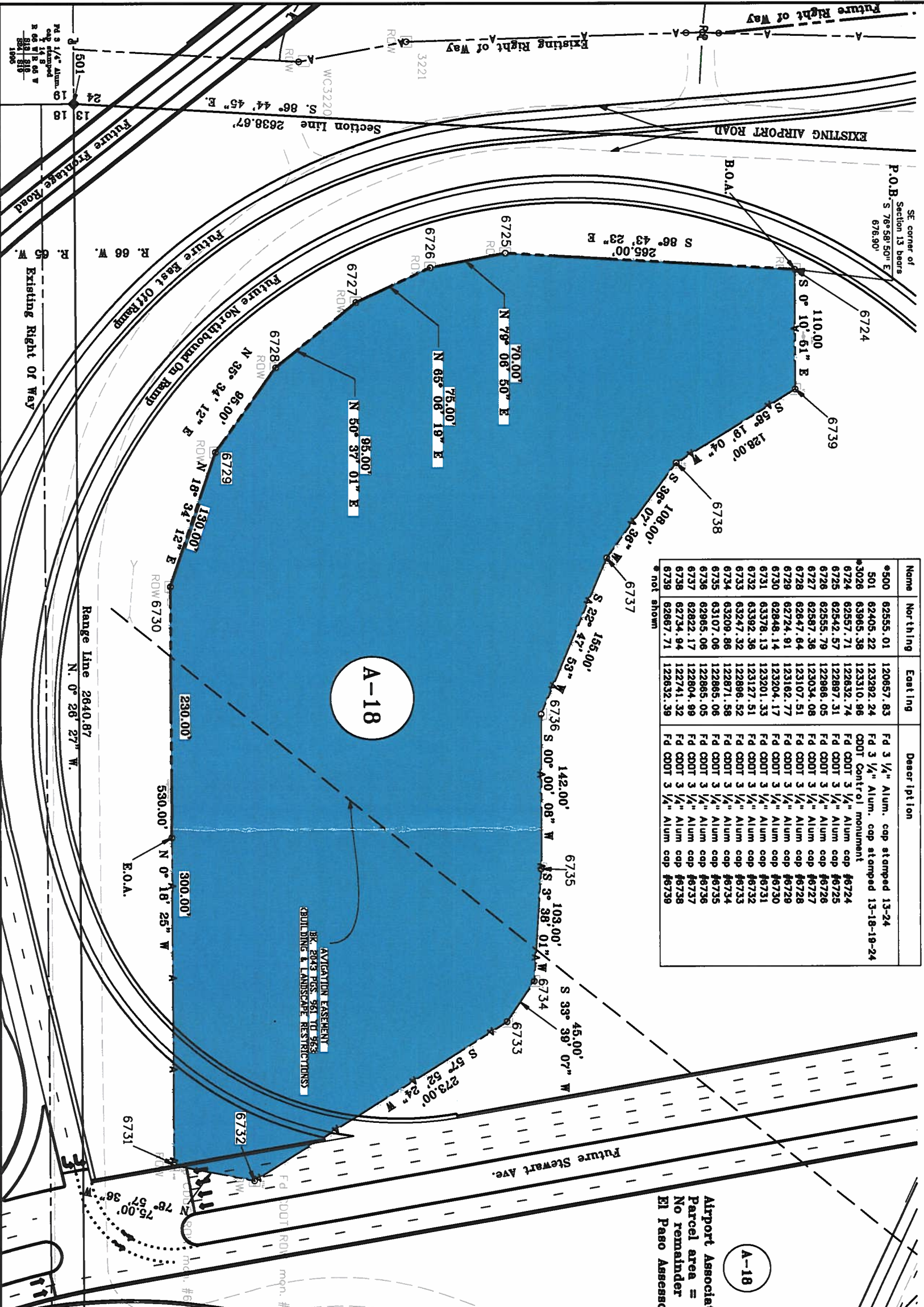
Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Right of Way Exhibits		
PLAN SHEET		
Project Number:	C R200-142	
Project Name:	Powers Blvd. Early ROW Acquisition	
Project Location:	Powers Blvd. & Airport Rd	
Project Code:	Last Mod. Date	Subject Sheets
15755	04-25-08	Sheet No. 1 of 1
		Total No. of Sheets

SE 1/4 of Section 13, Township 14 South, Range 66 West of the 6th P.M.
 In Colorado Springs, El Paso County

Name	Northling	Coating	Description
*500	62555.01	120657.63	Fd 3 1/4" Alum. cap stamped 13-24
501	62405.22	123282.24	Fd 3 1/4" Alum. cap stamped 13-18-19-24
*3026	63965.36	123310.96	COOT Control monument
6724	62557.71	122632.74	Fd COOT 3 1/4" Alum cap #6724
6725	62542.57	122897.31	Fd COOT 3 1/4" Alum cap #6725
6726	62555.79	122866.05	Fd COOT 3 1/4" Alum cap #6726
6727	62587.36	123034.08	Fd COOT 3 1/4" Alum cap #6727
6728	62647.64	123107.51	Fd COOT 3 1/4" Alum cap #6728
6729	62724.91	123162.77	Fd COOT 3 1/4" Alum cap #6729
6730	62848.14	123204.17	Fd COOT 3 1/4" Alum cap #6730
6731	63376.13	123201.33	Fd COOT 3 1/4" Alum cap #6731
6732	63392.36	123127.51	Fd COOT 3 1/4" Alum cap #6732
6733	63247.32	122866.52	Fd COOT 3 1/4" Alum cap #6733
6734	63209.86	122871.56	Fd COOT 3 1/4" Alum cap #6734
6735	63107.06	122865.06	Fd COOT 3 1/4" Alum cap #6735
6736	62965.06	122865.05	Fd COOT 3 1/4" Alum cap #6736
6737	62822.17	122804.99	Fd COOT 3 1/4" Alum cap #6737
6738	62734.94	122741.32	Fd COOT 3 1/4" Alum cap #6738
6739	62667.71	122632.39	Fd COOT 3 1/4" Alum cap #6739



A-18
 Airport Associates, a Colorado Limited Partnership
 Parcel area = 289,908 Sq. Ft. (6.655 Ac.)
 No remainder
 El Paso Assessor's ID: 6413000121

Notes:

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 3. Existing Right of Way lines were established using CDDT project STA-STE-NH(CX) 024-3(41) right of way plans.
 4. Basis for Bearings: All bearings reference a line from the South quarter corner of Section 13 to the Southeast corner of Section 13 having a bearing of S 86° 44' 45" E, at a distance of 2638.67 ft.
- Surveyor's Statement (ROW Plan):
 I, Lorelei A. Ward, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

Lorelei A. Ward PLS No. 34982

Date

Date	Description	Initials
04-08	Changed numbering on notes	LAW

Date	Description	Initials

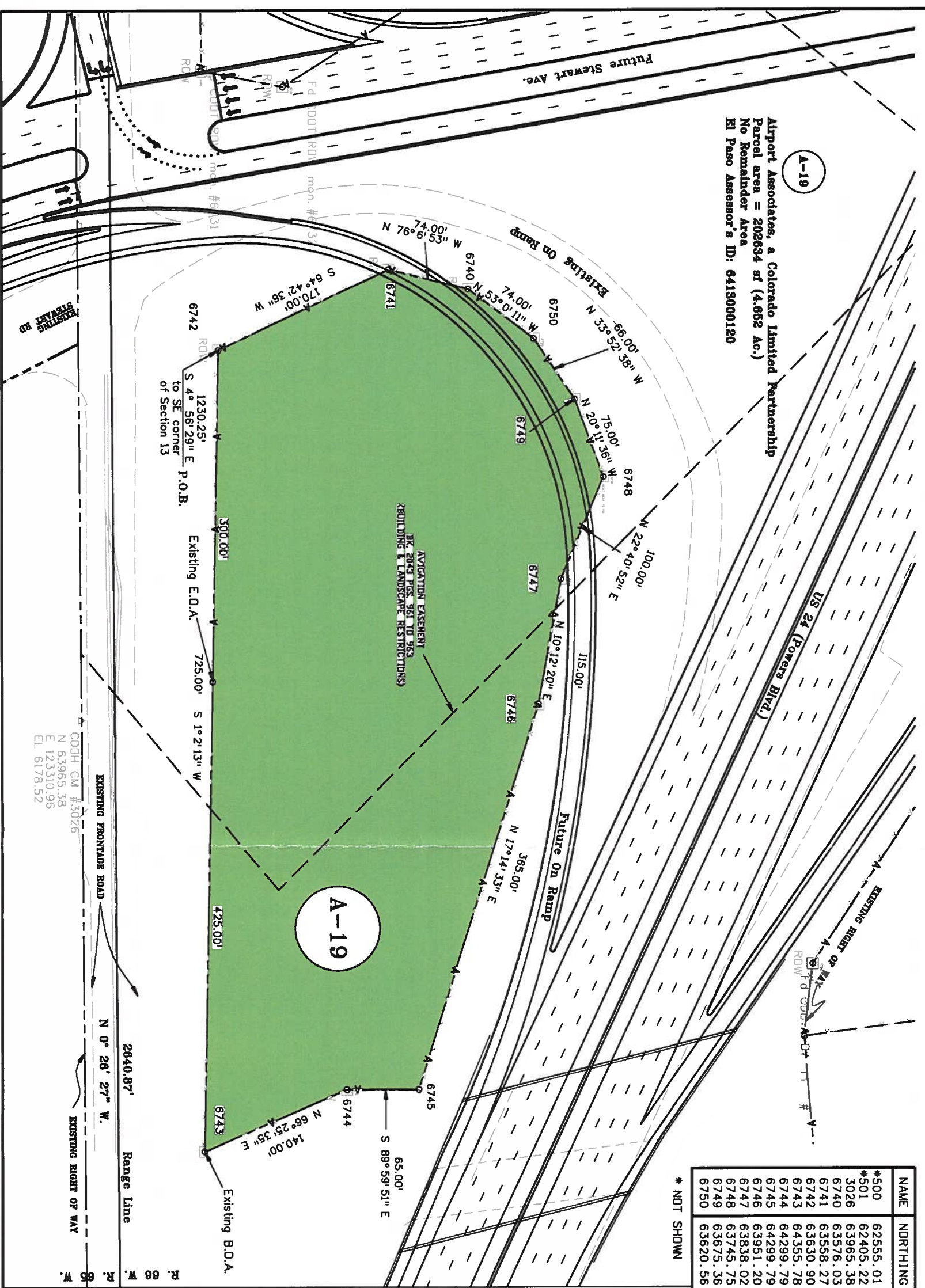
Date	Description	Initials

Right of Way Plans			
PLAN SHEET			
Project Number:	C R200-142	Powers Blvd. Early ROW Acquisition	
Project Location:	Powers Blvd & Airport Rd.		
Project Code:	Last Mod. Date	Sheet No.	Total No. of Sheets
1575	04-25-08	1 of 1	1



SE 1/4 of Section 13, Township 14 South, Range 66 West of the 6th P.M.
 In Colorado Springs, El Paso County

A-19
 Airport Associates, a Colorado Limited Partnership
 Parcel area = 202634 sf (4.652 Ac.)
 No Remainder Area
 El Paso Assessor's ID: 6419000120



NAME	NORTHING	EASTING	DESCRIPTION
*500	62555.01	120657.83	Found 3 1/4" Alum. cap stamped 13-24
*501	62405.22	123292.24	Found 3 1/4" Alum. cap stamped 13-18-19-24
3026	63965.38	123310.96	CDOT Control Monument
6740	63576.03	122960.73	Found CDOT 3 1/4" Alum. Cap #6740
6741	63558.27	123032.56	Found CDOT 3 1/4" Alum. Cap #6741
6742	63630.90	123186.27	Found CDOT 3 1/4" Alum. Cap #6742
6743	64355.78	123199.39	Found CDOT 3 1/4" Alum. Cap #6743
6744	64299.79	123071.07	Found CDOT 3 1/4" Alum. Cap #6744
6745	64299.79	123006.07	Found CDOT 3 1/4" Alum. Cap #6745
6746	63951.20	122897.88	Found CDOT 3 1/4" Alum. Cap #6746
6747	63838.02	122877.51	Found CDOT 3 1/4" Alum. Cap #6747
6748	63745.75	122838.95	Found CDOT 3 1/4" Alum. Cap #6748
6749	63675.36	122864.83	Found CDOT 3 1/4" Alum. Cap #6749
6750	63620.56	122901.62	Found CDOT 3 1/4" Alum. Cap #6750

* NDT SHOWN

Notes:

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- Existing Right of Way lines were established using CDOT project STA-SITE-NH(CX) 024-3(41) right of way plans.
- Basis for Bearings: All bearings reference a line from the South quarter corner of Section 13 to the Southeast corner of Section 13 having a bearing of S 86° 44' 45" E, at a distance of 2638.67 ft.

Surveyor's Statement (ROW Plan):

I, Lorelei A. Ward, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

 Lorelei A. Ward PLS No. 34982 Date _____

Date	Description	Initials
12/09	Revised EA-22A to accommodate larger road	LAW
12/09	Removed concept plan from exhibit	LAW

Date	Description	Initials
mm/yy	XXXXXXXXXX	XXX

Date	Description	Initials
mm/yy	XXXXXXXXXX	XXX

Date	Description	Initials
mm/yy	XXXXXXXXXX	XXX

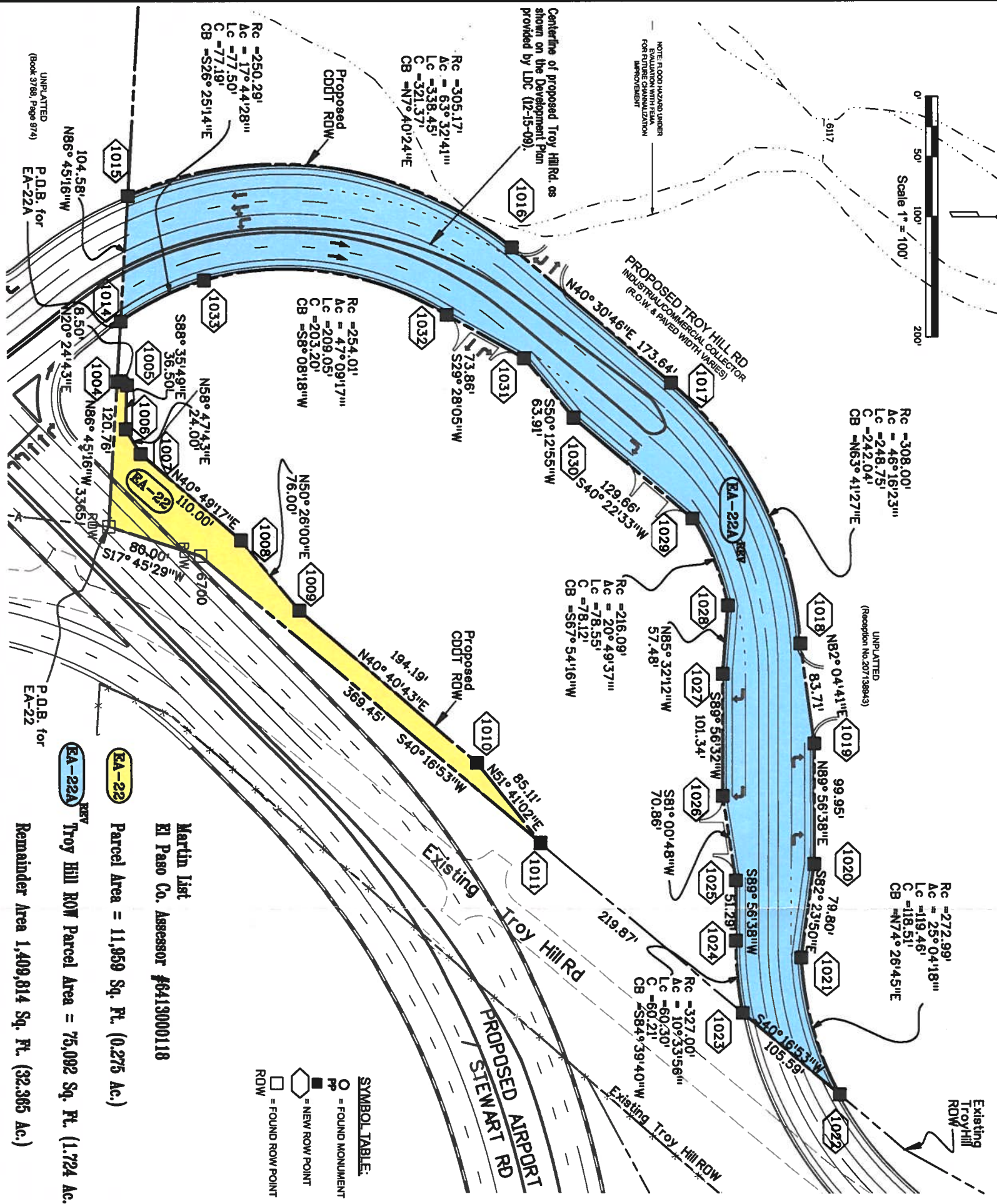
Date	Description	Initials
mm/yy	XXXXXXXXXX	XXX

Right-of-Way Plans	
PLAN SHEET	
Project Number:	C R200-142
Project Location:	Powers Blvd, Early ROW Acquisition
Project Location:	Powers Blvd & Palmer Park
Project Code:	Last Mod. Date Subset Sheets Total No. of Sheets
	12-17-09 1 of 1

**SW 1/4 of Section 13, Township 14 South, Range 66 West
 of the 6th P.M. in El Paso County**

GENERAL NOTES:

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- 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
- Existing Right-of-Way lines were established using CDDT project STA-STE-NH(CA) 024-3(41) right-of-way plans.
- This property is subject to a Mineral Rights and Ditch / Canal Easement recorded in Book E, Pg 271, at the El Paso County Clerk & Recorder's office.
- This property is subject to the terms and agreements contained in the Annexation Ordinance recorded in Bk. 2025, Pg 627 and conditions in Bk 5719 Pg 410, pertaining to Powers Blvd.
- The roadways are not shown as built, but are future design only.
- This property is vacant land.
8. Basis of Bearings: All bearings reference a line from the South quarter corner of Section 13 (PT #500) to the Southeast corner of Section 13 (PT #501) having a bearing of S 88° 44' 45" E, at a distance of 2630.67 ft.



SYMBOL TABLE:

- = FOUND MONUMENT
- = NEW ROW POINT
- = FOUND ROW POINT

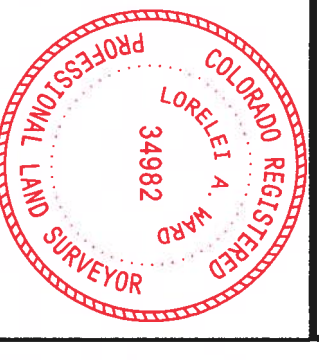
Martin List
 El Paso Co. Assessor #6413000118

EA-22 Parcel Area = 11,959 Sq. Ft. (0.275 Ac.)
EA-22A Troy Hill ROW Parcel Area = 75,092 Sq. Ft. (1.724 Ac.)
 Remainder Area 1,409,814 Sq. Ft. (32.365 Ac.)

SURVEYOR STATEMENT (ROW PLAN)

Lorelei A. Ward
 I, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 34982



POINT	NORTHING	EASTING	DESCRIPTION
500	62555.01	120657.83	FD 3 1/4" ALUM. CAP STAMPED 13-24 (NOT SHOWN)
501	62405.22	123292.24	FD 3 1/4" ALUM. CAP STAMPED 13-18-19-24 (NOT SHOWN)
1004	62856.97	121148.33	ROW POINT - TO BE SET
1005	62864.93	121151.29	ROW POINT - TO BE SET
1006	62864.04	121187.78	ROW POINT - TO BE SET
1007	62876.47	121208.31	ROW POINT - TO BE SET
1008	62959.72	121280.22	ROW POINT - TO BE SET
1009	63008.13	121338.80	ROW POINT - TO BE SET
1010	63195.40	121465.38	ROW POINT - TO BE SET
1011	63208.16	121532.16	ROW POINT - TO BE SET
1014	62859.81	121098.13	ROW POINT - TO BE SET
1015	62865.73	120993.71	ROW POINT - TO BE SET
1016	63184.23	121036.62	ROW POINT - TO BE SET
1017	63316.24	121149.42	ROW POINT - TO BE SET
1018	63423.51	121366.39	ROW POINT - TO BE SET
1019	63435.05	121449.30	ROW POINT - TO BE SET
1020	63435.15	121549.25	ROW POINT - TO BE SET
1021	63424.59	121628.34	ROW POINT - TO BE SET
1022	63456.37	121742.51	ROW POINT - TO BE SET
1023	63375.81	121674.24	ROW POINT - TO BE SET
1024	63370.21	121614.29	ROW POINT - TO BE SET
1025	63370.16	121563.00	ROW POINT - TO BE SET
1026	63359.09	121493.01	ROW POINT - TO BE SET
1027	63358.99	121391.68	ROW POINT - TO BE SET
1028	63363.46	121334.37	ROW POINT - TO BE SET
1029	63334.08	121261.99	ROW POINT - TO BE SET
1030	63235.31	121178.00	ROW POINT - TO BE SET
1031	63194.41	121128.88	ROW POINT - TO BE SET
1032	63130.1	121092.55	ROW POINT - TO BE SET
1033	62928.94	121063.78	ROW POINT - TO BE SET
3365	62850.13	121268.89	FD-CDDT 3 1/4" ALUM. CAP #3365
6700	62926.32	121293.29	FD-CDDT 3 1/4" ALUM. CAP #6700

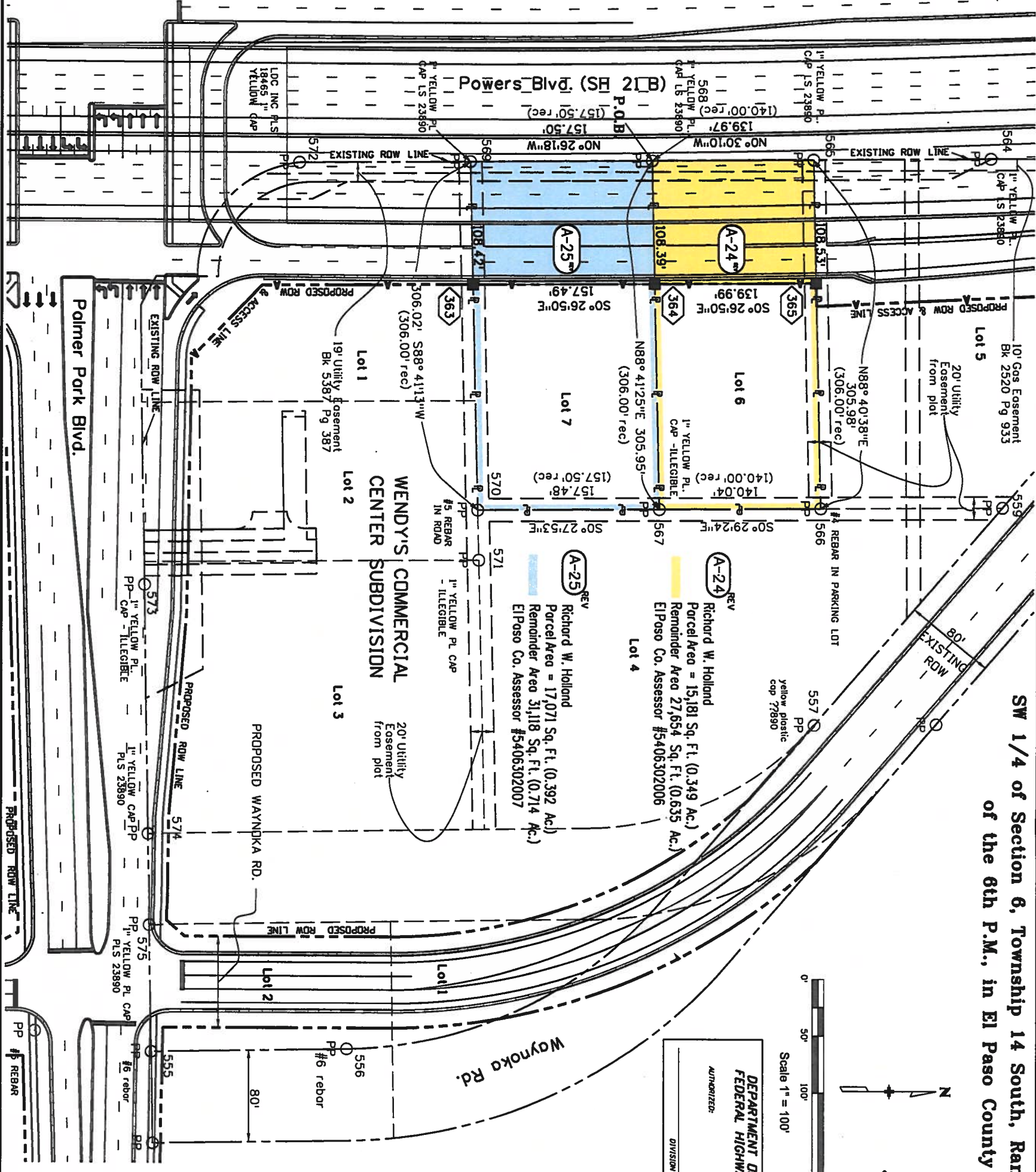
Date	Description	Initials
01/13	revised Parcels A-24 & A-25	LAW

Date	Description	Initials
mm/yy	XXXXXXXXXX	XXX

Date	Description	Initials
mm/yy	XXXXXXXXXX	XXX

Right of Way Plans	
PLAN SHEET	
Project Number: C R200-142	Sheet No. 1 of 1
Project Location: Powers Blvd. Early ROW Acquisition	Project Location: Powers Blvd. & Palmer Park
Project Code: Last Mod. Date	Subset Sheet No. Total No. of Sheets
01-22-13	13755

**SW 1/4 of Section 6, Township 14 South, Range 65 West
 of the 6th P.M., in El Paso County**



SYMBOL TABLE:
 ○ = FOUND MONUMENT
 ■ = NEW ROW POINT

Scale 1" = 100'

0' 50' 100' 200'

**DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION**
 AUTHORIZED: _____ DATE: _____
 DIVISION ADMINISTRATOR

POINT	NORTHING	EASTING	DESCRIPTION
555	74349.40	124089.24	FD - #6 rebar nw corner palmer park & waynoka
556	74519.65	124086.44	FD - #6 rebar
557	74924.36	123800.48	FD - 1" vel plastic cap 72890
559	75087.91	123809.61	FD - 1" yel pl cap pls 73890 at golden corral
564	75076.88	123303.72	FD - 1" Yellow plastic cap PLS 23890
565	74922.74	123304.92	FD - 1" Yellow plastic cap PLS 23890
566	74929.81	123610.82	FD - #4 Rebar in parking lot
567	74789.78	123612.02	FD - 1" Yellow plastic cap - illegible
568	74782.78	123306.15	FD - 1" Yellow plastic cap PLS 23890
569	74625.29	123307.36	FD - 1" Yellow plastic cap PLS 23890
570	74632.30	123613.30	FD - #5 Rebar in roadway
571	74633.37	123657.28	FD - 1" Yellow plastic cap - illegible
572	74476.96	123308.52	FD - 1" Yellow plastic cap LDC INC PLS 18465
573	74342.81	123679.63	FD - 1" Yellow plastic cap - illegible
574	74346.33	123897.70	FD - 1" Yellow plastic cap PLS 23890
575	74347.61	123877.71	FD - 1" Yellow plastic cap PLS 23890
363	74627.77	123415.74	ROW POINT - TO BE SET
364	74785.26	123414.52	ROW POINT - TO BE SET
365	74925.25	123413.42	ROW POINT - TO BE SET
5900	74338.39	124190.68	CDOT CM - 1" Brass plug set in sidewalk
3030	70529.24	123221.08	CDOT CM - 3 1/4" Alum cap

SURVEYOR STATEMENT (ROW PLAN)

I, Lorelei A. Ward, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a warranty or warranty, either expressed or implied.
 PLS No. 34982

GENERAL NOTES:

1. This Right-of-Way Exhibit is not a complete boundary survey of all adjoining owners and is prepared for the Colorado Department of Transportation purposes only.
2. 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
3. This property is subject to an Avigation and Hazard Easement recorded in Book 2465, Pg 461, Book 2465, Pg 759, and Reception #200153124.
4. This property is subject to a Coal Mineral Rights Easement recorded in Book 565, Pg 22 and a Mineral Rights Easement for all other minerals, gas and oil in Book 1079, Pg 118.
5. This property is subject to the terms and agreements in the Subdivision Easement Declaration recorded by Reception #200108818.
6. Easements from plat refer to the Wendy's Commercial Center Plat recorded in El Paso County by Reception #200153125.
7. The roadways are not shown as built, but are future design only.
8. Basis of Bearings: All bearings reference a line from the CDOT control monument 5900 to the CDOT control monument 3030 having a bearing of S 14° 16' 52" W, at a distance of 3930.62 ft.

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Date	Description	Initials
mm/yy	XXXXXXXX	XXX

Right of Way Plans	
PLAN SHEET	
Project Number:	C R200-142
Project Location:	Powers Blvd. Early ROW Acquisition
Project Location:	Powers Blvd. & Airport Rd
Project Code/Last Mod. Date	Subnet Sheet/Sheet No./Total No. of Sheets
15755	10-08-09 1 of 1

Lot 8
 Aeroplains Filing No. 2

NE 1/4 of Section 24, Township 14 South, Range 66 West
 of the 6th P.M. in El Paso County

Lot 9
 Aeroplains Filing No. 2

Lot 2
 Aeroplains Filing No. 2

Lot 3
 Aeroplains Filing No. 2

Lot 4
 Aeroplains Filing No. 2

EA-26

EA-26

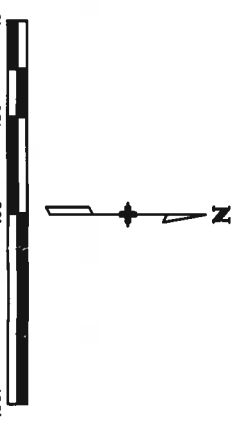
Mand Made Pizza, Inc.
 El Paso Co. Assessor #6424103007
 Parcel Area = 9,616 Sq. Ft. (0.221 Ac.)
 Remainder Area 53,292 Sq. Ft. (1.223 Ac.)

Rc = 138.55'
 Ac = 24°26'07"
 Lc = 58.09'
 C = 58.64'
 CB = N12°41'41"W

Rc = 96.00'
 Ac = S3°25'20"
 Lc = 89.51'
 C = 86.30'
 CB = S26°17'40"W

N24°58'51"W
 13.38'

30' ACCESS AND UTILITY
 EASEMENT PER PLAT



SYMBOL TABLE:
 ○ = FOUND MONUMENT
 □ = NEW ROW POINT
 □ = FOUND ROW POINT

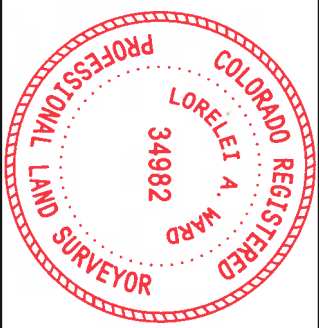
- GENERAL NOTES:**
- This Right-of-Way Exhibit is not a complete boundary survey of all adjoining owners and is prepared for the Colorado Department of Transportation purposes only.
 - Notice: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any such defect in this survey be commenced more than ten years from the date of certification shown hereon.
 - Existing Right-of-way lines were established using CDOT project STA-STE-NH(CX) 024-3(41) right-of-way plans. Property lines shown refer to the Aeroplains Filing No. 2 plat.
 - This property is subject to a Mineral Rights recorded in Book 72, Pg 19, and an Avigation Easement recorded in Bk 6303, Pg 64, at the El Paso County Clerk & Recorder's office.
 - This property is also subject to conditions stated in the Annexation Agreement recorded in Bk 2394, Pg 34 and landscape covenants recorded in Bk 3908, Pg 464.
 - The roadways are not shown as built, but are future design only.
 - Beats of Bearings: All bearings reference a line from the North quarter corner of Section 24 (PT #500) to the Northeast corner of Section 24 (PT #501) having a bearing of S 88° 44' 45" E, at a distance of 2638.67 ft.

POINT	NORTHING	EASTING	DESCRIPTION
500	62555.01	120657.83	FD 3 1/4" ALUM. CAP STAMPED 13-24 (NOT SHOWN)
501	62405.22	123282.24	FD 3 1/4" ALUM. CAP STAMPED 13-18-19-24 (NOT SHOWN)
10	62054.39	122868.39	FD 1.5" WASHER (PLS 25955) IN ROAD
11	61841.64	122869.74	ROW POINT - NOT TO BE SET
12	61784.43	122862.63	FD 1.5" WASHER (PLS 25955) W/ PKNAL IN CURB
13	61731.40	122707.34	FD 1" YELLOW CAP ON REBAR PLS 14611
352	62080.90	122800.05	EXISTING ROW POINT
367	62078.34	122796.73	ROW POINT - NOT TO BE SET
368	62064.64	122807.60	ROW POINT - TO BE SET
369	62047.39	122779.68	ROW POINT - TO BE SET
370	62006.47	122725.37	ROW POINT - TO BE SET
371	61928.10	122887.14	ROW POINT - TO BE SET
372	61772.31	122888.28	ROW POINT - TO BE SET
503	62054.65	122726.10	FD 1" YELLOW CAP (ILLEGIBLE) ON REBAR IN ROAD
542	62012.77	122484.40	FD 1.5" WASHER (CES LLC PLS 30118) W/ PKNAL IN ROAD

SURVEYOR STATEMENT (ROW PLAN)

I, Lorelei A. Ward, 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, my performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 34982



Sheet Revisions		Sheet Revisions		Sheet Revisions	
Date	Description	Date	Description	Date	Description
xx/xx	xxxx	mm/yy	xxxxxxx	mm/yy	xxxxxxx

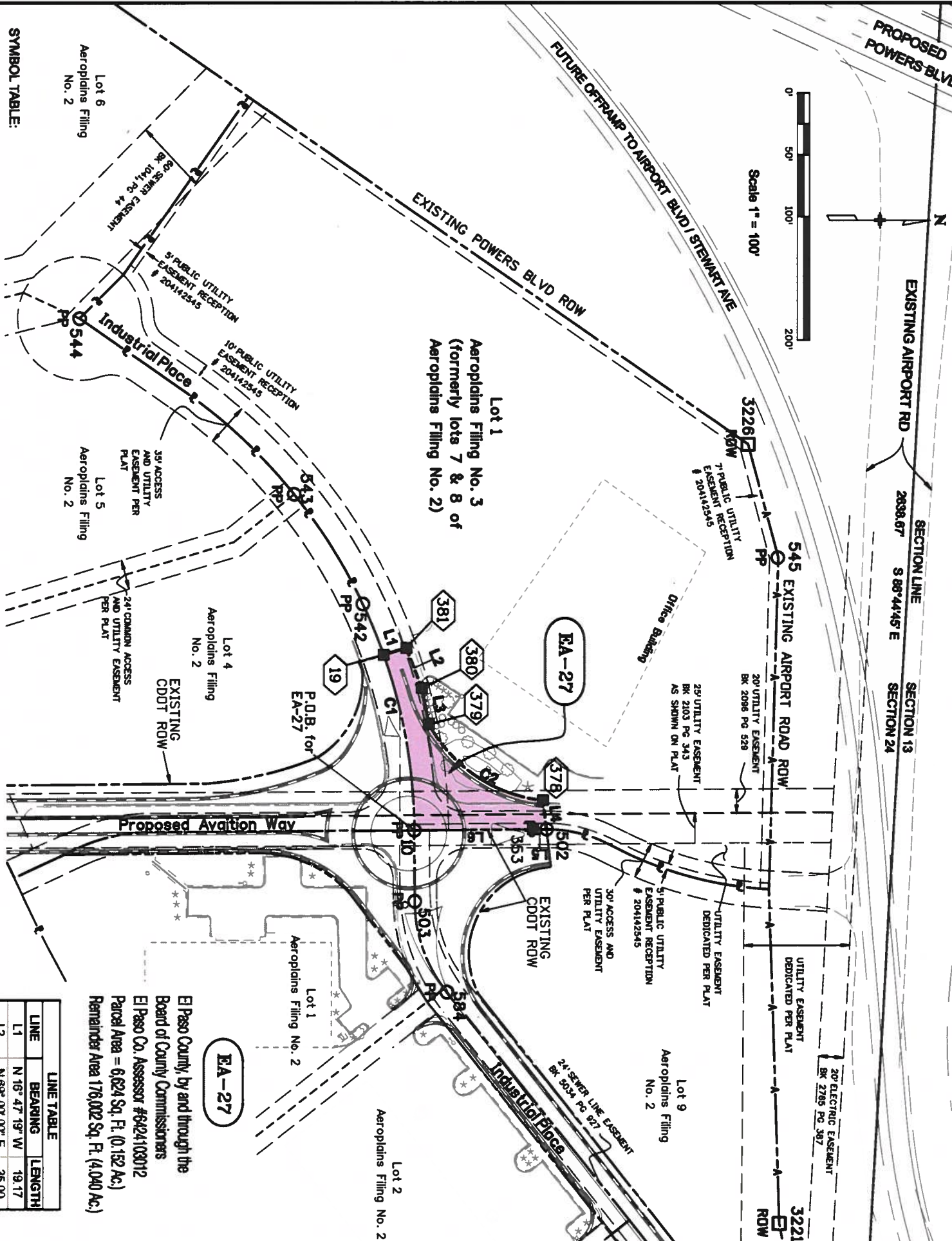
Sheet Revisions		Sheet Revisions		Sheet Revisions	
Date	Description	Date	Description	Date	Description
xx/xx	xxxx	mm/yy	xxxxxxx	mm/yy	xxxxxxx

Sheet Revisions		Sheet Revisions		Sheet Revisions	
Date	Description	Date	Description	Date	Description
xx/xx	xxxx	mm/yy	xxxxxxx	mm/yy	xxxxxxx

Sheet Revisions		Sheet Revisions		Sheet Revisions	
Date	Description	Date	Description	Date	Description
xx/xx	xxxx	mm/yy	xxxxxxx	mm/yy	xxxxxxx

Right of Way Plans	
PLAN SHEET	
Project Number: C R200-142	Project Location: Powers Blvd. Early ROW Acquisition
Project Location: Powers Blvd. & Airport Road	Project Code: Last Mod. Date (Sheet Sheets) Sheet No. Total No. of Sheets
15755	6-17-10 1 of 1

NE 1/4 of Section 24, Township 14 South, Range 66 West
 of the 6th P.M., in El Paso County



CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CH BEARING	CHORD LENGTH
C1	440.24 LT	18° 56' 53"	145.59	S 80° 07' 20" W	144.83
C2	120.00 LT	54° 53' 33"	114.97	N 33° 51' 50" E	110.82

LINE TABLE

LINE	BEARING	LENGTH
L1	N 16° 47' 19" W	19.17
L2	N 69° 00' 00" E	35.00
L3	N 79° 00' 18" E	30.00
L4	N 83° 22' 13" E	24.00
L5	S 0° 23' 37" E	10.80
L6	S 0° 23' 02" E	95.78

El Paso County, by and through the Board of County Commissioners
 El Paso Co. Assessor #6424103012
 Parcel Area = 6,824 Sq. Ft. (0.152 Ac.)
 Remainder Area 178,002 Sq. Ft. (4.040 Ac.)

GENERAL NOTES:

- This Right-of-Way Exhibit is not a complete boundary survey of all adjoining owners and is prepared for the Colorado Department of Transportation purposes 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
- Existing Right-of-way lines were established using CDOT project STA-STE-NH(CN) 024-3(41) right-of-way plans. Property lines shown refer to the Aeroplains Filing No. 2 and Filing No. 3 plats.
- This property is subject to an Aviation Easement recorded in Bk 5303, Pg 64, at the El Paso County Clerk & Recorder's office.
- This property is also subject to conditions stated in the Annexation Agreement recorded in Bk 2398, Pg 34, a supplemental Annexation Agreement recorded in Bk 2443, Pg 880 and terms for Utility Easements Granted by Plat recorded at Reception No. 207044873.
- This property is subject to conditions contained in Ordinance No. 84-259 recorded in Bk 3942, Pg 857, conditions contained in the Resolution No. 135-82 recorded in Bk 5719, Pg 410, and terms in the Option and Lease Agreement recorded at Reception No. 209015222 along with Resolution No. 09-47 at Reception No. 208015231.
- The roadways are not shown as built, but are future design only, except as noted.
- Basis of Bearings: All bearings reference a line from the North quarter corner of Section 24 (PT #500) to the Northeast corner of Section 24 (PT #501) having a bearing of S 86° 44' 45" E, at a distance of 2838.67 ft.

POINT	NORTHING	EASTING	DESCRIPTION
500	62555.01	120657.83	FD 3 1/4" ALLUM. CAP STAMPED 13-24 (NOT SHOWN)
501	62405.22	123282.24	FD 3 1/4" ALLUM. CAP STAMPED 13-18-19-24 (NOT SHOWN)
3221	62348.47	122987.73	FD 3 1/4" ALLUM. CAP STAMPED CDOT ROW MON #3221
3226	62323.20	122355.22	FD 3 1/4" ALLUM. CAP STAMPED CDOT ROW MON #3226
502	62160.77	122887.88	FD RED PL CAP "PLS 13830" IN ROAD
503	62054.65	122726.10	FD 1" YELLOW CAP (ILLEGIBLE) ON REBAR IN ROAD
542	62012.77	122484.40	FD 1.5" WASHER (CES LLC PLS 30118) W/ PKNAL IN ROAD
543	61957.38	122395.64	FD 1.5" WASHER (SHAVANO PLS 25955) W/ PKNAL IN ROAD
544	61784.40	122253.53	FD 1.5" WASHER (CES LLC PLS 30118) W/ PKNAL IN ROAD
545	62347.17	122446.92	FD 1.5" ALLUM CAP (CES LLC PLS 30118)
584	62080.66	122799.66	FD 1" YELLOW CAP (ILLEGIBLE) ON REBAR IN ROAD
10	62054.39	122888.39	FD 1.5" WASHER (PLS 25955) IN ROAD
19	62029.53	122525.61	ROW POINT - NOT TO BE SET
353	62150.17	122687.75	EXISTING ROW POINT
378	62158.00	122843.94	ROW POINT - TO BE SET
379	62086.14	122582.20	ROW POINT - TO BE SET
380	62080.42	122552.75	ROW POINT - TO BE SET
381	62047.88	122520.07	ROW POINT - TO BE SET

SURVEYOR STATEMENT (ROW PLAN)

I, **Lorelei A. Ward**, a professional land surveyor licensed in the State of Colorado do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a warranty or warranty, either expressed or implied.

PLS No. 34882

Sheet Revisions	
Date	Description
12/09	Added new Plat and Tract A info

Sheet Revisions	
Date	Description
	XXXXXXX

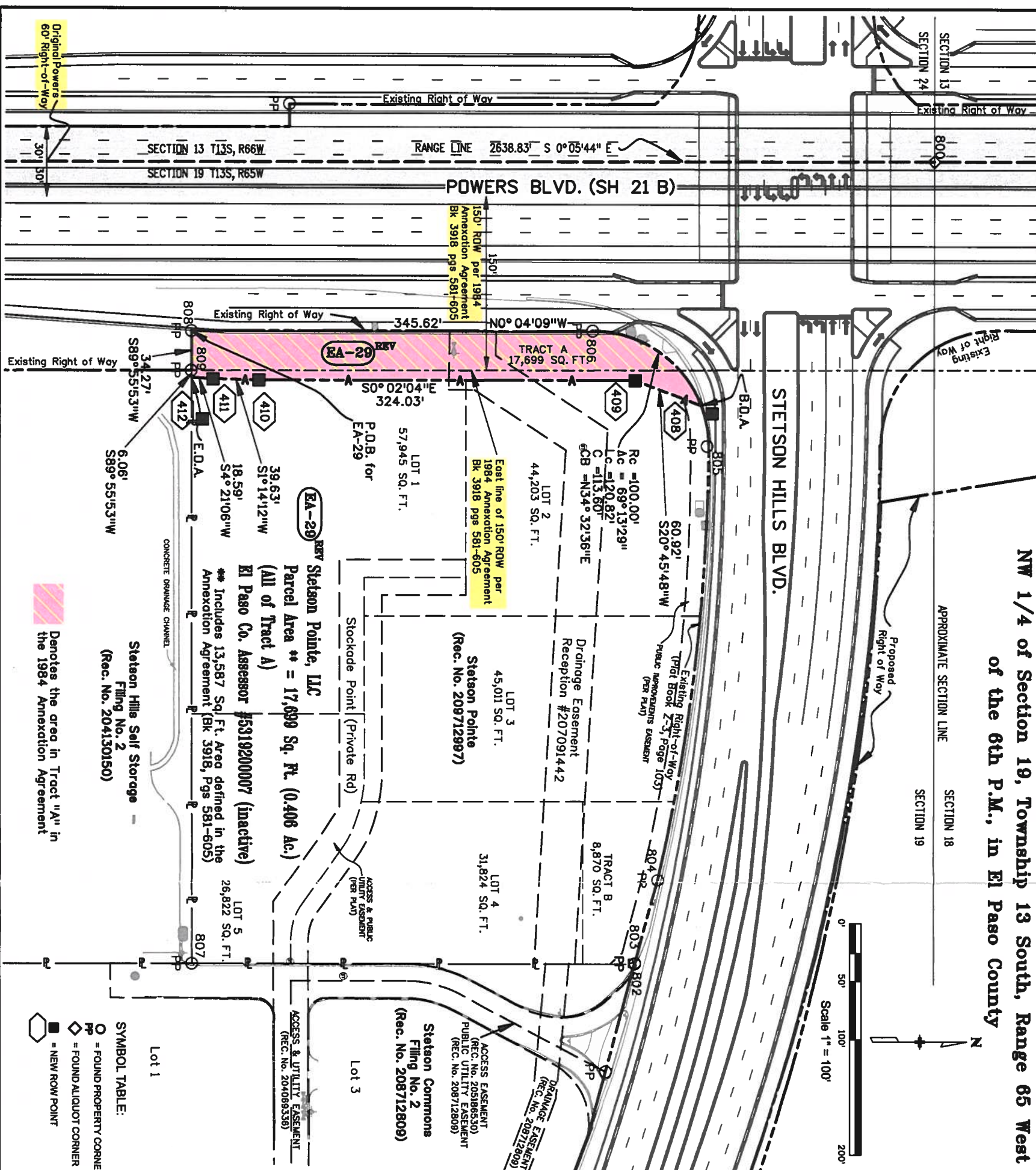
Sheet Revisions	
Date	Description
	XXXXXXX

Sheet Revisions	
Date	Description
	XXXXXXX

Sheet Revisions	
Date	Description
	XXXXXXX

Right of Way Plans	
PLAN SHEET	
Project Number: C R200-142	
Project Location: Powers Blvd. & Stetson Hills Blvd.	
Project Code: Last Mod. Date	Sheet No. Total No. of Sheets
15755	12-16-09 1 of 1

**NW 1/4 of Section 19, Township 13 South, Range 65 West
 of the 6th P.M. in El Paso County**



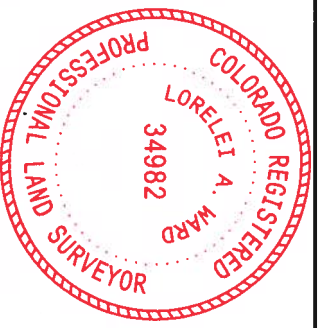
GENERAL NOTES:

- This Right-of-Way Exhibit is not a complete boundary survey of all adjoining owners and is prepared for the Colorado Department of Transportation purposes 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
- This property is subject to the terms and agreements contained in the Annexation Agreement recorded in Bk 3918, Pgs 581-605, and conditions in Bk 5112, Pg 285 and Bk 5253 Pg 273, part of the METEX Metropolitan District pertaining to Powers Blvd.
- Easements "from plat" and the lot lines shown refer to the Stetson Pointe plat recorded in El Paso County by Reception # 209712997.
- Security Title Commitment #S0303097 shows the following liens have been filed or are pending on this property: Rec. # 204190461, Rec. # 206036097, Rec. # 206137254, Rec. # 208131628, Rec. # 209018853, Rec. # 209029433, Rec. # 209055391, and Rec. # 205205580.
- The existing roadway design of Powers Blvd and Stetson Hills Blvd is not shown. This drawing depicts the future design only.
- This property is vacant land.
- Basis of Bearings: All bearings reference a line from the Northwest corner of Section 19 (PT #800) to the West Quarter corner of Section 19 (PT #801) having a bearing of S 0° 05' 44" E, at a distance of 2638.83 ft.

POINT	NORTHING	EASTING	DESCRIPTION
408	93869.93	123360.82	ROW POINT - TO BE SET
409	93812.96	123339.23	ROW POINT - TO BE SET
410	93486.93	123339.42	ROW POINT - TO BE SET
411	93449.31	123338.57	ROW POINT - TO BE SET
412	93430.78	123337.15	ROW POINT - TO BE SET
800	94070.89	123149.99	FD - 3.25in alum cap in box "13-18-24-19"
801	91432.06	123154.40	FD - 2.5in alum cap "CR Moore LS 10945"
802	93813.25	123844.49	FD - 1in orange plastic cap "T Wagner PLS 14166"
803	93813.21	123843.90	FD - 1.5in orange plastic cap "CL SILS 32439"
804	93832.91	123771.44	FD - 1.5in orange plastic cap "CL SILS 32439"
805	93875.12	123396.11	FD - 1in yellow plastic cap "LS 18235"
806	93776.40	123296.41	FD - 1.5in orange plastic cap illegible ????
807	93431.38	123844.00	FD - 1in orange plastic cap "T Wagner PLS 14166"
808	93430.73	123296.83	FD - 1.5in orange plastic cap "CL SILS 32439"
809	93430.55	123331.07	FD - 1in red plastic cap "LDC PLS 20681" (bent)

SURVEYOR STATEMENT (ROW PLAN)

I, Lorelei A. Ward, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a warranty or warranty, either expressed or implied.
 P.S. No. 34982



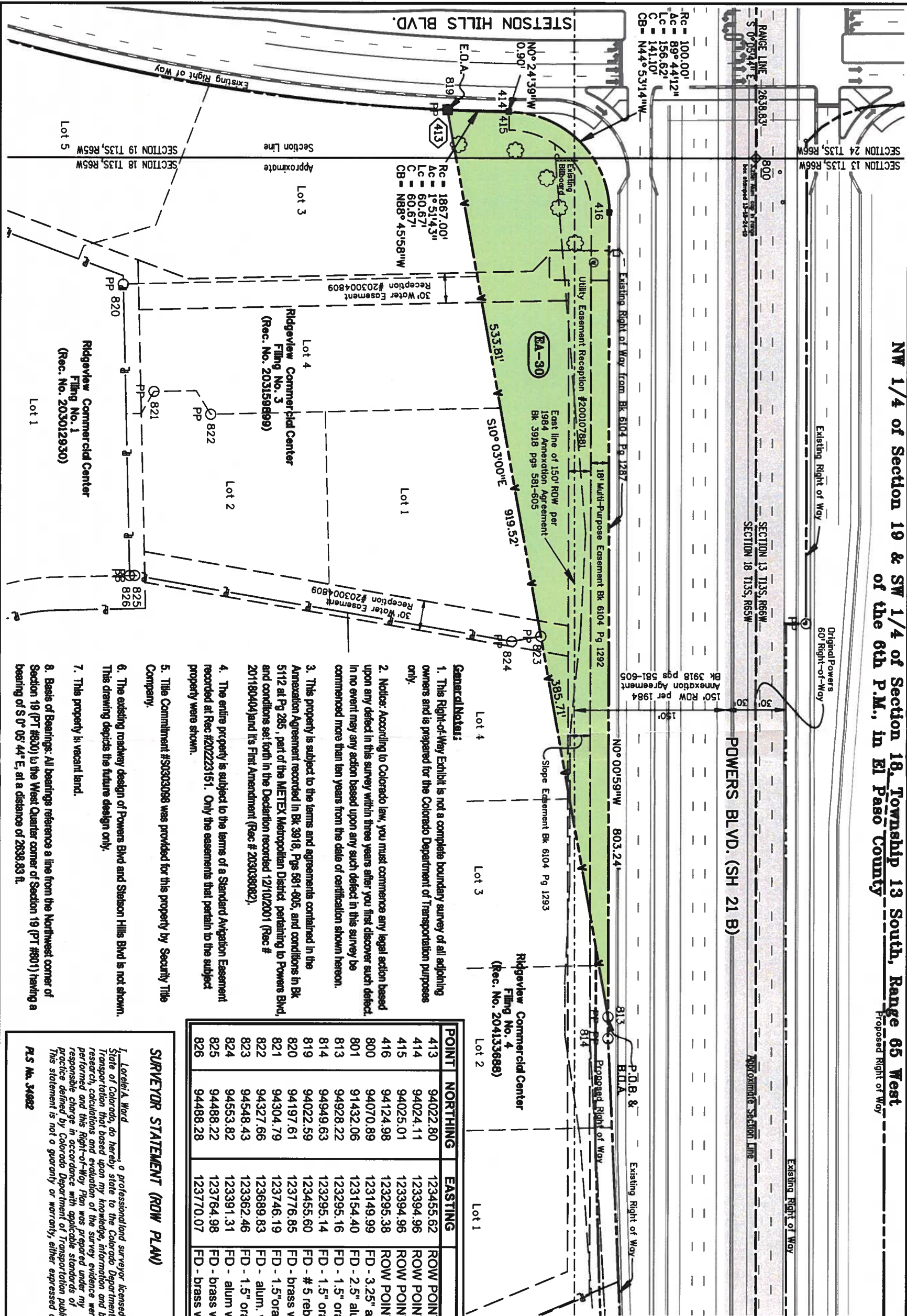
Date	Description	Initials
mm/yy	XXXXXXXXXX	XXX

Date	Description	Initials
mm/yy	XXXXXXXXXX	XXX

Date	Description	Initials
mm/yy	XXXXXXXXXX	XXX

Right of Way Plans	
PLAN SHEET	
Project Number: C R200-142	1 of 1
Project Location: Powers Blvd, Early ROW Acquisition	
Project Location: Powers Blvd & Stetson Hills Blvd.	
Project Code: Last Mod Date/Sheet No./Total No. of Sheets	15755

NW 1/4 of Section 19 & SW 1/4 of Section 18, Township 13 South, Range 65 West of the 6th P.M. in El Paso County



- General Notes:**
1. This Right-of-Way Exhibit is not a complete boundary survey of all adjoining owners and is prepared for the Colorado Department of Transportation purposes only.
 2. 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
 3. This property is subject to the terms and agreements contained in the Annexation Agreement recorded in Bk. 3918, Pgs 581-605, and conditions in Bk. 5112 at Pg 285, part of the METEX Metropolitan District pertaining to Powers Blvd, and conditions set forth in the Declaration recorded 12/10/2001 (Rec # 201180404) and its First Amendment (Rec # 203039082).
 4. The entire property is subject to the terms of a Standard Avigation Easement recorded at Rec #202223151. Only the easements that pertain to the subject property were shown.
 5. Title Commitment #S0303098 was provided for this property by Security Title Company.
 6. The existing roadway design of Powers Blvd and Stetson Hills Blvd is not shown. This drawing depicts the future design only.
 7. This property is vacant land.
 8. Basis of Bearings: All bearings reference a line from the Northwest corner of Section 19 (PT #820) to the West Quarter corner of Section 19 (PT #801) having a bearing of S 0° 05' 44" E, at a distance of 2639.83 ft.

POINT	NORTHING	EASTING	DESCRIPTION
413	94022.80	123455.62	ROW POINT - TO BE SET
414	94024.11	123394.96	ROW POINT - NOT SET
415	94025.01	123394.96	ROW POINT - NOT SET
416	94124.98	123295.38	ROW POINT - NOT SET
800	94070.89	123149.99	FD - 3.25" alum cap in box stamped 13-18-24-19
801	91432.06	123154.40	FD - 2.5" alum cap "CR Moore LS 10945"
813	94928.22	123295.16	FD - 1.5" orange cap "Edward James PLS 17502"
814	94949.63	123295.14	FD - 1.5" orange cap "Edward James PLS 17502"
819	94022.59	123455.60	FD - # 5 rebar - bent over
820	94197.61	123776.85	FD - brass washer & nail (17702) in parking lot
821	94304.79	123746.19	FD - 1.5" orange plastic cap "CLSI LS 32439"
822	94327.66	123689.83	FD - alum. washer & nail "CLSI LS 32439" in wall
823	94548.43	123362.46	FD - 1.5" orange cap "Edward James PLS 17502"
824	94553.82	123391.31	FD - alum washer & nail "Harris LS 37601" in curb
825	94488.22	123764.98	FD - brass washer & nail (illegible) in parking lot
826	94488.28	123770.07	FD - brass washer & nail (illegible) in parking lot

SURVEYOR STATEMENT (ROW PLAN)

I, Lorelei A Ward, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

P.S. No. 34982



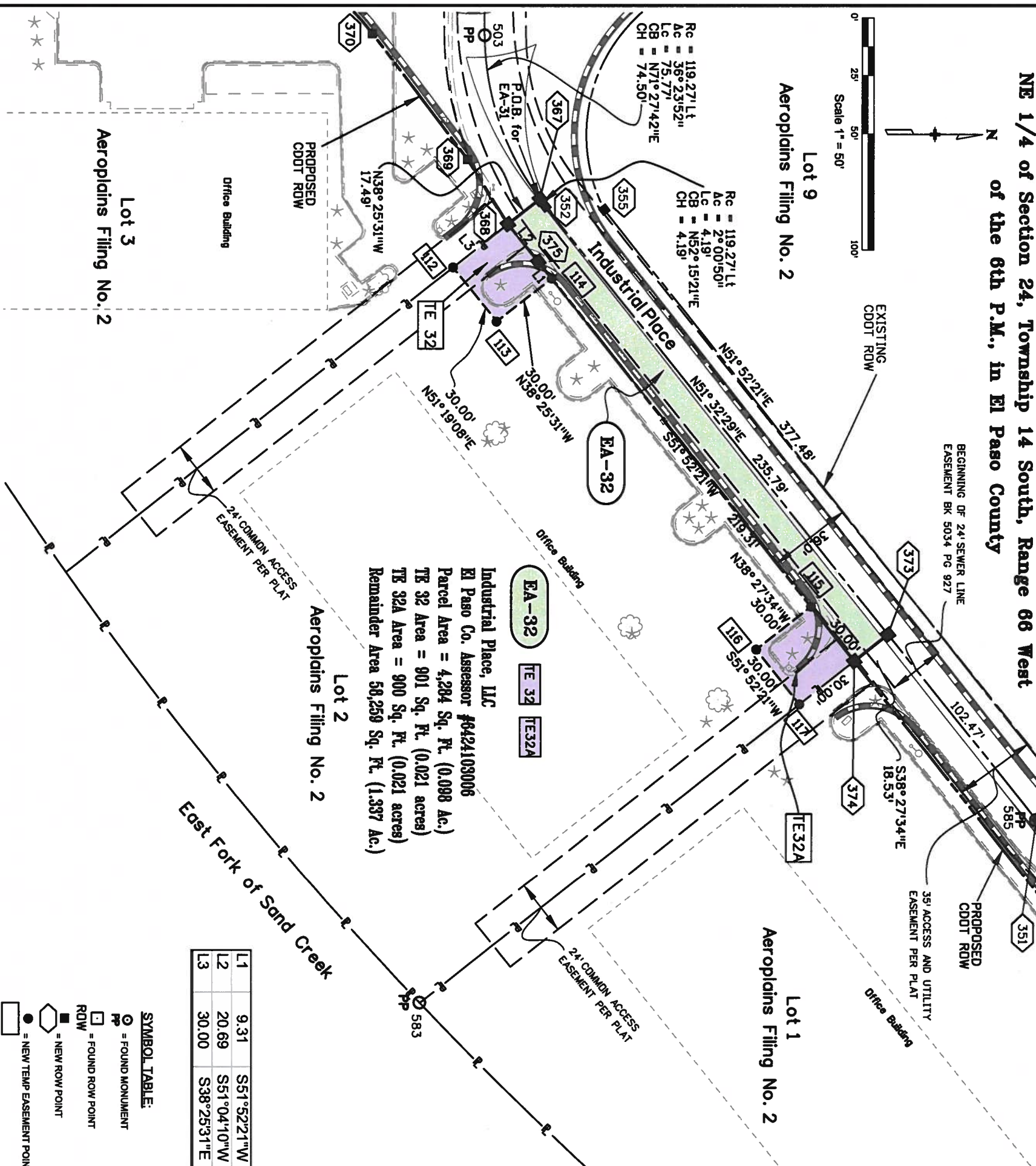
Sheet Revisions	
Date	Description
04/11	Owner Name change
	Law

Sheet Revisions	
Date	Description
mm/yy	XXXXXXXX
mm/yy	XXXXXXXX

Sheet Revisions	
Date	Description
mm/yy	XXXXXXXX
mm/yy	XXXXXXXX

Right of Way Plans	
PLAN SHEET	
Project Number:	C R200-142
Project Location:	Powers Blvd. Early ROW Acquisition
Project Location:	Powers Blvd. & Airport Rd
Project Code:	Last Mod. Date
Project Code:	Sheet No. Total No. of Sheets
15755	04-04-11 1 of 1

NE 1/4 of Section 24, Township 14 South, Range 66 West of the 6th P.M., in El Paso County



Industrial Place, LLC
 El Paso Co. Assessor #6424103006
 Parcel Area = 4,284 Sq. Ft. (0.098 Ac.)
 TE 32 Area = 901 Sq. Ft. (0.021 acres)
 TE 32A Area = 900 Sq. Ft. (0.021 acres)
 Remainder Area 58,259 Sq. Ft. (1.337 Ac.)

Lot	Area	Bearing	Distance
L1	9.31	S51°52'21"W	
L2	20.69	S51°04'10"W	
L3	30.00	S38°25'31"E	

SYMBOL TABLE:
 ○ = FOUND MONUMENT
 ○ = FOUND ROW POINT
 ○ = NEW ROW POINT
 ○ = NEW TEMP EASEMENT POINT

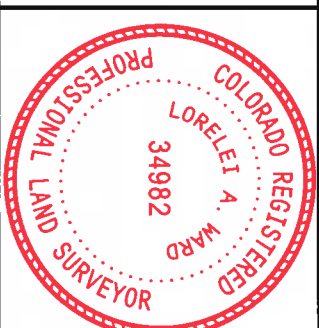
GENERAL NOTES:

1. This Right-of-Way Exhibit is not a complete boundary survey of all adjoining owners and is prepared for the Colorado Department of Transportation purposes only.
2. 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
3. Existing Right-of-way lines were established using CDOT project STA-STE-NH(CX) 024-3(41) right-of-way plans. Property lines shown refer to the Aeroplaains Filing No. 2 plat.
4. This property is subject to an Avigation Easement recorded in Bk 5303, Pg 64 and a Private Water Tap Agreement recorded at Rec #201105206, at the El Paso County Clerk & Recorder's office.
5. This property is also subject to conditions stated in the Annexation Agreement recorded in Bk 2398, Pg 34, the Resolution for the Powers Blvd Corridor in Bk 5719, Pg 410, and the Aeroplaains Filing #2 plat at Rec #1594029.
6. The roadways shown are proposed design only.
7. Basis of Bearings: All bearings reference a line from the North quarter corner of Section 24 (PT #500) to the Northeast corner of Section 24 (PT #501) having a bearing of S 86° 44' 45" E, at a distance of 2638.67 ft.

POINT	NORTHING	EASTING	DESCRIPTION
500	62555.01	120657.83	FD 3 1/4" ALUM. CAP STAMPED 13-24 (NOT SHOWN)
501	62405.22	123292.24	FD 3 1/4" ALUM. CAP STAMPED 13-18-19-24 (NOT SHOWN)
503	62054.65	122726.10	FD 1" YELLOW CAP (ILLEGIBLE) ON REBAR IN ROAD
583	62026.80	12314.87	1.5IN ALUM CAP "LS 18226 R. OBERING"
585	62291.04	123064.87	FD 1" BROKEN YELLOW CAP ON #4 REBAR IN ROAD
352	62080.90	122800.05	ROW POINT - NOT TO BE SET
367	62078.34	122796.73	ROW POINT - NOT TO BE SET
368	62064.64	122807.60	ROW POINT - TO BE SET
369	62047.39	122779.68	ROW POINT - TO BE SET
370	62006.47	122725.37	ROW POINT - TO BE SET
373	62227.55	122984.68	ROW POINT - NOT TO BE SET
374	62213.85	122995.57	ROW POINT - TO BE SET
375	62077.64	122823.69	ROW POINT - TO BE SET
112	62041.13	122826.25	TEMPORARY EASEMENT POINT - TO BE STAKED
113	62059.88	122849.66	TEMPORARY EASEMENT POINT - TO BE STAKED
114	62083.39	122831.02	TEMPORARY EASEMENT POINT - TO BE STAKED
115	62194.52	122972.61	TEMPORARY EASEMENT POINT - TO BE STAKED
116	62171.02	122991.27	TEMPORARY EASEMENT POINT - TO BE STAKED
117	62189.55	123014.87	TEMPORARY EASEMENT POINT - TO BE STAKED

SURVEYOR STATEMENT (ROW PLAN)

I, Lorelei A. Ward, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.
 PLS No. 34982



Sheet Revisions	
Date	Description
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mm/yy	XXX

Sheet Revisions	
Date	Description
mm/yy	XXXXXXXX
mm/yy	XXX

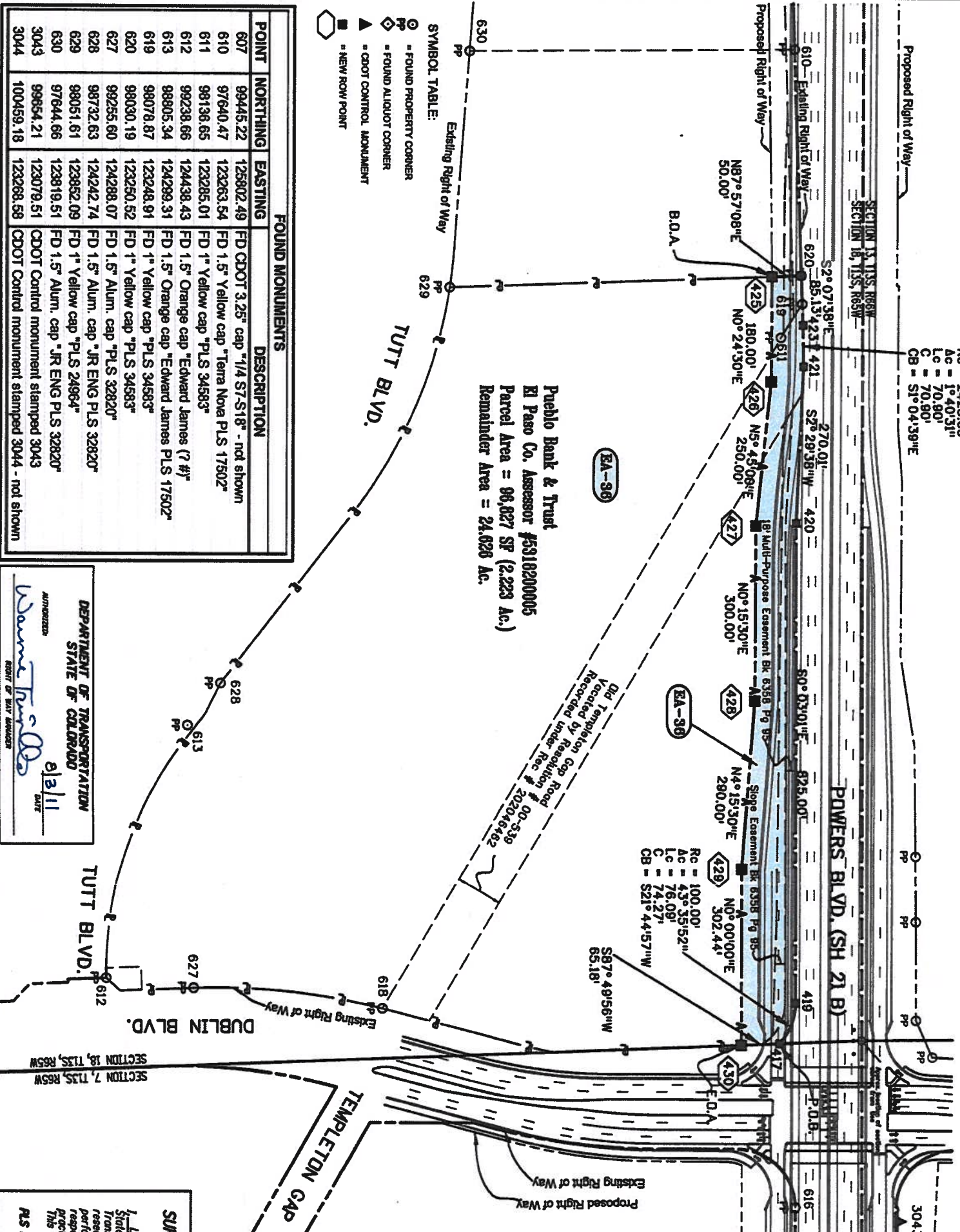
Sheet Revisions	
Date	Description
mm/yy	XXXXXXXX
mm/yy	XXX

Right of Way Plans	
PLAN SHEET	
Project Number:	C R200-142
Project Location:	Powers Blvd. Early ROW Acquisition
Project Location:	Powers Blvd. & Dublin Blvd.
Project Location:	Templeton Gap Road
Project Location:	Sublet Street
Project Location:	Sheet No. 1 of 1
Project Location:	of Sheets 17/25

NW 1/4 of Section 18, Township 13 South, Range 65 West of the 6th P.M., in El Paso County

General Notes:

1. This Right-of-Way Exhibit is not a complete boundary survey of all adjoining owners and is prepared for the Colorado Department of Transportation purposes only.
2. 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 such defect in this survey be commenced more than ten years from the date of certification shown hereon.
3. The existing roadway of Powers Blvd and Dublin Blvd is not shown. This drawing depicts the future design only. Only the easements that pertain to the subject property are shown.
4. This property is vacant land.
5. Title Commitment #570-50346570-370CSP was provided for this property by Fidelity National Title Company.
6. The entire property is subject to the terms of a Standard Avigation Easement recorded at Rec #201034375 and any easements or other matters pertaining to the vacation of Templeton Gap Rd. recorded at Rec #202046462.
7. This property is subject to the terms and agreements contained in the Station Hills Master Plan - Phase II Annexation Agreement recorded at Rec #202004227 and the Station Hills Master Plan - Phase II plat recorded at Rec #202004228 and conditions in Ordinance No. 01-154 recorded at Rec #202004228.
8. This property is subject to conditions contained in the Covenant to Cooperate recorded at Rec #203220892.
9. Basis of Bearings: All bearings references a line from CDOT control monument #3043 (a 3.25" aluminum cap set in the ground on a 3/4" aluminum rod), located at the Northwest corner of Dublin and Powers, to CDOT control monument #3044 (same), located on the north east side of Powers Blvd., having a bearing of N 13° 13' 05" E, at a distance of 826.88 ft.



POINT	NORTHING	EASTING	DESCRIPTION
607	99445.22	125802.49	FD CDOT 3.25" cap "1/4 ST-S18" - not shown
610	97640.47	123263.54	FD 1.5" Yellow cap "Terra Nova PLS 17502"
611	98136.65	123285.01	FD 1" Yellow cap "PLS 34583"
612	99238.66	124438.43	FD 1.5" Orange cap "Edward James (#?)"
613	98805.34	124299.31	FD 1.5" Orange cap "Edward James PLS 17502"
619	98078.87	123248.91	FD 1" Yellow cap "PLS 34583"
620	98030.19	123250.52	FD 1" Yellow cap "PLS 34583"
627	99255.60	124288.07	FD 1.5" Alum. cap "PLS 32820"
628	98732.63	124242.74	FD 1.5" Alum. cap "JR ENG PLS 32820"
629	98051.61	123852.09	FD 1" Yellow cap "PLS 24964"
630	97644.66	123819.51	FD 1.5" Alum. cap "JR ENG PLS 32820"
3043	99854.21	123079.51	CDOT Control monument stamped 3043
3044	100459.18	123268.58	CDOT Control monument stamped 3044 - not shown

SYMBOL TABLE:
 ○ FOUND PROPERTY CORNER
 ● FOUND ALIQUOT CORNER
 ▲ CDOT CONTROL MONUMENT
 ■ NEW ROW POINT

FOUND MONUMENTS

DEPARTMENT OF TRANSPORTATION
 STATE OF COLORADO
 3/11/11
 DATE

SURVEYOR STATEMENT (ROW PLAN)

I, Lorelei A. Ward, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a warranty or warranty, either expressed or implied.

PLS No. 34982

