

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

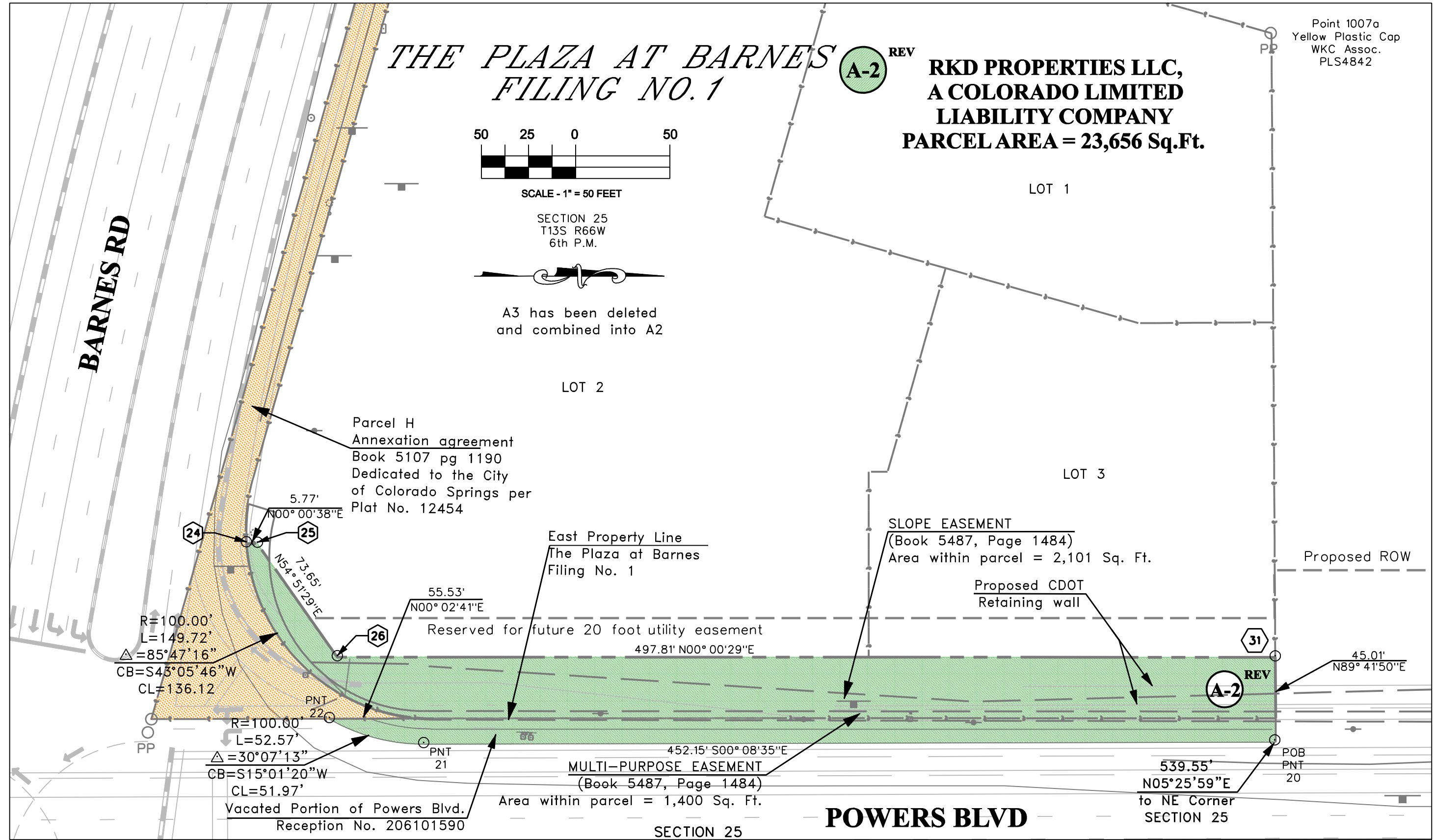
Sheet Revisions		
06/07	Changed Owner, Curve data added parcel H	CTG
07/07	added note, changed area	KBB
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**WILSON & COMPANY**  
 Engineers & Architects  
 455 E. Pikes Peak Avenue, Suite 200  
 Colorado Springs, CO 80903-3675  
 Phone: 719-520-5800  
 FAX: 719-520-0108

Right of Way Exhibit				
Project Number: C R200-142				
Project Location: Powers Blvd early ROW Acq.				
Project Code	Last Mod. Date	Subset Sheets of	Sheet No.	Total No. of Sheets
15755	05/19/06			





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Sheet Revisions	
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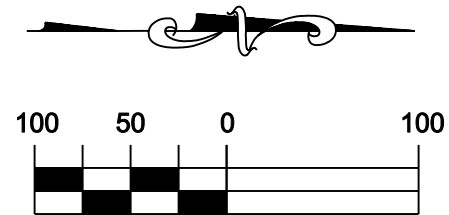
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Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15755	05/19/06	of		

*UNPLATTED*

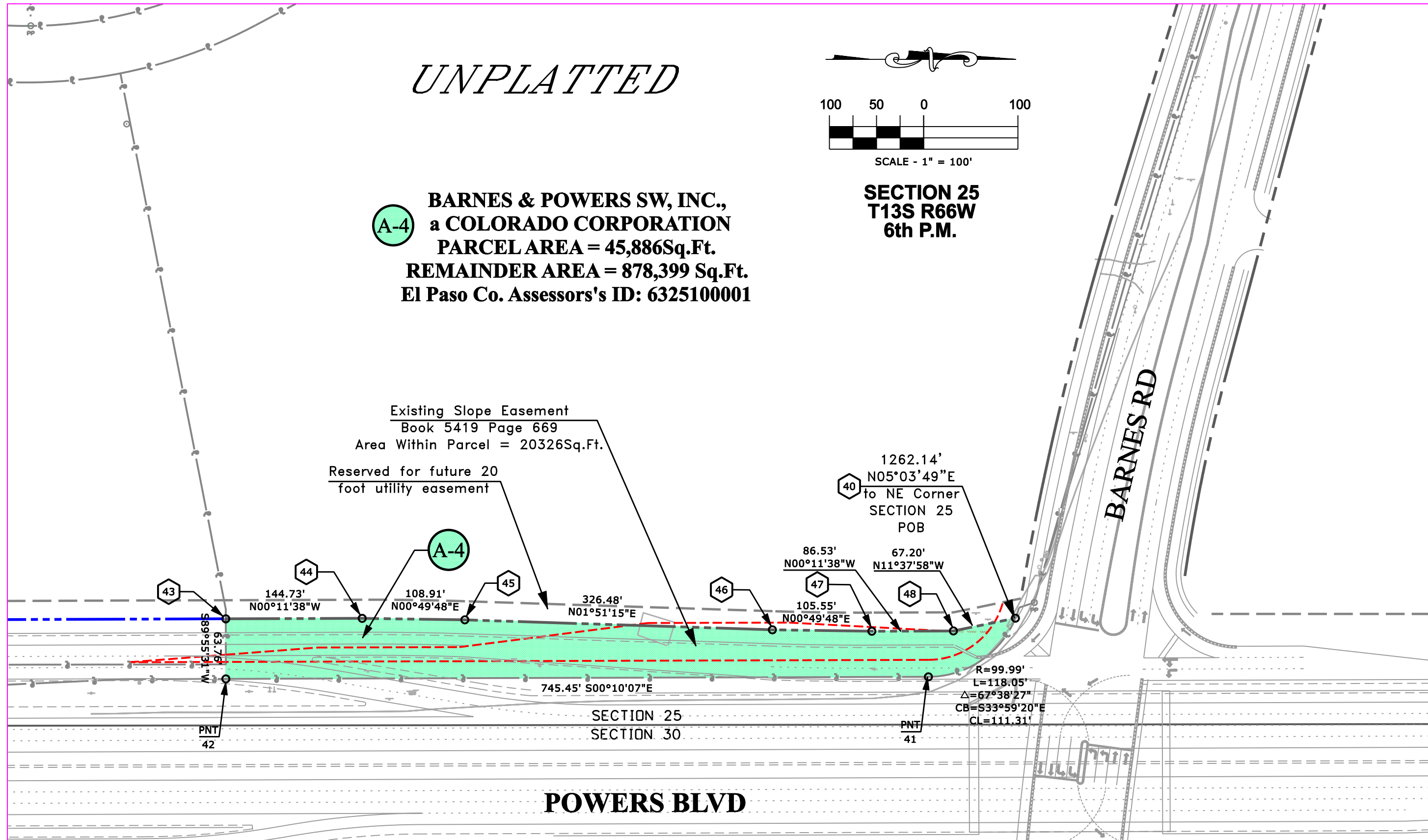


**SECTION 25  
 T13S R66W  
 6th P.M.**

**A-4** **BARNES & POWERS SW, INC.,**  
**a COLORADO CORPORATION**  
**PARCEL AREA = 45,886Sq.Ft.**  
**REMAINDER AREA = 878,399 Sq.Ft.**  
**El Paso Co. Assessors's ID: 6325100001**

Existing Slope Easement  
 Book 5419 Page 669  
 Area Within Parcel = 20326Sq.Ft.

Reserved for future 20  
 foot utility easement



**POWERS BLVD**

**BARNES RD**



Region 2 Right of Way  
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Right of Way Plans Unit:

Sheet Revisions	

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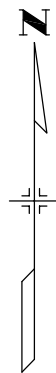
J. F. Sato and Associates  
 5898 South Rapp Street  
 Littleton, Colorado 80120  
 Phone: (303) 797-1200  
 FAX: (303) 797-1187

Right of Way Exhibit

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

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15755	03-15-2007	of		

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.

FND. W 1/4  
 SEC. 19

N 02°51'00" W  
 2421.31'

N 00°54'13" E  
 484.39'

N 89°51'56" E 77.44'  
 (N 89°51'56" E 77.27' PLAT)

N 00°54'13" E  
 484.39'

N 00°54'13" E  
 484.39'

N 00°54'13" E  
 484.39'

N 00°54'13" E  
 484.39'

N 89°45'50" E 77.44'  
 (N 89°51'56" E 77.27' PLAT)

S 00°01'48" E 24.93'  
 (S 00°08'04" E 24.83' PLAT)

L=530.90'  
 R=461.50'  
 Δ=65°54'45"  
 C LEN=502.11'  
 BRG=S 33°05'27" E

L=530.90'  
 R=461.50'  
 Δ=65°54'45"  
 C LEN=502.11'  
 BRG=S 33°05'27" E

L=530.90'  
 R=461.50'  
 Δ=65°54'45"  
 C LEN=502.11'  
 BRG=S 33°05'27" E

L=530.90'  
 R=461.50'  
 Δ=65°54'45"  
 C LEN=502.11'  
 BRG=S 33°05'27" E

L=530.90'  
 R=461.50'  
 Δ=65°54'45"  
 C LEN=502.11'  
 BRG=S 33°05'27" E

S 66°02'51" E  
 28.53'

L=57.03'  
 R=410.00'  
 Δ=07°58'09"  
 C LEN=56.98'  
 BRG=S 62°03'48" E

L=57.03'  
 R=410.00'  
 Δ=07°58'09"  
 C LEN=56.98'  
 BRG=S 62°03'48" E

L=57.03'  
 R=410.00'  
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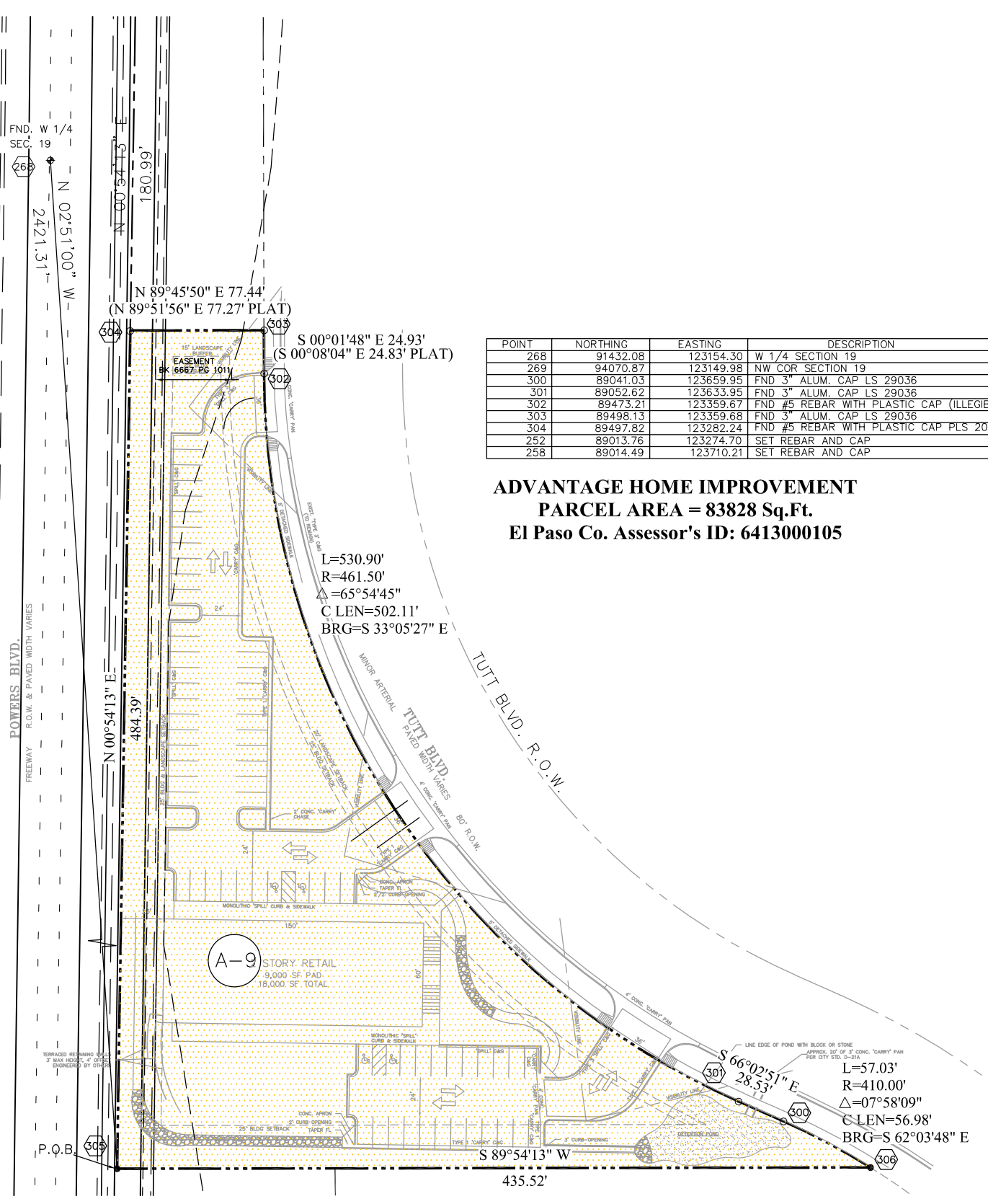
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 Δ=07°58'09"  
 C LEN=56.98'  
 BRG=S 62°03'48" E

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 R=410.00'  
 Δ=07°58'09"  
 C LEN=56.98'  
 BRG=S 62°03'48" E

POINT	NORTHING	EASTING	DESCRIPTION
268	91432.08	123154.30	W 1/4 SECTION 19
269	94070.87	123149.98	NW COR SECTION 19
300	89041.03	123659.95	FND 3" ALUM. CAP LS 29036
301	89052.62	123633.95	FND 3" ALUM. CAP LS 29036
302	89473.21	123359.67	FND #5 REBAR WITH PLASTIC CAP (ILLEGIBLE)
303	89498.13	123359.68	FND 3" ALUM. CAP LS 29036
304	89497.82	123282.24	FND #5 REBAR WITH PLASTIC CAP PLS 2068T
252	89013.76	123274.70	SET REBAR AND CAP
258	89014.49	123710.21	SET REBAR AND CAP

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





P.O. Box 536  
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Phone: 719-546-5454 FAX: 719-546-5414

Region 2

TTA

Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
12/09	added new Plat and Tract A info	LAW		XXXXXXXX	XXX		XXXXXXXX	XXX

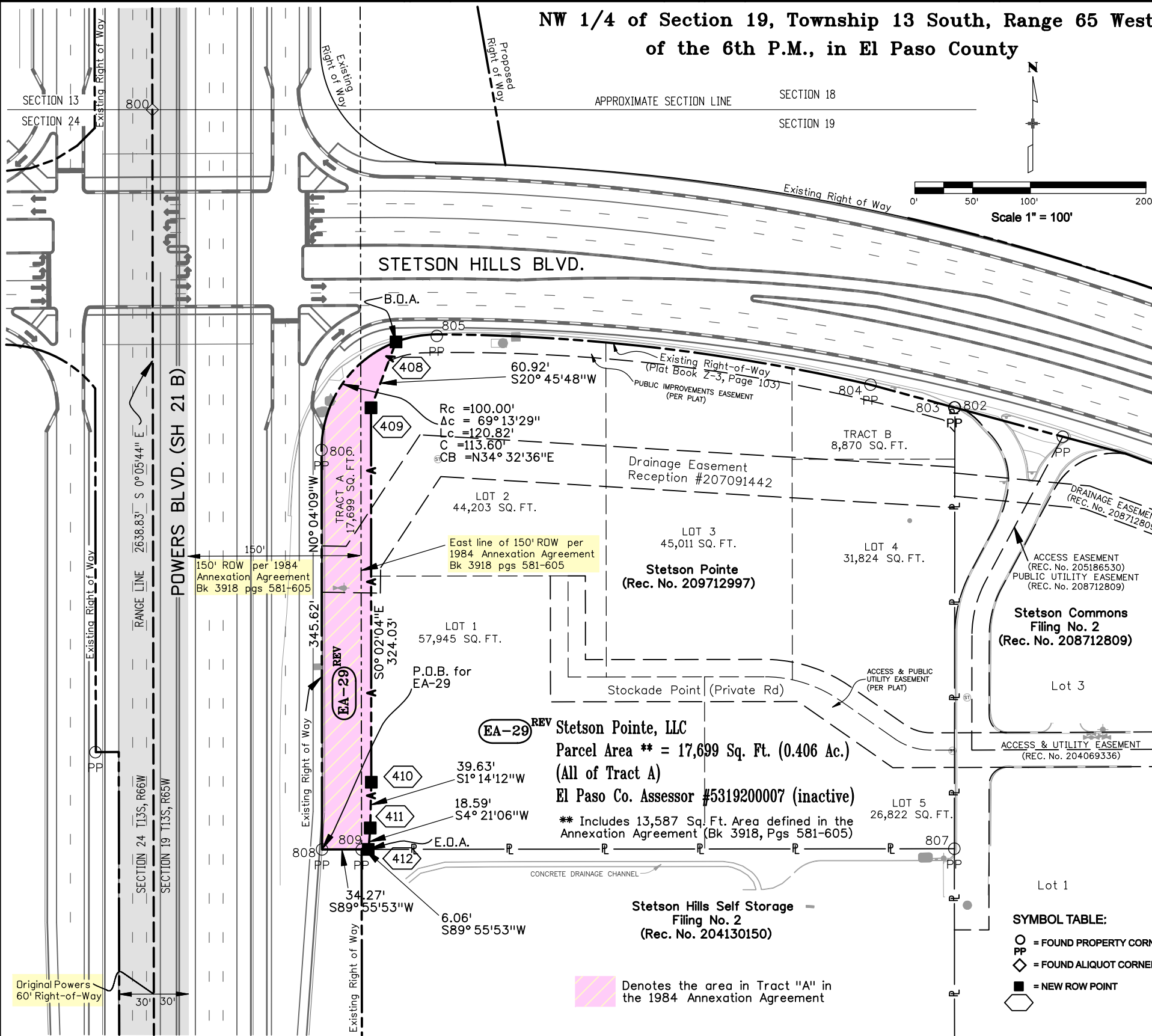
Right of Way Plans				
PLAN SHEET				
Project Number: C R200-142				
Project Location: Powers Blvd. Early ROW Acquisition				
Project Location: Powers Blvd. & Stetson Hills Blvd.				
Project Code:	Last Mod. Date:	Subset Sheets:	Sheet No.:	Total No. of Sheets:
15755	3-03-10	1 of 1	1	1

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

Existing Powers Blvd. Right of Way was acquired under :  
Book 3317 Page 993 Book X-3 Page 145  
Book 6667 Page 1005 Book 6104 Page 1288  
Reception No. 204130150

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. # 209018953, 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	93488.93	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 "CLSI LS 32439"
804	93832.91	123771.44	FD - 1.5in orange plastic cap "CLSI LS 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 ???39
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 "CLSI LS 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 guaranty or warranty, either expressed or implied.

PLS No. 34982



Original Powers 60' Right-of-Way

Denotes the area in Tract "A" in the 1984 Annexation Agreement

**SYMBOL TABLE:**

○	= FOUND PROPERTY CORNER
PP	= FOUND ALIQUOT CORNER
■	= NEW ROW POINT



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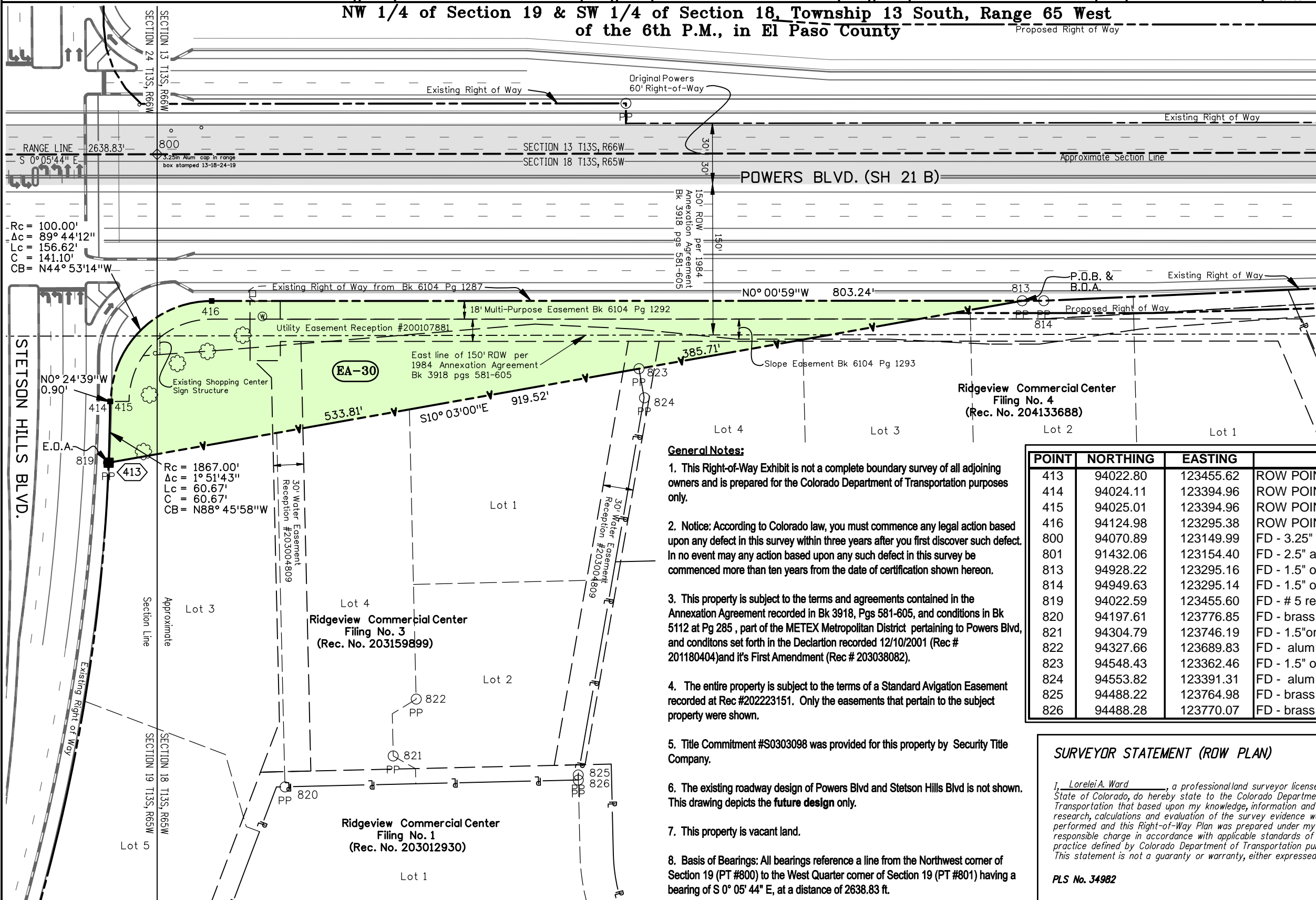
Region 2

TTA

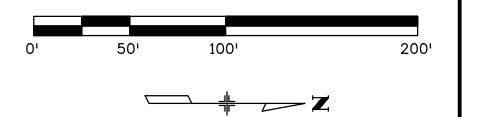
Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date mm/yy	Description XXXXXXXX	Initials XXX	Date mm/yy	Description XXXXXXXX	Initials XXX	Date mm/yy	Description XXXXXXXX	Initials XXX

Right of Way Plans				
PLAN SHEET				
Project Number:	C R200-142			
Project Location:	Powers Blvd. Early RDW Acquisition			
Project Location:	Powers Blvd. & Stetson Hills Blvd.			
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
15755	3-15-10	1 of 1	1	1

**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**



Existing Powers Boulevard (SH 21 B)  
Right-of-Way was acquired under :  
Book 3696 Page 880 Book X-3 Page 145  
Book 6667 Page 1005 Book 6104 Page 1287  
Reception No. 203159899



**EA-30**

SWAT I, LLC and Rocolo I, LLC as their interests may appear  
Parcel Area = 70,111 SF (1.610 Ac.)  
El Paso Co. Assessor #5318300014

**SYMBOL TABLE:**

	= FOUND PROPERTY CORNER
	= FOUND ALIQUOT CORNER
	= NEW 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.
  - 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 conditons set forth in the Declartion recorded 12/10/2001 (Rec # 201180404)and it's First Amendment (Rec # 203038082).
  - 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.
  - Title Commitment #S0303098 was provided for this property by Security Title Company.
  - 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
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 (1??02) 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.

PLS No. 34982

