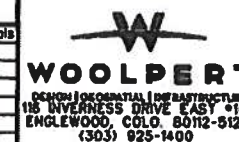




Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials



Right of Way Plans				
Title Sheet				
Project Number: 17638				
Project Location: I-25 - CRYSTAL VALLEY/				
DAWSON RIDGE INTERCHANGE				
Project Code	Last Mod. Date	Subst. Sheets	Sheet No.	Total No. of Sheets
17638	5-29-18	1.01 of 1.01	1.01	16

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED CRYSTAL VALLEY - DAWSON RIDGE INTERCHANGE DOUGLAS COUNTY

SHEET NO.

1.01
2.01-2.02
3.01-3.0X
4.01-4.06
5.01-5.01
6.01-6.0X
7.01-7.04
8.01-8.01

INDEX OF SHEETS

- (1) Title Sheet
- (2) Tabulation of Properties
- (NA) Project Control Diagram
- (6) Land Survey Control Diagram
- (1) Monumentation Sheets
- (NA) Tabulation of Road Approach Sheets
- (4) Plan Sheets
- (1) Ownership Map
- (15) Total Sheets

Scales of Original 11 x 17 Drawings
Plan Sheets 1" = 100'
Ownership Map 1" = 200'

BASIS OF BEARING: Bearings used in the calculations of coordinates are based on a grid bearing of N 05° 35' 19" W from I-25 CM-MP CONTROL POINT 178.40 and I-25 CM-MP CONTROL POINT 178.55 as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

1. This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Douglas County purposes only.
2. For title information, Woolpert relied on Title Commitments, prepared by Heritage Title Co. for the Town of Castle Rock.
3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

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.

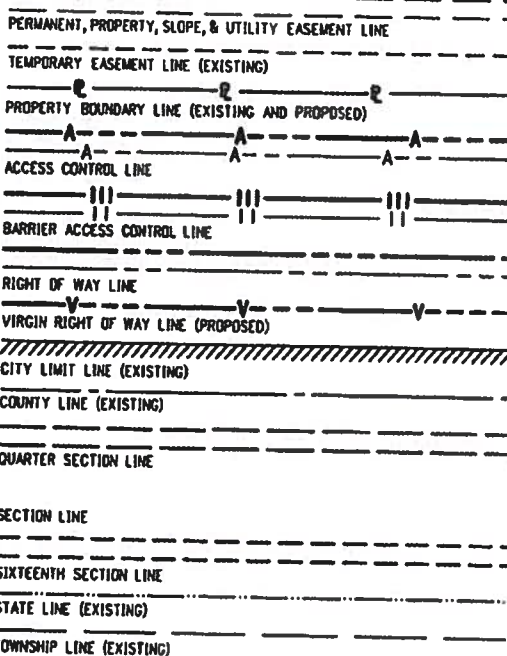
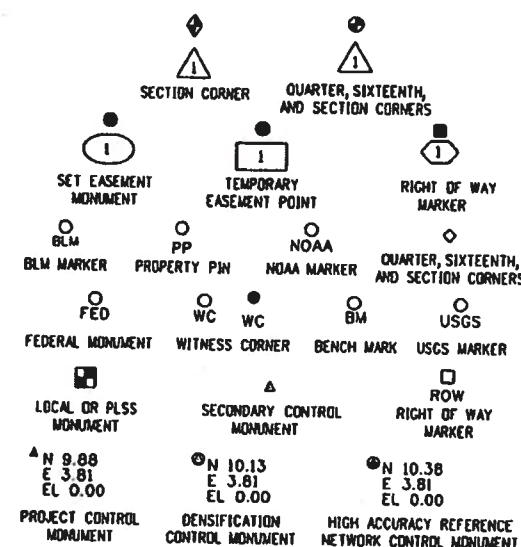
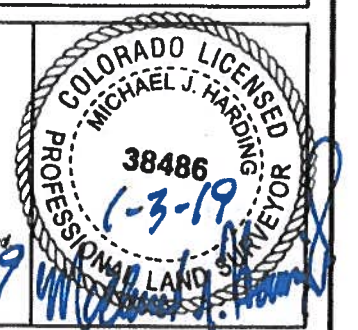
COLORADO DEPARTMENT OF TRANSPORTATION FEDERAL-AID HIGHWAY PROJECT	
ROW PLANS AUTHORIZED:	12/26/18 DATE
<i>Nancy Perry</i>	
CDOT ROW PROGRAM MANAGER	

SURVEYOR STATEMENT (ROW PLAN)

I, Michael J. Harding, 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 guarantee or warranty, either expressed or implied.

Michael J. Harding, PLS No. 38486

Date



SURVEY/ROW

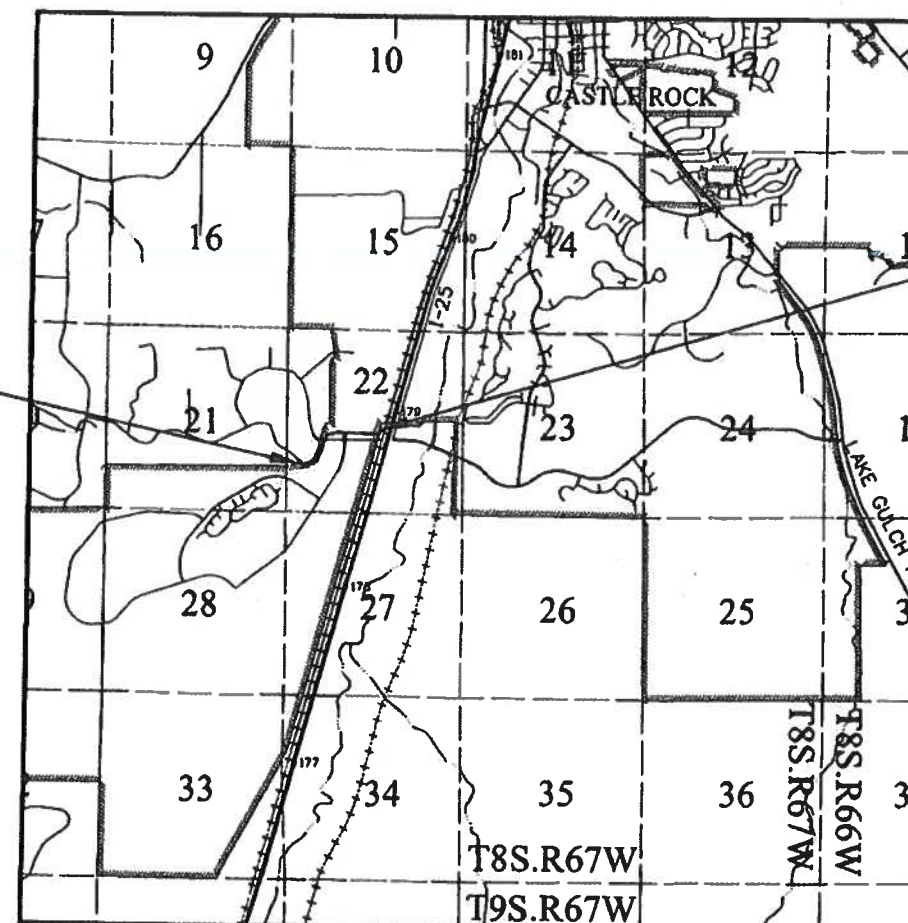
TERRAIN

Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

R.O.W. Length of Project = 0.55 Miles

Begin ROW Project
No. 17638
Station: 20+00.00
M.P.: 178.56

End ROW Project
No. 17638
Station: 49+09.28
M.P.: 178.66



PROJECT LOCATION MAP

Lineal Units = U.S. Survey Feet
1 inch = 1 mile

Colorado Department of Transportation



18500 East Colfax Avenue
Aurora, CO 80011
Phone: 303-365-7410 FAX: 303-365-7350
Region 1 SCT

Sheet Revisions

Date	Description	Initials

Sheet Revisions

Date	Description	Initials



Right of Way Plans

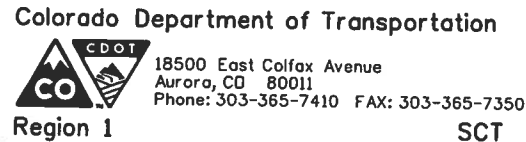
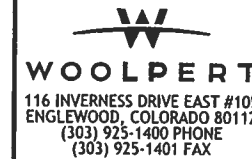
Tabulation of Properties

Project Number: 17638			
Project Location: I-25 - CRYSTAL VALLEY			
DAWSON RIDGE INTERCHANGE, DOUGLAS COUNTY, COLORADO			
Project Code: 17638	Last Mod. Date: 5-29-2018	Subset: 2.01 of 2.02	Sheet No.: 2.01

Sheet 1 - Tabulation of Properties

R.O.W. TABULATION OF PROPERTIES IN DOUGLAS COUNTY CRYSTAL VALLEY 17638

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/Or Reception No.	Title Commitment No.	Comments
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
			T8S - R67W, SIXTH P.M.								
			SECTION 22								
RW-12	MSP INVESTMENT CO		PART OF THE	31,755 SQ. FT.				179,206 SQ. FT.			
	720 S COLORADO BLVD STE 940N		NE 1/4 - SW 1/4, SE 1/4 - SW 1/4	0.729 AC.				4.114 AC.			
	DENVER, CO 80246										
RW-13	DOUGLAS COUNTY DEVELOPMENT CORP		PART OF THE	1,626 SQ. FT.				276,156 SQ. FT.			
	C/O FRANKLIN L HANEY COMPANY		NW 1/4 - SW 1/4	0.037 AC.				6.340 AC.			
	535 CHESTNUT ST STE 210										
	CHATTANOOGA, TN 37402										
RW-14	DOUGLAS COUNTY DEVELOPMENT CORP		PART OF THE	102,144 SQ. FT.			2,192,222 SQ. FT.				
	C/O FRANKLIN L HANEY COMPANY		NW 1/4 - SW 1/4, NE 1/4 - SW 1/4,	2.345 AC.			50.326 AC.				
	535 CHESTNUT ST STE 210		SE 1/4 - NW 1/4								
	CHATTANOOGA, TN 37402										
RW-14A	DOUGLAS COUNTY DEVELOPMENT CORP		PART OF THE	22,895 SQ. FT.			2,271,471 SQ. FT.				
	C/O FRANKLIN L HANEY COMPANY		NW 1/4 - SW 1/4, NE 1/4 - SW 1/4,	0.526 AC.			52.146 AC.				
	535 CHESTNUT ST STE 210										
	CHATTANOOGA, TN 37402										
RW-15	MARY KATHERINE PEACHEY TRUST		LOT 60	15,431 SQ. FT.			468,913 SQ. FT.				
	ROBERT G PEACHEY JR TRUST		TWIN OAKS AMENDED	0.354 AC.			10.765 AC.				
	5092 S PERRY PARK RD										
	SEDALIA, CO 80135										
RW-16	MARY KATHERINE PEACHEY TRUST		LOT 58	64,168 SQ. FT.			456,287 SQ. FT.				
	ROBERT G PEACHEY JR TRUST		TWIN OAKS AMENDED	1.473 AC.			10.475 AC.				
	5092 S PERRY PARK RD										
	SEDALIA, CO 80135										
RW-17	MARY KATHERINE PEACHEY TRUST		LOT 59	61,057 SQ. FT.			440,580 SQ. FT.				
	ROBERT G PEACHEY JR TRUST		TWIN OAKS AMENDED	1.402 AC.			10.114 AC.				
	5092 S PERRY PARK RD										
	SEDALIA, CO 80135										
RW-18	PUEBLO BANK & TRUST COMPANY		PART OF THE	175,352 SQ. FT.			222,610 SQ. FT.				
	301 W 5TH ST		NE 1/4 - SW 1/4, SE 1/4 - NW 1/4	4.026 AC.			5.087 AC.				
	PUEBLO, CO 81003		NW 1/4 - SE 1/4								
RW-18A	PUEBLO BANK & TRUST COMPANY		PART OF THE	153,284 SQ. FT.			243,678 SQ. FT.				
	301 W 5TH ST		NE 1/4 - SW 1/4, SE 1/4 - NW 1/4	3.519 AC.			5.594 AC.				
	PUEBLO, CO 81003		NW 1/4 - SE 1/4								

[illegible]

Right of Way Plans			
Tabulation of Properties			
Project Number: 17638			
Project Location: I-25 - CRYSTAL VALLEY			
DAWSON RIDGE INTERCHANGE, DOUGLAS COUNTY, COLORADO			
Project Code:	Last Mod. Date	Subset	Sheet No.
17638	5-29-18	2.02 of 2.02	2.02

Sheet 2 - Tabulation of Properties

[illegible]



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials



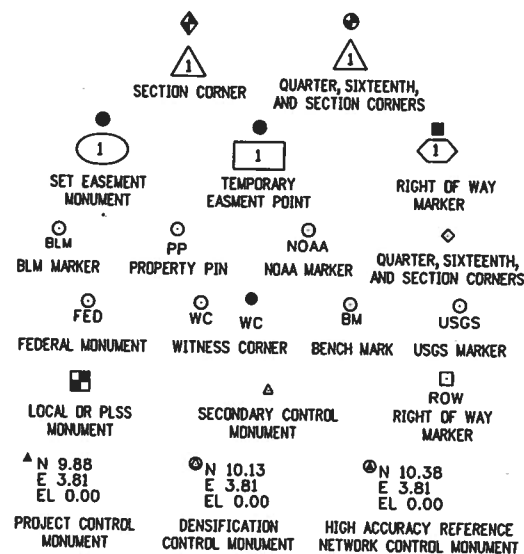
Land Survey Control Diagram					
Title Sheet					
Project Number: 17638					
Project Location: I-25 - CRYSTAL VALLEY/					
DAWSON RIDGE INTERCHANGE					
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets	
17638	5-29-2018	4.01 to 4.07	4.01	6	

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

LAND SURVEY CONTROL DIAGRAM

Interstate Highway 25 MP 178.56 to 178.86
Section 22
Township 8 South, Range 67 West
of the 6th Principal Meridian
County of Douglas

SHEET NO.	INDEX OF SHEETS
4.01	(1) Title Sheet
4.02-4.03	(2) Monument Coordinate Tables
4.04-4.06	(3) Plan Sheets
	(6) Total Sheets

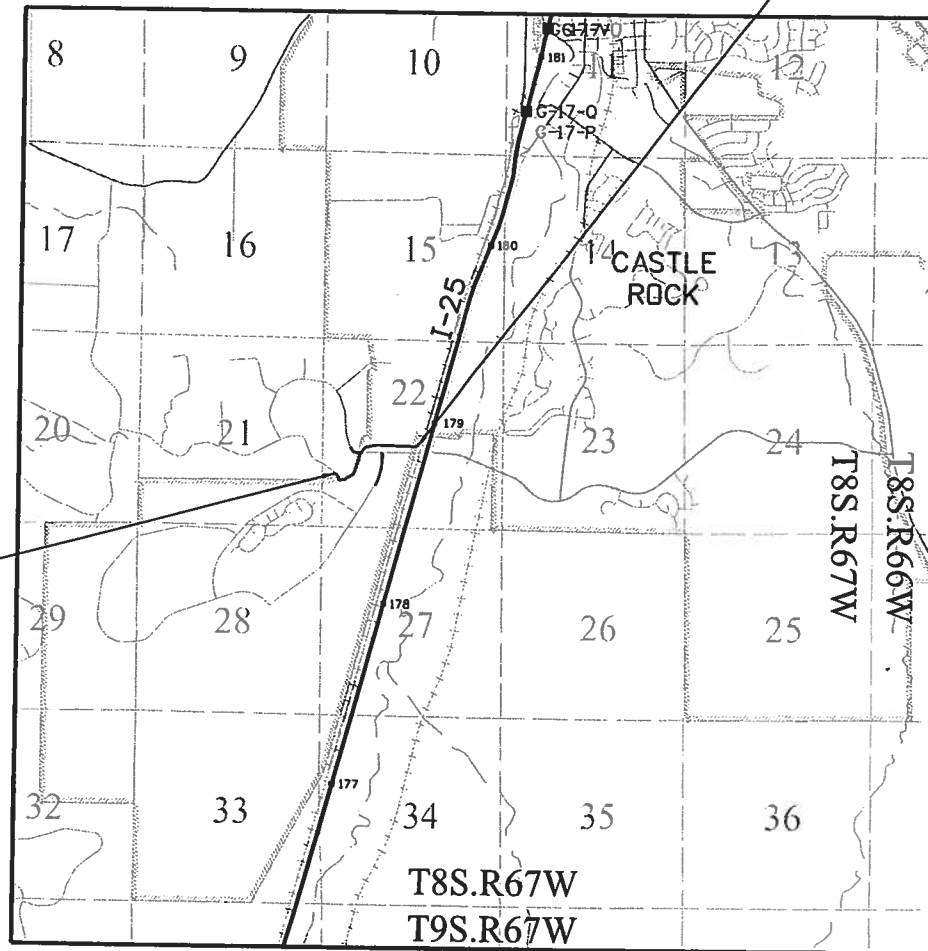


Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication dated July 2006. Existing features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening.

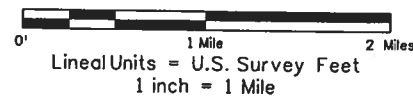
General Notes:

1. This Land Survey Control Diagram is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only. No determination has been made to determine if the found monuments as shown are in their proper position or if they are at the corners they are intended to monument.
2. Title policy, title commitment, and title research are not part of this survey, therefore easements, rights, and restrictions of record were not researched and are not shown on this diagram. The verification of the physical evidence with relation to easements, rights of ways, property boundaries, and restrictions, as described in the instruments of record, were not included in this control survey.
3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
4. Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.

BEGIN R.O.W. PROJECT
NO. 17638
STATION: 20+00.00
M.P. 178.56



PROJECT LOCATION MAP



END R.O.W. PROJECT
NO. 17638
STATION: 49+09.28
M.P. 178.86

*The following was copied from the LSCD for CDOT project:
IM 0252-351 (Recorded at Rec.#100003864)

BASIS OF BEARING: Bearings used in the calculations of coordinates are based on a grid bearing of N 05° 35' 19" W from I-25 CM-MP CONTROL POINT 178.40 and I-25 CM-MP CONTROL POINT 178.55 as obtained from a Global Positioning System (GPS) survey based on the Colorado High Accuracy Reference Network (CHARN).

BASIS OF ELEVATIONS: Project is based on NGS benchmark N 393 1983, a 3" brass disk set in a rock outcropping, with a NAVD 88 elevation of 1896.507m. N 393 1983 is a first order second class benchmark.

COORDINATE DATUM: Project Coordinates (P.C.) are modified Colorado state plane central zone NAD '83/92 coordinates. The combined elevation/scale factor used to modify the coordinates was 1.000337772. Combined elevation/scale factor was calculated using a project mean elevation of 1884.604 meters at I-25 CM-MP 189.15.
P.C. = (S.P.C. * SF) - TRUNCATION

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.

SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

I, Michael J. Harding, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation this Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and, based upon my knowledge, information and belief is 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.

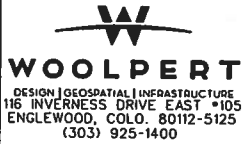
PLS No. 38486
Michael J. Harding
Date



Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



Land Survey Control Diagram				
Monument Coordinate Tables				
Project Number: 17638				
Project Location: I-25 - CRYSTAL VALLEY/				
DAWSON RIDGE INTERCHANGE				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17638	5-29-2018	4.02 to 4.07	4.02	6



FOUND ALIQUOT MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
657	1552622.01	3179871.14	CONCRETE PILLAR 18 INCH x 14 INCH x 96 INCH
1166	1552667.55	3174599.90	3-1/4 INCH ALUMINUM CAP "SURVEY MONUMENT 1986 T8S 16 15 21 22 R67W LS6935 ARCHER & ASSOC"
1172	1547347.40	3174642.24	2-1/2 INCH ALUMINUM CAP "SURVEY MONUMENT 1988 LS6935 ARCHER & ASSOC"
1652	1547301.27	3179889.86	2-1/2 INCH ALUMINUM CAP "SURVEY MONUMENT 2017 S22 S23 S27 S26 LS 25933 ARCHER & ASSOC."
1649	1549961.12	3179879.57	3-1/4 INCH ALUMINUM CAP "W.S.S.I. T8S R67W 1/4 S22 S23 2005 PLS23524"
1651	1552645.68	3177235.56	2" x 12 "x 7" STONE WITH CHISELED "X" ON SOUTH FACE
1001	1548679.16	3174631.88	2-1/2 INCH ALUMINUM CAP "SURVEY MONUMENT 1/16 1988 LS6935 ARCHER & ASSOC" BENT-LEANING EAST
1653	1548631.16	3179884.64	2 INCH ALUMINUM CAP "EMK S1/16 S22 S23 2016 PLS 29040"
1169 A	1550028.48	3174621.61	3/4 INCH PIPE-WITNESS CORNER
1653 A	1548631.36	3179863.83	W.C. 1-1/2 INCH ALUMINUM CAP "EMK LS 29040"
166 A	1552667.36	3174568.59	1 INCH PIPE-WITNESS CORNER
166 B	1552667.12	3174631.22	1 INCH PIPE-WITNESS CORNER
166 C	1552710.52	3174599.49	1 INCH PIPE-WITNESS CORNER
651 A1	1552645.82	3177214.57	1 INCH PIPE-WITNESS CORNER
651 B1	1552611.38	3177236.10	1 INCH PIPE-WITNESS CORNER
651 C1	1552645.21	3177271.02	1 INCH PIPE-WITNESS CORNER



ROW

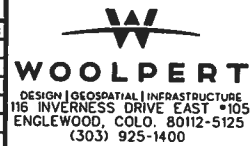
FOUND R.O.W. MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
1688	1550346.90	3177989.50	SURVEY DISK
1691	1547258.26	3177145.19	1092+00 3 INCH



Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



Land Survey Control Diagram Monument Coordinate Tables					
Project Number: 17638					
Project Location: I-25 - CRYSTAL VALLEY/ DAWSON RIDGE INTERCHANGE					
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets	
17638	5-29-2018	4.03 to 4.06	4.03	6	

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PP

FOUND BOUNDARY MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
1002	1546260.98	3176454.97	#4 REBAR
1004	1547739.27	3175613.01	#3 REBAR
1006	1548323.66	3175984.43	1 INCH PLASTIC CAP ON #4 REBAR ILLEGIBLE
1007	1548366.31	3176016.66	#4 REBAR
1008	1548416.61	3176051.66	1 INCH PLASTIC CAP EMK LS 12405
1010	1548618.52	3176295.06	#4 REBAR
1011	1548685.33	3176326.28	#5 REBAR
1012	1548795.63	3176371.06	#5 REBAR
1013	1548627.83	3175976.56	1 INCH YELLOW PLASTIC CAP DC SURVEYING LS 16412
1014	1548671.46	3175458.30	1-1/2 INCH ALUMINUM CAP ILLEGIBLE
1016	1548804.09	3175499.46	1 INCH YELLOW PLASTIC CAP DC SURVEYING LS 16412
1017	1548895.53	3175559.42	1 INCH YELLOW PLASTIC CAP DC SURVEYING LS 16412
1018	1548913.85	3175501.94	1-1/2 INCH ALUMINUM CAP JR DEV RLS 10377
1019	1548835.58	3175440.12	1-1/2 INCH ALUMINUM CAP JR DEV RLS 10377
1020	1548673.24	3175283.98	1-1/2 INCH ALUMINUM CAP ILLEGIBLE
1021	1548661.51	3175264.01	#4 REBAR
1022	1548712.97	3175233.53	1-1/2 INCH ALUMINUM CAP ILLEGIBLE
1023	1548687.18	3175145.10	1 INCH ORANGE PLASTIC CAP ON #4 REBAR ARCHER & ASSOC. PLS-25933
1024	1548627.20	3175147.53	#4 REBAR
1025	1548623.44	3175038.16	1 INCH ORANGE PLASTIC CAP MERRICK & CO. LS13155
1027	1548710.20	3175094.84	1 INCH ORANGE PLASTIC CAP ARCHER & ASSOC. PLS-25933
1028	1548708.23	3175034.92	1 INCH ORANGE PLASTIC CAP ON #4 REBAR ILLEGIBLE
1030	1548847.03	3175028.03	#4 REBAR BENT
1031	1548921.18	3174845.42	1 INCH ORANGE PLASTIC CAP ON #4 REBAR PLS 35585
1032	1548967.43	3174883.95	1-1/2 INCH ALUMINUM CAP ILLEGIBLE
1033	1549122.98	3174543.31	1-1/2 INCH ALUMINUM CAP ILLEGIBLE
1034	1549176.06	3174571.04	1-1/2 INCH ALUMINUM CAP ILLEGIBLE
1036	1549318.33	3174335.55	#4 REBAR 1.9' BELOW GRADE
1037	1549437.03	3174288.62	1-1/2 INCH ALUMINUM CAP ILLEGIBLE
1038	1549644.60	3174814.94	1-1/2 INCH ALUMINUM CAP JR DEV RLS 10377
1039	1549986.82	3174692.96	1-1/2 INCH ALUMINUM CAP JR DEV RLS 10377
1040	1550189.87	3175227.74	1 INCH ORANGE PLASTIC CAP ARCHER & ASSOC. PLS-25933
1041	1550062.30	3175276.01	#4 REBAR
1042	1549962.78	3175302.02	1-1/2 INCH ALUMINUM CAP ILLEGIBLE

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PP

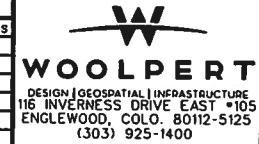
FOUND BOUNDARY MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
1043	1549971.76	3175361.47	1-1/2 INCH ALUMINUM CAP ILLEGIBLE
1044	1549599.00	3175357.07	1-1/2 INCH ALUMINUM CAP JR DEV RLS 10377
1045	1549608.06	3175416.68	1 INCH RED PLASTIC CAP DAMAGED ILLEGIBLE BENT
1046	1549466.08	3175582.50	1 INCH RED PLASTIC CAP ARCHER & ASSOC. PLS 6935
1047	1549406.00	3175582.18	1-1/2 INCH ALUMINUM CAP ILLEGIBLE
1048	1549336.36	3175633.36	1 INCH ORANGE PLASTIC CAP ARCHER & ASSOC. PLS-25933
1050	1549466.09	3175705.81	1-1/2 INCH ALUMINUM CAP ILLEGIBLE
1051	1549407.02	3175971.91	1 INCH ORANGE PLASTIC CAP DC SURVEYING LS 15412
1052	1549409.13	3176231.77	1 INCH ORANGE PLASTIC CAP AZTEC LS 37064
1053	1549398.99	3176232.66	#3 REBAR
1054	1549370.57	3176262.93	#4 REBAR BENT
1055	1549256.04	3176263.50	#4 REBAR BENT
1057	1549257.11	3176425.62	#5 REBAR
1060	1549410.48	3176453.87	60D NAIL
1063	1549469.32	3176232.40	#4 REBAR
1064	1549479.29	3176232.30	#3 REBAR
1065	1549509.36	3176262.10	#4 REBAR
1070	1549731.43	3176260.82	#4 REBAR
1072	1549857.95	3176316.98	#4 REBAR
1074	1550156.70	3176395.50	#4 REBAR
1076	1550220.12	3176448.85	#4 REBAR
1078	1550276.57	3176394.00	#4 REBAR
1079	1550275.38	3176308.34	#3 REBAR
1080	1550274.74	3176218.22	#3 REBAR
1083	1550197.87	3176314.00	#4 REBAR
1084	1551181.22	3177800.55	#4 REBAR
1085	1551094.48	3177776.78	#4 REBAR
1087	1550162.76	3177484.24	#4 REBAR
1088	1550036.19	3177439.93	#4 REBAR
1089	1549654.28	3177321.04	#4 REBAR
1090	1549591.31	3177303.82	#3 REBAR
1092	1549415.30	3177317.67	#5 REBAR
1096	1549998.91	3175871.03	1-1/2 INCH ALUMINUM CAP JR DEV RLS 10377
1097	1549998.34	3175936.19	1-1/2 INCH ALUMINUM CAP JR DEV RLS 10377
1200	1550852.05	3177710.68	#4 REBAR
1201	1550470.14	3177591.82	#4 REBAR
1215	1549367.13	3176782.13	#4 REBAR
1218	1549322.51	3177070.41	#4 REBAR
1219	1549318.59	3177123.03	#4 REBAR
1220	1549316.91	3177158.18	#4 REBAR
1221	1549281.68	3177218.88	#4 REBAR
1222	1549232.63	3177205.79	#4 REBAR
1223	1548843.65	3177113.25	#4 REBAR
1225	1549923.23	3178565.59	#4 REBAR
1229	1550864.33	3178131.06	#4 REBAR
1230	1549950.78	3178215.38	#4 REBAR
1231	1549959.88	3178099.55	#4 REBAR
4029	1548801.34	3174989.55	1 INCH ORANGE PLASTIC CAP ON #4 REBAR PLS 35585



Sheet Revisions		
Date	Description	Initials

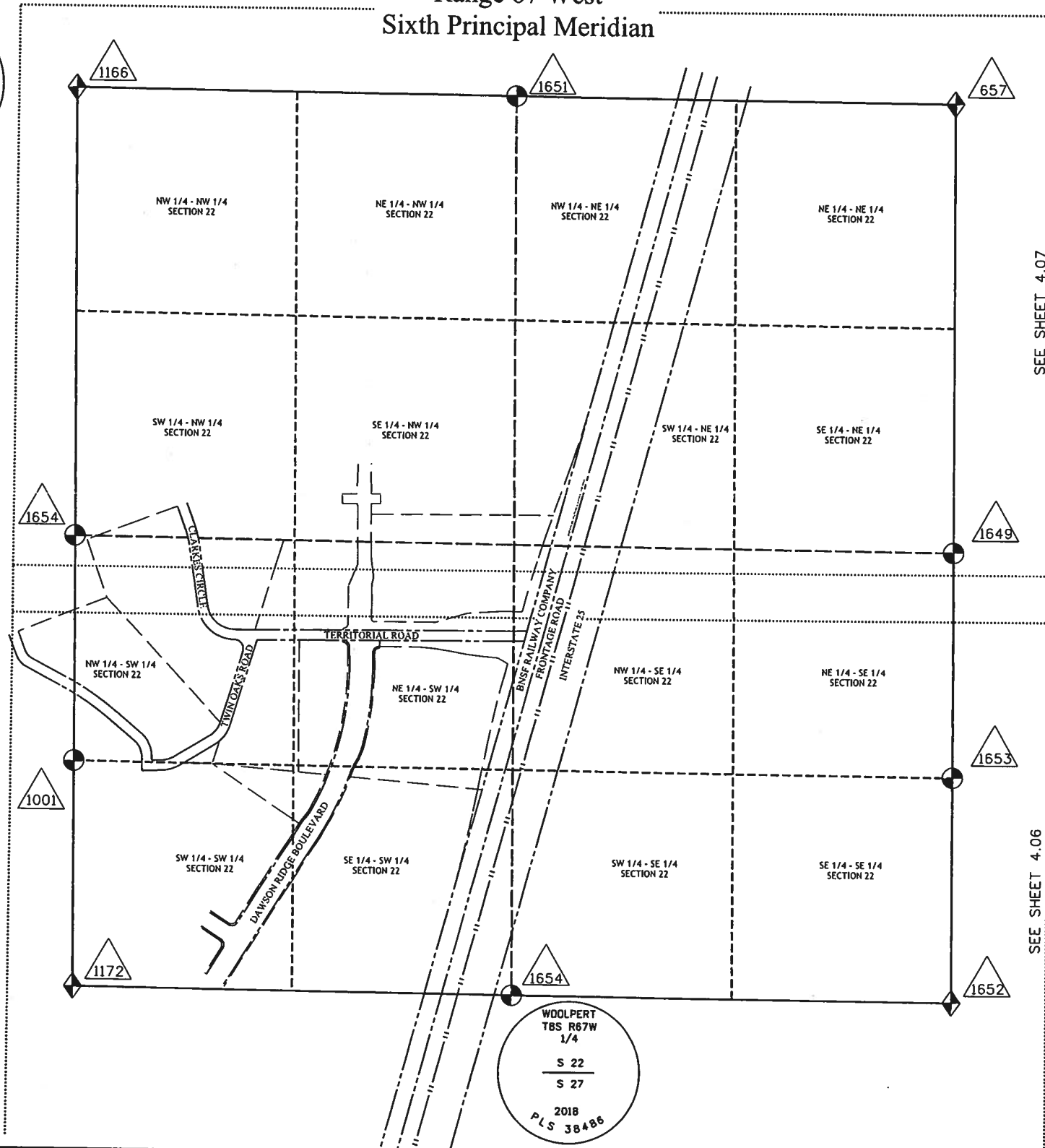
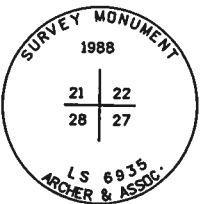
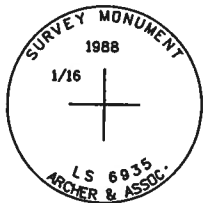
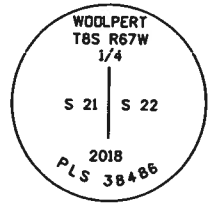
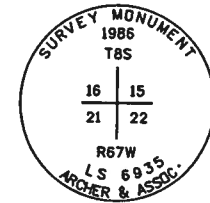
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Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



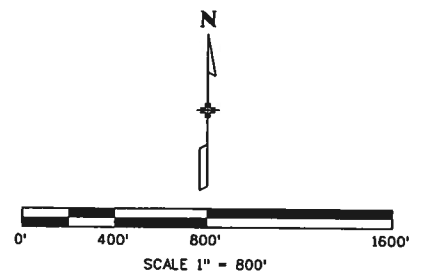
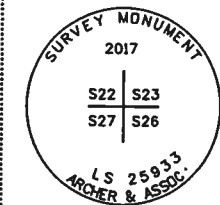
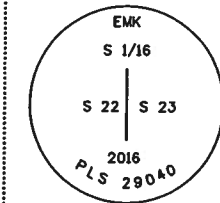
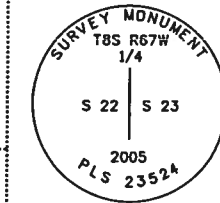
Land Survey Control Diagram					
Plan Sheet					
Project Number: 17638					
Project Location: I-25 - CRYSTAL VALLEY/					
DAWSON RIDGE INTERCHANGE					
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets	
17638	5-29-2018	4.04 of 4.06	4.04	6	

Township 8 South
Range 67 West
Sixth Principal Meridian



SEE SHEET 4.07

SEE SHEET 4.06



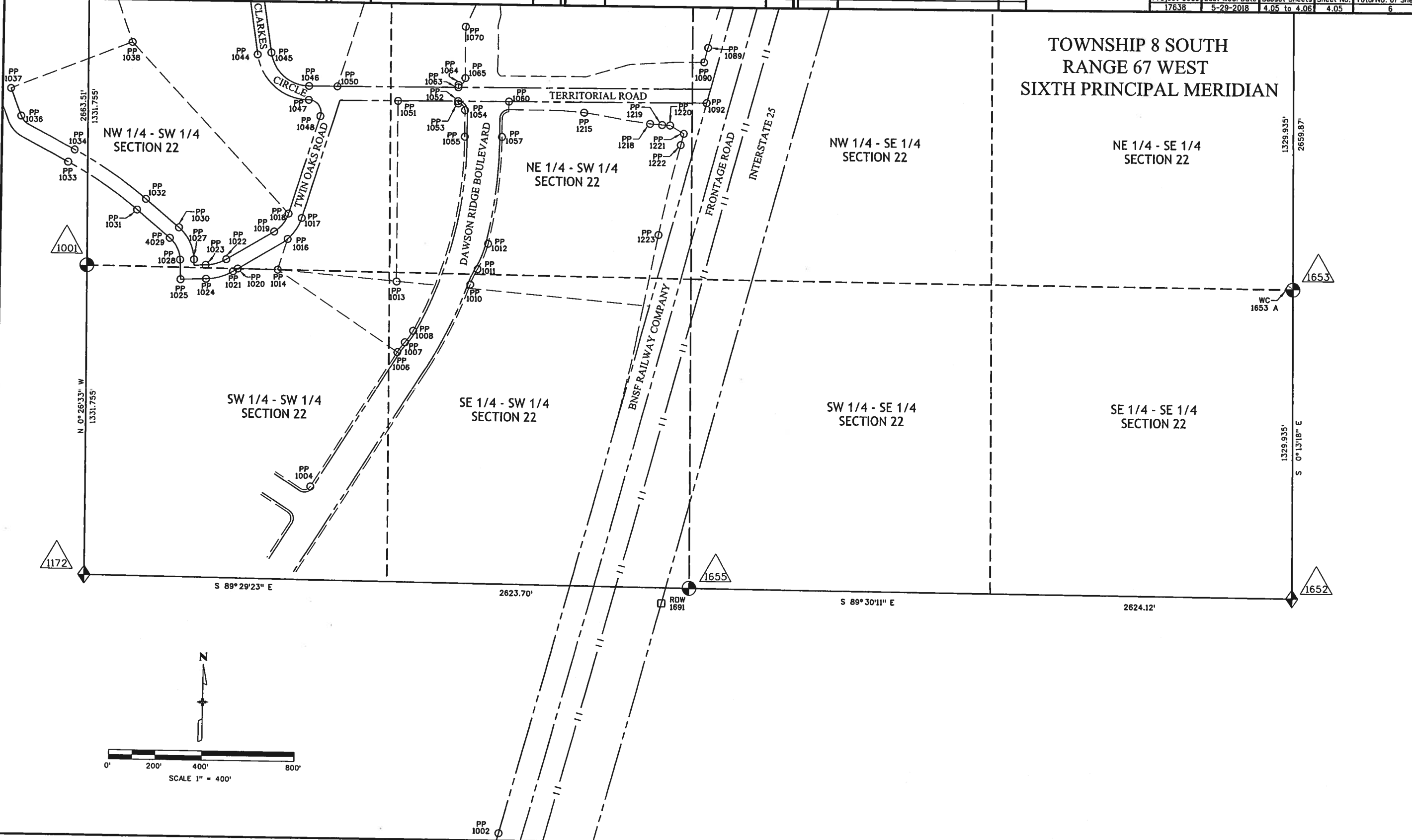


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Date	Description	Initials	Date	Description	Initials	Date	Description	Initials



Land Survey Control Diagram				
Plan Sheet				
Project Number: 17638				
Project Location: I-25 - CRYSTAL VALLEY/				
DAWSON RIDGE INTERCHANGE				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17638	5-29-2018	4.05 to 4.06	4.05	6

TOWNSHIP 8 SOUTH
RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN





Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

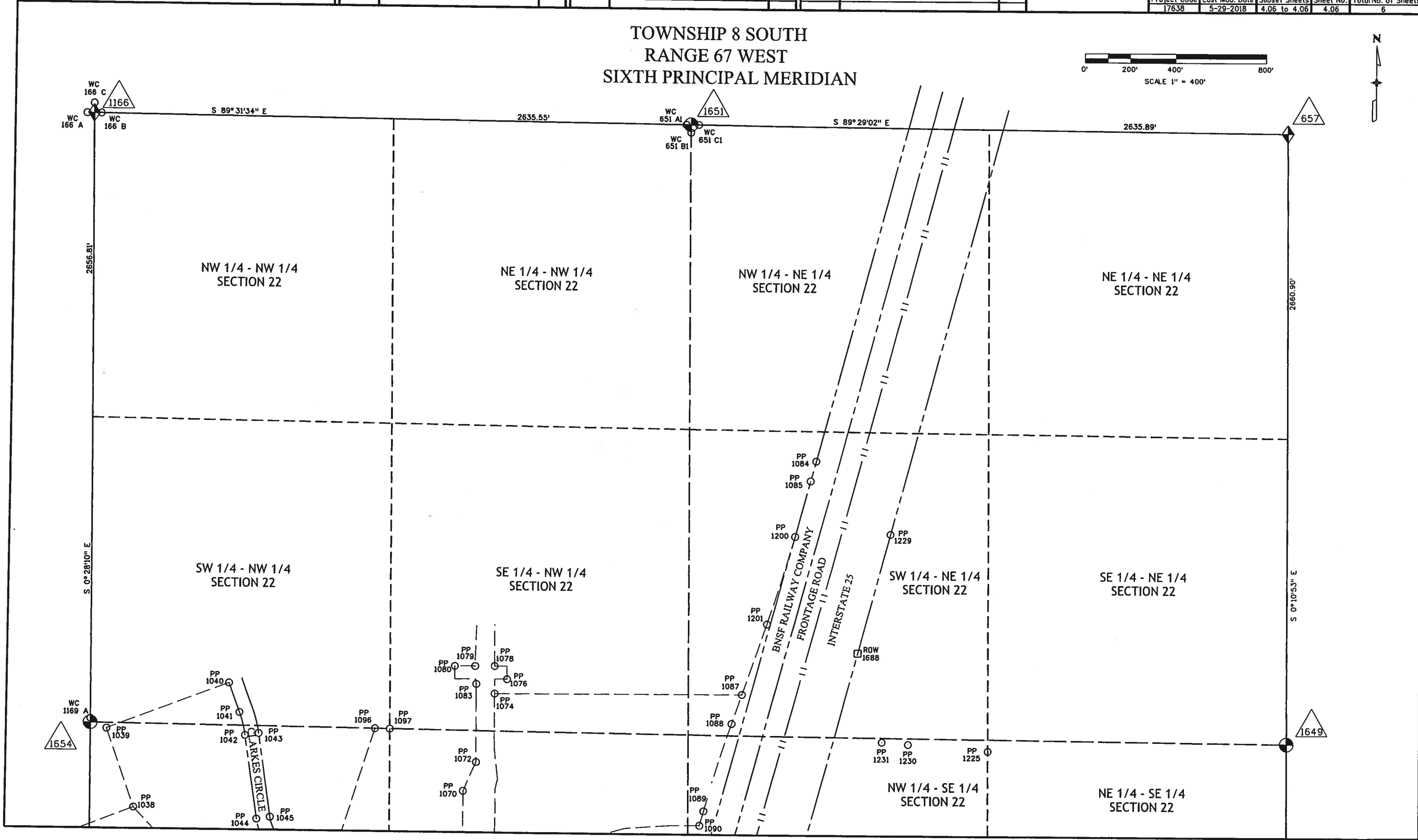
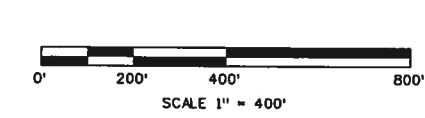
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Date	Description	Initials



WOOLPERT
DESIGN | GEOSPATIAL | INFRASTRUCTURE
116 INVERNESS DRIVE EAST #105
ENGLEWOOD, COLO. 80112-5125
(303) 925-1400

Land Survey Control Diagram				
Plan Sheet				
Project Number: 17638				
Project Location: I-25 - CRYSTAL VALLEY/ DAWSON RIDGE INTERCHANGE				
Project Code	Last Mod. Date	Subst. Sheets	Sheet No.	Total No. of Sheets
17638	5-29-2018	4.06 to 4.06	4.06	6

TOWNSHIP 8 SOUTH
RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN





Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



Right-of-Way Plans Monumentation Sheet				
Project Number: 17638				
Project Location: I-25 - CRYSTAL VALLEY/ DAWSON RIDGE INTERCHANGE				
Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
17638	5-29-18	5.01 to 5.01	5.01	1

TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
38	1549730.32	3177238.63	PE MONUMENT	46+43.78	-163.69
39	1549795.13	3177256.76	PE MONUMENT	46+50.02	-230.69
53	1549766.57	3177413.81	PE MONUMENT	48+09.66	-230.69
54	1549740.19	3177510.27	PE MONUMENT	49+09.28	-221.98
55	1549388.91	3177414.17	PE MONUMENT	48+77.56	140.82

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
32	1549844.97	3176423.48	TE MONUMENT	38+56.87	-229.61
35	1549847.52	3176696.57	TE MONUMENT	41+29.47	-229.62
37	1549803.66	3177209.83	TE MONUMENT	46+02.33	-230.69

TABULATION OF ALIQUOT MONUMENTS TO BE SET				
Point No.	Northing(ft)	Easting(ft)	Description	
1654	1550010.83	3174621.67	2 1/2 INCH AC ON #6 REBAR STAMPED "WOOLPERT T8S R67 1/4 S21 S22 PLS 38486 2018"	
1655	1547324.03	3177265.84	2 1/2 INCH AC ON #6 REBAR STAMPED "WOOLPERT T8S R67 1/4 S22 S27 PLS 38486 2018"	

TABULATION OF R.O.W. MONUMENTS TO BE SET					
Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
1	1549817.94	3175410.01	#5 REBAR WITH OPC PLS 38486	31+17.65	-473.61
8	1549814.19	3175385.29	#5 REBAR WITH OPC PLS 38486	31+06.05	-487.35
9	1549805.2	3175325.97	#5 REBAR WITH OPC PLS 38486	30+79.40	-521.90
10	1549798.46	3175281.47	#5 REBAR WITH OPC PLS 38486	30+60.49	-549.19
11	1549672.77	3175300.52	#5 REBAR WITH OPC PLS 38486	30+15.60	-452.27
12	1549611.76	3175441.26	#5 REBAR WITH OPC PLS 38486	30+42.65	-305.33
13	1549437.84	3175419.69	#5 REBAR WITH OPC PLS 38486	29+36.16	-219.24
14	1549322.28	3175535.94	#5 REBAR WITH OPC PLS 38486	29+01.28	-61.00
15	1549491.04	3175581.71	#5 REBAR WITH OPC PLS 38486	30+44.72	-120.15
16	1549491.08	3175667.8	#5 REBAR WITH OPC PLS 38486	30+96.95	-58.33
17	1549332.77	3175695.07	#5 REBAR WITH OPC PLS 38486	29+96.24	68.00
18	1549406.41	3175762.3	#5 REBAR WITH OPC PLS 38486	31+08.87	68.00
19	1549466.85	3175839.08	#5 REBAR WITH OPC PLS 38486	32+18.98	65.88
20	1549663.91	3175956.41	#5 REBAR WITH OPC PLS 38486	34+03.59	-71.62
21	1549550.13	3176120.77	#5 REBAR WITH OPC PLS 38486	35+51.42	62.39
22	1549550.7	3176182.66	#5 REBAR WITH OPC PLS 38486	36+13.31	62.39
23	1549520.88	3176212.94	#5 REBAR WITH OPC PLS 38486	36+43.31	92.49
24	1549468.99	3176213.24	#5 REBAR WITH OPC PLS 38486	36+43.12	144.38
25	1549408.89	3176195.15	#5 REBAR WITH OPC PLS 38486	36+24.48	204.31
26	1549269.73	3176195.95	#5 REBAR WITH OPC PLS 38486	36+23.98	343.47
27	1549731.3	3176238.47	#5 REBAR WITH OPC PLS 38486	36+70.81	-117.68
28	1550022.65	3176235.91	#5 REBAR WITH OPC PLS 38486	36+70.97	-409.04
29	1550023.35	3176315.53	#5 REBAR WITH OPC PLS 38486	37+50.59	-408.99
30	1550024.05	3176396.25	#5 REBAR WITH OPC PLS 38486	38+31.32	-408.95
31	1550024.28	3176421.91	#5 REBAR WITH OPC PLS 38486	38+56.97	-408.93
33	1549777.37	3176424.07	#5 REBAR WITH OPC PLS 38486	38+56.83	-162.02
34	1549715.83	3176516.29	#5 REBAR WITH OPC PLS 38486	39+48.47	-99.61
36	1549754.65	3177104.8	#5 REBAR WITH OPC PLS 38486	45+13.27	-165.18
40	1549712.39	3177337.25	#5 REBAR WITH OPC PLS 38486	47+44.02	-163.69
41	1549777.07	3177356.08	#5 REBAR WITH OPC PLS 38486	47+50.98	-230.69
42	1549170.81	3175479.24	#5 REBAR WITH OPC PLS 38486	27+53.98	-59.88
43	1549017.59	3175442.36	#5 REBAR WITH OPC PLS 38486	25+95.46	-59.65
44	1548877.48	3175054.46	#5 REBAR WITH OPC PLS 38486	22+23.58	-354.88
45	1549061.73	3174807.65	#5 REBAR WITH OPC PLS 38486	22+34.08	-662.84
46	1549039.43	3174791.42	#5 REBAR WITH OPC PLS 38486	21+52.40	-661.98
47	1549067.7	3176230.72	#5 REBAR WITH OPC PLS 38486	36+56.85	545.82
48	1548946.38	3176217.9	#5 REBAR WITH OPC PLS 38486	36+42.90	667.02
49	1548676.87	3176141.95	#5 REBAR WITH OPC PLS 38486	25+07.05	710.39
50	1548649.28	3176085.71	#5 REBAR WITH OPC PLS 38486	24+80.03	667.47
51	1548619.38	3176083.22	#5 REBAR WITH OPC PLS 38486	24+62.88	676.30
52	1548613.45	3176154.41	#5 REBAR WITH OPC PLS 38486	24+75.27	744.52

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.

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
#5 REBAR WITH OPC PLS 38486	41									
CONTROL										
ALIQUOT CORNER							2			
PERMANENT EASEMENT #5 REBAR WITH OPC PLS 38486	5									
PROJECT POINTS										
WITNESS POST (REQUIRED)										

General Notes:

- All centerline and offset stationing may not represent the centerline as constructed in the field.
 - Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
 - This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDDT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
 - COORDINATE DATUM: Project coordinates are modified Colorado state plane central zone NAD '83/92 coordinates. The combined elevation/scale factor used to modify the coordinates was 1.000337772. Combined elevation/scale factor was calculated using a project mean elevation of 1884.604 meters at I-25 CM-MP 189.15.
- See Sheet 4.01 for details (Previous CDDT Project: IM 0252-351 (Recorded at Rec.#100003864 Douglas County Clerk and Recorder).

SURVEYOR STATEMENT (R.O.W. MONUMENTS)

I, Michael J. Harding, 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, adequate research, calculations and evaluation of 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.

Michael J. Harding, PLS No. 38486

Date



Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials



Right of Way Plans			
Plan Sheet			
Project Number: 17638			
Project Location: I-25 CRYSTAL VALLEY WEST SIDE			
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO			
Project Code: 17638	Last Mod. Date: 5-29-18	Subset: 7.01 of 7.04	Sheet No.: 7.01

TOWNSHIP 8 SOUTH
RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN

SW 1/4 - NW 1/4
SECTION 22

SE 1/4 - NW 1/4
SECTION 22

NW 1/4 - SW 1/4
SECTION 22

NE 1/4 - SW 1/4
SECTION 22

C-1 Rc =142.00' Δc =81° 24'15" Lc =201.75' C =185.20' CB =S 49° 19'14" E	C-6 Rc =665.00' Δc =13° 58'11" Lc =162.14' C =161.74' CB =N 20° 31'19" E
C-2 Rc =167.11' Δc =81° 38'24" Lc =238.11' C =218.47' CB =N 49° 26'18" W	C-7 Rc =420.00' Δc =36° 33'14" Lc =267.95' C =263.43' CB =N 26° 53'43" W
C-3 Rc =560.00' Δc =9° 14'03" Lc =90.25' C =90.16' CB =N 46° 13'19" E	C-8 Rc =227.11' Δc =81° 29'28" Lc =323.02' C =296.47' CB =S 49° 21'50" E
C-4 Rc =560.00' Δc =25° 43'25" Lc =251.42' C =249.31' CB =N 63° 42'03" E	C-9 Rc =53.56' Δc =107° 37'24" Lc =100.61' C =86.45' CB =S 36° 17'46" E
C-5 Rc =535.00' Δc =31° 52'01" Lc =297.56' C =293.74' CB =S 73° 31'52" W	

LOT 58
TWIN OAKS
AMENDED

LOT 59
TWIN OAKS
AMENDED

RW-16
MARY KATHERINE PEACHEY TRUST
ROBERT G PEACHEY JR TRUST
5092 S PERRY PARK RD
SEDALIA, CO 80135

RW-15
MARY KATHERINE PEACHEY TRUST
ROBERT G PEACHEY JR TRUST
5092 S PERRY PARK RD
SEDALIA, CO 80135

RW-14 RW-14A
DOUGLAS COUNTY DEVELOPMENT CORP
C/O FRANKLIN L HANEY COMPANY
535 CHESTNUT ST STE 210
CHATTANOOGA, TN 37402

RW-13
DOUGLAS COUNTY DEVELOPMENT CORP
C/O FRANKLIN L HANEY COMPANY
535 CHESTNUT ST STE 210
CHATTANOOGA, TN 37402



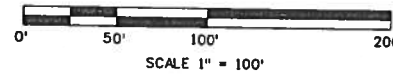


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Date	Description	Initials	Date	Description	Initials	Date	Description	Initials

WOOLPERT
DESIGN | GEOSPATIAL | INFRASTRUCTURE
116 INVERNESS DRIVE EAST • 105
ENGLEWOOD, CO. 80112-5125
(303) 925-1400

Right of Way Plans			
Plan Sheet			
Project Number: 17638			
Project Location: I-25 CRYSTAL VALLEY WEST SIDE			
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO			
Project Code: 17638	Last Mod. Date: 5-29-18	Subset: 7.01 of 7.04	Sheet No.: 7.02

TOWNSHIP 8 SOUTH
RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN



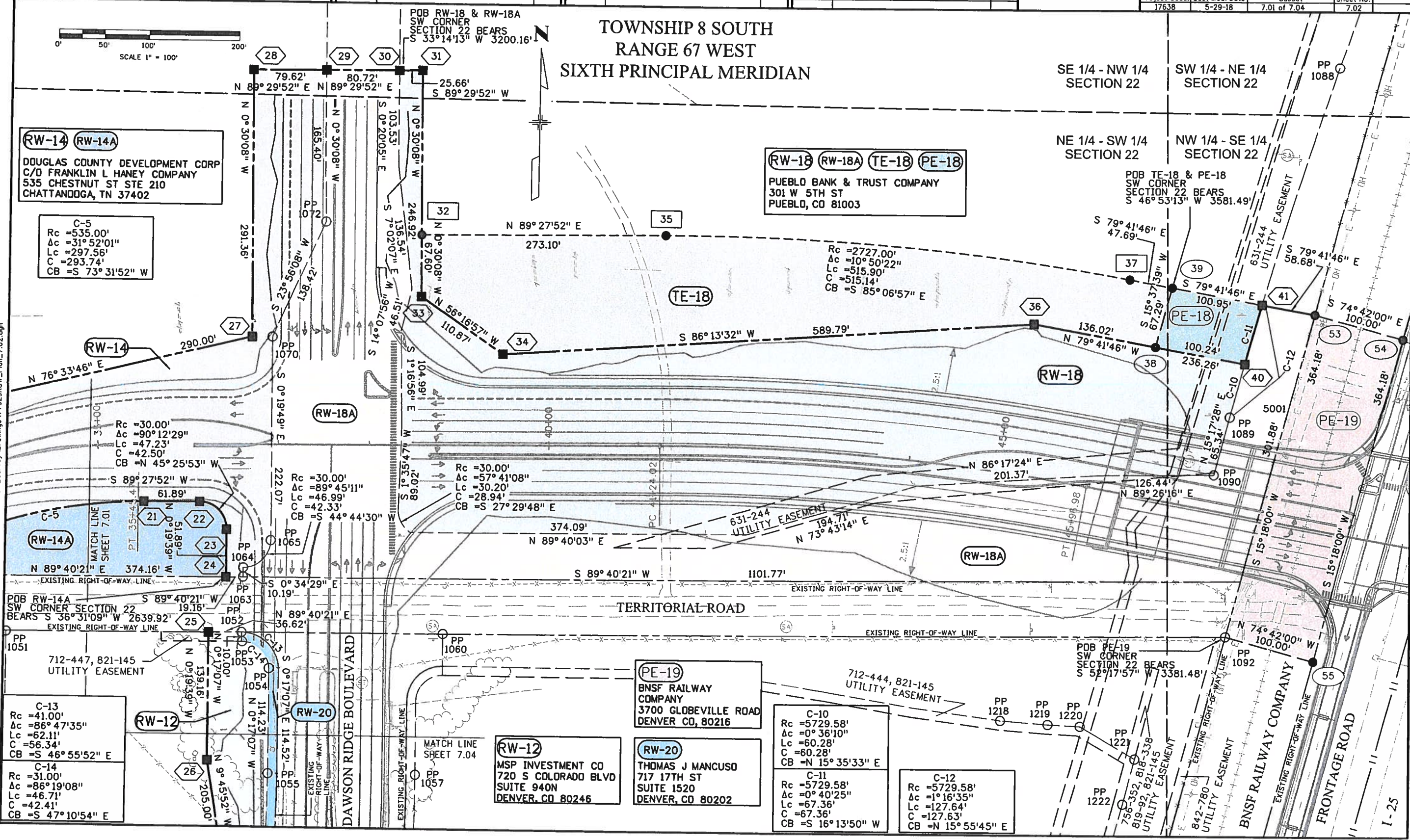
RW-14 RW-14A
DOUGLAS COUNTY DEVELOPMENT CORP
C/D FRANKLIN L HANEY COMPANY
535 CHESTNUT ST STE 210
CHATTANOOGA, TN 37402

C-5
Rc = 535.00'
Ac = 31° 52' 01"
Lc = 297.56'
C = 293.74'
CB = S 73° 31' 52" W

RW-18 RW-18A TE-18 PE-18
PUEBLO BANK & TRUST COMPANY
301 W 5TH ST
PUEBLO, CO 81003

Rc = 2727.00'
Ac = 10° 50' 22"
Lc = 515.90'
C = 515.14'
CB = S 85° 06' 57" E

6/7/2018 hording 11:35:20 AM C:\GS\Projects\77929 CRYSTAL VALLEY WEST SIDE ROW Survey Drawings\77929 ROW_Plan_7.02.dgn



C-13
Rc = 41.00'
Ac = 86° 47' 35"
Lc = 62.11'
C = 56.34'
CB = S 46° 55' 52" E

C-14
Rc = 31.00'
Ac = 86° 19' 08"
Lc = 46.71'
C = 42.41'
CB = S 47° 10' 54" E

RW-12
MSP INVESTMENT CO
720 S COLORADO BLVD
SUITE 940N
DENVER, CO 80246

PE-19
BNSF RAILWAY COMPANY
3700 GLOBEVILLE ROAD
DENVER CO, 80216

RW-20
THOMAS J MANCUSO
717 17TH ST
SUITE 1520
DENVER, CO 80202

C-10
Rc = 5729.58'
Ac = 0° 36' 10"
Lc = 60.28'
C = 60.28'
CB = N 15° 35' 33" E

C-11
Rc = 5729.58'
Ac = 0° 40' 25"
Lc = 67.36'
C = 67.36'
CB = S 16° 13' 50" W

C-12
Rc = 5729.58'
Ac = 1° 16' 35"
Lc = 127.64'
C = 127.63'
CB = N 15° 55' 45" E



Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

WOOLPERT
DESIGN | GEOSPATIAL | INFRASTRUCTURE
116 INVERNESS DRIVE EAST #105
ENGLEWOOD, COLO. 80112-5125
(303) 925-1400

Right of Way Plans			
Plan Sheet			
Project Number: 17638			
Project Location: I-25 CRYSTAL VALLEY WEST SIDE			
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO			
Project Code:	Last Mod. Date:	Subst:	Sheet No.
17638	5-29-18	7.01 of 7.04	7.03



0' 50' 100' 200'
SCALE 1" = 100'

TOWNSHIP 8 SOUTH
RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN

RW-16
MARY KATHERINE PEACHEY TRUST
ROBERT G PEACHEY JR TRUST
5092 S PERRY PARK RD
SEDALIA, CO 80135

LOT 58
TWIN OAKS
AMENDED

RW-17
MARY KATHERINE PEACHEY TRUST
ROBERT G PEACHEY JR TRUST
5092 S PERRY PARK RD
SEDALIA, CO 80135

LOT 59
TWIN OAKS
AMENDED

PQB RW-16 & RW-17
SW CORNER
SECTION 22 BEARS
S 25° 44' 33" W 1820.57'

C-16
Rc = 247.00'
Δc = 105° 50' 27"
Lc = 456.28'
C = 394.11'
CB = N 73° 49' 20" E

C-15
Rc = 247.00'
Δc = 7° 21' 53"
Lc = 31.75'
C = 31.73'
CB = N 17° 13' 10" E

C-20
Rc = 139.00'
Δc = 42° 04' 20"
Lc = 102.07'
C = 99.79'
CB = S 38° 18' 37" W

C-6
Rc = 665.00'
Δc = 13° 58' 11"
Lc = 162.14'
C = 161.74'
CB = N 20° 31' 19" E

C-9
Rc = 53.56'
Δc = 107° 37' 24"
Lc = 100.61'
C = 86.45'
CB = S 36° 17' 46" E

RW-13
DOUGLAS COUNTY DEVELOPMENT CORP
C/O FRANKLIN L HANEY COMPANY
535 CHESTNUT ST STE 210
CHATTANOOGA, TN 37402

RW-12
MSP INVESTMENT CO
720 S COLORADO BLVD
SUITE 940N
DENVER, CO 80246

C-17
Rc = 1753.55'
Δc = 3° 50' 10"
Lc = 117.40'
C = 117.38'
CB = N 52° 02' 42" W

C-18
Rc = 186.75'
Δc = 48° 07' 16"
Lc = 156.85'
C = 152.28'
CB = N 26° 03' 55" W

C-19
Rc = 185.68'
Δc = 28° 36' 39"
Lc = 92.72'
C = 91.76'
CB = S 73° 39' 06" W

50
TWIN OAKS

RW-17

TRACT C
TWIN OAKS

NW 1/4 - SW 1/4
SECTION 22

NE 1/4 - SW 1/4
SECTION 22

SW 1/4 - SW 1/4
SECTION 22

SE 1/4 - SW 1/4
SECTION 22

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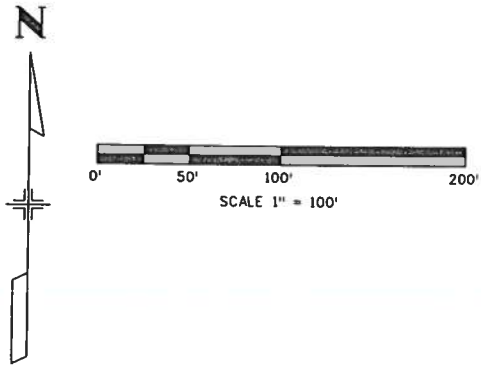
WOOLPERT
DESIGN | GEOSPATIAL | INFRASTRUCTURE
116 INVERNESS DRIVE EAST • 105
ENGLEWOOD, CO. 80112-5125
(303) 925-1400

Right of Way Plans			
Plan Sheet			
Project Number: 17638			
Project Location: I-25 CRYSTAL VALLEY WEST SIDE			
TOWN OF CASTLE ROCK, DOUGLAS COUNTY, CO			
Project Code: 17638	Last Mod. Date: 5-29-18	Subset: 7.01 of 7.04	Sheet No.: 7.04

TOWNSHIP 8 SOUTH
RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN

C-13
Rc = 41.00'
Ac = 86° 47' 35"
Lc = 62.11'
C = 56.34'
CB = S 46° 55' 52" E

C-14
Rc = 31.00'
Ac = 86° 19' 08"
Lc = 46.71'
C = 42.41'
CB = S 47° 10' 54" E



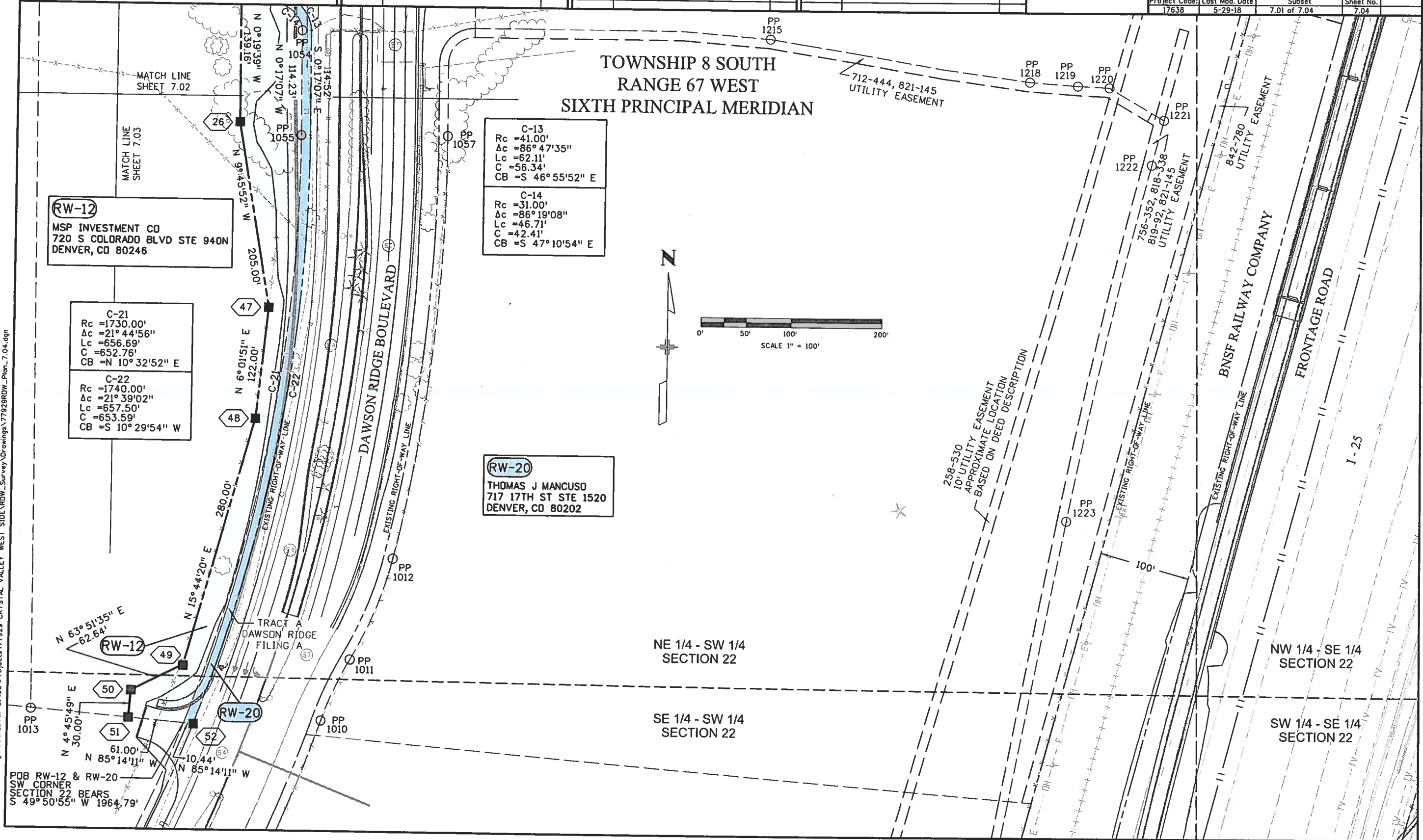
RW-12
MSP INVESTMENT CO
720 S COLORADO BLVD STE 940N
DENVER, CO 80246

C-21
Rc = 1730.00'
Ac = 21° 44' 56"
Lc = 656.69'
C = 652.76'
CB = N 10° 32' 52" E

C-22
Rc = 1740.00'
Ac = 21° 39' 02"
Lc = 657.50'
C = 653.59'
CB = S 10° 29' 54" W

RW-20
THOMAS J MANCUSO
717 17TH ST STE 1520
DENVER, CO 80202

6/7/2018 11:35:21 AM G:\GSP\Projects\77929 CRYSTAL VALLEY WEST SIDE ROW_Survey\Drawings\77929ROW_Plan_7.04.dgn





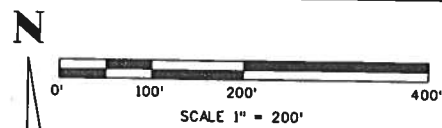
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Date	Description	Initials

Sheet Revisions		
Date	Description	Initials

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Date	Description	Initials



Right of Way Plans			
Ownership Sheet			
Project Number: 17638			
Project Location: I-25 - CRYSTAL VALLEY /			
DAWSON RIDGE INTERCHANGE, DOUGLAS COUNTY, CO			
Project Code: 17638	Last Mod. Date: 5-29-18	Subset: 8.01 of 8.01	Sheet No.: 8.01



TOWNSHIP 8 SOUTH
RANGE 67 WEST
SIXTH PRINCIPAL MERIDIAN

SW 1/4 - NW 1/4
SECTION 22

SE 1/4 - NW 1/4
SECTION 22

SW 1/4 - NE 1/4
SECTION 22

RW-14 **RW-14A**
DOUGLAS COUNTY DEVELOPMENT CORP
C/O FRANKLIN L HANEY COMPANY
535 CHESTNUT ST STE 210
CHATTANOOGA, TN 37402

RW-18 **RW-18A** **TE-18** **PE-18**
PUEBLO BANK & TRUST COMPANY
301 W 5TH ST
PUEBLO, CO 81003

RW-16
MARY KATHERINE PEACHEY TRUST
ROBERT G PEACHEY JR TRUST
5092 S PERRY PARK RD
SEDALIA, CO 80135

RW-15
MARY KATHERINE PEACHEY TRUST
ROBERT G PEACHEY JR TRUST
5092 S PERRY PARK RD
SEDALIA, CO 80135

TE-18

PE-18

PE-19

RW-14

RW-18A

RW-18

RW-18A

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

EXISTING RIGHT-OF-WAY LINE

TERRITORIAL ROAD

RW-13

RW-12

RW-20

RW-12
MSP INVESTMENT CO
720 S COLORADO BLVD
SUITE 940N
DENVER, CO 80246

RW-20
THOMAS J MANCUSO
717 17TH ST
SUITE 1520
DENVER, CO 80202

PE-19
BNSF RAILWAY
COMPANY
3700 GLOBEVILLE ROAD
DENVER CO, 80216

RW-13
DOUGLAS COUNTY DEVELOPMENT CORP
C/O FRANKLIN L HANEY COMPANY
535 CHESTNUT ST STE 210
CHATTANOOGA, TN 37402

RW-17
MARY KATHERINE PEACHEY TRUST
ROBERT G PEACHEY JR TRUST
5092 S PERRY PARK RD
SEDALIA, CO 80135

TWIN OAKS ROAD

DAWSON RIDGE BOULEVARD

NW 1/4 - SW 1/4
SECTION 22

NE 1/4 - SW 1/4
SECTION 22

NW 1/4 - SE 1/4
SECTION 22

I-25

BNSF RAILWAY COMPANY

FRONTAGE ROAD