

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
VII	COLORADO	FR 083-1(39) Sec. 5	1

RIGHT OF WAY
Stroh Road to Bayou Culch

REVISIONS

CONVENTIONAL SIGNS

County Line	-----
Township or Range Line	-----
Land Lines	Section Line 1/4 Section Line 3/16 Section Line
Property or Tract Line	-----
City Limits	-----
Railroad	+++++
Existing Road	=====
New Road	=====

Control of Access	+++
Access denied by Deed	-----
Right of Way Line	-----
Protected by Freeway Law (Virgin Location)	-----
Top of Cuts	-----
Toe of Fills	-----
Barbed Wire Fence	-----
Chain Link Fence	-----
Barrier fence	-----
Woven Wire - Combination Fence	-----
Snow Fence	-----
Wood Fence	-----
Deer Fence	-----

Trees	Deciduous	Coniferous
Tel & Teleg. Lines	Existing	To Be Relocated
Electric Lines	Existing	To Be Relocated
Elec. Trans. Tower	Existing	To Be Relocated
Buried Tel. Cable	Existing	To Be Relocated
Buried Electric Cable	Existing	To Be Relocated
Gas Main	Existing	To Be Relocated
Oil Main	Existing	To Be Relocated
Water Main	Existing	To Be Relocated
Sanitary Sewers	Existing	To Be Relocated
Storm Sewers	Existing	To Be Relocated

Road Approaches	Existing	New
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Section Corner	Center of Section
3 2	10 11

Culverts and Drains	Proposed	Existing	No Head	1 Head	2 Heads	End Section
Proposed	Existing (to be Deleted)	Siphon	CBC			

Bridges	Existing (to be Deleted)	
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DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

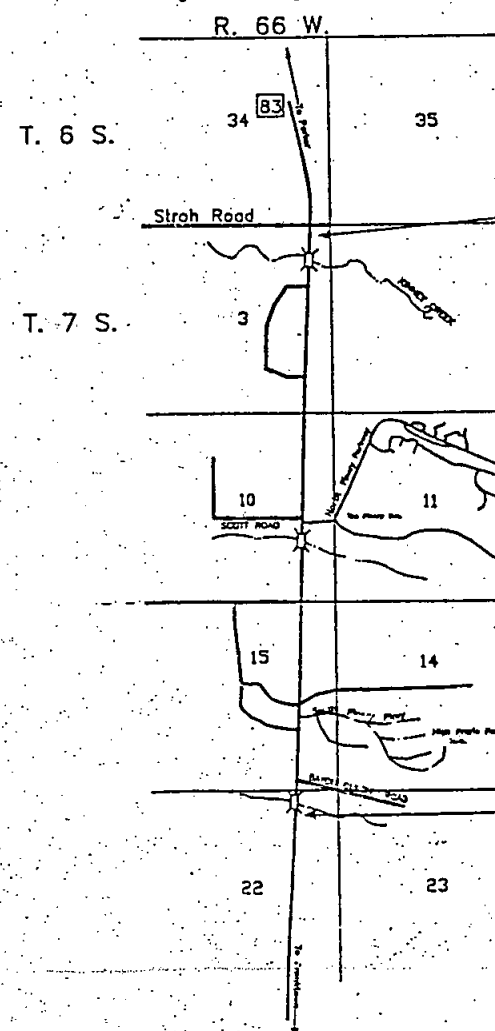
RIGHT OF WAY PLAN OF PROPOSED
FEDERAL AID PROJECT NO. FR 083-1(39) Sec. 5

STATE HIGHWAY NO. 83
DOUGLAS COUNTY

RIGHT OF WAY

Scale of Original Plans
Plan Sheets 1" = 50 Ft.
Detail Sheets 1" =
Ownership Maps 1" = 200 Ft.

R.O.W. Length of Project = 3.15 Miles



Begin R.O.W. on Proj. FR 083-1(39) Sec. 5
Sta. 450+43.1 Proj. Alignment =
Sta. 450+43.1 on Proj. FR 083-1(39) Sec. 4
M.P. #56.49

End R.O.W. on Proj. FR 083-1(39) Sec. 5
Sta. 616+98.4 on Proj. Alignment =
Sta. 1237+06.9 on Proj. FAS 30-B(1) 2.0 Lt.
M.P. #59.64

COLORADO STATE HIGHWAYS
PRELIMINARY PLAN
SUBJECT:
DATE JAN 1991

DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
AUTHORIZED:	DATE
DIVISION ADMINISTRATOR	

Basis of Bearings = All bearings are referenced to a line connecting the USGS Bench Mark TT15A 1934 (3 1/2" Brass Cap set in Concrete) and the SE corner of Section 34 (2" Aluminum Cap on a No. 5 Rebar stamped Western States Inc. L.S. 23053) having an assumed bearing of N. 85° 06' 04" W. Note: Pnt 53 = USGS Mkr and Pnt 52 = SE corner Sec. 34.

Date: June 21, 1991
District One
Subaccount: 84058

V-File

R.O.W. TABULATION OF PROPERTIES IN DOUGLAS COUNTY S.H. NO. 83

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
VIII	COLORADO	FR 083-1(39) Section 5	2

RIGHT OF WAY Stroh Road to Bayou Gulch

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	NET AREA	REMAINDER				5/01/92	Revised PAR SE-504A & 505 Added Par. SE-501A.	D-1
						LEFT	RIGHT					
501	Rancho Caballo, Inc. a Delaware Corporation	5445 DTC Parkway P-1 Englewood, CO 80111 Virginia Kellogg*	NE 1/4 Section 3 T 7 S, R 66 W	8690 S.F. 0.200 AC.	8690 S.F. 0.200 AC.		~107 Ac.	501				
SE-501			NE 1/4 Section 3 T 7 S, R 66 W	8548 S.F. 0.196 AC.	8548 S.F. 0.196 AC.			SE-501	Purpose: Construction and Maintenance of roadway and/or drainage structures.			
SE-501A			NE 1/4 Section 3 T 7 S, R 66 W	2077 S.F. 0.048 AC.	2077 S.F. 0.048 AC.			SE-501A	Purpose: Construction and Maintenance of roadway and/or drainage structures.			
TE-501			NE 1/4 Section 3 T 7 S, R 66 W	64159 S.F. 1.473 Ac.	64159 S.F. 1.473 Ac.			TE-501	Purpose: Construction of a road approach.			
SE-502			NE 1/4 Section 3 T 7 S, R 66 W	61819 SF 1.419 Ac	61819 SF 1.419 Ac			SE-502	Purpose: Construction and Maintenance of roadway and/or drainage structures.			
503			NE 1/4 Section 3 T 7 S, R 66 W	24147 SF 0.554 Ac	24147 SF 0.554 Ac		~7.5 Ac.	503				
SE-503			SE 1/4 Section 3 T 7 S, R 66 W	40608 SF 0.932 Ac	40608 SF 0.932 Ac			SE-503	Purpose: Construction and Maintenance of roadway and/or drainage structures.			
SE-504			SE 1/4 Section 3 T 7 S, R 66 W	2152 SF 0.049 Ac	2152 SF 0.049 Ac			SE-504	Purpose: Construction and Maintenance of roadway and/or drainage structures.			
SE-504A Revised			SE 1/4 Section 3 T 7 S, R 66 W	22695 SF 0.521 Ac	22695 SF 0.521 Ac			SE-504A Revised	Purpose: Construction and Maintenance of roadway and/or drainage structures.			
SE-504B			SE 1/4 Section 3 T 7 S, R 66 W	12867 SF 0.295 Ac	12867 SF 0.295 Ac			SE-504B	Purpose: Construction and Maintenance of roadway and/or drainage structures.			
SE-504C			SE 1/4 Section 3 T 7 S, R 66 W	3750 SF 0.086 Ac	3750 SF 0.086 Ac			SE-504C	Purpose: Construction and Maintenance of roadway and/or drainage structures.			
SE-504D			SE 1/4 Section 3 T 7 S, R 66 W	22161 SF 0.509 Ac	22161 SF 0.509 Ac			SE-504D	Purpose: Construction and Maintenance of roadway and/or drainage structures.			
SE-504E			NE 1/4 Section 10 T 7 S, R 66 W	5273 SF 0.121 Ac	5273 SF 0.121 Ac			SE-504E	Purpose: Construction and Maintenance of roadway and/or drainage structures.			
505 Revised	Evelyn C. Christiansen Lewis B. Christiansen Michael J. Mahoney * Carolyn L. Mahoney		SE 1/4 Section 3 T 7 S, R 66 W	106698 SF 2.449 Ac	106698 SF 2.449 Ac		~55 Ac.	505 Revised				

R.O.W. TABULATION OF PROPERTIES IN DOUGLAS COUNTY S.H. NO. 83

FEDERAL ROAD SECTION NO.	DIVISION	PROJECT NO.	SHEET NO.
VIII	COLORADO	FR 083-1(39) Section 5	2A

RIGHT OF WAY Stroh Road to Bayou Gulch

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	NET AREA	REMAINDER				5/01/92	Deleted Parcels 506, PE-506, 506A, 506B, 506C, PE-507. Added Parcels SE-506, SE-506A SE-506B, TE-506, & TE-507. Revised remainder areas for Parcel 510 & 511.	D-1
						LEFT	RIGHT					
506	Senior Corp., A Delaware Corporation	6959 North Highway 83 Parker, CO 80134	SE 1/4 Section 3 T 7 S, R 66 W					506	Deleted			
PE-506								PE-506	Deleted			
506A			NE 1/4 Section 10 T 7 S, R 66 W					506A	Deleted			
506B								506B	Deleted			
506C			SE 1/4 Section 3 T 7 S, R 66 W					506C	Deleted			
SE-506			SE 1/4 Section 3 T 7 S, R 66 W	111916 SF 2.569 AC	111916 SF 2.569 AC			SE-506	Purpose: Construction and maintenace of roadway and drainage structures and associated features.			
SE-506A			NE 1/4 Section 10 T 7 S, R 66 W	6068 SF 0.139 AC	6068 SF 0.139 AC			SE-506A	Purpose: Construction and maintenace of roadway and drainage structures and associated features.			
SE-506B			NE 1/4 Section 10 T 7 S, R 66 W	17045 SF 0.391 AC	17045 SF 0.391 AC			SE-506B	Purpose: Construction and maintenace of roadway and drainage structures and associated features.			
TE-506			SE 1/4 Section 10 T 7 S, R 66 W	25000 SF 0.574 AC				TE-506	Purpose: Reconstruction of road approach.			
PE-507	The Pinery Country Club, Inc. a Colorado corporation	Route 1 Box 33 Parker, CO 80134	NE 1/4 Section 10 T. 7 S., R. 66 W.					PE-507	Deleted			
TE-507			NE 1/4 Section 10 T. 7 S., R. 66 W.	5870 SF 0.135 AC				TE-507	Purpose: Construction of Drainage Structure			
TE-508	Douglas County School District RE-1	6598 HWY 83 Parker, CO 80134	SE 1/4 Section 10 T. 7 S., R. 66 W.	53431 SF 1.227 AC				TE-508	Purpose: Construction of Noise abatement berm/wall			
PE-509	The Pinery Country Club, Inc. a Colorado corporation	Route 1 Box 33 Parker, CO 80134	NE 1/4 Section 10 T. 7 S., R. 66 W.	12498 SF 0.287 AC	12498 SF 0.287 AC			PE-509	Purpose: Construction of Drainage Structure			
510	Fuad Abdolla Khalaf and Riyad Abdolla Khalaf	1587 East Florida Avenue Aurora, CO 80012	SE 1/4 Section 10 T. 7 S., R. 66 W.	58430 SF 1.341 AC	58430 SF 1.341 AC		~38.6 Ac.	510				
511	Paul R. Thayer	6793 E. Scott Avenue Parker, CO 80134	SE 1/4 Section 10 T. 7 S., R. 66 W.	70681 SF 1.623 AC	70681 SF 1.623 AC		~39.3 Ac.	511				

R.O.W. TABULATION OF PROPERTIES IN DOUGLAS COUNTY S.H. NO. 83

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
VIII	COLORADO	FR 083-1(39) Section 5	2B

RIGHT OF WAY Stroh Road to Bayou Gulch

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	NET AREA	REMAINDER				5/01/92	Deleted Parcels TE-512, SE-514, & SE-514A. Revised Parcel 513A.	D-1
						LEFT	RIGHT					
512	Pinery Parker Investors, a General Partnership	7907 E. Windfont Row Parker, CO 80134	NE 1/4 Section 15 T. 7 S., R. 66 W. SZYMANSKI SUBDIVISION LOT 1	32896 SF 0.755 AC.	32896 SF 0.755 AC.	~14 Ac.		512		12/28/92	Correction. Name Change Parcels SE-515, TE-515, TE-515A, TE-515B	D-1
TE-512								TE-512	Deleted	2/19/93	Updated to Reflect Line Sheet Revisions.	D-1
513	Broe Land Company a General Partnership	1525 Market Street Suite 300 Denver, CO 80202	NE 1/4 Section 15 T. 7 S., R. 66 W. SZYMANSKI SUBDIVISION TWO LOT 1	99709 SF 2.289 AC	99709 SF 2.289 AC		~10.3 Ac.	513				
513A Revised			SZYMANSKI SUBDIVISION TWO LOT 2	148903 SF 3.418 AC	148903 SF 3.418 AC		~13.9 Ac.	513A Revised				
SE-514	Senior Corp. a Delaware Corporation	6950 North Highway 83 Parker, CO 80134	NE 1/4 Section 15 T. 7 S., R. 66 W. SZYMANSKI SUBDIVISION LOT 2					SE-514	Deleted			
SE-514A			SZYMANSKI SUBDIVISION LOT 3					SE-514A	Deleted			
515			SE 1/4 Section 15 T. 7 S., R. 66 W.					515	Deleted			
515A			NE 1/4 Section 22 T. 7 S., R. 66 W.					515A	Deleted			
SE-515			NE 1/4 Section 22 T. 7 S., R. 66 W.	0.884 AC. 38518 SF	0.884 AC. 38518 SF			SE-515	Purpose: Construction of Roadway, Drainage Structures and associated features.			
TE-515			SE 1/4 Section 15 T. 7 S., R. 66 W.	15000 SF 0.344 AC				TE-515	Purpose: Reconstruct a road approach			
TE-515A			SE 1/4 Section 15 T. 7 S., R. 66 W.	51181 SF 1.175 AC	51181 SF 1.175 AC			TE-515A	Purpose: Demolition of existing structure, reconstruction of road approach and any other necessary associated operation.			
TE-515B			SE 1/4 Section 15 T. 7 S., R. 66 W.	10180 SF 0.234 AC	10180 SF 0.234 AC			TE-515B	Purpose: Reconstruct a road approach			

R.O.W. TABULATION OF PROPERTIES IN DOUGLAS COUNTY S.H. NO. 83

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
VIII	COLORADO	FR 083-1(39) Section 5	2C

RIGHT OF WAY Stroh Road to Bayou Gulch

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				PARCEL NO.	REMARKS	REVISIONS		
				PARCEL	NET AREA	REMAINDER				5/01/92	Deleted Parcels 515 & 515A. Added Parcel SE-515.	D-1
						LEFT	RIGHT					
TE-515C	Senior Corp. A Delaware Corporation	7522 Pinery Parkway So. Parker, CO 80134	NE 1/4 Section 22 T. 7 S., R. 66 W.	9813 SF 0.225 AC	9813 SF 0.225 AC			TE-515C	Purpose: Reconstruct a road approach	12/28/92	Correction. Name Change Parcel TE-515C.	D-1
										2/19/93	Parcels Added SE-A1 thru SE-M2, SE-K, SE-L, SE-F1, AND SE-F2.	D-1
SE-A1	Senior Corp. A Delaware Corporation	7522 Pinery Parkway So. Parker, CO 80134	SE 1/4 Section 3 T. 7 S., R. 66 W.	59318 SF 1.362 AC	59318 SF 1.362 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.	Slope Easements SE-A1 thru SE-M2, SE-K, SE-L, SE-F1, and SE-F2 are granted to the Colorado Department of Transportation on Project No. MP-CC 47-0083-18, as per agreement for donation, which is recorded in Book 824, Page 212 of the records of the Clerk and Recorder's office in Douglas County, Colorado.		
SE-A2			NE 1/4 Section 3 T. 7 S., R. 66 W.	135712 SF 3.116 AC	135712 SF 3.116 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.			
SE-E1			SE 1/4 Section 15 T. 7 S., R. 66 W.	167281 SF 3.840 AC	167281 SF 3.840 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.			
SE-E2			NE 1/4 Section 15 T. 7 S., R. 66 W.	25651 SF 0.589 AC	25651 SF 0.589 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.			
SE-H			SE 1/4 Section 10 T. 7 S., R. 66 W.	876774 SF 2.013 AC	876774 SF 2.013 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.			
SE-I			SE 1/4 Section 15 T. 7 S., R. 66 W.	25598 SF 0.588 AC	25598 SF 0.588 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.			
SE-J			SE 1/4 Section 15 T. 7 S., R. 66 W.	49558 SF 1.138 AC	49558 SF 1.138 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.			
SE-M1			NE 1/4 Section 15 T. 7 S., R. 66 W. SZYMANSKI SUBDIVISION, LOT 2	44408 SF 1.019 AC	44408 SF 1.019 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.			
SE-M2		NE 1/4 Section 15 T. 7 S., R. 66 W. SZYMANSKI SUBDIVISION, LOT 3	83199 SF 1.910 AC	83199 SF 1.910 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.				
SE-K	Pinery East Metropolitan District	6950 North Highway 83 Parker, CO 80134	NE 1/4 Section 10 T. 7 S., R. 66 W.	5060 SF 0.116 AC	5060 SF 0.116 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.			
SE-L			SE 1/4 Section 10 T. 7 S., R. 66 W.	22553 SF 0.518 AC	22553 SF 0.518 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.			
SE-F1	Rancho Caballo, Inc., a Delaware Corporation	5445 DTC Parkway, P-1 Englewood, CO 80111	SE 1/4 Section 3 T. 7 S., R. 66 W.	64196 SF 1.474 AC	64196 SF 1.474 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.			
SE-F2			NE 1/4 Section 10 T. 7 S., R. 66 W.	2576 SF 0.059 AC	2576 SF 0.059 AC				Purpose: Construction and Maintenance of roadway and/ or drainage structures.			

Control and Monumentation Sheet

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FR 083-1(39) Section 5	3	18

RIGHT OF WAY
Stroh Road to Bayou Gulch

REVISIONS		
2/23/93	Revised to reflect line sheets revisions.	0-1

Tabulation of R.O.W. Markers to be Set

△ SURVEY CONTROL POINT TABULATION

Point No.	North	East	Stationing
PNT 97	6850.788	11681.789	560+30
PNT 114	15496.792	11650.547	474+00
PNT 115	14179.988	11646.871	487+10
PNT 122	7537.211	11694.575	553+30
PNT 123	7538.163	11744.597	553+50
PNT 130	4882.375	11437.218	580+10
PNT 209	4883.602	11500.209	580+10
PNT 254	9158.087	11567.644	537+20
PNT 259	9157.153	11518.567	537+20
PNT 260	9029.125	11495.686	538+60
PNT 261	8596.787	11481.077	543+00
PNT 262	7582.037	11454.766	553+10
PNT 263	7198.612	11431.524	557+00
PNT 266	6153.123	11444.393	567+20
PNT 267	5598.439	11389.177	574+00
PNT 272	15379.263	11540.719	475+10
PNT 273	14695.699	11561.811	482+00
PNT 274	14179.216	11608.627	487+10
PNT 276	6852.116	11727.691	560+30
PNT 288	17850.537	11717.972	450+40
PNT 289	17417.528	11690.769	454+90
PNT 290	17153.857	11677.884	457+30
PNT 291	16319.652	11660.489	465+80
PNT 294	16318.904	11692.291	465+80

Point No.	North	East	Remarks
PNT 23	18148.641	11872.952	ROW MRKR STA. 1067+90
PNT 25	17576.985	11860.224	CONTROL MON. MP#57.00
PNT 26	16696.669	11817.550	CONTROL MON. MP#56.85
PNT 27	15798.029	11838.736	CONTROL MON. MP#56.65
PNT 28	15594.688	12092.856	LS CAP 15651
PNT 29	15512.934	11828.258	ROW MRKR STA 1093+82
PNT 30	15411.869	11862.098	ROW MRKR STA 1094+85
PNT 31	14892.439	11818.097	ROW MRKR STA 1100+00
PNT 32	14400.513	11812.793	CONTROL MON. MP#56.35
PNT 33	14180.595	11893.095	CONTROL MON. MP#56.30
PNT 34	13273.236	11812.914	CONTROL MON. MP#56.10
PNT 35	12851.876	11783.727	ROW MRKR STA. 1120+46
PNT 36	12512.373	11871.679	CONTROL MON. MP#55.95
PNT 37	11696.392	11764.5	ROW MRKR STA 1132+00
PNT 39	9345.260	11724.763	LS CAP #18970
PNT 40	9201.993	11753.395	CONTROL MON. MP#55.25
PNT 41	7803.261	11744.471	CONTROL MON. MP#55.00
PNT 42	7538.772	11694.601	ROW MRKR 1173+62
PNT 43	6522.195	11689.348	CONTROL MON. MP#54.75
PNT 44	5174.481	11667.582	CONTROL MON. MP#54.50
PNT 45	4639.807	11496.363	ROW MRKR 1201+00 RT.
PNT 46	4637.161	11646.340	ROW MRKR 1201+00 LT.
PNT 47	4051.168	11656.415	CONTROL MON. MP#54.30
PNT 48	2436.032	11660.189	CONTROL MON. MP#54.00
PNT 49	664.702	11618.136	CONTROL MON. MP#53.75

GENERAL NOTES

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Highway Department purposes only.
2. Field survey control precision computed to exceed _____.
3. Memorandum of Ownerships supplied by: Security Title Guaranty Co.
2400 S. Peoria St., Suite 100
Aurora, CO 80014
4. 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.
5. All R.O.W. Markers set from survey control points.
6. All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field.
7. All coordinates listed are assumed project coordinates.

SURVEYOR CERTIFICATE (FIELD)

Control survey and monumentation was done under my supervision and checking.

Name _____ P.L.S. No. _____

Date _____

SURVEYOR CERTIFICATE (OFFICE)

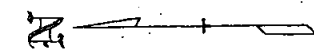
R.O.W. Plans and Legal Descriptions were prepared under my supervision and checking.

Name _____ P.L.S. No. _____

Date _____

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FR 083-1(39) Section 5	4	18

RIGHT OF WAY
Stroh Road to Bayou Culch



Original Scale
One In. = 50 Ft.

REVISIONS		
5/01/92	Revised Toe of Slope	0-1

Design Curve Data

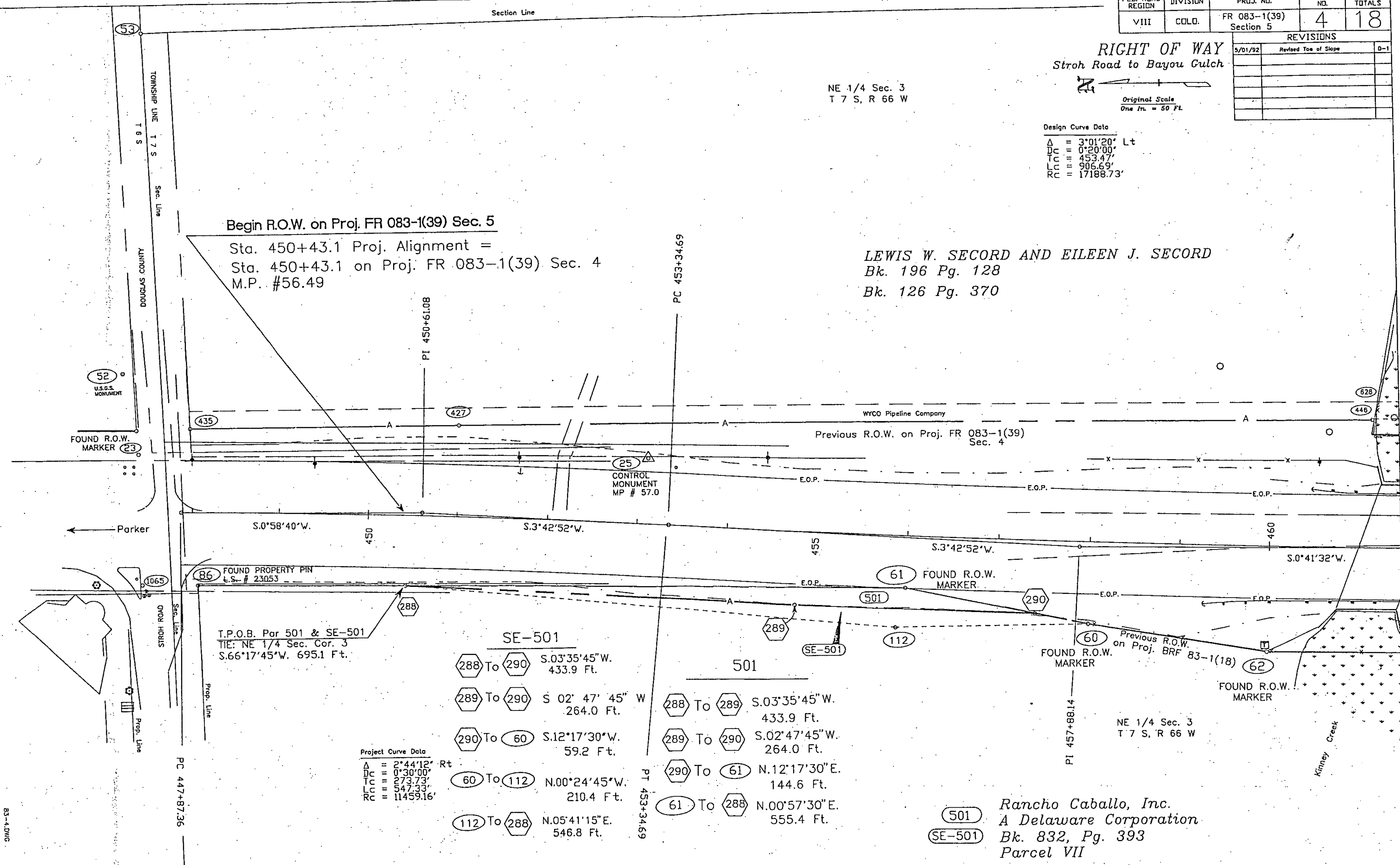
Δ = 3°01'20" Lt
Dc = 0°20'00"
Tc = 453.47'
Lc = 906.69'
Rc = 17188.73'

NE 1/4 Sec. 3
T 7 S, R 66 W

Begin R.O.W. on Proj. FR 083-1(39) Sec. 5

Sta. 450+43.1 Proj. Alignment =
Sta. 450+43.1 on Proj. FR 083-1(39) Sec. 4
M.P. #56.49

LEWIS W. SECORD AND EILEEN J. SECORD
Bk. 196 Pg. 128
Bk. 126 Pg. 370



FOUND PROPERTY PIN
t.s. # 23053

T.P.O.B. Par 501 & SE-501
TIE: NE 1/4 Sec. Cor. 3
S.66°17'45"W. 695.1 Ft.

SE-501

- (288) To (290) S.03°35'45"W. 433.9 Ft.
- (289) To (290) S.02°47'45"W. 264.0 Ft.
- (290) To (60) S.12°17'30"W. 59.2 Ft.
- (60) To (112) N.00°24'45"W. 210.4 Ft.
- (112) To (288) N.05°41'15"E. 546.8 Ft.

Project Curve Data

Δ = 2°44'12" Rt
Dc = 0°30'00"
Tc = 273.73'
Lc = 547.33'
Rc = 11459.16'

- (288) To (289) S.03°35'45"W. 433.9 Ft.
- (289) To (290) S.02°47'45"W. 264.0 Ft.
- (290) To (61) N.12°17'30"E. 144.6 Ft.
- (61) To (288) N.00°57'30"E. 555.4 Ft.

(501)
(SE-501) **Rancho Caballo, Inc.**
A Delaware Corporation
Bk. 832, Pg. 393
Parcel VII

NE 1/4 Sec. 3
T 7 S, R 66 W

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	FR 083-1(39) Section 5	5	18

RIGHT OF WAY Stroh Road to Bayou Gulch

SE 1/4 Section 3
T. 7 S., R. 66 W.

REVISIONS		
5/01/92	Added Par. SE-501A, Revised Par. 505, Revised Toe of Slope	D-1

SE-504

- (297) To (30) S.04°51'15"W. 102.1 Ft.
- (30) To (29) N.18°30'45"W. 106.3 Ft.
- (29) To (297) N.88°43'15"E. 42.4 Ft.

SE-502

- (297) To (296) N 10° 32' 45" E 196.9 Ft.
- (296) To (66) N.01° 41' 30" W 970.8 Ft.
- (66) To (401) S 35° 43' 15" W. 52.8 Ft.
- (401) To (29) S 00° 58' 00" W 1122.1 Ft.
- (29) To (297) N.88°43'15"E. 42.4 Ft.

FOUND PROPERTY PIN
LS # 15651 (28)

T.P.O.B. Par SE-504 SE-502
TIE: E 1/4 Cor. Sec. 3
S.88°43'15"W. 527.0 Ft.

SE-502

SE-504

PT 462+41.38

NE 1/4 Section 3
T. 7 S., R. 66 W.

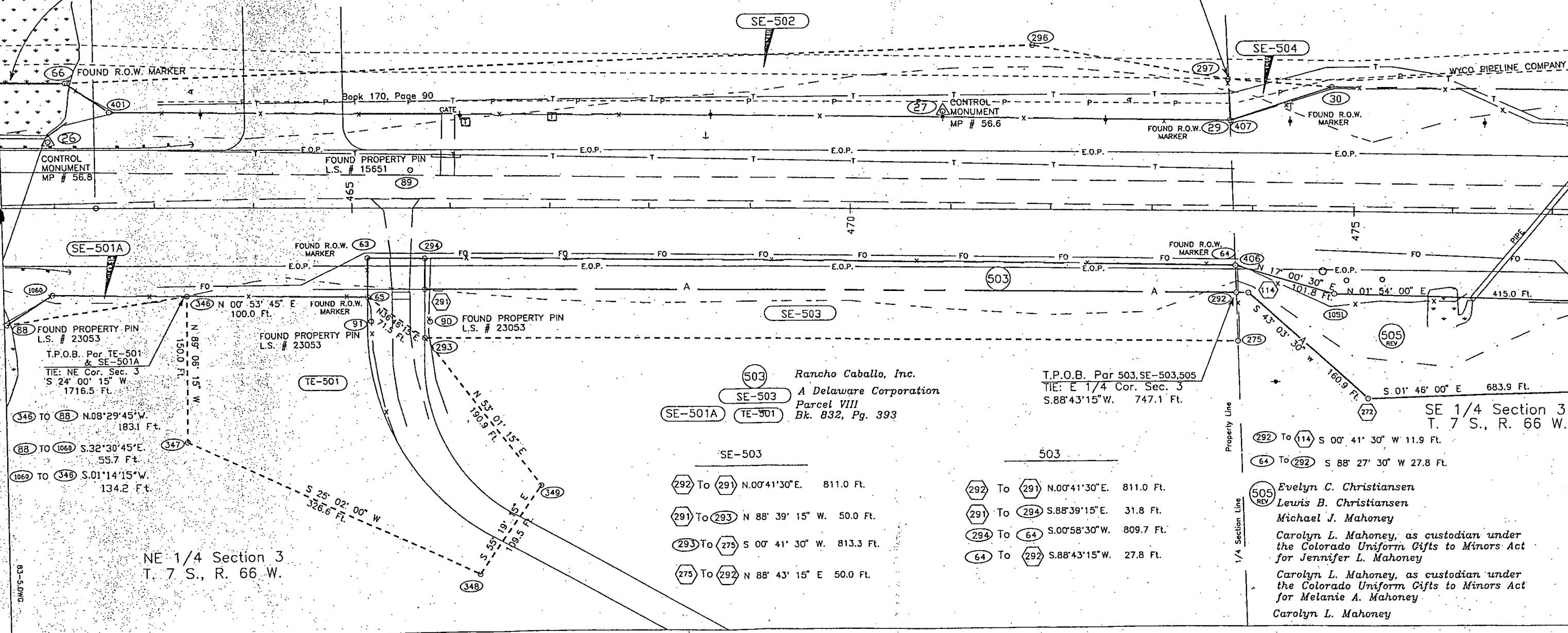
SE-502 Rancho Caballo, Inc.
A Delaware Corporation
Bk. 832, Pg. 393
Parcel VI

Previous R.O.W. on
Proj. BRF 083-1(18), Parcel 8-A
Recorded Bk. 416, Pg. 636

Kinney Creek

1/4 Section Line

Property Line
1/4 Section Line



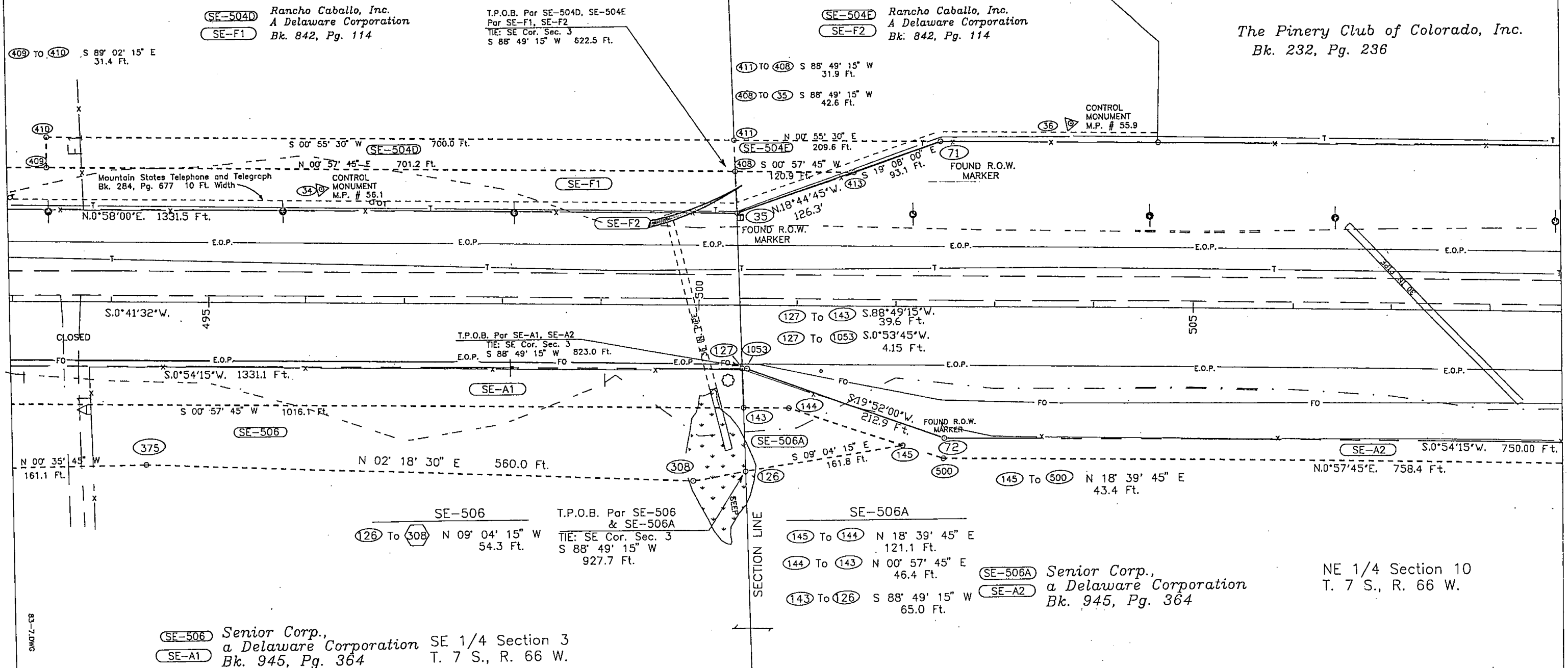
RIGHT OF WAY
Stroh Road to Bayou Gulch

Original Scale
One In. = 50 Ft.

REVISIONS		
5/01/92	Deleted Parcel 506 & 506A, Added Parcel SE-506 & SE-506A, Revised Toe of Slope, Revised existing R.O.W. line.	D-1
2/15/93	Rev. Existing R.O.W. line, Added Parcel SE-A1, SE-A2, SE-F1 & SE-F2, Name Change.	D-1

SE 1/4 Section 3
T. 7 S., R. 66 W.

NE 1/4 Section 10
T. 7 S., R. 66 W.



TE-507 The Pinery Club of Colorado, Inc.

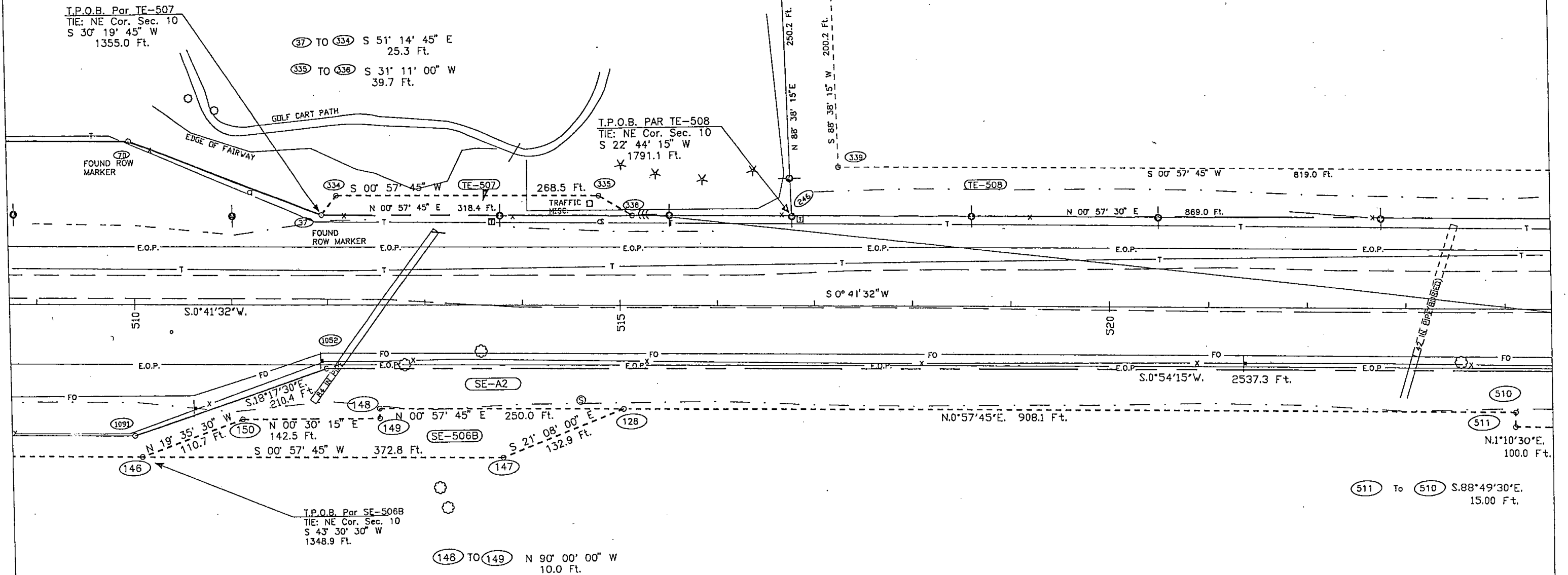
Bk. 232, Pg. 236

NE 1/4 Section 10
T. 7 S., R. 66 W.

VIII	CDL	FR 083-1(39) Section 5	8	18
RIGHT OF WAY Stroh Road to Bayou Gulch				
REVISIONS				
5/01/92	Deleted Parcel PE-507 & 506B, Added Parcel TE-507 & SE-506B, Revised Top of Slope, Revised existing R.O.W. line.			D-1
9/30/92	T.P.O.B. SE-506B			D-1
2/15/93	Rev. Exist. R.O.W. line. Added Parcel SE-A1. Name Change.			D-1

Original Scale
One In. = 50 Ft.

TE-508 Douglas County
School District Re 1
Bk. 169, Pg. 443
Bk. 169, Pg. 444



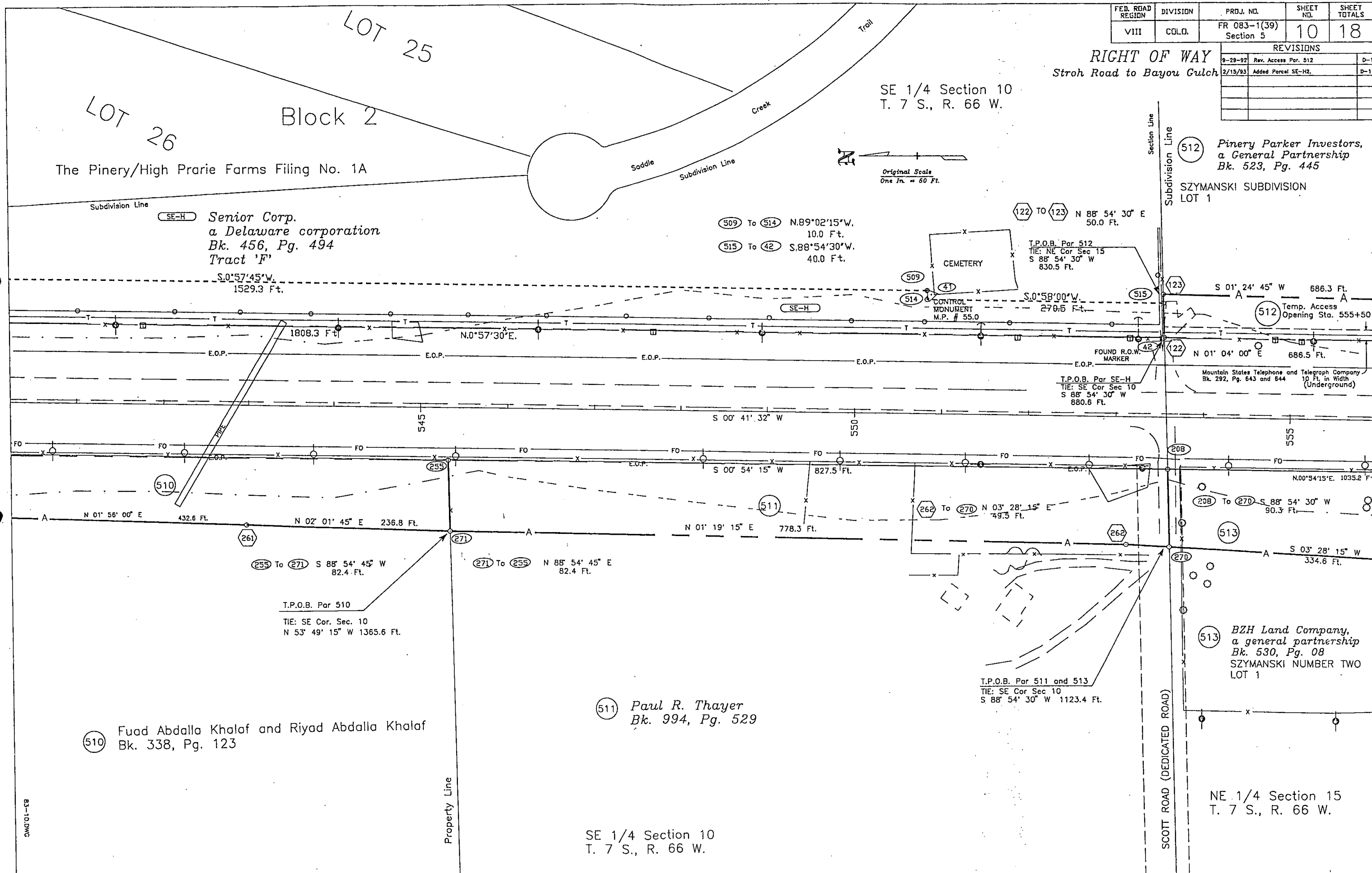
SE-506B Senior Corp.,
a Delaware Corporation
SE-A2 Bk. 945, Pg. 364

NE 1/4 Section 10
T. 7 S., R. 66 W.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLD.	FR 083-1(39) Section 5	10	18

RIGHT OF WAY
Stroh Road to Bayou Culch

REVISIONS		
9-29-92	Rev. Access Par. 512	D-1
2/15/93	Added Parcel SE-H12.	D-1



NE 1/4 Section 15
T. 7 S., R. 66 W.

(512) Pinery Parker Investors,
a General Partnership
Bk. 523, Pg. 445

SZYMANSKI SUBDIVISION
LOT 1

Original Scale
One In. = 50 Ft.

The Pinery/High Prairie Farms Filing No. 1A

LOT 26

LOT 25

Block 1

LOT 24

RIGHT OF WAY
Stroh Road to Bayou Culch

FED. ROAD REGION	DIVISION	PRD. NO.	SHEET NO.	SHEET TOTALS
VIII	COLD.	FR 083-1(39) Section 5	11	18

REVISIONS		
5/01/92	Deleted Parcels SE-514 & SE-514A, Revised Parcel 513A, Deleted Parcel TE-512, Added topographic features.	D-1
9-29-92	Rev. Access Par. 512	D-1
2/15/93	Added Parcels SE-M1 & SE-M2.	D-1

(SE-M1) Senior Corp.,
a Delaware corporation
Bk. 839, Pg. 1173

SZYMANSKI SUBDIVISION
LOT 2

(SE-M2) Senior Corp.
Bk. 817, Pg. 140

SZYMANSKI SUBDIVISION
LOT 3

PINERY EAST METROPOLITAN DISTRICT
DRAINAGE EASEMENT BK. 952, PG. 479

(97) TO (516) N.88°30'45"E.
65.0 Ft.

(517) TO (212) S.88°53'45"W.
65.0 Ft.

T.P.O.B. PAR SE-M1, SE-M2
TIE: NE Cor. Sec. 15
S 33° 05' 00"W
1654.6 Ft.

(517) S.0°57'15"W.
1281.3 Ft.

(276) TO (97) S 88° 20' 30" W
45.9 Ft.

S.0°50'00"W.
683.7 Ft.

CONTROL
MONUMENT
M.P. # 54.7

(212) N.0°50'15"E.
683.2 Ft.

65 Ft.

(212) N.0°56'45"E.
1281.2 Ft.

Mountain States Telephone and Telegraph Company
Bk. 292, Pg. 643 and 644
10 Ft. in Width
(Underground)

S 0° 41' 32" W

(219)

N 85° 52' 00" E
85.7 Ft.

(269)

T.P.O.B. PAR 513A Rev.
TIE: NE Cor. Sec. 15
S 46° 54' 45"W
1553.8 Ft.

(266)

(513A REV)

S 05° 41' 00" W
557.4 Ft.

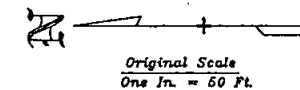
(513) BZH Land Company,
a general partnership
Bk. 530, Pg. 08
SZYMANSKI NUMBER TWO
LOT 1

(513A REV) BZH Land Company,
a general partnership
Bk. 530, Pg. 08
SZYMANSKI NUMBER TWO
LOT 2

NE 1/4 Section 15
T. 7 S., R. 66 W.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	CDL	FR 083-1(39) Section 5	14	18

RIGHT OF WAY Stroh Road to Bayou Gulch



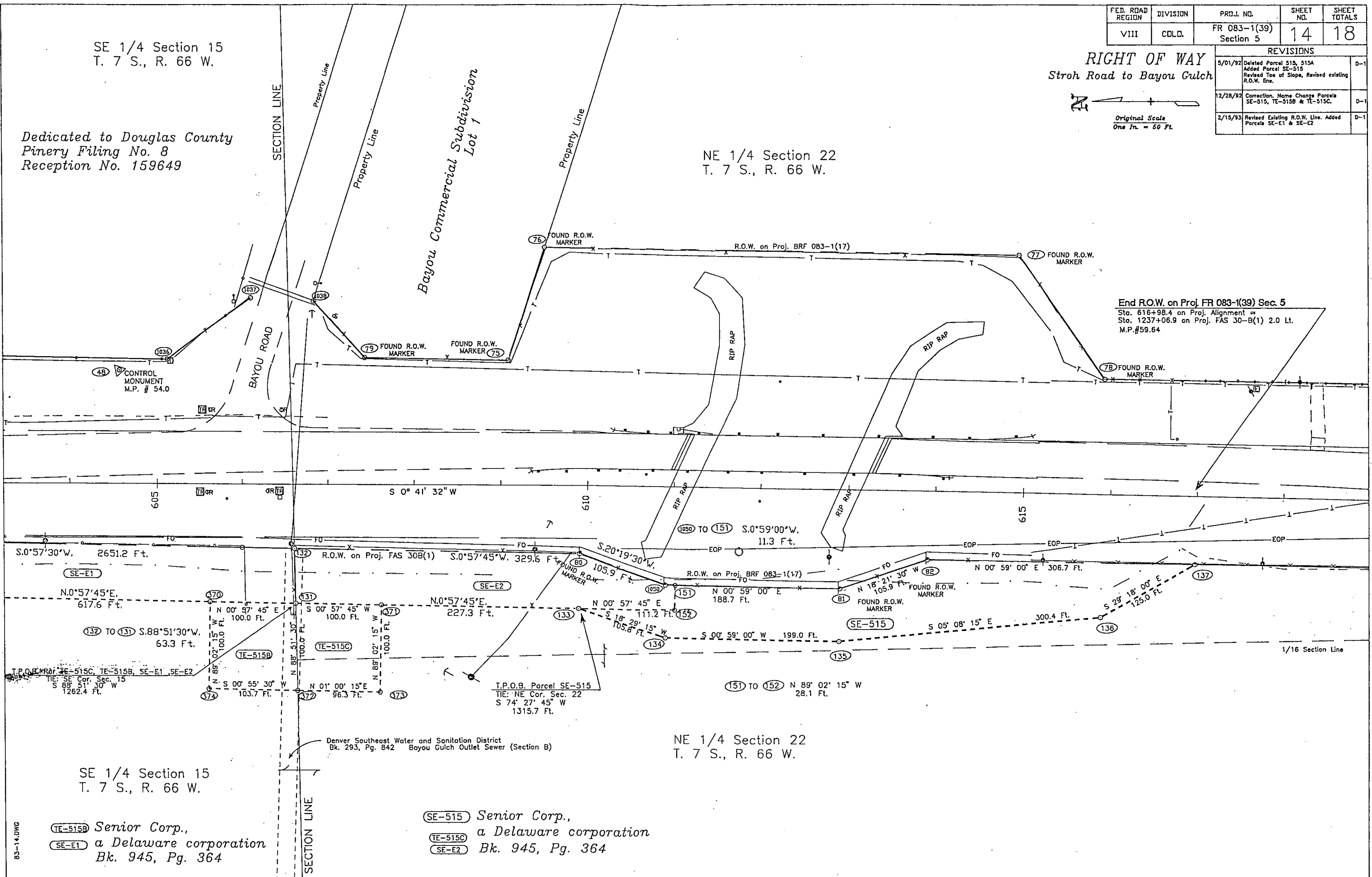
REVISIONS		
5/01/92	Deleted Parcel 515, 515A Added Parcel SE-515 Revised Top of Slope, Revised existing R.O.W. line.	D-1
12/28/92	Correction, Name Change Parcel SE-515, TE-515B & TE-515C.	D-1
2/15/93	Revised Existing R.O.W. Line. Added Parcel SE-E1 & SE-E2	D-1

SE 1/4 Section 15
T. 7 S., R. 66 W.

Dedicated to Douglas County
Pinery Filing No. 8
Reception No. 159649

NE 1/4 Section 22
T. 7 S., R. 66 W.

End R.O.W. on Proj. FR 083-1(39) Sec. 5
Sta. 616+98.4 on Proj. Alignment =
Sta. 1237+06.9 on Proj. FAS 30-B(1) 2.0 Lt.
M.P.#59.64



83-14.DWG

(SE-515B) Senior Corp.,
(SE-E1) a Delaware corporation
Bk. 945, Pg. 364

(SE-515) Senior Corp.,
(SE-515C) a Delaware corporation
(SE-E2) Bk. 945, Pg. 364

Denver Southeast Water and Sanitation District
Bk. 293, Pg. 842 Bayou Gulch Outlet Sewer (Section B)

NE 1/4 Section 22
T. 7 S., R. 66 W.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	CDLO.	FR 083-1(39) Section 5	15	18
REVISIONS				
22/28/92 Correction. Owner Name Change				0-1

RIGHT OF WAY
Stroh Road to Bayou Gulch

Original Scale
One In. = 50 Ft.

NE 1/4 Section 22
T. 7 S., R. 66 W.

Lutheran Church Extension Fund-Missouri Synod
A Missouri Profit Corporation
Lot 2, Trinity Acres

Trinity Lutheran Church of Douglas County, Inc.
A Color Non-Profit Corporation
Lot 1, Trinity Acres
Bk. 572, Pg. 285

R.O.W. on Proj. BRF 083-1(17)

CONTROL MONUMENT
M.P. # 53.7

R.O.W. on Proj. FAS 30B(1)

625

620

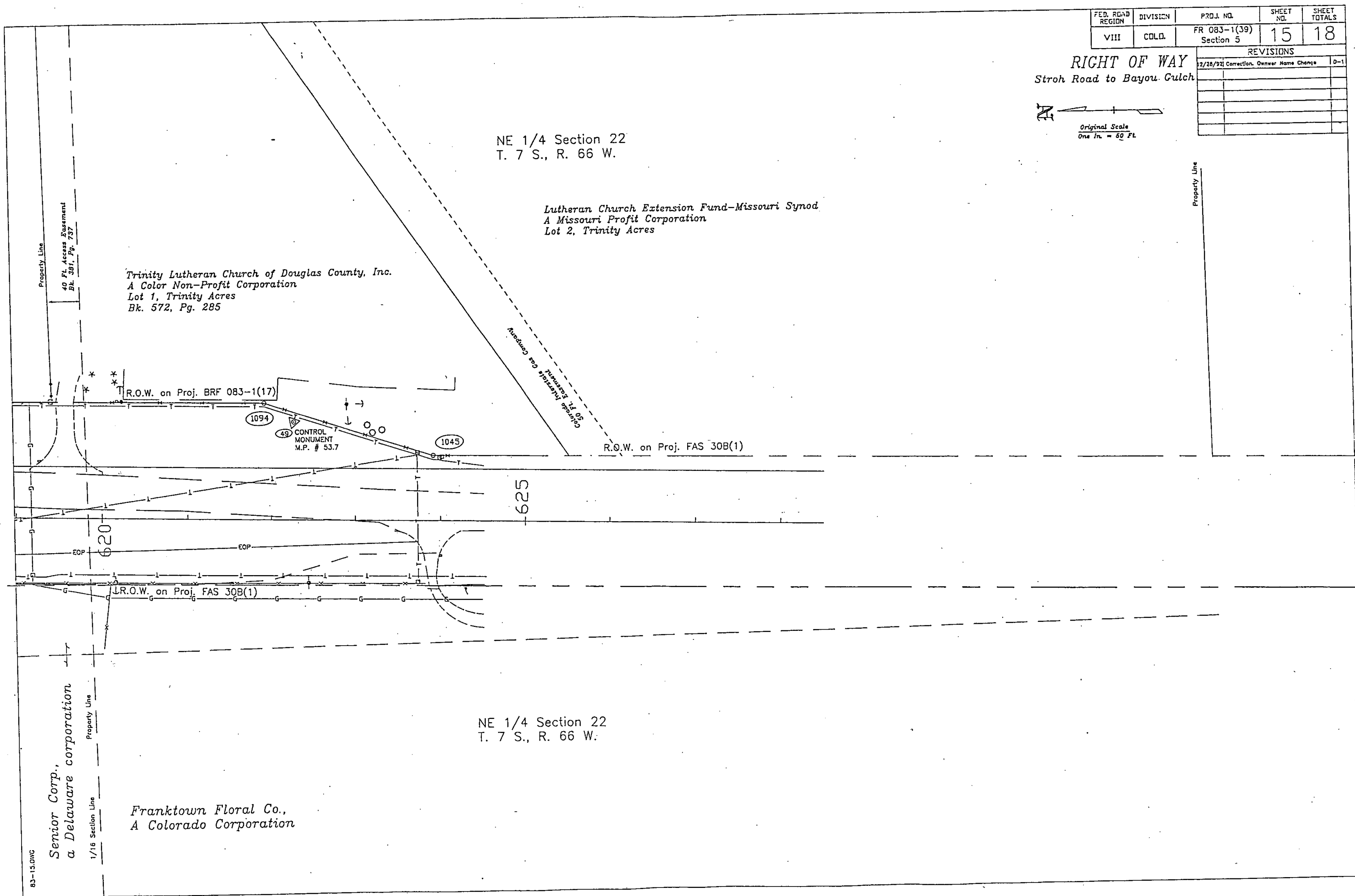
R.O.W. on Proj. FAS 30B(1)

NE 1/4 Section 22
T. 7 S., R. 66 W.

Franktown Floral Co.,
A Colorado Corporation

Senior Corp.,
a Delaware corporation

83-15.DWG



Preliminary Ownership Map
for that part of
T. 7 S., R. 66 W., Douglas County

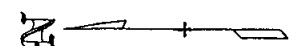
NW 1/4 Section 2
T. 7 S., R. 66 W.

SW 1/4 Section 2
T. 7 S., R. 66 W.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLD.	FR 083-1(39) Section 5	16	18

RIGHT OF WAY
Stroh Road to Bayou Gulch

REVISIONS		
5/01/92	Updated Sheet to Reflect line sheet Revisions	D-1
2/15/93	Updated Sheet to Reflect line sheet Revisions. Name change.	D-1



Original Scale
One In. = 200 Ft.

Rancho Caballo, Inc.
A Delaware Corporation
Bk. 832, Pg. 393
Parcel VI

Rancho Caballo, Inc.
A Delaware Corporation
Bk. 832, Pg. 393
Parcel V

LEWIS W. SECORD AND EILEEN J. SECORD
Bk. 196 Pg. 128
Bk. 126 Pg. 370

Begin R.O.W. on Proj. FR 083-1(39) Sec. 5
Sta. 450+43.1 Proj. Alignment =
Sta. 450+43.1 on Proj. FR 083-1(39) Sec. 4
M.P. #56.49

Rancho Caballo, Inc.
A Delaware Corporation
Bk. 832, Pg. 393
Parcel VI

Rancho Caballo, Inc.
A Delaware Corporation
Bk. 832, Pg. 393
Parcel V

Rancho Caballo, Inc.
A Delaware Corporation
Bk. 842, Pg. 114

The Pinery Club
of Colorado, Inc.

Rancho Caballo, Inc.
A Delaware Corporation
Bk. 832, Pg. 393
Parcel VII

Rancho Caballo, Inc.
A Delaware Corporation
Bk. 832, Pg. 393
Parcel VIII

Evelyn C. Christiansen
Lewis B. Christiansen
Michael J. Mahoney
Carolyn L. Mahoney, as custodian under
the Colorado Uniform Gifts to Minors Act
for Jennifer L. Mahoney
Carolyn L. Mahoney, as custodian under
the Colorado Uniform Gifts to Minors Act
for Melanie A. Mahoney
Carolyn L. Mahoney (0.3063% interest)

Senior Corp.,
a Delaware corporation
Bk. 945, Pg. 364

NE 1/4 Section 3
T. 7 S., R. 66 W.

SE 1/4 Section 3
T. 7 S., R. 66 W.

1/4 SECTION LINE

1/4 SECTION LINE

1/4 SECTION LINE

1/4 SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

SECTION LINE

Kinney Creek

SE-501

SE-501A

TE-501

SE-502

503

SE-503

SE-504

505

SE-504A

SE-504B

SE-504B

SE-F1

SE-504D

SE-504E

SE-F2

SE-506

SE-A1

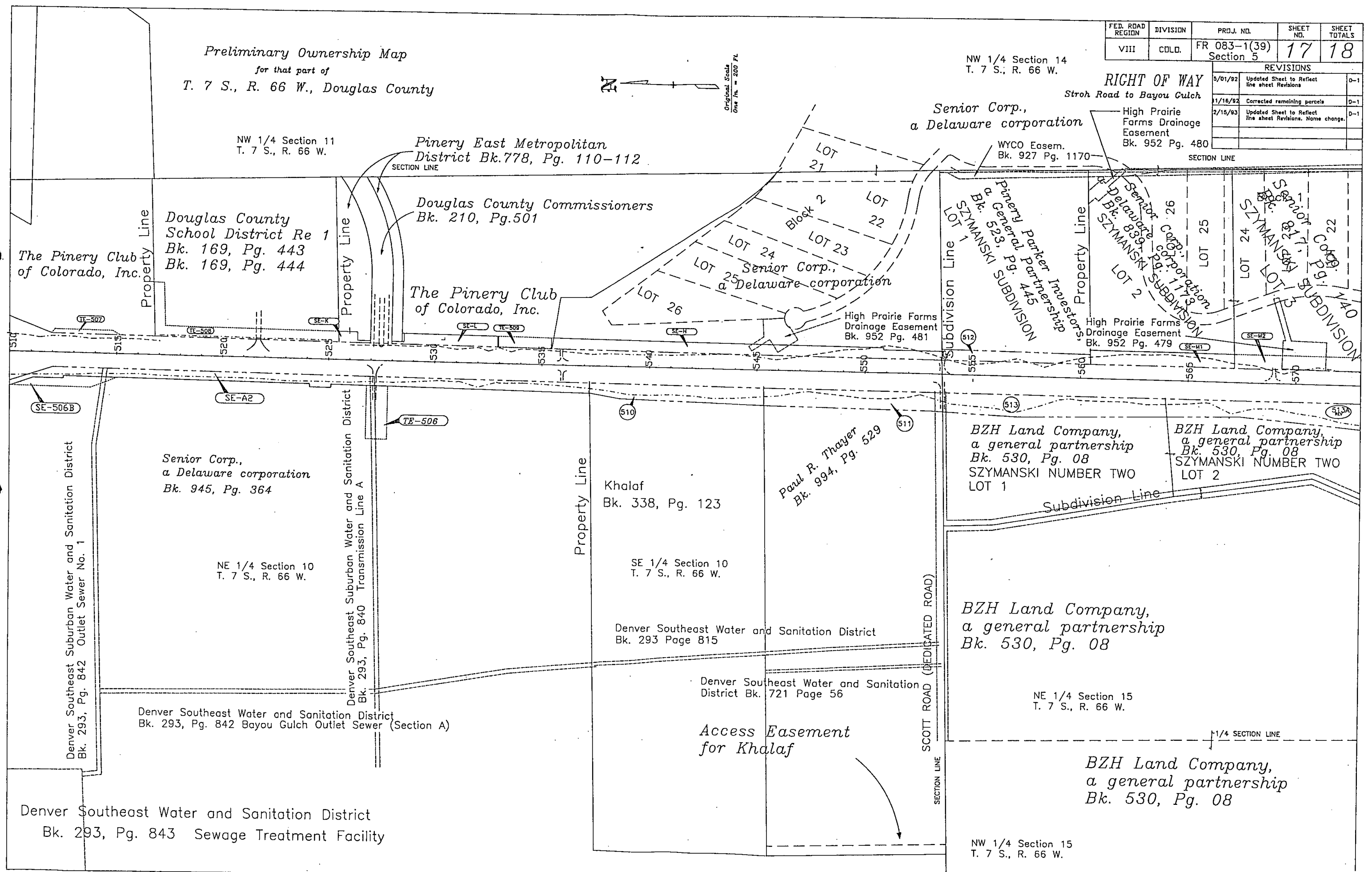
SE-506A

SE-A2

Preliminary Ownership Map
for that part of
T. 7 S., R. 66 W., Douglas County

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	CDLD.	FR 083-1(39) Section 5	17	18

REVISIONS		
5/01/92	Updated Sheet to Reflect line sheet Revisions	D-1
11/16/92	Corrected remaining parcels	D-1
2/15/93	Updated Sheet to Reflect line sheet Revisions. Name change.	D-1



NW 1/4 Section 11
T. 7 S., R. 66 W.

Pinery East Metropolitan
District Bk. 778, Pg. 110-112

Douglas County Commissioners
Bk. 210, Pg. 501

The Pinery Club
of Colorado, Inc.

Douglas County
School District Re 1
Bk. 169, Pg. 443
Bk. 169, Pg. 444

The Pinery Club
of Colorado, Inc.

Senior Corp.,
a Delaware corporation

High Prairie Farms
Drainage Easement
Bk. 952 Pg. 481

Senior Corp.,
a Delaware corporation

WYCO Easem.
Bk. 927 Pg. 1170

RIGHT OF WAY
Stroh Road to Bayou Gulch
High Prairie
Farms Drainage
Easement
Bk. 952 Pg. 480

NW 1/4 Section 14
T. 7 S., R. 66 W.

Senior Corp.,
a Delaware corporation
Bk. 945, Pg. 364

NE 1/4 Section 10
T. 7 S., R. 66 W.

Khalaf
Bk. 338, Pg. 123

SE 1/4 Section 10
T. 7 S., R. 66 W.

Denver Southeast Water and Sanitation District
Bk. 293 Page 815

Denver Southeast Water and Sanitation
District Bk. 721 Page 56

Access Easement
for Khalaf

Paul R. Thayer
Bk. 994, Pg. 529

BZH Land Company,
a general partnership
Bk. 530, Pg. 08
SZYMANSKI NUMBER TWO
LOT 1

BZH Land Company,
a general partnership
Bk. 530, Pg. 08
SZYMANSKI NUMBER TWO
LOT 2

BZH Land Company,
a general partnership
Bk. 530, Pg. 08

NE 1/4 Section 15
T. 7 S., R. 66 W.

BZH Land Company,
a general partnership
Bk. 530, Pg. 08

NW 1/4 Section 15
T. 7 S., R. 66 W.

Denver Southeast Water and Sanitation District
Bk. 293, Pg. 843 Sewage Treatment Facility

Denver Southeast Suburban Water and Sanitation District
Bk. 293, Pg. 842 Outlet Sewer No. 1

Denver Southeast Suburban Water and Sanitation District
Bk. 293, Pg. 840 Transmission Line A

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLD.	FR 083-1(39) Section 5	18	18

RIGHT OF WAY
Stroh Road to Bayou Gulch

REVISIONS		
5/01/92	Updated Sheet to Reflect line sheet Revisions	D-1
11/16/92	Corrected remaining parcels	D-1
12/28/92	Correction, Name Change.	D-1
2/15/93	Updated Sheet to Reflect line sheet Revisions	D-1

