

DEPARTMENT OF HIGHWAYS STATE OF COLORADO

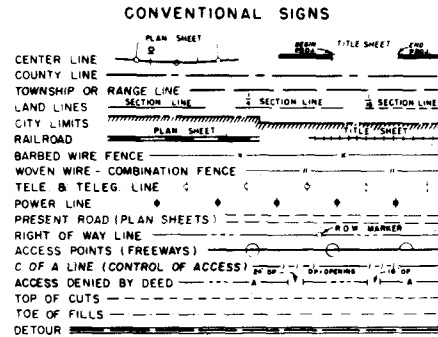
V-FILE

FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
9	COLORADO	FO17-1(2)SEC. 3	1

RIGHT OF WAY MANITOU BYPASS

INDEX OF SHEETS

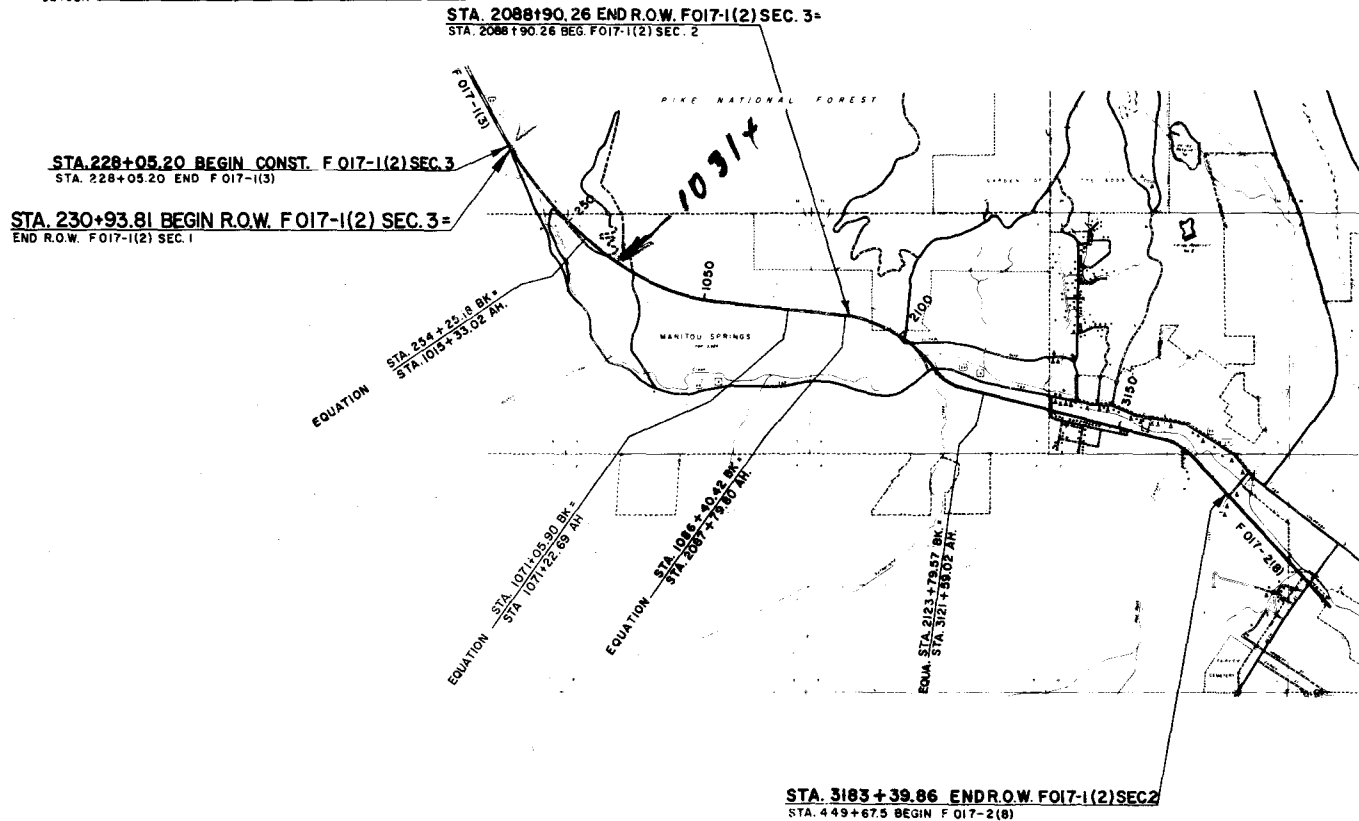
REVISIONS	



PLAN AND PROFILE OF PROPOSED FEDERAL AID PROJECT NO. F 017-1(2) SEC. 3 STATE HIGHWAY NO. 4 EL PASO COUNTY RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS
ON PLAN, 1 IN. = 100 FT.
ON PROFILE, 1 IN. = 100 FT. HORIZONTAL
1 IN. = 10 FT. VERTICAL
GRADE LINE ON PROFILE IS SHOWN AS GRADE OF FINISHED ROAD
LENGTH OF PROJECT = 1.805 MILES (R.O.W.)

"V" FILE



R. O. W. TABULATION OF PROPERTIES IN EL PASO COUNTY S.H.No. 4 PROJ. F 017-1(2) SEC. 3

FEDERAL ROAD DISTRICT NO.	DISTRICT	PROJECT NO.	SHEET NO.
8	COLORADO	F 017-1(2) SEC. 3	2

RIGHT OF WAY MANITOU BYPASS

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES			PURCHASE DATA					REMARKS	NO.
				PARCEL	TO BE ACQUIRED	REMAINDER	LAND	IMPROV'M'TS	DAMAGE	MISC.	TOTAL		
			T.13 S., R. 67 W. 6th PM			RT. LT.							
60 REV.	IGH HOGUIRE		NW1/4 OF SE1/4 SEC. 31	6.285	3.365	56 83							
61	1/6 GEORGE A. ALLEBRAND (DECEASED)		NE1/4 OF SE1/4 SEC. 31	0.912	0.870	0.7 63							
	1/96 EDW. R. CAMPBELL												
	1/12 BESSIE L. CAMPBELL												
	711/1200 FRANK E. EVANS, JR.												
	147/1200 MILDRED H. EVANS												
	711/1200 LOUISE EVANS PAPP												
	1/240 GUS C. FLAKE												
	1/240 DOROTHY HONG RAWLINGS												
	5/48 BENJAMIN F. SNIDER												
	7/48 CLYDE L. SNIDER												
	1/36 DELMAR E. SNIDER AND ELSIE H. SNIDER												
	1/200 GEORGE R. SNIDER												
	1/480 MARJORIE N. WILLIAMS												
	1/95 EXCHANGE NATIONAL BANK OF COLORADO SPRINGS AND												
	MABEL RANKIN BIRDALL AS CO-EXECUTORS OF THE ESTATE OF GEORGE G. BIRDALL, DECEASED.												
	1/12 BESSIE L. CAMPBELL AS THE EXECUTOR OF THE ESTATE OF J. FRANK CAMPBELL, DECEASED.												
62	1/2 IGH MC GUIRE, TRUSTEE		S1/2 OF SE1/4 SEC. 31	11.608	10.508	49.5 15.8							
	1/2 JOHN C. JORDAN AND NETTIE J. JORDAN, J.T.												
62A Rev	LEON DUCHARME		SE 1/4 OF THE SE 1/4 SEC. 31	5.48	5.48	— —							
63B	FREDERICK G. SCHUELER (DECEASED) and ELSIE W. SCHUELER, J.T.		T.14 S., R. 67 W., 6th PM NE 1/4 SEC. 6 NW 1/4 SEC. 5	0.143	0.143	— —							
63	FREDERICK G. SCHUELER (DECEASED) and ELSIE W. SCHUELER, J.T.		NE 1/4 SEC. 6 NW 1/4 SEC. 5	6.481	6.481	6.7 —							
63-A	FREDERICK G. SCHUELER (DECEASED) and ELSIE W. SCHUELER, J.T.		NE 1/4 NE 1/4 SEC. 6	0.072	0.072	— —							
64 REV 2	SEE PARCEL 61		NW 1/4, SEC. 5	8.360	8.360	0.7 61.7							
64-A	HENRY W. BROCKHURST		NW 1/4, SEC. 5	0.189	0.189	4.37 —							
			AREAS IN SQUARE FEET										
			MANITOU HEIGHTS SEC. 5										
65 REV.	RAY F. HIGINBOTHAM, JOHN HIGINBOTHAM AND LEONARD M. HIGINBOTHAM		LOTS 1, 3 & 5 IN BLK. "A"	11,955	11,955	— — 3035							
66 REV.	HENRY W. BROCKHURST		LOTS 2 & 4 IN BLOCK "A"	9155	9155	— — 5845							
67 REV.	RAY F. HIGINBOTHAM, JOHN HIGINBOTHAM AND LEONARD M. HIGINBOTHAM		LOTS 6 THRU 19 BLOCK "B"	59,696	59,696	58,388 1,308							
			WHITE'S SUB. IN MANITOU HEIGHTS										
68 REV.	J. D. STEWART AND DORIS STEWART, J.T.		LOTS 5 THRU 17 BLK. "D" WHITE'S SUB.	46,151	46,151	39,838 10,711							
69	EARL COLE AND JULIET G. COLE, J.T.		LOTS 24 & 25 BLK. "D" WHITE'S SUB.	8,353	8,353	— — 347							

REVISIONS		
1-17-68	Added Parcel 63-A	V.R.
7-23-68	Revised 64 Rev. and Added 64-A	V.R.
7-14-68	Added Parcel 62-A Rev	M.B.
4-6-70	Added Parcel 63-B	V.R.

R.O.W. TABULATION OF PROPERTIES IN EL PASO COUNTY S.H.No. 4 PROJ. F 017-1(2) SEC. 3

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJECT NO.	SHEET NO.
8	COLORADO	F 017-1(2) SEC. 3	2-B

RIGHT OF WAY MANITOU BYPASS

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.			PURCHASE DATA					REMARKS	NO.
				PARCEL	TO BE ACQUIRED	REMAINDER	LAND	IMPROV'M'TS	DAMAGE	MISC.	TOTAL		
			T.14 S., R.67 W. 6th P.M.			RT. LT.							
85	WALLACE A ROBERTSON AND GUIDA E ROBERTSON, J.T.		LOTS 9 & 12 SUMNER'S ADD NW 1/4 SEC 5	4,132	4,132	----							
86	C.M. SUMMER AND DELLA SUMMER, J.T.		LOT 1 RUSTIC GLEN A SUB OF BLOCK V & LOTS 1 & 2 BLOCK C TOWN OF MANITOU NW 1/4 SEC 5	2152	2152	7258 ----							
87	ALMER P. BELLEAU		LOT 3 RUSTIC GLEN A SUB OF BLOCK V & LOTS 1 & 2 BLOCK C TOWN OF MANITOU & LOT 13 SUMNER'S ADD TO MANITOU NW 1/4 SEC 5	3610	3610	----							
88	HERRILL WOLF AND CONSTANCE WOLF, J.T.		LOT 2 RUSTIC GLEN A SUB OF BLOCK V & LOTS 1 & 2 BLOCK C TOWN OF MANITOU NW 1/4 SEC 5	1948	1948	2612 ----							
89	VERNON J. UNZICKER AND LUTRELL W. UNZICKER, J.T.		LOT 5 RUSTIC GLEN A SUB OF BLOCK V & LOTS 1 & 2 BLOCK C TOWN OF MANITOU NW 1/4 SEC 5	3429	3429	----							
90	CORAL BROWN		LOT 7 RUSTIC GLEN & LOTS 1 & 2 BLOCK C TOWN OF MANITOU NW 1/4 SEC 5	3,698	3,698	----							
90-A	CITY OF MANITOU SPRINGS		LOT 9 RUSTIC GLEN & LOTS 1 & 2 BLOCK C TOWN OF MANITOU NW 1/4 SEC 5	796	796	----							
91	WALTER J. STREY AND DELLA J. STREY		LOT 9 RUSTIC GLEN & LOTS 1 & 2 BLOCK C TOWN OF MANITOU NW 1/4 SEC 5	3,575	3,575	----							
92	DONALD D. BAKER AND C.A. SMISCHNY		LOTS 1 & 2 BLOCK A LITTLE SWITZERLAND NW 1/4 SEC 5	2,984	2,984	----							
93 REV	MARVIN J. SCHOON		LOTS 15, 16 & 17 BLOCK A LITTLE SWITZERLAND NW 1/4 SEC 5	1,176	1,176	----	3,004						
93-A	J E HARDY AND LOLA GRACE HARDY		LOT 18 BLOCK A LITTLE SWITZERLAND NW 1/4 SEC 5	50	50	----	1,700						
94	ALBERT M. WILLIAMS AND LYDIA WILLIAMS, J.T.		LOT 10 RUSTIC GLEN SUB TOWN OF MANITOU NW 1/4 SEC 5	1,430	1,430	----							
95	DORIS D. STEWART AND J.D. STEWART J.T.		LOTS 12 THRU 16 BLOCK A, ADDITION NO 1 TO LITTLE SWITZERLAND & LOTS 3, 4, 5, 6, 7, 13, 14 & 15 BLOCK A LITTLE SWITZERLAND & LOT 10 IN RUSTIC GLEN NW 1/4 SEC 5	21,077	21,077	----	4533						
96	JULIANNA JAMISON		LOTS 11 & 12 RUSTIC GLEN SUB TOWN OF MANITOU NW 1/4 SEC 5	10,356	10,356	----							
97	ROBERT A. ISHAM SHARON ROSE ISHAM, J.T.		LOTS 6 & 12 AND GLEN PARK ROAD IN RUSTIC GLEN SUB TOWN OF MANITOU NW 1/4 SEC 5	4,574	4,574	----							
98	FRANK E. CAWLEY		LOT 12 RUSTIC GLEN SUB TOWN OF MANITOU NW 1/4 SEC 5	567	567	2,293 ----							
99	EDWARD T. JONES		LOTS 5, 13 & 14 BLOCK A LITTLE SWITZERLAND TOWN OF MANITOU NW 1/4 SEC 5	1,923	1,923	----							

R.O.W. TABULATION OF PROPERTIES IN EL PASO COUNTY S.H.No. 4 PROJ. F 017-1(2) SEC. 3

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJECT NO.	SHEET NO.
8	COLORADO	F 017-1(2) SEC. 3	2-C

RIGHT OF WAY MANITOU BYPASS

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.			PURCHASE DATA					REMARKS	NO.
				PARCEL	TO BE ACQUIRED	REMAINDER	LAND	IMPROV'M'TS	DAMAGE	MISC.	TOTAL		
			T.14 S., R.67 W., 6th P.M. TOWN OF MANITOU			RT. LT.							
100 REV.	ADELE C. UNZICKER AND THEODORE CROWLEY FOWLER, J.T.		LOTS 6, 7, 8 & 13 BLOCK "A" LITTLE SWITZERLAND, BLOCK "V" NW 1/4 SEC. 5	2,803	2,803	----							
101	ROBERT A. LARSON AND MICKEY A. LARSON, J.T.		LOTS 4 THRU 7 BLOCK 5 ADDITION NO. 1 TO LITTLE SWITZERLAND NW 1/4 SEC. 5	3,417	3,417	----	7,563						
102	FRED E. RUGEN		LOTS 10, 11 & 12 BLOCK "A" LITTLE SWITZERLAND & LOT 8 BLOCK 5 ADDITION NO. 1 TO LITTLE SWITZERLAND NW 1/4 SEC. 5	6,209	6,209	----							
103	MONTELL L. DUNN		LOT 3 BLOCK "C" NW 1/4 SEC. 5	22,013	22,013	18,737	----						
104	GEORGE F. WILSON, JR., AND ELSIE V. WILSON, J.T.		LOT 4 BLOCK "C" NW 1/4 SEC. 5	4,721	4,721	49,859	----						
105 REV.	EL PASO TRUST		UNNUMBERED PART BLOCK "C" SEC. 5	109,499	109,499	40,042 15,987							
105-1 REV.	EVANDOWN		SE 1/4 SEC. 5	1,046	1,046	----	1,247						
105-8 REV.	ROBERT M. LAURA		BLOCK 7, GRUBB'S RESUB. OF PART OF BUSBY'S SUB. SEC. 5	48,173	48,173	91,602	----						
106-0 REV.	RUTH KERR		LOTS 1, 10, 11, 12 & RESERVED PART IN BLOCK 15 MANSIONS PARK PLACE SEC. 5	15,677	15,677	542 4,112							
106-1	ELMER WHITE		LOTS 1 & 2 BLOCK "C" LITTLE SWITZERLAND NW 1/4 SEC. 5	433	433	----	11,157						
106-1A	H. C. GERBER		LOTS 2, 3 & 4 IN BLOCK 15 MANSIONS PARK PLACE SEC. 5	6,028	6,028	----							
106-8	HOWARD A. SMITH AND JOHANNA SMITH, J.T.		LOTS 1 & 2 IN BLOCK 15 MANSIONS PARK PLACE SEC. 5	250	250	559							
106-10	VIDA F. ELLISON		LOTS 1 THRU 9 BLOCK 12 MANSIONS PARK PLACE SE 1/4 SEC. 5	20,038	20,038	6,702	----						
106-12	VIDA F. ELLISON		BLOCKS 8 & 11 MANSIONS PARK PLACE SE 1/4 SEC. 5	43,290	43,290	73,420 33,240							
107 REV.	DOLLY LORRAINE PRIDDY		LOTS 18 & 19 BLOCK "C" ALBRECHT'S RESUB. LOT 1, BLOCK "N" E 1/2 SEC. 5	9,168 ACRES	9,168 ACRES	0.1 121,886							
107-12	DOLLY LORRAINE PRIDDY		W 1/2 & SE 1/4 NE 1/4 SEC. 5	44,023	44,023	SEE PARCEL 107 REV.						TEMPORARY EASEMENT FOR CONSTRUCTION OF ACCESS ROAD	TE-107
107-17	DELETED												
108	CITY OF MANITOU SPRINGS		THE MARK OF ALBRECHT'S RESUB. PART OF LOT 1, BLOCK "N" SE 1/4 SEC. 5	8,651	8,651	----							
			MANSIONS PARK PLACE										
109	VIDA F. ELLISON		LOTS 29, 30, 32 THRU 36, 38 & 40, BLOCK 7 MANSIONS PARK PLACE SE 1/4 SEC. 5	11,813	11,813	8,983	----						
	PAUL C. BROWN, INC.		LOT 31, BLOCK 7 MANSIONS PARK PLACE SE 1/4 SEC. 5	1,296	1,296	----							
	LUCHILE ELNORE		LOTS 11 & 12, BLOCK 16 MANSIONS PARK PLACE SE 1/4 SEC. 5	3764	3764	----							
	WILLIAM L. JOHNSON AND JUDY KAREY SEALE, J.T.		LOT 10, BLOCK 16 MANSIONS PARK PLACE SE 1/4 SEC. 5	1,939	1,939	----							
	MRS. LUCILLE ANDERSON		LOT 9, BLOCK 16 MANSIONS PARK PLACE SE 1/4 SEC. 5	2,047	2,047	----							
	RUTH K. KERR		LOT 8, BLOCK 16 MANSIONS PARK PLACE SE 1/4 SEC. 5	748	748	562	----						

REVISIONS		
4-8-69	Added	TE-107, Deleted E-107 1/4

R.O.W. TABULATION OF PROPERTIES IN EL PASO COUNTY S.H.No. 4 PROJ. F 017-1(2) SEC. 3

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJECT NO.	SHEET NO.
9	COLORADO	F 017-1(2) SEC. 3	2-D

RIGHT OF WAY MANITOU BYPASS

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN SQ. FT.			PURCHASE DATA					REMARKS	NO.
				PARCEL	TO BE ACQUIRED	REMAINDER	LAND	IMPROV'M'TS	DAMAGE	MISC.	TOTAL		
			T. 14 S., R. 67 W. 6th P.M.			RT. LT.							
115	UNKNOWN		SE 1/4 SEC. 5	5823	5823	-----							
			TOWN OF MANITOU										
116	DEW V. LAMBORN		LOT 2, BLOCK "N", SE 1/4 SEC. 5	47,485	47,485	28,441 42,864							
117	LEONARD H. LOWREY AND IRIS EVELYN LOWREY, J.T.		LOTS 17 & 18, BLOCK 2, ARTERBERRY'S SUB. & LOT 2, BLOCK "N", TOWN OF MANITOU SE 1/4 SEC. 5	2,705	2,705	12,105 -----							
118 REV.	EL PASO COUNTY		LOTS 7 THRU 11, BLOCK 3, ARTERBERRY'S SUB. SE 1/4 SEC. 5	6,271	6,271	-----							
118-A	YVONNE DE VENY WILLIAMS		LOTS 5 & 6, BLOCK 3, ARTERBERRY'S SUB. SE 1/4 SEC. 5	1,168	1,168	1,452 -----							
118-B	NELSON GARDNER		LOTS 19 & 20, BLOCK 2, ARTERBERRY'S SUB. SE 1/4 SEC. 5	230	230	6,170 -----							
118-C	DENNIE G. HANCOCK III		LOTS 1 THRU 5, BLOCK 1, SUNNY CREST ADDITION SE 1/4 SEC. 5	5,200	5,200	-----							
119	INVENTORS AND INVESTORS CO.		LOT 6, BLOCK 1, SUNNY CREST ADDITION SE 1/4 SEC. 5	441	441	----- 1,259							
120	G. D. BALES		BLOCK 2, SUNNY CREST ADDITION SE 1/4 SEC. 5	11,711	11,711	----- 11,359							
121	EL PASO COUNTY		LOTS 1 THRU 9, BLOCK 3, SUNNY CREST ADDITION SE 1/4 SEC. 5	8713	8713	572 8575							
122	JUAN P. RUIZ AND PINA RUIZ, J.T.		LOT 4, BLOCK "N", TOWN OF MANITOU SE 1/4 SEC. 5	44,376	44,376	56,684 43,124							
123	FLORENCE HINELIN		LOT 5, BLOCK "N", TOWN OF MANITOU SE 1/4 SEC. 5	44,377	44,377	60,603 43,124							
124	VIDA F. ELLISON		LOTS 6, 7 & 8, BLOCK "N" TOWN OF MANITOU SE 1/4 SEC. 5 & SW 1/4 SEC. 4	208,863	208,863	194,933 132,863							
124-A	TOWN OF MANITOU		LOTS 7 & 8, BLOCK "N" TOWN OF MANITOU SW 1/4 SEC. 4	12,762	12,762	3,485 3,843							

NE 1/4 OF THE SE 1/4
 SEC. 31, T.13 S., R. 67 W.

F 017-1(2) SEC. 3 3

RIGHT OF WAY
 MANITOU BYPASS
 Rev. LEON DUCHARME

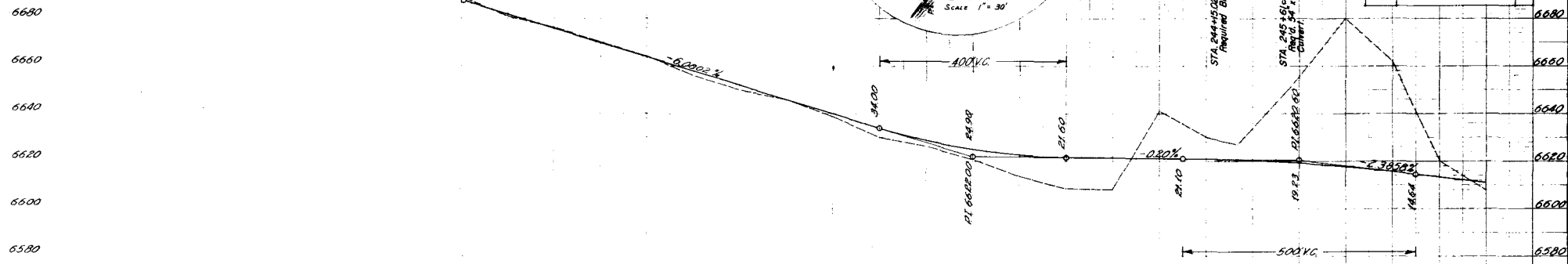
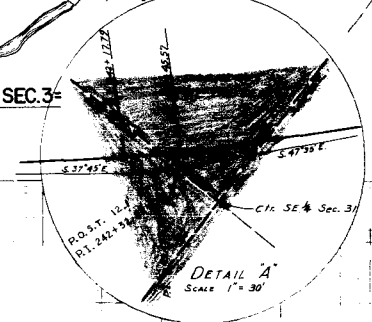
STA. 228+05.2 BEG. CONST. FO17-1(2) SEC. 3
 STA. 228+05.2 ON F017-1(3)

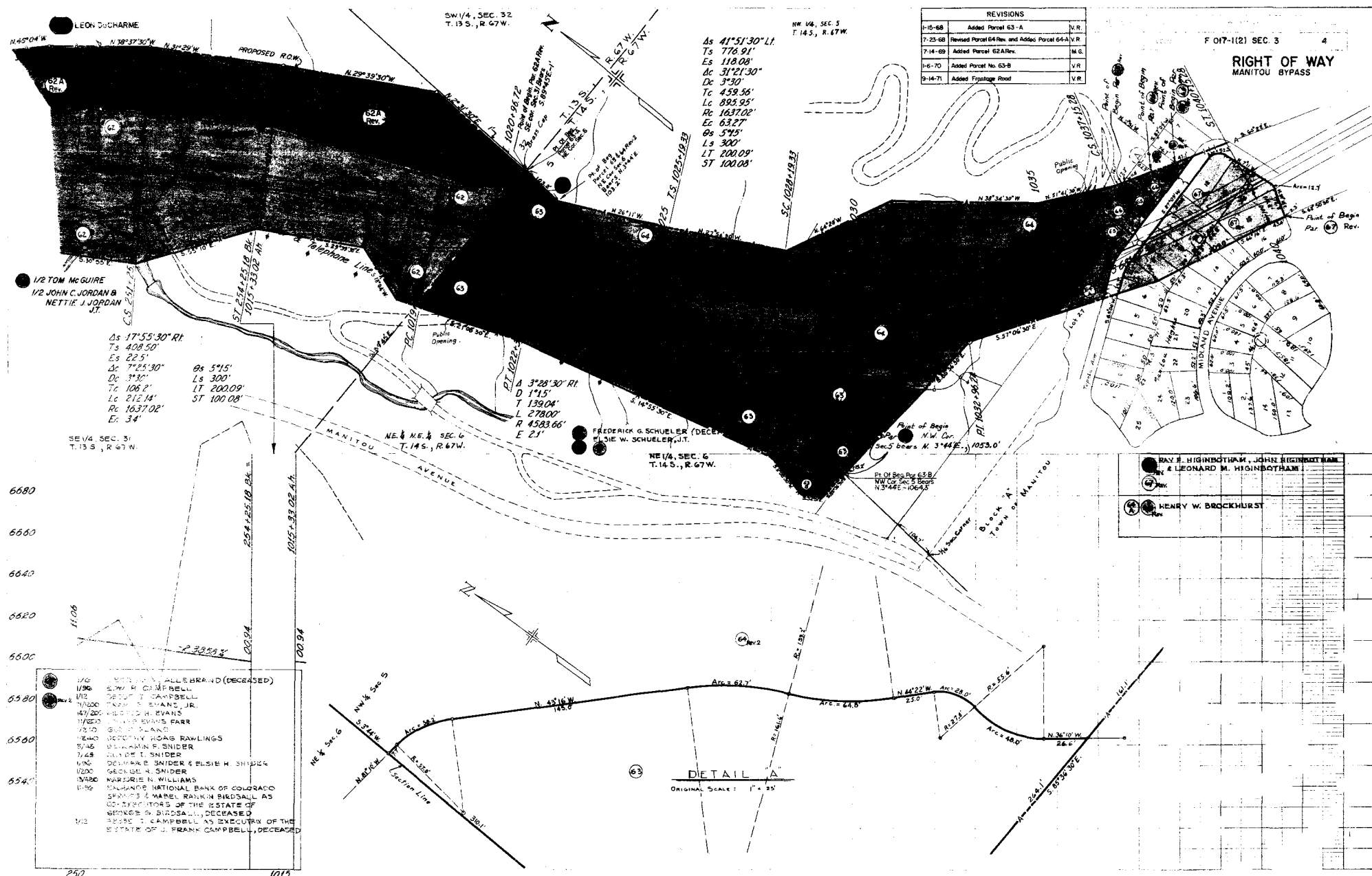
STA. 230+93.81 BEGIN R.O.W. FO17-1(2) SEC. 3
 END R.O.W. FO17-1(2) SEC. 1

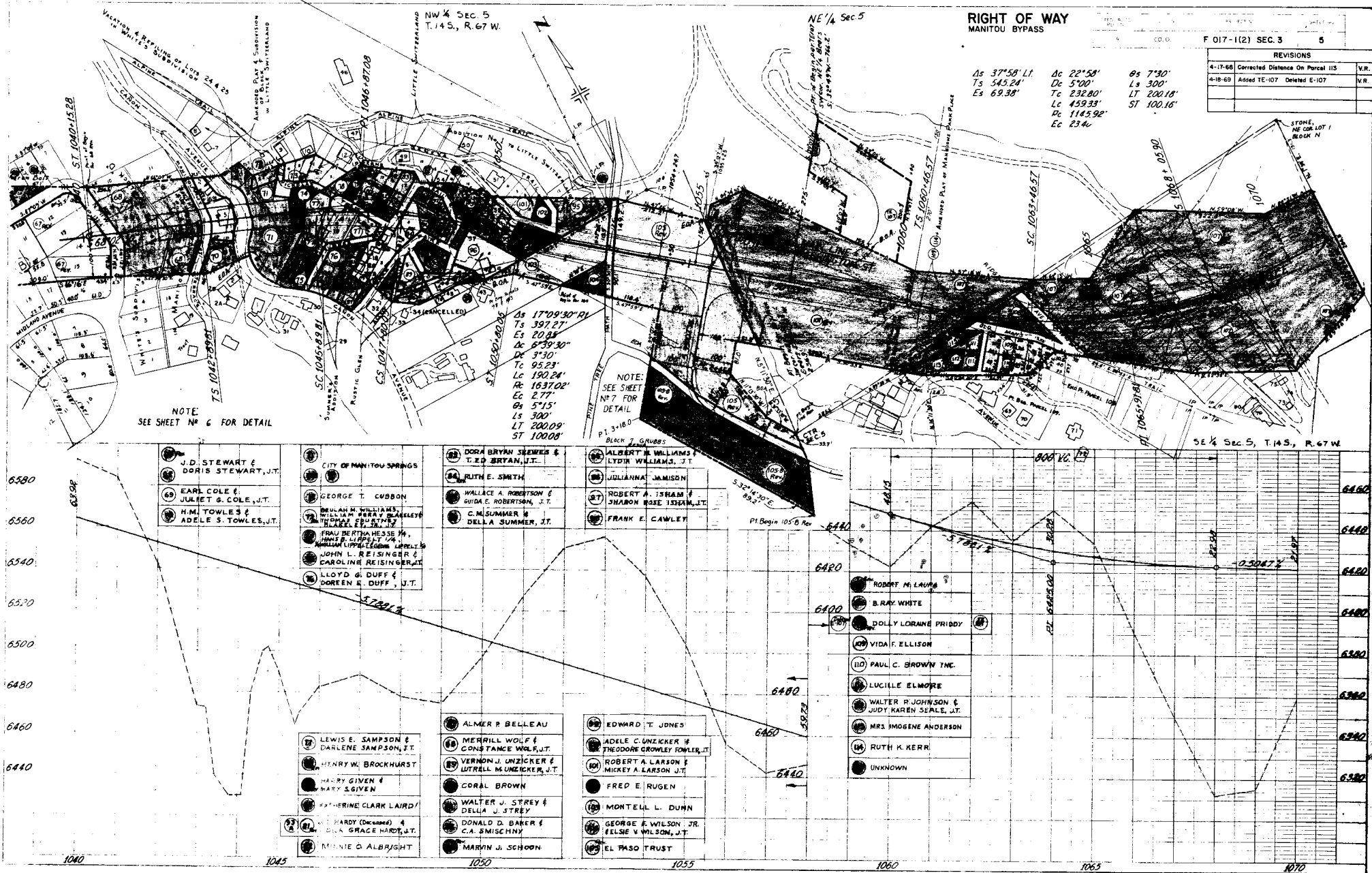
NW 1/4 OF THE SE 1/4
 SEC. 31, T.13 S., R. 67 W.

S 1/2 OF THE SE 1/4
 SEC. 31, T.13 S., R. 67 W.

REVISIONS		
DATE	DESCRIPTION	BY
8-20-69	Added Structures	VR
7-14-69	Added Parcel 62 & Rev.	M.G.



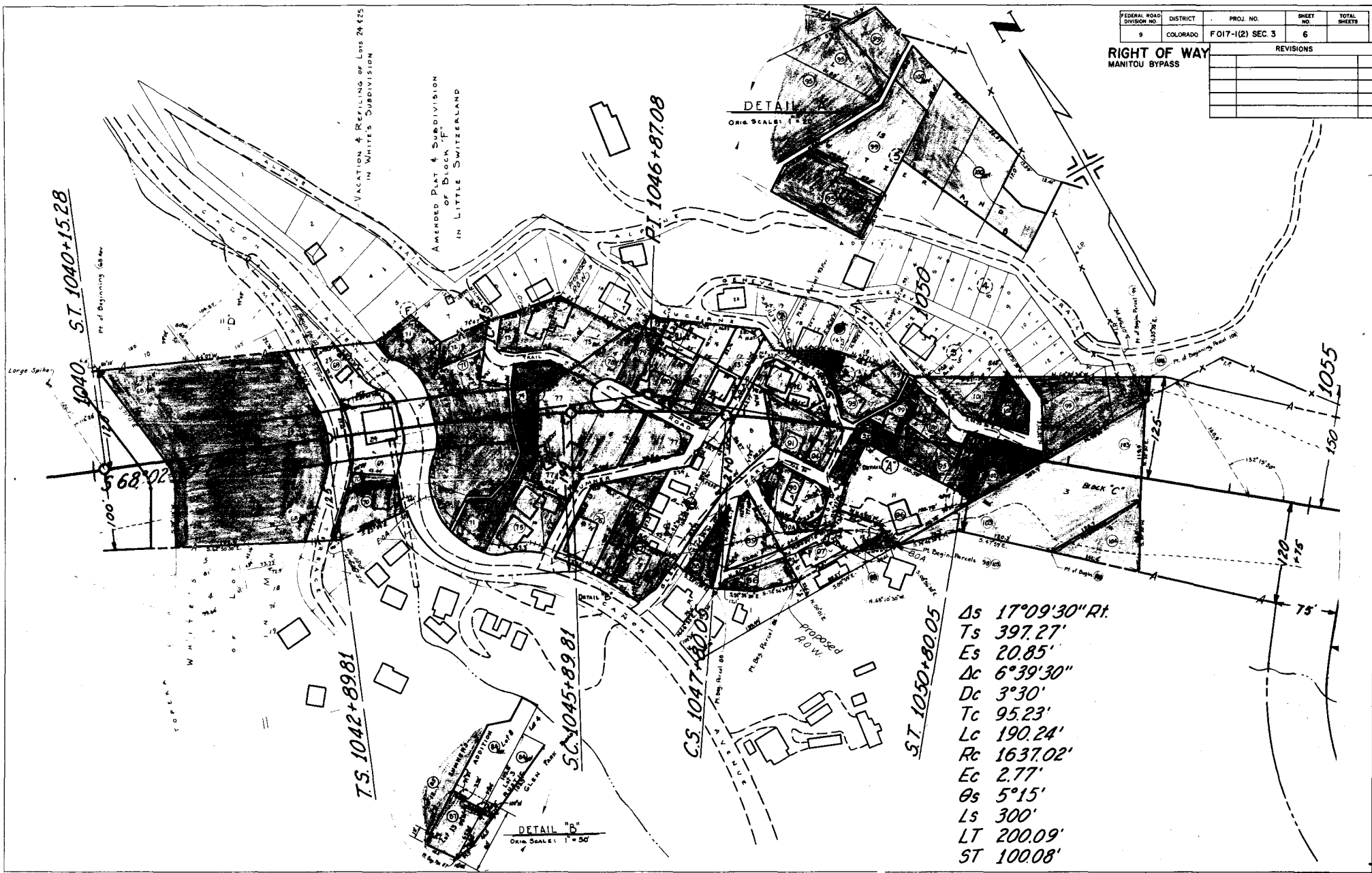




FEDERAL ROAD DIVISION NO.	DISTRICT	PROJ. NO.	SHEET NO.	TOTAL SHEETS
9	COLORADO	F 017-1(2) SEC. 3	6	

REVISIONS	

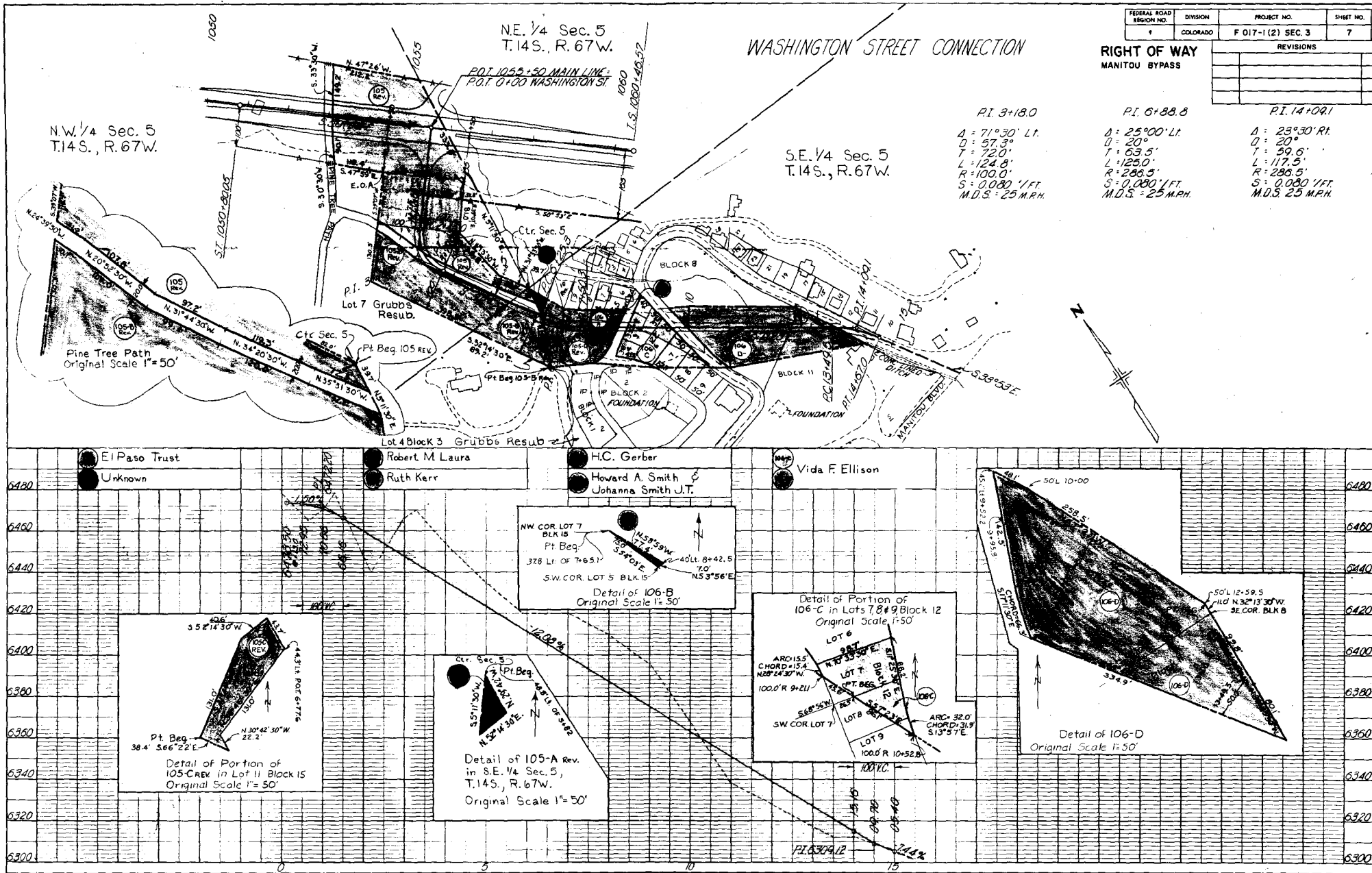
RIGHT OF WAY
MANITOU BYPASS



Ds	17°09'30" Rt.
Ts	397.27'
Es	20.85'
Δc	6°39'30"
Dc	3°30'
Tc	95.23'
Lc	190.24'
Rc	1637.02'
Ec	2.77'
θs	5°15'
Ls	300'
LT	200.09'
ST	100.08'

DETAIL "B"
Orig. Scale: 1" = 50'

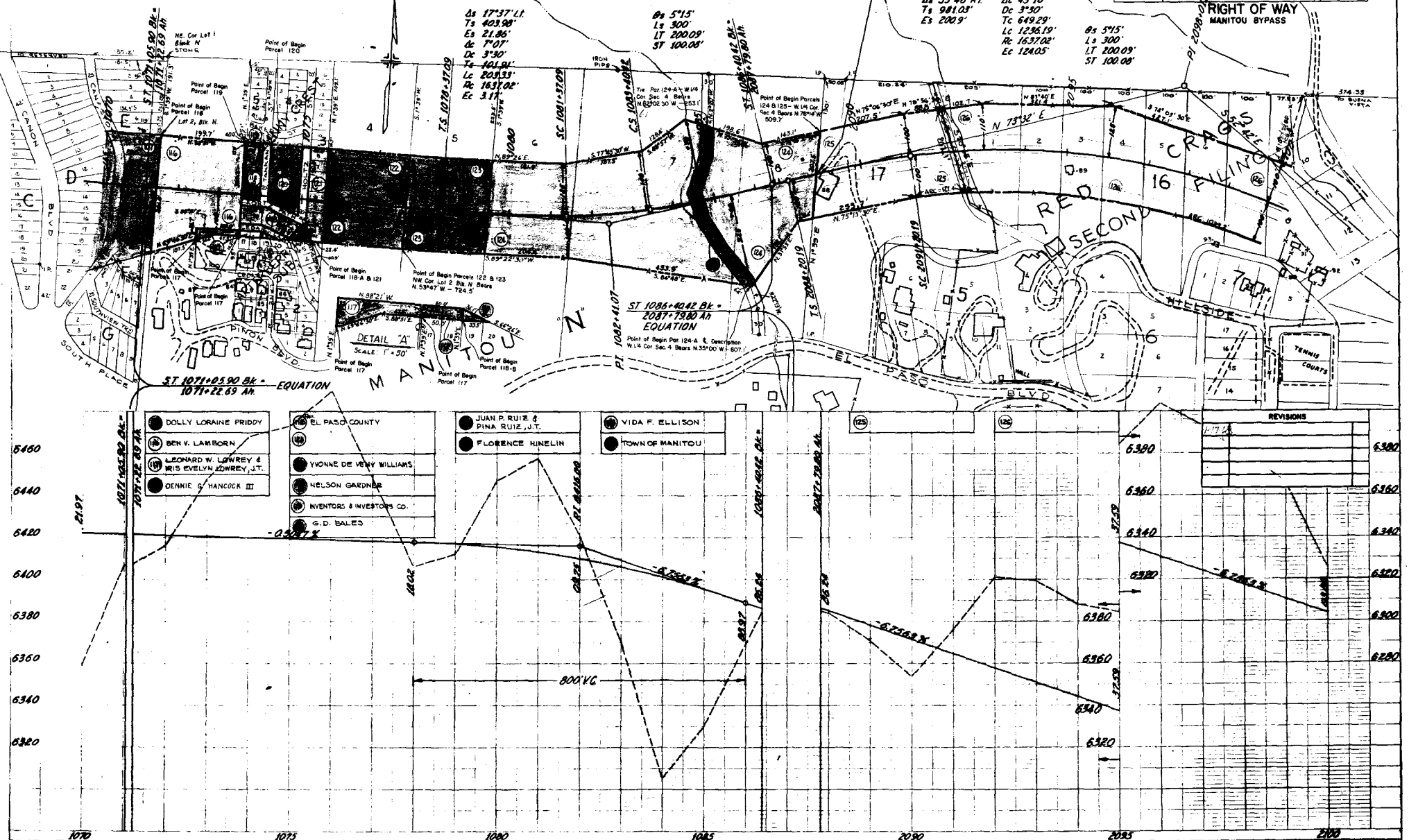
DETAIL
Orig. Scale: 1" = 50'

[illegible]

STA. 2088+90.26 END R.O.W. F017-1(2) SEC. 3=
STA 2088+90.26 BEGIN R.O.W. F017-1(2) SEC. 2

FEDERAL ROAD DIVISION NO.	DISTRICT	PROJECT NO.	SHEET NO.
9	COLORADO	F017-1(2) SEC. 3	8

RIGHT OF WAY
MANITOU BYPASS



REVISIONS	