FEDERAL HIGHWAY REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5313 (1)	1	

AS CONSTRUCTED

NO REVISIONS ☐ REVISED ☐ VOID ☐

RIGHT-OF-WAY
UNION BOULEVARD EXTENSION

REVISIONS		
7/23/79	Add const. limits	J.S.

FEDERAL AID PROJECT NUMBER M 5313 (1)

UNION BOULEVARD EXTENSION — COLORADO SPRINGS

EL PASO COUNTY

RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1"= 50'
OWNERSHIPS MAPS 1"= 400'

R.O.W. LENGTH = 2.252 mi.

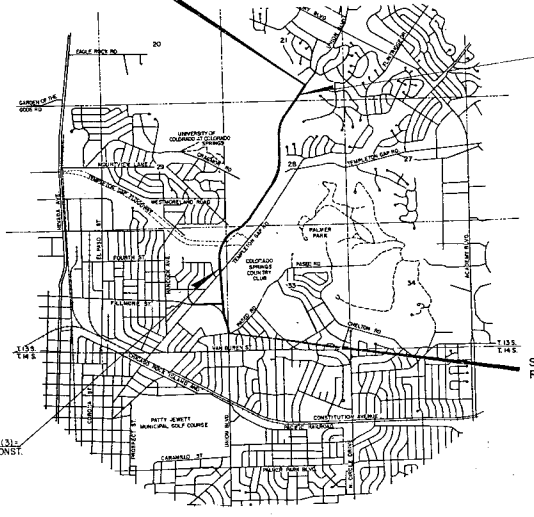
INDEX

1. TITLE SHEET
2. TABULATION OF PROPERTIES
3-15 PLAN SHEETS
16 OWNERSHIP MAP

CONVENTIONAL SIGNS

CENTER LINE
COUNTY LINE
TOWNSHIP OR RANGE LINE
LAND LINES — Section Line — 1/4 Section Line — 1/16 Section Line
PROPERTY OR TRACT LINE
CITY LIMITS
RAILROAD
EXISTING ROAD
PROPOSED ROAD
CONTROL OF ACCESS
ACCESS DENIED BY DEED — 24' OP. — 30' OP.
RIGHT OF WAY LINE
TOP OF CUTS
TOE OF FILLS
BARBED WIRE FENCE
CHAIN LINK FENCE
WOOD FENCE
GUARD RAIL — EXIST. — NEW
GUARD POSTS — EXIST. — NEW
SIDEWALK — EXIST. — NEW
CURB AND GUTTER — EXIST. — NEW
TEL. & TELEG. LINES — EXIST. — TO BE REMOVED — RELOCATED
ELECTRIC LINES
ELEC. TRANS. TOWER
BURIED TEL. CABLE — EXIST. — NEW
BURIED ELECTRIC CABLE — EXIST. — NEW
GAS MAIN — EXIST. — NEW
OIL MAIN — EXIST. — NEW
WATER MAIN — EXIST. — NEW
SANITARY SEWERS — EXIST. — NEW
STORM SEWERS — EXIST. — NEW

STA. 119+09.94 END
R.O.W. PROJ. M 5313 (1)



115+00.0 END M 2233(3) CONST.

STA. 0 + 21.93 BEGIN
R.O.W. PROJ. M 5313(1)

27+00.0 BEGIN M2233(3)=
27+00.0 on M 2233(1) CONST.

DIVISION OF HIGHWAYS

APPROVED _____
CHIEF ENGINEER — DATE

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

[redacted] DATE 4-12-79

For: Div. ROW Off.

L.P. D-2
10-79

STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5313 (1)	2	

AS CONSTRUCTED

NO REVISIONS [ ] REVISED [ ] VOID [ ]

RIGHT-OF-WAY
UNION BOULEVARD EXTENSION
OWNERSHIP LIST

OWNERSHIP LIST

(1) (2) (12) (13) (14) (TE-12) — WOOD BROS HOMES, INC.
A Delaware Corporation

(TE-11) — PIONEER BANK & TRUST CO.

(9) — ONE M ACCOUNT & JAMES C. BERGSTROM

(TE-13) — ALBERT J. JR. & CLARA L. FRANK

(3) (6) — F.M. HOUCK ESTATE
Karl R. Ross
Attorney for Estate

(7) (PE-3) (TE-6)
(8) (PE-5) (TE-7)
(11D) (11A) (15) (TE-1) (TE-8)
(PE-1) (TE-14)
(PE-2) (TE-5)

(4) (TE4) (4A) — BELLEVUE BAPTIST CHURCH

(5) (TE-3) (5A) — NATIONAL HERITAGE, INC.

(9A) (TE-9) (TE-10) — EARL F. REYNOLDS

(10) — VIRGINIA M. MURPHY
ELIZABETH LILLIAN WASINGER

R.O.W. TABULATION OF PROPERTIES IN: EL PASO COUNTY PROJECT NO. M 5313 (1)

RIGHT OF WAY
UNION BOULEVARD EXTENSION

PARCEL NO.	OWNER'S NAME & ADDRESS	LOCATION	AREA IN ACRES OF PARCEL TO BE ACQUIRED	REMAINDER LEFT	REMAINDER RIGHT	PURCHASE DATA LAND	IMPROVMT'S	DAMAGE	MISC.	TOTAL	REMARKS	NO.
1	Wood Bros. Homes, Inc.-2109 S. Wadsworth Blvd.- Denver, Co.	Secs.28,29,33-13-66	30.6405	165.806	0.000						The remainder area left includes Parcels (12) (13) & (TE-12)	
2	" " "	"	12.5080									
3	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo. Spgs.,Co.	Sec.28-13-66	12.3564	699.23	12.725						The remainder area right is unusable ground. B.(TE-2)	
4	Bellevue Baptist Church-2726 N. Union Blvd.- Colo. Spgs., Co.	Sec. 32-13-66	0.1164	3.176	0.000							
5	National Heritage, Inc.- 320 Whittington Pkwy.- Louisville, Ky.	Secs. 32, 33-13-66	0.1651	0.000	5.507							
6	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo. Spgs., Co.	Secs. 32, 33-13-66	0.0129	Same as below							Same as below	
7	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo.Spgs.,Co.	"	9.2056	4.18 34.90 4.45 35.61	35.61						The remainder area left (N), left (S), and right includes all Temporary and Permanent Easements.	
8	F.M. Houck Estate c/o Karl R. Ross- Holly Sugar Bldg.-Colo. Spgs.,Co.	"	0.2230	Same as above								
9	One M. Account & James C. Bergstrom	"	2.3276	0.000	—						Same as above	
9A	Earl F. Reynolds - 3015 N. El Paso - Colo. Spgs., Co.	Sec. 32-13-66	0.9841	2.719	0.000							
10	Virginia M. Murphy & Elizabeth Lillian Wasinger -	Sec. 32-13-66	1.5810	20.806	0.000							
11A	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo. Spgs.,Co.	Sec. 33-13-66	0.8971	Same *	35.61						This parcel is required to provide access to Nahanal Heritage	
12	Wood Bros. Homes, Inc.-2109 S. Wadsworth Blvd.-Denver, Co.	Secs. 28, 33-13-66	0.5953	165.806	0.000						This parcel is required to provide access to Murphy-Wasinger	
13	Wood Bros. Homes, Inc.- 2109 S. Wadsworth Blvd.-Denver, Co.	"	0.4039	165. 806	0.000						This parcel is right-of-way for Acacia Dr.	
14	Wood Bros. Homes, Inc. - 2109 S. Wadsworth Blvd.-Denver, Co.	Sec. 33-13-66	3.4150	0.000	0.000						This parcel is required for drainage (unusable ground)	
PE-1	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo. Spgs., Co.	Secs. 32, 33-13-66	0.3032	Same *	35.61						Purpose: Drainage Ditch	PE-1
PE-2	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo.Spgs.,Co.	"	0.0435	Same *	35.61						Purpose: Drainage Pipe Construction	PE-2
PE-3	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo.Spgs.,Co.	Sec. 32-13-66	0.3230	Same *	35.61						Purpose: Drainage Ditch	PE-3
PE-4	City of Colorado Springs (Existing Fillmore St. R.O.W.)	Sec. 32-13-66	0.0798	—	—						This parcel is existing R.O.W. to be retained as permanent esmt.	PE-4
PE-5	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo. Spgs., Co.	Sec. 32-13-66	0.0458	Same *	35.61						Purpose: Drainage Pipe Construction	PE-5
TE-1	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo.Spgs., Co.		0.75	—	—						Purpose: Cut/Fill Slopes and Cut-off ditch construction	TE-1
15	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo.Spgs., Co.		12.73	—	—						No Access resulted in its taking	
TE-3	National Heritage, Inc.- 320 Whittington Pkwy.- Louisville, Ky.		1.33	—	—						Purpose: Modifications to existing Nursing Home curb/pvmt	TE-3
TE-4	Bellevue Baptist Church-2726 N. Union Blvd.- Colo. Spgs., Co.		0.20	—	—						Purpose: Cut/Fill Slopes	TE-4
TE-5	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo. Spgs., Co.		0.985	—	—						Purpose: Cut/Fill Slopes and Conc Drg Inject Structure	TE-5
TE-6	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo. Spgs., Co.		1.039	—	—						Purpose: Cut/Fill Slopes	TE-6
TE-6A	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.-Colo. Spgs., Co.		0.76	—	—						Purpose: Cut/Fill and fill For Positive Drg.	TE-6A
TE-6B	F.M. Houck Estate c/o Karl R. Ross-Holly Sugar Bldg.- Colo. Spgs., Co.		0.06	—	—						Purpose: Cut/Fill Slopes	TE-6B
TE-7	F.M. Houck Estates c/o Karl R. Ross-Holly Sugar Bldg.- Colo. Spgs., Co.		0.367	—	—						Purpose: Cut/Fill Slopes	TE-7
TE-8	F.M. Houck Estates c/o Karl R. Ross- Holly Sugar Bldg.-Colo. Spgs., Co.		0.503	—	—						Purpose: Cut/Fill Slopes	TE-8
TE-9	Earl F. Reynolds - 3015 N. El Paso - Colo. Spgs., Co.		0.27	—	—						Purpose: Fill for Positive Drg.	TE-9
TE-10	One M. Account & James C. Bergstrom		0.32	—	—						Purpose: Fill for Positive Drg.	TE-10
TE-11	Pioneer Bank & Trust Co.		0.28	—	—						Purpose: Cut/Fill and Drg. ditch construction	TE-11
TE-12	Wood Bros. Homes, Inc.- 2109 S. Wadsworth Blvd.- Denver, Co.		0.45	—	—						Purpose: Cut/Fill Slopes	TE-12
TE-13	Albert J. Jr. & Clara L. Frank-1711 Newcastle St., Colo. Spgs., Co.		0.03	—	—						Purpose: Cut/Fill Slopes and Driveway Modification	TE-13
TE-14	F.M. Houck Estates c/o Karl R. Ross- Holly Sugar Bldg.- Colo. Spgs., Co.		0.149	—	—						Purpose: Cut/Fill Slopes	TE-14
4A	Bellevue Baptist Church-2726 N. Union Blvd.- Colo. Spgs., Co.		0.005	—	—						Required for traffic signals	
5A	National Heritage, Inc.- 320 Whittington Pkwy.- Louisville, Ky.		0.0025	—	—						Required for traffic signals	
11D	F.M. Houck Estates c/o Karl R. Ross-Holly Sugar Bldg.- Colo. Spgs., Co.		0.028	—	—						R/W for Pasco Road	
Access 2 Rev	B.H. Smartt c/ Harris Enterprises		—	—	—						For proposed Hazel Lane	

STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5313 (1)	3	

NO REVISION — SECTION TOTALED — W.O.C.

RIGHT OF WAY
UNION BOULEVARD EXTENSION

REVISIONS

ORIGINAL SCALE: 1" = 50'

T. 13S R. 66W.
SEC 32

REMAINDER AREA WEST OF UNION BLVD. AND SOUTH OF FILLMORE ST. INCLUDING AREA OF EXISTING FILLMORE ST. TO BE VACATED-EXCLUDING PE-2, PE-4 & PE-5 43.65 ACRES

NOTE: TE-4, TE-6A & TE-6B ARE FOR CUT & FILL SLOPES.

UNPLATTED
6 7
F.M. HOUCK ESTATE

SE.1/4 SEC. 32

THIS PORTION OF EXISTING 100' FILLMORE/UNION STREET R.O.W. TO BE VACATED AND RETAINED AS A UTILITY EASEMENT

PASEO ROAD

LOT 1, BLOCK 1
BELLEVUE BAPTIST CHURCH SUBDIVISION
PLAT BOOK A 3 PAGE 54

Curve Data
Δc=21°02'46"
Dc=4°35'05"
Tc=232.13'
Lc=459.03'
Rc=1249.65'

4 4A
BELLEVUE BAPTIST CHURCH
2726 N. UNION BLVD.
COLORADO SPRINGS, CO

P.O.B. Portion of Existing 100 Ft. Fillmore St. to be Vacated-N.E. Cor. Sec. 32-13-66
N2°51'31"E, 3880.88'

P.O.B. PARCELS 4 & 6
Northeast Corner Bellevue Baptist Church Subdivision
N.E. Cor. Sec. 32-13-66
N12°07'23"E, 3974.45'

P.O.B. PARCELS 6 & 7
Northwest corner Filing # 1 of Templeton Gap Addition # 2-649.782-38.58' Rt. N.E.Cor. Sec. 32-13-66 N01°36'47"E-3826.10'

P.O.B. (PE-1)
Northwest Corner Lot 1, Block 1, Filing # 1 of Templeton Gap Addition # 2 S62°25'49"W, 2761 N.E. Cor. Sec. 32-16-66 N1°19'57"E 3815.28'

REMAINDER AREA LEFT 3.176 ACRES

REMAINDER AREA RIGHT 5.507 ACRES

REMAINDER AREA RIGHT OF PARCEL 7
36.34 ACRES
REMAINDER AREA RIGHT OF PARCELS 7 & 11A
35.44 ACRES

PASEO ADDITION NO.1 TO THE CITY OF COLORADO SPRINGS
PLAT BOOK V PAGE 12

PASEO ADDITION NO. 2 TO THE CITY OF COLORADO SPRINGS
PLAT BOOK V PAGE 16

FILING # 1 OF TEMPLETON GAP ADDITION # 2
PLAT BOOK E2 PAGE 44

LOT 1, BLOCK 1

NATIONAL HERITAGE, INC.
320 WHITTINGTON PKWY.
LOUISVILLE, KY 40222

UNION BLVD.

FILLMORE ST.

TEMPORARY EASEMENT (TE-4)

PERMANENT EASEMENT (PE-1)

TEMPORARY EASEMENT (TE-5)

TEMPORARY EASEMENT (TE-6A)

TEMPORARY EASEMENT (TE-6B)

EXISTING 100' R.O.W. BOOK 1909 PAGE 998

Curve Data
Δc=17°31'58"
Dc=6°00'00"
Tc=147.26'
Lc=292.21'
Rc=954.93'

SW 1/4 SEC. 33

UNPLATTED
F. M. HOUCK ESTATE

SEE DETAIL SHEET NUMBER 5

STA. 0+21.93 BEGIN R.O.W.
PROJECT M-5313 (1)

FEDERAL REGION	ROAD NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII		COLORADO	M 5313 (1)	4	

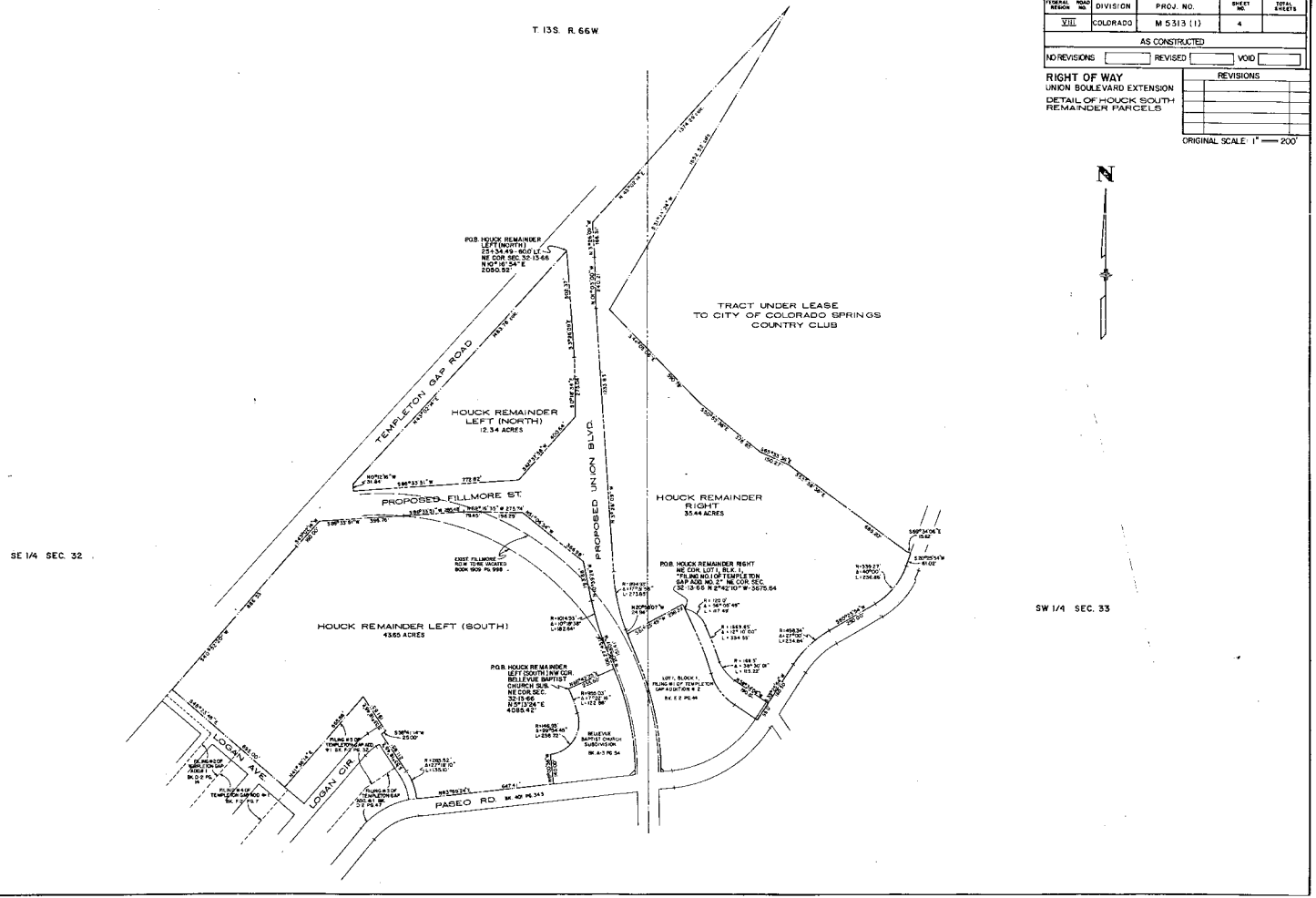
AS CONSTRUCTED

NO REVISIONS | REVISED | VOID

RIGHT OF WAY
UNION BOULEVARD EXTENSION
DETAIL OF HOUCK SOUTH REMAINDER PARCELS

REVISIONS

ORIGINAL SCALE: 1" = 200'



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5313 (1)	4A	

AS CONSTRUCTED

NO REVISIONS [ ] REVISED [ ] VOID [ ]

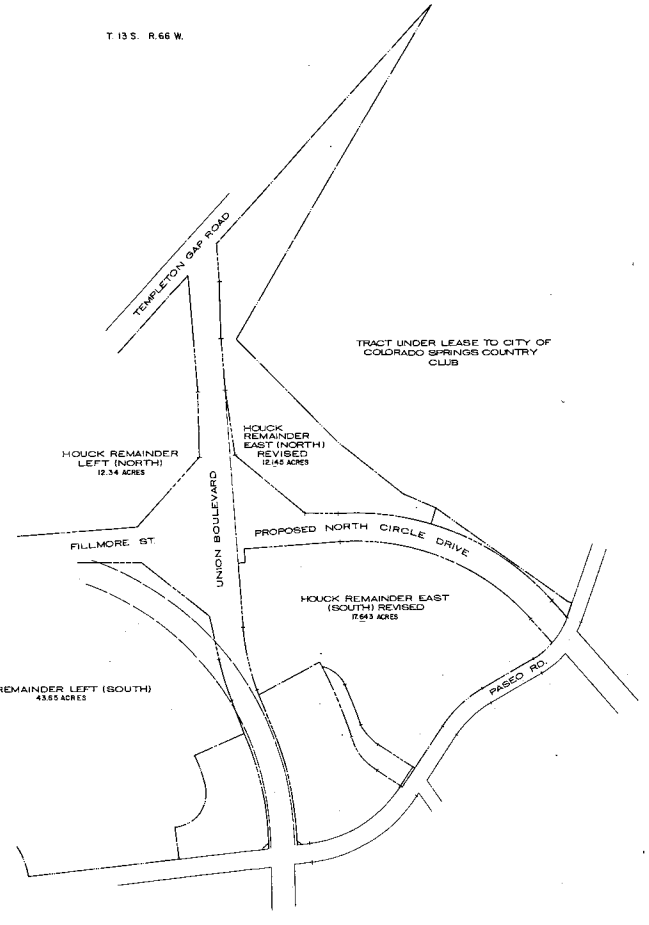
RIGHT OF WAY
UNION BOULEVARD EXTENSION

REVISED DETAIL OF HOUCK SOUTH REMAINDER PARCELS
OVERLAY OF SHEET NO. 4

REVISIONS

ORIGINAL SCALE 1" = 200'

T. 13 S. R. 66 W.



SE 1/4 SEC. 32

SW 1/4 SEC. 33

FEDERAL AID PROJECT NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5313 (1)	5	

AS CONSTRUCTED

NO REVISIONS ☐ REVISED ☐ VOID ☐

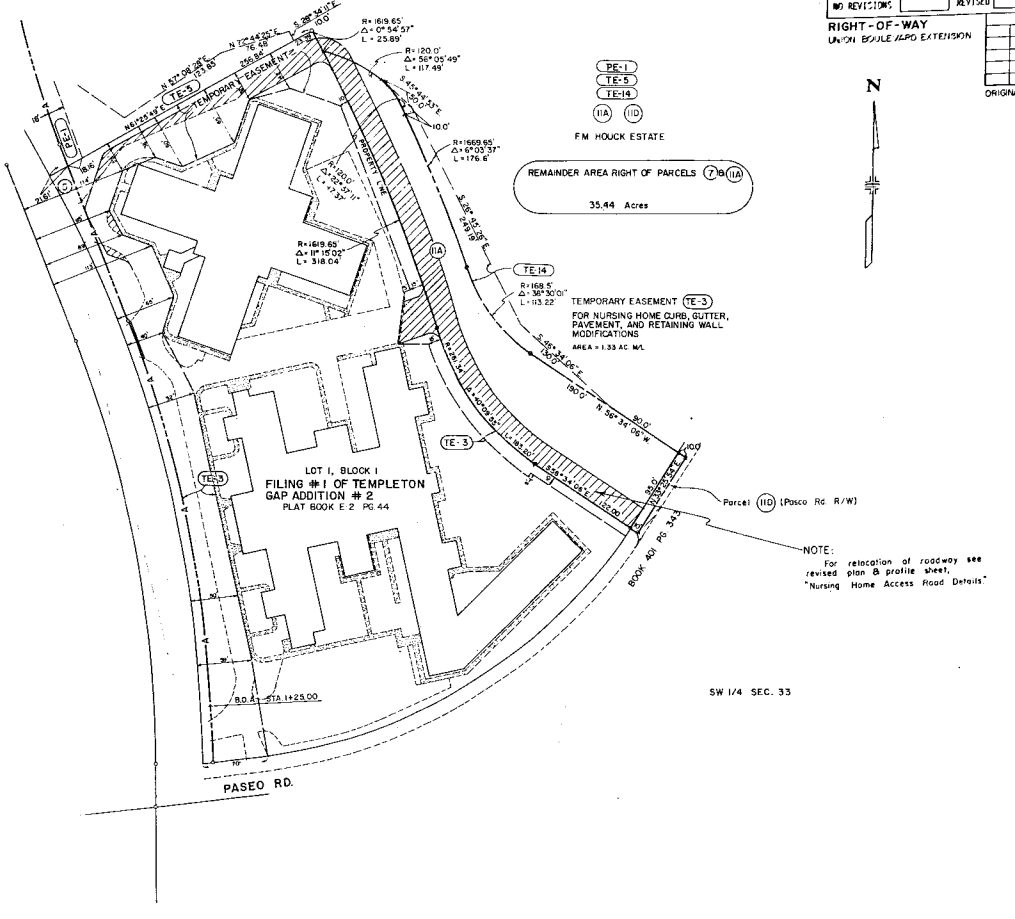
REVISIONS

RIGHT-OF-WAY

UNION BOULEVARD EXTENSION

ORIGINAL SCALE: 1" = 50'

T. 13 S. R. 66 W.



NOTE:
For relocation of roadway see revised plan & profile sheet, "Nursing Home Access Road Details."

REGIONAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5313 (1)	6	

AS CONSTRUCTED

NO REVISIONS | REVISED | VOID

RIGHT-OF-WAY
NORTH CIRCLE DRIVE EXTENSION
SCALE OF ORIG. DWG. 1"=100'

REVISIONS

T. 13 S. R. 66 W.

NE 1/4 SEC. 32

NW 1/4 SEC. 33

SE 1/4 SEC. 32

SW 1/4 SEC. 33

UNION STA. 20+32.11=60' RT.
END CIRCLE DR. R.O.W.

N 89°23'47" W 275.04'

73.62'

UNION STA. 17+57.48=
75.0' RT. ANGLE PT.

0.1450 Acres - TE-5
(Not in Circle Drive R/W)

REMAINDER EAST (NORTH) REVISED.
12.145 Acres

S 49°23'47" E

60'

0.1549Ac
0.1851Ac
0.3400Ac

100.04'

CIRCLE STA. 3+45.52
BEG. 12.0' RT. R.O.C.

CIRCLE STA. 5+05.11
END 12.0' RT. R.O.C.

EXISTING UNION BLVD.
RIGHT-OF-WAY PARCEL
(7)

5.3780 Acres Total
(2.385 Ac. + Perm. Esmt. Union)
(2.506 Ac. + Temp. Esmt. Union)

141.96'

N 89°23'47" W

R = 1120.00'

N 16°59'56" E
76.36'

ADDITIONAL R.O.W.
PARCEL
0.1452 Acres

COLORADO SPRINGS
COUNTRY CLUB

R = 1120.00'
Δ = 31°46'01"
L = 621.24'

Country Club Property
Line By Exist. Fence

Country Club Property
Line By Record Deeds.

S 69°34'06" E - 15.62'

UNION STA. 14+09.49
CENTERLINE FILLMORE
AND CIRCLE DRIVE
CIRCLE DR. STA. 04+00

PROPOSED N. CIRCLE DRIVE

N 86°33'51" E
41.51'

R = 1000.00'

Δ = 50°12'56"

N 86°33'51" E

S 3°26'09" E
55.00'

S 86°33'51" W
30.00'

Exist TEMPORARY
EASEMENT TE-5

F.M. HOUCK ESTATE
REMAINDER EAST (SOUTH) REVISED.
17.943 Acres

CENTERLINE CIRCLE
DRIVE CURVE DATA
R = 1000.00'
Δ = 50°12'56"
L = 966.04'
T = 519.47'

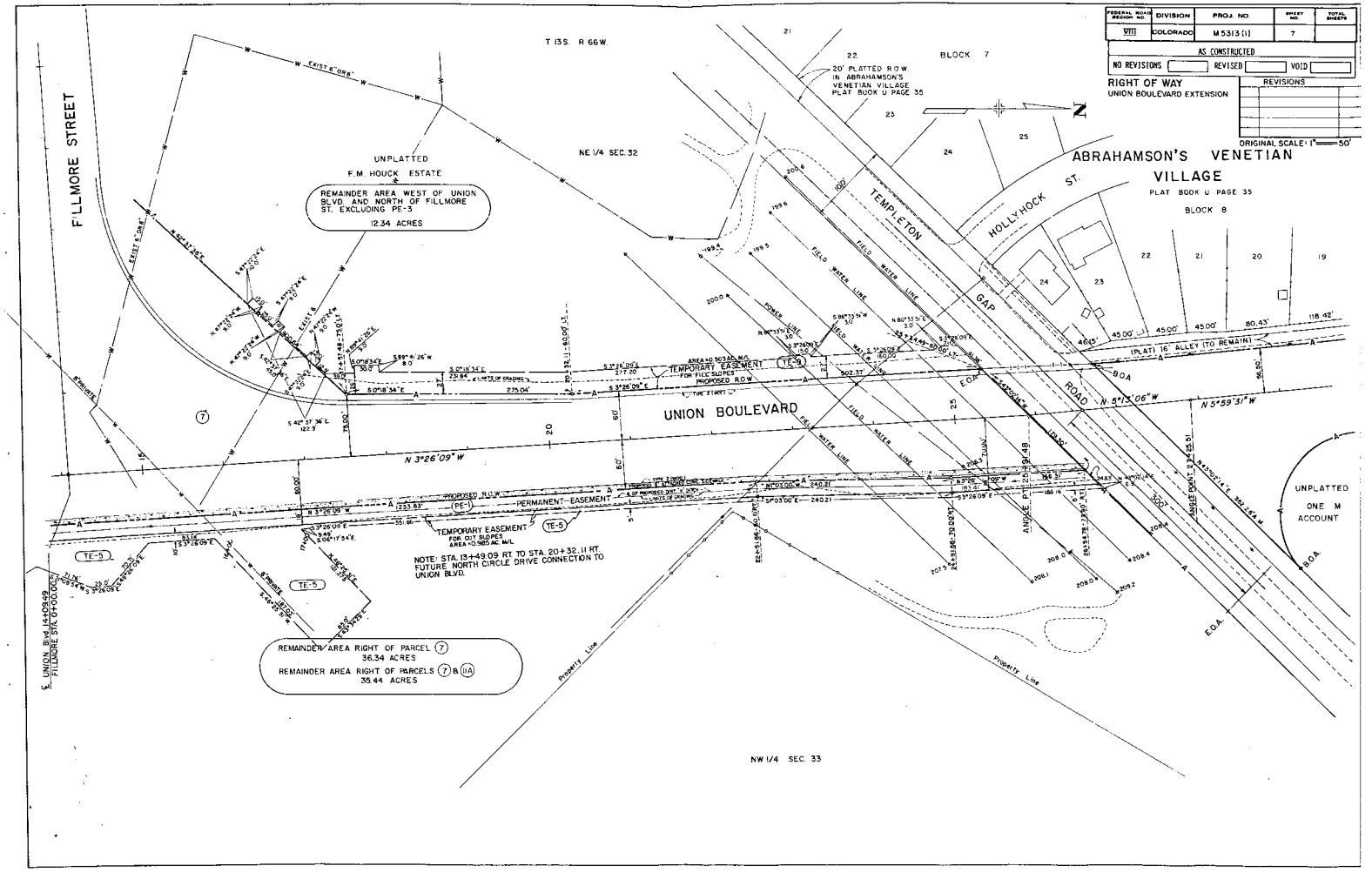
R = 339.27'
Δ = 19°30'28"
L = 115.51'

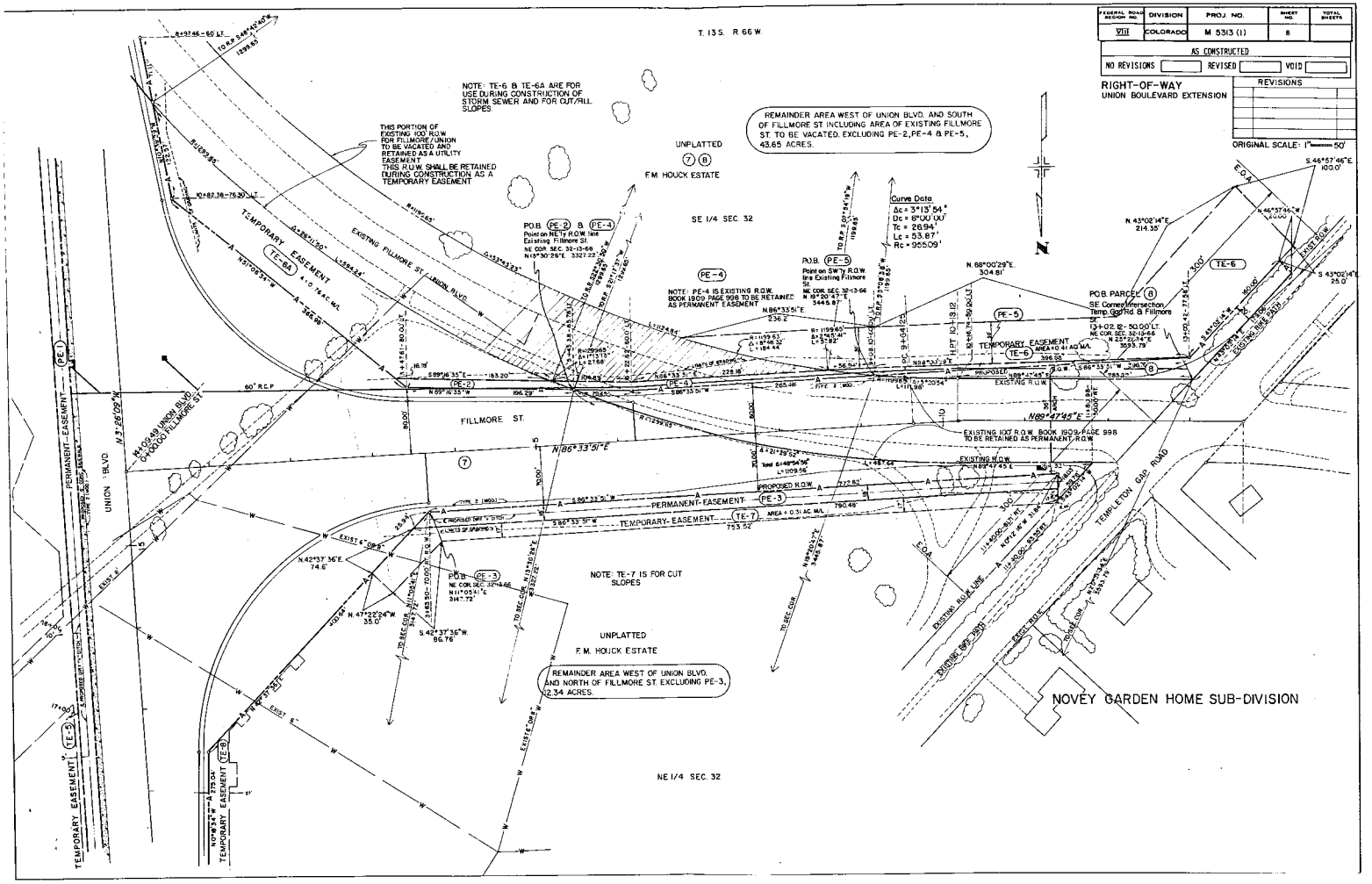
R = 339.27'
Δ = 19°47'03"
L = 111.24'

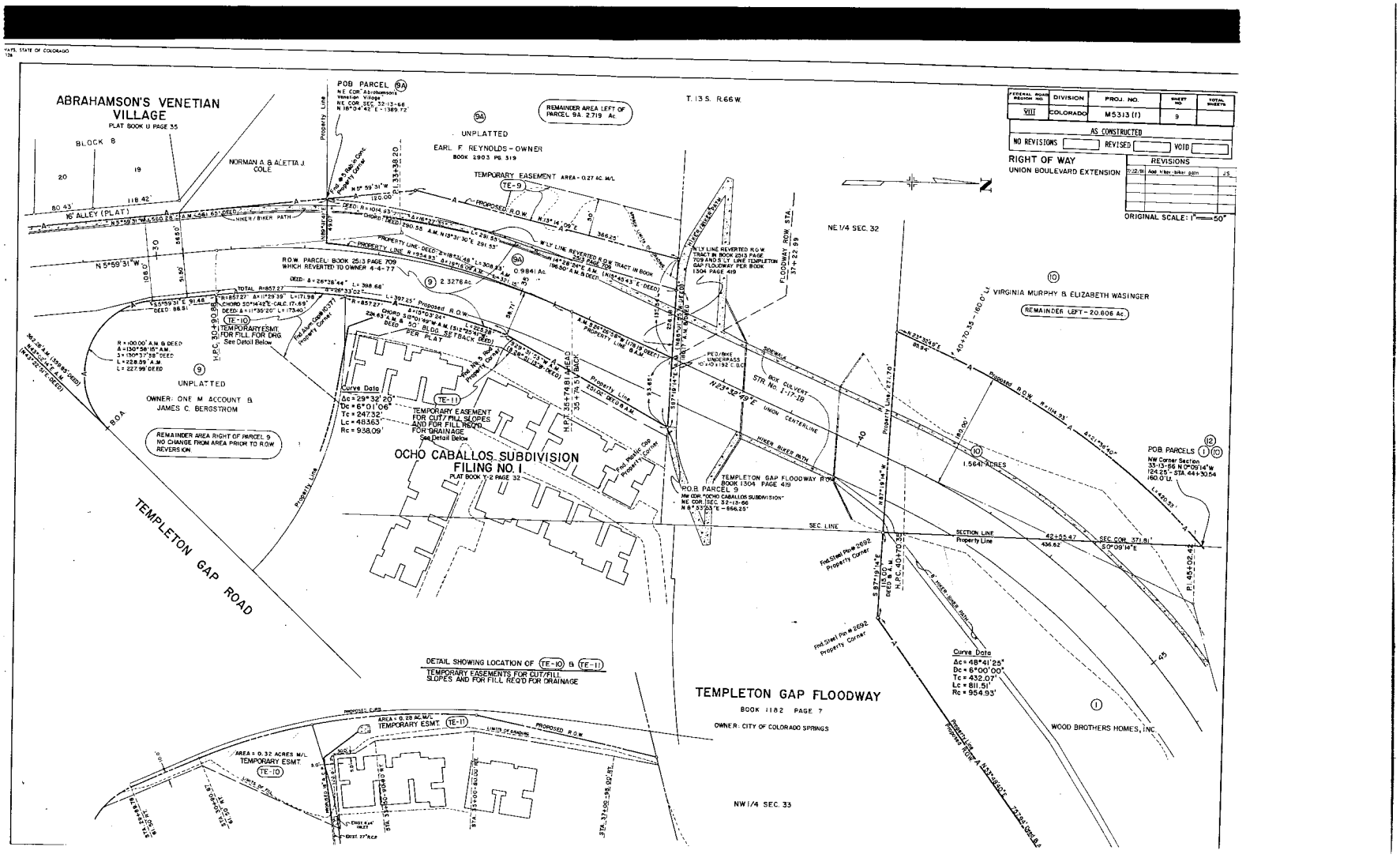
R = 339.27'
Δ = 14°57'25"
L = 147.78'

R = 339.27'
Δ = 14°57'25"
L = 147.78'

R = 339.27'
Δ = 14°57'25"
L = 147.78


FEDERAL ROAD REGION NO. | DIVISION | PROJ. NO. | SHEET NO. | TOTAL SHEETS
VIII | COLORADO | M 5313 (1) | 7
AS CONSTRUCTED
NO REVISIONS | REVISED | VOID
RIGHT OF WAY
UNION BOULEVARD EXTENSION
REVISIONS
ORIGINAL SCALE: 1" = 50'
T 13 S. R 66 W.
NE 1/4 SEC. 32
NW 1/4 SEC. 33
FILLMORE STREET
UNPLATTED
F.M. HOUCK ESTATE
REMAINDER AREA WEST OF UNION BLVD. AND NORTH OF FILLMORE ST. EXCLUDING PE-3
12.34 ACRES
UNION BOULEVARD
N 3°26'09" W
TEMPLETON GAP ROAD
HOLLYHOCK ST.
ABRAHAMSON'S VENETIAN VILLAGE
PLAT BOOK U PAGE 35
BLOCK 8
BLOCK 7
20' PLATTED R.O.W. IN ABRAHAMSON'S VENETIAN VILLAGE PLAT BOOK U PAGE 35
(PLAT) 16' ALLEY (TO REMAIN)
PROPOSED R.O.W.
PERMANENT EASEMENT
TEMPORARY EASEMENT FOR CUT SLOPES AREA 0.985 AC M/L
TEMPORARY EASEMENT FOR FILL SLOPES PROPOSED R.O.W.
AREA 40 503 SQ. FT.
NOTE: STA. 13+49.09 RT. TO STA. 20+32.11 RT. FUTURE NORTH CIRCLE DRIVE CONNECTION TO UNION BLVD.
FIELD WATER LINE
E.O.A.
B.O.A.
UNPLATTED ONE M ACCOUNT
ANGLE PT. 2
ANGLE POINT 2
Property Line
REMAINDER AREA RIGHT OF PARCEL (7)
36.34 ACRES
REMAINDER AREA RIGHT OF PARCELS (7) & (11A)
35.44 ACRES
UNION Blvd. 13+09.09 FILLMORE STA. 0+00.00
TE-5
PE-1
PE-3


T. 13 S. R. 66 W.
NOTE: TE-6 & TE-6A ARE FOR USE DURING CONSTRUCTION OF STORM SEWER AND FOR CUT/FILL SLOPES
REMAINDER AREA WEST OF UNION BLVD. AND SOUTH OF FILLMORE ST. INCLUDING AREA OF EXISTING FILLMORE ST. TO BE VACATED. EXCLUDING PE-2, PE-4 & PE-5, 43.65 ACRES.
THIS PORTION OF EXISTING 100' R.O.W. FOR FILLMORE/UNION TO BE VACATED AND RETAINED AS A UTILITY EASEMENT. THIS R.O.W. SHALL BE RETAINED DURING CONSTRUCTION AS A TEMPORARY EASEMENT
UNPLATTED
F.M. HOUCK ESTATE
SE 1/4 SEC. 32
Curve Data
Δc = 3°13'54"
Dc = 8°00'00"
Tc = 26.94'
Lc = 53.87'
Rc = 955.09'
P.O.B. (PE-2) & (PE-4) Point on NE'ly R.O.W. line Existing Fillmore St. NE COR. SEC. 32-13-66 N 15°30'26"E 5327.22'
P.O.B. (PE-5) Point on SW'ly R.O.W. line Existing Fillmore St. NE COR. SEC. 32-13-66 N 19°20'47"E 3445.87'
NOTE: PE-4 IS EXISTING R.O.W. BOOK 1909 PAGE 998 TO BE RETAINED AS PERMANENT EASEMENT
P.O.B. PARCEL (8) SE Corner Intersection Temp. 90th Rd. & Fillmore
TEMPORARY EASEMENT AREA = 0.41 AC M/L
PROPOSED R.O.W.
EXISTING R.O.W.
EXISTING HOT R.O.W. BOOK 1909 PAGE 998 TO BE RETAINED AS PERMANENT R.O.W.
FILLMORE ST.
UNION BLVD.
PERMANENT EASEMENT (PE-1)
PERMANENT EASEMENT (PE-3)
TEMPORARY EASEMENT (TE-6)
TEMPORARY EASEMENT (TE-6A)
TEMPORARY EASEMENT (TE-7) AREA = 0.31 AC M/L
TEMPORARY EASEMENT (TE-8)
TEMPORARY EASEMENT (TE-9)
NOTE: TE-7 IS FOR CUT SLOPES
REMAINDER AREA WEST OF UNION BLVD. AND NORTH OF FILLMORE ST. EXCLUDING PE-3, 2.34 ACRES.
NE 1/4 SEC. 32
NOVEY GARDEN HOME SUB-DIVISION
TEMPLETON GAP ROAD
EXISTING R.O.W. LINE
EXISTING 60" R.C.P.
EXISTING 6" GAS
EXISTING 8" WATER
EXISTING 12" WATER
EXISTING 15" SEWER
EXISTING 18" SEWER
EXISTING 24" SEWER
EXISTING 30" SEWER
EXISTING 36" SEWER
EXISTING 42" SEWER
EXISTING 48" SEWER
EXISTING 54" SEWER
EXISTING 60" SEWER
EXISTING 72" SEWER
EXISTING 84" SEWER
EXISTING 96" SEWER
EXISTING 108" SEWER
EXISTING 120" SEWER
EXISTING 132" SEWER
EXISTING 144" SEWER
EXISTING 156" SEWER
EXISTING 168" SEWER
EXISTING 180" SEWER
EXISTING 192" SEWER
EXISTING 204" SEWER
EXISTING


ABRAHAMSON'S VENETIAN VILLAGE
PLAT BOOK U PAGE 35
BLOCK 8
NORMAN A. & ALETTA J. COLE
16' ALLEY (PLAT)
POB PARCEL 9A
REMAINDER AREA LEFT OF PARCEL 9A 2.719 Ac
UNPLATTED
EARL F. REYNOLDS - OWNER
BOOK 2903 PG 519
TEMPORARY EASEMENT AREA = 0.27 AC M/L
(TE-9)
PROPOSED R.O.W.
HIKER / BIKER PATH
R.O.W. PARCEL BOOK 2513 PAGE 709 WHICH REVERTED TO OWNER 4-4-77
2.3276 Ac
0.9841 Ac
(TE-10) TEMPORARY ESMT. FOR FILL FOR DRG See Detail Below
UNPLATTED
OWNER: ONE M ACCOUNT B
JAMES C. BERGSTROM
REMAINDER AREA RIGHT OF PARCEL 9 NO CHANGE FROM AREA PRIOR TO R.O.W. REVERSION
TEMPLETON GAP ROAD
OCHO CABALLOS SUBDIVISION FILING NO. I
PLAT BOOK T-2 PAGE 32
Curve Data
Δc = 29°32'20"
Dc = 6°01'06"
Tc = 247.32'
Lc = 483.63'
Rc = 938.09'
(TE-11) TEMPORARY EASEMENT FOR CUT/FILL SLOPES AND FOR FILL REQ'D FOR DRAINAGE See Detail Below
T. 13 S. R. 66 W.
NE 1/4 SEC. 32
NW 1/4 SEC. 33
SEC LINE
SECTION LINE
TEMPLETON GAP FLOODWAY R.O.W. BOOK 1304 PAGE 419
P.O.B. PARCEL 9
NW COR. OCHO CABALLOS SUBDIVISION
NE COR. SEC. 32-13-66
N 66°53'04" E - 866.25'
TEMPLETON GAP FLOODWAY
BOOK 1182 PAGE 7
OWNER: CITY OF COLORADO SPRINGS
VIRGINIA MURPHY & ELIZABETH WASINGER
REMAINDER LEFT - 20.806 Ac.
1.5647 ACRES
POB PARCELS (1) (10) (12)
NW Corner Section 35-13-66 N 0°09'14" W 154.25' = STA. 44+30.84 160.0' U.L.
WOOD BROTHERS HOMES, INC
Curve Data
Δc = 48°41'25"
Dc = 6°00'00"
Tc = 432.07'
Lc = 811.51'
Rc = 954.93'
BOX CULVERT STR. NO. 1-17-18
FLOODWAY ROW STA. 37+22.99
PROPOSED R.O.W. ℄ STA 43+76.00 B.A.
DETAIL SHOWING LOCATION OF (TE-10) & (TE-11)
TEMPORARY EASEMENTS FOR CUT/FILL SLOPES AND FOR FILL REQ'D FOR DRAINAGE
AREA = 0.28 AC M/L TEMPORARY ESMT. (TE-11)
AREA = 0.32 ACRES M/L TEMPORARY ESMT. (TE-10)
LIMITS OF FILL
LIMITS OF GRADING
PROPOSED R.O.W.
PROPOSED CURB
FED. AID PROJECT NO. M5313 (1)
RIGHT OF WAY
UNION BOULEVARD EXTENSION
ORIGINAL SCALE: 1" = 50'
REVISIONS
7/22/81 Add hiker / biker path JS
NO REVISIONS
AS CONSTRUCTED
VOID
DIVISION VIII
COLORADO
PROJ. NO. M5313 (1)
SHEET NO. 9
TOTAL SHEETS

STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5313(1)	10	

AS CONSTRUCTED

NO REVISIONS ☐ REVISED ☐ VOID ☐

RIGHT OF WAY
UNION BOULEVARD EXTENSION

REVISIONS		
22.81	Add hiker-biker path	J.S.

ORIGINAL SCALE: 1" = 50'

P.O.B. PARCELS (1) (10) (12)
N.W. Corner Sec 33-13-66
N 0°09'14" W 124.25
STA. 44+30.54 - 160.0' Lt.

Fnd. 2" Iron Pipe SEC. COR.

SEE SHEET 11 FOR PARCELS (12) & (13)

ACACIA DRIVE

T 13 S R 66 W.

TE-12

42' EASEMENT TO CITY OF COLORADO SPRINGS Book 4411 at Page 1084 For construction and maintenance of storm sewer

Property Line SEC. LINE
S 0°09'14" E 436.62'
42.55'47"

N 23°32'49" E

P.I. 45+02.42

R=1174.93'

Proposed 60' Access or R.O.W.

Δ=07°32'24"

R=758

L=526.93'

SEC. COR. S89°23'45"W 5126.97'

SW 1/4 SEC. 28

48+81.86 - 160.0' Lt.

S 72°14'14" W

N.P.T. 48+81.86

234.72'

WOOD BROTHERS HOMES, INC.

REMAINDER LEFT OF PARCELS 1 - 2 - 12 - 9 - 13
(Including 42.389 acre "Templeton Gap Subdivision Filing No. 1" and including proposed Austin Bluffs Parkway R.O.W. except intersection parcel)
165.806 Acres

51+16.60 - 160.0' Lt.

R=754.93'

Δ=36°46'13"

Curve Data
Δc = 48°41'25"
Dc = 6°00'00"
Tc = 432.07'
Lc = 611.91'
Rc = 954.93'

WOOD BROS. HOMES, INC.

8' HIKER-BIKER PATH

N 33°48'40" E

757.94' Deed B.A.M.

Property Line

Proposed R.O.W.

6' EASEMENT TO THE COLORADO SPRINGS LIGHT HEAT AND POWER COMPANY BOOK 440 PAGE 479 For a single line of elec. poles

N 72°14'14" W

Curve Data
Δc = 36°46'13"
Dc = 6°00'00"
Tc = 317.70'
Lc = 613.40'
Rc = 954.93'

L=510.62'

57+30.00 - 160' Lt.

Proposed R.O.W. S 35°26'01" W 1840.52'

LIMITS OF GRADING

4' ATTACHED CONCRETE SIDEWALK TYPE 2 Mod.

UNION BLVD.

TEMPLETON GAP FLOODWAY

Fnd. Steel Pin & 2" Alum. Cap S 89°48'46" 179.42' Ft. Property Cor.

SEC. LINE

35 P.C. 51+16.60

60' Right of Way to City of Colorado Springs Book 4411 at Page 1084 For construction and maintenance of storm sewer

N 75°21'01" E

Proposed R.O.W.

415.78'

Property Line

SEE SHEET 7 FOR PARCEL (14)

NW 1/4 SEC. 33

N 35°26'01" E

27.80'

8' HIKER-BIKER PATH

EXIST. 21" SEWER NO EASEMENT OF RECORD

Concrete Side Slope

WOOD BROTHERS HOMES, INC.

Earth Bottom Channel

Concrete Side Slope

SW CORNER, LOT 25, BLOCK 2, "REFILING OF TEMPLETON GAP ACRES."

Fnd. Iron Pin & Property Cor.

Proposed R.O.W.

N 35°26'01" E 252.45'

344.04' (PLAT)

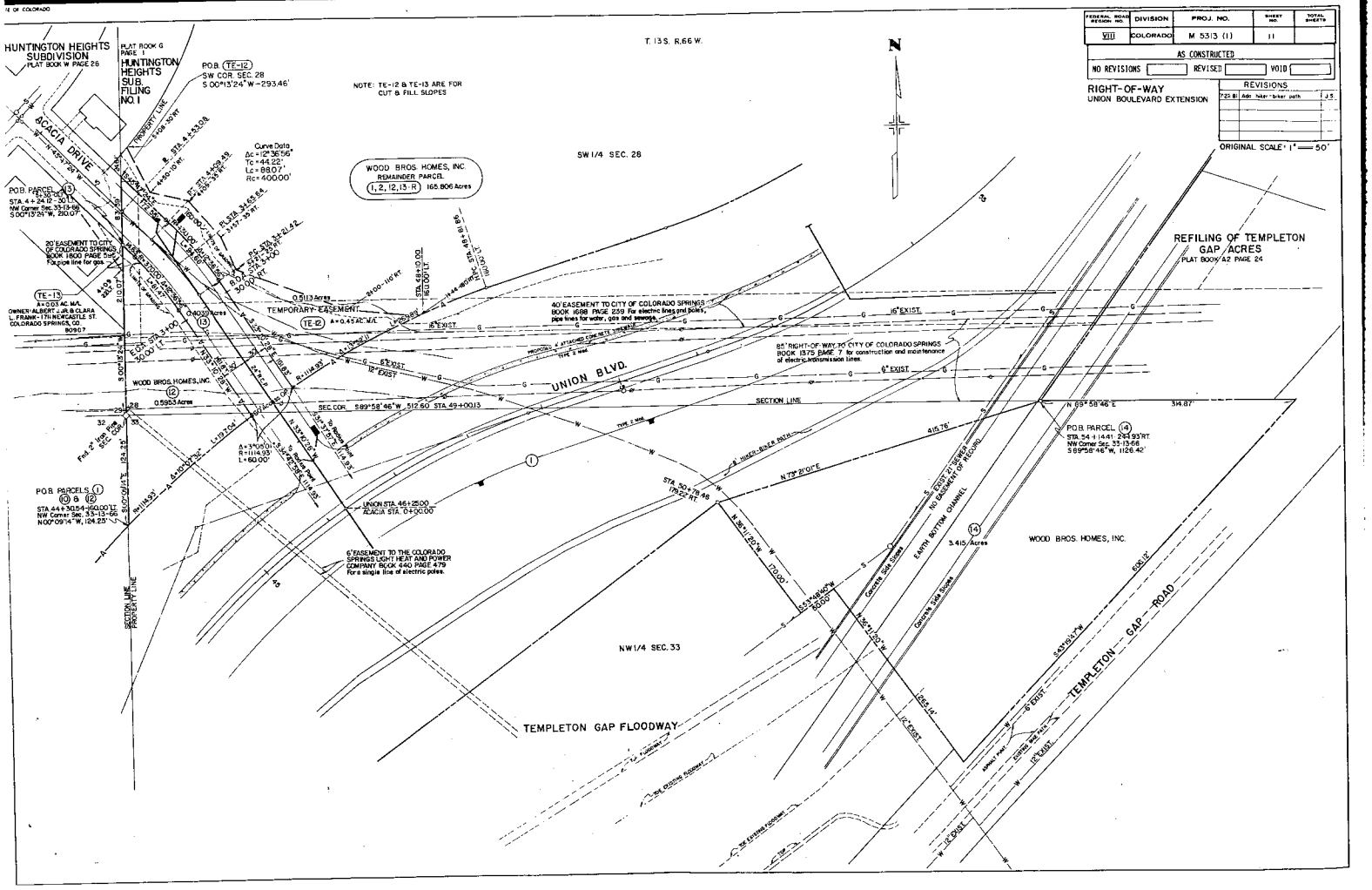
Property Line

140.00' (PLAT)

167.8' (PLAT)

80' DRAINAGE AND UTILITY EASEMENT (PLAT)

REFILING OF TEMPLETON GAP ACRES
PLAT BOOK A2 PAGE 24



FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5313 (1)	11	

AS CONSTRUCTED

NO REVISIONS ☐ REVISED ☐ VOID ☐

RIGHT-OF-WAY
UNION BOULEVARD EXTENSION

REVISIONS		
7-23-81	Add bike-biker path	J.S.

ORIGINAL SCALE: 1" = 50'

S. STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5313 (1)	12	

AS CONSTRUCTED

NO REVISIONS ☐ REVISED ☐ VOID ☐

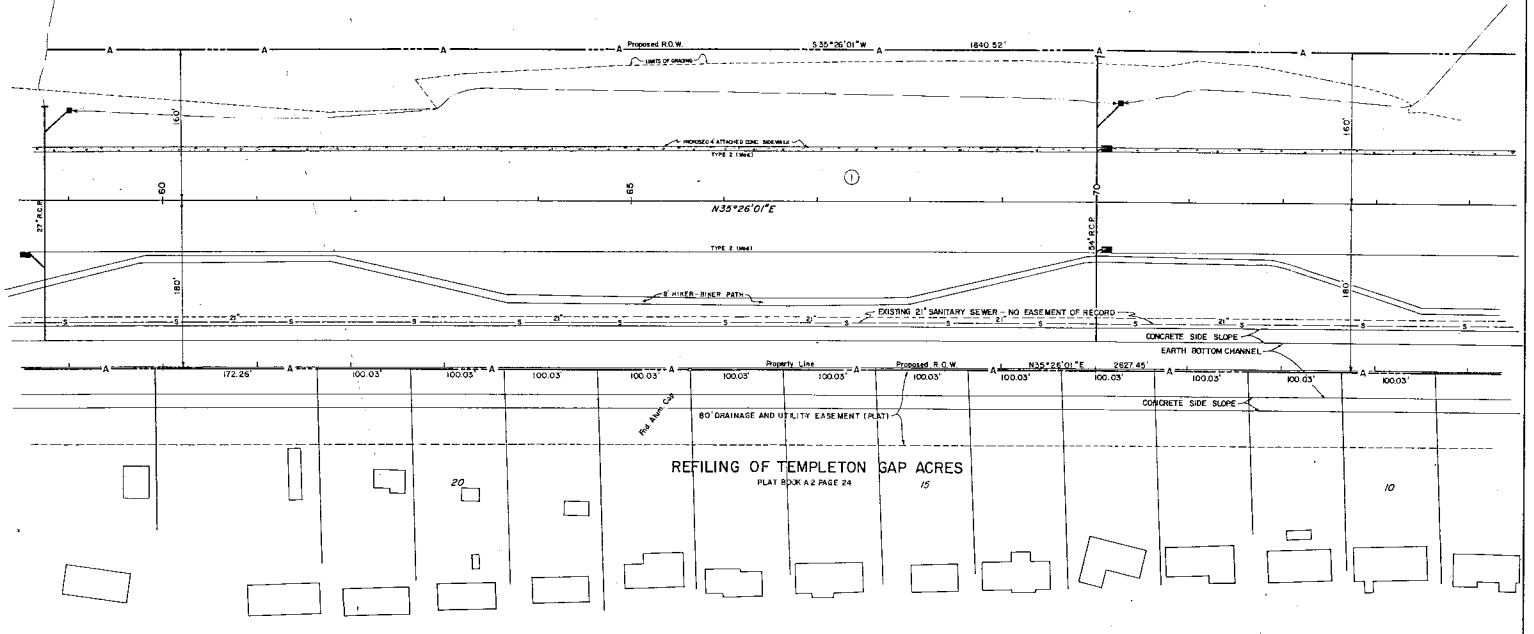
RIGHT OF WAY
UNION BOULEVARD EXTENSION

REVISIONS	
7 22 01 Add hiker-biker path	JS

ORIGINAL SCALE: 1" = 50'

T. 13 S. R. 66 W.

SW 1/4 SEC. 28



STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5313(11)	13	

AS CONSTRUCTED

NO REVISIONS ☐ REVISED ☐ VOID ☐

RIGHT OF WAY
UNION BOULEVARD EXTENSION

REVISIONS	
7.22.81	Add bike/pedestrian path

ORIGINAL SCALE: 1"=50'

T. 13 S. R. 66 W.

① WOOD BROS. HOMES, INC. PROPERTY

② WOOD BROS. HOMES, INC. PROPERTY

SW 1/4 SEC. 28

NW 1/4 SEC. 28

SE 1/4 SEC. 28

NE 1/4 SEC. 28

EXISTING AUSTIN BLUFFS PARKWAY RIGHT-OF-WAY PARCEL (NOT A PART OF THIS R.O.W. PROJECT)

REMAINDER LEFT OF PARCELS 1-2-12-13-14 (Including 42.389 Acre "Templeton Gap Subdivision Filing No. 1" and including proposed Austin Bluffs Parkway R.O.W. except intersection parcel. 165.806 Acres

Curve Data
Δc = 34°54'12"
Dc = 7°09'43"
Tc = 251.50'
Lc = 487.34'
Rc = 800.00'

Proposed R.O.W. S 35°26'01" W 1840.92'

R = 840.00'

L = 316.36'

Δ = 28°19'16"

H.P.C. 73+70.52

N 35°26'01" E

Exist. R.O.W. S 3°37'50" E

N 0°31'49" E

Proposed R.O.W.

1314.04'

RAMP DOWN

N 0°31'49" E Exist. R.O.W.

259.87'

DEPRESSED ATTACHED CONCRETE SIDEWALK TYPE 2 (MOD.)

NO WORK SECTION

EXISTING AUSTIN BLUFFS PARKWAY RIGHT-OF-WAY PARCEL (NOT A PART OF THIS R.O.W. PROJECT)

UNDERPASS

PEDESTRIAN

8' CONCRETE BIKE PATH

Exist R.O.W.

PROPOSED CONCRETE LINED DRAINAGE CHANNEL

DRAINAGE CHANNEL

FLOW

EARTH BOTTOM CHANNEL CONCRETE SIDES

80' DRAINAGE & UTILITY EASEMENT (PLAT)

Property Line

Exist R.O.W. Line

5 BARREL BOX CULVERT

60' DRAINAGE & UTILITY EASEMENT (PLAT)

1/4 SECTION LINE

Proposed R.O.W. N 0°31'49" E 1910.50'

16' EASEMENT BOOK 1762 PAGE 196

75' EASEMENT GRANTED TO CITY OF COLORADO SPRINGS, BOOK 1651 PAGE 325 FOR ELECTRICAL LINES AND PIPE LINES FOR WATER, GAS OR SEWAGE

50' EASEMENT GRANTED TO CITY OF COLORADO SPRINGS BOOK 1651 PAGE 324 FOR ELECTRICAL LINES AND PIPE LINES FOR WATER, GAS OR SEWAGE

PARK & ESMT. (PLAT)

75' ESMT. BOOK 1648 PAGE 578

16' EASEMENT BOOK 1762 PG. 196

POB PARCEL ②
STA. 85+83.75 - 2360.00 RT.
Center Sec. S00°31'49"W
259.87'

BLOCK 1

BLOCK 2

GARDEN RANCH SUBDIVISION
GLEN OAKS, FILING NO. 1
PLAT BOOK C-2 PAGE 68

CROCUS LN.

REFILING OF TEMPLETON GAP ACRES
PLAT BOOK A-2 PAGE 24

CRAGMOR RD.

TEMPLETON GAP FLOODWAY

FLINTRIDGE DR. W.

STATE OF COLORADO

FEDERAL ROAD REGION NO.	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	M 5313 (1)	14	

AS CONSTRUCTED

NO REVISIONS ☐ REVISED ☐ VOID ☐

RIGHT OF WAY
UNION BOULEVARD EXTENSION

REVISIONS		
05-80	Rev. Access Control (2)	JS

ORIGINAL SCALE: 1" = 50'

T. 13 S. R. 66 W.

WOOD BROS. HOMES, INC.

NW 1/4 SEC. 28

50' EASEMENT GRANTED TO CITY OF COLORADO SPRINGS BOOK 1800 PAGE 394 FOR ELECTRICAL LINES AND PIPE LINES FOR WATER, GAS, OR SEWAGE

1314.04' Proposed R.O.W.

N 0°31'49" E

UNION BOULEVARD

HPE 96+43.57

R=1059.93'

PI 98+86.43

Δ=29°53'11"

L=552.98'

HPT 104+29.68

STA. 101+78.99 - 105.00' LT.

POB ACCESS CONTROL LINE 2 Rev.
N 1/4 COR. SEC. 28-13-66
N 12° 34' 26" E - 733.39'
STA. 102+12.00 - 105' LT.

E.O.A.

HAZEL LANE

B.O.A.

60' ACCESS R/W

S 59° 35' 00" E 32.04'

STA. 102+72.00 - 105.00' LT.
END ACCESS CONTROL LINE 2 Rev.

TEMPORARY EASEMENT

PROPOSED R.O.W. LINE

PROPOSED 8' CONCRETE BIKE PATH

CONCRETE LINED DRAINAGE CHANNEL

FLOW

75' EASEMENT GRANTED TO CITY OF COLORADO SPRINGS BOOK 1651 PAGE 325 FOR ELECTRICAL LINES AND PIPE LINES FOR WATER, GAS, OR SEWAGE.

O.H. ELEC.

Proposed R.O.W. (33.69' PLAT)

2621.26' TOTAL (A.M.)

100.00' (PLAT)

N 0°31'49" E 1/4 SECTION LINE 272.68' (CALC.)

PRIVATE

Property Line

1/4 CORNER 1959.55

1/4 COR. 681.70'

30' PRIVATE ROAD

Roadway ℄ Curve Data
Δc = 29°53'11"
Dc = 6°00'00"
Tc = 254.86'
Lc = 498.11'
Rc = 954.93'

P.O.B. PARCEL (3) (15)
STA.
N 1/4 Cor. Sec. 28
N 00°31'49" E 1038.01'

2' EASEMENT GRANTED TO CITY OF COLORADO SPRINGS BOOK PAGE FOR PIPE LINE FOR SEWAGE

BLOCK 2

GARDEN RANCH ESTATES
SUBDIVISION FILING NO. 1
PLAT BOOK E-2 PAGE 69

BLOCK 3

GARDEN RANCH SUBDIVISION
GLEN OAKS, FILING NO. 1
PLAT BOOK C-2 PAGE 68

F.M. HOUCK ESTATE

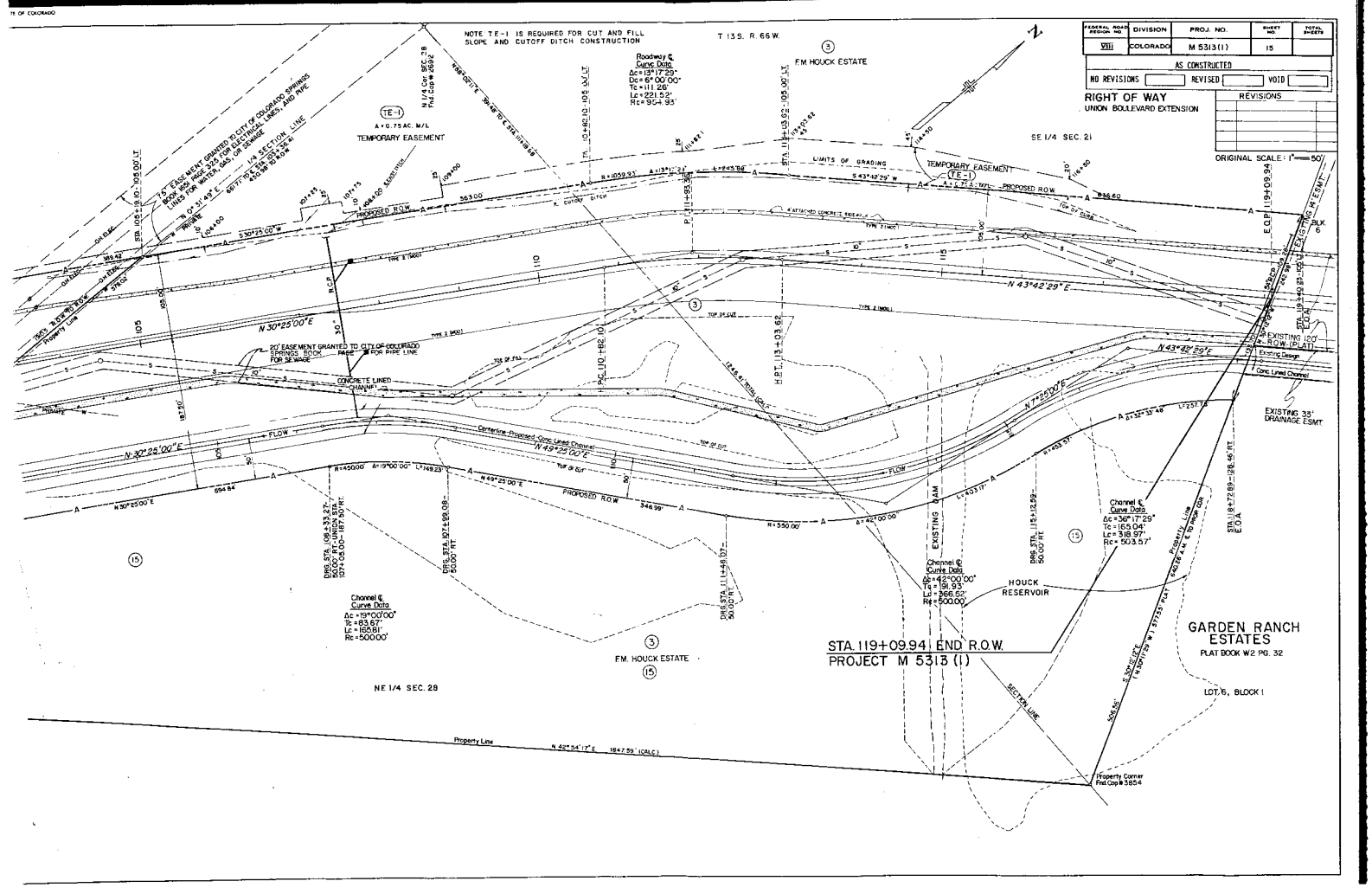
PROPERTY LINE

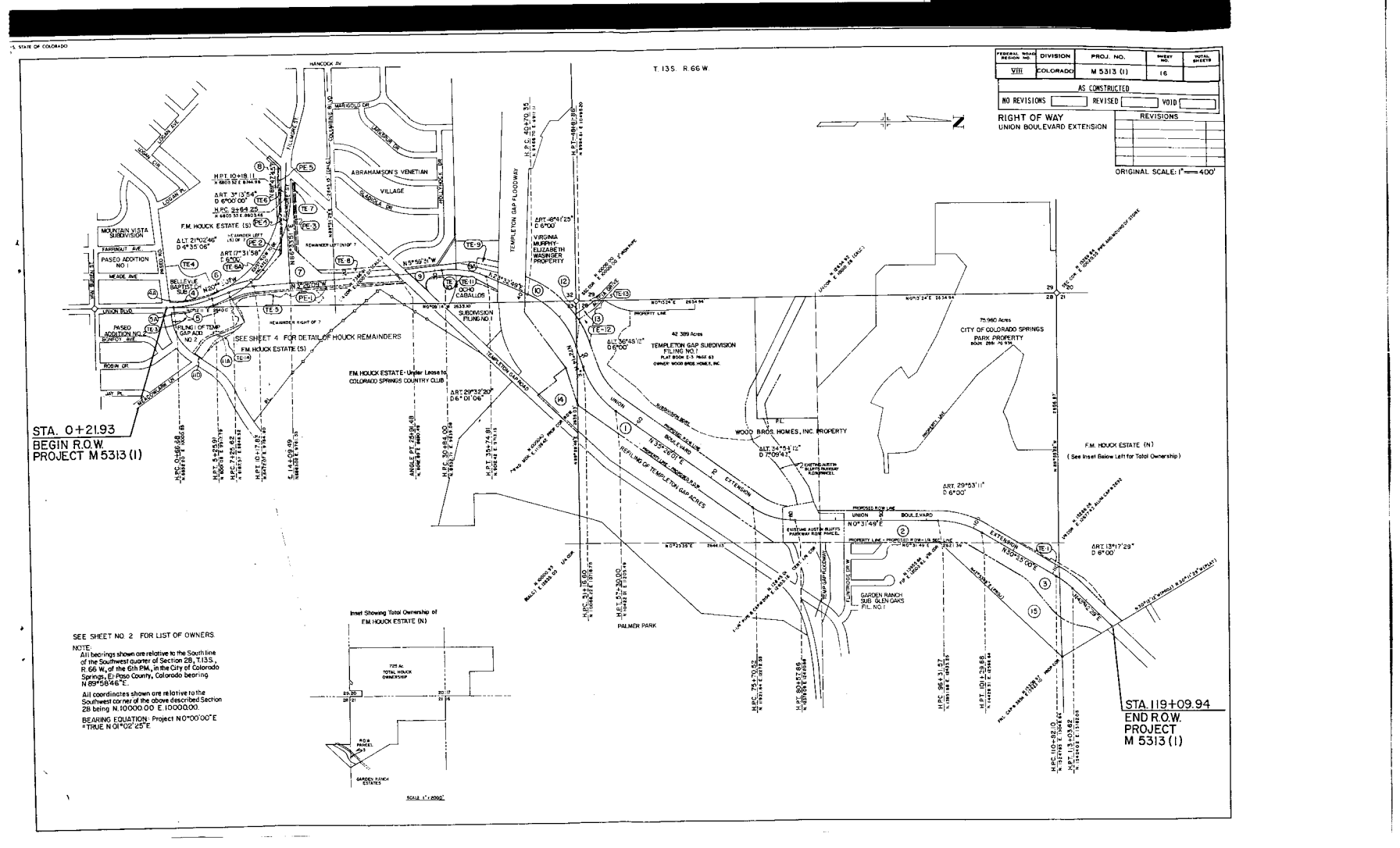
N 32° 24' 17" E 1067.20' (CALC.)

N 30° 25' E 694.84'

NE 1/4 SEC. 28

TE OF COLORADO


NOTE TE-1 IS REQUIRED FOR CUT AND FILL SLOPE AND CUTOFF DITCH CONSTRUCTION
T 13 S. R. 66 W.
F.M. HOUCK ESTATE
Roadway ℄ Curve Data
Δc=13°17'29"
Dc=6°00'00"
Tc=111.26'
Lc=221.52'
Rc=954.93'
TE-1
A=0.75 AC. M/L
TEMPORARY EASEMENT
N 1/4 Cor. SEC. 28 Fnd Cap # 26912
1/4 SECTION LINE
SE 1/4 SEC. 21
LIMITS OF GRADING
TEMPORARY EASEMENT
PROPOSED R.O.W.
EXISTING 100' R.-O.W. (PLAT)
Existing Design
Conc. Lined Channel
EXISTING 35' DRAINAGE ESMT.
CONCRETE LINED CHANNEL
Centerline Proposed Conc. Lined Channel
PROPOSED R.O.W.
EXISTING D.A.M.
HOUCK RESERVOIR
Channel ℄ Curve Data
Δc=42°00'00"
Tc=191.93'
Lc=366.02'
Rc=500.00'
Channel ℄ Curve Data
Δc=36°17'29"
Tc=165.04'
Lc=316.97'
Rc=500.07'
Channel ℄ Curve Data
Δc=19°00'00"
Tc=83.67'
Lc=165.91'
Rc=500.00'
STA. 119+09.94 END R.O.W.
PROJECT M 5313 (1)
GARDEN RANCH ESTATES
PLAT BOOK W2 PG. 32
LOT 15, BLOCK 1
NE 1/4 SEC. 28
SE 1/4 SEC. 21
Property Line
N 49°54'17" E 1847.59' (CALC.)
Property Corner Fnd Cap # 38614
SECTION LINE
S 34°16'07" E 1429.71' to W 1/4 Cor. SEC. 28 FND 3 1/4" BRASS CAP IN RANGE BOX FLUSH
20' EASEMENT GRANTED TO CITY OF COLORADO SPRINGS BOOK 3025 PAGE 325 FOR ELECTRICAL LINES, GAS, OR SEWAGE
20' EASEMENT GRANTED TO CITY OF COLORADO SPRINGS BOOK PAGE FOR PIPE LINE
N 30°25'00" E
N 43°42'29" E
N 49°49'25" E
N 40°25'00" E
N 30°26'00" E
N 19°22'00" E
N 7°25'00" E
S 43°42'29" W
S 30°25'00" W
S 49°49'25" W
S 40°25'00" W
R=1059.93'
R=550.00'
R=450.00'
R=500.00'
R=1450.00'
Δ=13°17'29"
Δ=42°00.00"
Δ=19°00'00"
L=245.98'
L=403.17'
L=257.58'
L=749.23'
346.99'
694.84'
563.00'
336.60'
DRS. STA. 106+33.27 50.00' RT.-UNION STA. 107+05.00-187.50' RT.
DRS. STA. 107+99.08 50.00' RT.
DRS. STA. 111+48.07 50.00' RT.
DRS. STA. 113+12.59 50.00' RT.
STA. 118+72.89 126.46' RT. E.O.A.
E.O.P. 119+09.94
P.C. 111+93.62
P.T. 110+82.10
P.C. 110+82.10
P.T. 111+93.62
H.B.T. 113+93.62
STA. 113+93.62 105.00' LT.
STA. 110+82.10 105.00' LT.
STA. 105+19.10 105.00' LT.
105.00' R/W
105.00' R/W
105.00' R/W


STATE OF COLORADO
T. 13S. R. 66 W.
FEDERAL ROAD REGION NO. VIII | DIVISION COLORADO | PROJ. NO. M 5313 (1) | SHEET NO. 16 | TOTAL SHEETS
AS CONSTRUCTED
NO REVISIONS | REVISED | VOID
RIGHT OF WAY
UNION BOULEVARD EXTENSION
REVISIONS
ORIGINAL SCALE: 1"=400'
STA. 0+21.93
BEGIN R.O.W.
PROJECT M 5313 (1)
STA. 119+09.94
END R.O.W.
PROJECT
M 5313 (1)
SEE SHEET 4 FOR DETAIL OF HOUCK REMAINDERS
F.M. HOUCK ESTATE (S)
F.M. HOUCK ESTATE - Under Lease to COLORADO SPRINGS COUNTRY CLUB
F.M. HOUCK ESTATE (N)
(See Inset Below Left for Total Ownership)
ABRAHAMSON'S VENETIAN VILLAGE
MOUNTAIN VISTA SUBDIVISION
PASEO ADDITION NO. 1
PASEO ADDITION NO. 2
BELLEVUE BAPTIST CH.
TEMPLETON GAP FILING NO. 1 SUBDIVISION
TEMPLETON GAP SUBDIVISION FILING NO. 1
42.389 Acres
OCHO CABALLOS
VIRGINIA MURPHY-ELIZABETH WASRIGER PROPERTY
WOOD BROS. HOMES, INC. PROPERTY
75.960 Acres
CITY OF COLORADO SPRINGS PARK PROPERTY
GARDEN RANCH SUB. GLEN OAKS FIL. NO. 1
PALMER PARK
SEE SHEET NO. 2 FOR LIST OF OWNERS.
NOTE:
All bearings shown are relative to the South line of the Southwest quarter of Section 28, T.13S., R. 66 W., of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado bearing N 89°58'46" E.
All coordinates shown are relative to the Southwest corner of the above described Section 28 being N.10000.00 E.10000.00.
BEARING EQUATION: Project N 0°00'00" E = TRUE N 01°02'25" E.
Inset Showing Total Ownership of F.M. HOUCK ESTATE (N)
725 Ac TOTAL HOUCK OWNERSHIP
R.O.W. PARCEL 201
GARDEN RANCH ESTATES
SCALE 1" = 2000'