

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	NH-FC(CX) 285-4(039) SEC.2	1	10

RIGHT OF WAY
U.S. 285

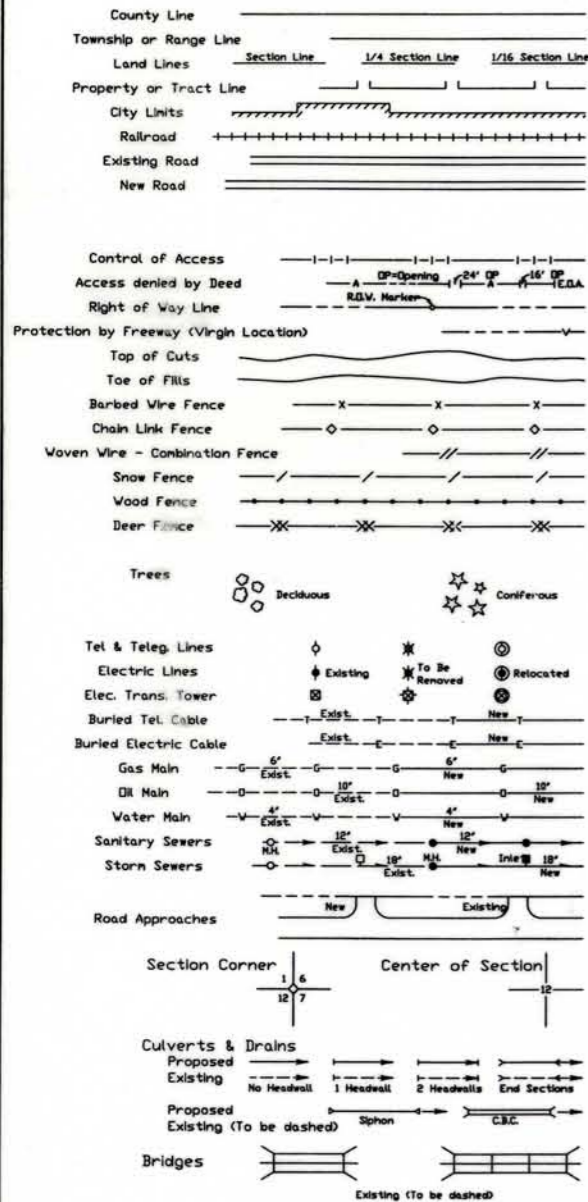
REVISIONS	
2/04/93	CORRECTED PROJECT NUMBER CEI
2/04/93	CORRECTED HIGHWAY SYMBOL CEI

DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. NH-FC(CX) 285-4(039) SEC.2 STATE HIGHWAY NO. 285 JEFFERSON COUNTY RIGHT OF WAY

SHEET NO.	INDEX OF SHEETS
1	TITLE SHEET
2	TABULATION OF OWNERSHIPS
3-3A	MONUMENTATION, CONTROL AND GENERAL NOTES
4-10	PLAN SHEETS

CONVENTIONAL SIGNS

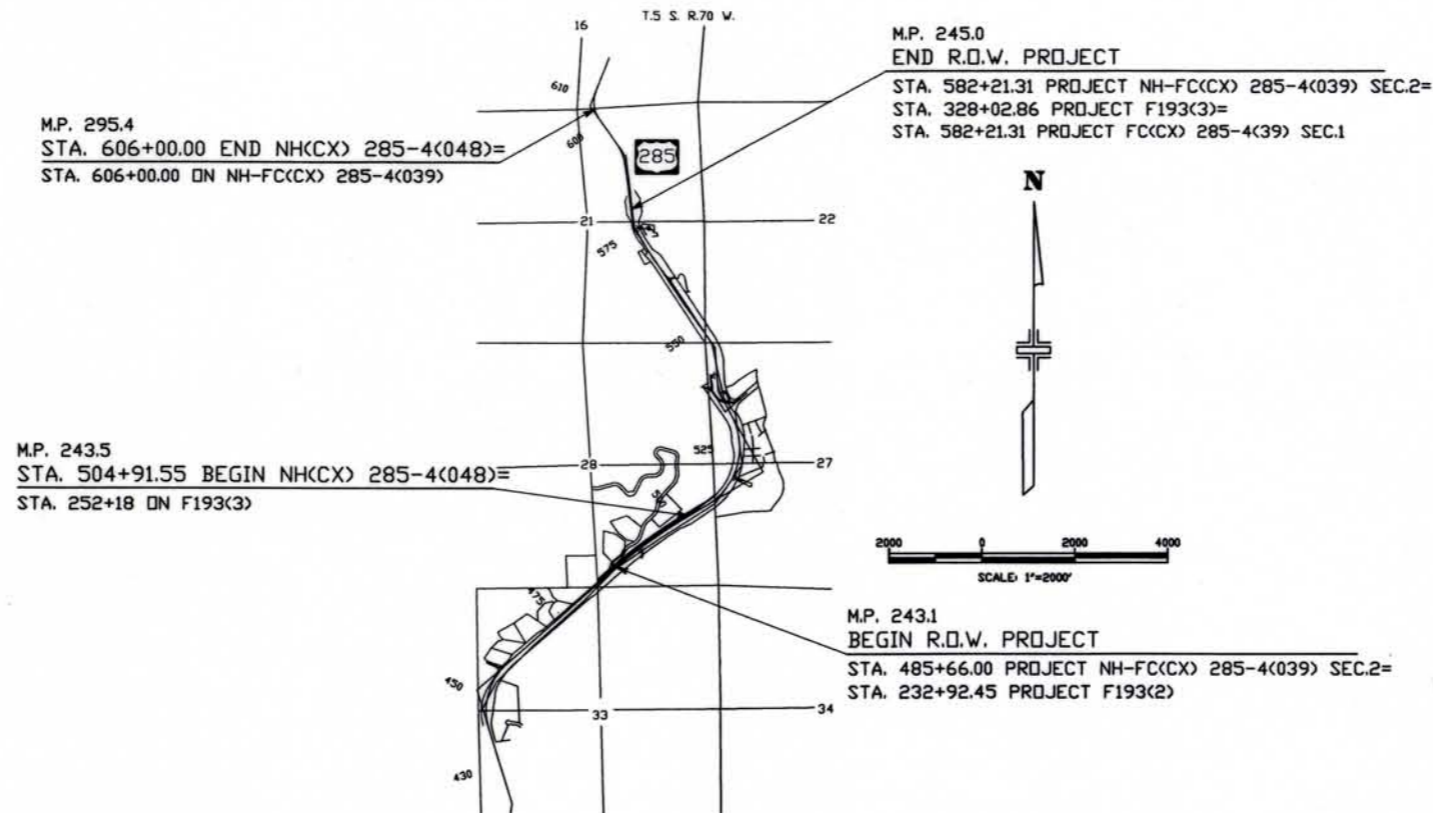


Bearings shown in the above description are referenced to a bearing of N09°15'11"W from NGS station "LINDO" to the Denver Police Department radio mast located on Mount Morrison, as published by the National Geodetic Survey.

DATE: JANUARY 1993
SUBACCOUNT: 90040
REGION 1

SCALE OF ORIGINAL DRAWINGS
PLAN SHEETS 1" = 50'
OWNERSHIP MAPS 1" = 300'
SURVEY CONTROL SHEET 1" = 300'

R.O.W. LIMITS OF PROJECT = 1.90 MILES



DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION	
AUTHORIZED _____	DATE _____
DIVISION ADMINISTRATOR	

PART OF SECTIONS 21, 22, 27 AND 28
TOWNSHIP 5 SOUTH, RANGE 70 WEST
OF THE 6TH P.M.

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY

FC(CX) 285-4(39) SEC.2

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VII	COLORADO	NH-FC(CX) 285-4(39) SEC.2	2	10

RIGHT OF WAY		
U.S. 285		
REVISIONS		
2/04/93	CORRECTED PROJECT NUMBER	CEI
4/19/93	ADDED PARCELS 223 & 224	CEI
4/19/93	REVISED PARCEL 220B-2	CEI
5/25/93	REVISED PARCELS 213 & 224	CEI
6/03/93	REVISED PARCEL 220A-1	CEI

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				PARCEL NO.	REMARKS
				PARCEL	TO BE ACQUIRED	REMAINDER			
						LEFT	RIGHT		
212	James R. & Melinda B. Allbright	7391 Andrea Lane Morrison Co., 80465	Lot 16, The Bluffs	0.23	0.23	4.84		212	
213 REV	The Bluff Property Owner's Association, Inc.	2480 W. 26th Ave. Denver Co., 80222	Tract B, The Bluffs	4.43	4.43	75.44+		213 REV	
214	Jack P. & Mary Ann Peterson	7155 South U.S. Highway 285 Morrison Co., 80465	NW 1/4, SW 1/4, Section 27, T. 5 S., R. 70 W., 6th P.M.	0.29	0.29	3.89+		214	
TE-214	SAME	SAME	SAME	0.16	0.16	3.89+		TE-214	Temporary Construction Easement for driveway realignment
214A	SAME	SAME	SAME	0.24	0.24	3.89+		214A	
TE-214A	SAME	SAME	SAME	0.07	0.07	3.89+		TE-214A	Temporary Construction Easement for driveway realignment
215	Turkey Gulch, Ltd.	P.O. Box 36418 Denver, CO 80236	NW 1/4, Section 27, T. 5 S., R. 70 W., 6th P.M.	0.12	0.12			215	
215A	SAME	SAME	SAME	0.80	0.80			215A	
TE-216	Intermountain Rural Electric Assoc.	P.O. Drawer A Sedalia, CO 80135	NW 1/4, SW 1/4, Section 27, T. 5 S., R. 70 W., 6th P.M.	0.02	0.02			TE-216	Temporary Construction Easement for driveway grading
219	Carl B. Mockensturm, Trustee of the Carl B. Mockensturm Trust	19423 N. Turkey Ck. Morrison Co., 80465	NW 1/4, Section 27, T. 5 S., R. 70 W., 6th P.M.	0.20	0.20		4.49	219	
TE-219	Carl B. Mockensturm, Trustee of the Carl B. Mockensturm Trust	19423 N. Turkey Ck. Morrison Co., 80465	NW 1/4, Section 27, T. 5 S., R. 70 W., 6th P.M.	0.14	0.14			TE-219	Temporary Construction Easement for detour
220A-1 REV	Bear Creek Development Corporation	1717 Washington Ave. Golden Co., 80401	SW 1/4, Section 22, & SE 1/4, Sec 21, T. 5 S., R. 70 W., 6th P.M.	1.62	1.62		35.20+	220A-1 REV	
220A-2	Bear Creek Development Corporation	1717 Washington Ave. Golden Co., 80401	SE 1/4, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.12	0.12			220A-2	
220A-3	Bear Creek Development Corporation	1717 Washington Ave. Golden Co., 80401	SE 1/4, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.17	0.17			220A-3	
220A-4	Bear Creek Development Corporation	1717 Washington Ave. Golden Co., 80401	SE 1/4, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.14	0.14			220A-4	
220A-5	Bear Creek Development Corporation	1717 Washington Ave. Golden Co., 80401	SE 1/4, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.51	0.51			220A-5	
220A-5R	Bear Creek Development Corporation	1717 Washington Ave. Golden Co., 80401	SE 1/4, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.15	0.15			220A-5R	
TE-220A-5	Bear Creek Development Corporation	1717 Washington Ave. Golden Co., 80401	SE 1/4, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.03	0.03			TE-220A-5	Temporary Construction Easement for Access Road
220B-1	Bear Creek Development Corporation	1717 Washington Ave. Golden Co., 80401	SE 1/4, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.59	0.59			220B-1	
220B-2 REV	Bear Creek Development Corporation	1717 Washington Ave. Golden Co., 80401	East 1/2, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.56	0.56			220B-2 REV	
SE-220B-2A	Bear Creek Development Corporation	1717 Washington Ave. Golden Co., 80401	SE 1/4, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.09	0.09			SE-220B-2A	Slope Easement for a Roadway Slope
SE-220B-3	Bear Creek Development Corporation	1717 Washington Ave. Golden Co., 80401	SE 1/4, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.52	0.52			SE-220B-3	Slope Easement for a Roadway Slope
222	Colorado Department of Highways Division of Highways	4201 East Arkansas Ave. Denver Co., 80222	SE 1/4, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.02	0.02	0.90		222	
223	Richard G. & Jean M. Clark	South U.S. Highway 285 Morrison Co., 80465	SE 1/4, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.05	0.05			223	
224 REV	Sidney N. & Carol Ann Fox	P.O. Box 1148 Eagle Co., 81631	E 1/2, Section 21, T. 5 S., R. 70 W., 6th P.M.	0.78	0.78			224 REV	

MONUMENTATION AND GENERAL NOTES

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	NH-F(C)(C) 285-4(039) SEC.2	3	10

RIGHT OF WAY
U.S. 285

REVISIONS		
2/04/93	CORRECTED PROJECT NUMBER	CEI
2/04/93	CHANGED SURVEYOR CERT. (OFFICE)	CEI
2/04/93	ADDED NEW NOTE 6	CEI
4/19/93	UPDATED TITLE COMMITMENTS	CEI
6/04/93	REVISED R.O.W. MARKERS TO BE SET	CEI

TABULATION OF R.O.W. MARKERS TO BE SET

POINT NO.	COORDINATES	
	NORTH	EAST
100	38765.88	78564.72
101	38840.89	78579.70
103	39106.95	78673.12
104	39343.52	78717.30
123	40241.21	78402.16
124	40111.01	78380.39
125	39993.21	78428.37
126	39880.28	78572.98
127	39854.74	78632.90
548	44152.2480	76785.4961
551	44087.7613	76778.1830
594	44184.1376	76678.7413
595	44184.6722	76760.0978
720	41709.5710	78426.7196
721	41709.3129	78367.6634
1017	40500.1805	78649.1597
1270	40741.0795	78533.7327
1652	40753.7247	78569.5670
1653	40496.8840	78663.7930
1757	44499.5337	76328.1760
1758	44148.8720	76448.5995
1759	37316.5138	76549.2033
1761	43762.5340	76680.1617
1768	43831.8514	76925.7727
1769	37680.7786	77064.4949
1771	42967.2174	77201.6532
1773	43512.1376	77270.4291
1774	42622.7214	77448.4402
1776	37957.4996	77511.2203
1779	42714.4061	77779.5758
1781	42307.0159	78065.8289
1782	38353.4966	78167.5875
1783	38573.8451	78421.4028
1785	41860.1205	78430.6090
1793	44576.6873	76242.8468
1795	43725.1970	76708.4096
1796	43788.3378	76903.3524
1797	43546.1722	76831.3906
1798	43557.5525	77146.9769
1799	43396.7538	77253.8874
1800	42761.3461	77676.3520
1801	42614.9561	77773.6826
1802	42604.2908	77480.5481
1803	42320.3294	77969.5715
1810	37111.3149	76311.0009
1829	37192.4242	76290.3268
1830	37009.2865	76057.1085
4000	38812.5573	78599.5593
5063	43975.1613	76998.5350
5064	43947.05	76796.3811
5065	44021.7210	76992.5856
5066	44007.4873	76935.9328
5067	43997.3475	76856.5780
5068	44019.0332	76819.1274
5069	44181.7126	76672.0423
5070	44192.3111	76813.8238
5071	44152.6252	76818.0759
5072	43953.3175	76827.5838

TABULATION OF SLOPE EASEMENT POINTS

POINT NO.	COORDINATES	
	NORTH	EAST
203	43918.87	76586.45
204	43796.85	76659.59
205	43810.60	76604.72
206	43855.42	76577.85
210	41766.26	78040.93
212	42101.30	77814.98
213	41915.56	77836.34
214	41816.35	77897.41

TABULATION OF EXISTING ALIQUOT CORNERS LOCATED WITHIN SECTION 27, T.3 S. R.68 W., 6TH P.M.

POINT NO.	COORDINATES		REMARKS
	NORTH	EAST	
1198	46783.7001	75302.4806	N 1/4 CORNER SECTION 21
1199	46936.1794	77909.9706	NE CORNER SECTION 21 (15, 16, 21, 22)
1184	44330.7300	75530.6700	C 1/4 CORNER SECTION 21
1197	44345.2594	78052.9900	E 1/4 CORNER SECTION 21
4001	41705.4972	75440.1790	S 1/4 CORNER SECTION 21
1209	41708.0737	78084.1277	NE CORNER SECTION 28 (21, 22, 27, 28)
5098	39069.3644	75608.4670	C 1/4 CORNER SECTION 28
1195	39092.1293	78265.7887	E 1/4 CORNER SECTION 28
1194	36450.2599	75775.9881	S 1/4 CORNER SECTION 28
1187	36483.6993	78390.0681	NE CORNER SECTION 33 (27, 28, 33, 34)

FOR MONUMENT DESCRIPTIONS SEE SHEET 3A OF 11

NOTES

1. THE MONUMENTING LAND SURVEYOR WILL, UPON COMPLETION, CERTIFY TO THE MONUMENTATION AS PER THE CERTIFICATION SHOWN AT RIGHT, AND FILE WITH THE COUNTY PER C.R.S. 38-51-107.
2. R.O.W. MARKERS SET MUST DISPLAY THE PROFESSIONAL LAND SURVEYOR'S REGISTRATION NUMBER AND THE COORDINATE POINT NUMBER PER THIS SET OF PLANS.
3. THIS RIGHT OF WAY PLAN IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS.
4. ALL R.O.W. MARKERS WILL BE SET FROM SURVEY CONTROL POINTS, AS SHOWN ON CONTROL SHEET.
5. EASEMENTS SHOWN ARE OF RECORD. UNRECORDED EASEMENTS, SUCH AS FOR UTILITIES, HAVE NOT BEEN RESEARCHED.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL ALIQUOT AND CONTROL MONUMENTS.
7. AN EXCLUSIVE RIGHT OF WAY 30 FEET IN WIDTH OVER AND ACROSS A PORTION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 70 WEST, AS GRANTED TO JOINT VENTURE I LTD., IN INSTRUMENT RECORDED AUGUST 17, 1976 IN BOOK 2890 AT PAGE 706, AND CONVEYED TO RAYMOND L. SPORLEDER AND FAY A. SPORLEDER, AND CONVEYED TO THE BLUFFS JOINT VENTURE RECORDED NOVEMBER 14, 1989 AT RECEPTION NO. 89098818. (AFFECTS PARCEL NO. 212 AND 213)
8. A RIGHT OF WAY EASEMENT GRANTED TO INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION RECORDED JANUARY 24, 1957 IN BOOK 2824 AT PAGE 221. (AFFECTS PARCEL NO. 213)
9. RIGHT OF WAY AGREEMENT GRANTED TO COLORADO CENTRAL POWER COMPANY RECORDED OCTOBER 5, 1956 IN BOOK 1022 AT PAGE 472. (AFFECTS PARCEL NO. 214)
10. RIGHT OF WAY EASEMENT GRANTED TO THE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION RECORDED IN BOOK 1062 AT PAGE 106. (AFFECTS PARCEL NO. 219)
11. AGREEMENT FOR PERPETUAL RIGHT FOR A SPRING AND PIPELINE, USE OF ALL ROADS, RIGHT OF WAY FOR POLES, WIRES, WATER MAINS AND PRIVILEGE TO ATTACH WATER MAINS AND ELECTRIC LINES AS CONTAINED IN INSTRUMENT RECORDED AUGUST 22, 1924 IN BOOK 270 AT PAGE 35. (AFFECTS PARCEL NO. 220A, 220B, 223 AND 224)
12. AN EASEMENT OR RIGHT OF WAY FOR NORTH ELK CREEK IRRIGATION DITCH CO. GRANTED BY THE INSTRUMENT RECORDED NOVEMBER 26, 1891 IN BOOK 29 AT PAGE 295. (AFFECTS PARCEL NO. 220A, 220B, 223 AND 224)

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.

LEGEND

- CDOT MONUMENT TO BE SET
- EXISTING ROW MONUMENT
- ALIQUOT CORNER

These maps were prepared for the exclusive use of the Colorado Department of Transportation. The certification hereon does not extend to any person(s) without expressed recertification by the Surveyor naming person(s).

COUNTY SURVEYORS CERTIFICATE

Deposited this _____ day of _____, 1993 at _____ M. in county surveyor's land survey plat files

County Surveyor

SURVEYOR CERTIFICATE (FIELD)

Monumentation was done under my supervision and checking

Name _____ P.L.S. No. _____

Date _____

SURVEYOR CERTIFICATE (OFFICE)

I, Ronald E. Ilk, a Professional Land Surveyor duly licensed under the laws of the State of Colorado, do hereby state to the Colorado Department of Transportation, that the following Right of Way Acquisition Plans and Ownership Map were prepared under my direct supervision and checking, for and on behalf of Centennial Engineering, Inc.

Name _____ P.L.S. No. _____

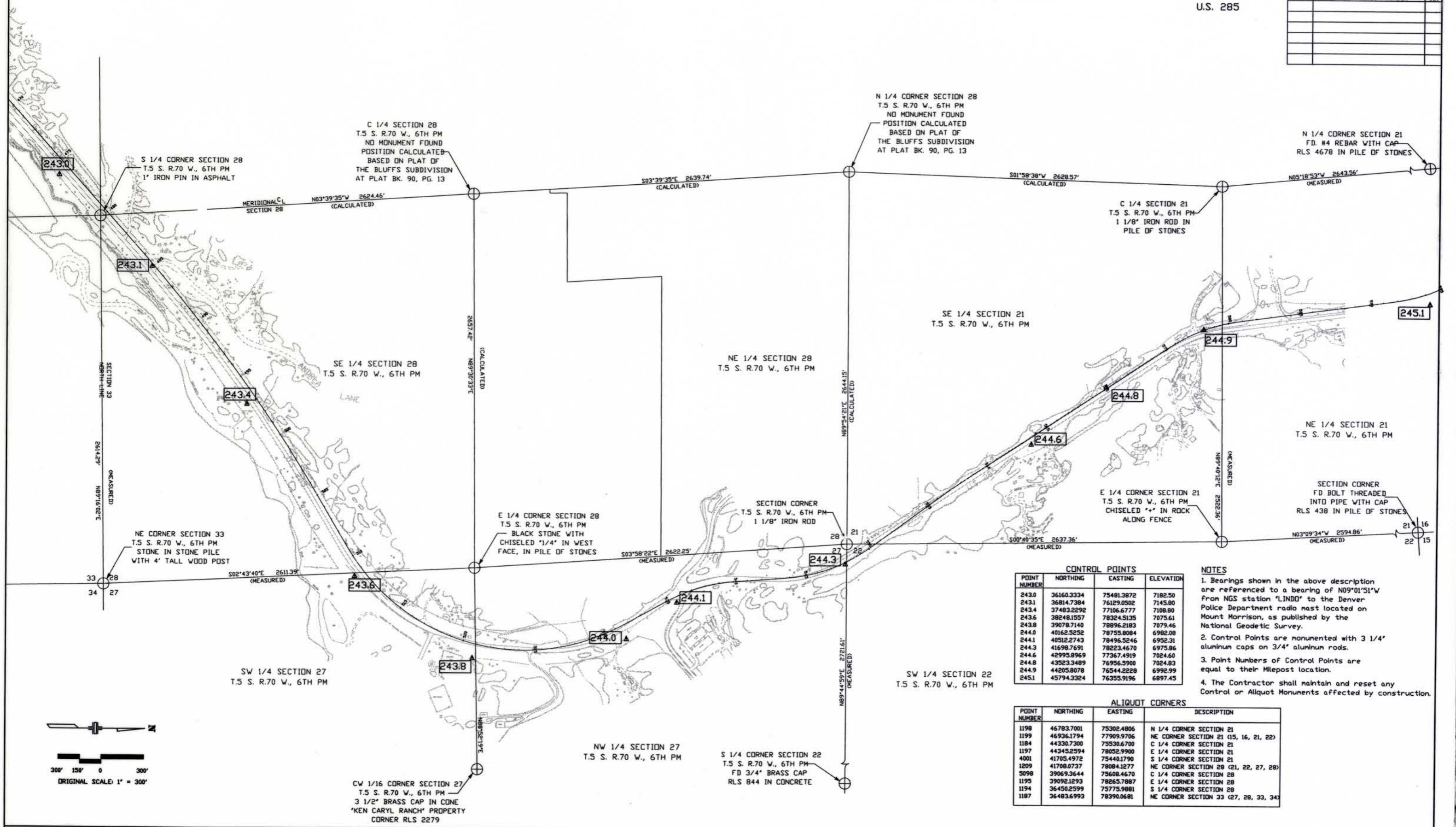
NOTE: THESE RIGHT OF WAY PLANS DO NOT REPRESENT A TITLE SEARCH BY CENTENNIAL ENGINEERING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY OR TITLES OF RECORD, CENTENNIAL ENGINEERING RELIED UPON THE FOLLOWING TITLE COMMITMENTS PREPARED BY SECURITY TITLE GUARANTY COMPANY.

PARCEL	OWNER	COMMITMENT NO.	DATE
212	JAMES R & MELINDA B. ALLBRIGHT	LO79131 C-2	NOV. 2, 1992
213	THE BLUFFS PROPERTY OWNERS ASSOC., INC.	LO79130 C-2	NOV. 17, 1992
214	JACK P. & MARY ANN PETERSON	LO79133 C-2	NOV. 4, 1992
216	INTERMOUNTAIN RURAL ELECTRIC ASSOC.	LO79132 C-2	AUG. 15, 1990
219	CARL B. MCKENSTURM, TRUSTEE	LO79137 C-2	NOV. 4, 1992
220A	BEAR CREEK DEVELOPMENT CORPORATION	LO79139 C-2	NOV. 24, 1992
220B	BEAR CREEK DEVELOPMENT CORPORATION	LO79139 C-2	NOV. 24, 1992
		S601073-2	MAR. 29, 1993
222	COLORADO DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS	LO79140 C-3	JAN. 2, 1991
223	RICHARD G. & JEAN M. CLARK	S601073-2	MAR. 29, 1993
224	SIDNEY N. & CAROL ANN FOX	S601073-2	MAR. 29, 1993

PROJECT SURVEY CONTROL

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	NH-FCCO 285-40399	SEC. 2 3A	10

RIGHT OF WAY	
U.S. 285	
REVISIONS	
DATE	DESCRIPTION
2/04/99	CORRECTED PROJECT NUMBER



CONTROL POINTS

POINT NUMBER	NORTHING	EASTING	ELEVATION
243.0	36160.3334	75481.3872	7182.50
243.1	36814.7384	76129.0502	7145.80
243.4	37493.2292	77106.6777	7108.80
243.6	38248.1557	78324.5135	7075.61
243.8	39078.7140	78896.2183	7079.46
244.0	40162.5252	78755.8084	6982.08
244.1	40512.2743	78496.5246	6952.31
244.3	41698.7591	78223.4670	6975.86
244.6	42995.8969	77367.4919	7024.60
244.8	43523.3489	76956.5900	7024.83
244.9	44205.8078	76544.2228	6992.99
245.1	45794.3324	76355.9196	6897.45

ALIQUOT CORNERS

POINT NUMBER	NORTHING	EASTING	DESCRIPTION
1198	46783.7001	75302.4806	N 1/4 CORNER SECTION 21
1199	46936.1794	77909.9706	NE CORNER SECTION 21 (15, 16, 21, 22)
1184	44330.7300	75330.6700	C 1/4 CORNER SECTION 21
1197	44345.2594	78052.9900	E 1/4 CORNER SECTION 21
4001	41705.4972	75440.1790	S 1/4 CORNER SECTION 21
1209	41708.0737	78084.1277	NE CORNER SECTION 28 (21, 22, 27, 28)
5098	39069.3644	75608.4670	C 1/4 CORNER SECTION 28
1195	39092.1293	78265.7887	E 1/4 CORNER SECTION 28
1194	36450.2599	75775.9881	S 1/4 CORNER SECTION 28
1187	36483.6993	78390.0681	NE CORNER SECTION 33 (27, 28, 33, 34)

- NOTES**
- Bearings shown in the above description are referenced to a bearing of N09°01'51"W from NGS station "LINDO" to the Denver Police Department radio mast located on Mount Morrison, as published by the National Geodetic Survey.
 - Control Points are monumented with 3 1/4" aluminum caps on 3/4" aluminum rods.
 - Point Numbers of Control Points are equal to their Milepost location.
 - The Contractor shall maintain and reset any Control or Aliquot Monuments affected by construction.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO		4	10

RIGHT OF WAY
U.S. 285

REVISIONS		
3/25/93	REVISED PARCEL 213	CEL

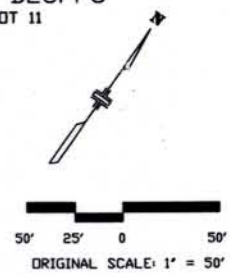
THE BLUFFS SUBDIVISION
PLAT BK. 90, PG. 13

SE 1/4 SECTION 28
T.5 S. R.70 W. 6TH PM

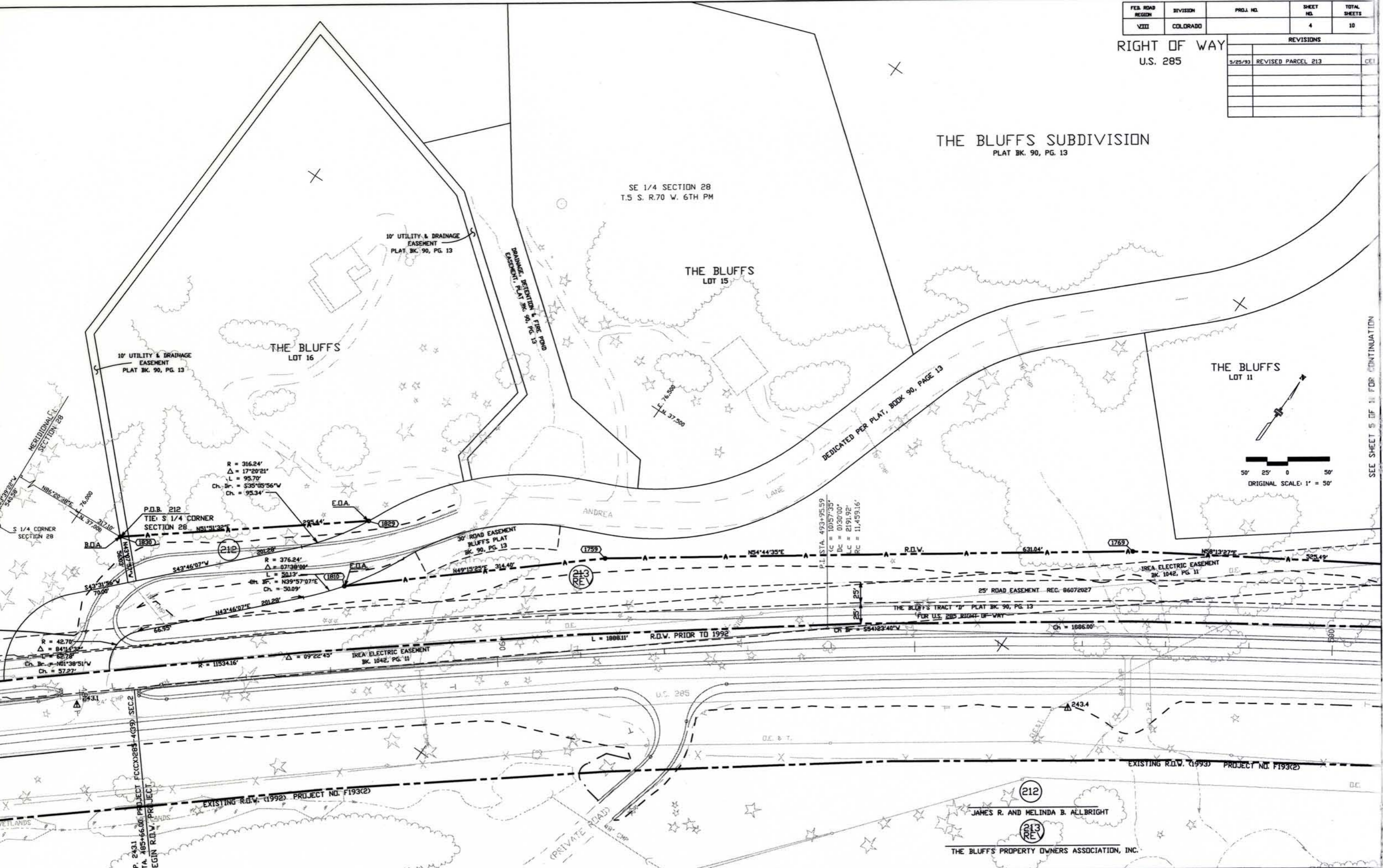
THE BLUFFS
LOT 15

THE BLUFFS
LOT 16

THE BLUFFS
LOT 11



SEE SHEET 5 OF 11 FOR CONTINUATION



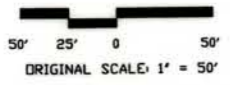
212
213
JAMES R. AND MELINDA B. ALLBRIGHT
THE BLUFFS PROPERTY OWNERS ASSOCIATION, INC.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	NH-FC(CX) 285-4039	SEC. 2 6	10

REVISIONS		
2/04/93	CORRECTED PROJECT NUMBER	CE-1
2/04/93	CORRECTED TDE OF SLOPE	CE-1
11/2/94	Added Par 214A & 215	R-1
11/23/94	Added Parcel TE-214A	R-1
1/19/95	Changed Par 215 to SE-215	R-1
2/28/95	Changed SE-215 to Par 215	R-1

Turkey Gulch, Ltd.

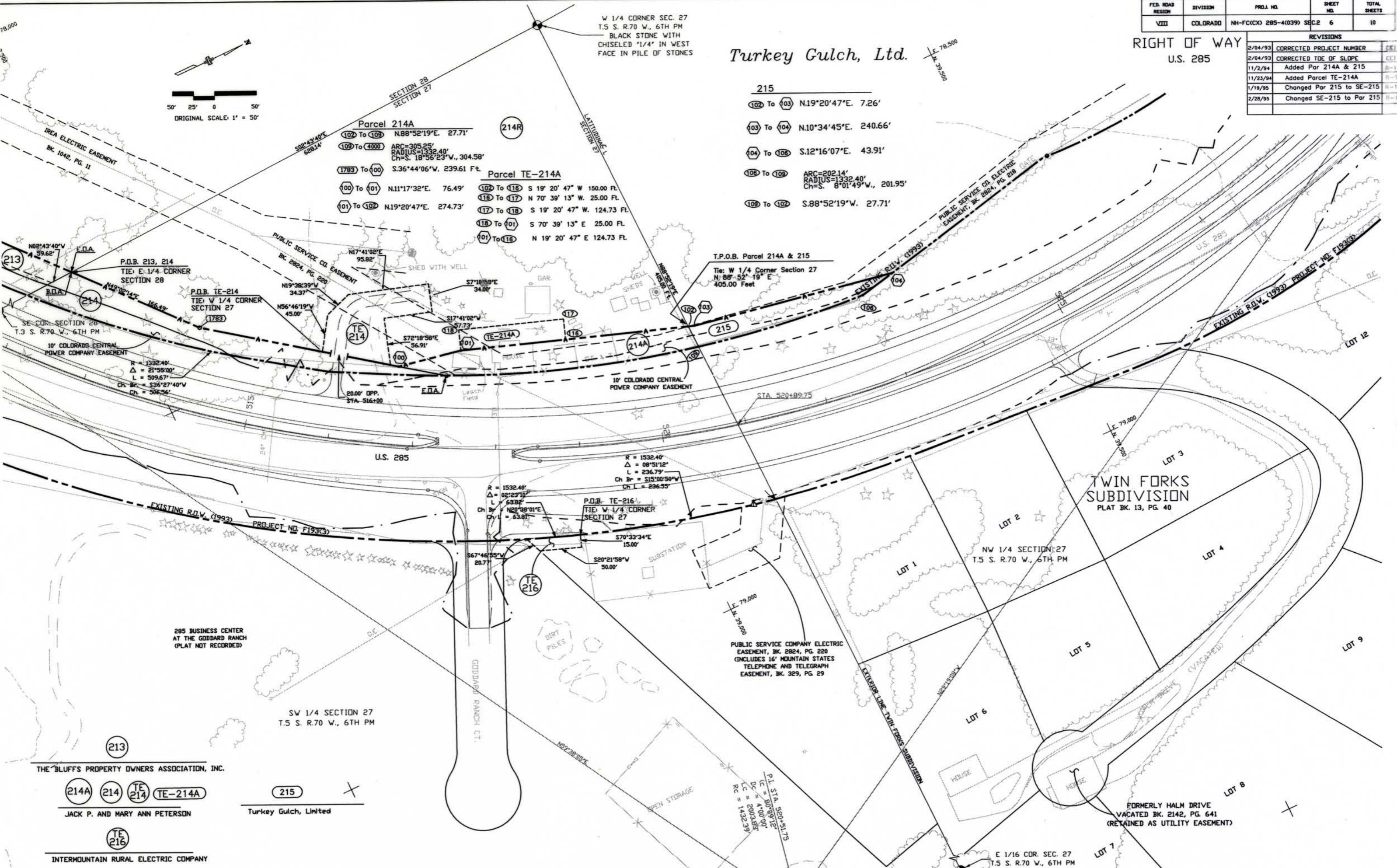
RIGHT OF WAY
U.S. 285



W 1/4 CORNER SEC. 27
T.5 S. R.70 W., 6TH PM
BLACK STONE WITH
CHISELED 1/4" IN WEST
FACE IN PILE OF STONES

- 215
- 102 To 103 N.19°20'47"E. 7.26'
 - 103 To 104 N.10°34'45"E. 240.66'
 - 104 To 106 S.12°16'07"E. 43.91'
 - 106 To 109 ARC=202.14'
RADIUS=1332.40'
Ch=S. 8°01'49"W., 201.95'
 - 109 To 102 S.88°52'19"W. 27.71'

- Parcel 214A
- 102 To 108 N.88°52'19"E. 27.71'
 - 109 To 4000 ARC=305.25'
RADIUS=1332.40'
Ch=S. 18°56'23"W., 304.58'
 - 1783 To 100 S.36°44'06"W. 239.61 Ft.
 - 100 To 101 N.11°17'32"E. 76.49'
 - 101 To 102 N.19°20'47"E. 274.73'
- Parcel TE-214A
- 102 To 118 S 19° 20' 47" W 150.00 FT.
 - 118 To 117 N 70° 39' 13" W. 25.00 FT.
 - 117 To 118 S 19° 20' 47" W. 124.73 FT.
 - 118 To 101 S 70° 39' 13" E 25.00 FT.
 - 101 To 118 N 19° 20' 47" E 124.73 FT.



285 BUSINESS CENTER
AT THE GODDARD RANCH
(PLAT NOT RECORDED)

SW 1/4 SECTION 27
T.5 S. R.70 W., 6TH PM

TWIN FORKS
SUBDIVISION
PLAT BK. 13, PG. 40

NW 1/4 SECTION 27
T.5 S. R.70 W., 6TH PM

FORMERLY HALM DRIVE
VACATED BK. 2142, PG. 641
(RETAINED AS UTILITY EASEMENT)

E 1/16 COR. SEC. 27
T.5 S. R.70 W., 6TH PM

THE BLUFFS PROPERTY OWNERS ASSOCIATION, INC.

214A 214 TE-214

JACK P. AND MARY ANN PETERSON

TE-216

INTERMOUNTAIN RURAL ELECTRIC COMPANY

215 Turkey Gulch, Limited

P.L. STA. 500+51.75
I.C. = 80.69
D.C. = 4.00
L.C. = 2003.83
R.C. = 1432.39

W 1/4 COR. SEC. 27
T.5 S. R.70 W., 6TH PM

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	NH-FK(CO) 285-4(039) SEC.2	7	10

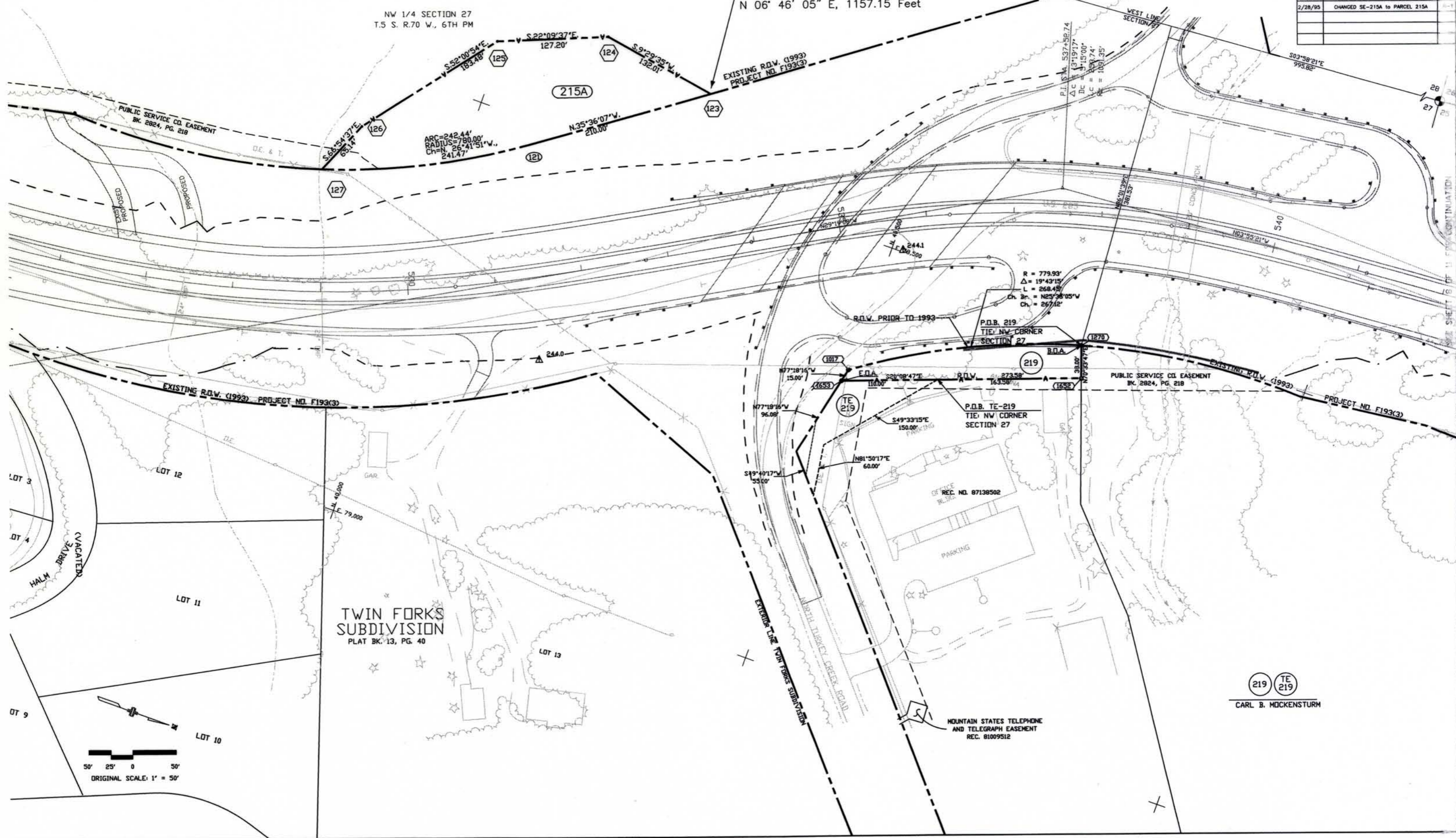
215A Turkey Gulch, Ltd.

RIGHT OF WAY
U.S. 285

REVISIONS		
DATE	CORRECTED PROJECT NUMBER	BY
2/04/93		
12/20/94	ADDED PARCEL 215A	R-1
1/20/95	CHANGED PARCEL 215A to SE-215A	R-1
2/28/95	CHANGED SE-215A to PARCEL 215A	R-1

T.P.O.B. 215A
Tie: W 1/4 Corner Section 27, T.5S., R.70W.
N 06° 46' 05" E, 1157.15 Feet

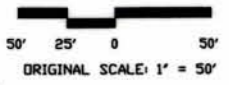
NW 1/4 SECTION 27
T.5 S. R.70 W., 6TH PM



TWIN FORKS SUBDIVISION
PLAT BK. 13, PG. 40

MOUNTAIN STATES TELEPHONE
AND TELEGRAPH EASEMENT
REC. 81009512

219 TE 219
CARL B. MCKENSTURM



LOT 9
LOT 10
LOT 11
LOT 12
LOT 13

LOT 3
LOT 4
HALM
(VACATED)

PUBLIC SERVICE CO. EASEMENT
BK. 2824, PG. 218

ARC=242.44'
RADIUS=780.00'
Ch=N 26°41'51"W
241.47'

R = 779.93'
Δ = 19°43'15"
L = 268.48'
Ch. ar. = N25°38'05"W
Ch. = 267.12'

P.O.B. 219
TIE: NW CORNER
SECTION 27

P.O.B. TE-219
TIE: NW CORNER
SECTION 27

PUBLIC SERVICE CO. EASEMENT
BK. 2824, PG. 218

EXISTING R.O.W. (1993)
PROJECT NO. F193(3)

EXTerior LINE TWIN FORKS SUBDIVISION

NORTH TURKEY CREEK ROAD

WEST LINE
SECTION 27

SHEET 11 OF 11 CONTINUED

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	NH-FCIX) 285-4(039) SEC.2	7A	11

REVISIONS				
DATE	DESCRIPTION	PROJECT NUMBER	BY	CHK
12/27/75	ADDED PARCEL 215A		R-1	
1/25/76	CHANGED PARCEL 215A TO SEC-215A		R-1	
2/28/76	CHANGED SEC-215A TO PARCEL 215A		R-1	
JAN 88	ADDED THIS SHEET (FROM SHEET 215B)		R-1	

215A Turkey Gulch, Ltd.

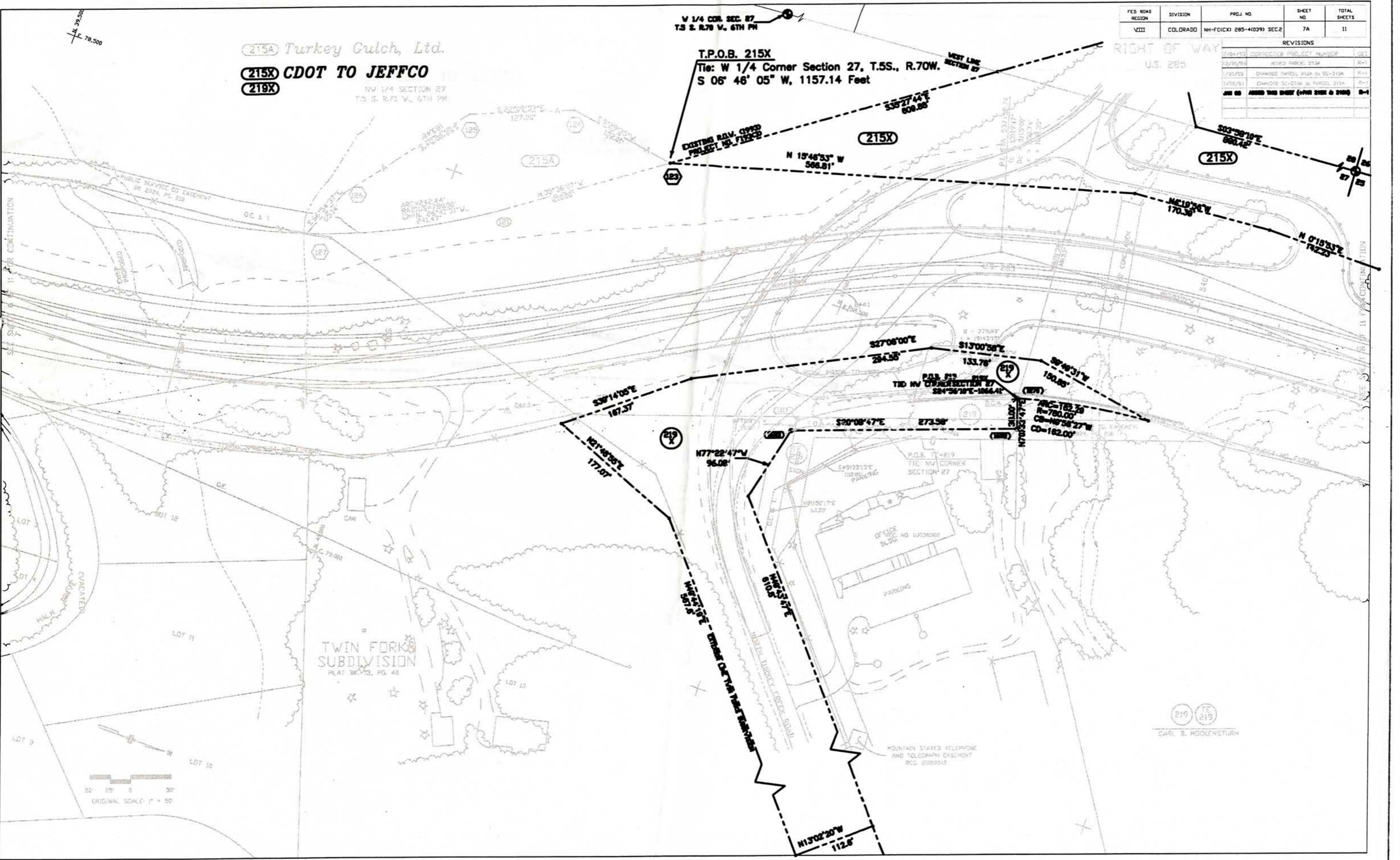
215X CDOT TO JEFFCO
219X

NW 1/4 SECTION 27
T.5 S. R.72 W. 6TH PM

V 1/4 COR. SEC. 27
T.5 S. R.72 W. 6TH PM

T.P.O.B. 215X
Tie: W 1/4 Corner Section 27, T.5S., R.70W.
S 06° 46' 05" W, 1157.14 Feet

RIGHT OF WAY
U.S. 285



TWIN FORK
SUBDIVISION
PLAT BK. 43, PG. 40



219 215
CARL S. HOCKENSHAW

2025/01/15/10:00:00 AM

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	NH-FCICD 285-4(039) SEC2	8	10

REVISIONS		
2/04/99	ADDED TINY TOWN SUBDIVISION	CEI
6/02/99	REVISED 220A-1	CEI

RIGHT OF WAY
U.S. 285

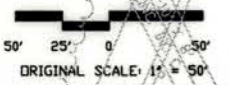
TINY TOWN SUBDIVISION
BK. 5, PG. 13

NE 1/4 SECTION 28
T.5 S. R.70 W. 6TH PM

NW 1/4 SECTION 27
T.5 S. R.70 W. 6TH PM

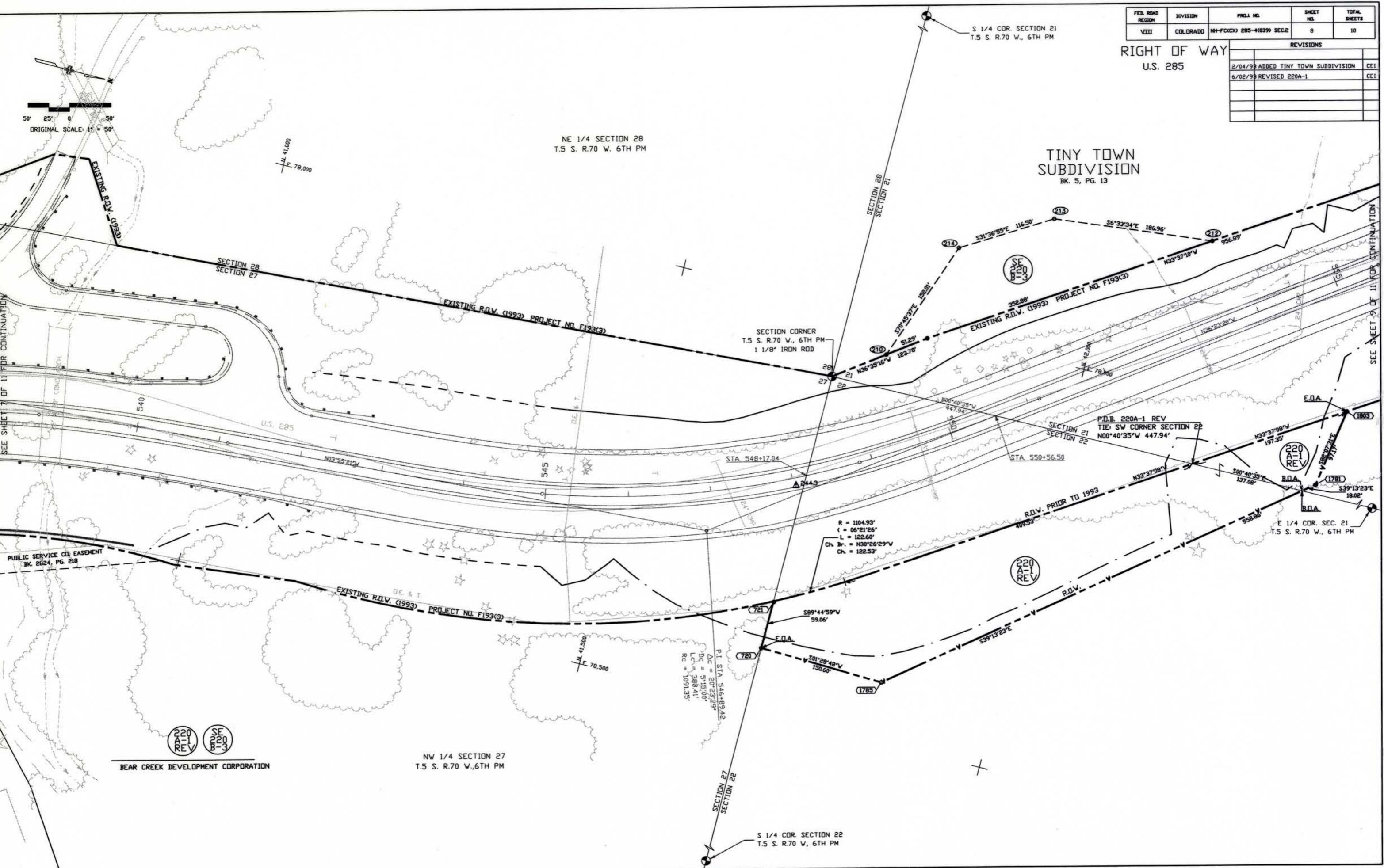
S 1/4 COR. SECTION 22
T.5 S. R.70 W. 6TH PM

S 1/4 COR. SECTION 21
T.5 S. R.70 W. 6TH PM



SEE SHEET 7 OF 11 FOR CONTINUATION

SEE SHEET 9 OF 11 FOR CONTINUATION



220 A-1 REV
SE 220 B-3

BEAR CREEK DEVELOPMENT CORPORATION

P.I. STA. 546+89.42
ΔC = 20°23'25"
ΔI.C. = 5°15'00"
L.C. = 388.41'
R.C. = 1091.35'

R = 1104.93'
Δ = 06°21'26"
L = 122.60'
Ch. Cr. = N30°26'29"W
Ch. = 122.53'

P.O.B. 220A-1 REV
TIE SW CORNER SECTION 22
N00°40'35"W 447.94'

E 1/4 COR. SEC. 21
T.5 S. R.70 W. 6TH PM

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	NH-FCCK) 285-1(029) SEC.2	8A	11

RIGHT OF WAY
U.S. 285

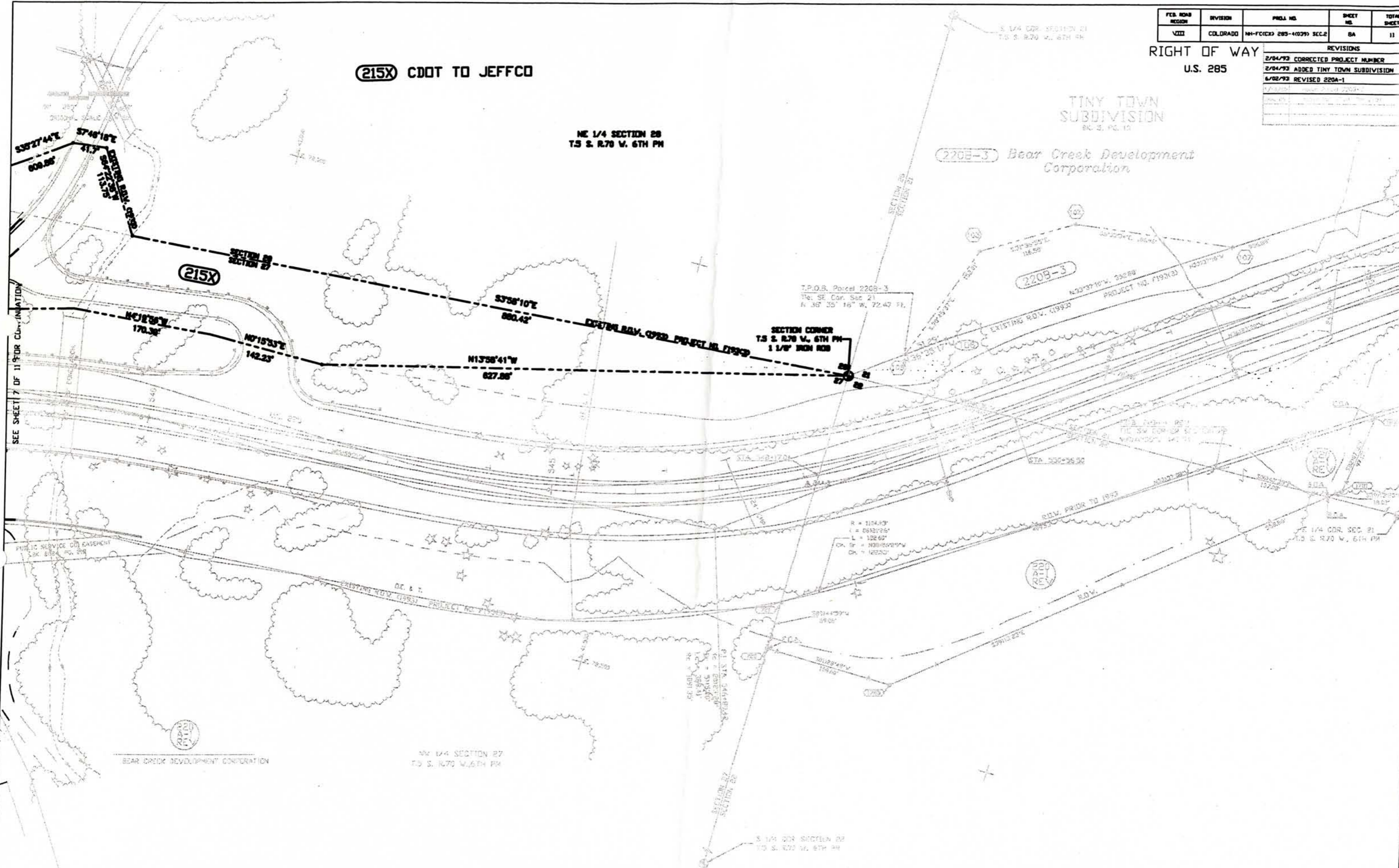
REVISIONS	
2/04/93	CORRECTED PROJECT NUMBER
2/04/93	ADDED TINY TOWN SUBDIVISION
6/02/93	REVISED 220A-1
1/14/93	REVISED 220A-1
1/14/93	REVISED 220A-1
1/14/93	REVISED 220A-1
1/14/93	REVISED 220A-1
1/14/93	REVISED 220A-1
1/14/93	REVISED 220A-1
1/14/93	REVISED 220A-1

(215X) CDOT TO JEFFCO

NE 1/4 SECTION 28
T.5 S. R.70 W. 6TH PM

TINY TOWN
SUBDIVISION
BK. 3, PG. 12

(220B-3) Bear Creek Development Corporation



SEE SHEET 7 OF 11 FOR CURVATURE

PUBLIC SERVICE CO. EASEMENT
C.K. 210, NO. 274



BEAR CREEK DEVELOPMENT CORPORATION

NW 1/4 SECTION 27
T.5 S. R.70 W. 6TH PM

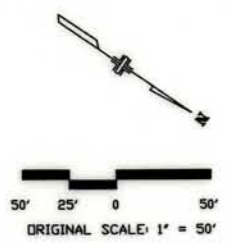
S 1/4 COR. SECTION 28
T.5 S. R.70 W. 6TH PM

7/20/93 4:47 PM C:\EG000\p08-3a.dwg

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	NH-FCCO 285-4039 SEC.2	9	10

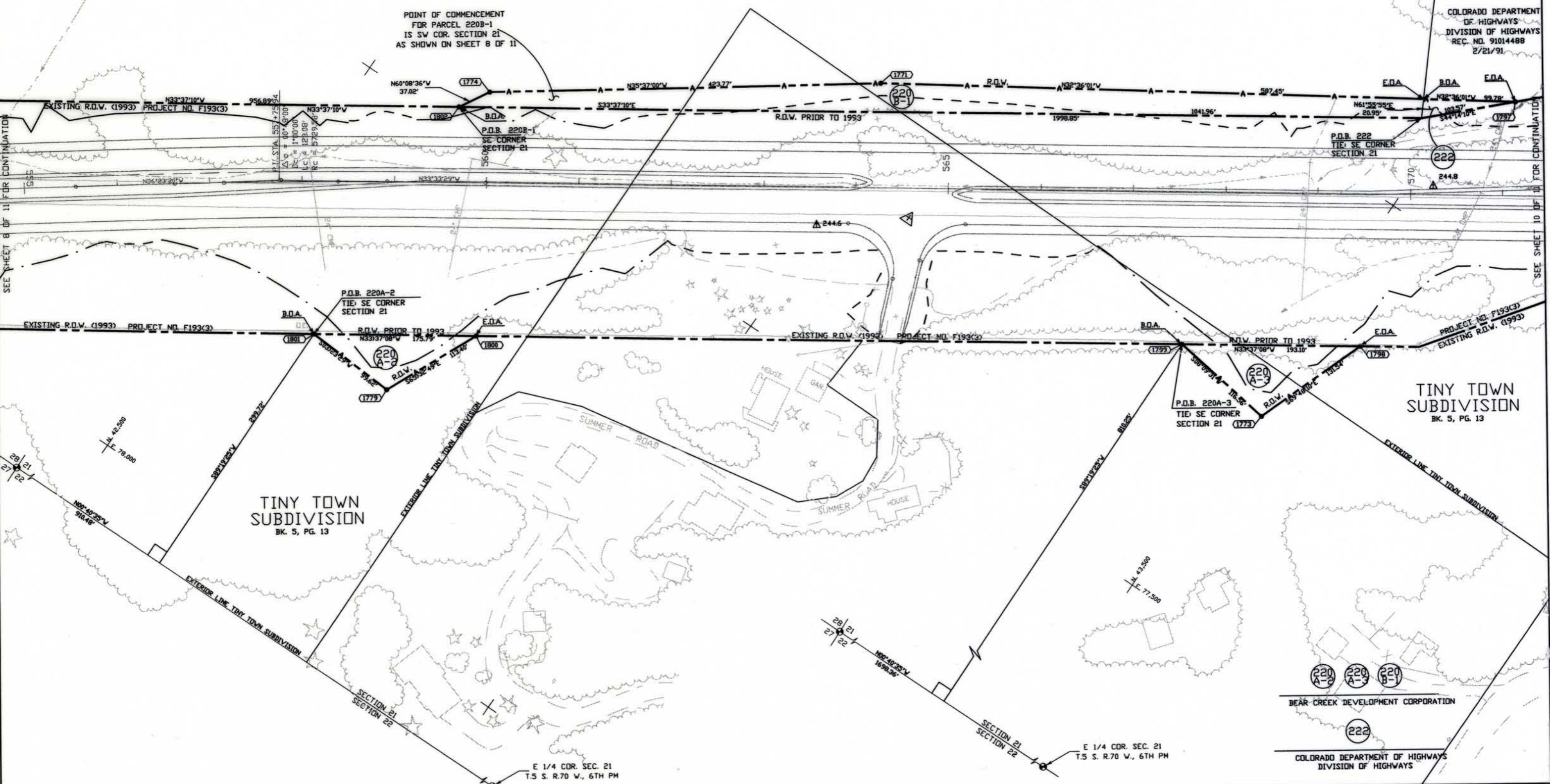
REVISIONS	
2/04/99	ADDED TINY TOWN SUBDIVISION CCL

RIGHT OF WAY
U.S. 285



TINY TOWN
SUBDIVISION
BK. 5, PG. 13

SE 1/4 SECTION 21
T.5 S. R.70 W., 6TH PM



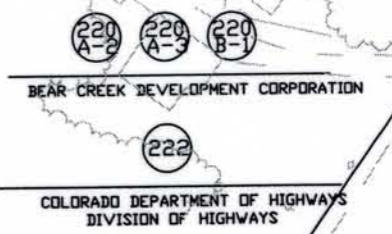
COLORADO DEPARTMENT
OF HIGHWAYS
DIVISION OF HIGHWAYS
REC. NO. 91014488
2/21/91

TINY TOWN
SUBDIVISION
BK. 5, PG. 13

TINY TOWN
SUBDIVISION
BK. 5, PG. 13

E 1/4 COR. SEC. 21
T.5 S. R.70 W., 6TH PM

E 1/4 COR. SEC. 21
T.5 S. R.70 W., 6TH PM



Rc = 1091.35'

TINY TOWN SUBDIVISION

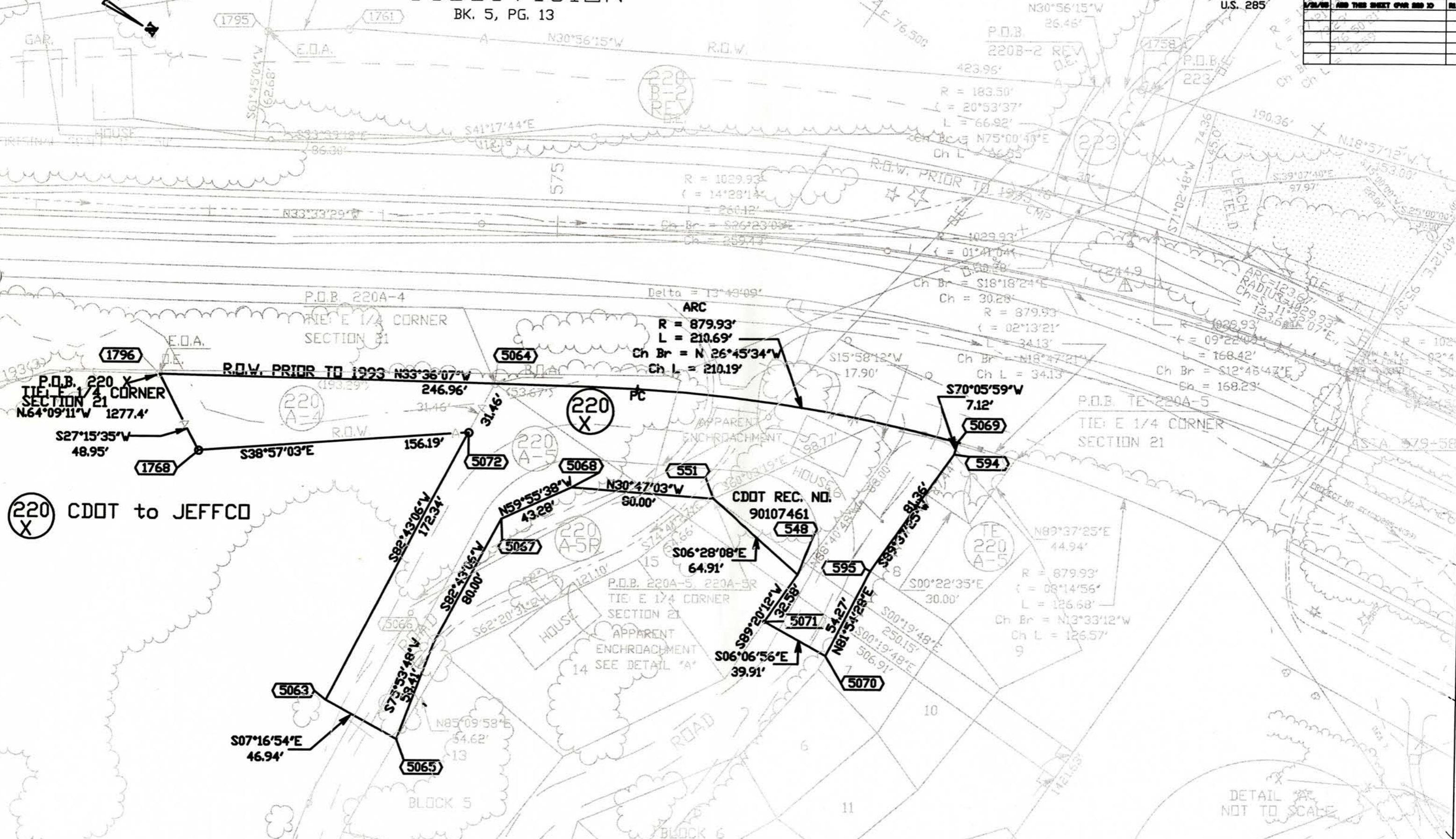
SE 1/4 SECTION 21
T.5 S. R.70 W., 6TH PM

BK. 5, PG. 13

FILE NO.	REVISION	PRJ. NO.	SHEET NO.	TOTAL SHEETS
VIII	COLORADO	NH-FCCDO 285-40399 SEC.2	10A2	11

REVISIONS		
DATE	CORRECTED PROJECT NUMBER	BY
2/04/98	ADD THIS SHEET (PAR. 10)	ML

50' 25' 0 50'



1796
P.O.B. 220 X
TIE E 1/4 CORNER
SECTION 21
N.64°09'11"W 1277.4'

220 X
CDOT to JEFFCO

ARC
R = 879.93'
L = 210.69'
Ch Br = N 26°45'34"W
Ch L = 210.19'

ARC
R = 879.93'
L = 34.13'
Ch Br = N18°47'21"W
Ch L = 34.13'

ARC
R = 879.93'
L = 126.68'
Ch Br = N13°33'12"W
Ch L = 126.57'

DETAIL NOT TO SCALE

4.8 ± 7