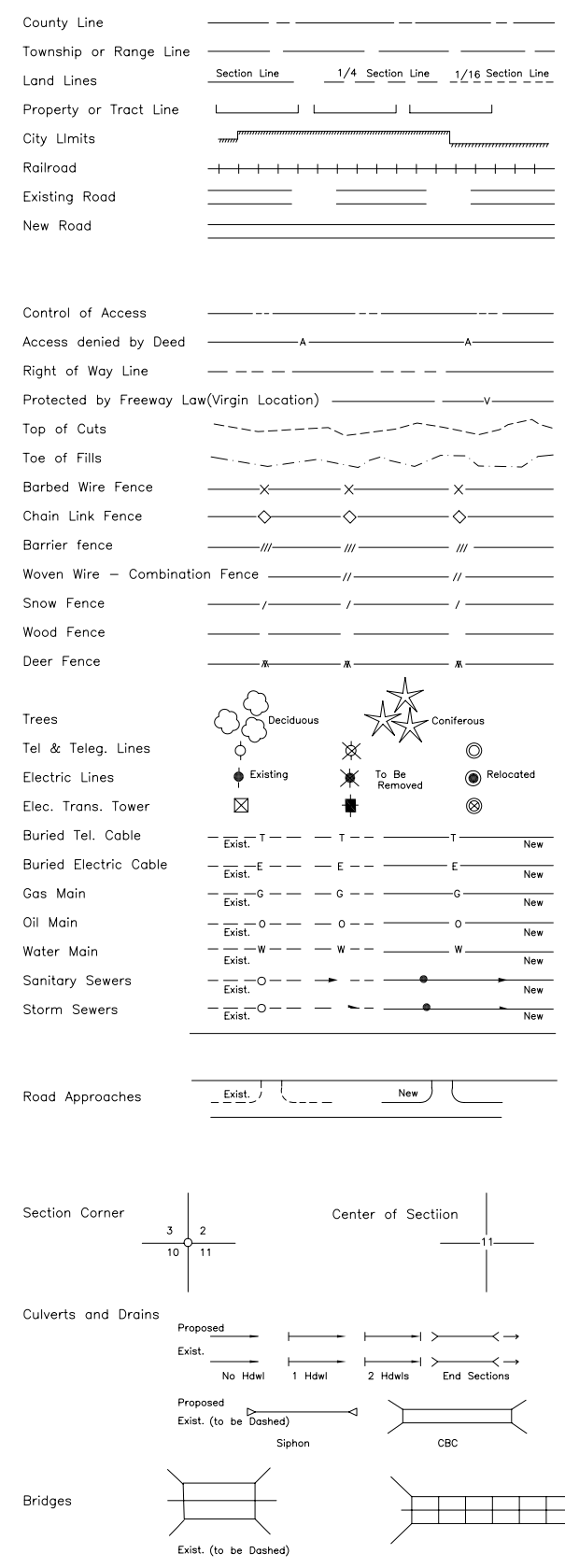


FEDERAL ROAD REGION NO.	DIVISION	PROJECT NO.	SHEET NO.
VII	COLORADO	NH 2854-061 (Revised)	1

**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 Construction Code: 11546  
 Project Code: 11171

REVISIONS		
4/24/98	Code No's	D.A.S.
4/24/98	Index of sheets	D.A.S.
12/06	Add Revised to Pr.#	AC

**STANDARD SYMBOLS:**



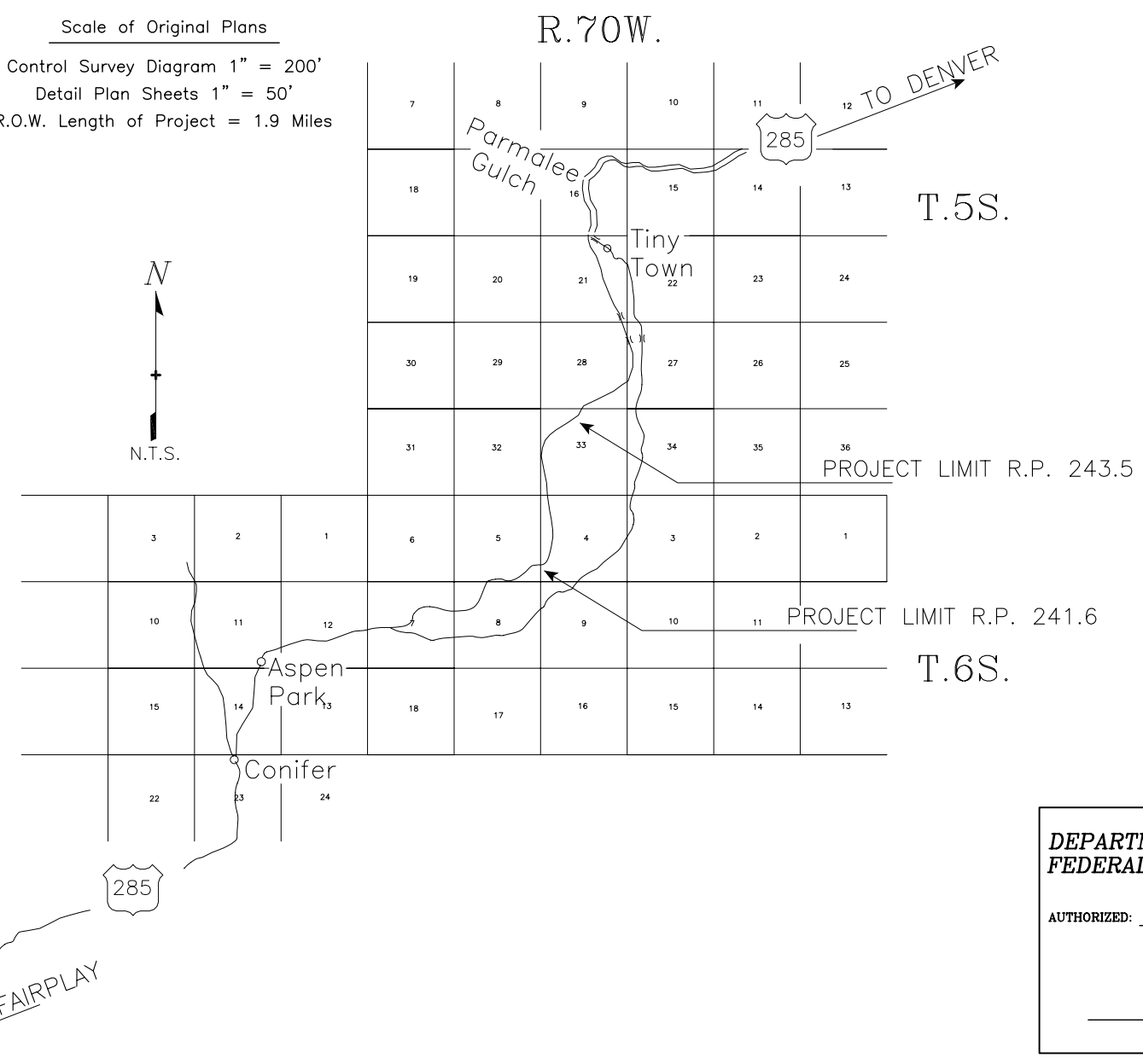
# DEPARTMENT OF TRANSPORTATION STATE OF COLORADO

## RIGHT OF WAY PLAN OF PROPOSED FEDERAL AID PROJECT NO. NH 2854-061 (Revised) (Replaces Document F0752525) JEFFERSON COUNTY STATE HIGHWAY NO. 285 RIGHT OF WAY

**INDEX OF SHEETS:**

- TITLE SHEET
- 2C. TABULATION OF PROPERTIES
- 3C. CONTROL SURVEY DIAGRAM
- TABULATION OF MONUMENTATION
- 13. DETAIL PLAN SHEETS

Scale of Original Plans  
 Control Survey Diagram 1" = 200'  
 Detail Plan Sheets 1" = 50'  
 R.O.W. Length of Project = 1.9 Miles



**DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION**

AUTHORIZED: \_\_\_\_\_  
 DATE \_\_\_\_\_

\_\_\_\_\_  
 DIVISION ADMINISTRATOR

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY S.H. NO. 285

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
302	COLORADO	NH 2854-061(Rev)	2

RIGHT OF WAY Goddard Ranch Court - Settlers Drive

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				RECORDING INFO.	REMARKS	REVISIONS		
				PARCEL	NET AREA	REMAINDER				8/26/98	Added	R1
1 Rev. TE-1 1A	David C. Wilson Gail A. Wilson	8495 South Highway 285 Morrison, CO 80465	NW 1/4 Section 4 T 6 S, R 70 W	27,712 S.F. 0.636 Ac.	27,712 S.F. 0.636 Ac.	~1.86 Ac.		WRNTY. DEED F0400304 4/18/97	Purpose: Driveway Reconstruction	12/06	Added Rev to Proj. #	R1
2	Buffalo Park Development Co.		Lot 4 The Homestead Addition	35,530 S.F. 0.816 Ac.	35,530 S.F. 0.816 Ac.	~1.974 Ac.		POSS. & USE F0400304 4/17/97				
3	Buffalo Park Development Co.		Lot 3 The Homestead Addition	13,295 S.F. 0.305 Ac.	13,295 S.F. 0.305 Ac.	~3.265 Ac.		POSS. & USE F0400304 4/17/97				
4 Rev. 2 TE-4 Rev 2 4A	John Lederhos & Roula N. Lederhos	8489 S. Highway 285 Morrison, CO 80465	NW 1/4 Section 4 T. 6 S., R. 70 W.	10,760 S.F. 0.247 Ac.	10,760 S.F. 0.247 Ac.	~10.4 Ac.		WRNTY. DEED F0429873 6/17/97	Purpose: Access Road Construction			
5 Rev. TE-5 Rev 2	Robert R. Plant and Patty M. Plant	8485 S. Highway 285	NW 1/4 Section 4 T. 6 S., R. 70 W.	16,111 S.F. 0.370 Ac.	16,111 S.F. 0.370 Ac.	~29.5 Ac.		WRNTY. DEED F0415782 5/20/97	Purpose: Access Road Construction			
6 6A 6B 6C 6D 6E	Buffalo Park Development Co.		Lot 6 The Homestead Fil. No. 3-A  Lot 10 The Homestead Fil. No. 3-A  Lot 11 The Homestead Fil. No. 3-A  Lot 14 The Homestead Fil. No. 3-B  Lot 15 The Homestead Fil. No. 3-B  Lot 16 The Homestead Fil. No. 3-B	18,793 S.F. 0.431 Ac.  42,750 S.F. 0.981 Ac.  21,616 S.F. 0.496 Ac.  61,331 S.F. 1.408 Ac.  83,182 S.F. 1.910 Ac.  31,941 S.F. .733 Ac.	18,793 S.F. 0.431 Ac.  42,750 S.F. 0.981 Ac.  21,616 S.F. 0.496 Ac.  61,331 S.F. 1.408 Ac.  83,182 S.F. 1.910 Ac.  31,941 S.F. .733 Ac.	~1.679 Ac.  ~1.099 Ac.  ~1.944 Ac.  ~1.232 Ac.  ~.790  ~6.137 Ac.		POSS. & USE F0400304 4/17/97				

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY S.H. NO. 285

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
302	COLORADO	NH 2854-061(Rev)	2A

RIGHT OF WAY Goddard Ranch Court - Settlers Drive

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				RECORDING INFO.	REMARKS	REVISIONS		
				PARCEL	NET AREA	REMAINDER				3/13/96	Revised	R1
6F 6G	Buffalo Park Development Co.		Lot 22 The Homestead Fil. No. 3-B  Tract 'A' The Homestead Fil. No. 3-B	4,508 S.F. .103 Ac.	4,508 S.F. .103 Ac.	~11.507 Ac.			POSS. & USE F0400304 4/17/97	9/26/96	Revised Owner's Name, Par. 9	R1
7	DELETED									12/06	Add Rev to Proj. #	R1/05
8 Rev. SE-8	Steven G. Meckstroth and Sandra C. Meckstroth		Lot 4, Block 4 The Homestead Fil. No. 4	39,828 S.F. 0.914 Ac.	39,828 S.F. 0.914 Ac.	~2.136 Ac.			RULE & ORDER F0872748 5/20/99			
9	Hartmut Beckman and Faye Manceaux	7660 Frontier Circle Morrison, CO 80465	Lot 5, Block 4 The Homestead Fil. No. 4	10,996 S.F. 0.252 Ac.	10,996 S.F. 0.252 Ac.	~2.790 Ac.			WRNTY. DEED F0421839 6/02/97			
10 TE-10 TE-10A TE-10B	Alan R. Beardmore	7655 Frontier Circle Morrison, CO 80465	NW 1/4 Section 33 T 5 S, R 70 W	52,967 S.F. 1.216 Ac.	52,967 S.F. 1.216 Ac.	~3.7 Ac.						
11	William R. Burns and Terese S. Burns	20687 Yoke Trail Morrison, CO 80465	Lot 5, The Homestead Fil. No. 4 and Fil. No. 5 Exemption Survey	38,742 S.F. 0.889 Ac.	38,742 S.F. 0.889 Ac.	~2.001 Ac.			WRNTY. DEED F0415765 5/20/97			
12	James M. and Linda K. Abrahamson	20686 Yoke Trail Morrison, Co. 80465	Lot 6, The Homestead Fil. No. 4 and Fil. No. 5 Exemption Survey	74,444 S.F. 1.709 Ac.	74,444 S.F. 1.709 Ac.	~0.651 Ac.			N/A (SEE PAR 12R)			
12R	James M. and Linda K. Abrahamson	20686 Yoke Trail Morrison, Co. 80465	Lot 6, The Homestead Fil. No. 4 and Fil. No. 5 Exemption Survey	29,895 S.F. 0.686 Ac.	29,895 S.F. 0.686 Ac.	~1.674 Ac.						
13	Buffalo Park Development Co.		Lot 7, The Homestead Fil. No. 4 and Fil. No. 5 Exemption Survey	71,845 S.F. 1.649 Ac.	71,845 S.F. 1.649 Ac.	~3.191 Ac.			POSS. & USE F0400304 4/17/97			

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY S.H. NO. 285

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
302	COLORADO	NH 2854-061(Rev)	2B

RIGHT OF WAY Goddard Ranch Court - Settlers Drive

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				RECORDING INFO.	REMARKS	REVISIONS		
				PARCEL	NET AREA	REMAINDER				3/13/96	Deleted	R1
14 TE-14	Raymond L. J. Sporleder and Faye A. Sporleder	7455 South U.S. 285 Morrison, CO 80465	SW 1/4 Section 28 T 5 S, R 70 W	32,892 S.F. 0.755 Ac.	32,892 S.F. 0.755 Ac.	~9.2 Ac.		WRNTY. DEED F0403057 4/23/97		9/26/96	Deleted Par 15A Added TE-15 Deleted Par 16 Added TE-16 Revised TE-17	R1
15 Rev. 2 15B Rev. 15C	The Bluffs Homeowners Assoc.	2480 W. 26th Ave. Denver, Co. 80211	Tract 'B' The Bluffs SE 1/4 Section 33 T 5 S, R 70 W  Tract 'A' The Bluffs SE 1/4 Section 33 T 5 S, R 70 W	61,541 S.F. 1.413 Ac.  83,888 S.F. 1.926  58,690 S.F. 1.347	61,541 S.F. 1.413 Ac.  83,888 S.F. 1.926  58,690 S.F. 1.347	20.08AC  48.23AC		RULE & ORDER F0436376 7/03/97		12/06	Add Rev to Proj #	R1/05
16	James R. Albright Melinda B. Albright	7391 Andrea Lane Morrison, Co. 80465	Lot 16 The Bluffs	20,279 S.F. 0.466 Ac.	20,279 S.F. 0.466 Ac.	~4.58 Ac.		RULE & ORDER F0691843 9/11/98				
17 Rev. TE-17 Rev. 2	James E. Halliday Linda R. Halliday  Deleted	7855 Sourdough Dr. Morrison, Co. 80465	Lot 41, The Homestead Fil. No. 4	25,627 SF 0.586 Ac.	25,627 SF 0.586 Ac.	~1.80 Ac.		LIS PENDS. F0400306 4/17/97	Deleted			
18 Rev. 2 TE-18 Rev. 2	Ronald P. Lewis	26624 N. Turkey Cr. Rd. Evergreen, Co. 80439	Lot 1, The Homestead Fil. No. 4	31,243 SF 0.717 Ac.	31,243 SF 0.717 Ac.	~2.44 Ac.		WRNTY. DEED F0415764 5/20/97	For the purpose of Demolition and Removal of Structures.			
19	Buffalo Park Development Co.		Lot 3, The Homestead Fil. No. 4 Exemption Survey	44,620 S.F. 1.024 Ac.	44,620 S.F. 1.024 Ac.	~2.306 Ac.		POSS. & USE F0400304 4/17/97				

R.O.W. TABULATION OF PROPERTIES IN JEFFERSON COUNTY S.H. NO. 285

FEDERAL ROAD DISTRICT NO.	DIVISION	PROJECT NO.	SHEET NO.
302	COLORADO	NH 2854-061	2C

RIGHT OF WAY Goddard Ranch Court - Settlers Drive

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES				RECORDING INFO.	REMARKS	REVISIONS		
				PARCEL	NET AREA	REMAINDER				12/06	Add	R1
20 21	Buffalo Park Development Co.		Lot 2, The Homestead Fil. No. 4 Exemption Survey  Lot 1, The Homestead Fil. No. 4 Exemption Survey	34,766 S.F. 0.798 Ac.	34,766 S.F. 0.798 Ac.	~3.432 Ac.						
22			Lot 2, The Homestead Filing No. 4	2,081 S.F. 0.048 Ac.	2,081 S.F. 0.048 Ac.	~3.492 Ac.						
23			Lot 3, The Homestead Filing No. 4	24,285 S.F. 0.558 Ac.	24,285 S.F. 0.558 Ac.	~3.791 Ac.			POSS. & USE F0400304 4/17/97			
24			Lot 4, The Homestead Filing No. 4	20,676 S.F. 0.475 Ac.	20,676 S.F. 0.475 Ac.	~3.563 Ac.						
25			Lot 5, The Homestead Filing No. 4	3,408 S.F. 0.078 Ac.	3,408 S.F. 0.078 Ac.	~3.012 Ac.						
26	Brian Rohrbough		Lot 36, The Homestead Filing No. 4	6,018 S.F. 0.138 Ac.	6,018 S.F. 0.138 Ac.	~5.062 Ac.			WRNTY. DEED F0401518 4/21/97			
27 27A	Joseph D. and Freya L. Cooper		SE 1/4 Section 28 T. 5 S., R. 70 W., 6th PM  NW 1/4 Section 4 T. 6 S., R. 70 W., 6th PM	144,733 S.F. 3.323 Ac.	144,733 S.F. 3.323 Ac.				WRNTY. DEED F0385861 3/18/97			
TE-28	InterCanyon Fire Protection District		NW 1/4 Section 4 T. 6 S., R. 70 W., 6th PM	784 S.F. 0.018 Ac.	784 S.F. 0.018 Ac.							
TE-29	Buffalo Park Development Co.		NW 1/4 Section 33 T. 5 S., R. 70 W., 6th PM	9,926 S.F. 0.228 Ac.	9,926 S.F. 0.228 Ac.				POSS. & USE F0400304 4/17/97			
30	Kent Kurtz		SE 1/4 Section 28 T. 5 S., R. 70 W., 6th PM	39,525 S.F. 0.907 Ac.	39,525 S.F. 0.907 Ac.				WRNTY. DEED F0415781 5/20/97			



Survey Unit: Joseph P. Conway

Sheet Revisions

mm/yy	xxxxx	xxx

Survey Control Diagram

Plan Sheet

Project Number: NH 2854-061(Rev)				
Project Location: Goddard Ranch Court - Settlers Drive				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
11171	00-00-00	1 of 1	3	XXX

SIGNED  
DEPT.

CONTROL SURVEY DIAGRAM SHEETS 3 TO 3C ARE RECORDED AT THE  
JEFFERSON COUNTY CLERK AND RECORDERS OFFICE:

RECEPTION NUMBER: 588773 DEPOSITED: FEBRUARY 17, 1999

**Tabulation of Right of Way Monuments To Be Set**

<b>Fnd Pnt</b>	<b>104</b>	<b>36189.440</b>	<b>N</b>	<b>75578.351</b>	<b>E</b>
				<b>Fnd. ROW Marker</b>	
PNT	105	36297.809	N	75726.569	E
PNT	106	36677.002	N	76164.970	E
PNT	109	34156.024	N	73352.949	E
PNT	118	32142.455	N	73898.105	E
PNT	325	32926.171	N	73746.502	E
PNT	326	33422.022	N	73637.970	E
PNT	327	34261.004	N	73680.241	E
PNT	328	33835.422	N	73718.717	E
PNT	332	36173.749	N	75072.367	E
PNT	334	35828.121	N	74672.866	E
PNT	335	35565.343	N	74506.813	E
PNT	337	35345.335	N	74107.618	E
PNT	359	34851.879	N	74029.209	E
PNT	361	32230.643	N	73944.999	E
PNT	368	32151.805	N	73920.592	E
PNT	411	29472.882	N	73712.229	E
PNT	455	29164.010	N	73741.563	E
PNT	457	36514.270	N	75606.716	E
PNT	458	36704.389	N	75686.991	E
PNT	459	37056.110	N	76058.364	E
PNT	461	37244.388	N	76455.447	E
PNT	462	37458.860	N	76733.102	E
PNT	463	37595.983	N	77004.629	E
PNT	500	37249.811	N	76324.745	E
PNT	516	38061.530	N	77672.247	E
PNT	520	34771.578	N	73485.513	E
PNT	539	34812.790	N	73546.699	E
PNT	559	34826.859	N	73680.578	E
PNT	560	34545.962	N	73479.259	E
PNT	561	34360.482	N	73375.662	E
PNT	567	34947.784	N	73797.718	E
PNT	571	34719.610	N	73596.258	E
PNT	573	32946.607	N	73491.482	E
PNT	576	31500.450	N	73750.742	E
PNT	577	30304.396	N	73564.663	E
PNT	591	34276.574	N	73328.205	E
PNT	593	34611.160	N	73871.913	E
PNT	594	34663.119	N	73957.356	E
PNT	597	29598.861	N	73456.100	E
PNT	603	29828.918	N	73473.338	E
PNT	604	29634.899	N	73424.804	E
PNT	609	31811.397	N	73766.008	E
PNT	610	32413.963	N	73578.258	E
PNT	613	38074.706	N	78186.420	E
PNT	614	37843.680	N	77966.688	E
PNT	615	37363.676	N	77264.264	E
PNT	617	37127.008	N	76804.376	E
PNT	624	36720.770	N	76306.952	E
PNT	626	29588.738	N	73455.035	E
PNT	628	38216.184	N	77883.687	E

PNT	633	35437.100	N	74707.087	E
PNT	649	29609.339	N	73457.202	E
PNT	653	35072.132	N	73843.663	E
PNT	654	35089.914	N	73894.397	E
PNT	655	35215.503	N	74018.219	E
PNT	656	35259.688	N	74005.109	E
PNT	657	30208.019	N	73530.519	E
PNT	658	30236.441	N	73553.832	E
PNT	710	29588.580	N	73425.040	E

**Tabulation of Permanent Easement Points To Be Set**

PNT	338	35148.317	N	73871.812	E
-----	-----	-----------	---	-----------	---

**Tabulation of Temporary Easement Points**

PNT	349	35664.251	N	74569.314	E
PNT	427	30248.356	N	73533.945	E
PNT	524	34805.729	N	73404.914	E
PNT	536	34769.057	N	73384.566	E
PNT	537	34725.392	N	73463.264	E
PNT	556	34569.971	N	73434.210	E
PNT	600	29895.961	N	73483.371	E
PNT	601	29895.803	N	73408.371	E
PNT	602	29827.630	N	73398.350	E
PNT	606	29562.511	N	73350.178	E
PNT	608	29559.745	N	73451.985	E
PNT	618	35620.791	N	74423.593	E
PNT	619	35703.064	N	74511.060	E
PNT	620	36635.295	N	75657.817	E
PNT	621	36738.770	N	75723.294	E
PNT	622	36818.978	N	75596.539	E
PNT	623	36715.503	N	75531.063	E
PNT	624	36717.711	N	76297.029	E
PNT	630	30241.928	N	73485.659	E
PNT	632	30266.160	N	73484.259	E
PNT	633	35437.100	N	74707.087	E
PNT	634	35225.500	N	74591.296	E
PNT	634	35225.500	N	74591.296	E
PNT	641	37166.067	N	76771.177	E
PNT	642	35686.084	N	74325.600	E
PNT	643	35768.357	N	74413.067	E
PNT	1009	37087.514	N	76756.017	E
PNT	1010	37138.159	N	76759.397	E

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061(Rev)	4	15

**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 R.O.W. Project Code: 11171  
 Const. Project Code: 11648

REVISIONS	
4/22/08	Tab of R/W mons.
4/22/08	Surveyors Cert. (field)
12/08	Add Rev to Proj #
12/06	Add Pnt #'s-Rev. Notes
12/06	Rev. Surveyors Cert.(s)
03/07	Rev. Surveyors Statemt
Add pnt 626, 710 to be set list	

**QUANTITIES OF MONUMENTS TO BE SET**

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5S	6
REFERENCE										
RIGHT OF WAY	59									
CONTROL										
ALIQUOT CORNER										
WITNESS POST	59									
PERMANENT EASEMENT										1

- GENERAL NOTES**
- This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Transportation Department purposes only.
  - Field survey control precision computed to exceed 1 in 20,000.
  - Memorandum of Ownerships supplied by Security Title.
  - 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.
  - All R.O.W. Markers set from survey control points.
  - All centerline and offset stationing is theoretical only and may not represent the centerline as constructed in the field.
  - All coordinates listed are assumed project coordinates.
  - Control Survey Diagram Recorded at JEFFCO Clerk & Recorders@Recept. #568773 ON 17 FEB 99
  - All point numbering is referenced to Sheets 5 through 13 of the Right of Way Plan sheets only.
  - BASIS OF BEARINGS: Bearings are based on a grid bearing of N48°16'52"E from US 285 CM-MP 243.4 to CM-MP 243.8 as shown on the Control Survey Diagram on Sheet 3.
  - All R.O.W. monuments set by CDOT and are Type 1 monuments, a 3 1/4" dia. alum. R.O.W. cap on a 3'X3/4" finned alum. rod w/magnets. All Perm. Easement monuments were set by CDOT and are #5 rebar with 1 1/2" alum caps.



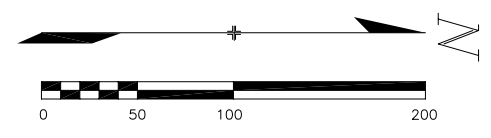
**SURVEYOR STATEMENT (PLANS)**  
 I, Kevin A. Wilcox, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation, that based upon my knowledge, information and belief: research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.  
 Name: Kevin A. Wilcox P.L.S. No. 28294  
 Date: 3-29-07

**SURVEYOR STATEMENT (MONUMENTS)**  
 I, Kevin A. Wilcox, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation, that based upon my knowledge, information and belief: adequate research, calculations and evaluation of survey evidence were performed and the Right-of-Way monuments depicted on this Right-of-Way Plan were set under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.  
 SEE SURVEYOR STATEMENT FOR MONUMENTATION ON RECEPTION NO. F0752525 (Previously Recorded)

REVISIONS		
9/24/96	Corrected Bearings	R1
1/10/97	Revised Parcel 1	R1
7/31/98	Added data parcels 1 Rev, TE-1, 4 Rev2, TE-4 Rev2	D.A.S R1
8/26/98	Added Parcels 1A, 4A	R1
12/06	Added Rev. to Proj. #	AC/R1

**RIGHT OF WAY**

Coddard Ranch Court - Settlers Drive  
Construction Code: 11546  
Project Code: 11171



Area claimed by Wilson ( 0.010 Ac. / 461 sq. ft. )

T.P.O.B. Parcels 1 Rev., TE-1  
4 Rev.2, TE-4 Rev.2  
Tie: NW Cor. Sec. 4  
N. 4°15'11"E.  
374.353m (1228.19')

Mtn States Teleph & Telegr  
10 Ft. Utility  
Easement  
Reception 548334 (60)

1 Rev. David C. Wilson  
and Gail A. Wilson  
Reception No. 86075247

T.P.O.B. Parcels 1A, 4A, TE-4 REV 2  
Tie: NW Cor. Sec. 4  
N. 9°38'36"W.  
494.182m (1621.33')

T.P.O.B. Parcels 1 Rev., TE-1,4 Rev 2.  
Tie: NW Cor. Sec. 4  
N. 4°15'11"E.  
374.353m (1228.19')

30 Ft. Access Road Easement  
Reception No. 86075247

ARC=88.934m (291.78')  
RADIUS=252.985m (830.00')  
Ch=N. 6°35'14"W.  
88.477m (290.28')

ARC=22.555m (74.00')  
RADIUS=252.985m (830.00')  
Ch=S. 6°02'16"W.  
22.548m (73.98')

ARC=187.827m (616.23')  
RADIUS=321.565m (1055.00')  
Ch=N. 0°04'30"E.  
185.168m (607.51')

CONTROL MON. #24130

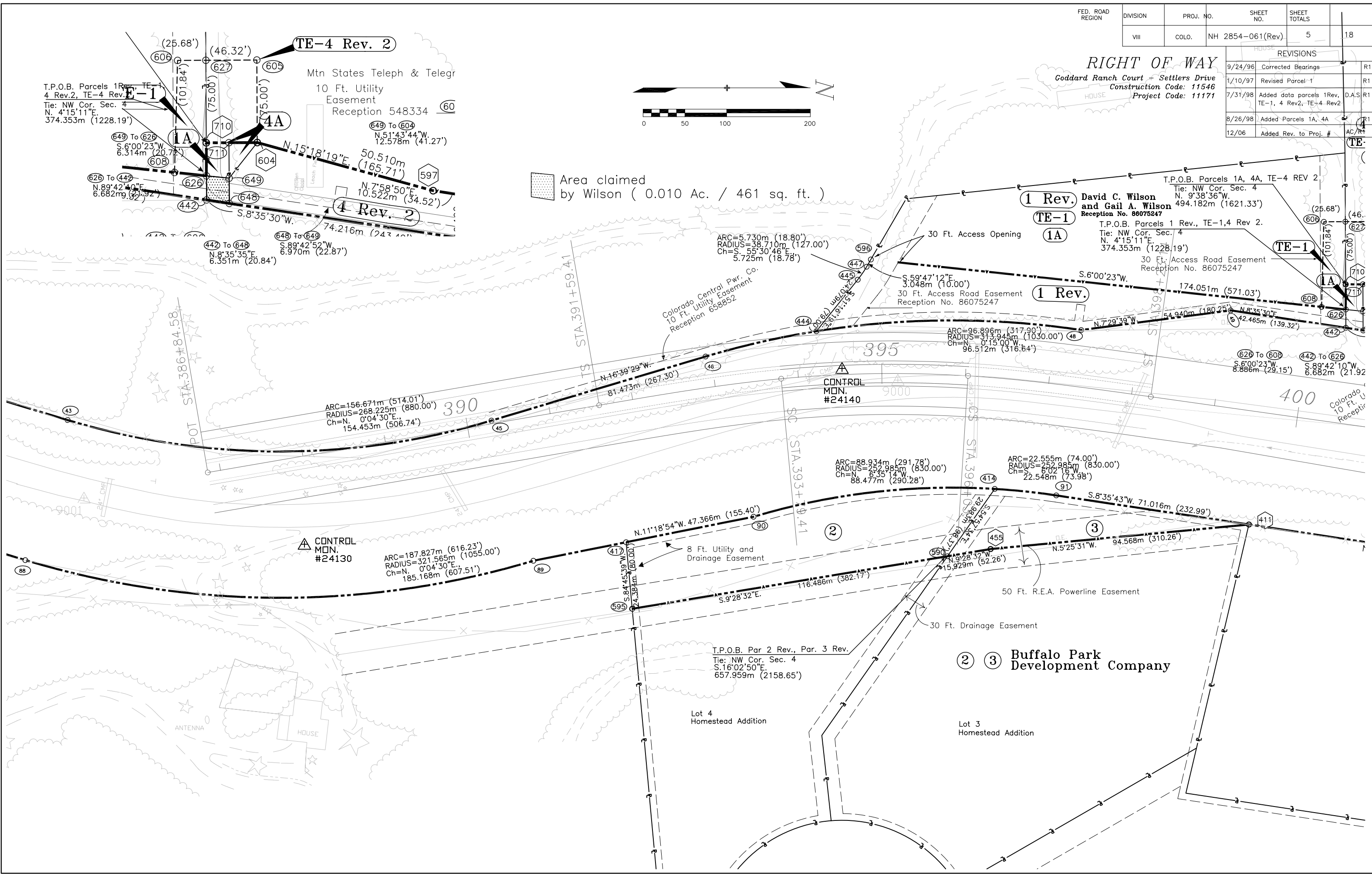
CONTROL MON. #24140

T.P.O.B. Par 2 Rev., Par. 3 Rev.  
Tie: NW Cor. Sec. 4  
S.16°02'50"E.  
657.959m (2158.65')

Buffalo Park Development Company

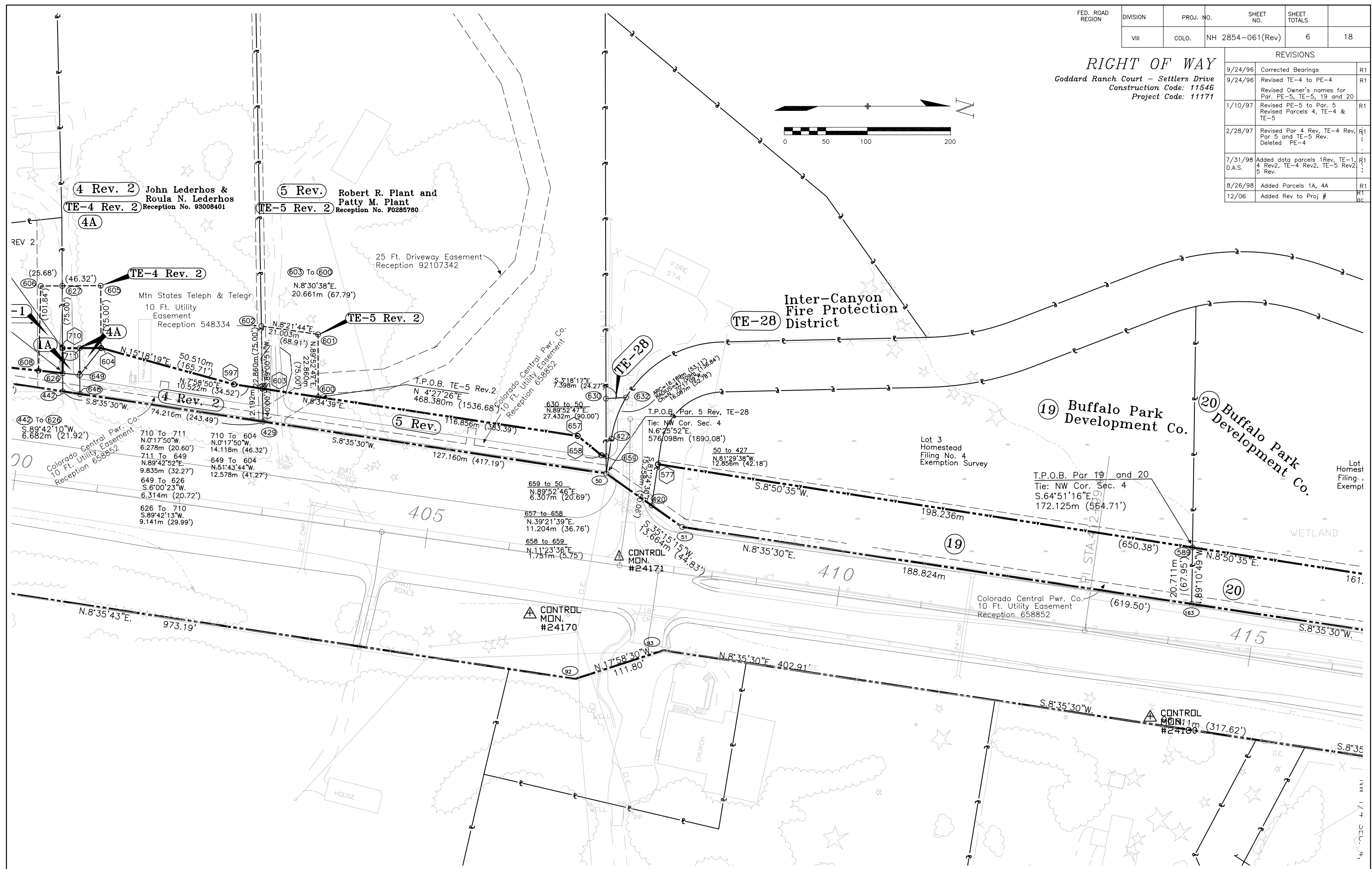
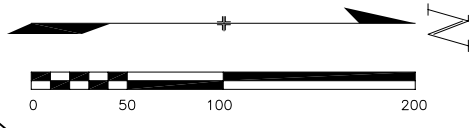
Lot 4 Homestead Addition

Lot 3 Homestead Addition



**RIGHT OF WAY**  
*Coddard Ranch Court - Settlers Drive*  
 Construction Code: 11546  
 Project Code: 11171

REVISIONS		
9/24/96	Corrected Bearings	R1
9/24/96	Revised TE-4 to PE-4	R1
1/10/97	Revised Owner's names for Par. PE-5, TE-5, 19 and 20	R1
1/10/97	Revised PE-5 to Par. 5	R1
2/28/97	Revised Par 4 Rev, TE-4 Rev, Par 5 and TE-5 Rev, Deleted PE-4	R1
7/31/98	Added data parcels 1 Rev, TE-1 4 Rev2, TE-4 Rev2, TE-5 Rev2 5 Rev.	R1
8/26/98	Added Parcels 1A, 4A	R1
12/06	Added Rev to Proj #	ac



**4 Rev. 2** John Lederhos & Roula N. Lederhos  
 Reception No. 93008401  
**TE-4 Rev. 2**  
**4A**

**5 Rev.** Robert R. Plant and Patty M. Plant  
 Reception No. F0285760  
**TE-5 Rev. 2**

**TE-28** Inter-Canyon Fire Protection District

**19** Buffalo Park Development Co.

**20** Buffalo Park Development Co.

Colorado Central Pwr. Co. 10 Ft. Utility Easement Reception 658852  
 710 To 711 N.0°17'50"W. 6.278m (20.60')  
 711 To 649 N.89°42'52"E. 9.835m (32.27')  
 649 To 626 S.6°00'23"W. 6.314m (20.72')  
 626 To 710 S.89°42'13"W. 9.141m (29.99')

710 To 604 N.0°17'50"W. 14.118m (46.32')  
 649 To 604 N.51°43'44"W. 12.578m (41.27')

659 to 50 N.89°52'46"E. 6.307m (20.69')  
 657 to 658 N.39°21'39"E. 11.204m (36.76')  
 658 to 659 N.11°23'36"E. 1.751m (5.75')

T.P.O.B. Par. 5 Rev, TE-28  
 Tie: NW Cor. Sec. 4  
 N.6°25'52"E. 576.098m (1890.08')

T.P.O.B. Par 19 and 20  
 Tie: NW Cor. Sec. 4  
 S.64°51'16"E. 172.125m (564.71')

CONTROL MON. #24170

CONTROL MON. #24171

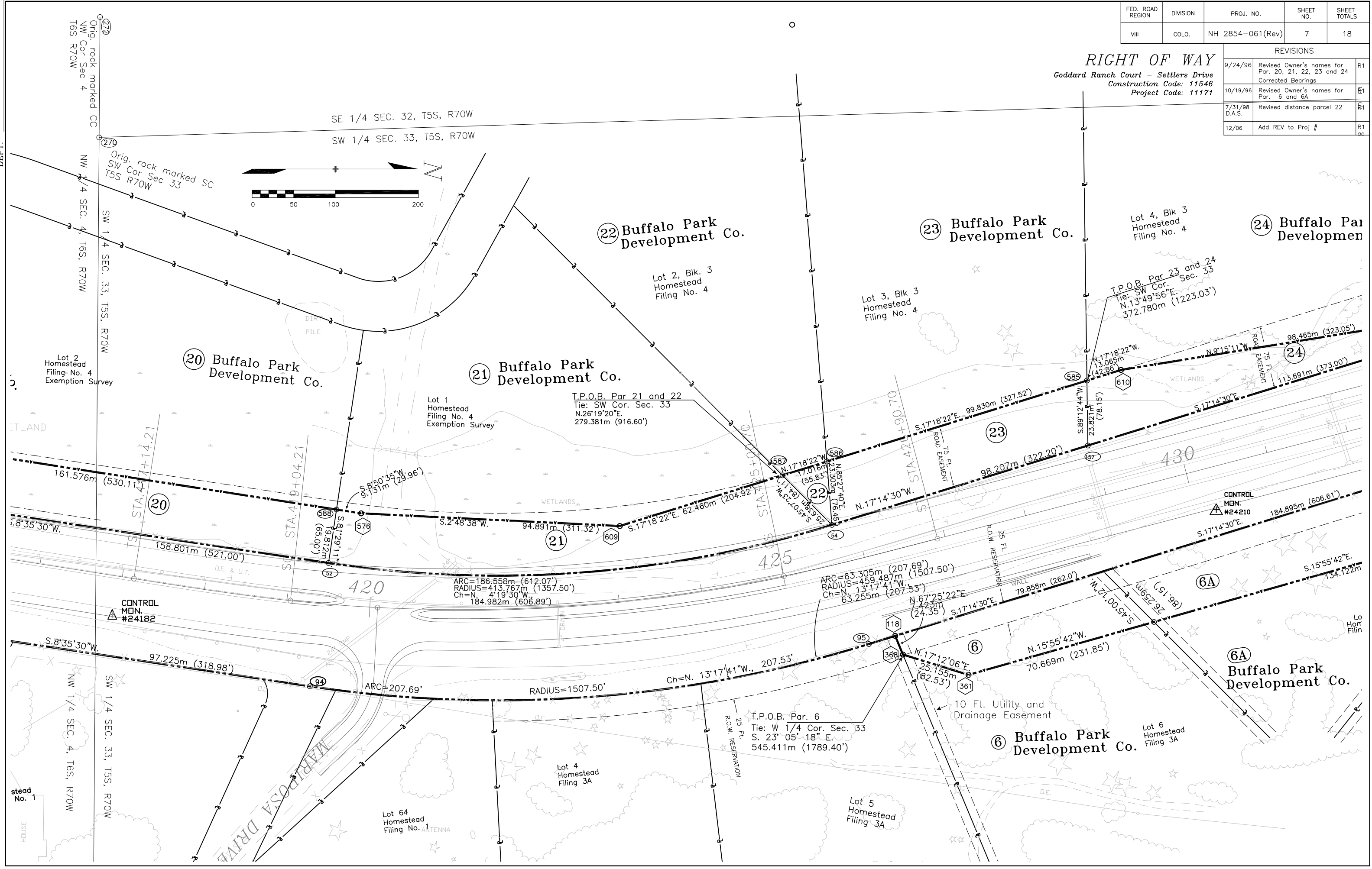
CONTROL MON. #24196

Lot Homestead Filing No. 4 Exemption Survey

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061(Rev)	7	18

**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 Construction Code: 11546  
 Project Code: 11171

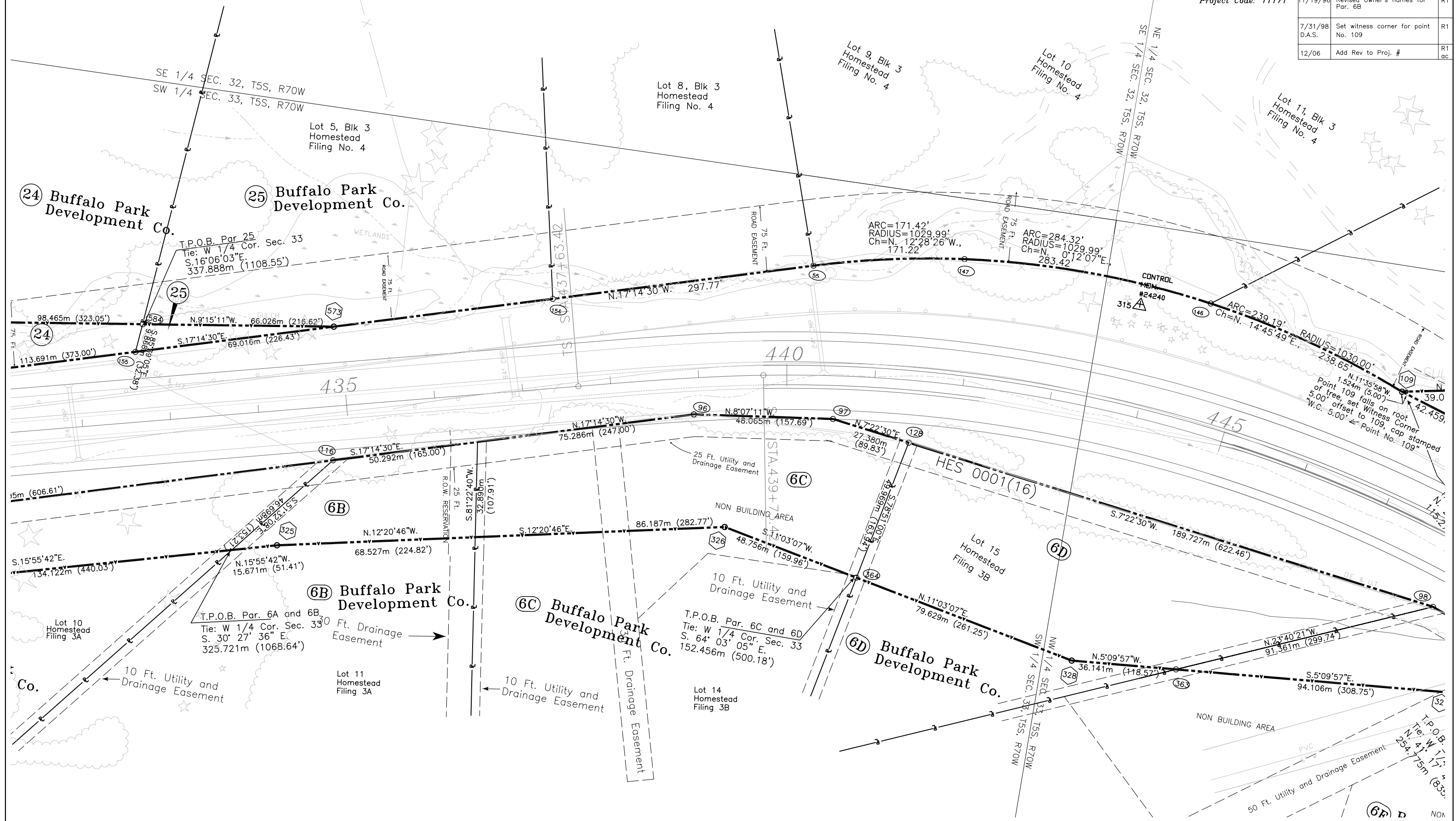
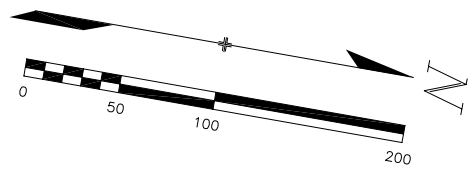
REVISIONS		
9/24/96	Revised Owner's names for Par. 20, 21, 22, 23 and 24 Corrected Bearings	R1
10/19/96	Revised Owner's names for Par. 6 and 6A	R1
7/31/98 D.A.S.	Revised distance parcel 22	R1
12/06	Add REV to Proj #	R1



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061(Rev)	8	18

**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 Construction Code: 11546  
 Project Code: 11171

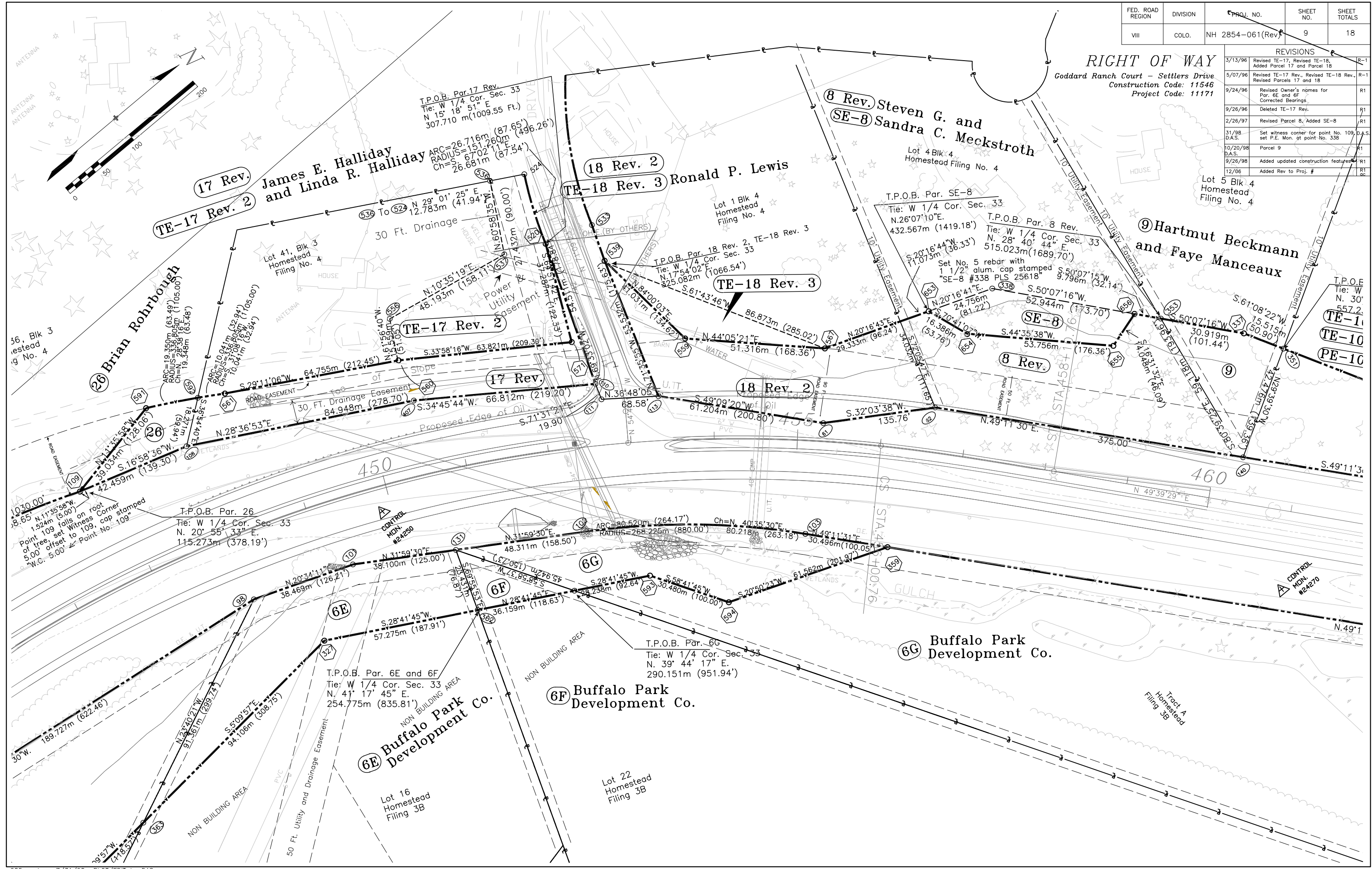
REVISIONS		
9/24/96	Revised Owner's names for Par. 6C, 6D, 24 and 25 Corrected Bearings	R1
11/19/96	Revised Owner's names for Par. 6B	R1
7/31/98 D.A.S.	Set witness corner for point No. 109	R1
12/06	Add Rev to Proj. #	R1 ac



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061 (Rev)	9	18

REVISIONS			
3/13/96	Revised TE-17, Revised TE-18, Added Parcel 17 and Parcel 18	R-1	
5/07/96	Revised TE-17 Rev., Revised TE-18 Rev., Revised Parcels 17 and 18	R-1	
9/24/96	Revised Owner's names for Par. 6E and 6F Corrected Bearings	R1	
9/26/96	Deleted TE-17 Rev.	R1	
2/26/97	Revised Parcel 8, Added SE-8	R1	
31/98	Set witness corner for point No. 109, D.A.S. set P.E. Mon. at point No. 338		
10/20/98	Parcel 9	R1	
9/26/98	Added updated construction features	R1	
12/06	Added Rev to Proj. #	R1	

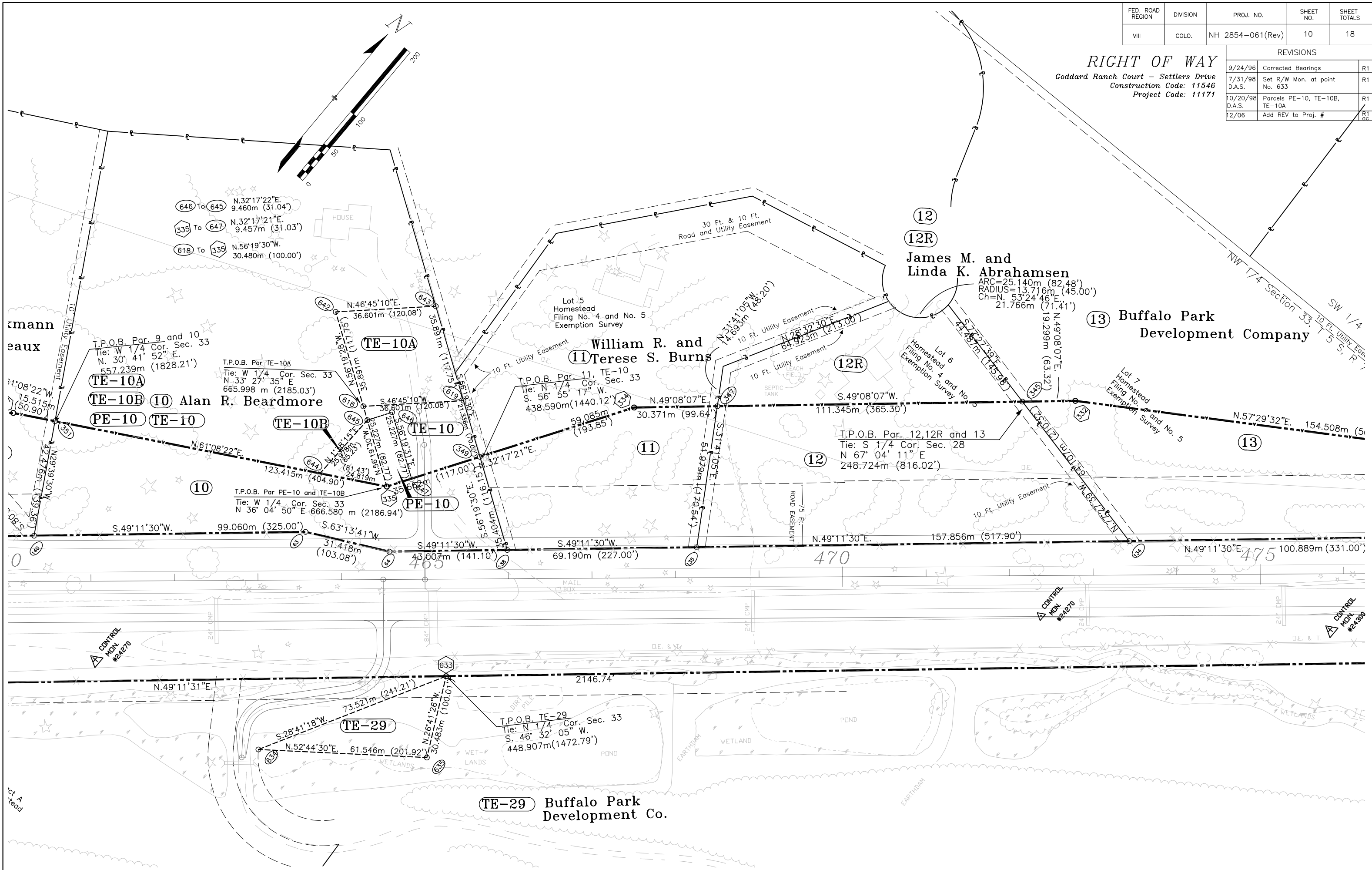
**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 Construction Code: 11546  
 Project Code: 11171



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061(Rev)	10	18

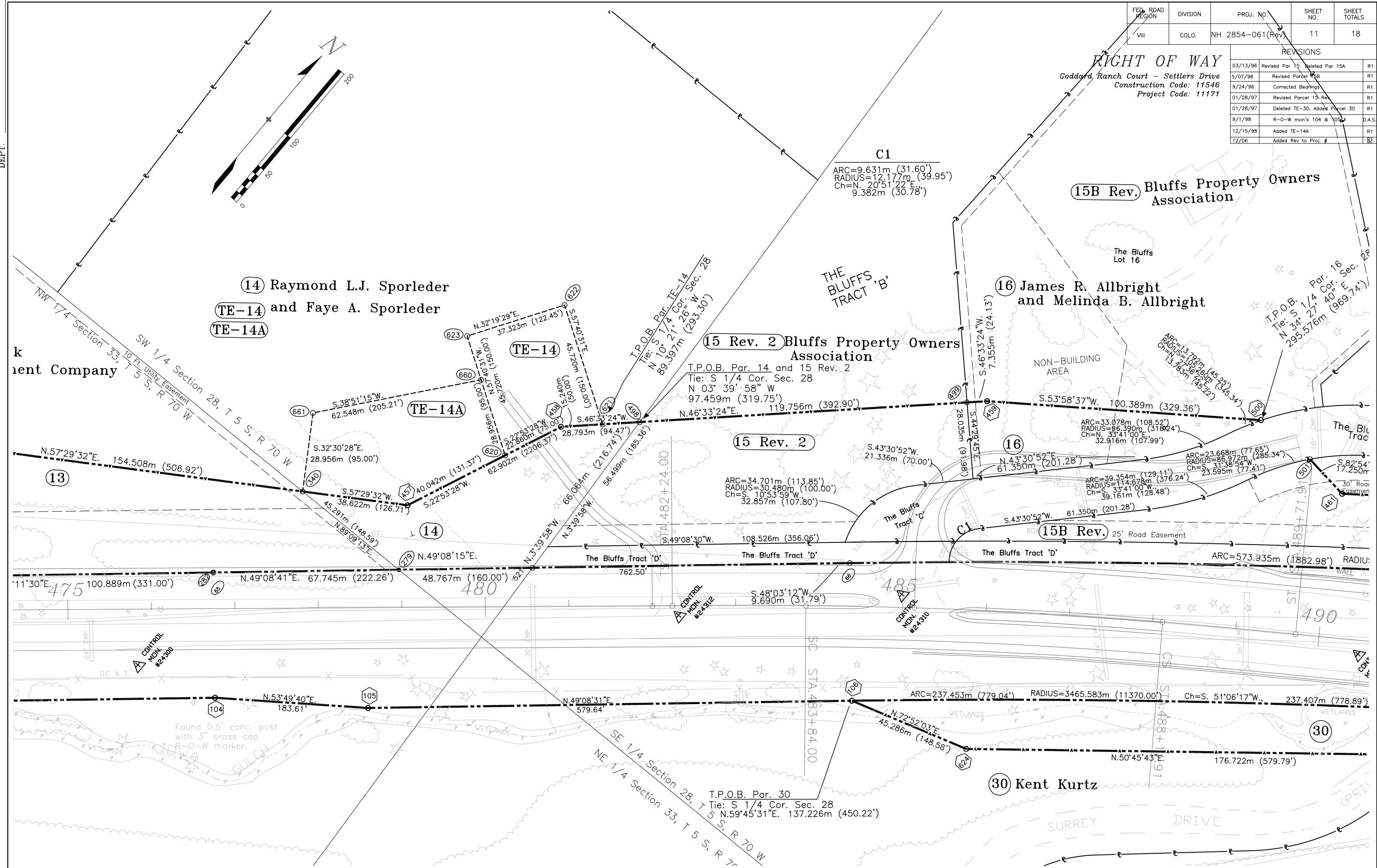
**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 Construction Code: 11546  
 Project Code: 11171

REVISIONS		
9/24/96	Corrected Bearings	R1
7/31/98 D.A.S.	Set R/W Mon. at point No. 633	R1
10/20/98 D.A.S.	Parcels PE-10, TE-10B, TE-10A	R1
12/06	Add REV to Proj. #	R1 ac



REVISIONS				
03/13/96	Revised Par 15	Deleted Par 15A		R1
5/07/96	Revised Parcel 15B			R1
9/24/96	Corrected Bearings			R1
01/28/97	Revised Parcel 15 Rev.			R1
01/28/97	Deleted TE-30, Added Parcel 30			R1
9/1/98	R-O-W mon's 104 & 105			D.A.S.
12/15/98	Added TE-14A			R1
12/06	Added Rev to Proj. #			R2

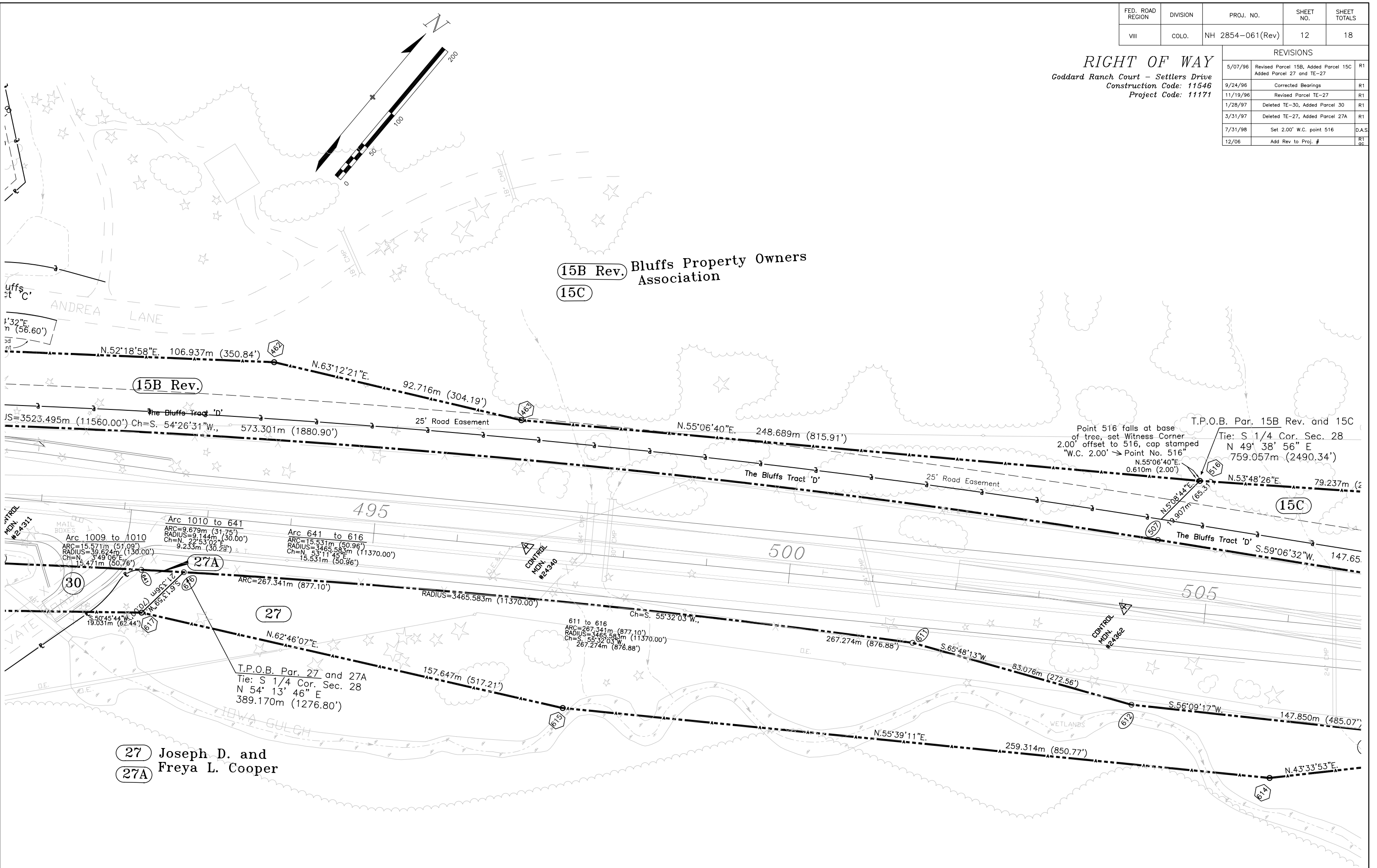
**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 Construction Code: 11546  
 Project Code: 11171



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061(Rev)	12	18

**RIGHT OF WAY**  
 Coddard Ranch Court - Settlers Drive  
 Construction Code: 11546  
 Project Code: 11171

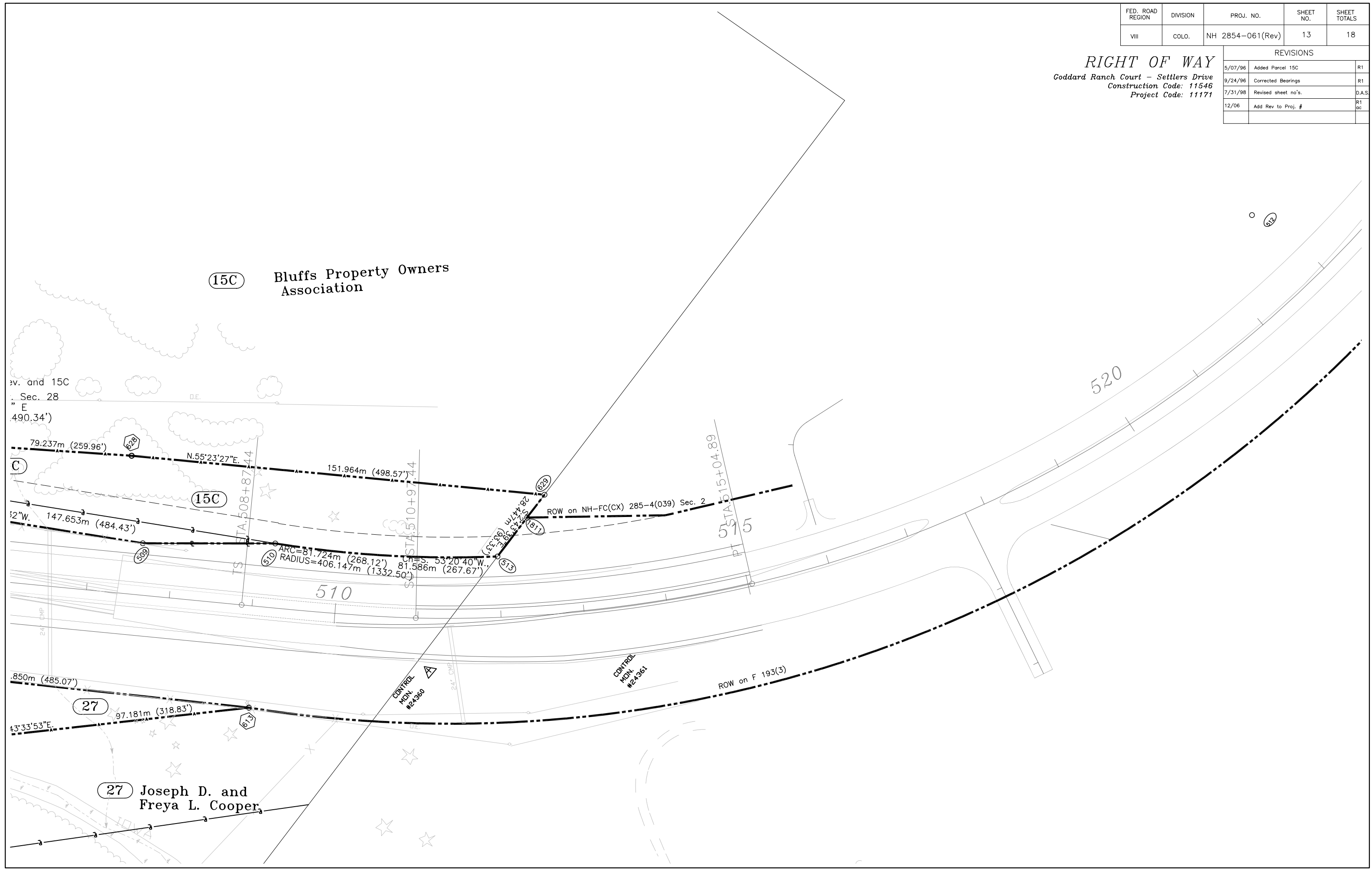
REVISIONS		
5/07/96	Revised Parcel 15B, Added Parcel 15C Added Parcel 27 and TE-27	R1
9/24/96	Corrected Bearings	R1
11/19/96	Revised Parcel TE-27	R1
1/28/97	Deleted TE-30, Added Parcel 30	R1
3/31/97	Deleted TE-27, Added Parcel 27A	R1
7/31/98	Set 2.00' W.C. point 516	D.A.S
12/06	Add Rev to Proj. #	R1 ac



FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061(Rev)	13	18

**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 Construction Code: 11546  
 Project Code: 11171

REVISIONS		
5/07/96	Added Parcel 15C	R1
9/24/96	Corrected Bearings	R1
7/31/98	Revised sheet no's.	D.A.S.
12/06	Add Rev to Proj. #	R1 oc

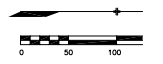
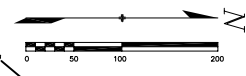
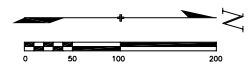
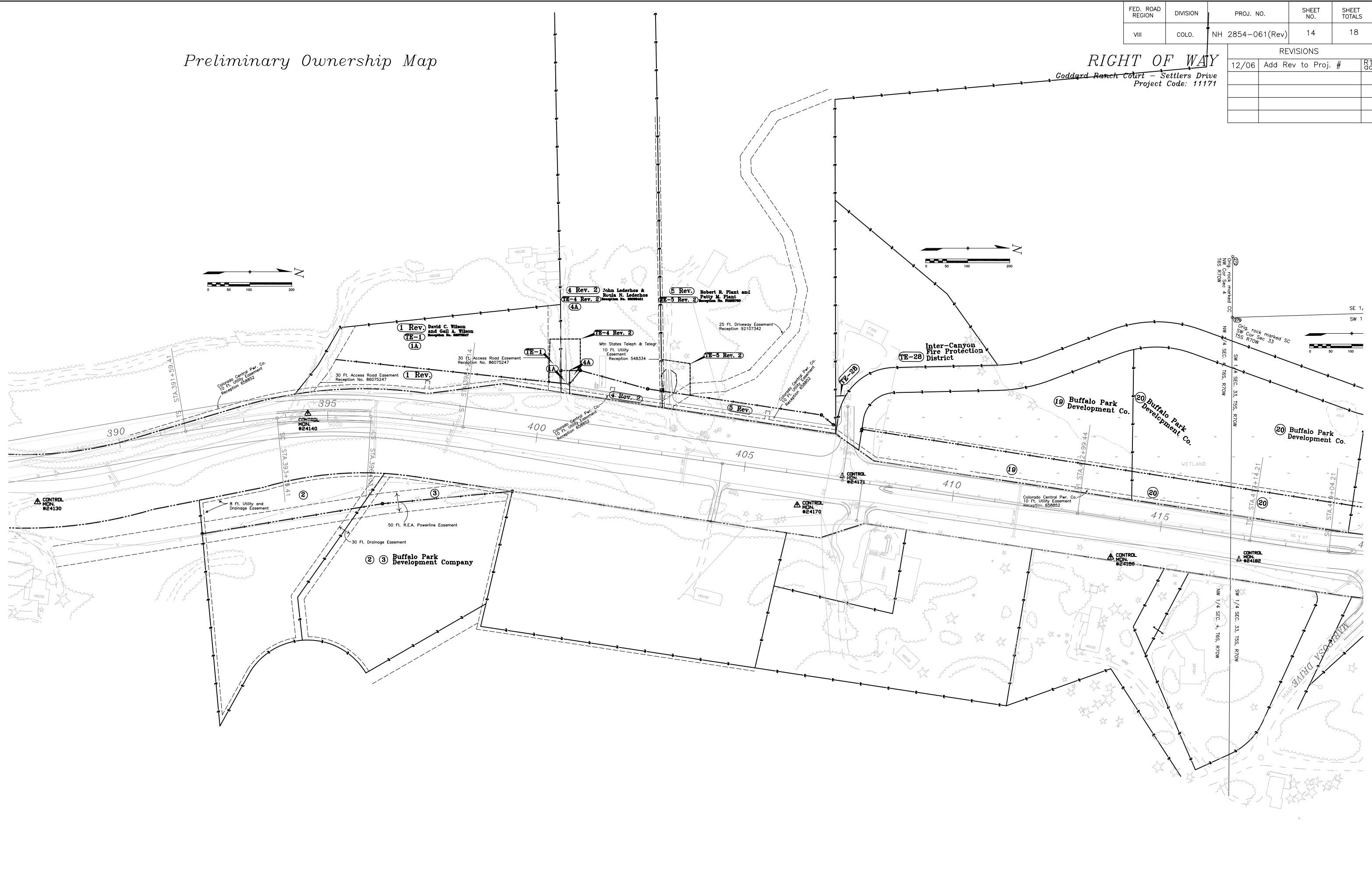


FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061(Rev)	14	18

Preliminary Ownership Map

**RIGHT OF WAY**  
 Coddard Ranch Court - Settlers Drive  
 Project Code: 11171

REVISIONS		
12/06	Add Rev to Proj. #	BY



SE 1/  
SW 1

Orig. rock marked CC  
TSS R70W

Orig. rock marked SC  
SW Cor Sec 33  
TSS R70W

SW 1/4 SEC. 33, T5S, R70W

SW 1/4 SEC. 33, T5S, R70W

SW 1/4 SEC. 33, T5S, R70W

SW 1/4 SEC. 33, T5S, R70W

SW 1/4 SEC. 33, T5S, R70W

SW 1/4 SEC. 33, T5S, R70W

SW 1/4 SEC. 33, T5S, R70W

MARIONA DRIVE

MARIONA DRIVE

MARIONA DRIVE

CONTROL MON. #24130

CONTROL MON. #24140

CONTROL MON. #24170

CONTROL MON. #24180

CONTROL MON. #24182

Buffalo Park Development Company

Buffalo Park Development Co.

Buffalo Park Development Co.

Buffalo Park Development Co.

Inter-Canyon Fire Protection District

1 Rev. David C. Wilson and Gail A. Wilson Reception No. 86075247

4 Rev. 2 John Lederhos & Stella N. Lederhos Reception No. 86075247

5 Rev. Robert R. Plant and Patty M. Plant Reception No. 86075247

TE-4 Rev. 2 Mtn States Teleph & Telegr. 10 Ft. Utility Easement Reception 548334

TE-5 Rev. 2

30 Ft. Access Road Easement Reception No. 86075247

25 Ft. Driveway Easement Reception 92107342

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Utility Easement Reception 868652

30 Ft. Utility Easement Reception 868652

Colorado Central Pwr. Co. 10 Ft. Utility Easement Reception 658852

Colorado Central Pwr. Co. 10 Ft. Utility Easement Reception 658852

8 Ft. Utility and Drainage Easement

50 Ft. R.E.A. Powerline Easement

30 Ft. Drainage Easement

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

30 Ft. Access Road Easement Reception No. 86075247

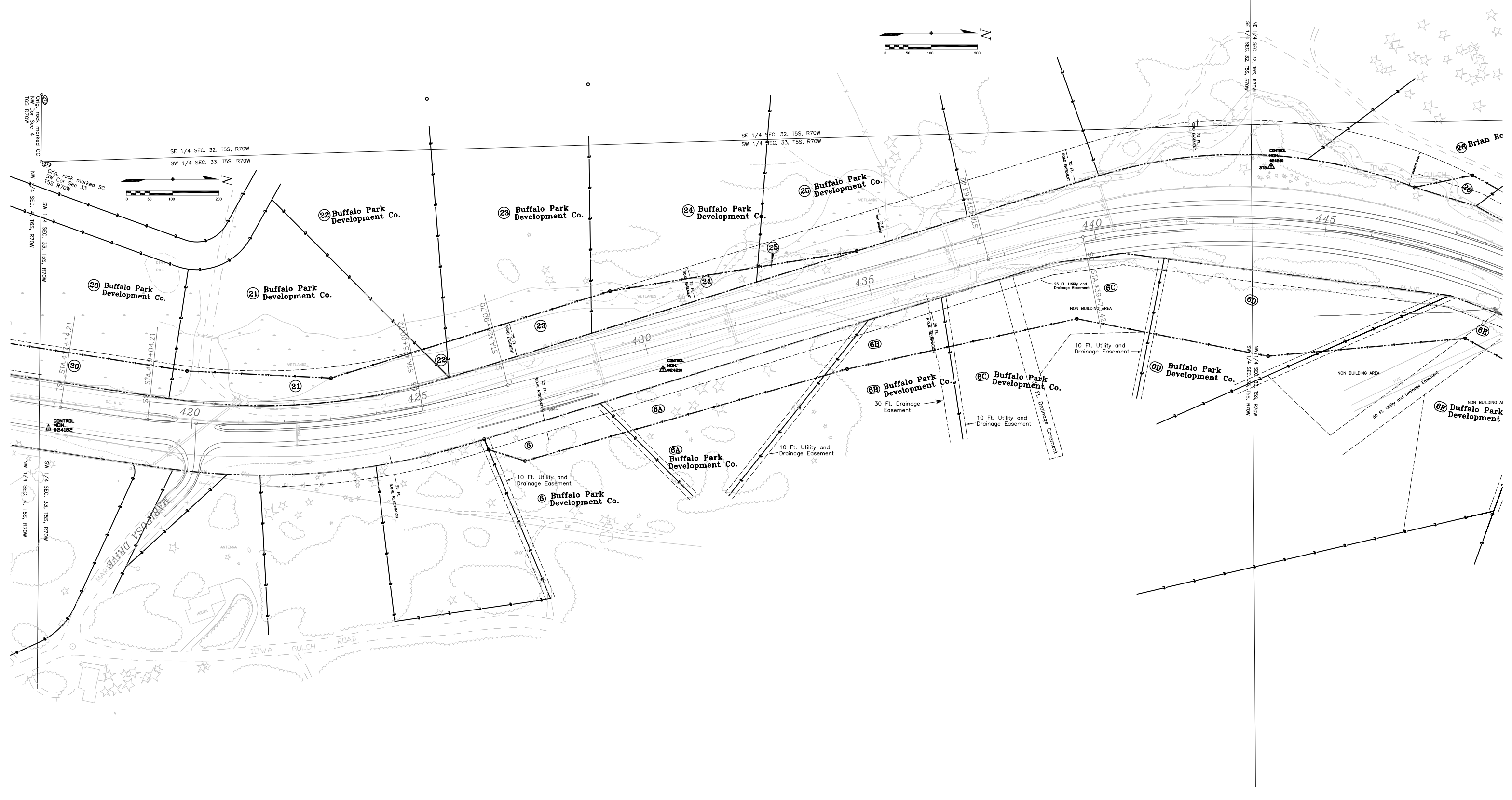
30 Ft. Access Road Easement Reception No. 86075247

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061(Rev)	15	18

**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 Project Code: 11171

REVISIONS		
DATE	DESCRIPTION	BY
12/06	Add Rev to Proj. #	RT GC

*Preliminary Ownership Map*



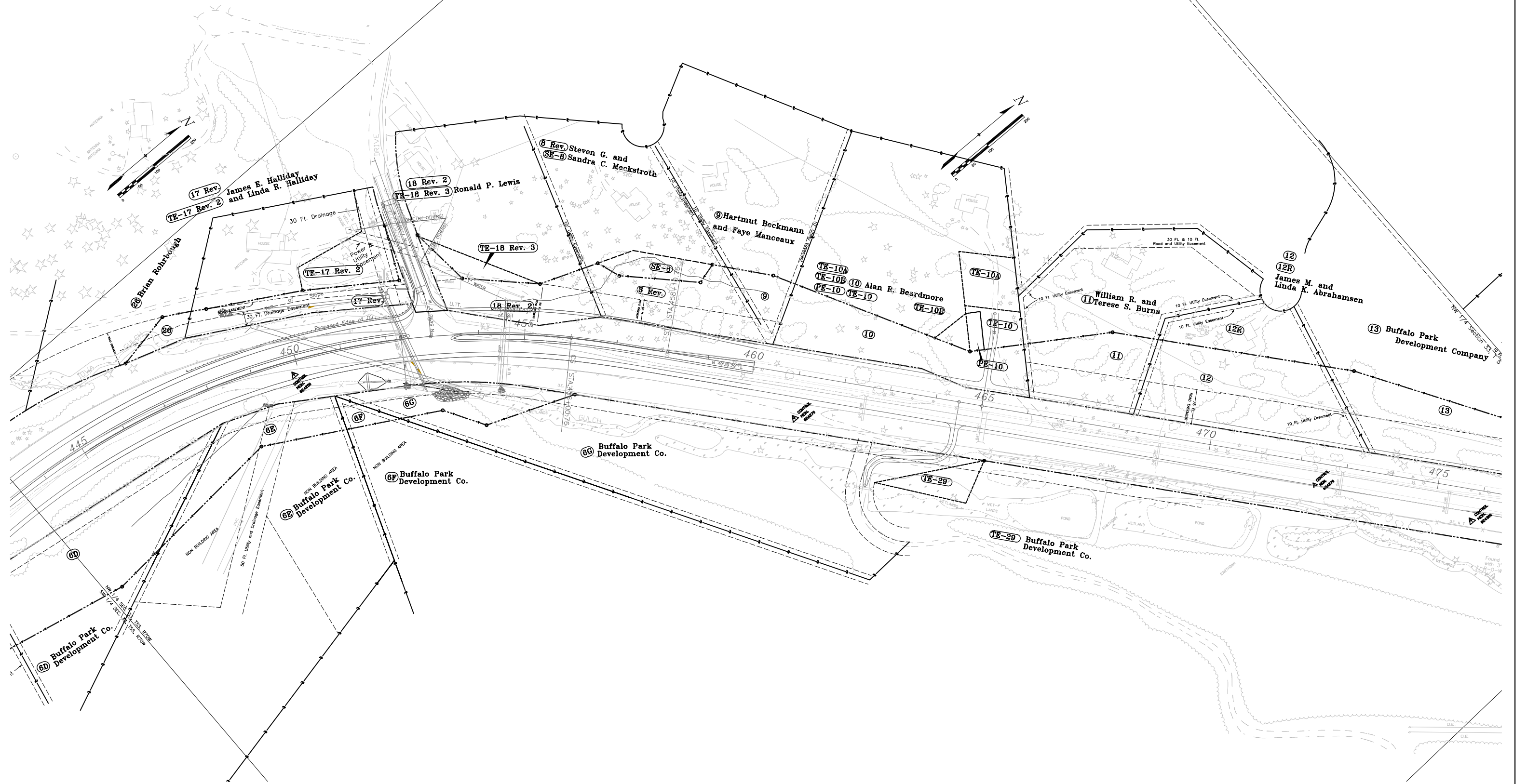
SIGNED  
DEPT.

Preliminary Ownership Map

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061(Rev)	16	18

**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 Project Code: 11171

REVISIONS		
12/06	Add Rev to Proj. #	R1 ac

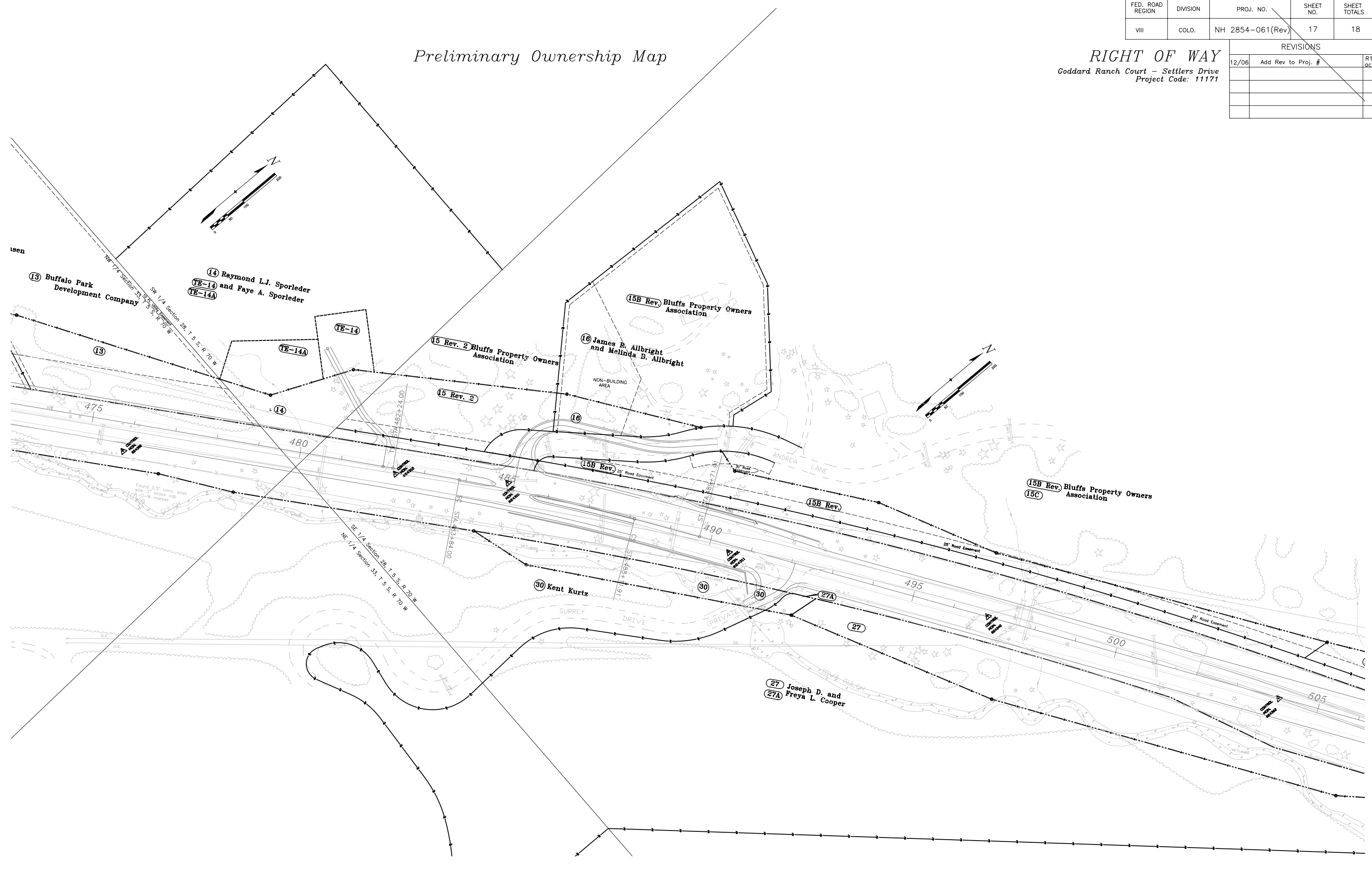


FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061(Rev)	17	18

Preliminary Ownership Map

**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 Project Code: 11171

REVISIONS		
Date	Add Rev to Proj. #	RT GC
12/06		



MINNAPLANNING  
 DEPT.

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NO.	SHEET TOTALS
VIII	COLO.	NH 2854-061(Rev)	18	18

Preliminary Ownership Map

**RIGHT OF WAY**  
 Goddard Ranch Court - Settlers Drive  
 Project Code: 11171

REVISIONS		
DATE	ADD REV TO PROJ. #	BY
12/06		RT/OC

