



Region 2
905 Erie Ave
Pueblo, CO 81001
Phone: (719) 546-5496 FAX: (719) (546-5414)

Right of Way Plans Unit: 2152

Sheet Revisions		Sheet Revisions	Sheet Revisions
7/31/02	Sheets 2,3A,B,9,10	JPE	

Sheet Revisions		Sheet Revisions	Sheet Revisions

Sheet Revisions		Sheet Revisions	Sheet Revisions

Right of Way Plans				
Title Sheet				
Project Number: SHE 0504-035				
Project Location: SH78/SH45 Intersection				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12622	00-00-00	1 of 1	1	10

CONVENTIONAL SIGNS

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 _____
New Road _____
Control of Access _____
Access denied by Deed _____
Right of Way Line _____
Protected by Freeway (Virgin Location) _____
Top of Cuts _____
Toe of Fills _____
Barbed Wire Fence _____
Chain Link Fence _____
Woven Wire-Combination Fence _____
Snow Fence _____
Wood Fence _____
Deer Fence _____
Trees Deciduous _____ Coniferous _____
Tel. & Teleg. Lines _____
Electric Lines _____
Elec. Trans. Tower _____
Buried Tel. Cable _____
Buried Electric Cable _____
Gas Main _____
Oil Main _____
Water Main _____
Sanitary Sewers _____
Storm Sewers _____
Road Approaches _____
Section Corner _____
Center of Section _____
Culverts & Drains _____
Proposed Existing _____
Proposed Existing (to be dashed) _____
Bridges _____
Existing (To be dashed) _____

BASIS OF BEARINGS

The BASIS OF BEARINGS for parcel descriptions and project reference is a line from CDOT Control Monument 304 (S.H. 45, M.P. 3.04 Rt.) to CDOT Control Monument 316 (S.H. 45, M.P. 3.16 Lt.) having a bearing of N 8° 09' 39" W.

NOTICE

According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you 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.

RIGHT OF WAY PLAN OF PROPOSED COLORADO PROJECT NO. SHE 0504-035 PROJECT CODE NO. 12622 STATE HIGHWAY NO. 78/45 PUEBLO COUNTY RIGHT OF WAY

SCALES OF ORIGINAL DRAWINGS

PLAN SHEETS 1" = 50'

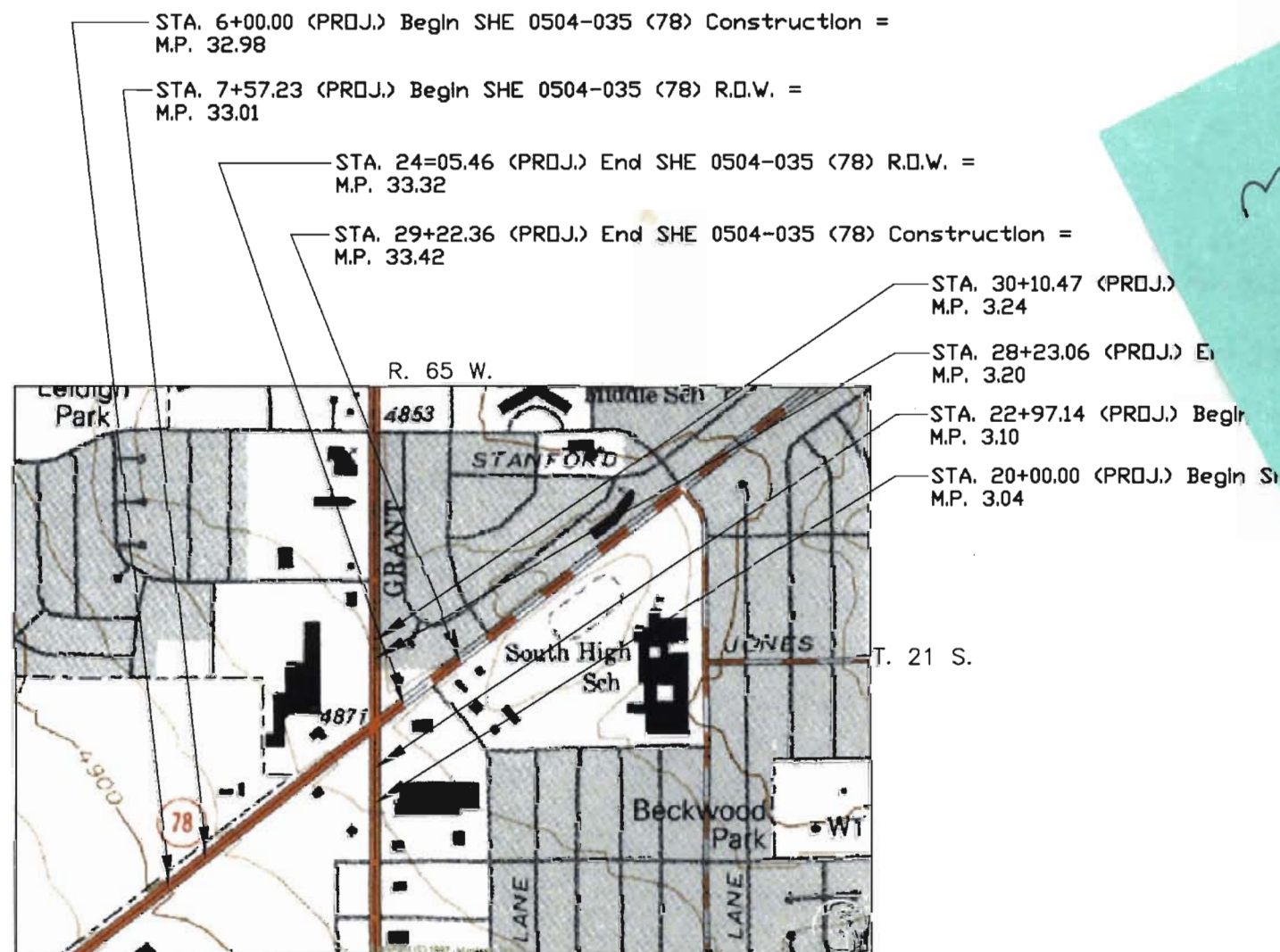
OWNERSHIP MAP 1" = 200'

R. D. W. LENGTH OF PROJECT (78) = 1648.23 FEET, (0.31 MILES)

R. D. W. LENGTH OF PROJECT (45) = 525.92 FEET, (0.10 MILES)

INDEX OF SHEETS

- 1 TITLE SHEET
- 2 TABULATION OF PROPERTIES SHEETS
- 3 CONTROL SHEET
- 3A MONUMENTATION SHEET
- 5-9 PLAN SHEETS
- 10 OWNERSHIP MAP



SITE MAP NO SCALE

CDOT DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED _____ DATE _____

DIVISION ADMINISTRATOR

SURVEYOR CERTIFICATE

ROW PLANS AND MONUMENTATION WERE DONE UNDER MY SUPERVISION AND CHECKING

NAME: _____

PLS NUMBER: _____

DATE: _____



Right Of Way
Tabulation Of Properties
Project Number: SHE0504-035
Project Location: SH78/SH45 Intersection

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12622	00-00-00	001 of 001	2	10

[illegible]



Region 2
905 Erie Av.
Pueblo, CO 81001
Phone: (719) 546-5496 FAX: (719) 546-5414

Right of Way Plans Unit: 2152

Sheet Revisions

Sheet Revisions

Sheet Revisions

Right of Way Plans

Survey Control Diagram

Project Number: SHE0504-035

Project Location: SH78/SH45 Intersection

Project Location:

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12622	00-00-00	1 of 1	3	10

COORDINATE LISTING

Pt#	Northing	Easting	Elevation
304	9361.824	10076.938	4892.333
316	9987.955	9987.148	4887.092
328	10627.430	10105.121	4878.542
3314	9428.556	9477.749	4896.294
3339	10252.107	10513.978	4882.167
1034A	10426.195	10002.610	4880.280
1951A	10147.733	10439.414	4882.642
1953A	10196.148	10503.702	4882.583
1955A	9459.341	9547.396	4895.967
2001A	9731.472	9651.384	4892.934
2005A	9131.500	8875.352	4906.575
2009A	9807.300	9999.084	4887.909
2011A	9616.985	9997.892	4890.059
2015A	9758.234	10096.910	4888.033
2017A	9990.016	10236.319	4884.420
6000A	9823.028	9770.219	4889.105
CM101	10000.002	9999.987	4885.797
CM102	9781.677	9999.993	4888.423
CM103	9939.893	10105.111	4886.076
CM104	9424.335	9492.111	4896.721

Pt#	Latitude	Longitude	Ellipsoid Height
304	38°14'02.00011"N	104°39'44.12785"W	4819.158
316	38°14'08.18279"N	104°39'45.29570"W	4814.120
328	38°14'14.50857"N	104°39'43.86136"W	4805.541
3314	38°14'02.62715"N	104°39'51.63956"W	4823.804
3339	38°14'10.82160"N	104°39'38.71302"W	4809.840
1034A	38°14'12.51440"N	104°39'45.13198"W	4807.648
1951A	38°14'09.78615"N	104°39'39.64012"W	4810.330
1953A	38°14'10.26805"N	104°39'38.83795"W	4810.278
1955A	38°14'02.93515"N	104°39'50.76908"W	4823.580
2001A	38°14'05.63003"N	104°39'49.48491"W	4820.468
2005A	38°13'59.65887"N	104°39'59.16638"W	4834.044
2009A	38°14'06.39817"N	104°39'45.13378"W	4815.561
2011A	38°14'04.51739"N	104°39'45.13568"W	4817.797
2015A	38°14'05.91858"N	104°39'43.90475"W	4815.750
2017A	38°14'08.21661"N	104°39'42.17395"W	4812.092
6000A	38°14'06.54124"N	104°39'48.00231"W	4816.648
CM101	38°14'08.30254"N	104°39'45.13566"W	4813.360
CM102	38°14'06.14502"N	104°39'45.12063"W	4816.087
CM103	38°14'07.71421"N	104°39'43.81444"W	4813.713
CM104	38°14'02.58622"N	104°39'51.45933"W	4824.326

Project Coordinate Parameters

Northing coordinate of rotation center 1147415.0289sft
Easting coordinate of rotation center 3240462.847sft
Rotation about the center point 0°59'29"
Translation North -1137628.552
Translation East -3230563.547sft
Scale Factor 1.00025588

GENERAL NOTES

- 1.) This Control Survey Diagram is for the use of the Colorado Department of Transportation, it is not a Land Survey Plot.
 - 2.) The Control Survey represented by this Control Survey Diagram meets Colorado Department of Transportation minimum horizontal control tolerances for a Type B Survey (+/- 0.25' at a 95% level of certainty).
 - 3.) All coordinates listed are modified grid coordinates based upon the Colorado State Plane Coordinate System (South Zone) NAD83 (1992) Datum.
 - 4.) All elevations listed are based upon the City of Pueblo's local datum.
 - 5.) All units are U.S. Survey Feet.
 - 6.) No guarantee as to the accuracy of the information contained hereon is implied or expressed unless this copy bears an original signature and seal of the Professional Land Surveyor certifying this Survey Control Diagram.
- 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.

BASIS OF BEARING

The basis of bearing for project reference is a line from CDOT Control Monument 304 to CDOT Control Monument 316 having a bearing of N 8° 09' 39" W at a distance of 632.54 feet.

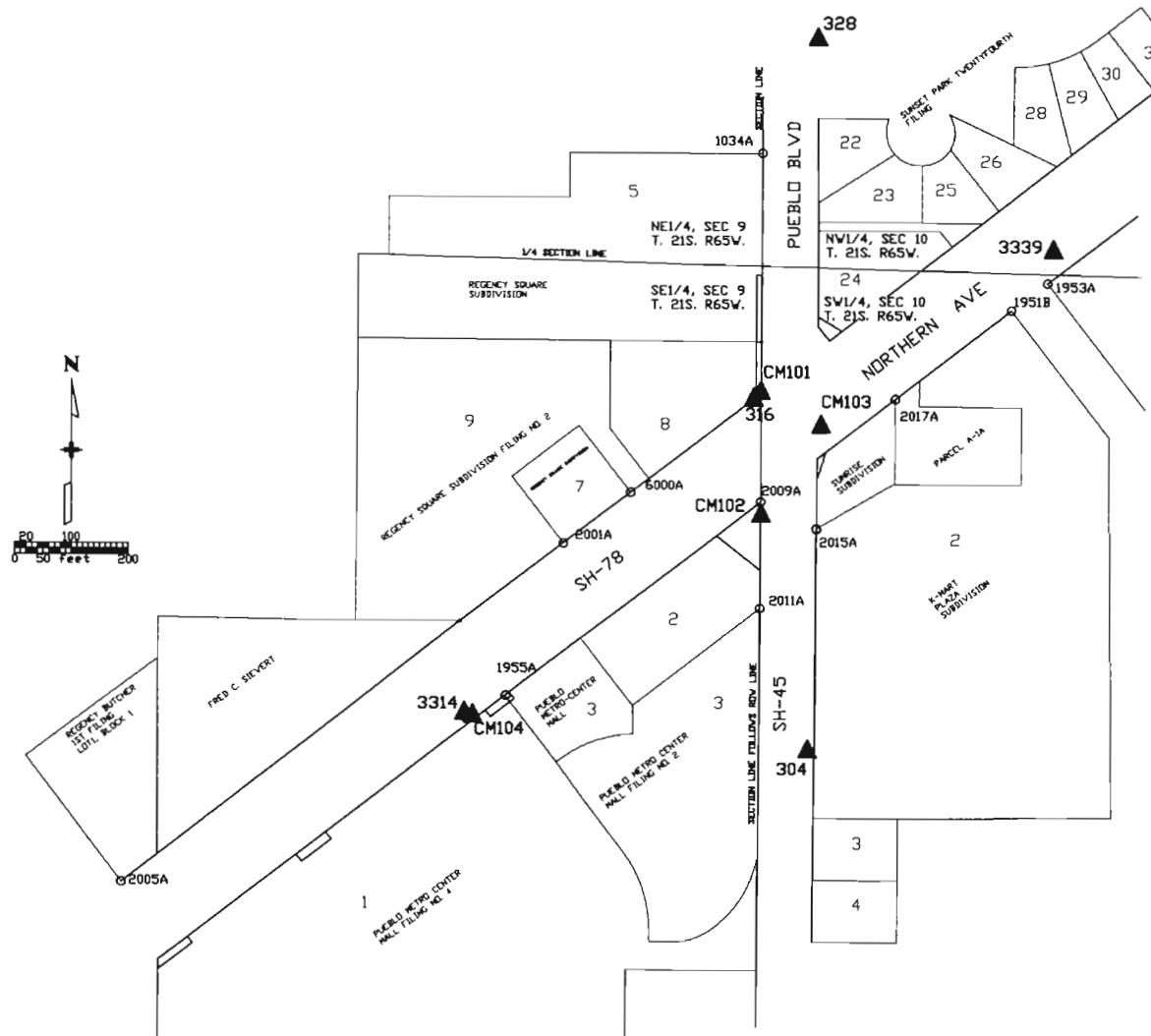
SURVEY SYMBOL TABLE

- ▲ Control Monument / Project
- Bench marks / Property Pins / Misc.
- ◇ Aliquot Corner

SURVEYOR CERTIFICATE

I hereby state that this survey was performed under my supervision and checking, for and on the behalf of the Colorado Department of Transportation, and to the best of my knowledge, the information presented hereon is true and correct.

DATE





Region 2
905 Erie Ave
Pueblo, CO 81001
Phone: (719) 546-5496 FAX: (719) 546-5414

Right of Way Plans Unit: 2152

Sheet Revisions

7/31/02	Changed Parcel 2 to PE-2	PE

Sheet Revisions

Sheet Revisions

Right of Way Plans

Monumentation Sheet

Project Number: SHE 0504-035

Project Location: SH788/SH45 Intersection

Project Location:

Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12622	00-00-00	2 of 2	3A	10

R.O.W. Monuments
To Be Set

Pnt	Northing	Easting
200	9684.9024	9998.3173
201	9747.1413	9920.9883
206	10132.8970	10100.7790
209	10109.9260	10142.7550
211	9895.3899	10113.7849
212	9845.4289	10097.6963

P.E. & S.E. Monuments
To Be Set

Pnt	Northing	Easting
203	10092.2097	9990.5543
204	10210.9026	9991.2848
205	10210.8194	10001.2845

T.E. Points
To Be Staked

Pnt	Northing	Easting
500	9217.0272	9230.8446
501	9204.3307	9240.5635
502	9164.6729	9188.7539
503	9177.3685	9179.0357
504	9031.5308	8988.5177
505	9020.6666	8996.8340
506	8974.3388	8936.3127
507	8991.6887	8936.4692
508	9465.1240	9554.9000
509	9453.2130	9564.0170
510	9421.3500	9522.3930
511	9433.2360	9513.2940
512	9447.4540	9556.4950

MONUMENTATION SHEET

GENERAL NOTES:

1. This Right of Way plan is not a complete boundary survey of all adjoining owners and is prepared for Department of Transportation purposes only.
2. Title Commitments/Policies supplied by Security Title Guaranty Company
3. All Right of Way Monuments will be set from project survey control points.
4. All centerline and offset stationing is theoretical and may not represent the centerline as constructed in the field.
5. All coordinates listed are project coordinates.

BASIS OF BEARINGS:

The basis of bearing for project reference is a line from CDOT Control Monument 304 SH 45, MP 3.04 Rt..) to CDOT Control Monument 316 (SH 45, MP 3.16 Lt.) having a bearing of N 8° 09' 39"W.

206. 10132.8970 - 10100.7790
209 10110.0260 - 10142.655

CAP TYPE	MONUMENT TYPE							
	1	1A	2	2A	3	3A	4	5
REFERENCE								
3 1/4" ROW								
CONTROL								
ALIQUOT CORNER								
WITNESS POST								
1 1/2" ROW								



Region 2
905 Erie Ave
Pueblo, CO 81001
Phone: (719) 546-5496 FAX: (719) 546-5414

Right of Way Plans Unit: 2152

Sheet Revisions

Sheet Revisions

Sheet Revisions

Right of Way Plans

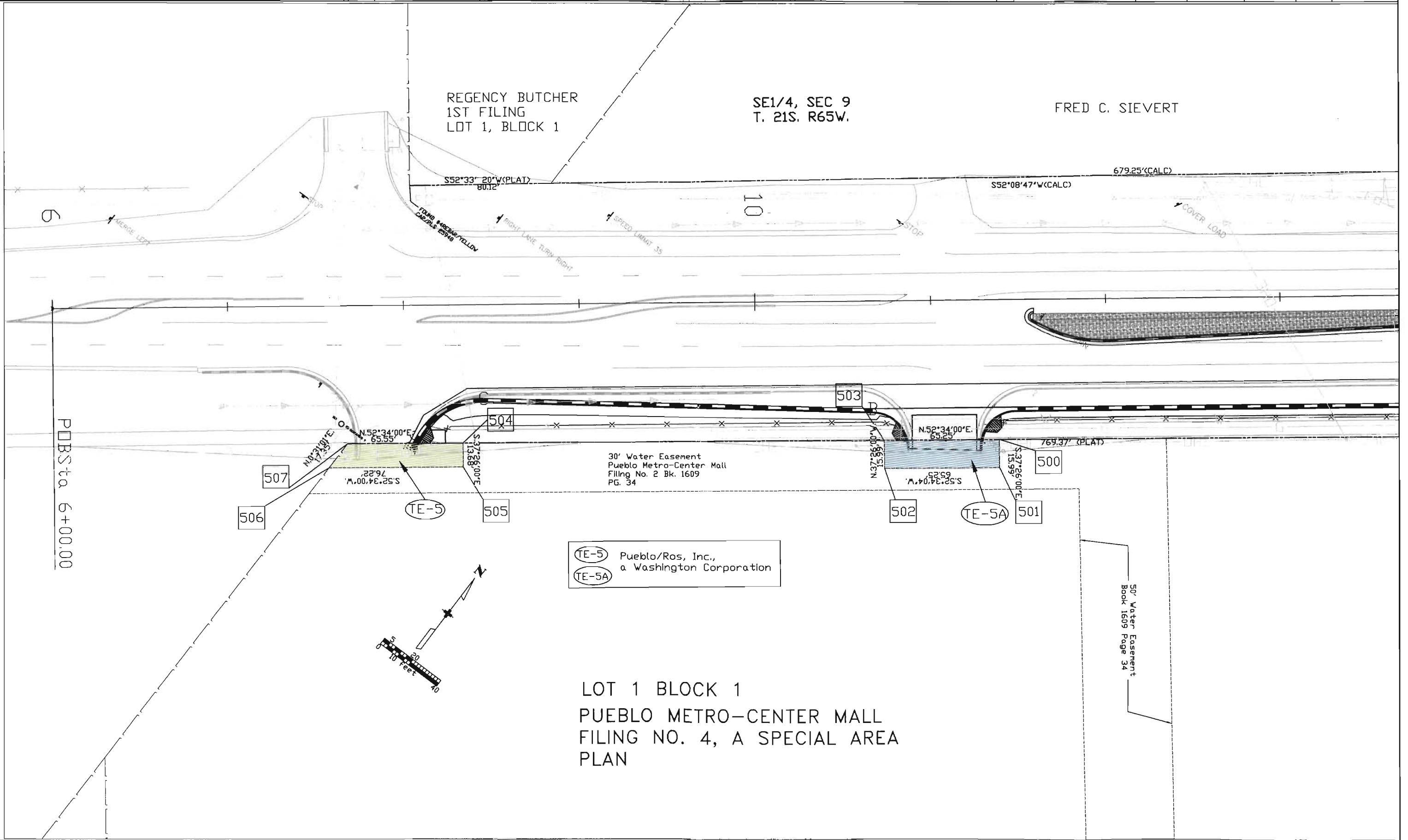
Plan Sheet

Project Number: SHE 0504-035

Project Location: SH78/SH45 Intersection

Project Location:

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12622	00-00-00	1 of 1	4	10



TE-5 Pueblo/Ros, Inc.,
a Washington Corporation
TE-5A

LOT 1 BLOCK 1
PUEBLO METRO-CENTER MALL
FILING NO. 4, A SPECIAL AREA
PLAN

COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Ave
Pueblo, CO 81001
Phone: (719) 546-5496 FAX: (719) 546-5414

Right of Way Plans Unit: 2152

Sheet Revisions

Sheet Revisions

Sheet Revisions

Right of Way Plans

Plan Sheet

Project Number: Proj # SHE 0504-035

Project Location: SH78/SH45 Intersection

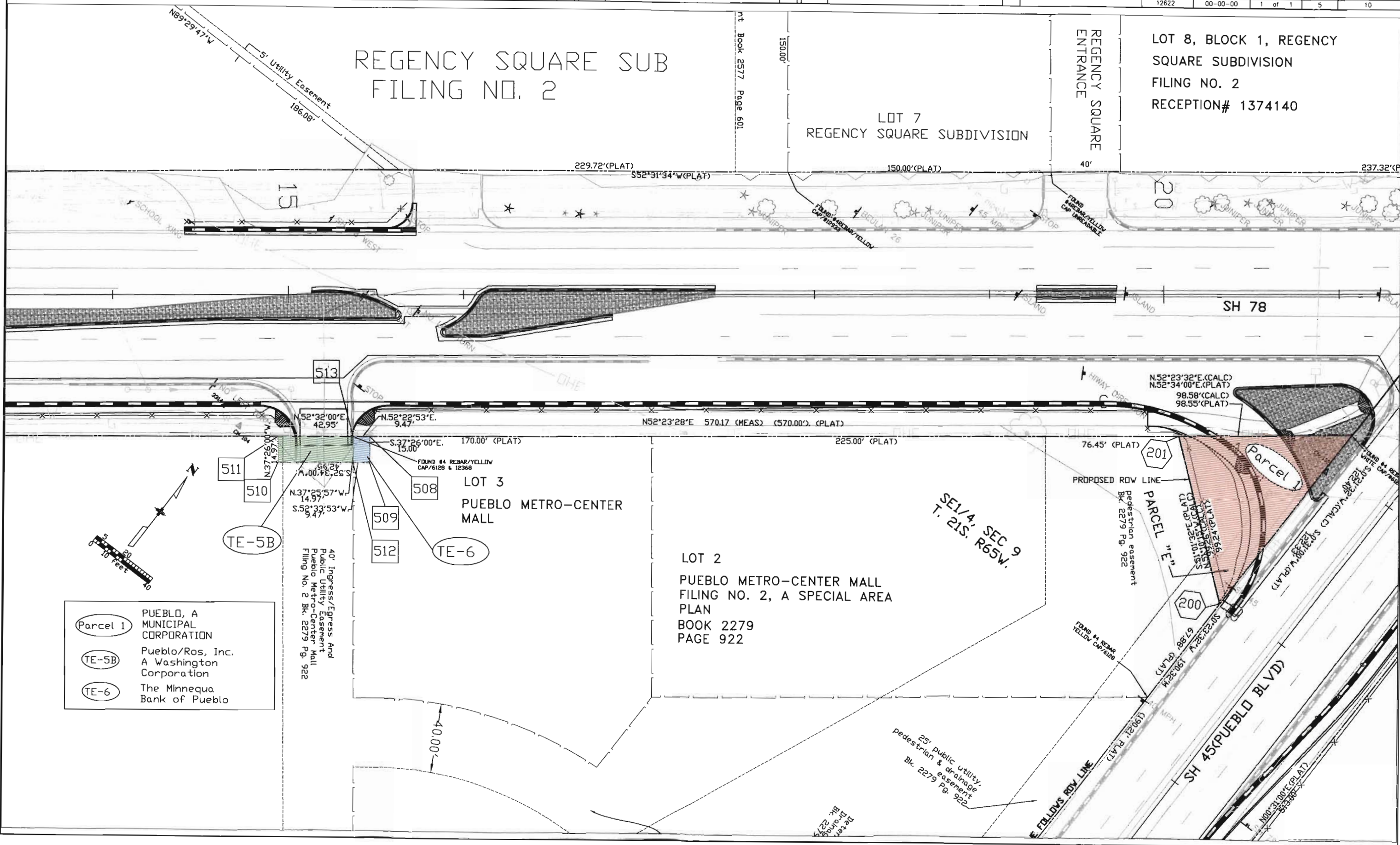
Project Code:

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12622	00-00-00	1 of 1	5	10

REGENCY SQUARE SUB
FILING NO. 2

LOT 7
REGENCY SQUARE SUBDIVISION

LOT 8, BLOCK 1, REGENCY
SQUARE SUBDIVISION
FILING NO. 2
RECEPTION# 1374140



- Parcel 1 PUEBLO, A MUNICIPAL CORPORATION
- TE-5B Pueblo/Ros, Inc. A Washington Corporation
- TE-6 The Minnequa Bank of Pueblo

COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Ave
Pueblo, CO 81001
Phone: (719) 546-5496 FAX: (719) 546-5414

Right of Way Plans Unit: 2152

Sheet Revisions

Sheet Revisions

Sheet Revisions

Right of Way Plans

Plan Sheet

Project Number: Proj # SHE 0504-035

Project Location: SH78/SH45 Intersection

Project Location:

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12622	00-00-00	1 of 1	6	10

LOT 8, BLOCK 1, REGENCY
SQUARE SUBDIVISION
FILING NO. 2
RECEPTION# 1374140

SE 1/4, SEC 9
T. 21S. R65W.

Storm Sewer and
Right of Way Easement
Book 1903 Page 57

SH 45(PUEBLO BLVD)

SW 1/4, SEC 10
T. 21S. R65W.

NORTHERN AVE

SH 78

N52°19'24"E.(CALC)
N52°38'00"E.(PLAT)
19.90'

N52°23'32"E.(CALC)
N52°34'00"E.(PLAT)
98.58'(CALC)
98.55'(PLAT)

N52°19'23"E.(CALC)
N52°38'00"E.(PLAT)
174.72'(CALC)
175.00'(PLAT)

N52°10'06"E 257.14'(MEAS) 257.03'(PLAT)
203.82'(PLAT)

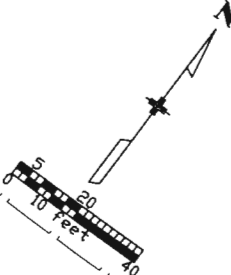
SUNRISE SUBDIVISION
BOOK 2018
PAGE 853

LOT 2 K-MART
PLAZA SUBDIVISION
BOOK 1766
PAGE 366

PARCEL A-1A

SW 1/4, SEC 10
T. 21S. R65W.

- Parcel 1 PUEBLO, A MUNICIPAL CORPORATION
- Parcel 3 UTILICORP UNITED INC, A DELAWARE CORPORATION
- Parcel 4 GOCAR ASSOCIATES LIMITED PARTNERSHIP NK REMAINDER INTEREST LLC



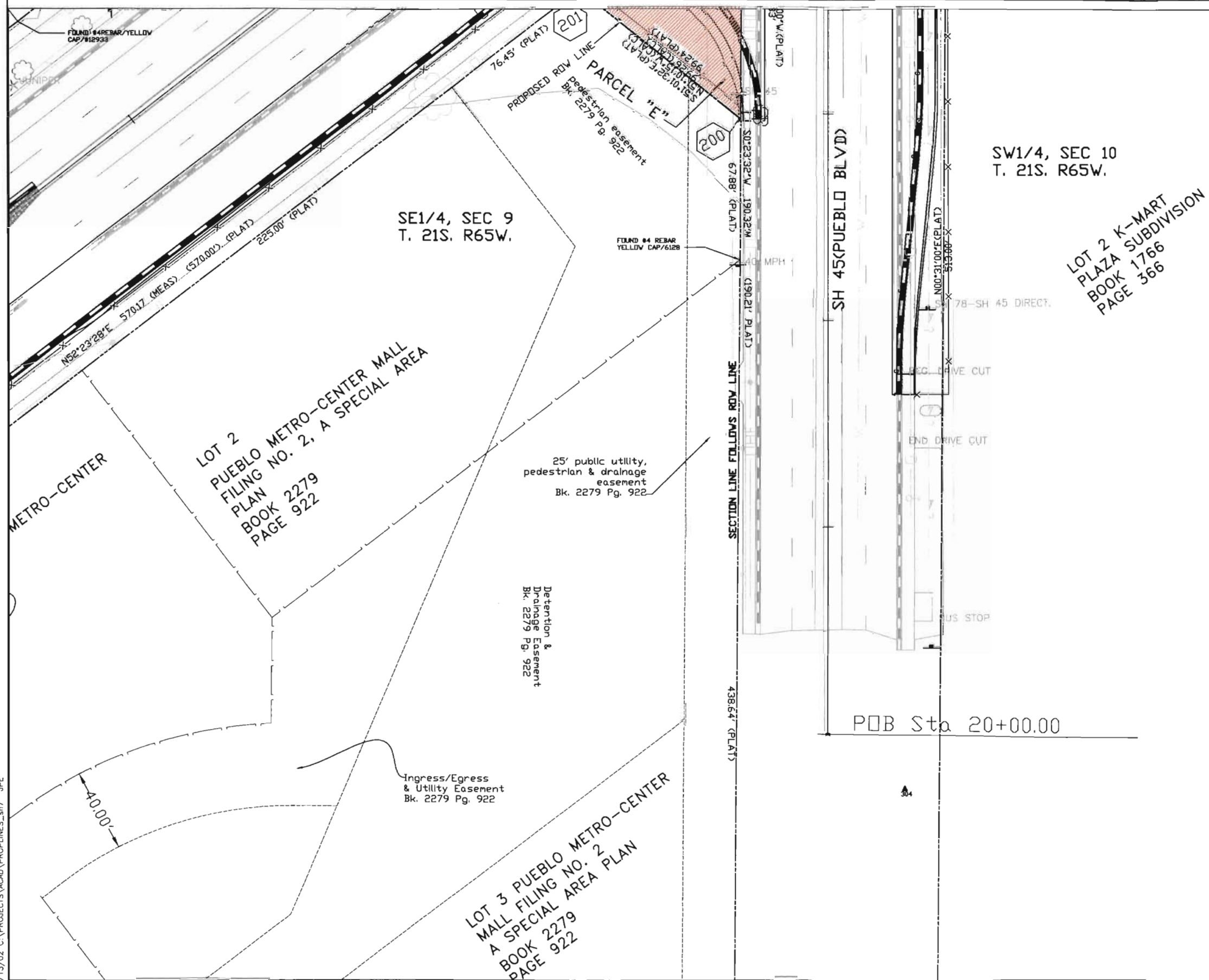


Region 2
905 Erie Ave
Pueblo, CO 81001
Phone: (719)546-5496 FAX: (719) 546-5414

Right of Way Plans Unit: 2152

[illegible][illegible][illegible][illegible]

Right of Way Plans				
Plan Sheet				
Project Number: Proj # SHE 0504-035				
Project Location: SH78/SH45 Intersection				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
1673	00=00=00		1	1



Parcel 1 PUEBLO, A
MUNICIPAL
CORPORATION





Region 2
905 Erie Ave
Pueblo, CO 81001
Phone: (719) 546-5496 FAX: (719) 546-5414

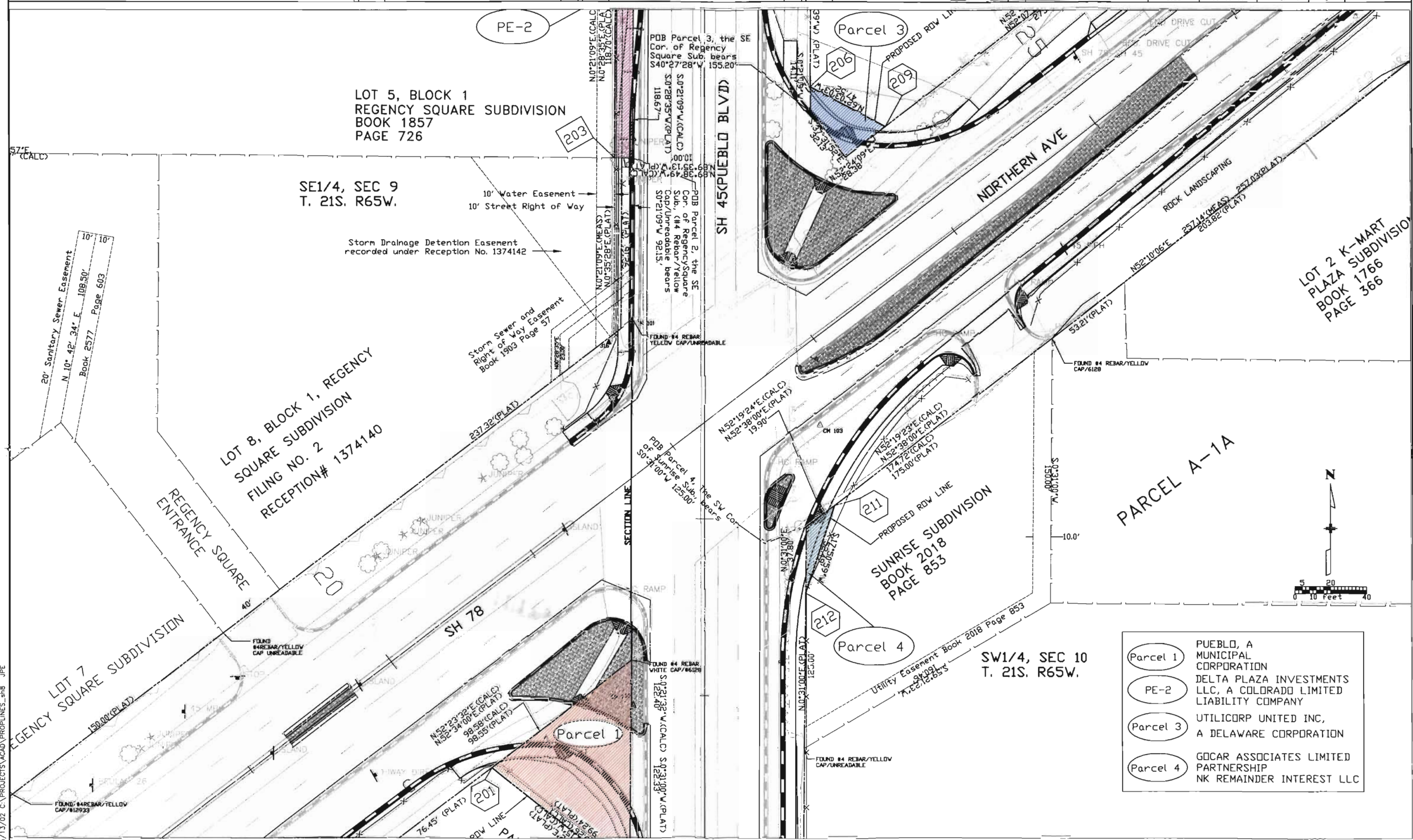
Right of Way Plans Unit: 2152

Sheet Revisions		
7/31/02	Changed Parcel 2 to PE-2	JPE

Sheet Revisions		

Sheet Revisions		

Right of Way Plans				
Plan Sheet				
Project Number: Proj # SHE 0504-035				
Project Location: SH78/SH45 Intersection				
Project Location:				
Project Code:	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12622	00-00-00	1 of 1	8	10



- Parcel 1 PUEBLO, A MUNICIPAL CORPORATION
- Parcel 2 DELTA PLAZA INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY
- Parcel 3 UTILICORP UNITED INC, A DELAWARE CORPORATION
- Parcel 4 GOCAR ASSOCIATES LIMITED PARTNERSHIP NK REMAINDER INTEREST LLC

COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Ave
Pueblo, CO 81001
Phone: (719) 546-5496 FAX: (719) 546-5414

Right of Way Plans Unit: 2152

Sheet Revisions

7/31/02	Changed Parcel 2 to PE-2	JPE

Sheet Revisions

Sheet Revisions

Right of Way Plans

Plan Sheet

Project Number: SHE 0504-035

Project Location: SH78/SH45 Intersection

Project Location:

Project Code	Last Mod. Date	Subset Sheets	Sheet No.	Total No. of Sheets
12622	00-00-00	1 of 1	9	10

SUNSET PARK
TWENTY-FOURTH FILING

BOOK 1564
PAGES 618 & 619

- PE-2 DELTA PLAZA INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY
- Parcel 3 UTILICORP UNITED INC, A DELAWARE CORPORATION



PDE Sta 30+10.47

REGENCY SQUARE
ENTRANCE

6' Pedestrian &
Utility Easement
(As Shown on Plat)
20' Water Easement
(As Shown on Plat)

NE1/4, SEC 9
T. 21S. R65W.

E1/4 COR SEC 9
(NOT FOUND)

1/4 SECTION LINE

SE1/4, SEC 9
T. 21S. R65W.

PE-2

LOT 5, BLOCK 1
REGENCY SQUARE SUBDIVISION
BOOK 1857
PAGE 726

PDB Parcel 3, the SE
Cor. of Regency
Square Sub. bears
S40°27'28"W 155.20'

UEBLD BLVD

NW1/4, SEC 10
T. 21S. R65W.

LOT 24, BLOCK 41
SUNSET PARK TWENTY-FOURTH
FILING

SW1/4, SEC 10
T. 21S. R65W.

Parcel 3

PROPOSED ROW LINE

SUNSET PARK
TWENTY-FOURTH FILING

END DRIVE CUT

END DRIVE CUT

END DRIVE CUT

END DRIVE CUT

END DRIVE CUT

END DRIVE CUT

END DRIVE CUT

END DRIVE CUT

COLORADO DEPARTMENT OF TRANSPORTATION



Region 2
905 Erie Av.
Pueblo, CO 81001
Phone: (719) 546-5496 FAX: (719) 546-5414

Right of Way Plans Unit: 2152

Sheet Revisions

7/31/02	Changed Parcel 1 to PE-2	JPE

Sheet Revisions

Sheet Revisions

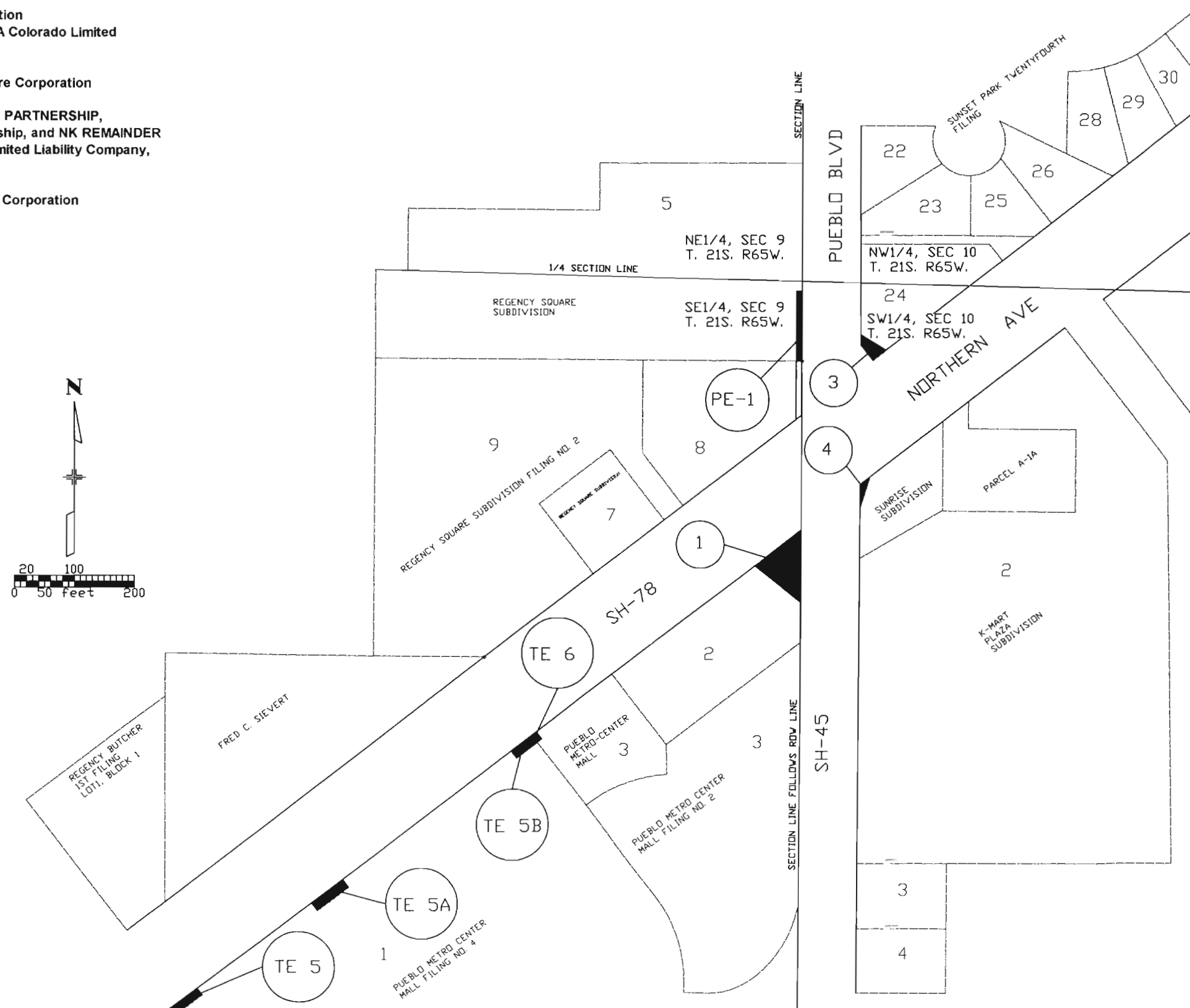
Right of Way Plans

Ownership Map

Project Number:	SHE0504-035
Project Location:	SH78/SH45 Intersection
Project Location:	
Project Code:	12622
Last Mod. Date:	00-00-00
Subset Sheets:	1 of 1
Sheet No.:	10
Total No. of Sheets:	10

OWNERSHIP MAP

- 1 PUEBLO, A Municipal Corporation
- 2 Delta Plaza Investments LLC, A Colorado Limited Liability Company
- 3 Utilicorp United Inc., A Delaware Corporation
- 4 GOCAR ASSOCIATES LIMITED PARTNERSHIP, a Connecticut Limited Partnership, and NK REMAINDER INTEREST LLC, a Delaware Limited Liability Company, as to the remainder.
- 5 Pueblo/Ros Inc, a Washington Corporation
- 6 The Minnequa Bank of Pueblo



[illegible]