

14772

TOWN OF WINTER PARK, GRAND COUNTY, STATE OF COLORADO
RIGHT OF WAY PLAN OF PROPOSED, SRP C280-007, TIMBER HOUSE ROAD

T. 2. S., R. 75 W., 6th P.M.

RIGHT OF WAY

INDEX OF SHEETS	
Sheet No.	Description
1	Title & Notes
2,3	Plan & Monumentation
4	Ownership Map & Property Tabulation

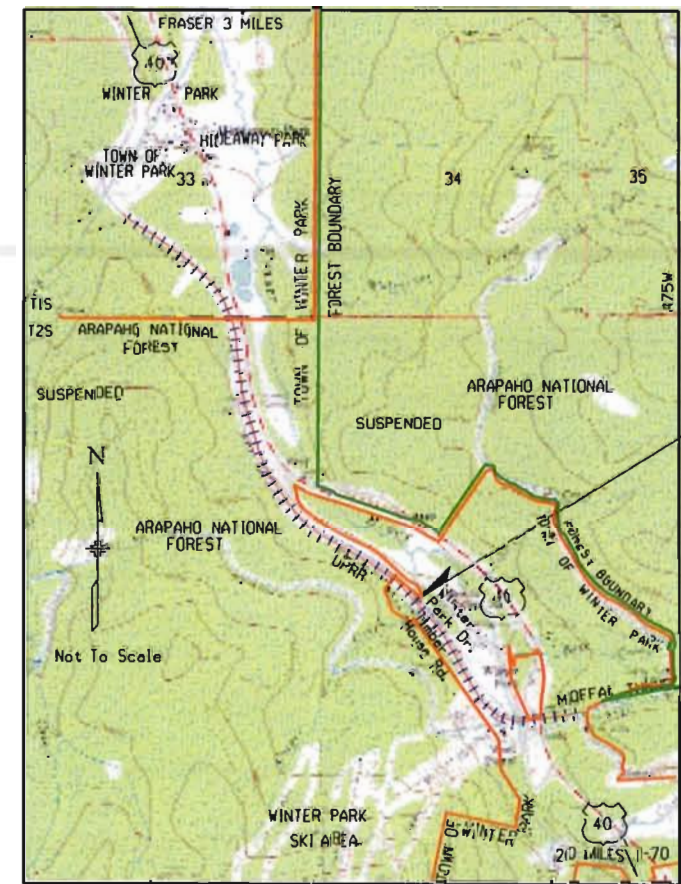
Found CDOT Project Control

Pt#	North	East	Elev.	Description
10	24552.911	301988.280	9057.05	CDOT Type 2, "MP 231.55, Mountain States Surveying"
11	30073.389	297658.540	8844.03	CDOT Type 2, "MP 230.11, Lund Partnership"
37	25086.233	301147.621	9004.99	CDOT Type 2, "MP 231.36, Mountain States Surveying"

Scale of Drawings
Sheet 2: (11" x 17" sheet; 1" = 40') (22" x 34" sheet; 1" = 20')
Sheets 3 & 4: (11" x 17" sheet; 1" = 100') (22" x 34" sheet; 1" = 50')
R.O.W Length Of Project = 0.09 Miles

Record Encumbrances

- E1** Tract 42 A, Tract 42 B, Tract 42 C, and Tract 42 D
Reciprocal Easement Agreement dated May 10, 1994, and recorded May 13, 1994, at Reception No. 94005188. {A perpetual non-exclusive driveway easement (approximately 30 feet wide) over and across their respective properties for purposes of residential and commercial pedestrian and vehicular access}. SPECIFIC LOCATION NOT SHOWN.
- E2** Tract 42 A
A right-of-way for ditches and canals constructed by the authority of the United States, Act Of August 30, 1890 (43 U.S. C. 945), as excepted and reserved in Land Patent dated May 12, 1994, and recorded May 13, 1994, at Reception No. 94005175. SPECIFIC LOCATION NOT SHOWN.
- E3** Tract 42 A
Cable Easement Agreement dated April 01, 1994, and recorded May 13, 1994, at Reception No. 94005187. {20.00 feet wide easement in gross, centered on the existing lines} SPECIFIC LOCATION NOT SHOWN.
- E4** Tract 42 A
Mountain Parks Electric Right-Of-Way Easement dated January 13, 1994, and recorded May 13, 1994, at Reception No. 94005186. {20.00 feet wide utility easement for an electric power line, centered on the existing line} SPECIFIC LOCATION NOT SHOWN.
- E5** Tract 42 B
Mountain Parks Electric Right-Of-Way Easement dated April 18, 1994, and recorded May 13, 1994, at Reception No. 94005189. {20.00 feet wide utility easement for an electric power line, centered on the existing line} SPECIFIC LOCATION NOT SHOWN.
- E6** Tract 42 B
A right-of-way for ditches and canals constructed by the authority of the United States, Act Of August 30, 1890 (43 U.S. C. 945), as excepted and reserved in Land Patent dated May 12, 1994, and recorded May 13, 1994, at Reception No. 94005176. SPECIFIC LOCATION NOT SHOWN.
- E7** Tract 42 B
1. Rights of Public Service Company Of Colorado to have and maintain an easement for the purpose of maintaining gas distribution facilities through, over, under, across, and along a course on Tract 42 B, T2S, R75W, of the 6th P.M., pursuant to Easement dated April 1, 1994.
2. Rights of TCI Cablevision Of The Rockies, Inc., to have and maintain an easement for utilities.
3. Rights of Winter Park Water and Sanitation District to have and maintain an easement for water and sewer lines.
4. Rights of U.S. West Communications, Inc. to have and maintain telecommunication facilities, including electrical facilities, on the subject property.
5. Rights of Denver and Rio Grande Railroad to temporarily block access, from time to time, to and from the subject property.
All of the items above (1., 2., 3., 4. and 5.) are as referenced in Exhibit "A" to Warranty Deed dated May 19, 1994, and recorded May 26, 1994, at Reception No. 94005799.
SPECIFIC LOCATIONS NOT SHOWN.
- E8** Tract 42 D
A right-of-way for ditches and canals constructed by the authority of the United States, Act Of August 30, 1890 (43 U.S. C. 945), as excepted and reserved in Land Patent dated May 12, 1994, and recorded May 13, 1994, at Reception No. 94005178. SPECIFIC LOCATION NOT SHOWN.
- E9** Tract 42 D
Reciprocal Easement Agreement dated August 11, 1994, and recorded August 12, 1994, at Reception No. 94008866. {perpetual easement and right-of-way, not to exceed a total of 15.00 feet on either side of the centerline formed by the existing "District Service Line"} SPECIFIC LOCATION NOT SHOWN.



ROW Project
SRP C280-007
Location
Begin Sta. 1+43.12
End Sta. 6+36.55

GENERAL NOTES:

1. This Right of Way Plan is not a boundary survey of adjoining parcels.
2. Encumbrances listed are of record. This Right of Way Plan does not list all encumbrances of record. For detailed information regarding encumbrances, review the title work, plats, and other information of record.
3. All coordinates listed are "United States Survey Foot" "Project Plane Coordinates". "Found CDOT Project Control" is based upon ROW plans titled "DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, RIGHT OF WAY PLAN OF, PROJECT C 0403-030, STATE HIGHWAY NO. 40, GRAND COUNTY, T1 & T2 S., R 75 W, 6th P.M.", prepared by "Mountain States Surveying", Mr. David R. Lutz, PLS 35886, July 21, 2004.
4. Set Monuments must be stamped with the Professional Land Surveyor's Registration Number and the Right of Way Plan coordinate Point Number.
5. The contractor is responsible for the preservation or remonumentation of all survey monuments.
6. Proposed Centerline stationing (shown) may not be as constructed.

LEGEND

- Found ROW Monument
- Easement Monument to be Set
- ROW Monument to be Set
- Encumbrance
- Parcel Number
- Temporary Easement Point



Surveyor's Statement
(ROW Plan):

I, Gary D. Gable, 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. PLS No. 24662

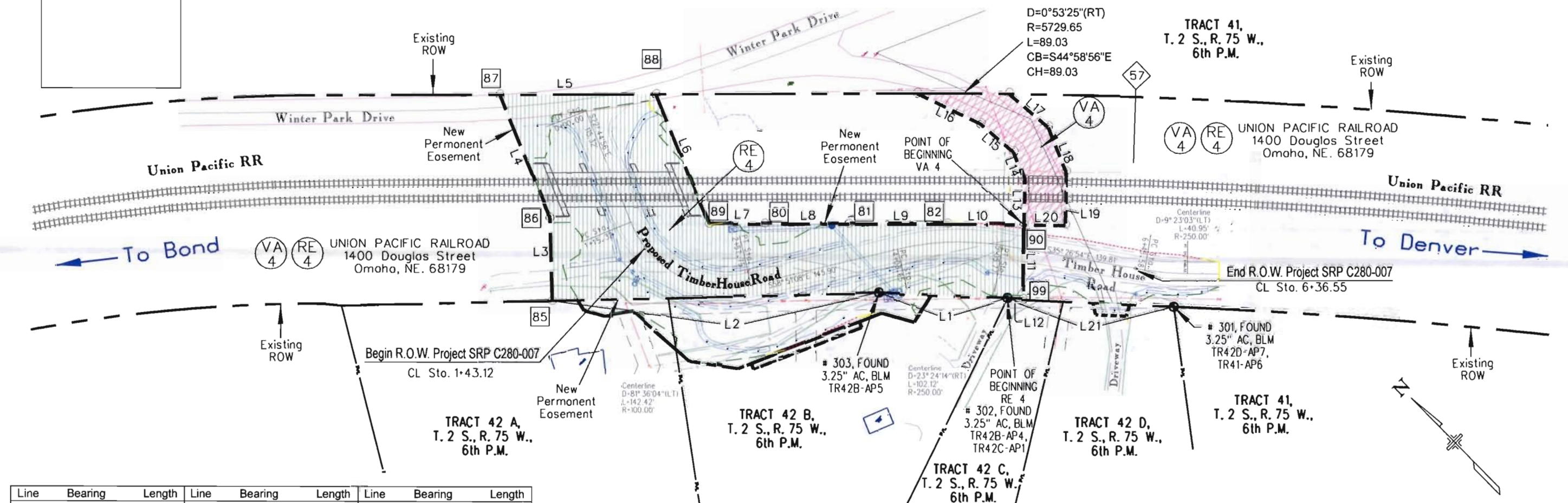
BEARING BASIS: Bearings are based on a line Bearing North 42° 42' 39" West, a measured distance of 285.34 feet, between Point # 301 (being a found 3.25" aluminum cap atop a 2.5" pipe and stamped "U.S. DEPT OF THE INTERIOR, BUR. OF LAND MGMT, T2S, R75W, AP7 TR42D, TR41 AP6", and being the Bureau of Land Management "Tract 42 D", Angle Point 7 (AP7)), and Point # 303 (being a found 3.25" aluminum cap atop a 2.5" pipe and stamped "U.S. DEPT OF THE INTERIOR, BUR. OF LAND MGMT, T2S, R75W, AP5, TR42B", and being the Bureau of Land Management "Tract 42 B", Angle Point 5 (AP5)).

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.

Washington Group International	
UNION PACIFIC RAILROAD	
TIMBER HOUSE ROAD	
TITLE & NOTES	
OWG. SEQUENCE	C E NUMBER
1 of 4	

T. 2 S., R. 75 W., 6th P.M.

Town Of Winter Park



Line	Bearing	Length	Line	Bearing	Length	Line	Bearing	Length
L1	N 42° 42' 29" W	124.14	L8	S 45° 22' 48" E	81.35	L15	N 04° 49' 40" W	41.80
L2	N 46° 41' 39" W	315.44	L9	S 45° 21' 03" E	95.06	L16	N 19° 40' 23" W	67.95
L3	N 43° 18' 21" E	79.98	L10	S 44° 47' 28" E	74.08	L17	S 04° 49' 40" E	49.37
L4	N 22° 21' 48" E	127.54	L11	S 45° 37' 20" W	72.28	L18	S 23° 04' 45" W	46.54
L5	S 45° 33' 58" E	150.62	L12	N 42° 42' 46" W	15.26	L19	S 45° 37' 20" W	51.06
L6	S 22° 21' 48" W	134.88	L13	N 45° 37' 20" E	43.00	L20	N 44° 14' 58" W	40.00
L7	S 45° 33' 58" E	53.82	L14	N 23° 04' 45" E	28.63	L21	N 42° 42' 46" W	161.19

Found Boundary Evidence

Pt#	North	East
301	23451.15	301195.41
302	23569.59	301086.06
303	23660.82	301001.86

New Easement Points to be Set

Pt#	North	East	Description
80	23785.46	300970.35	
81	23728.32	301028.26	
82	23661.51	301095.88	
85	23877.18	300772.31	
86	23935.37	300827.17	
87	24053.32	300875.69	
88	23947.87	300983.24	
89	23823.13	300931.92	
90	23608.94	301148.08	
99	23558.38	301096.41	

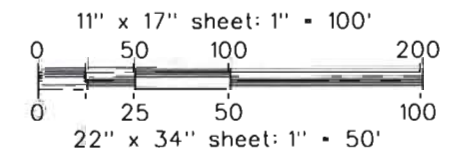
NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Surveyor's Statement (ROW Monuments):

I, Gary D. Gable, 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.
PLS No. 24662

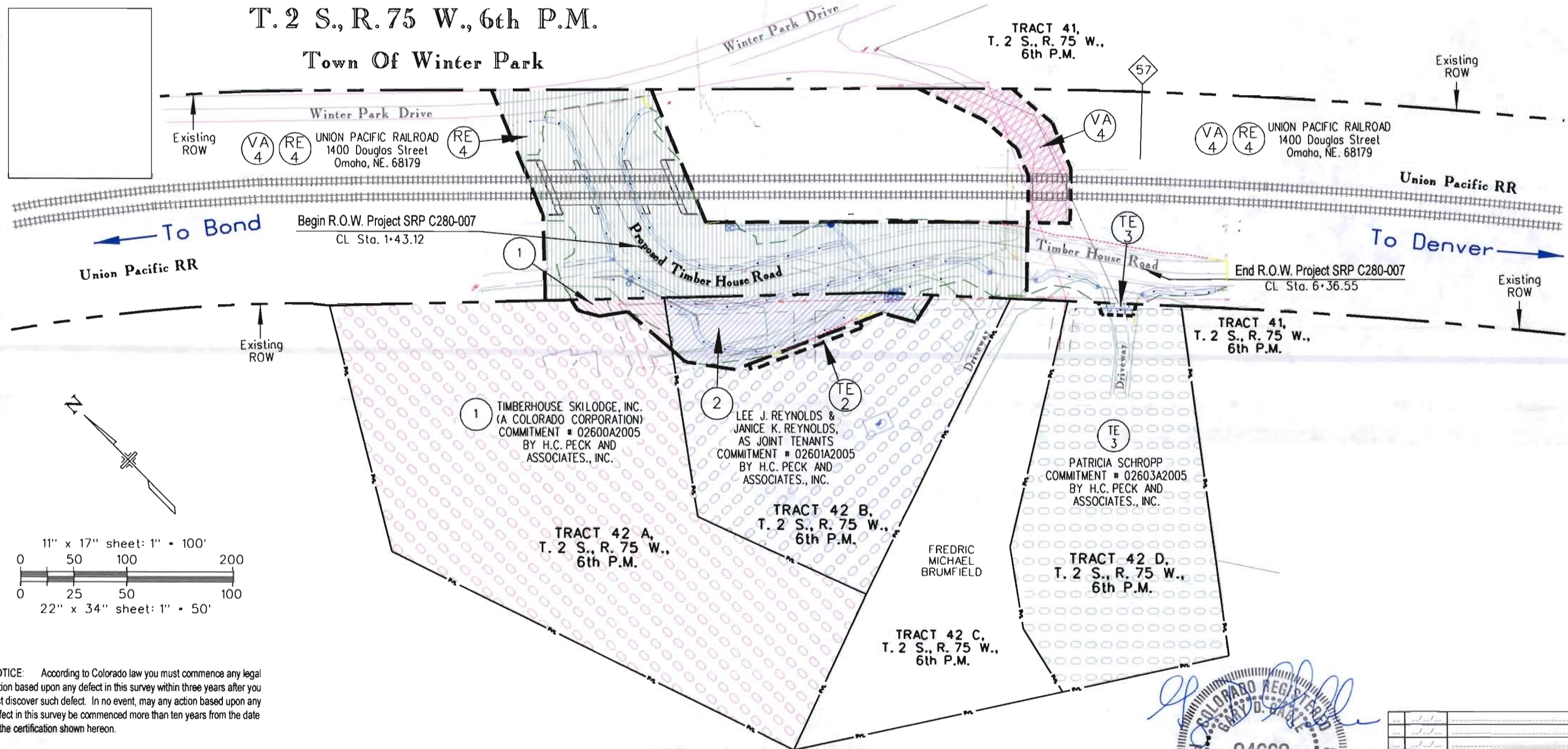
Surveyor's Statement (ROW Plan):

I, Gary D. Gable, 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.
PLS No. 24662



Washington Group International	
UNION PACIFIC RAILROAD	
TIMBER HOUSE ROAD	
RIGHT OF WAY PLAN & MONUMENTATION	
DWG. SEQUENCE	C E NUMBER
3 of 4	

T. 2 S., R. 75 W., 6th P.M.
Town Of Winter Park



11" x 17" sheet: 1" = 100'
0 50 100 200
22" x 34" sheet: 1" = 50'
0 25 50 100

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.

PARCEL NO.	OWNER	ADDRESS	LOCATION	AREA IN ACRES			REMARKS
				PARCEL AREA	REMAINDER		
					LEFT	RIGHT	
1	TIMBERHOUSE SKI LODGE, INC. (A COLORADO CORPORATION)	P.O. BOX 32 WINTER PARK, CO. 80482	TRACT 42 A, T2S, R75W, 6th P.M.	0.041±	N/A	2.576±	NEW ROAD & IMPROVEMENTS
2	LEE J. REYNOLDS & JANICE K. REYNOLDS, AS JOINT TENANTS	P.O. BOX 2062 WINTER PARK, CO. 80482	TRACT 42 B, T2S, R75W, 6th P.M.	0.252±	N/A	1.161 ±	NEW ROAD & IMPROVEMENTS
TE 2	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	0.015 ±	N/A	N/A	ROAD CONSTRUCTION
TE 3	PATRICIA SCHROPP	3140 S. PEORIA ST. #440 AURORA, CO. 80014	TRACT 42 D, T2S, R75W, 6th P.M.	0.008±	N/A	N/A	DRIVEWAY CONSTRUCTION
RE 4	UNION PACIFIC RAILROAD	1400 DOUGLAS STREET OMAHA, NE. 68179	RAILROAD R.O.W., T2S, R75W, 6th P.M.	1.164 ±	N/A	N/A	NEW ROAD & IMPROVEMENTS
VA 4	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	0.149 ±	N/A	N/A	OLD ROAD VACATION

Surveyor's Statement
(ROW Plan):

I, Gary D. Gable, 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. PLS No. 24662



Washington Group International	
UNION PACIFIC RAILROAD	
LOCATION: M257.01 WINTER PARK, COLORADO	MURFAT TUNNEL SUB.
TRACT: TIMBER HOUSE ROAD	
DWG TITLE: OWNERSHIP MAP & PROPERTY TABULATION	
WORK ORDER: 0	DWG. SEQUENCE: 4 of 4
DESIGN BY: TJP	C E NUMBER: _____
CHECKED BY: JMS	
DRAWN BY: TJP	
CHECKED BY: JMS	
SCALE: AS NOTED	