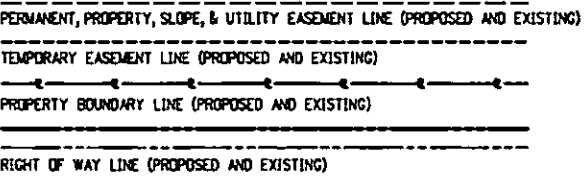
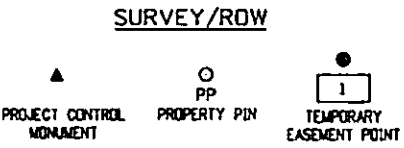


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Right of Way Plans			
Title Sheet			
Project Number: STU 0242-066			
Project Location: SH 24 BUSINESS (MANITOU AVE.) DEER PATH AVE. EAST TO US 24			
Project Code: 20467	Last Mod. Date: 01-25-16	Sheet No. 1 of 12	Sheet No. 1



Note: For a complete listing of symbology used within this set of plans, please refer to the M-100-1 Standard Symbols of the Colorado Department of Transportation M&S Standards Publication. Existing topo features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

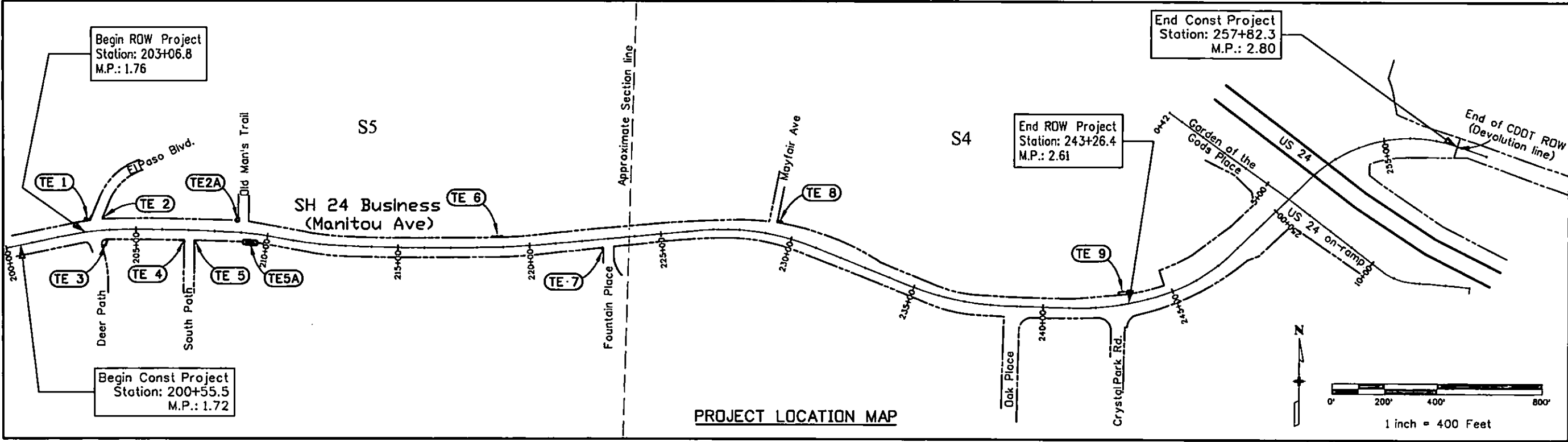
DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
RIGHT OF WAY PLANS OF PROPOSED
FEDERAL AID PROJECT NO. STU 0242-066
STATE HIGHWAY NO. 24 BUSINESS
EL PASO COUNTY

Sections 4 and 5, Township 14 South, Range 67 West
of the 6th. P.M, City of Manitou Springs, El Paso County

SHEET NO.	INDEX OF SHEETS
RW 1	(1) Title Sheet
RW 2	(1) Tabulation of Properties
RW 3	(1) Monumentation Sheet
RW 4 - RW 12	(9) Plan Sheets
	(12) Total Sheets

Scales of Original 11"x17" Drawings
Plan Sheets 1" = 10'

R.O.W. Length of Project = 0.76 Miles
Const. Length of Project = 1.08 Miles



COLORADO DEPARTMENT OF TRANSPORTATION
FEDERAL-AID HIGHWAY PROJECT
ROW PLANS AUTHORIZED: *Chris Jones* 3-15-16
CDOT ROW PROGRAM MANAGER

1. This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
2. For title information, The Colorado Department of Transportation relied on the El Paso County Assessor.
3. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

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 STATEMENT (ROW PLAN)
I, *Lorelei Ward*, 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. 34982

2/2/2016 3:40:13 PM C:\Projects\20467\ROW_Survey\Drawings\20467ROW_TileSheet1.dgn
FILING CERTIFICATION: DEPOSITED THIS DAY OF AT IN BOOK OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE
SIGNED DEPT.

[illegible]



Sheet Revisions

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Sheet Revisions

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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Monumentation Sheet

Project Number: STU 0242-066			
Project Location: SH 24 BUSINESS (MANITOU AVE.)			
DEER PATH AVE. EAST TO US 24			
Project Code:	Last Mod. Date	Subset	Sheet No.
20467	01-25-16	RW 3 of RW 12	RW 3

■
XXX

TABULATION OF EXISTING R.O.W. POINTS

Point No.	Northing(ft)	Easting(ft)	Description
100	374,086.55	168,444.01	NW corner of Manitou Ave and El Paso Blvd.
101	374,091.21	168,489.35	NE corner of Manitou Ave and El Paso Blvd.
102	373,989.09	168,489.16	SE corner of Manitou Ave and Deer Path Ave.
103	374,014.59	168,507.57	SE corner of Manitou Ave and Deer Path Ave.
104	374,011.55	168,801.55	SW corner of Manitou Ave and South Path
105	374,010.79	168,841.54	SE corner of Manitou Ave and South Path
106	374,086.39	169,007.04	NW corner of Manitou Ave and Old Man's Trail
107	373,983.90	170,395.33	SW corner of Manitou Ave and Fountain Place
108	374,080.28	171,055.09	NE corner of Manitou Ave and Mayfair Ave.

●
XX

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Point No.	Northing(ft)	Easting(ft)	Description
300	374,083.11	168,420.82	point on TE 1
301	374,094.07	168,425.69	point on TE 1
302	374,087.98	168,439.40	point on TE 1
303	374,091.92	168,445.18	point on TE 1
304	374,102.99	168,449.83	point on TE 1
305	374,102.60	168,450.75	point on TE 1
306	374,100.43	168,493.23	point on TE 2
307	374,091.87	168,499.33	point on TE 2
308	373,987.95	168,489.55	point on TE 3
309	373,992.55	168,503.83	point on TE 3
310	374,014.56	168,510.51	point on TE 3

●
XX

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Point No.	Northing(ft)	Easting(ft)	Description
311	374,011.75	168,782.78	point on TE 4
312	374,011.56	168,782.77	point on TE 4
313	374,011.16	168,798.77	point on TE 4
314	374,010.47	168,800.41	point on TE 4
315	374,008.61	168,801.47	point on TE 4
316	374,002.61	168,801.39	point on TE 4
317	374,002.61	168,801.46	point on TE 4
318	374,000.31	168,841.44	point on TE 5
319	374,000.29	168,842.94	point on TE 5
320	374,010.29	168,843.04	point on TE 5
321	374,010.48	168,853.04	point on TE 5
322	374,086.53	169,002.05	point on TE 2A
323	374,091.39	169,007.14	point on TE 2A
324	374,002.81	169,032.41	point on TE 5A
325	374,005.59	169,032.62	point on TE 5A
326	374,002.34	169,072.49	point on TE 5A
327	373,999.85	169,072.30	point on TE 5A
328	374,022.16	169,973.79	point on TE 6
329	374,026.16	169,973.61	point on TE 6
330	374,027.09	170,009.60	point on TE 6
331	374,023.09	170,009.78	point on TE 6
332	373,983.58	170,392.33	point on TE 7
333	373,975.58	170,392.33	point on TE 7
334	373,975.58	170,395.33	point on TE 7
335	374,086.16	171,056.29	point on TE 8
336	374,083.36	171,073.46	point on TE 8
337	374,077.45	171,072.44	point on TE 8
338	373,809.68	172,354.73	point on TE 9
339	373,819.61	172,353.53	point on TE 9
340	373,823.22	172,383.31	point on TE 9
341	373,813.29	172,384.51	point on TE 9

COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central Zone NAD '83(2011) coordinates. The recipricol of the Combined Scale Factor (1/(grid SF * height SF)) used to modify the coordinates from State Plane to Project coordinates is 1/0.9996466682 = 1.00035345669 and was calculated from Control Monument 177 data. The resulting Project Coordinates are truncated by 1,000,000ft in the Northing and 3,000,000ft in the Easting after converting from State Plane coordinates to Project coordinates. The NGS CORS coordinates are based on the NAD '83(2011) datum.
Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing* 1.00035345669 - 1,000,000).
Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting * 1.00035345669 - 3,000,000) .

BASIS OF BEARING: Bearings used in the calculations of coordinates are based on a Project grid bearing of 84°09'35"W from CM-MP 201 to CM-MP219. Both monuments are CDOT Type 5(s), marked appropriately for their milepost location and control position. The survey data was obtained in November of 2014 from a Global Positioning System (GPS) survey and processed with the following NGS Continuously Operating Reference Stations (CORS): AMC2, DSRC and PUB5.

General Notes:

- All centerline and offset stationing may not represent the centerline as constructed in the field.
- Refer to the M-629-1 Survey Monuments of the Standard Plans found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

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 STATEMENT (R.O.W. MONUMENTS)

I, Lorelei Ward , 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. 34982



P.O. Box 536
905 Erie Avenue
Pueblo, CO 81002
Phone: 719-546-5454 FAX: 719-546-5414

Region 2

TTA

Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
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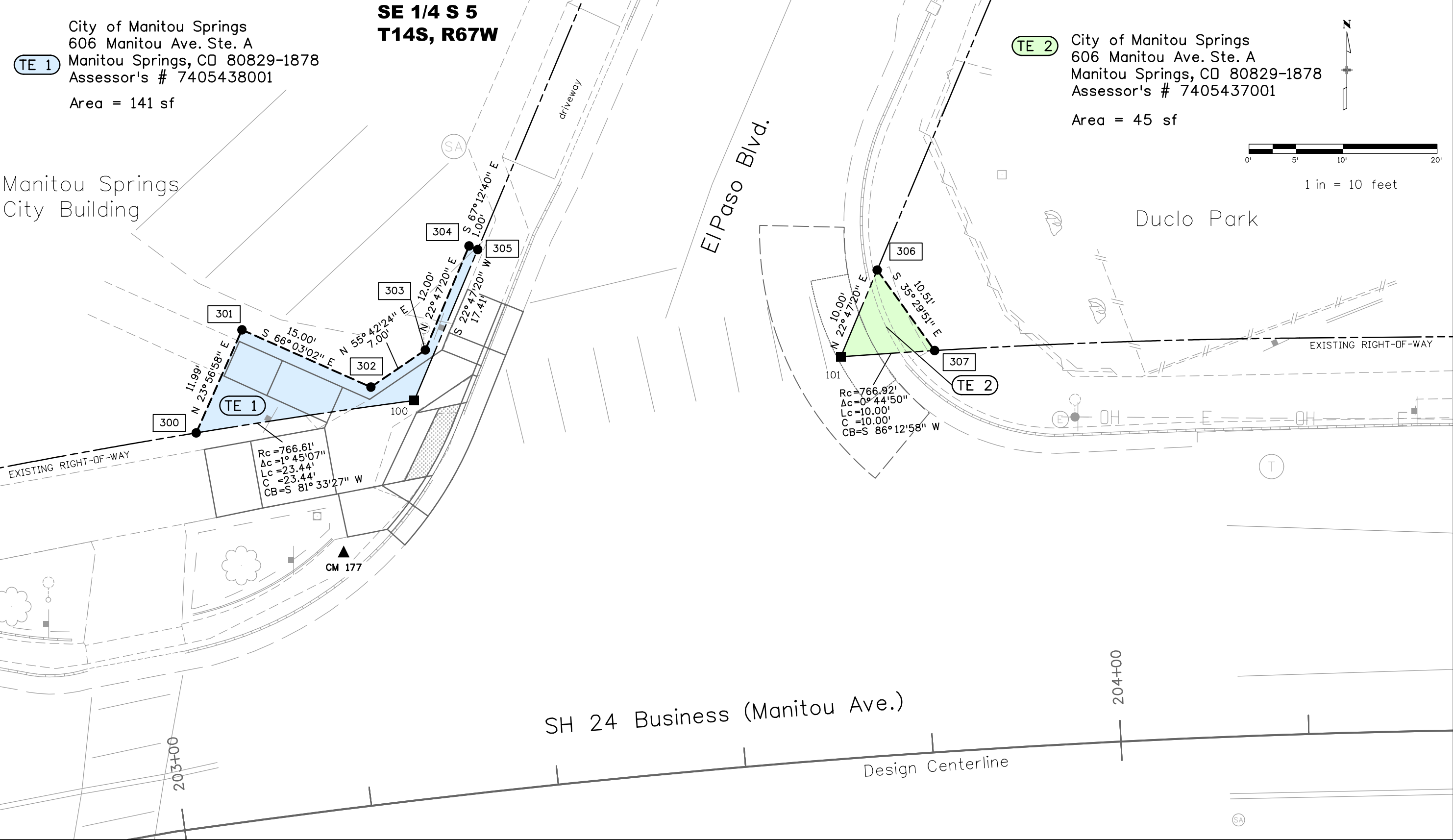
Sheet Revisions

Date	Description	Initials
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Right of Way Plans

Plan Sheet

Project Number: STU 0242-066			
Project Location: SH 24 BUSINESS (MANITOU AVE.)			
DEER PATH AVE. EAST TO US 24			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20467	02-04-16	RW 4 of RW 12	RW 4



Colorado Department of Transportation



P.O. Box 536
905 Erie Avenue
Pueblo, CO 81002
Phone: 719-546-5454 FAX: 719-546-5414

Region 2

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Sheet Revisions

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mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Plan Sheet

Project Number: STU 0242-066			
Project Location: SH 24 BUSINESS (MANITOU AVE.)			
DEER PATH AVE. EAST TO US 24			
Project Code:	Last Mod. Date:	Subset	Sheet No.
20467	02-04-16	RW 5 of RW 12	RW 5

TE2A

City of Manitou Springs
606 Manitou Ave. Ste. A
Manitou Springs, CO 80829-1878
Assessor's # 7405437001
Area = 13 sf

Duclo Park

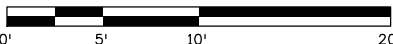
SE 1/4 S 5
T14S, R67W

Old Man's Trail

SH 24 Business (Manitou Ave.)

Design Centerline

209+00



1 in = 10 feet

[illegible]

Plan Sheet			
Project Number: STU 0242-066			
Project Location: SH 24 BUSINESS (MANITOU AVE.) DEER PATH AVE. EAST TO US 24			
Project Code:	Last Mod. Date	Subset	Sheet No.
20467	02-04-16	RW 6 of RW 12	RW 6

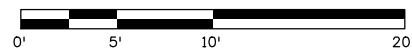
SH 24 Business (Manitou Ave.)

204+00

203+00

Deer Path Ave.

EXISTING RIGHT-OF-WAY



1 in = 10 feet

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$R_c = 450.00'$
 $\Delta c = 0^\circ 09' 16''$
 $L_c = 1.21'$
 $C = 1.21'$
 $CB = N \ 18^\circ 51' 46'' \ W$

$R_c = 19.25'$
 $\Delta c = 109.25'$
 $c = 36.80'$
 $= 31.54''$
 $= N 35^\circ 49' 34'' E$

103 S 89° 24' 29" E driveway
2.95'

EXISTING RIGHT-OF-WAY

TE 3 Joe D. Brown & LaVada C. Brown
1115 Westmoor Dr.
Colorado Springs, CO 80904-1232
Assessor's # 7405440007

Area = 376 sf

Coin Laundry
521 Manitou Ave.

Colorado Department of Transportation



P.O. Box 536
905 Erie Avenue
Pueblo, CO 81002
Phone: 719-546-5454 FAX: 719-546-5414

Region 2

TTA

Sheet Revisions

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Sheet Revisions

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Sheet Revisions

Date	Description	Initials
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Right of Way Plans

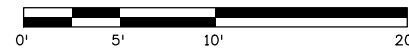
Plan Sheet

Project Number: STU 0242-066			
Project Location: SH 24 BUSINESS (MANITOU AVE.)			
DEER PATH AVE. EAST TO US 24			
Project Code:	Last Mod. Date:	Subset:	Sheet No.
20467	02-04-16	RW 7 of RW 12	RW 7

SE 1/4 S 5
T14S, R67W

Design Centerline

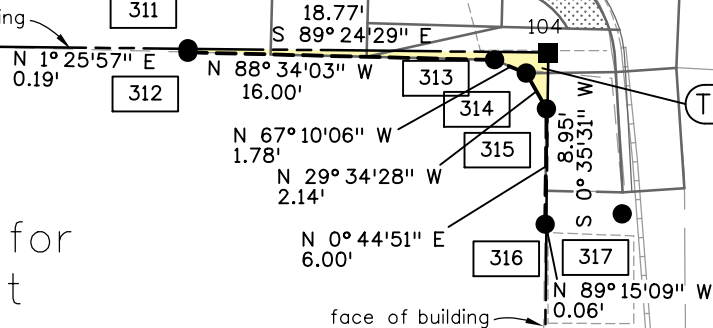
SH 24 Business (Manitou Ave.)



1 in = 10 feet

EXISTING RIGHT-OF-WAY

face of building



Colorado Center for Contemporary Art

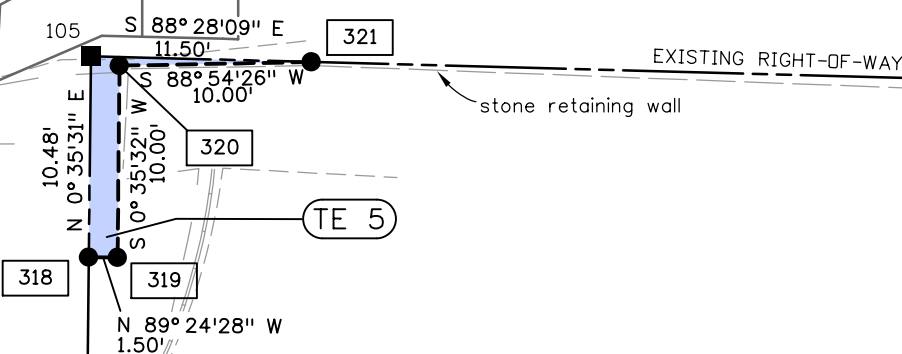
* TE 4's south and west lines run along the face of the building.*

TE 4

Colorado Center for Contemporary Art
513 Manitou Ave.
Manitou Springs, CO 80829-1878
Assessor's # 7405440015
Area = 9 sf

South Path

driveway



EXISTING RIGHT-OF-WAY

stone retaining wall

stone retaining wall

Villa Motel

TE 5

David H Vance CO Inc.
D/B/A Villa Motel Inc.
481 Manitou Ave.
Manitou Springs, CO 80829-2318
Assessor's # 7405454002
Area = 18 sf

Colorado Department of Transportation



P.O. Box 536
905 Erie Avenue
Pueblo, CO 81002
Phone: 719-546-5454 FAX: 719-546-5414

Region 2

TTA

Sheet Revisions

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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Plan Sheet

Project Number: STU 0242-066			
Project Location: SH 24 BUSINESS (MANITOU AVE.)			
DEER PATH AVE. EAST TO US 24			
Project Code:	Last Mod. Date:	Subset:	Sheet No.
20467	02-04-16	RW 8 of RW 12	RW 8

SH 24 Business (Manitou Ave.)

Design Centerline

209+00

210+00

Rc=552.57'
Δc=4°08'55"
Lc=40.01'
C=40.00'
CB=S 85°20'23" E

driveway

EXISTING RIGHT-OF-WAY

N 4°14'37" E
2.79'

325

324

40.00'
N 85°45'23" W

TE5A

326

327

S 4°14'37" W
2.50'

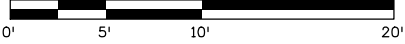
stone retaining wall

EXISTING RIGHT-OF-WAY

SA

Villa Motel

TE5A David H Vance CD Inc.
D/B/A Villa Motel Inc.
481 Manitou Ave.
Manitou Springs, CO 80829-2318
Assessor's # 7405454002
Area = 115 sf



1 in = 10 feet

Colorado Department of Transportation



P.O. Box 536
905 Erie Avenue
Pueblo, CO 81002
Phone: 719-546-5454 FAX: 719-546-5414

Region 2

TTA

Sheet Revisions

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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Plan Sheet

Project Number: STU 0242-066			
Project Location: SH 24 BUSINESS (MANITOU AVE.)			
DEER PATH AVE. EAST TO US 24			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
20467	02-04-16	RW 9 of RW 12	RW 9

TE 6

Roger Shaller
707 Demel Ave.
Schulenburg, TX 78956-1715
Assessors # 7405428008

Area = 144 sf

Vacant Land
440 Manitou Ave.

SE 1/4 S 5
T14S, R67W

Rc=1948.90'
Δc=1° 03' 31"
Lc=36.01'
C=36.01'
CB=N 88° 31' 33" E

N 2° 34' 24" W
4.00'

TE 6

330

331

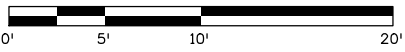
Rc=1952.90'
Δc=1° 03' 23"
Lc=36.01'
C=36.01'
CB=S 88° 31' 25" W

EXISTING RIGHT-OF-WAY

SH 24 Business (Manitou Ave.)

Design Centerline

219+00



1 in = 10 feet

EXISTING RIGHT-OF-WAY



Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Plan Sheet

Project Number: STU 0242-066			
Project Location: SH 24 BUSINESS (MANITOU AVE.)			
DEER PATH AVE. EAST TO US 24			
Project Code:	Last Mod. Date:	Subset:	Sheet No.
20467	02-04-16	RW 10 of RW 12	RW 10

SE 1/4 S 5
T14S, R67W

SH 24 Business (Manitou Ave.)

Design Centerline

EXISTING RIGHT-OF-WAY

EXISTING RIGHT-OF-WAY

brick retaining wall

driveway

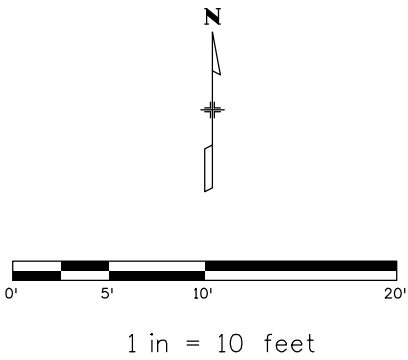
Fountain Place

TE 7

Sunwater Garden Motel Inc.
423 Manitou Ave.
Manitou Springs, CO 80829-2318
Assessor's # 7405400001

Area = 24 sf

Sunwater Garden Motel





Sheet Revisions

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Sheet Revisions

Date	Description	Initials
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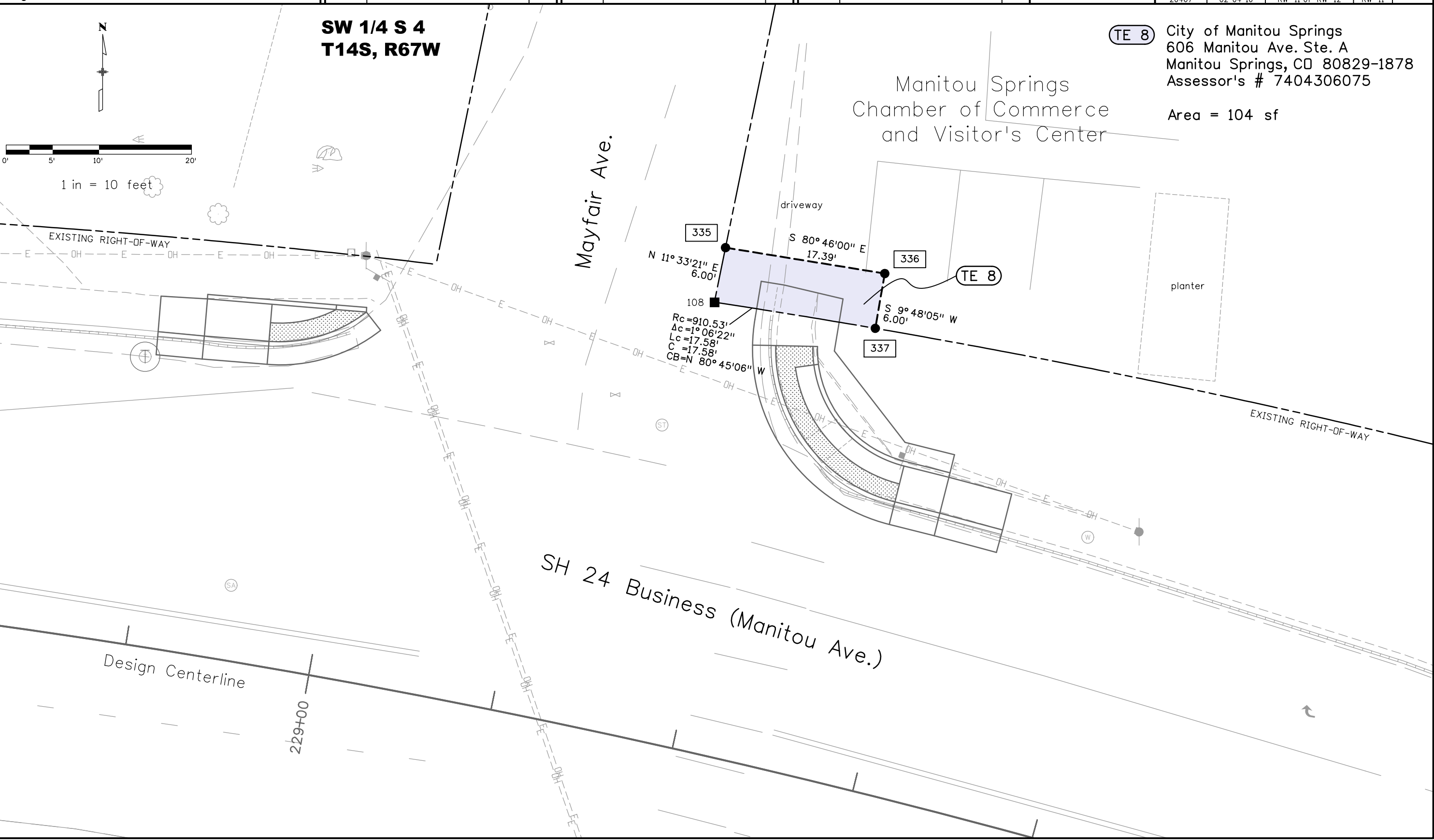
Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Plan Sheet

Project Number: STU 0242-066			
Project Location: SH 24 BUSINESS (MANITOU AVE.)			
DEER PATH AVE. EAST TO US 24			
Project Code:	Last Mod. Date:	Subset:	Sheet No.
20467	02-04-16	RW 11 of RW 12	RW 11





Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
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Sheet Revisions

Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Right of Way Plans

Plan Sheet

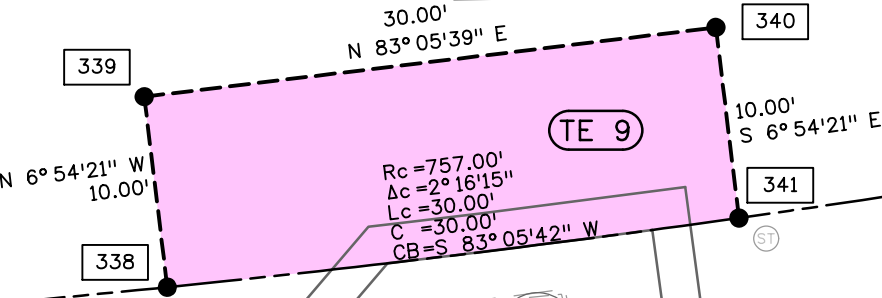
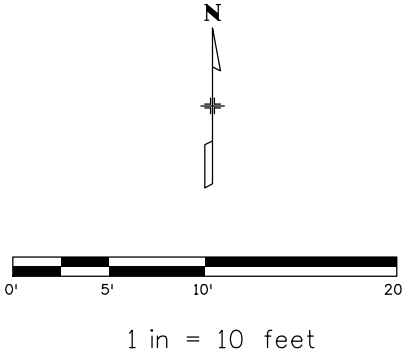
Project Number: STU 0242-066			
Project Location: SH 24 BUSINESS (MANITOU AVE.)			
DEER PATH AVE. EAST TO US 24			
Project Code:	Last Mod. Date	Subset	Sheet No.
20467	02-04-16	RW 12 of RW 12	RW 12

SW 1/4 S 4
T14S, R67W

Subway
304 Manitou Ave.

TE 9 Rocky Mountain Peaks LLC
6120 Champlain Dr.
Fountain, CO 80817-4003
Assessor's # 7404306063

Area = 303 sf



EXISTING RIGHT-OF-WAY

driveway

EXISTING RIGHT-OF-WAY

SH 24 Business (Manitou Ave.)

Design Centerline

243+00