

EL PASO COUNTY, COLORADO

RIGHT OF WAY PLANS

PROJECT NO. STA 105A-014

EL PASO COUNTY PROJECT NO. 10-076

HIGHWAY 105 FROM NB I-25 RAMP TO LAKE WOODMOOR DR

Highway 105 MP 3.91 to 4.76 (0.85 miles)

Sta 111+09.87 to Sta 156+18.89 (4,509.02 ft)

Section 13 & 14 Township 11 South, Range 67 West

of the 6th Principal Meridian

County of El Paso, Colorado

SHEET NO.

1.01
2.01-2.06
3.01-3.04
4.01-4.04
5.01-5.02
7.01-7.09
8.01-8.02

INDEX OF SHEETS

(1) Title Sheet
(6) Tabulation of Properties
(4) Project Control Diagram
(4) Land Survey Control Diagram
(2) Monumentation Sheet
(9) Plan Sheets
(2) Ownership Maps

(28) Total Sheets

Scales of Original 11"x17" Drawings

Project Control Diagram 1" = 200'

Land Survey Control Diagram 1" = 200'

Plan Sheets 1" = 60'

Ownership Map 1" = 200'

BASIS OF BEARING:

Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N88°55'53"E from Control Point 588 to Control Point 522. Both monuments are CDOT Type II, marked appropriately with point number, and with highway number. The survey data was obtained from a Global Navigation Satellite System (GNSS) survey base on the National Geodetic Survey (NGS) National Spatial Reference System (NSRS).

NOTES:

- This right-of-way plan is for the use of El Paso County personnel. This right-of-way plan is not a land survey plat, improvement survey plat, improvement location certificate or ALTA/NSPS land title survey.
- This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with El Paso County 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.
- Any person who knowingly removes, alters or defaces any public survey monument or land monument or accessory, commits a class two (2) misdemeanor pursuant to state statute 18-4-508, CRS.
- Date of original field survey: July 30, 2015
Date of subsequent survey: January 30, 2017
- After the date of the survey, Farnsworth group shall not be responsible for re-setting or rehabilitating any corner monument or controlling corner shown hereon.

COLORADO DEPARTMENT OF TRANSPORTATION
HIGHWAY PROJECT

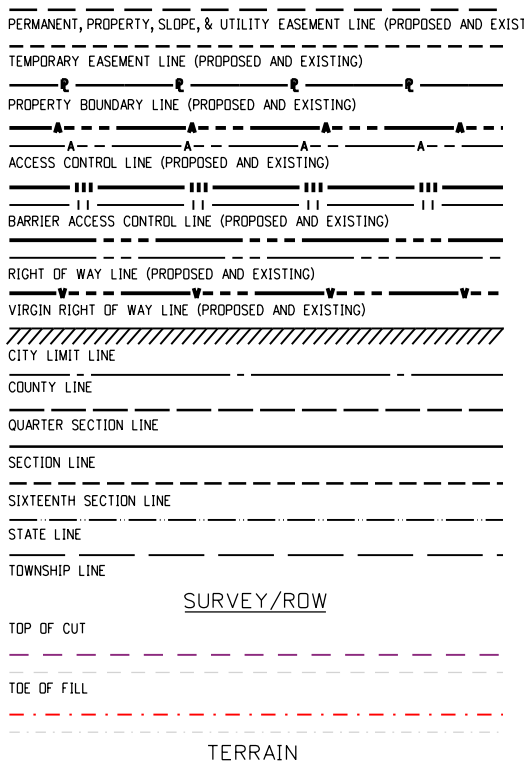
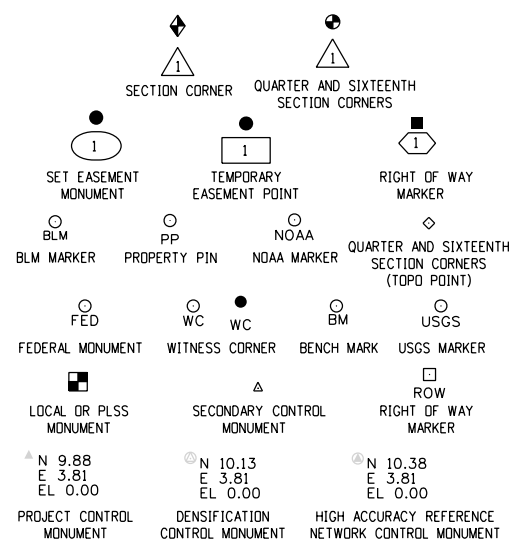
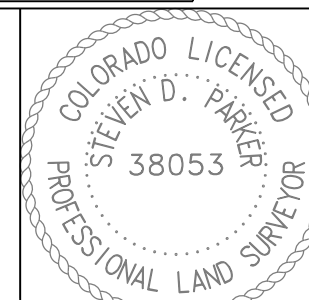
ROW PLANS AUTHORIZED: _____ DATE _____

REGION 2 ROW MANAGER

SURVEYOR STATEMENT (ROW PLAN)

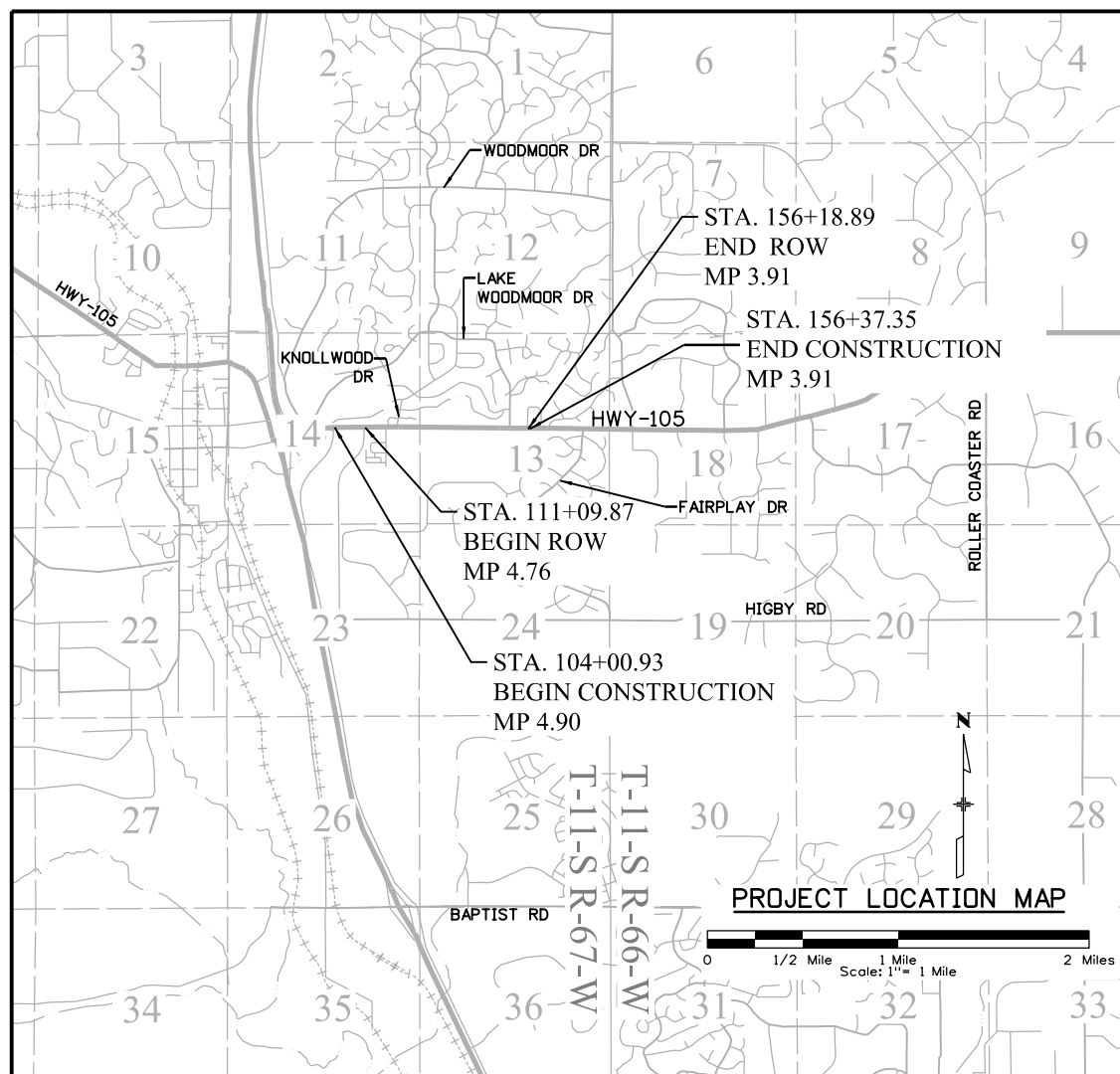
I, Steven D. Parker, a professional land surveyor licensed in the State of Colorado, do hereby state to El Paso County that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible 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. 38053



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 features are shown as screened weight (gray scale), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

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.



Sheet Revisions

File Name: 51007(A)ROW_TitleSht.dgn	08-2019	REV 7.02-7.04, 7.06 & 7.07	FGI
Horiz. Scale: 1:1	03-2020	REV 1.01, 2.01-2.04, 5.01-5.02, 7.01-7.04 & 8.01-8.02	FGI
	04-2021	REV 7.03-7.05 & 8.01-8.02	FGI
	03-2022	REV 2.01-2.04, 5.01-5.02, 7.01-7.07, 8.01-8.02, ADD 2.05 & 7.08	FGI
	04-2022	REV 2.04-2.05, 5.01-5.02, 7.07 & 8.02	FGI
	05-2022	REV 2.03-2.05, 5.02, 7.05-7.06, 7.08 & 8.02	FGI



REVISIONS (CONTINUED)	09-2022	REV 2.01-2.05, 5.01, 7.01-7.08, 8.01	FGI
		ADD 2.06 & 7.09	

REVISIONS (CONTINUED)	03-2023	REV 2.04, 2.05, 5.02, 7.06, 7.08, 8.02	FGI
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HIGHWAY 105 NB I-25 RAMP TO LAKE WOODMOOR DR RIGHT-OF-WAY PLAN SET TITLE SHEET	Project No./Code STA 105A-014/19734
LAST MODIFIED DATE: 03-09-2023	SUBSET: 1.01 to 1.01
	SHEET NO.: 1.01

FILING CERTIFICATION: FILED THIS DAY OF 2020 AT _____ M. DEPT. _____
 IN BOOK _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____ RECEPTION NUMBER _____
 SIGNED _____

File Path: P:\2015\0151007.00 - Hwy-105 Monument To Sh-B3 51007 ROW_Survey Drawings\51007(A)ROW_TitleSht.dgn
 Date: 3:57:29 PM P. 2015\0151007.00 - Hwy-105 Monument To Sh-B3 51007 ROW_Survey Drawings\51007(A)ROW_TitleSht.dgn

ROW TABULATION OF PROPERTIES IN EL PASO COUNTY - HWY 105 - (SEGMENT A)

PARCEL NO	OWNER NAME & MAILING ADDRESS	SITE ADDRESS	LOCATION T-11-S R-67-W 6TH PM	AREA IN SQUARE FEET (ACRES)					NEW PARCEL RECEPTION NO	TITLE COMMITMENT NO	SCHEDULE NO REC NO	PURPOSE OF PARCEL
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT				
RW-1(REV)	VILLAGE CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO 4325 N NEVADA AVE - STE 100 COLORADO SPRINGS, CO 80907	1394 CIPRIANI LOOP MONUMENT, CO 80132	TRACT 1 VILLAGE CENTER AT WOODMOOR FILING NO 4A	313 SQ FT (0.007 AC)				75,110 SQ FT (1.724 AC)		F0727240-370-LTB (01-14-2022)	71144-09-046 REC 215105491	
RW-1A	SAME	SAME	SAME	6,487 SQ FT (0.149 AC)						SAME	SAME	
PE-1	SAME	SAME	SAME	158 SQ FT (0.004 AC)						SAME	SAME	CONSTRUCTION & MAINTENANCE OF DRAINAGE IMPROVEMENTS
PE-1A	SAME	SAME	SAME	115 SQ FT (0.003 AC)						SAME	SAME	CONSTRUCTION & MAINTENANCE OF DRAINAGE IMPROVEMENTS
PE-1B	SAME	SAME	SAME	126 SQ FT (0.003 AC)						SAME	SAME	CONSTRUCTION & MAINTENANCE OF DRAINAGE IMPROVEMENTS
TE-1(REV2)	SAME	SAME	SAME	9,205 SQ FT (0.211 AC)						SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
TE-1A	SAME	SAME	SAME	18,374 SQ FT (0.422 AC)						SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
RW-2A	INTEGRITY BANK & TRUST 5550 POWERS CENTER PT COLORADO SPRINGS, CO 80920	1275 VILLAGE RIDGE PT MONUMENT, CO 80132	LOT 1 KNOLLWOOD VILLAGE FILING NO 1	4,728 SQ FT (0.109 AC)			68,012 SQ FT (1.561 AC)		REC 219095314	RND55058536-3 (07-20-2017)	71141-03-004 REC 212019093	
RW-2B	SAME	SAME	SAME	6,539 SQ FT (0.150 AC)					REC 219095315	SAME	SAME	
TE-2A	SAME	SAME	SAME	1,955 SQ FT (0.045 AC)					REC 219095316	SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
TE-2B	SAME	SAME	SAME	4,176 SQ FT (0.096 AC)					REC 219095317	SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS

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File Name: 51007(A)RDW_TabProp01.dgn	Sheet Revisions			  	HIGHWAY 105 NB I-25 RAMP TO LAKE WOODMOOR DR RIGHT-OF-WAY PLAN SET PROPERTY TABULATION	Project No./Code
Horiz. Scale: 1:1	Date:	Comments	Init.			STA 105A-014/19734
	03-2020	UPDATED OWNER INFO	FGI			
	03-2022	REVISE RW-1 & TE-1 ADD RW-1A	FGI			
	09-2022	ADD RECORDING INFO, PE-1, PE-1A & PE-1B & TE-1A, REV TE-1	FGI		SUBSET: 2.01 to 2.06	
 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202 Phone: 303-764-1520 FAX: 303-860-7139	LAST MODIFIED DATE: 09-07-2022				SHEET NO.: 2.01	

ROW TABULATION OF PROPERTIES IN EL PASO COUNTY - HWY 105 - (SEGMENT A)

PARCEL NO	OWNER NAME & MAILING ADDRESS	SITE ADDRESS	LOCATION T-11-S R-67-W 6TH PM	AREA IN SQUARE FEET (ACRES)					NEW PARCEL RECEPTION NO	TITLE COMMITMENT NO	SCHEDULE NO REC NO	PURPOSE OF PARCEL
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT				
RW-3	INTEGRITY BANK & TRUST FOR THE BENEFIT OF ANDREW P MCGUIRE SELF DIRECTED IRA AND INTRGRITY BANK & TRUST FOR THE BENEFIT OF LARRY M LUCERO	1210 VILLAGE RIDGE PT MONUMENT, CO 80132	LOT 2 KNOLLWOOD VILLAGE FILING NO 1	1,973 SQ FT (0.045 AC)			120,431 SQ FT (2.765 AC)		REC 219085730	RND55058537-3 (07-22-2017)	71141-03-005 REC 210046367	
TE-3	SELF DIRECTED ROTH IRA	SAME	SAME	2,989 SQ FT (0.069 AC)					REC 219085731	SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
RW-4	1180 VILLAGE RIDGE POINT LLC A COLORADO LIMITED LIABILITY COMPANY 7885 E GREENLAND RD FRANKTOWN, CO 80116	1180 VILLAGE RIDGE PT MONUMENT, CO 80132	LOT 1 KNOLLWOOD VILLAGE FILING NO 2	1,570 SQ FT (0.036 AC)			54,187 SQ FT (1.244 AC)		REC 218105089	RND 55062554-3 (07-22-2017)	71132-10-028 REC 208117744	
TE-4	SAME	SAME	SAME	2,350 SQ FT (0.054 AC)					REC 218105090	SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
RW-5(REV)	MONUMENT ACADEMY BUILDING CORPORATION, A COLORADO NON-PROFIT CORPORATION 1890 WILLOW PARK WAY MONUMENT, CO 80132	1150 VILLAGE RIDGE PT MONUMENT, CO 80132	TRACT A KNOLLWOOD VILLAGE FILING NO 2	2,116 SQ FT (0.049 AC)			667,144 SQ FT (15.316 AC)			F0727242-370-LTB (01-12-2022)	71132-10-029 REC 207132550	
PE-5	SAME	SAME	SAME	16,196 SQ FT (0.372 AC)						SAME	SAME	CONSTRUCTION & MAINTENANCE OF ROADWAY IMPROVEMENTS
TE-5(REV2)	SAME	SAME	SAME	2,469 SQ FT (0.057 AC)						SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
TE-5A	SAME	SAME	SAME	3,371 SQ FT (0.077 AC)						SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
RW-6(REV)	CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION, SOLE	950 W HIGHWAY 105 MONUMENT, CO 80132	NW 1/4 SECTION 13	5,247 SQ FT (0.120 AC)			123,098 SQ FT (2.826 AC)			F0727243-370-LTB (01-12-2022)	71132-00-002 B2327 P628	
TE-6	50 E NORTH TEMPLE - #509-8866 SALT LAKE CITY, UT 84150	SAME	SAME	4,753 SQ FT (0.109 AC)						SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
RW-7	CW MONUMENT 2013 LLC A DELAWARE LIMITED LIABILITY COMPANY 4685 MCARTHUR CT - STE 375 NEWPORT BEACH, CA 92660	992 GOLD CANYON RD MONUMENT, CO 80132	LOT 9 VILLAGE CENTER AT WOODMOOR FILING NO 4	3,214 SQ FT (0.074 AC)				43,831 SQ FT (1.006 AC)	REC 220094584	RND55058540-3 (07-22-2017)	71133-01-064	

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File Name: 51007(A)ROW_TabProp02.dgn Horiz. Scale: 1:1  1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202 Phone: 303-764-1520 FAX: 303-860-7139	Sheet Revisions			   5775 Mark Dabbling Blvd - Suite 190 COLORADO SPRINGS, CO 80919 (719) 590-9194 / (719) 590-9111 Fax www.f-w.com	HIGHWAY 105 NB I-25 RAMP TO LAKE WOODMOOR DR RIGHT-OF-WAY PLAN SET PROPERTY TABULATION LAST MODIFIED DATE: 09-07-2022	Project No./Code
	Date:	Comments	Init.			STA 105A-014/19734
	03-2020	REV TE-5, UPDATE OWNER INFO	FGI			
	03-2022	REVISE RW-5, TE-5(REV) & RW-6	FGI			SUBSET: 2.01 to 2.06
	ADD PE-5 & TE-5A					
	ADD RECORDING INFO	FGI	SHEET NO.: 2.02			

ROW TABULATION OF PROPERTIES IN EL PASO COUNTY - HWY 105 - (SEGMENT A)

PARCEL NO	OWNER NAME & MAILING ADDRESS	SITE ADDRESS	LOCATION T-11-S R-67-W 6TH PM	AREA IN SQUARE FEET (ACRES)					NEW PARCEL RECEPTION NO	TITLE COMMITMENT NO	SCHEDULE NO REC NO	PURPOSE OF PARCEL
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT				
PE-7	CW MONUMENT 2013 LLC A DELAWARE LIMITED LIABILITY COMPANY 4685 MCARTHUR CT - STE 375 NEWPORT BEACH, CA 92660	992 GOLD CANYON RD MONUMENT, CO 80132	LOT 9 VILLAGE CENTER AT WOODMOOR FILING NO 4	4,916 SQ FT (0.113 AC)					REC 220094584	RND55058540-3 (07-22-2017)	71133-01-064	CONSTRUCTION & MAINTENANCE OF ROADWAY IMPROVEMENTS
TE-7	SAME	SAME	SAME	367 SQ FT (0.008 AC)					REC 220094586	SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
RW-8	TOWN OF MONUMENT A COLORADO MUNICIPAL CORPORATION PO BOX 325 MONUMENT, CO 80132	888 GOLD CANYON RD MONUMENT, CO 80132	TRACT B VILLAGE CENTER AT WOODMOOR FILING NO 3A	7,541 SQ FT (0.173 AC)				127,931 SQ FT (2.937 AC)	REC 219095194	RND55062553-3 (07-22-2017)	71133-01-078 REC 215713568	
PE-8A	SAME	SAME	SAME	6,680 SQ FT (0.153 AC)					REC 219095195	SAME	SAME	CONSTRUCTION & MAINTENANCE OF ROADWAY IMPROVEMENTS
PE-8B	SAME	SAME	SAME	2,042 SQ FT (0.047 AC)						SAME	SAME	CONSTRUCTION & MAINTENANCE OF ROADWAY IMPROVEMENTS
RW-9	CHEYENNE VILLAGE INC A COLORADO CORPORATION 6275 LEHMAN DR COLORADO SPRINGS, CO 80918	W HIGHWAY 105 MONUMENT, CO 80132	PARCEL A KNOLLWOOD ESTATES FILING NO 2	18,264 SQ FT (0.419 AC)					REC 219095144	370-F00917-22 (01-20-2022)	71132-10-025 REC 200118192	
PE-9A	SAME	SAME	SAME	4,362 SQ FT (0.100 AC)					REC 219095145	SAME	SAME	CONSTRUCTION & MAINTENANCE OF ROADWAY IMPROVEMENTS
PE-9B	SAME	SAME	SAME	10,972 SQ FT (0.252 AC)					REC 219095146	SAME	SAME	CONSTRUCTION & MAINTENANCE OF ROADWAY IMPROVEMENTS
TE-9	SAME	SAME	SAME	5,177 SQ FT (0.119 AC)					REC 219095147	SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
9-WH(REV)	SAME	SAME	SAME	213,617 SQ FT (4.904 AC)						SAME	SAME	PMJM MITIGATION
9-EX	SAME	SAME	SAME	43,686 SQ FT (1.003 AC)						SAME	SAME	





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File Name: 51007(A)ROW_TabProp03.dgn	Sheet Revisions			  	HIGHWAY 105 NB I-25 RAMP TO LAKE WOODMOOR DR RIGHT-OF-WAY PLAN SET PROPERTY TABULATION	Project No./Code
Horiz. Scale: 1:1	03-2020	UPDATE OWNER INFO	FGI			STA 105A-014/19734
	03-2022	ADD 9-WH	FGI			SUBSET: 2.01 to 2.06
	05-2022	REVISE 9-WH & ADD 9-EX	FGI			SHEET NO.: 2.03
 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202 Phone: 303-764-1520 FAX: 303-860-7139	09-2022	ADD RECORDING INFO	FGI	LAST MODIFIED DATE: 09-07-2022		

ROW TABULATION OF PROPERTIES IN EL PASO COUNTY - HWY 105 - (SEGMENT A)

PARCEL NO	OWNER NAME & MAILING ADDRESS	SITE ADDRESS	LOCATION T-11-S R-67-W 6TH PM	AREA IN SQUARE FEET (ACRES)					NEW PARCEL RECEPTION NO	TITLE COMMITMENT NO	SCHEDULE NO REC NO	PURPOSE OF PARCEL
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT				
RW-10(REV)	VILLAGE CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO 4325 N NEVADA AVE - STE 100 COLORADO SPRINGS, CO 80907	764 GOLD CANYON RD MONUMENT, CO 80132	TRACT D VILLAGE CENTER AT WOODMOOR FILING NO 2	10,802 SQ FT (0.248 AC)				31,176 SQ FT (0.716 AC)		F0727247-370-LTB (01-17-2022)	71133-01-063 REC 209042668	
TE-10(REV)	SAME	SAME	SAME	10,801 SQ FT (0.248 AC)						SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
RW-11	KEN L HOFMOCKEL AND KAREN L HOFMOCKEL (OWNERS DURING ACQUISITION) 660 LAKE WOODMOOR DR MONUMENT, CO 80132	660 LAKE WOODMOOR DR MONUMENT, CO 80132	LOT 6 KNOLLWOOD ESTATES FILING NO 2	2,719 SQ FT (0.062 AC)				19,117 SQ FT (0.439 AC)	REC 219028003	RND55058544-3 (07-22-2017)	71132-11-006 REC 215094902	
TE-11A	SAME	SAME	SAME	1,634 SQ FT (0.037 AC)					REC 219028004	SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
TE-11B	SAME	SAME	SAME	1,751 SQ FT (0.040 AC)					REC 219028005	SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
DELETED TE-11C	CADE WEAVER AND KAYLA GILSTRAP (CURRENT OWNERS) 660 LAKE WOODMOOR DR MONUMENT, CO 80132	660 LAKE WOODMOOR DR MONUMENT, CO 80132	LOT 6 KNOLLWOOD ESTATES FILING NO 2	390 SQ FT (0.009 AC)							71132-11-006 REC 221152418	CONSTRUCTION OF ROADWAY IMPROVEMENTS
TE-11D	SAME	SAME	SAME	265 SQ FT (0.006 AC)							SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
DELETED RW-12	JOHN B BARRETTE AND MICHELLE L BARRETTE 17950 TOM BOY WAY MONUMENT, CO 80132	17950 TOM BOY WAY MONUMENT, CO 80132	LOT 55 WOODMOOR LODGE SUBDIVISION	1,872 SQ FT (0.043 AC)				25,628 SQ FT (0.588 AC)		RND55071312 (03-09-2020)	71134-03-021 REC 202071324	
DELETED TE-12	MONUMENT, CO 80132	SAME		651 SQ FT (0.015 AC)						SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
RW-13	KERRI A MOLLOY-BENZA AND GAETANO RAYMOND BENZA 18020 BRIARHAVEN CT MONUMENT, CO 80132	18020 BRIARHAVEN CT MONUMENT, CO 80132	LOT 2 BRIARHAVEN SUBDIVISION	2,274 SQ FT (0.052 AC)				24,036 SQ FT (0.552 AC)	REC 220170332	RND55058545-4 (07-22-2017)	71131-01-104 REC 216131297	

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File Name: 51007(A)ROW_TabProp04.dgn	Sheet Revisions		  	HIGHWAY 105 NB I-25 RAMP TO LAKE WOODMOOR DR RIGHT-OF-WAY PLAN SET PROPERTY TABULATION	Project No./Code
Horiz. Scale: 1:1	03-2020 UPDATE OWNER INFO	FGI			STA 105A-014/19734
	03-2022 REVISE RW-10 & TE-10, ADD TE-11C & TE-11D	FGI			SUBSET: 2.01 to 2.06
 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202 Phone: 303-764-1520 FAX: 303-860-7139	04-2022 DELETE RW-12 & TE-12	FGI			SHEET NO.: 2.04
	09-2022 UPDATE OWNER INFO & ADD RECORDING INFO	FGI			LAST MODIFIED DATE: 03-09-2023
	03-2023 DELETE TE-11C	FGI			

ROW TABULATION OF PROPERTIES IN EL PASO COUNTY - HWY 105 - (SEGMENT A)

PARCEL NO	OWNER NAME & MAILING ADDRESS	SITE ADDRESS	LOCATION T-11-S R-67-W 6TH PM	AREA IN SQUARE FEET (ACRES)					NEW PARCEL RECEPTION NO	TITLE COMMITMENT NO	SCHEDULE NO REC NO	PURPOSE OF PARCEL
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT				
TE-13	KERRI A MOLLOY-BENZA AND GAETANO RAYMOND BENZA 18020 BRIARHAVEN CT MONUMENT, CO 80132	18020 BRIARHAVEN CT MONUMENT, CO 80132	LOT 2 BRIARHAVEN SUBDIVISION	1,399 SQ FT (0.032 AC)					REC 220170332	RND55058545-4 (07-22-2017)	71131-01-104 REC 216131297	CONSTRUCTION OF ROADWAY IMPROVEMENTS
RW-14	KEVIN M MEERE AND MICHELLE A MEERE 17960 TOM BOY WAY MONUMENT, CO 80132	17960 TOM BOY WAY MONUMENT, CO 80132	LOT 54 WOODMOOR LODGE SUBDIVISION	1,802 SQ FT (0.041 AC)				19,998 SQ FT (0.459 AC)	REC 219141190	RND55061866-3 (07-22-2017)	71132-10-028 REC 217065823	
TE-14	SAME	SAME	SAME	666 SQ FT (0.015 AC)					REC 219141191	SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
TE-15	STEPHEN P MARASCO AND BRIDGET MARASCO 670 LAKE WOOMOOR DR MONUMENT, CO 80132	670 LAKE WOOMOOR DR MONUMENT, CO 80132	LOT 5 KNOLLWOOD ESTATES FILING NO 2	1,001 SQ FT (0.023 AC)					REC 218125970		71132-11-005 REC 211027766	CONSTRUCTION OF ROADWAY IMPROVEMENTS
TE-15A	SAME	SAME	SAME	1,127 SQ FT (0.026 AC)							SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS
TE-16	LINDA BOOS & WILLIAM BOOS	680 LAKE WOOMOOR DR	LOT 4	1,460 SQ FT (0.034 AC)							71132-11-004	CONSTRUCTION OF ROADWAY IMPROVEMENTS
RW-17(REV2)	JAMES A MAGUIRE 18110 KNOLLWOOD BLVD MONUMENT, CO 80132	18110 KNOLLWOOD BLVD MONUMENT, CO 80132	NE 1/4 SECTION 14	63,450 SQ FT (1.457 AC)				171,729 SQ FT (3.942 AC)		F0727251-370-LTB (01-17-2022)	71141-00-021 B5017 P1457	
RW-17A	SAME	SAME	SAME	633 SQ FT (0.015 AC)						SAME	SAME	
RW-17B	SAME	SAME	SAME	560 SQ FT (0.013 AC)						SAME	SAME	
PE-17(REV2)	SAME	SAME	SAME	15,612 SQ FT (0.358 AC)						SAME	SAME	CONSTRUCTION & MAINTENANCE OF ROADWAY IMPROVEMENTS
TE-17(REV2)	SAME	SAME	SAME	10,982 SQ FT (0.252 AC)						SAME	SAME	CONSTRUCTION OF ROADWAY IMPROVEMENTS

j:\finley 2:30:38 PM 1/20/15 15:0151007.00 - Hwy-105 Monument To Sh-83 51007 ROW Survey Drawings\51007(A)ROW_TabProp05.dgn

File Name: 51007(A)ROW_TabProp05.dgn	Sheet Revisions			  	HIGHWAY 105 NB I-25 RAMP TO LAKE WOODMOOR DR RIGHT-OF-WAY PLAN SET PROPERTY TABULATION	Project No./Code
Horiz. Scale: 1:1	03-2020	UPDATE OWNER INFO & REV RW-17 PE-17 & TE-17	FGI			STA 105A-014/19734
 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202 Phone: 303-764-1520 FAX: 303-860-7139	03-2022	REVISE RW-17(REV), PE-17(REV) & TE-17(REV) ADD TE-15A	FGI	SUBSET: 2.01 to 2.06		
	05-2022	UPDATE OWNER INFO	FGI	SHEET NO.: 2.05		
	09-2022	UPDATE OWNER INFO & ADD RECORDING INFO	FGI	REVISIONS (CONTINUED)		
	03-2023	DELETE TE-15A & TE-16	FGI	LAST MODIFIED DATE: 03-09-2023		

EL PASO COUNTY, COLORADO

PROJECT CONTROL DIAGRAM

PROJECT NO. STA 105A-014

EL PASO COUNTY PROJECT NO. 10-076

HIGHWAY 105 FROM NB I-25 RAMP TO LAKE WOODMOOR DR

Highway 105 MP 3.91 to 4.90, 0.99 miles

Sta 104+00.93 to Sta 156+37.35 (5,236.42 ft)

Section 13 & 14 Township 11 South, Range 67 West

of the 6th Principal Meridian

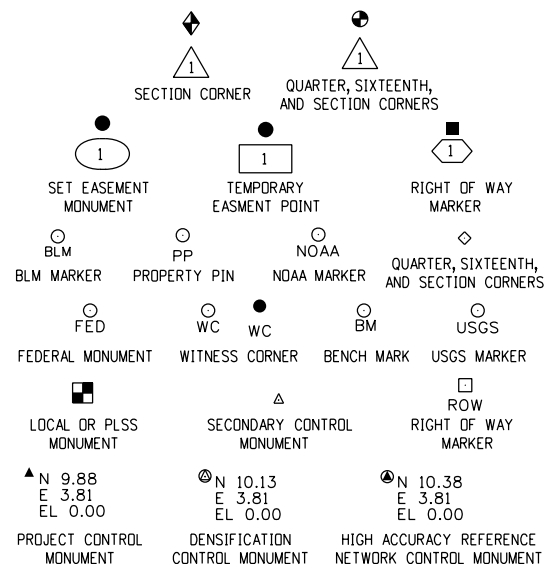
County of El Paso, Colorado

SHEET NO.

3.01
3.02
3.03-3.04

INDEX OF SHEETS

(1) Title Sheet
(1) Monument Coordinate Tables
(2) Plan Sheet
(4) Total Sheets



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 features are shown as screened weight (gray scale), except as noted with the word (existing). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

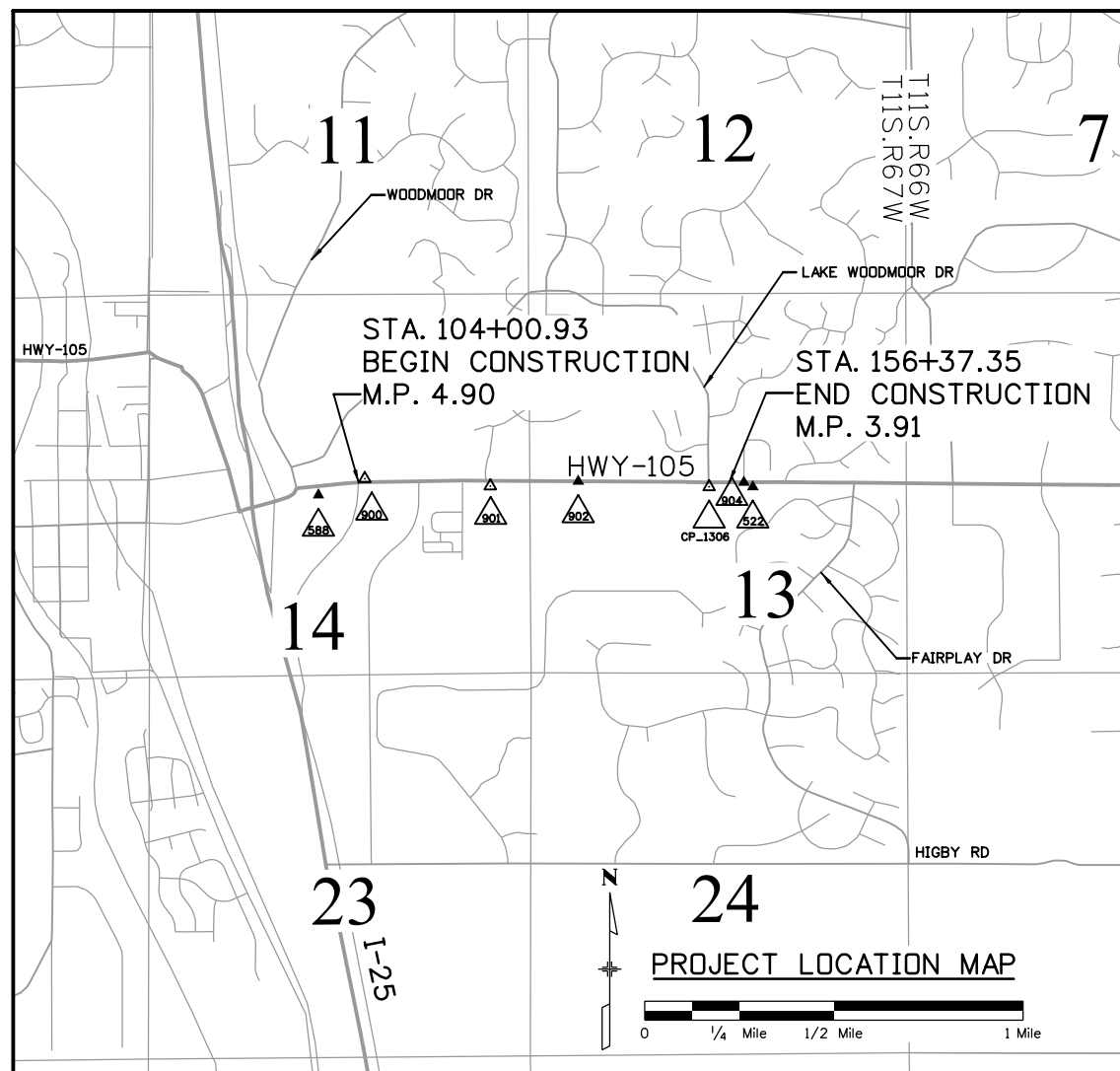
Notes:

1. This project Control Diagram is not a boundary survey of the adjoining property and is prepared for El Paso County purposes only. No determination has been made to determine if the found monuments as shown are in proper position or if they are at the corners they are intended to monument.
2. This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with El Paso County that this set is the most current. The information on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.

3. Refer to the M-629-1 Survey Monuments of the Standard Plans dated July 2012, found in the Colorado Department of Transportation, M & S Standards for typical survey monument descriptions.
4. Any person who knowingly removes, alters or defaces any public land survey monument or land monument or accessory, commits a class two (2) misdemeanor pursuant to state statute 18-4-508, CRS.

5. After the date of the survey Farnsworth Group shall not be responsible for resetting or rehabilitating any corner monument or controlling corners shown hereon.

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 Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N88°55'53"E 5985.56 feet from Control Point 588 to Control Point 522. Both monuments are CDOT Type II, marked appropriately for their point number and with highway number. The survey data was obtained from a Global Navigation Satellite System (GNSS) static survey and is based on the National Geodetic Survey (NGS) National Spatial Reference System (NSRS).

Basis of Elevation: Orthometric elevations are based on benchmark CS 110, PID: DM9842, a stainless steel rod in sleeve with CDOT logo, stamped CD 110 2009, with a NAVD 88 elevation of 6843.25 ft., a Second Order Class II benchmark. GNSS elevations across the project area are Geoid 12A derived and check by conventional total station, trigonometric leveling field methods.

Coordinate Datum: Project coordinates are modified Colorado State Plane Central Zone NAD '83/(2011) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.000399720. These coordinates are not truncated, are only scaled, and are based on the CDOT Plans SHE 105A-010, dated 10 February 2003, in order to match the 2011 Western States Surveying photogrammetry project which was found to be on the 2003 project datum.

Project coordinates expressed as U.S. Survey Foot = 3937/1200 meters.

Project Coordinates Northing U.S. Survey Foot = (State Plane Coordinate Northing * 1.000399720) .
Project Coordinates Easting U.S. Survey Foot = (State Plane Coordinate Northing * 1.000399720) .

Date of original field survey: July 30, 2015.
Date of last subsequent survey: January 30, 2017.

SURVEYOR STATEMENT (LAND SURVEY CONTROL PLAN)

I, Steven D. Parker, a professional land surveyor licensed in the State of Colorado, do hereby state to the El Paso County that this Project Control Diagram was prepared and the field survey it represents was performed under my responsible charge and based upon my knowledge, information and beliefs, is 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. 38053



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Horiz. Scale: 1:1
HDR 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202 Phone: 303-764-1520 FAX: 303-860-7139

Sheet Revisions		
Date:	Comments	Init.

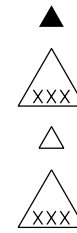
Farnsworth GROUP
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HIGHWAY 105
NB I-25 RAMP TO LAKE WOODMOOR DR
RIGHT-OF-WAY PLAN SET
PROJECT CONTROL TITLE SHEET
LAST MODIFIED DATE: 08-31-2017

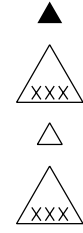
Project No./Code	STA 105A-014/19734
SUBSET:	3.01 of 3.04
SHEET NO.:	3.01



NGS GEODETTIC COORDINATE SUMMARY TABLE (NOT SHOWN)									
Point No.	Geodetic Coordinates NAD-83(2011)		Elip Height (NAVD88) (m)	Ortho Height (m)	Mapping Angle	Grid Scale Factor	NAD 83(2011) Zone 0502		Description
	Latitude (N)	Longitude (W)					SP Northing(m)	SP Easting(m)	
4 BB RESET	N 39°04'15.70243"	W 104°45'42.46355"	2290.732	2307.621	0d27'56"	0.999936046	442,453.15	978,281.06	USGA 3.25in BRASS BENCH MARK DISK '4 BB RESET 1984' (Not Shown)
CS 110	N 39°03'27.00423"	W 104°51'09.89599"	2069.426	2085.826	0d24'30"	0.999936197	440,891.51	970,421.41	STAINLESS STEEL DEEP ROD - CDOT LOGO 'CS 110 2009' (Not Shown)
MONUMENT	N 39°02'49.29840"	W 104°50'47.22846"	2047.726	2064.182	0d24'44"	0.999936352	439,732.75	970,974.73	CGS BRASS TRANGULATION STATION DISK 'MONUMENT 1953' (Not Shown)
S0170	N 39°07'45.35831"	W 104°45'59.00936"	2190.817	2207.681	0d27'46"	0.999936031	448,914.70	977,831.15	3 1/4in ROW BRASS DISK ON CONCRETE MONUMENT 'S0107 4' STA 27+75 (Not Shown)
V 395	N 39°07'28.12971"	W 104°51'51.03747"	2222.915	2239.238	0d24'04"	0.999935993	448,319.73	969,380.27	STAINLESS STEEL DEEP ROD - NGS LOGO 'V 395 1983' (Not Shown)



GEODETTIC COORDINATE TABLE									
Point No.	Geodetic Coordinates NAD-83(2011)		Elip Height (NAVD88) (ft)	Ortho Height (m)	Mapping Angle	Grid Scale Factor	NAD 83(2011) Zone 0502		Description
	Latitude (N)	Longitude (W)					SP Northing(m)	SP Easting(m)	
522	N 39°05'34.38440"	W 104°50'19.28716"	2,174.665	2,191.150	0d25'01"	0.999935920	444,828.074	971,609.513	CDOT TYPE II MONUMENT '522' M.P. 3.8
588	N 39°05'33.70502"	W 104°51'35.17397"	2,120.829	2,137.172	0d24'14"	0.999935920	444,794.062	969,786.159	CDOT TYPE II MONUMENT '588' M.P. 5.08
900	N 39°05'35.86460"	W 104°51'27.06376"	2,120.142	2,136.501	0d24'19"	0.999935919	444,862.030	969,980.570	2in WSSI ALUMINUM CAP '8'
901	N 39°05'34.73634"	W 104°51'05.14972"	2,139.762	2,156.163	0d24'33"	0.999935920	444,830.981	970,507.394	#5 REBAR AZTEC ORANGE PLASTIC CAP PLS 38064
902	N 39°05'35.30190"	W 104°50'49.76834"	2,149.447	2,165.877	0d24'42"	0.999935919	444,851.068	970,876.871	#5 REBAR WITH 'FARNSWORTH CONTROL POINT' RED PLASTIC CAP
904	N 39°05'35.01503"	W 104°50'20.83072"	2,172.019	2,188.501	0d25'01"	0.999935919	444,847.250	971,572.281	#5 REBAR WITH 'FARNSWORTH CONTROL POINT' RED PLASTIC CAP
CP_1306	N 39°05'34.43382"	W 104°50'26.92194"	2,161.044	2,177.515	0d24'57"	0.999935920	444,828.264	971,426.044	2in ALUMINUM CAP - WSSI PANEL POINT 1306



PROJECT COORDINATE TABLE				
Point No.	Project Coordinates		Elev(ft) (NAVD88)	Description
	Northing(ft)	Easting(ft)		
522	1,459,990.13	3,188,963.06	7,188.80	CDOT TYPE II MONUMENT '522' M.P. 3.8
588	1,459,878.50	3,182,978.55	7,011.70	CDOT TYPE II MONUMENT '588' M.P. 5.08
900	1,460,101.58	3,183,616.64	7,009.50	2in WSSI ALUMINUM CAP '8'
901	1,459,999.67	3,185,345.75	7,074.01	#5 REBAR AZTEC ORANGE PLASTIC CAP PLS 38064
902	1,460,065.60	3,186,558.42	7,105.88	#5 REBAR WITH 'FARNSWORTH CONTROL POINT' RED PLASTIC CAP
904	1,460,053.07	3,188,840.86	7,180.11	#5 REBAR WITH 'FARNSWORTH CONTROL POINT' RED PLASTIC CAP
CP_1306	1,459,990.75	3,188,360.89	7,144.07	2in ALUMINUM CAP - WSSI PANEL POINT 1306

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 Phone: 303-764-1520 FAX: 303-860-7139

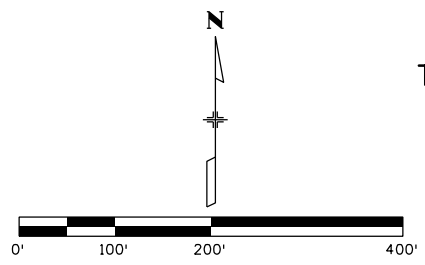
Sheet Revisions		
Date:	Comments	Init.

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 www.fw.com

HIGHWAY 105
 NB I-25 RAMP TO LAKE WOODMOOR DR
 RIGHT-OF-WAY PLAN SET
 PROJECT CONTROL TABULATION SHEET

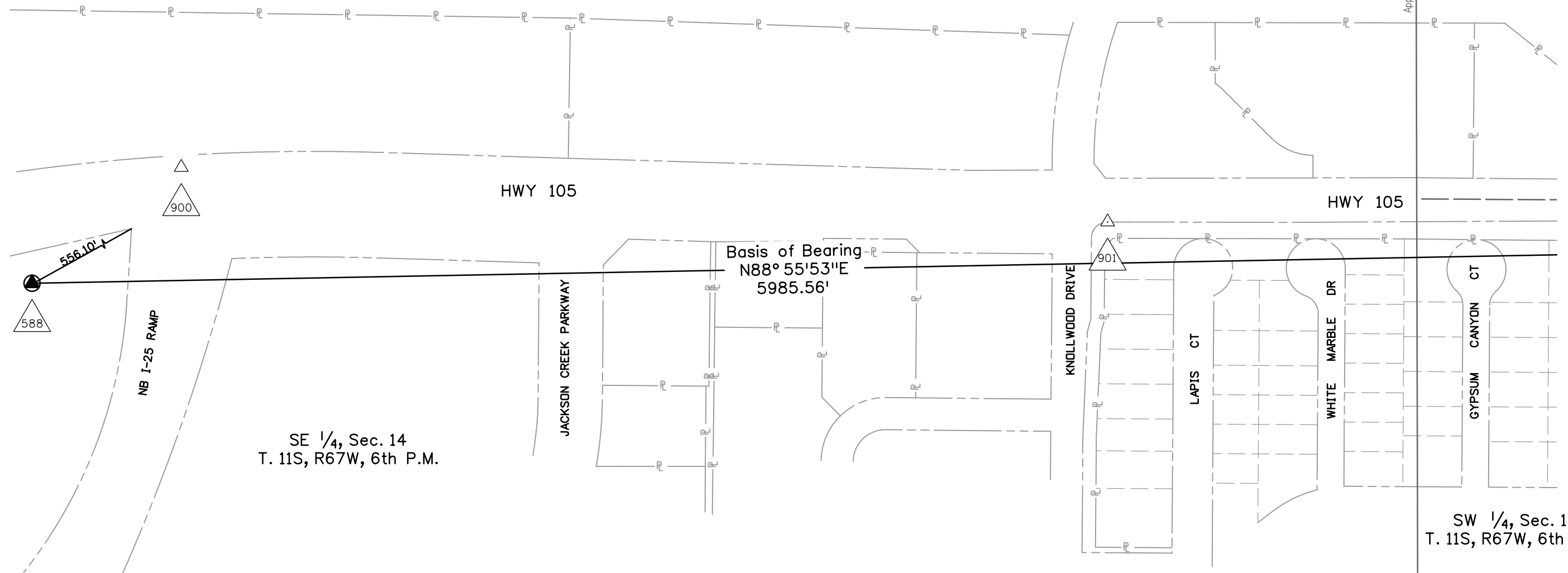
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Project No./Code	STA 105A-014/19734
SUBSET:	3.02 of 3.04
SHEET NO.:	3.02



NE 1/4, Sec. 14
T. 11S, R67W, 6th P.M.

NW 1/4, Sec. 13
T. 11S, R67W, 6th P.M.



SE 1/4, Sec. 14
T. 11S, R67W, 6th P.M.

SW 1/4, Sec. 13
T. 11S, R67W, 6th P.M.

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 Horiz. Scale: 1:200

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Sheet Revisions		
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EL PASO COUNTY COLORADO

PPRTA
 Pikes Peak Rural Transportation Authority
 CITY OF COLORADO SPRINGS PROJECTS

Farnsworth GROUP
 ENGINEERS ARCHITECTS SURVEYORS SCIENTISTS
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**HIGHWAY 105
 NB I-25 RAMP TO LAKE WOODMOOR DR
 RIGHT-OF-WAY PLAN SET
 PROJECT CONTROL DIAGRAM**

LAST MODIFIED DATE: 08-31-2017

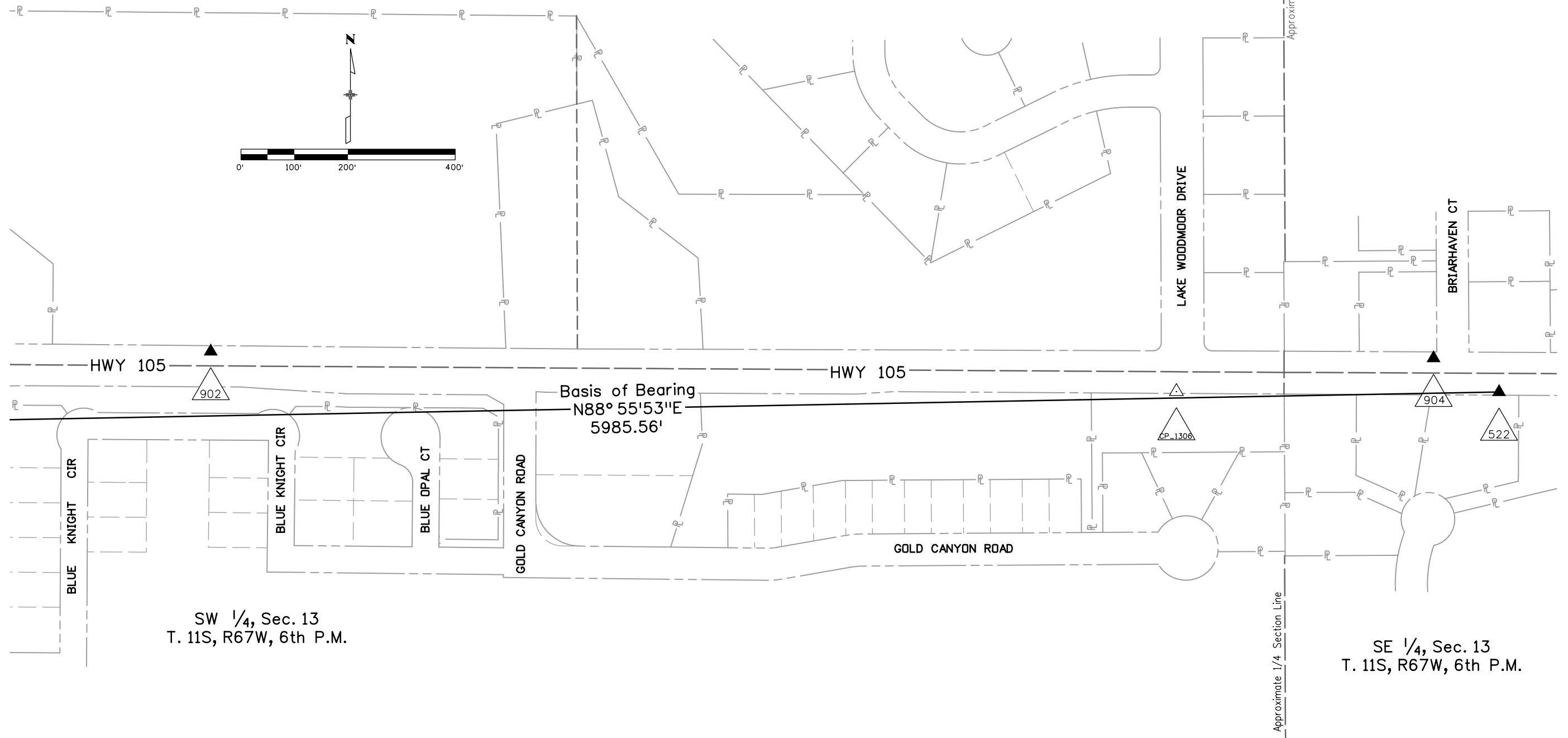
Project No./Code	STA 105A-014/19734
SUBSET:	3.03 of 3.04
SHEET NO.:	3.03

NW 1/4, Sec. 13
T. 11S, R67W, 6th P.M.

NE 1/4, Sec. 13
T. 11S, R67W, 6th P.M.


SW 1/4, Sec. 13
T. 11S, R67W, 6th P.M.

SE 1/4, Sec. 13
T. 11S, R67W, 6th P.M.






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Sheet Revisions		
Date:	Comments	Init.

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**HIGHWAY 105
 NB I-25 RAMP TO LAKE WOODMOOR DR
 RIGHT-OF-WAY PLAN SET
 PROJECT CONTROL DIAGRAM**

LAST MODIFIED DATE: 08-31-2017

Project No./Code	STA 105A-014/19734
SUBSET:	3.04 of 3.04
SHEET NO.:	3.04

EL PASO COUNTY, COLORADO

LAND SURVEY CONTROL DIAGRAM

PROJECT NO. STA 105A-014

EL PASO COUNTY PROJECT NO. 10-076

HIGHWAY 105 FROM NB I-25 RAMP TO LAKE WOODMOOR DR

Highway 105 MP 3.91 to 4.90, 099 miles

Sta 104+00.93 to Sta 156+37.35, 5,236.42 ft

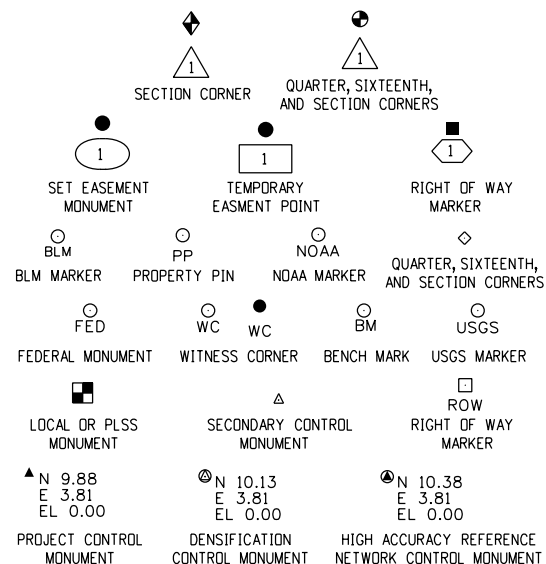
Section 13 & 14 Township 11 South, Range 67 West

of the 6th Principal Meridian

County of El Paso, Colorado

SHEET NO. INDEX OF SHEETS

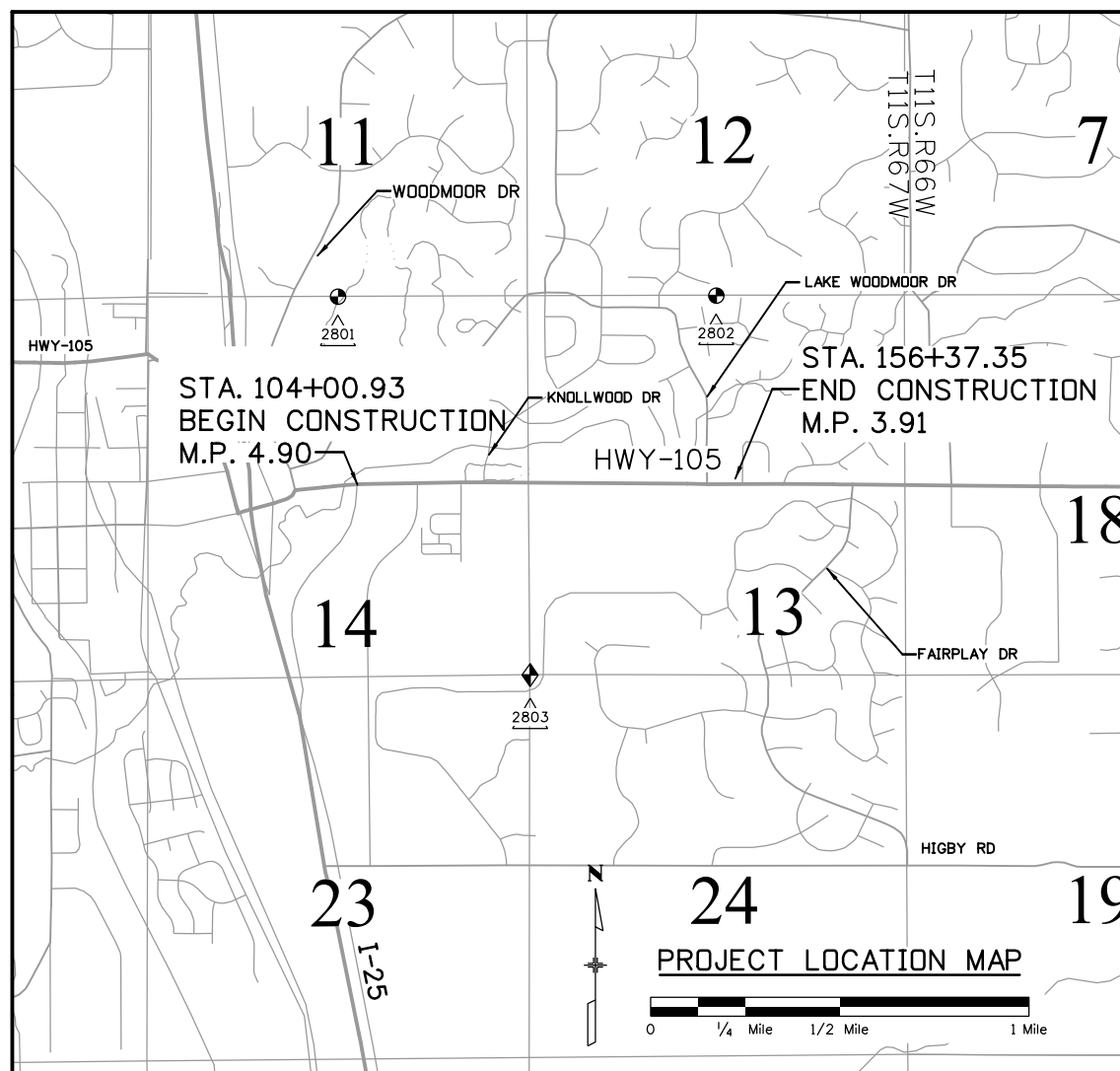
4.01	(1) Title Sheet
4.02	(1) Tabulation of Properties
4.03-4.04	(2) Plan Sheet
	(4) Total Sheets



NOTICE: For a complete set 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 dated July 2012. Existing features are shown as screened weight (gray scale), except as noted with the word existing. Proposed or new features are shown as full weight without screening, except as noted with the word proposed.

NOTES:

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5. After the date of the survey Farnsworth Group shall not be responsible for re-setting or rehabilitating any corner monument or controlling corner shown hereon.



Basis of Bearings: Bearings used in the calculations of coordinates are based on a grid bearing of N88°55'53"E 5985.56 feet from Control Point 588 to Control Point 522. Both monuments are CDOT Type II, marked appropriately with point number, and with highway number. The survey data was obtained from a Global Navigation Satellite System (GNSS) survey based on the National Geodetic Survey (NGS) National Spatial Reference System (NSRS).

Basis of Elevations: Project elevations are based on Bench Mark CS 110, PID: DM9842, a stainless steel rod in sleeve CDOT logo, stamped CS 110 2009, with a NAVD 88 elevation of 6843.25ft., a Second Order Class II benchmark.

COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central Zone NAD '83/(2011) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.000399720. These project coordinates are not truncated, and are only scaled.

Project coordinates expressed as U.S. survey foot = 3937/1200 meters.

Project Coordinates Northing US Survey Feet =
(State Plane Coordinate Northing * 1.000399720).
Project Coordinates Easting US Survey Feet =
(State Plane Coordinate Easting * 1.000399720).

Date of original field survey: July 30, 2015;
Date of last subsequent survey: January 30, 2017

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 (LAND SURVEY CONTROL PLAN)

I, Steven D. Parker, a professional land surveyor licensed in the State of Colorado, do hereby state to the El Paso County that this Land Survey Control Diagram was prepared and the field survey it represents was performed under my responsible charge and based upon my knowledge, information and beliefs, is 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. 38053



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 Horiz. Scale: 1:1

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Sheet Revisions		
Date:	Comments	Init.

EL PASO COUNTY COLORADO

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ENGINEERS ARCHITECTS SURVEYORS SCIENTISTS

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HIGHWAY 105
 NB I-25 RAMP TO LAKE WOODMOOR DR
 RIGHT-OF-WAY PLAN SET
 LAND SURVEY CONTROL TITLE SHEET

LAST MODIFIED DATE: 08-31-2017

Project No./Code	STA 105A-014/19734
SUBSET:	4.01 of 4.04
SHEET NO.:	4.01

PP

FOUND BOUNDARY MONUMENT COORDINATE TABLE							
Point No.	Northing(ft)	Easting(ft)	Description	Point No.	Northing(ft)	Easting(ft)	Description
523	1,459,986.12	3,188,562.01	#4 REBAR NO CAP	2427	1,459,944.33	3,184,814.74	1 1/2in WASHER & MAG NAIL IN ASPHALT SHAVANO PLS 25955
903	1,459,986.02	3,187,763.57	1 1/2in ALUMINUM CAP CCES LLC PLS30118	2820	1,459,989.55	3,187,187.21	#5 REBAR ORANGE PLASTIC CAP JR ENG PLS 38064
2103	1,459,986.58	3,186,813.29	#5 REBAR ORANGE PLASTIC CAP JR ENG PLS 38064	2821	1,459,990.60	3,187,165.57	#5 REBAR ORANGE PLASTIC CAP JR ENG PLS 38064
2104	1,459,984.73	3,187,073.73	#5 REBAR ORANGE PLASTIC CAP AZTEC PLS 38064	2822	1,459,996.70	3,186,722.63	#5 REBAR RED PLASTIC CAP JR ENG PLS 38064
2105	1,459,966.54	3,187,105.49	#5 REBAR AZTEC ORANGE PLASTIC CAP PLS 38064	2823	1,459,999.20	3,186,612.79	#5 REBAR AZTEC ORANGE PLASTIC CAP PLS 38064
2106	1,460,001.75	3,186,225.72	1 1/2in ALUMINUM CAP ON #5 REBAR CCES LLC PLS 30118	2825	1,459,988.56	3,186,202.58	#5 REBAR ORANGE PLASTIC CAP AZTEC PLS 38064
2403	1,460,062.17	3,188,906.95	#5 REBAR NO CAP	2826	1,459,989.91	3,185,853.54	#5 REBAR ORANGE PLASTIC CAP AZTEC PLS 38064
2404	1,460,062.80	3,188,847.06	#5 REBAR NO CAP	2827	1,459,998.98	3,185,706.73	#5 REBAR ORANGE PLASTIC CAP AZTEC PLS 38064
2416	1,459,637.50	3,184,846.72	1 1/2in ALUMINUM CAP ILLEGIBLE	2828	1,460,107.69	3,185,321.08	1in BRASS TAG WITH NAIL IN CONCRETE PLS 30118
2417	1,459,672.57	3,184,812.25	1 1/2in ALUMINUM CAP ILLEGIBLE	2829	1,460,081.89	3,185,729.28	#4 REBAR NO CAP
2418	1,459,801.48	3,184,813.51	#4 REBAR WITH ILLEGIBLE RED PLASTIC CAP	2830	1,460,081.76	3,186,028.54	#4 REBAR WITH ILLEGIBLE RED PLASTIC CAP
2419	1,459,671.12	3,184,987.28	1 1/2in WASHER & MAG NAIL IN CONCRETE	2831	1,460,079.90	3,186,263.58	#4 REBAR WITH ILLEGIBLE RED PLASTIC CAP
2420	1,459,671.88	3,184,931.97	#5 REBAR WITH ORANGE PLASTIC CAP PLS 26955	2833	1,459,963.07	3,184,605.00	#4 REBAR YELLOW PLASTIC CAP PLS 24964
2421	1,459,668.86	3,185,240.19	3/4in BRASS TAG & NAIL IN CONCRETE	2835	1,459,923.46	3,184,284.62	#4 REBAR WITH YELLOW PLASTIC CAP PLS 24964
2422	1,459,940.07	3,185,242.45	#5 REBAR WITH NO CAP BY WITNESS POST	2838	1,460,096.46	3,185,242.48	LEAD PLUG IN Top Back Curb
2423	1,459,987.78	3,187,472.32	#5 REBAR WITH ORANGE PLASTIC CAP JR ENG PLS 38064	2863	1,459,983.64	3,188,999.84	#4 REBAR NO CAP
2424	1,460,071.07	3,187,476.39	#4 REBAR BROKEN YELLOW PLASTIC CAP ILLEGIBLE	2864	1,459,984.24	3,188,836.03	#4 REBAR ILLEGIBLE RED PLASTIC CAP
2426	1,460,073.70	3,187,109.98	#4 REBAR RED PLASTIC CAP PLS 25968	2865	1,459,985.10	3,188,697.07	#4 REBAR WITH ILLEGIBLE RED PLASTIC CAP
				2866	1,460,063.88	3,188,702.19	#4 REBAR NO CAP

ROW

FOUND R.O.W. MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
2100	1,459,931.29	3,183,711.10	3 1/4in ALUMINUM CAP CDOT PLS22088 POINT NO. 4096 PROJ SP-STR(CX)105(4)
2101	1,459,932.85	3,183,978.11	3 1/4in ALUMINUM CAP CDOT PLS22088 POINT NO. 4034 PROJ SP-STR(CX)105(4)
2102	1,459,967.43	3,184,451.30	3 1/4in CDOT ALUMINUM CAP PLS 22088 4101
2401	1,460,129.46	3,183,984.24	3 1/4in ALUMINUM CAP CDOT PLS22088 POINT NO. 4122 PROJ SP-STR(CX)105(4)
2402	1,460,118.57	3,184,339.16	3 1/4in ALUMINUM CAP CDOT PLS22088 POINT NO. 4119 PROJ SP-STR(CX)105(4)
2405	1,460,066.29	3,188,562.28	3 1/4in ALUMINUM CAP CDOT PLS22088 POINT NO. 4125 PROJ SP-STR(CX)105(4)
2415	1,460,095.94	3,185,092.06	3 1/4in ALUMINUM CAP CDOT PLS22088 POINT NO. 4116 PROJ SP-STR(CX)105(4)
2425	1,460,070.39	3,187,243.05	3 1/4in ALUMINUM CAP CDOT PLS22088 POINT NO. 4123
2832	1,459,962.59	3,184,614.42	CDOT 3.25ALUMINUM CAP CDOT PLS22088 POINT NO. 4105 PROJ SP-STR(CX)105(4)

1
1
1

FOUND ALIQUOT MONUMENT COORDINATE TABLE			
Point No.	Northing(ft)	Easting(ft)	Description
2801	1,462,735.36	3,183,261.57	3.25in ALUMINUM CAP PLS 10108, N 1/4 SEC 14, T11S, R67S, 6TH P.M. (OFF THE SHEET)
2802	1,462,662.84	3,188,554.69	2in ALUMINUM CAP PLS 23875, N 1/4 SEC 13, T11S, R67S, 6TH P.M. (OFF THE SHEET)
2803	1,457,380.53	3,185,933.33	2.5in ALUMINUM CAP PLS 28658, SW COR SEC 13, T11S, R67S, 6TH P.M. (OFF THE SHEET)

File Name: 51007(A)SURV_LSCD-Coord01.dgn

Horiz. Scale: 1:1

Sheet Revisions

Date:	Comments	Init.



HIGHWAY 105
NB I-25 RAMP TO LAKE WOODMOOR DR
RIGHT-OF-WAY PLAN SET
LAND SURVEY CTRL TAB SHEET

Project No./Code

STA 105A-014/19734

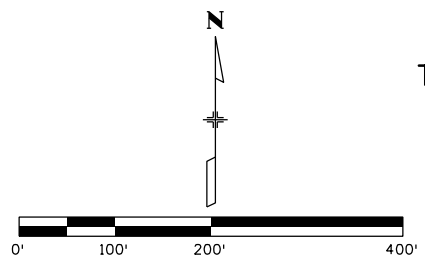
SUBSET: 4.02 of 4.04

SHEET NO.: 4.02

LAST MODIFIED DATE: 08-31-2017

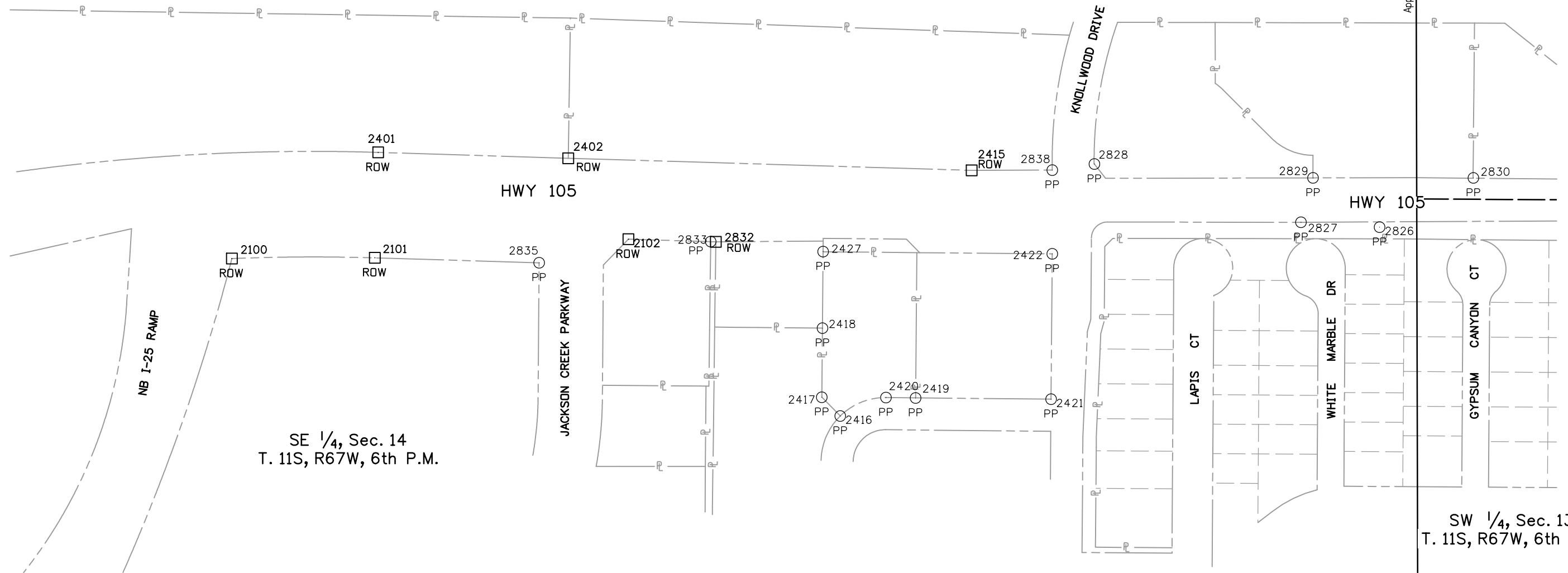
HR 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202
Phone: 303-764-1520 FAX: 303-860-7139

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NE 1/4, Sec. 14
T. 11S, R67W, 6th P.M.

NW 1/4, Sec. 13
T. 11S, R67W, 6th P.M.




SE 1/4, Sec. 14
T. 11S, R67W, 6th P.M.

SW 1/4, Sec. 13
T. 11S, R67W, 6th P.M.

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File Name: 51007(A)\SURV_LSCD-Plan01.dgn
 Horiz. Scale: 1:200



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Sheet Revisions		
Date:	Comments	Init.




CITY OF COLORADO SPRINGS PROJECTS



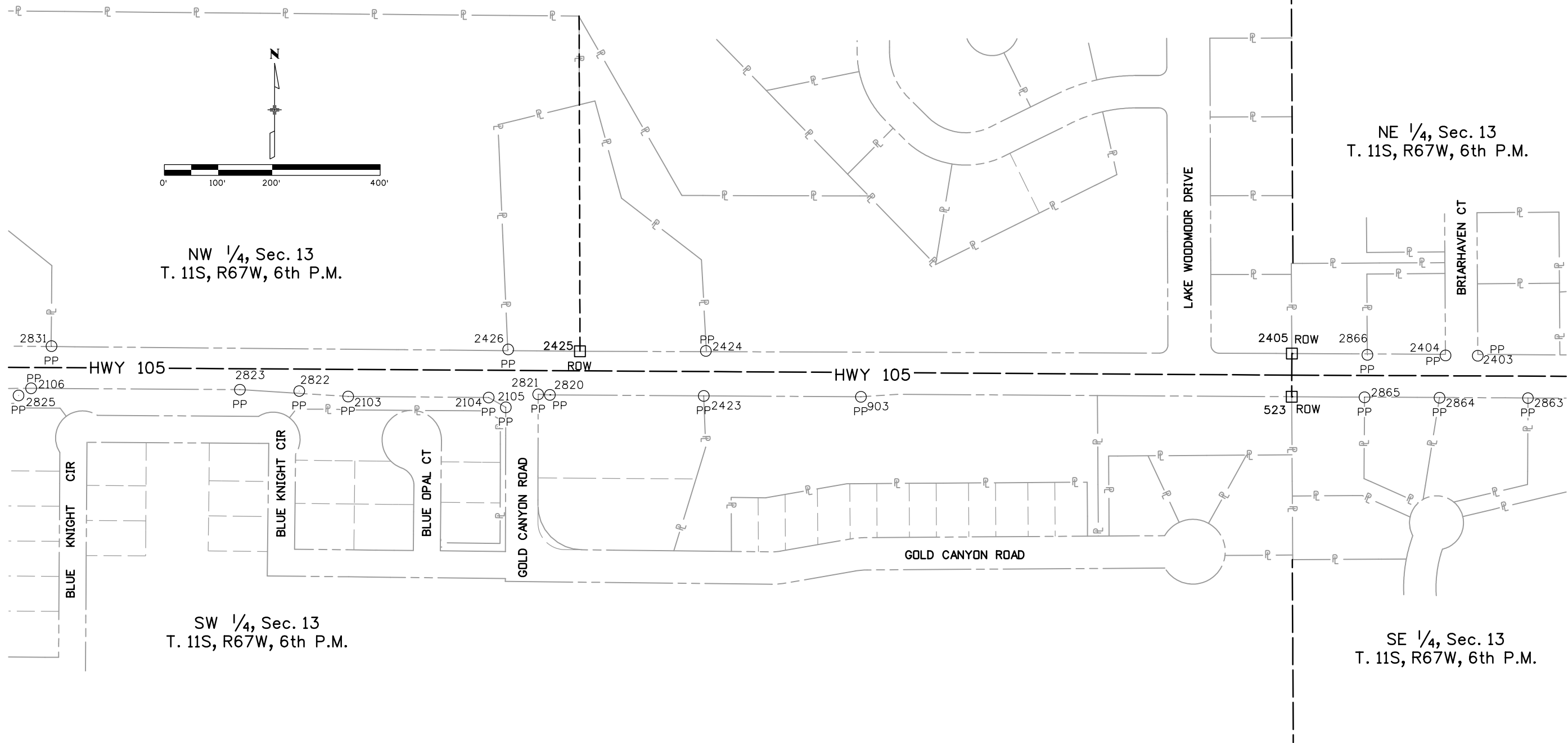
ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

4755 Forge Road, Suite 150
 COLORADO SPRINGS, CO 80907
 (719) 590-9194 / (719) 590-9111 Fax
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HIGHWAY 105
 NB I-25 RAMP TO LAKE WOODMOOR DR
 RIGHT-OF-WAY PLAN SET
 LAND SURVEY CONTROL DIAGRAM

LAST MODIFIED DATE: 08-31-2017


Project No./Code	STA 105A-014/19734
SUBSET:	4.03 of 4.04
SHEET NO.:	4.03





sparker 5:25:23 PM P:\2015\0151007.00 - Hwy-105 Monument To Sh-83\51007\RDW_Survey Drawings\51007(A)\SURV_LSCD-Plan02.dgn

File Name: 51007(A)\SURV_LSCD-Plan02.dgn	
Horiz. Scale: 1:200	
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Sheet Revisions		
Date:	Comments	Init.







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**HIGHWAY 105
NB I-25 RAMP TO LAKE WOODMOOR DR
RIGHT-OF-WAY PLAN SET
LAND SURVEY CONTROL DIAGRAM**

LAST MODIFIED DATE: 08-31-2017

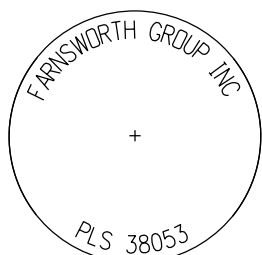
Project No./Code	STA 105A-014/19734
SUBSET:	4.04 of 4.04
SHEET NO.:	4.04

XX

TABULATION OF ROW MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
3007	1,460,096.32	3,185,202.48	2 1/2" ALUMINUM CAP
3008	1,460,333.51	3,185,351.85	2 1/2" ALUMINUM CAP
3009	1,460,303.04	3,185,394.18	2 1/2" ALUMINUM CAP
3010	1,460,254.51	3,185,393.89	2 1/2" ALUMINUM CAP
3011	1,460,213.91	3,185,326.87	2 1/2" ALUMINUM CAP
3012	1,460,121.38	3,185,320.57	2 1/2" ALUMINUM CAP
3013	1,460,121.31	3,185,349.90	2 1/2" ALUMINUM CAP
3014	1,460,099.89	3,185,371.23	2 1/2" ALUMINUM CAP
3015	1,460,099.69	3,185,463.97	2 1/2" ALUMINUM CAP
3016	1,460,089.15	3,185,713.71	2 1/2" ALUMINUM CAP
3017	1,460,088.85	3,185,853.80	2 1/2" ALUMINUM CAP
3031	1,459,950.63	3,187,165.46	2 1/2" ALUMINUM CAP
3032	1,459,980.41	3,187,195.52	2 1/2" ALUMINUM CAP
3034	1,459,979.89	3,187,265.02	2 1/2" ALUMINUM CAP
3035	1,460,090.02	3,187,692.48	2 1/2" ALUMINUM CAP
3036	1,460,085.70	3,187,765.93	2 1/2" ALUMINUM CAP
3037	1,460,095.43	3,187,766.50	2 1/2" ALUMINUM CAP
3038	1,460,087.87	3,187,894.84	2 1/2" ALUMINUM CAP
3039	1,460,086.60	3,188,290.68	2 1/2" ALUMINUM CAP
3040	1,460,128.10	3,188,332.42	2 1/2" ALUMINUM CAP
3042	1,460,112.69	3,188,412.48	2 1/2" ALUMINUM CAP
3043	1,460,081.69	3,188,443.51	2 1/2" ALUMINUM CAP
3046	1,460,082.30	3,188,672.86	2 1/2" ALUMINUM CAP
3047	1,460,082.27	3,188,702.05	2 1/2" ALUMINUM CAP
3048	1,459,972.13	3,188,833.92	2 1/2" ALUMINUM CAP
3049	1,460,082.11	3,188,846.86	2 1/2" ALUMINUM CAP
3050	1,460,178.57	3,184,340.04	2 1/2" ALUMINUM CAP
3051	1,460,178.12	3,184,370.20	2 1/2" ALUMINUM CAP
3052	1,460,145.82	3,184,397.44	2 1/2" ALUMINUM CAP

XX

TABULATION OF ROW MONUMENTS TO BE SET			
Point No.	Northing(ft)	Easting(ft)	Description
3053	1,460,138.66	3,184,635.57	2 1/2" ALUMINUM CAP
3054	1,460,165.23	3,184,681.12	2 1/2" ALUMINUM CAP
3055	1,460,259.98	3,184,757.57	2 1/2" ALUMINUM CAP
3056	1,460,327.94	3,184,942.21	2 1/2" ALUMINUM CAP
3057	1,460,327.94	3,184,971.16	2 1/2" ALUMINUM CAP
3058	1,460,324.36	3,184,978.40	2 1/2" ALUMINUM CAP
3059	1,460,099.35	3,184,978.40	2 1/2" ALUMINUM CAP
3060	1,460,117.35	3,185,223.48	2 1/2" ALUMINUM CAP
3061	1,460,119.28	3,185,242.29	2 1/2" ALUMINUM CAP
3062	1,460,251.05	3,185,253.16	2 1/2" ALUMINUM CAP
3063	1,460,317.77	3,185,266.63	2 1/2" ALUMINUM CAP
3064	1,459,961.69	3,185,315.53	2 1/2" ALUMINUM CAP
3065	1,459,966.95	3,185,316.39	2 1/2" ALUMINUM CAP
3066	1,459,997.55	3,185,351.92	2 1/2" ALUMINUM CAP
3067	1,459,999.36	3,185,484.76	2 1/2" ALUMINUM CAP
3068	1,460,000.66	3,186,022.06	2 1/2" ALUMINUM CAP
3069	1,459,992.51	3,186,612.46	2 1/2" ALUMINUM CAP
3070	1,459,977.74	3,186,812.91	2 1/2" ALUMINUM CAP
3071	1,459,975.69	3,187,089.64	2 1/2" ALUMINUM CAP
3072	1,460,086.16	3,186,262.98	2 1/2" ALUMINUM CAP
3073	1,460,081.70	3,186,262.94	2 1/2" ALUMINUM CAP
3074	1,460,074.09	3,187,109.05	2 1/2" ALUMINUM CAP
3075	1,460,085.56	3,187,108.55	2 1/2" ALUMINUM CAP
3076	1,460,083.72	3,187,476.45	2 1/2" ALUMINUM CAP
3077	1,460,090.72	3,187,476.08	2 1/2" ALUMINUM CAP
3078	1,459,976.88	3,188,202.05	2 1/2" ALUMINUM CAP
3079	1,459,958.40	3,188,202.16	2 1/2" ALUMINUM CAP
3080	1,459,956.20	3,188,562.19	2 1/2" ALUMINUM CAP



2 1/2" ALUMINUM CAP
*PROJECT SPECIFIC
Not to Scale

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE										*	
	1	1A	2	2A	3	3A	4	5	5(S)	6		
REFERENCE												
ROW												58
CONTROL												
ALIQUOT CORNER												
PERMANENT EASEMENT												
PROJECT POINTS												
WITNESS POST (REQUIRED)												

General Notes:

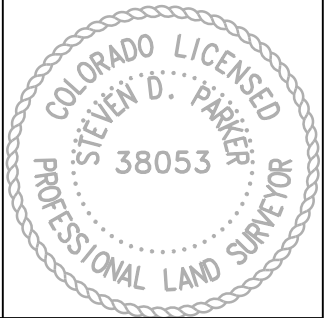
- Refer to M-929-1 Survey Monuments of Standard Plans date July, 2012 found in The Colorado Department of Transportation M & S Standards for survey monuments description.
 - This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with El Paso County 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.
- Coordinate Datum: Project coordinates are modified Colorado State Plane Central Zone NAD '83/(2011) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.000399720. These coordinates are not truncated, and are only scaled.
- Project coordinates expressed as U.S. Survey Foot = 3937/1200 meters.
- Project Coordinates Northing U.S. Survey Foot = (State Plane Coordinate Northing * 1.000399720).
Project Coordinates Easting U.S. Survey Foot = (State Plane Coordinate Northing * 1.000399720).

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, Steven D. Parker, a professional land surveyor licensed in the State of Colorado, do hereby state to El Paso County 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. 38053




j:\finley 10:37:01 AM P:\2015\51007\ROW_Survey Drawings\51007(AROW_Mon01.dgn

File Name: 51007(A)ROW_Mon01.dgn
 Horiz. Scale: 1:1
 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202
 Phone: 303-764-1520 FAX: 303-860-7139


Sheet Revisions		
Date:	Comments	Init.
03-2020	REVISED POINTS	FGI
03-2022	REVISED POINTS	FGI
04-2022	REVISED POINTS	FGI



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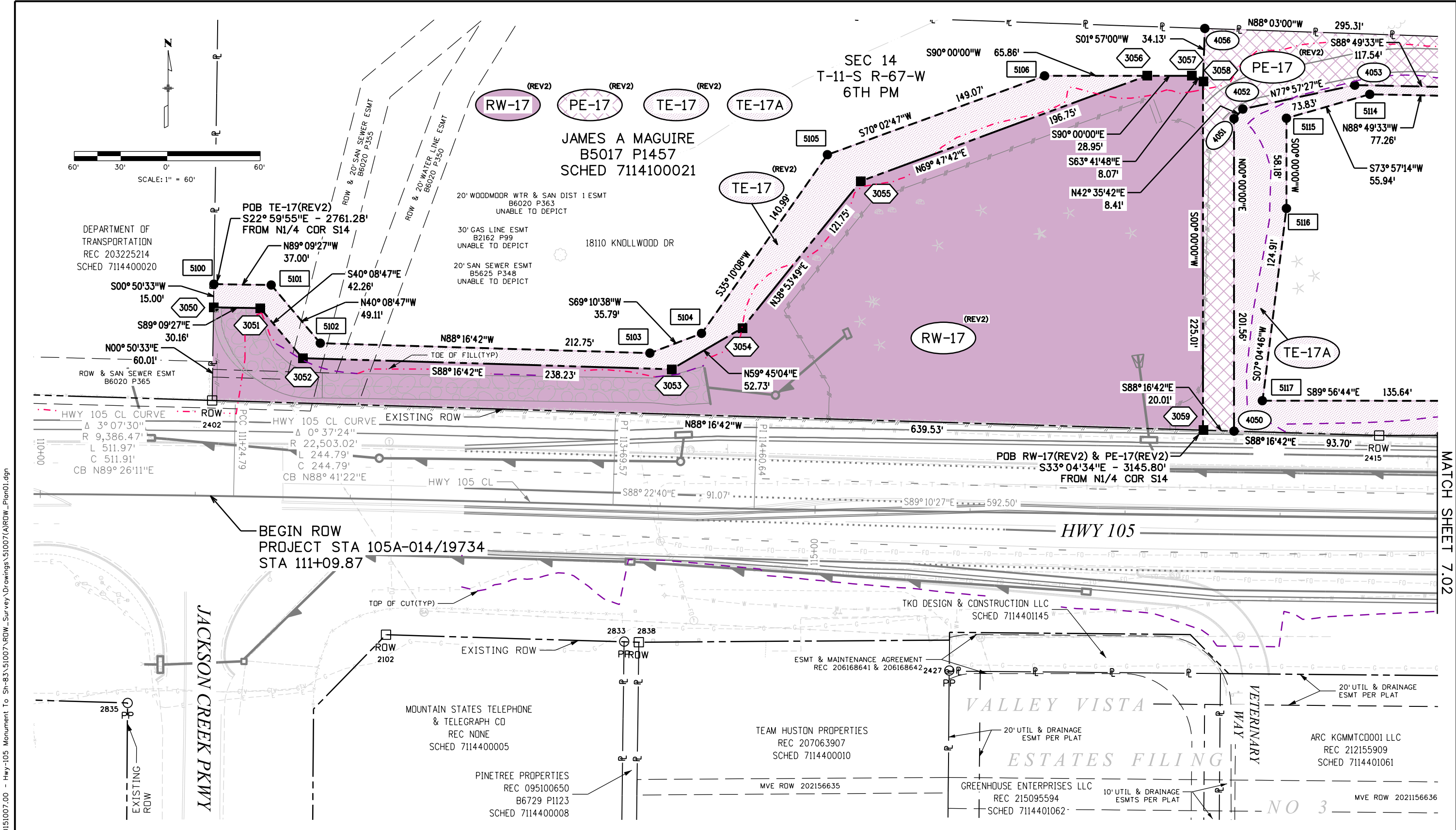
HIGHWAY 105
NB I-25 RAMP TO LAKE WOODMOOR DR
RIGHT-OF-WAY PLAN SET
MONUMENTATION SHEET

LAST MODIFIED DATE: 04-26-2022

Project No./Code
STA 105A-014/19734

SUBSET: 5.01 to 5.02

SHEET NO.: 5.01



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MATCH SHEET 7.02

File Name: 51007(A)RDW_Plan01.dgn
 Horiz. Scale: 1:60
 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202
 Phone: 303-764-1520 FAX: 303-860-7139

Sheet Revisions			
Date:	Comments	Init.	
03-2020	REVISED PE-17 & TE-17	FGI	
03-2022	REV PROPOSED RW'S, PE'S & TE'S,	FGI	
	UPDATE TOPD & DESIGN		
09-2022	UPDATE OWNER INFO & DESIGN	FGI	



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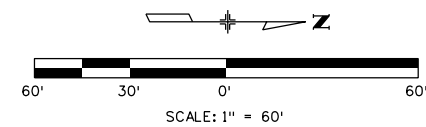
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HIGHWAY 105
NB I-25 RAMP TO LAKE WOODMOOR DR
RIGHT-OF-WAY PLAN SET
PLAN SHEET

LAST MODIFIED DATE: 09-01-2022

Project No./Code
 STA 105A-014/19734
 SUBSET: 7.01 to 7.09
 SHEET NO.: 7.01

MATCH SHEET 7.01



(REV2) PE-17
 (REV2) RW-17A RW-17B PE-17 TE-17A

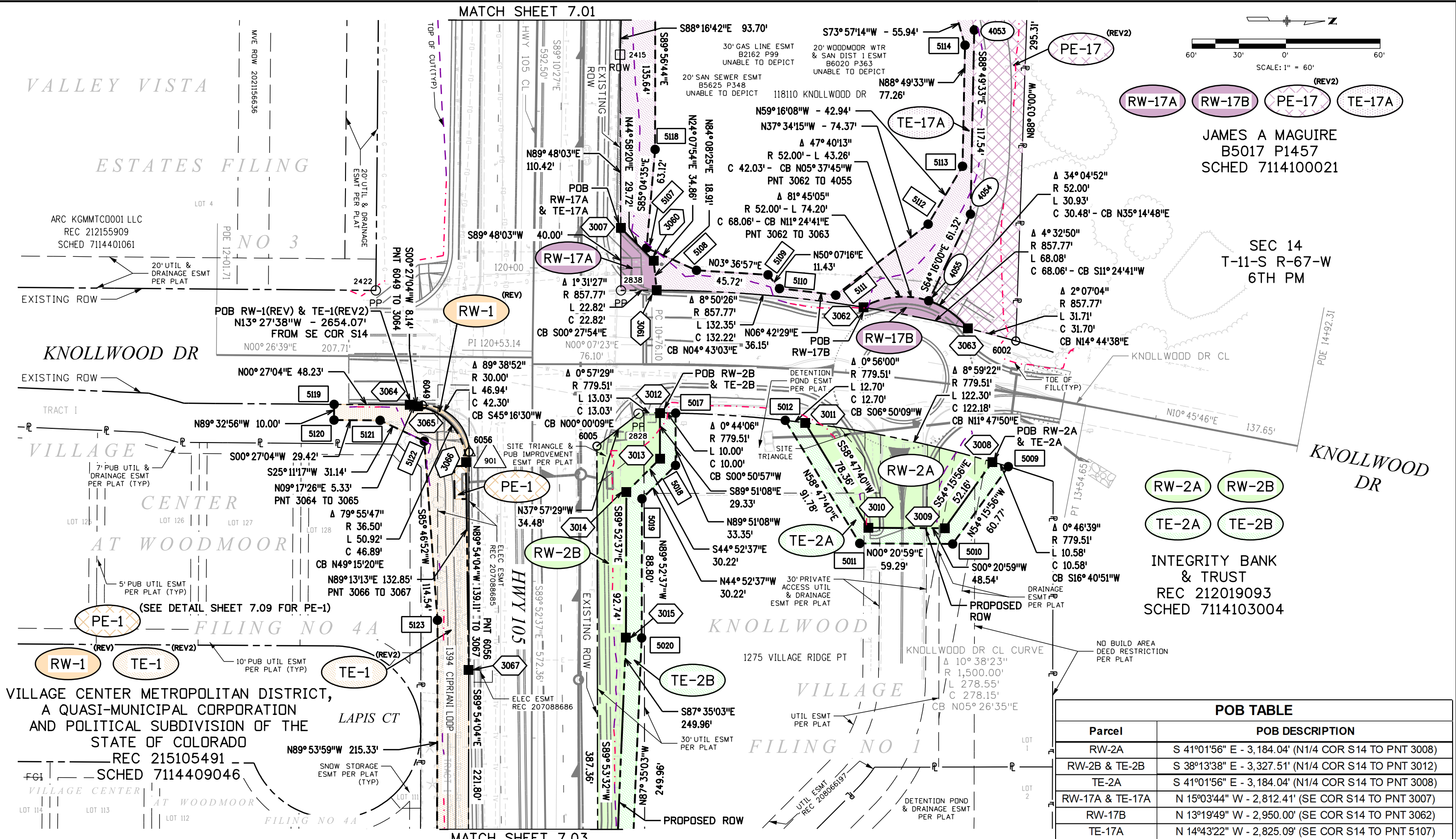
JAMES A MAGUIRE
 B5017 P1457
 SCHED 7114100021

SEC 14
 T-11-S R-67-W
 6TH PM

RW-2A RW-2B
 TE-2A TE-2B

INTEGRITY BANK
 & TRUST
 REC 21201903
 SCHED 7114103004

POB TABLE	
Parcel	POB DESCRIPTION
RW-2A	S 41°01'56" E - 3,184.04' (N1/4 COR S14 TO PNT 3008)
RW-2B & TE-2B	S 38°13'38" E - 3,327.51' (N1/4 COR S14 TO PNT 3012)
TE-2A	S 41°01'56" E - 3,184.04' (N1/4 COR S14 TO PNT 3008)
RW-17A & TE-17A	N 15°03'44" W - 2,812.41' (SE COR S14 TO PNT 3007)
RW-17B	N 13°19'49" W - 2,950.00' (SE COR S14 TO PNT 3062)
TE-17A	N 14°43'22" W - 2,825.09' (SE COR S14 TO PNT 5107)



MATCH SHEET 7.03

File Name: 51007(A)ROW_Plan02.dgn
 Horiz. Scale: 1:60
HDR 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202
 Phone: 303-764-1520 FAX: 303-860-7139

Sheet Revisions		
Date:	Comments	Init.
08-2019	UPDATE EXISTING OWNERS	FGI
03-2020	REVISED RW-17 & TE-17	FGI
03-2022	REV PROPOSED RW'S, PE'S & TE'S, UPDATE TOPO & DESIGN	FGI
09-2022	UPDATE OWNERS & DESIGN, ADD PE'S	FGI



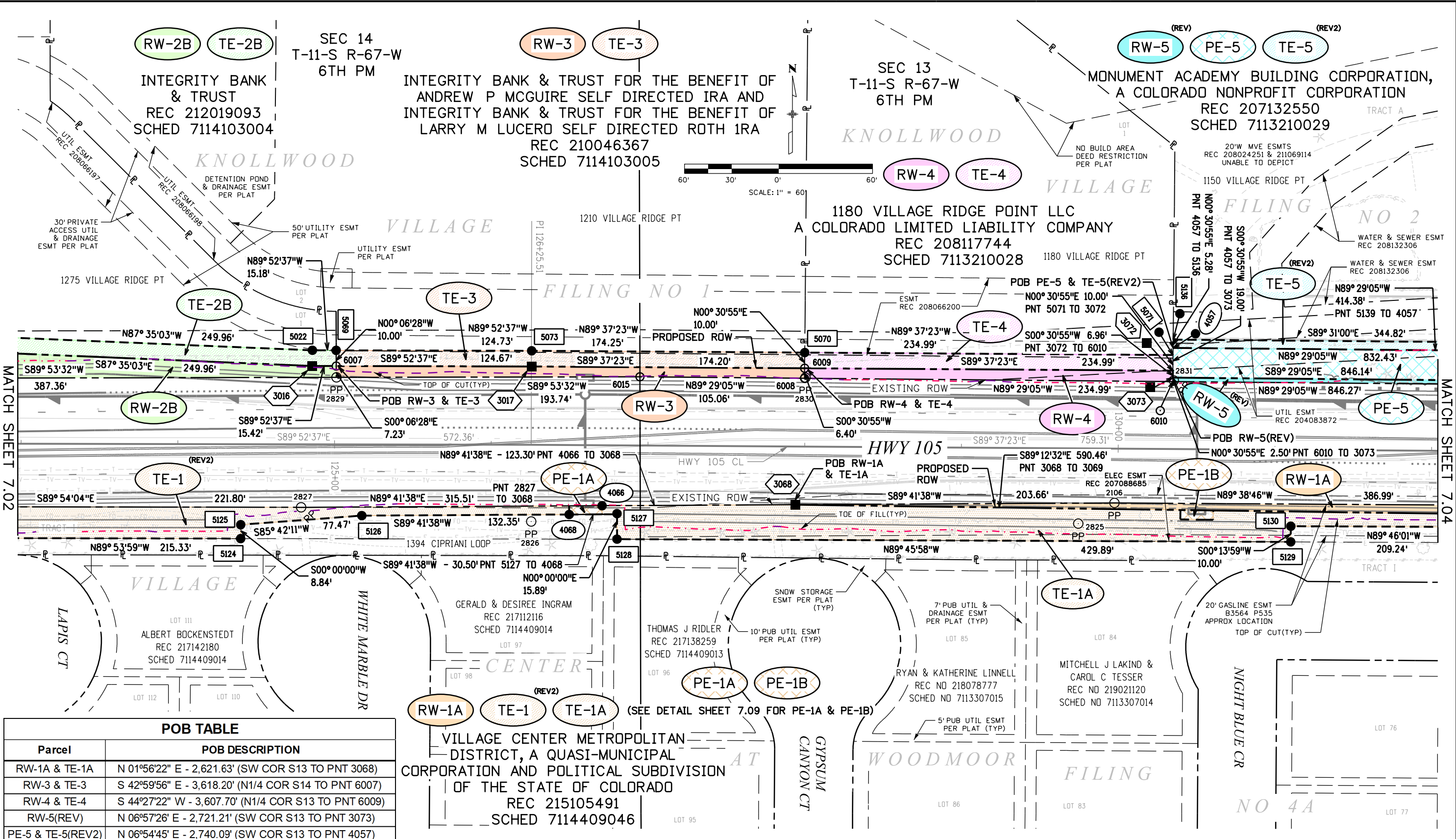
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HIGHWAY 105
 NB I-25 RAMP TO LAKE WOODMOOR DR
 RIGHT-OF-WAY PLAN SET
 PLAN SHEET
 LAST MODIFIED DATE: 09-07-2022

Project No./Code
 STA 105A-014/19734
 SUBSET: 7.01 to 7.09
 SHEET NO.: 7.02

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 File Name: 51007(A)RDW_Plan03.dgn
 Horiz. Scale: 1:60



POB TABLE	
Parcel	POB DESCRIPTION
RW-1A & TE-1A	N 01°56'22\" E - 2,621.63' (SW COR S13 TO PNT 3068)
RW-3 & TE-3	S 42°59'56\" E - 3,618.20' (N1/4 COR S14 TO PNT 6007)
RW-4 & TE-4	S 44°27'22\" W - 3,607.70' (N1/4 COR S13 TO PNT 6009)
RW-5(REV)	N 06°57'26\" E - 2,721.21' (SW COR S13 TO PNT 3073)
PE-5 & TE-5(REV2)	N 06°54'45\" E - 2,740.09' (SW COR S13 TO PNT 4057)

RW-1A TE-1 TE-1A (SEE DETAIL SHEET 7.09 FOR PE-1A & PE-1B)
 VILLAGE CENTER METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO
 REC 215105491
 SCHED 7114409046

File Name: 51007(A)RDW_Plan03.dgn
 Horiz. Scale: 1:60

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 Phone: 303-764-1520 FAX: 303-860-7139

Sheet Revisions		
08-2019	UPDATE EXISTING OWNERS	FGI
03-2020	REVISED TE-5	FGI
04-2021	CHANGED EXISTING EASEMENTS	FGI
03-2022	REV PROPOSED RW'S, PE'S & TE'S	FGI
	UPDATE TOPO & DESIGN	
09-2022	REV TE'S, ADD PE'S, UPDATE DESIGN	FGI

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HIGHWAY 105
 NB I-25 RAMP TO LAKE WOODMOOR DR
 RIGHT-OF-WAY PLAN SET
 PLAN SHEET
 LAST MODIFIED DATE: 09-07-2022

Project No./Code
 STA 105A-014/19734
 SUBSET: 7.01 to 7.09
 SHEET NO.: 7.03

POB TABLE	
Parcel	POB DESCRIPTION
RW-6(REV) & TE-6	N 23°28'59" E - 2,949.29' (SW COR S13 TO PNT 3075)
RW-7 & TE-7	N 25°36'49" E - 2,850.19' (SW COR S13 TO PNT 3031)

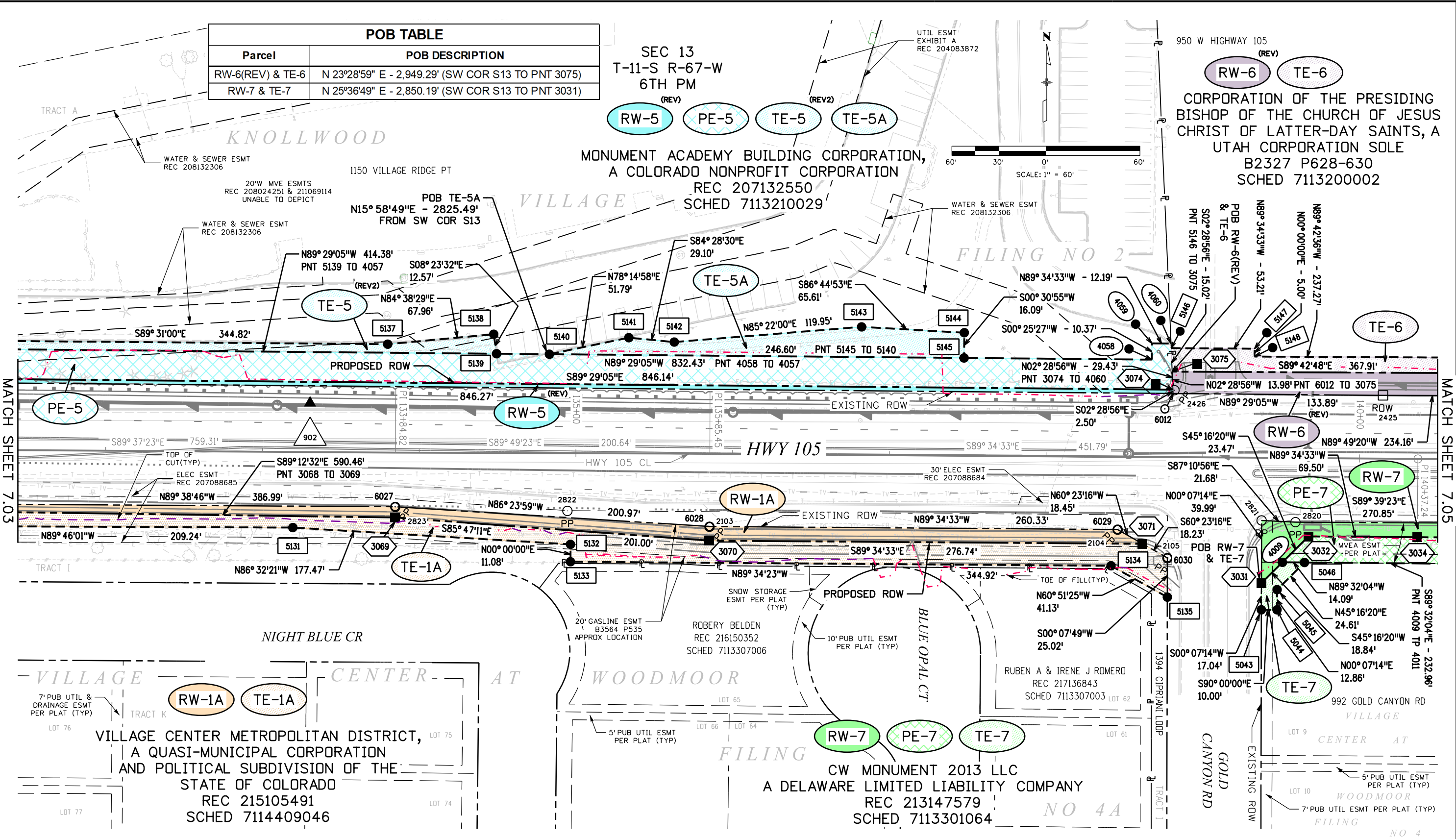
SEC 13
T-11-S R-67-W
6TH PM
(REV)

RW-5 PE-5 TE-5 TE-5A

MONUMENT ACADEMY BUILDING CORPORATION,
A COLORADO NONPROFIT CORPORATION
REC 207132550
SCHD 7113210029

RW-6 TE-6

CORPORATION OF THE PRESIDING
BISHOP OF THE CHURCH OF JESUS
CHRIST OF LATTER-DAY SAINTS, A
UTAH CORPORATION SOLE
B2327 P628-630
SCHD 7113200002



File Name: 51007(A)ROW_Plan04.dgn
 Horiz. Scale: 1:60
 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202
 Phone: 303-764-1520 FAX: 303-860-7139
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File Name: 51007(A)ROW_Plan04.dgn
 Horiz. Scale: 1:60

1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202
 Phone: 303-764-1520 FAX: 303-860-7139

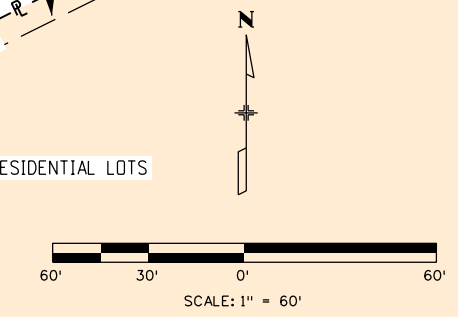
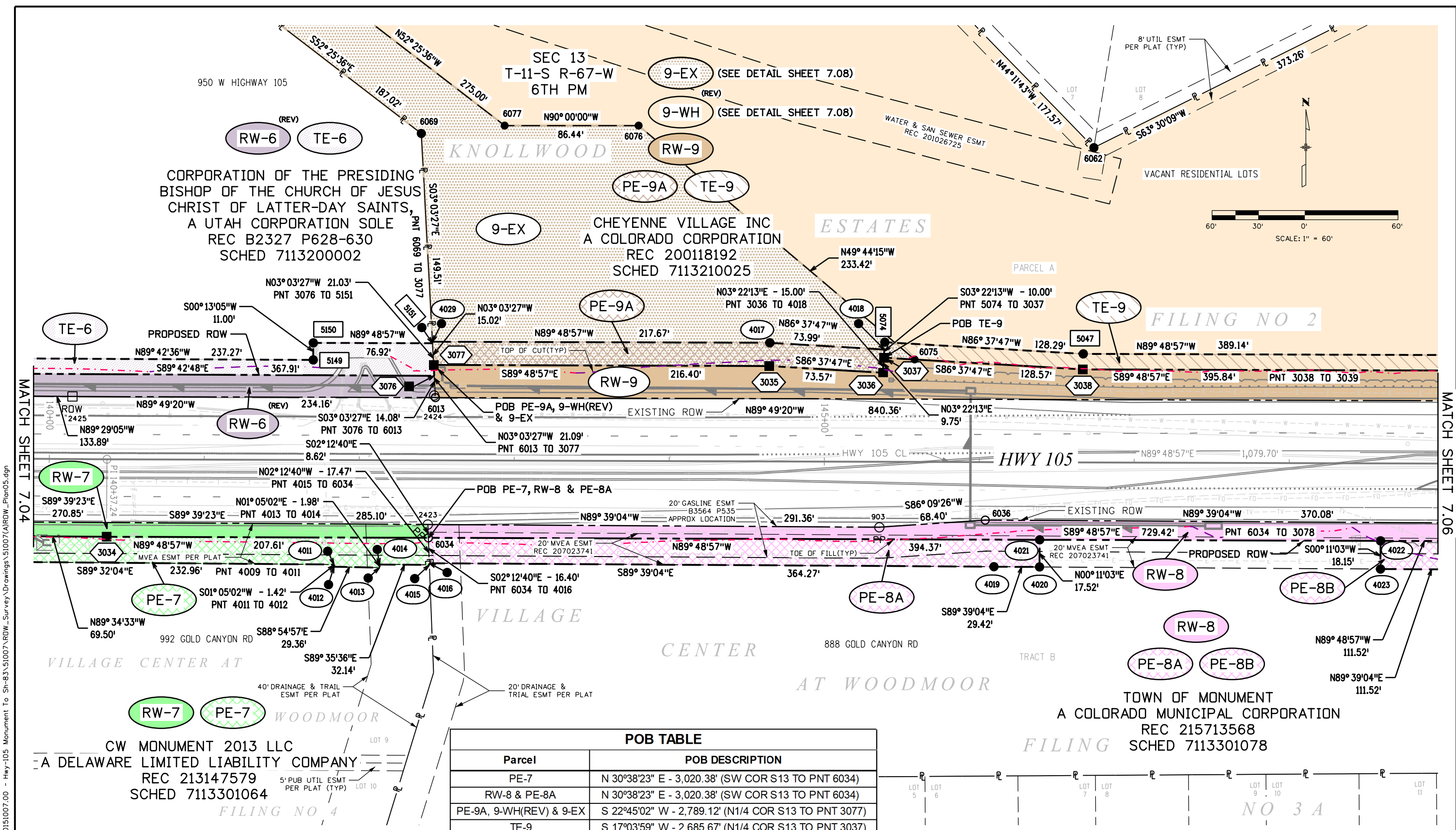
Sheet Revisions		
08-2019	UPDATE EXISTING OWNERS	FGI
03-2020	REVISED TE-5	FGI
04-2021	CHANGED EXISTING EASEMENTS	FGI
03-2022	REV PROPOSED RW'S, PE'S & TE'S, UPDATE TOPD & DESIGN	FGI
09-2022	RENAME TE & UPDATE DESIGN	FGI

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HIGHWAY 105
 NB I-25 RAMP TO LAKE WOODMOOR DR
 RIGHT-OF-WAY PLAN SET
 PLAN SHEET

LAST MODIFIED DATE: 09-01-2022

Project No./Code
 STA 105A-014/19734
 SUBSET: 7.01 to 7.09
 SHEET NO.: 7.04



POB TABLE	
Parcel	POB DESCRIPTION
PE-7	N 30°38'23" E - 3,020.38' (SW COR S13 TO PNT 6034)
RW-8 & PE-8A	N 30°38'23" E - 3,020.38' (SW COR S13 TO PNT 6034)
PE-9A, 9-WH(REV) & 9-EX	S 22°45'02" W - 2,789.12' (N1/4 COR S13 TO PNT 3077)
TE-9	S 17°03'59" W - 2,685.67' (N1/4 COR S13 TO PNT 3037)

MATCH SHEET 7.04

MATCH SHEET 7.06

j:\finley 9-22-23 5 AM P:\2015\0151007.00 - Hwy-105 Monument To Sh-B3-51007-RD-W_Survey Drawings\51007(A)RDW_Plan05.dgn

File Name: 51007(A)RDW_Plan05.dgn
 Horiz. Scale: 1:60

1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202
 Phone: 303-764-1520 FAX: 303-860-7139

Sheet Revisions		
Date:	Comments	Init.
04-2021	CHANGED EXISTING EASEMENTS	FGI
03-2022	REVISE RW-6, ADD TE-6 & 9-WH,	FGI
	UPDATE TOPO & DESIGN	
05-2022	REVISE 9-WH ADD 9-EX	FGI
09-2022	UPDATE DESIGN	FGI

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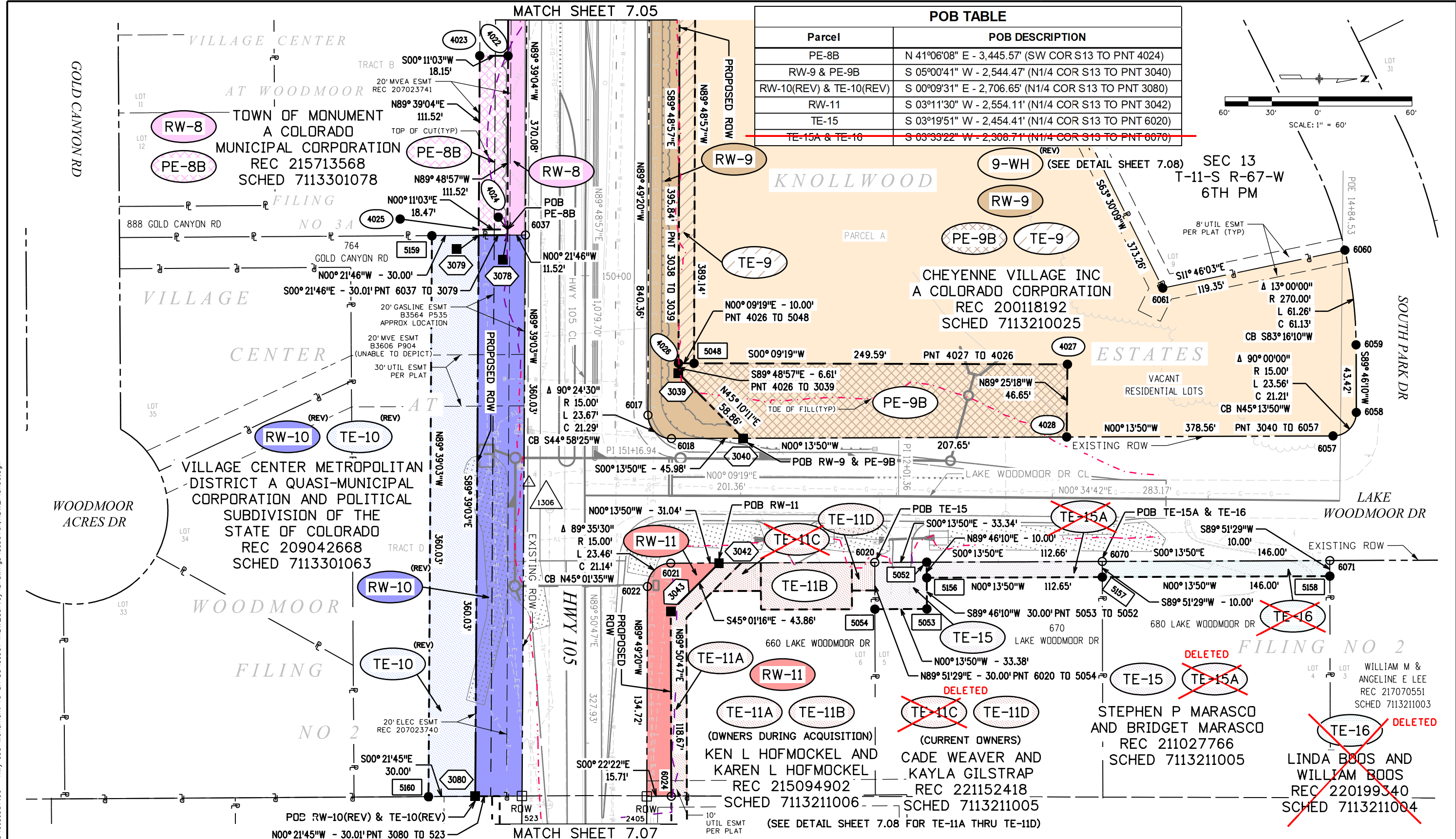
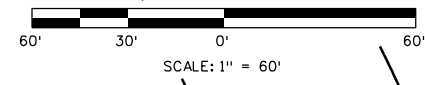
**HIGHWAY 105
 NB I-25 RAMP TO LAKE WOODMOOR DR
 RIGHT-OF-WAY PLAN SET
 PLAN SHEET**

LAST MODIFIED DATE: 09-01-2022

Project No./Code
 STA 105A-014/19734
 SUBSET: 7.01 to 7.09
 SHEET NO.: 7.05

MATCH SHEET 7.05

POB TABLE	
Parcel	POB DESCRIPTION
PE-8B	N 41°06'08" E - 3,445.57' (SW COR S13 TO PNT 4024)
RW-9 & PE-9B	S 05°00'41" W - 2,544.47' (N1/4 COR S13 TO PNT 3040)
RW-10(REV) & TE-10(REV)	S 00°09'31" E - 2,706.65' (N1/4 COR S13 TO PNT 3080)
RW-11	S 03°11'30" W - 2,554.11' (N1/4 COR S13 TO PNT 3042)
TE-15	S 03°19'51" W - 2,454.41' (N1/4 COR S13 TO PNT 6020)
TE-15A & TE-16	S 03°33'22" W - 2,308.71' (N1/4 COR S13 TO PNT 6070)



MATCH SHEET 7.07

File Name: 51007(A)RDW_Plan06.dgn
 Horiz. Scale: 1:60
 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202
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Sheet Revisions		
Date:	Comments	Init.
08-2019	UPDATE EXISTING OWNERS	FGI
03-2022	REV PROPOSED ROW & TE'S, ADD	FGI
	9-WH, UPDATE TOPO & DESIGN	
05-2022	RENAME 9-WH	FGI
09-2022	UPDATE OWNER INFO & DESIGN	FGI

REVISIONS (CONTINUED)

03-2023	DELETE TE-11-C, TE-15A & TE-16	FGI
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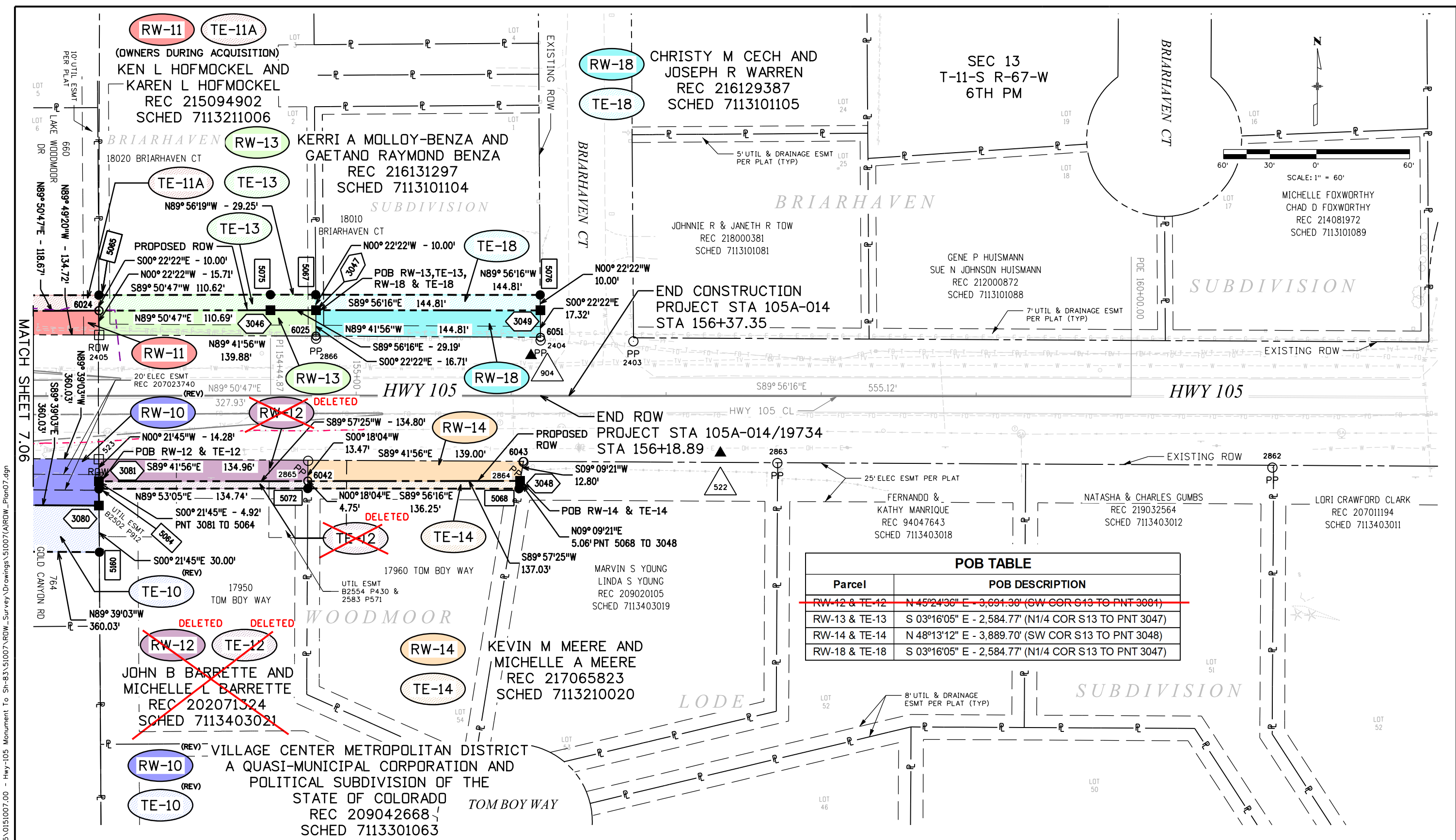
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HIGHWAY 105
 NB I-25 RAMP TO LAKE WOODMOOR DR
 RIGHT-OF-WAY PLAN SET
 PLAN SHEET
 LAST MODIFIED DATE: 03-09-2023

Project No./Code
 STA 105A-014/19734
 SUBSET: 7.01 to 7.09
 SHEET NO.: 7.06

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File Name: 51007(A)ROW_Plan07.dgn
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File Name: 51007(A)ROW_Plan07.dgn
 Horiz. Scale: 1:60

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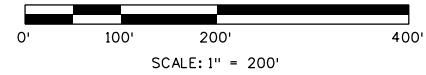
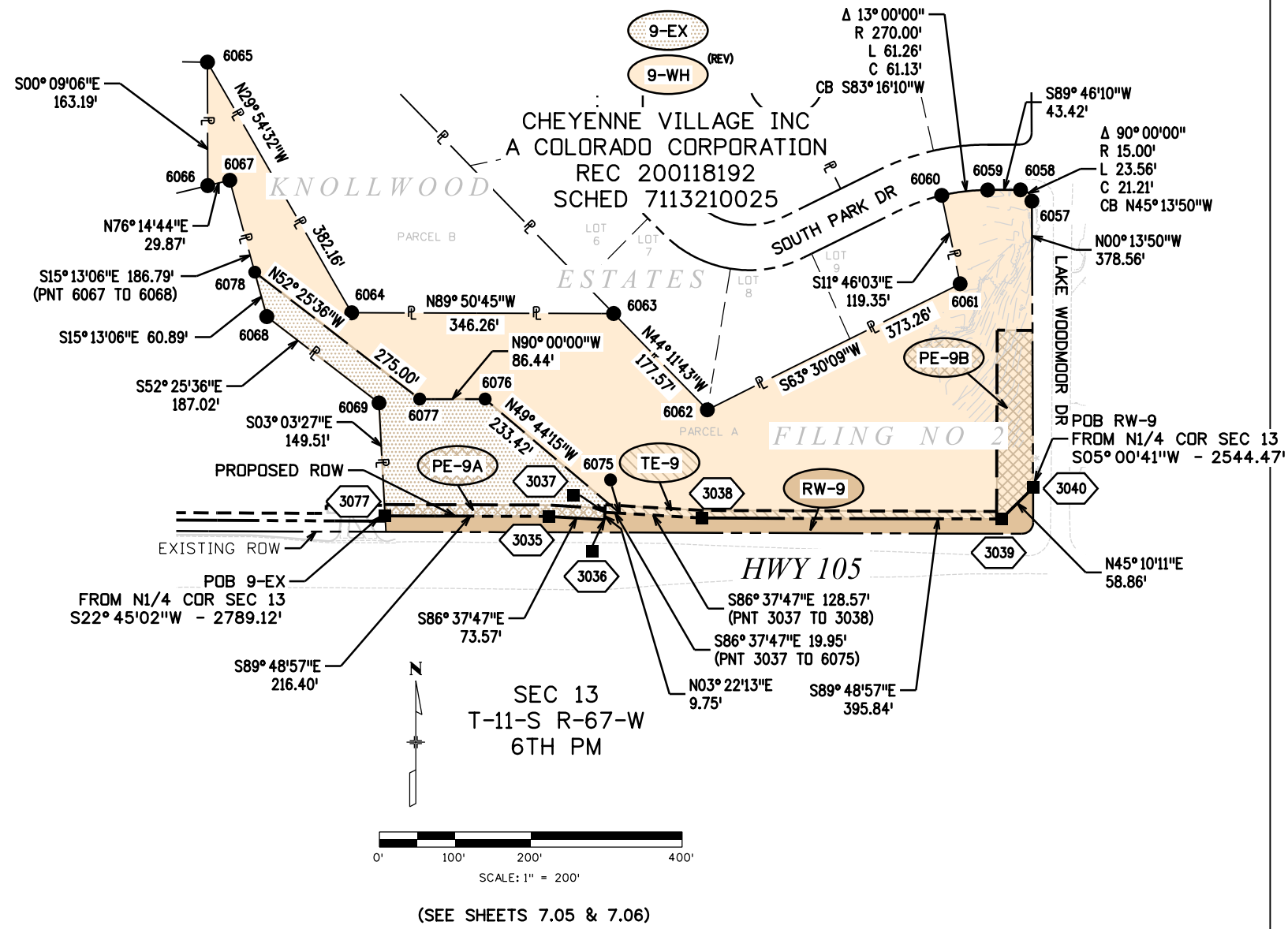
Sheet Revisions		
08-2019	UPDATE EXISTING OWNERS	FGI
03-2022	REV RW-10 & TE-10 UPDATE TOPO & DESIGN, DELETE RW-18 & TE-18	FGI
04-2022	DELETE RW-12 & TE-12, ADD RW-18 & TE-18	FGI
09-2022	UPDATE OWNER INFO	FGI




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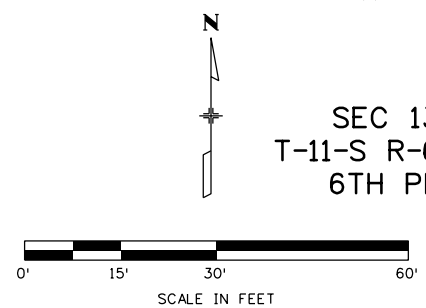
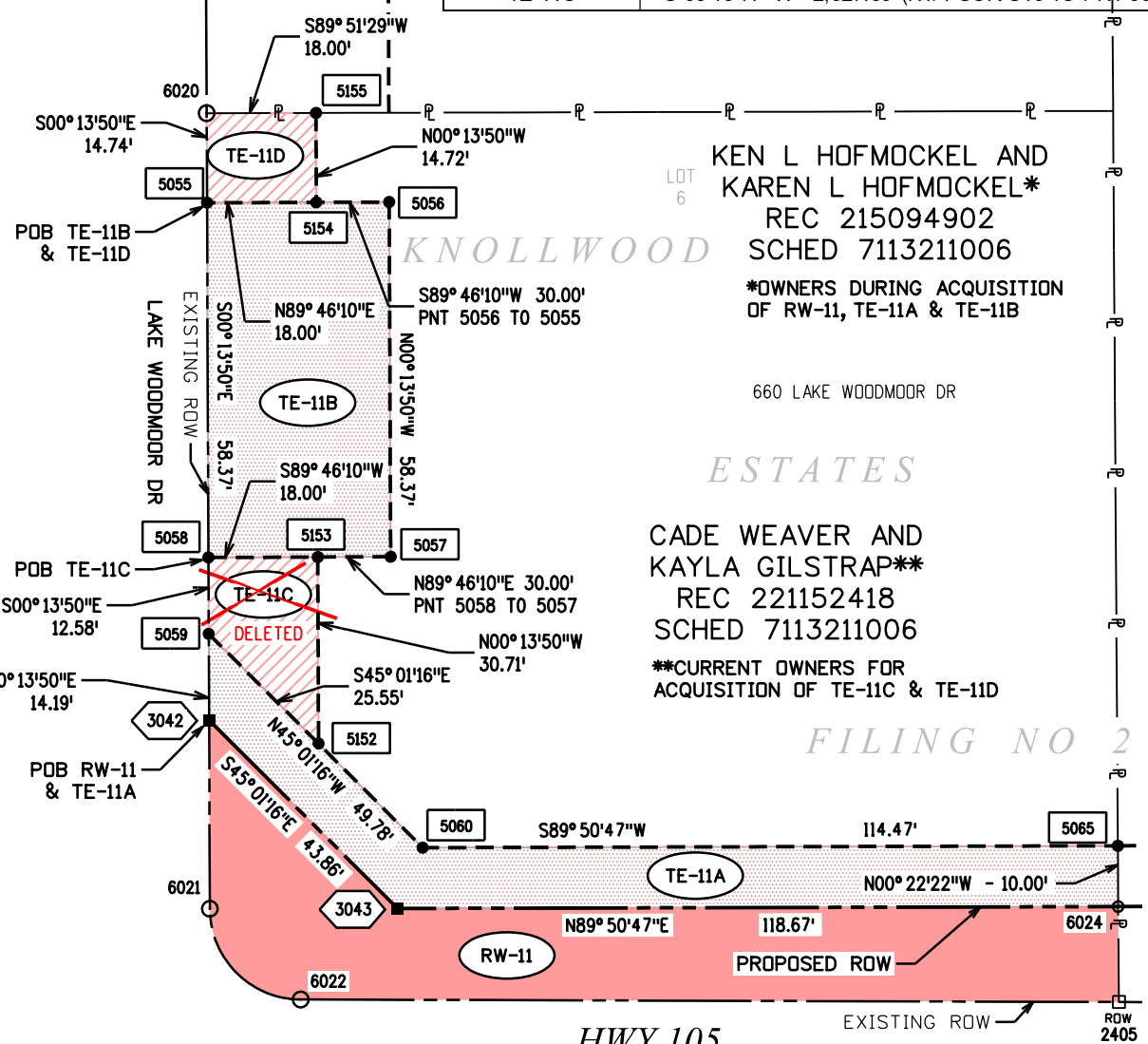
HIGHWAY 105
NB I-25 RAMP TO LAKE WOODMOOR DR
RIGHT-OF-WAY PLAN SET
PLAN SHEET
 LAST MODIFIED DATE: 09-01-2022

Project No./Code
 STA 105A-014/19734
 SUBSET: 7.01 to 7.09
 SHEET NO.: 7.07



(SEE SHEETS 7.05 & 7.06)

POB TABLE	
Parcel	POB DESCRIPTION
RW-11 & TE-11A	S 03°11'30" W - 2,554.11' (N1/4 COR S13 TO PNT 3042)
TE-11B & TE-11D	S 03°18'35" W - 2,469.12' (N1/4 COR S13 TO PNT 5055)
TE-11C	S 03°13'41" W - 2,527.39' (N1/4 COR S13 TO PNT 5058)



(SEE SHEET 7.06)

LOT 6
 KEN L HOFMOCKEL AND
 KAREN L HOFMOCKEL*
 REC 215094902
 SCHED 7113211006
 *OWNERS DURING ACQUISITION
 OF RW-11, TE-11A & TE-11B

CADE WEAVER AND
 KAYLA GILSTRAP**
 REC 221152418
 SCHED 7113211006
 **CURRENT OWNERS FOR
 ACQUISITION OF TE-11C & TE-11D

j:\finley 3:09:47 PM P:\2015\151007\RDW_Survey\Drawings\51007(A)RDW_Plan08.dgn

File Name: 51007(A)RDW_Plan08.dgn
 Horiz. Scale: 1:200

1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202
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Sheet Revisions		
Date:	Comments	Init.
05-2022	REVISE 9-WH ADD 9-EX	FGI
09-2022	UPDATE OWNER INFO	FGI
03-2023	DELETE TE-11C	FGI

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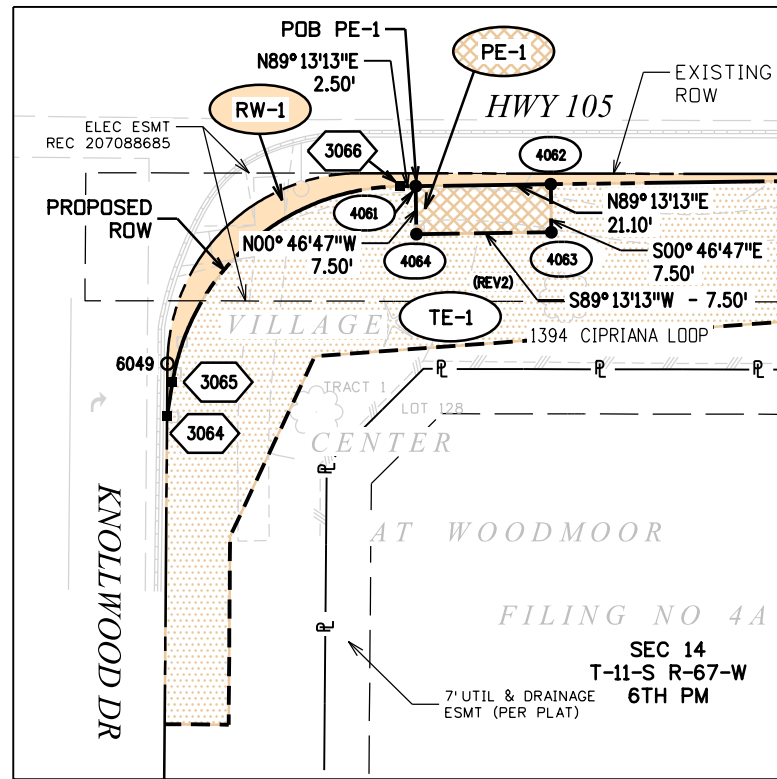
HIGHWAY 105
 NB I-25 RAMP TO LAKE WOODMOOR DR
 RIGHT-OF-WAY PLAN SET
 ROW PLAN - DETAIL SHEET

LAST MODIFIED DATE: 03-09-2023

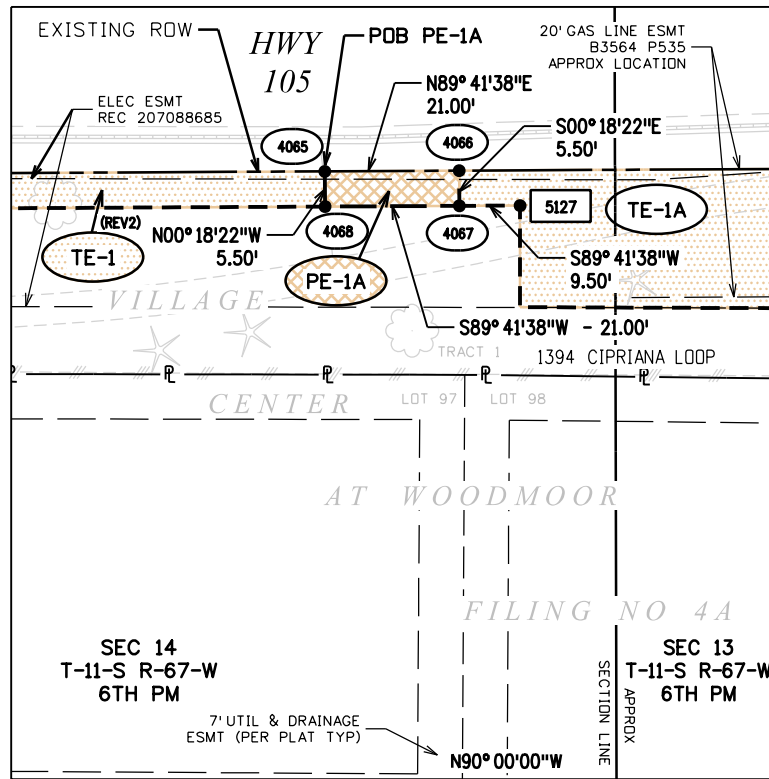
Project No./Code
 STA 105A-014/19734

SUBSET: 7.01 to 7.09

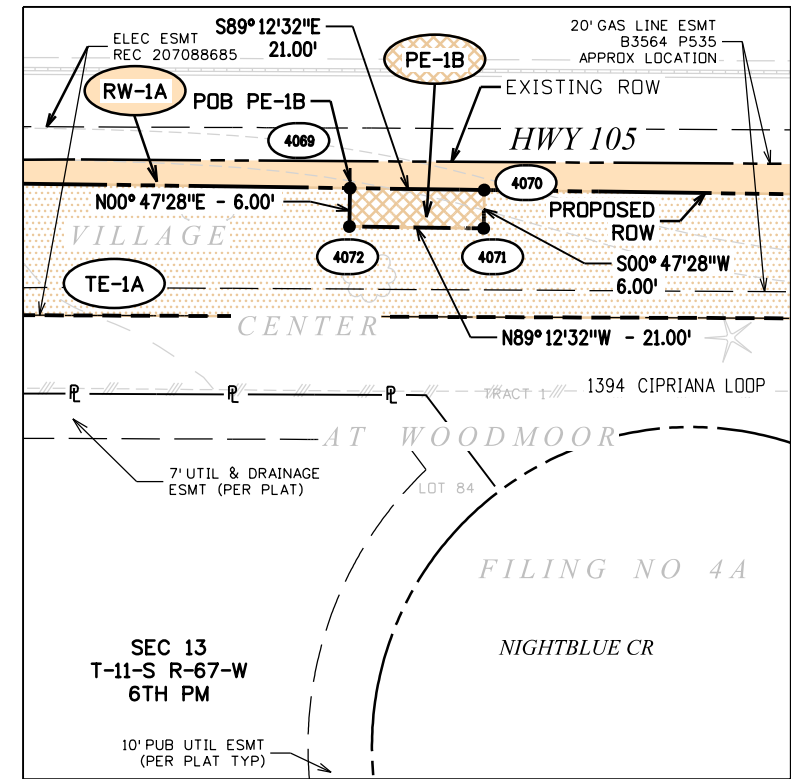
SHEET NO.: 7.08



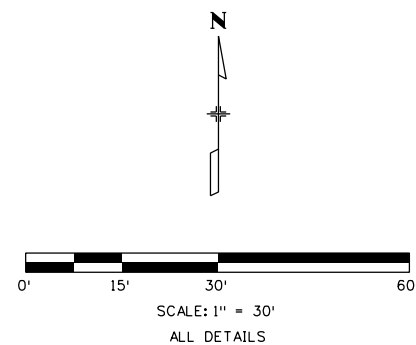
(SEE SHEET 7.02)



(SEE SHEET 7.03)



(SEE SHEET 7.03)



VILLAGE CENTER METROPOLITAN DISTRICT,
 A QUASI-MUNICIPAL CORPORATION
 AND POLITICAL SUBDIVISION OF THE
 STATE OF COLORADO
 REC 215105491
 SCHED 7114409046

POB TABLE	
Parcel	POB DESCRIPTION
PE-1	N 12°28'24" W - 2,680.32' (SE COR S14 TO PNT 4061)
PE-1A	N 01°12'55" W - 2,619.95' (SE COR S14 TO PNT 4065)
PE-1B	N 07°16'59" E - 2,638.02' (SW COR S13 TO PNT 4069)

j:\finley 8:37:49 AM P:\2015\0151007\RDW_Survey Drawings\51007(A)RDW_Plan09.dgn

File Name: 51007(A)RDW_Plan09.dgn
 Horiz. Scale: 1:30

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Sheet Revisions		
Date:	Comments	Init.

EL PASO COUNTY COLORADO

PPRTA PUBLIC PURPOSE RURAL TRANSPORTATION AUTHORITY

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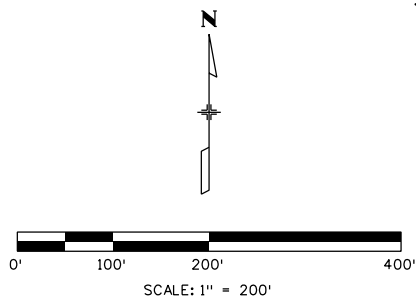
HIGHWAY 105
NB I-25 RAMP TO LAKE WOODMOOR DR
RIGHT-OF-WAY PLAN SET
ROW PLAN - DETAIL SHEET

LAST MODIFIED DATE: 09-07-2022

Project No./Code	STA 105A-014/19734
SUBSET:	7.01 to 7.09
SHEET NO.:	7.09

SEC 14
T-11-S, R-67-W
6TH PM

SEC 13
T-11-S, R-67-W
6TH PM



HWY 105 CL CURVE
Δ 1°06'49"
R 10,950.98'
L 212.82'
C 212.81'
CB N87°19'01"E

HWY 105 CL CURVE
Δ 0°37'24"
R 22,503.02'
L 244.79'
C 244.79'
CB N88°41'22"E

HWY 105 CL CURVE
Δ 3°07'30"
R 9,386.47'
L 511.97'
C 511.91'
CB N89°26'11"E

(REV2)
RW-17 RW-17A RW-17B
(REV2) (REV2)
PE-17 TE-17 TE-17A

RW-2A RW-2B
TE-2A TE-2B

INTEGRITY BANK & TRUST
& TRUST
5550 POWERS CENTER PT
CO SPRINGS, CO 80920
REC 212019093

RW-3 TE-3

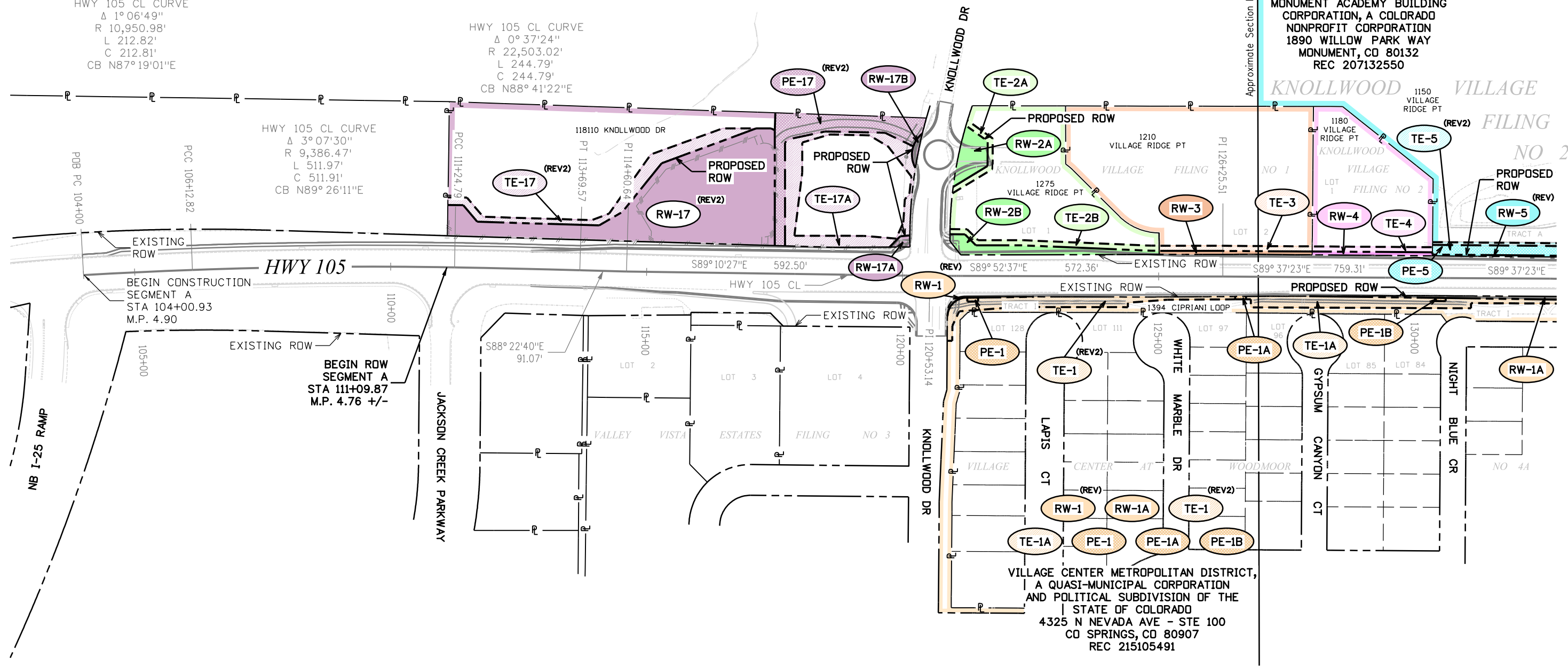
INTEGRITY BANK & TRUST FOR
THE BENEFIT OF ANDREW P MCGUIRE
SELF DIRECTED IRA AND
INTEGRITY BANK & TRUST FOR
THE BENEFIT OF LARRY M LUCERO
SELF DIRECTED ROTH IRA
13540 MEADOWGRASS DR - STE 100
CO SPRINGS, CO 80921
REC 210046367

RW-4 TE-4

1180 VILLAGE RIDGE POINT LLC
A COLORADO LIMITED
LIABILITY COMPANY
7885 E GREENLAND DR
FRANKTOWN, CO 80116
REC 208117744

(REV) (REV2)
RW-5 PE-5 TE-5

MONUMENT ACADEMY BUILDING
CORPORATION, A COLORADO
NONPROFIT CORPORATION
1890 WILLOW PARK WAY
MONUMENT, CO 80132
REC 207132550



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File Name: 51007(A)RDW_Ownership01.dgn	
Horiz. Scale: 1:200	
	1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202 Phone: 303-764-1520 FAX: 303-860-7139

Sheet Revisions			
Date:	Comments	Init.	
03-2020	REVISED TE-5, RW-17, PE-17, TE-17	FGI	
04-2021	CORRECT SUBDIVISION NAME	FGI	
03-2022	REV PROPOSED ROW, PE'S & TE'S	FGI	
09-2022	ADD PE'S & UPDATE OWNER INFO	FGI	

EL PASO COUNTY
COLORADO

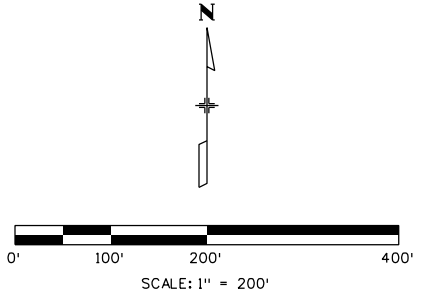
PPRTA
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HIGHWAY 105
NB I-25 RAMP TO LAKE WOODMOOR DR
RIGHT-OF-WAY PLAN SET
OWNERSHIP MAP

LAST MODIFIED DATE: 09-07-2022

Project No./Code	STA 105A-014/19734
SUBSET:	8.01 to 8.02
SHEET NO.:	8.01



SEC 13
T-11-S, R-67-W
6TH PM

(REV) RW-6 (REV) TE-6
CORPORATION OF THE PRESIDING BISHOP
OF THE CHURCH OF JESUS CHRIST
OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE
50 E NORTH TEMPLE #509-8866
SALT LAKE CITY, UT 84150
REC B2327 P628-630

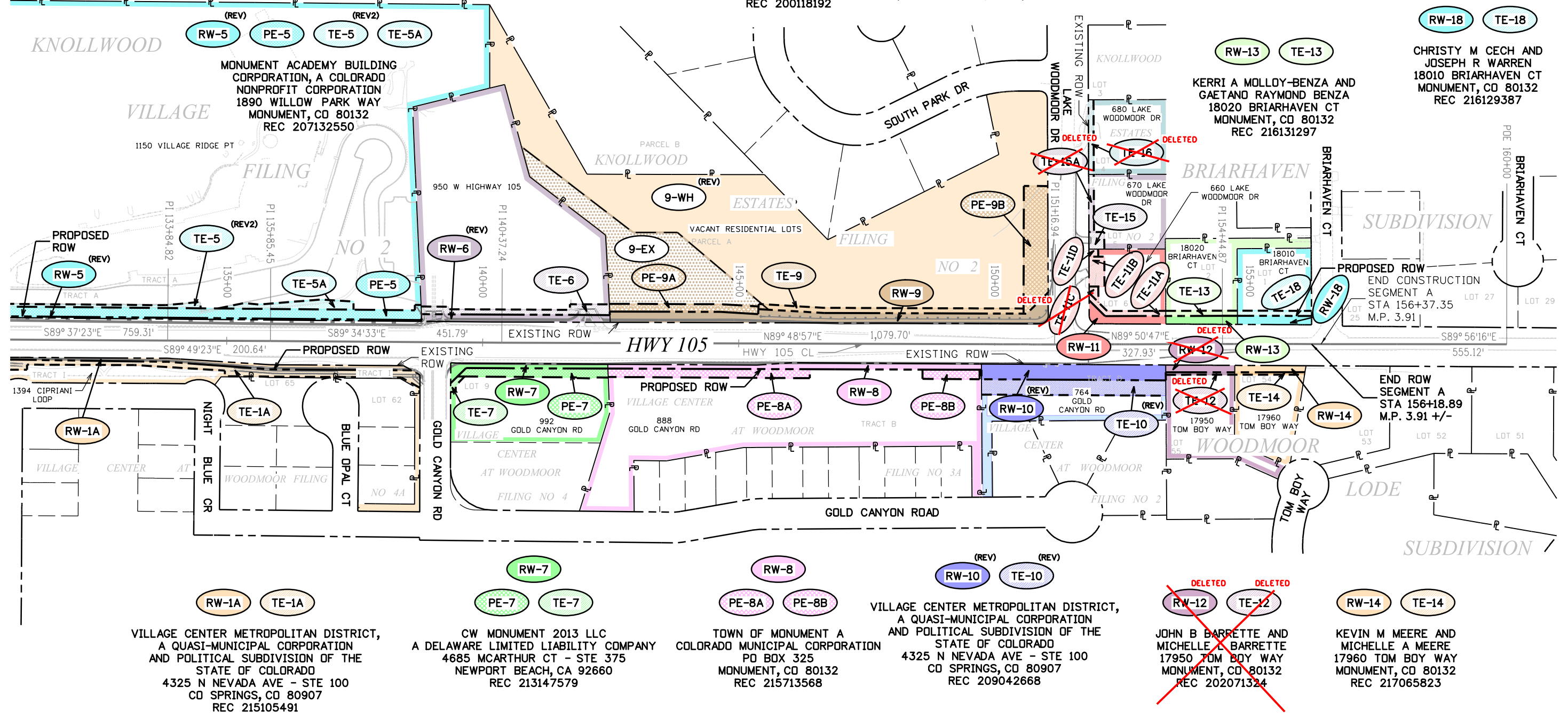
(REV) 9-WH (REV) 9-EX
RW-9 PE-9A
PE-9B TE-9
CHEYENNE VILLAGE INC
A COLORADO CORPORATION
6275 LEHMAN DR
CO SPRINGS, CO 80918
REC 200118192

RW-11
TE-11A TE-11B
KEN L HOFMOCKEL AND
KAREN L HOFMOCKEL
660 LAKE WOODMOOR DR
MONUMENT, CO 80132
REC 215094902
(OWNERS DURING ACQUISITION)

~~TE-11C~~ ~~TE-11D~~
CADE WEAVER AND
KAYLA GILSTRAP
660 LAKE WOODMOOR DR
MONUMENT, CO 80132
REC 221152418
(CURRENT OWNERS)

TE-15 ~~TE-15A~~
STEPHEN P MARASCO AND
BRIDGET MARASCO
670 LAKE WOODMOOR DR
MONUMENT, CO 80132
REC 211027766

~~TE-16~~
LINDA BOOS AND WILLIAM BOOS
680 LAKE WOODMOOR DR
MONUMENT, CO 80132
REC 220199340



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File Name: 51007(A)RDW_Ownership02.dgn
Horiz. Scale: 1:200
FDR 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202
Phone: 303-764-1520 FAX: 303-860-7139

Sheet Revisions		
03-2020	REVISED TE-5	FGI
04-2021	CORRECT SUBDIVISION NAME	FGI
03-2022	REV PROPOSED ROW, PE'S & TE'S	FGI
04-2022	ADD 9-WH, DELETE RW-18 & TE-18	FGI
04-2022	DELETE RW-12 & TE-12, ADD RW-18 & TE-18	FGI
05-2022	REV 9-WH & ADD 9-EX	FGI

REVISIONS (CONTINUED)

09-2022	RENAME TE & UPDATE OWNER INFO	FGI
03-2023	DELETE TE-11C, TE-15A & TE-16	FGI

EL PASO COUNTY
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**HIGHWAY 105
NB I-25 RAMP TO LAKE WOODMOOR DR
RIGHT-OF-WAY PLAN SET
OWNERSHIP MAP**

LAST MODIFIED DATE: 03-09-2023

Project No./Code
STA 105A-014/19734
SUBSET: 8.01 to 8.02
SHEET NO.: 8.02