

# 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'

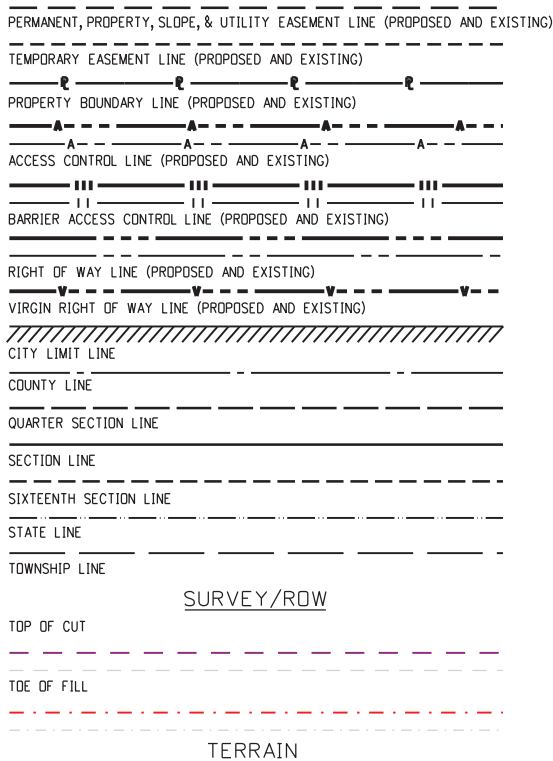
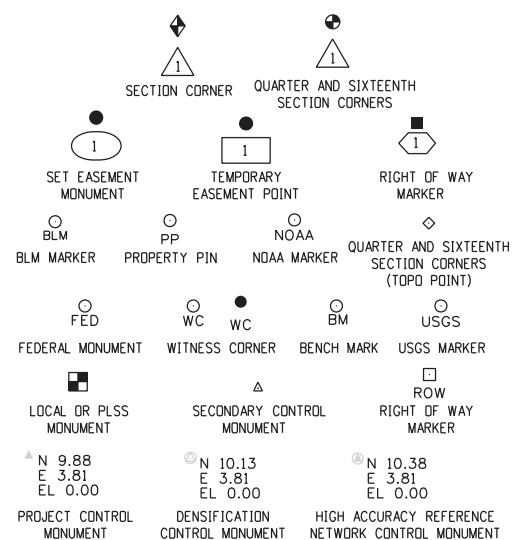
Ownership Map 1" = 200'

### 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).

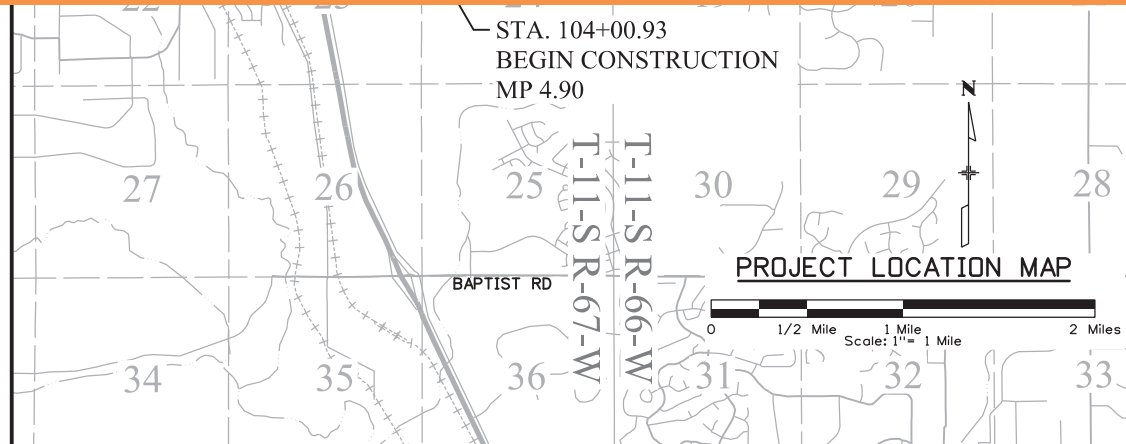
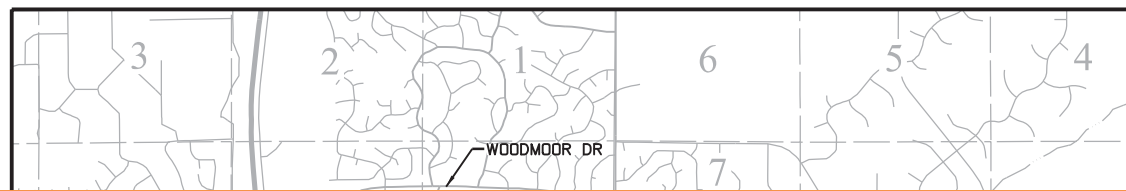
### NOTES:

1. 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.
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 contained on the attached drawing is not valid unless this copy bears an original signature of the professional land surveyor hereon named.
3. 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.
5. Date of original field survey: July 30, 2015  
Date of subsequent survey: January 30, 2017
6. 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.



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.



**CONDITIONAL ROW CLEARANCE  
NO WORK ZONES  
EXHIBIT  
April 26, 2023**

COLORADO DEPARTMENT OF TRANSPORTATION  
HIGHWAY PROJECT

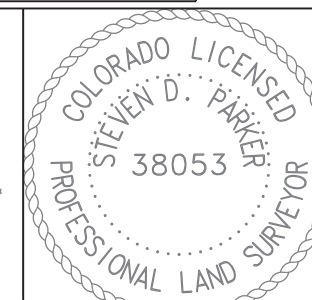
ROW PLANS AUTHORIZED: \_\_\_\_\_ DATE \_\_\_\_\_

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



### 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	

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: 09-08-2022	SUBSET: 1.01 to 1.01
	SHEET NO.: 1.01

FILING CERTIFICATION: FILED THIS DAY OF 2023 AT \_\_\_\_\_ M. DEPT. OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE \_\_\_\_\_ RECEPTION NUMBER \_\_\_\_\_ SIGNED \_\_\_\_\_

File Name: 51007(A)ROW\_TitleSht.dgn - Hwy-105 Monument To Sta-83\51007\RDW\_Survey\Drawings\51007(A)RDW\_TitleSht.dgn  
 jfinley 11:46:44 AM P:2015.0151007.00



**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	138 SQ FT (0.004 AC)						SAME	SAME	CONSTRUCTION & MAINTENANCE OF DRAINAGE IMPROVEMENTS
PE-1A	SAME	SAME	SAME	135 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

PARCEL 1  
NO WORK ZONE

NO WORK ZONE EXHIBIT  
APRIL 26, 2023




j:\finley 9:30:27 AM P:\2015\0151007.00 - Hwy-105 Monument To Sh-B3\51007\RDW\_Survey\Drawings\51007(A)RDW\_TabProp01.dgn

File Name: 51007(A)RDW\_TabProp01.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	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

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  
 STA 105A-014/19734

SUBSET: 2.01 to 2.06

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	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	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	MONUMENT, CO 80132	SAME	SAME	16,196 SQ FT (0.372 AC)						SAME	SAME	CONSTRUCTION & MAINTENANCE OF ROADWAY IMPROVEMENTS
TE-5(REV2)	SAME	SAME	SAME	2,465 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,	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	A UTAH CORPORATION, SOLE	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	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	

**PARCEL 5  
NO WORK ZONE**




**PARCEL 6  
NO WORK ZONE**

**NO WORK ZONE EXHIBIT  
APRIL 26, 2023**

j:\finley 4:09:23 PM P:\2015\151007\_00 - Hwy-105 Monument To Sh-B3\51007 ROW\_Survey Drawings\51007(A)ROW\_TabProp02.dgn

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			
Date:	Comments	Init.	
03-2020	REV TE-5, UPDATE OWNER INFO	FGI	
03-2022	REVISE RW-5, TE-5(REV) & RW-6	FGI	
	ADD PE-5 & TE-5A		
09-2022	ADD RECORDING INFO	FGI	

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  
 STA 105A-014/19734  
 SUBSET: 2.01 to 2.06  
 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	

NO WORK ZONE EXHIBIT  
APRIL 26, 2023

J:\finley\_3\06:30 PM 5/15/2015\0151007.dgn - Hwy-105 Monument To Sh-B3 51007 ROW\_Survey Drawings\51007(A)ROW\_TabProp03.dgn

File Name: 51007(A)ROW_TabProp03.dgn Horiz. Scale: 1:1	<b>Sheet Revisions</b> 03-2020 UPDATE OWNER INFO FGI 03-2022 ADD 9-WH FGI 05-2022 REVISE 9-WH & ADD 9-EX FGI 09-2022 ADD RECORDING INFO FGI				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 STA 105A-014/19734 SUBSET: 2.01 to 2.06 SHEET NO.: 2.03
---	---	---	---	---	---	---


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






**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
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
<del>RW-12</del>	<del>JOHN B BARRETTE AND MICHELLE L BARRETTE 17950 TOM BOY WAY MONUMENT, CO 80132</del>	<del>17950 TOM BOY WAY MONUMENT, CO 80132</del>	<del>LOT 55 WOODMOOR LODGE SUBDIVISION</del>	<del>1,872 SQ FT (0.043 AC)</del>				<del>25,628 SQ FT (0.588 AC)</del>		<del>RND55071312 (03-09-2020)</del>	<del>71134-03-021 REC 202071324</del>	
<del>TE-12</del>	<del>MONUMENT, CO 80132</del>	<del>SAME</del>	<del>SAME</del>	<del>651 SQ FT (0.015 AC)</del>						<del>SAME</del>	<del>SAME</del>	<del>CONSTRUCTION OF ROADWAY IMPROVEMENTS</del>
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	

PARCEL 10  
NO WORK ZONE

NO WORK ZONE EXHIBIT  
APRIL 26, 2023

j:\finley\_3\22:47 PM P:\2015\0151007.00 - Hwy-105 Monument To Sh-83 51007 ROW\_Survey Drawings\51007(A)ROW\_TabProp04.dgn

File Name: 51007(A)ROW_TabProp04.dgn Horiz. Scale: 1:1	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Sheet Revisions</th> </tr> </thead> <tbody> <tr> <td style="width: 10%;">03-2020</td> <td style="width: 70%;">UPDATE OWNER INFO</td> <td style="width: 20%;">FGI</td> </tr> <tr> <td>03-2022</td> <td>REVISE RW-10 &amp; TE-10, ADD TE-11C &amp; TE-11D</td> <td>FGI</td> </tr> <tr> <td>04-2022</td> <td>DELETE RW-12 &amp; TE-12</td> <td>FGI</td> </tr> <tr> <td>09-2022</td> <td>UPDATE OWNER INFO &amp; ADD RECORDING INFO</td> <td>FGI</td> </tr> </tbody> </table>	Sheet Revisions			03-2020	UPDATE OWNER INFO	FGI	03-2022	REVISE RW-10 & TE-10, ADD TE-11C & TE-11D	FGI	04-2022	DELETE RW-12 & TE-12	FGI	09-2022	UPDATE OWNER INFO & ADD RECORDING INFO	FGI				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 STA 105A-014/19734  SUBSET: 2.01 to 2.06  SHEET NO.: 2.04
Sheet Revisions																					
03-2020	UPDATE OWNER INFO	FGI																			
03-2022	REVISE RW-10 & TE-10, ADD TE-11C & TE-11D	FGI																			
04-2022	DELETE RW-12 & TE-12	FGI																			
09-2022	UPDATE OWNER INFO & ADD RECORDING INFO	FGI																			

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




**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 WOODMOOR DR MONUMENT, CO 80132	680 LAKE WOODMOOR DR MONUMENT, CO 80132	LOT 4 KNOLLWOOD ESTATES FILING NO 2	1,460 SQ FT (0.034 AC)							71132-11-004 REC 220199340	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 35017 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


NO WORK ZONE EXHIBIT  
APRIL 26, 2023


j:\finley 12:04:15 PM P:\2015\0151007.00 - Hwy-105 Monument To Sh-83\51007\RDW\_Survey\Drawings\51007(A)\RDW\_TabProp05.dgn

File Name: 51007(A)RDW\_TabProp05.dgn  
 Horiz. Scale: 1:1  
 1670 BROADWAY, SUITE 3400 DENVER, COLORADO 80202  
 Phone: 303-764-1520 FAX: 303-860-7139

Sheet Revisions			
03-2020	UPDATE OWNER INFO & REV RW-17	FGI	
	PE-17 & TE-17		
03-2022	REVISE RW-17(REV),PE-17(REV) & TE-17(REV) ADD TE-15A	FGI	
05-2022	UPDATE OWNER INFO	FGI	
09-2022	UPDATE OWNER INFO & ADD RECORDING INFO	FGI	







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: 09-08-2022

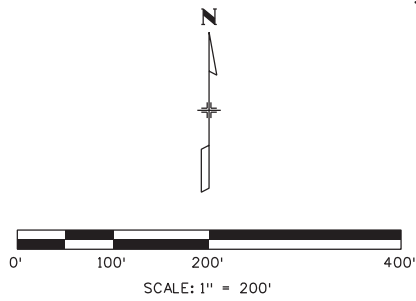
Project No./Code  
 STA 105A-014/19734  
 SUBSET: 2.01 to 2.06  
 SHEET NO.: 2.05





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) PE-17 (REV2) TE-17 (REV2) 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

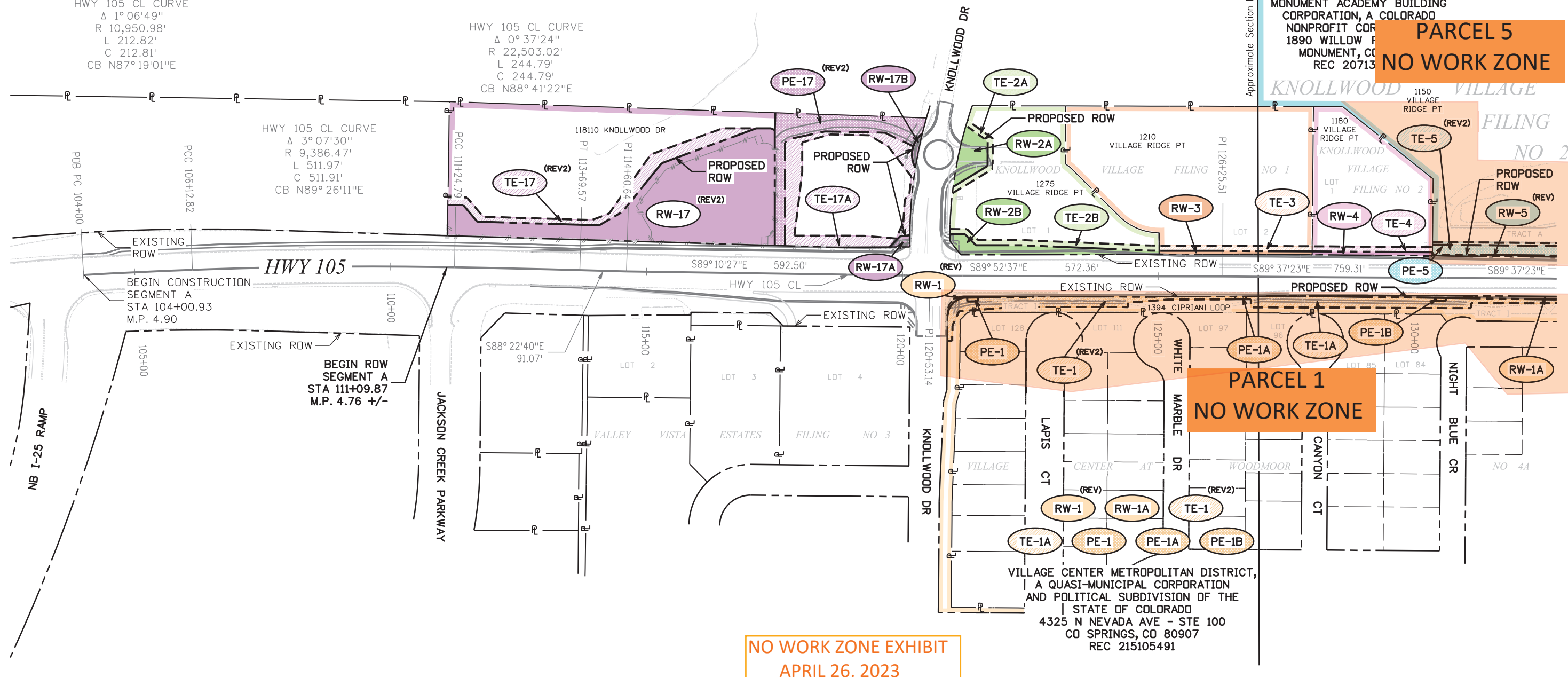
(REV) RW-5 (REV) PE-5 (REV2) TE-5

MONUMENT ACADEMY BUILDING  
CORPORATION, A COLORADO  
NONPROFIT CORP  
1890 WILLOW F  
MONUMENT, CO  
REC 20713

**PARCEL 5  
NO WORK ZONE**

FILING NO 2

PROPOSED ROW (REV) RW-5



**NO WORK ZONE EXHIBIT  
APRIL 26, 2023**

File Name: 51007(A)ROW\_Ownership01.dgn  
Horiz. Scale: 1:200  
**HDR** 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**  
PULVERILL PUBLIC RIGHTS TRAIL AUTHORITY  
CITY OF COLORADO SPRINGS PROJECTS

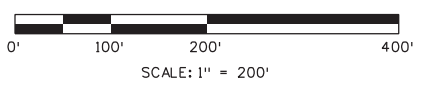
**Farnsworth GROUP**  
ENGINEERS ARCHITECTS SURVEYORS SCIENTISTS  
5775 Mark Dabbling Blvd - Suite 190  
COLORADO SPRINGS, CO 80919  
(719) 590-9194 / (719) 590-9111 Fax  
www.f-w.com

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

j:\finley 1:07:20 PM P:\2015\0151007.00 - Hwy-105 Monument To Sh-83\51007 ROW\_Survey\Drawings\51007(A)ROW\_Ownership01.dgn





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

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 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

(REV)  
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

**PARCEL 5  
NO WORK ZONE**

**PARCEL 6  
NO WORK ZONE**

**PARCEL 1  
NO WORK ZONE**

**PARCEL 10  
NO WORK ZONE**

**NO WORK ZONE EXHIBIT  
APRIL 26, 2023**

j:\finley 1:09:25 PM P:\2015\0151007.00 - Hwy-105 Monument To Sh-83\51007\_ROW\_Survey\Drawings\51007(AR)RDW\_Ownership02.dgn

File Name: 51007(A)RDW\_Ownership02.dgn  
Horiz. Scale: 1:200

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	DELETE RW-12 & TE-12, ADD RW-18 & T1-18	FGI
05-2022	REV 9-WH & ADD 9-EX	FGI

REVISIONS CONTINUED

09-2022	RENAME TE & UPDATE OWNER INFO	FGI
---------	-------------------------------	-----

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  
OWNERSHIP MAP

LAST MODIFIED DATE: 09-07-2022

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

SUBSET: 8.01 to 8.02

SHEET NO.: 8.02