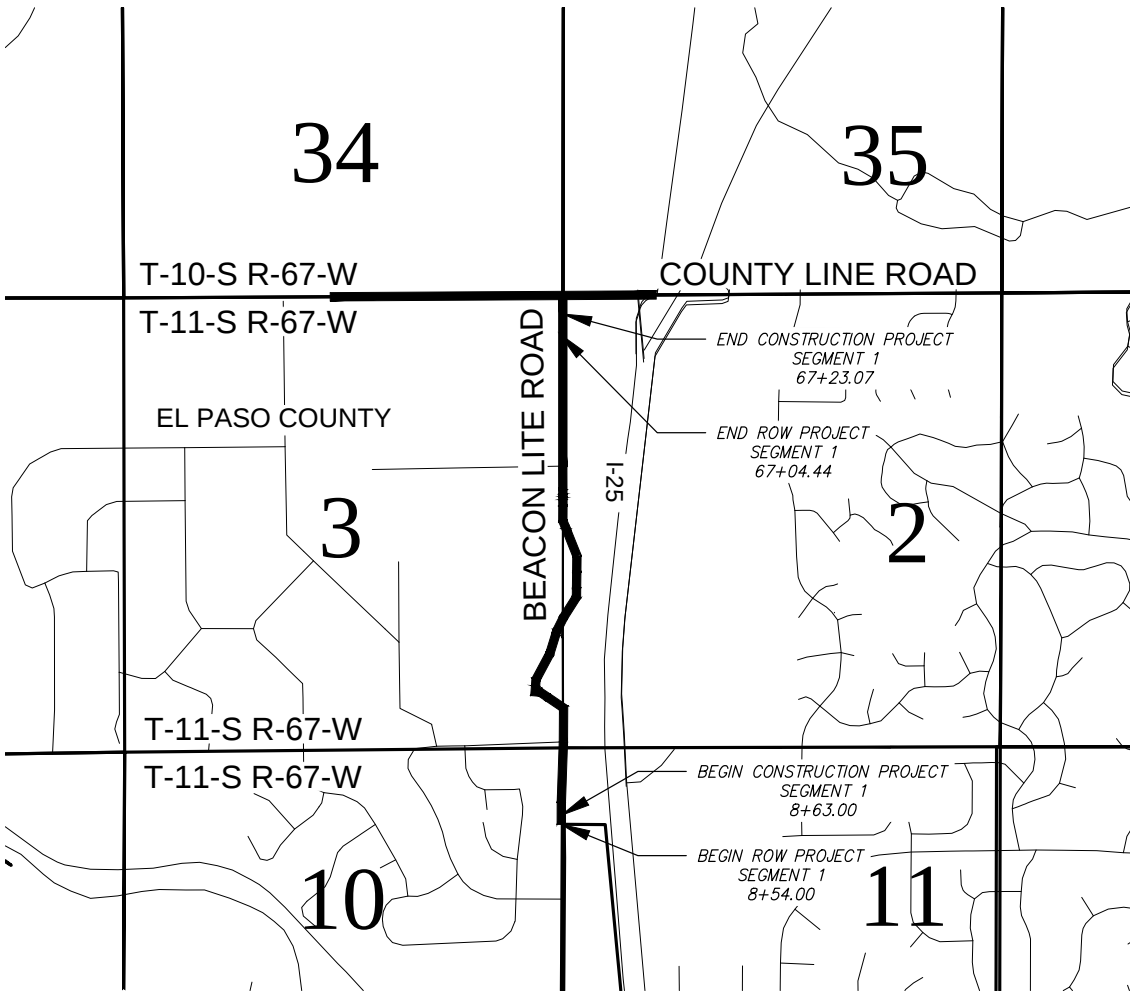


EL PASO COUNTY
STATE OF COLORADO
PUBLIC WORKS DEPARTMENT
RIGHT OF WAY PLANS FOR
BEACON LITE ROAD IMPROVEMENTS

SECTIONS 2 & 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
SECTIONS 10 & 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
6TH PRINCIPAL MERIDIAN, COLORADO

R.O.W. Length of Project = 1.11 Miles (5850 Feet)
Construction Length of Project = 1.11 Miles (5860 Feet)



NOT TO SCALE

SHEET NO.	INDEX OF SHEETS
1.01	(1) TITLE SHEET
2.01 - 2.04	(4) TABULATION OF PROPERTIES
3.01 - 3.02	(2) PROJECT CONTROL TITLE SHEET
4.01 - 4.05	(5) LAND SURVEY CONTROL DIAGRAM
5.01 - 5.03	(3) MONUMENT SHEETS
6.01 - 6.08	(9) PLAN SHEETS
7.01 - 7.03	(4) OWNERSHIP MAPS

(28) TOTAL SHEETS

SCALE OF ORIGINAL 11X 17 DRAWINGS
SURVEY CONTROL DIAGRAM 1" = 400'
LAND SURVEY CONTROL DIAGRAM 1" = 400'
PLAN SHEETS 1" = 50'

DOUGLAS COUNTY

NOTES:

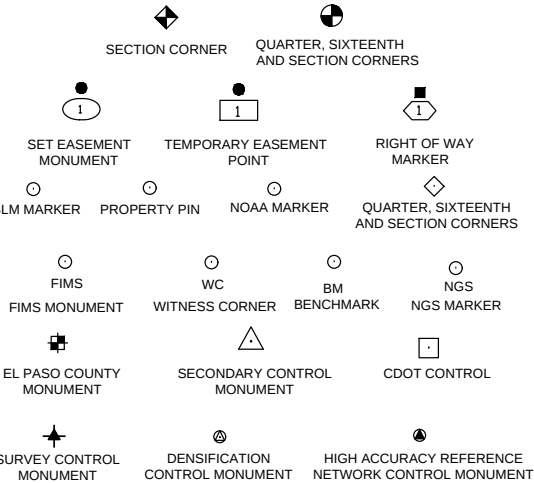
- THIS RIGHT OF WAY PLAN IS FOR THE USE OF THE EL PASO DEPARTMENT OF PUBLIC WORKS PERSONNEL. THIS RIGHT OF WAY PLAN IS NOT A LAND SURVEY PLAT, IMPROVEMENT SURVEY PLAT, IMPROVEMENT LOCATION CERTIFICATE OR ALTA/ACSM LAND TITLE SURVEY.
- FOR TITLE INFORMATION, FARNSWORTH GROUP RELIED ON TITLE COMMITMENTS PREPARED BY FIDELITY NATIONAL TITLE COMPANY.
- THIS PLAN SET IS SUBJECT TO CHANGE AND MAY NOT BE THE MOST CURRENT SET. IT IS THE USER'S RESPONSIBILITY TO VERIFY WITH THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS 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.

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 A. WARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, THAT BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, RESEARCH, CALCULATIONS AND EVALUATION OF THE SURVEY EVIDENCE WAS PERFORMED AND THIS RIGHT-OF-WAY PLAN WAS PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLS No. 34982



LEGEND

PROPERTY, SLOPE & UTILITY EASEMENT LINE
PERMANENT EASEMENT LINE
TEMPORARY EASEMENT LINE
PROPERTY BOUNDARY LINE
PROPOSED RIGHT OF WAY LINE
QUARTER SECTION LINE
SECTION LINE
SIXTEENTH SECTION LINE
TOWNSHIP LINE (EXISTING)

NOTE: THE PROJECT CONTROL USED ON THIS SURVEY WAS SET AND THE PROJECT COORDINATES WERE ESTABLISHED BY THE EL PASO COUNTY SURVEY DEPARTMENT. THEY USED NGS VERTICAL DEEP ROD, V 395 (PID #KK1315) AND IT'S GEODETIC COORDINATES AS THEIR MAIN CONTROL POINT (CP #1). EL PASO COUNTY ASSIGNED ASSUMED PROJECT COORDINATES OF 100,000 FOR THE NORTHING AND 100,000 FOR THE EASTING TO THIS POINT. ALL OTHER SURVEY POINTS WERE ESTABLISHED FROM THIS MAIN POINT.

THE SCALE FACTOR USED FOR THIS PROJECT IS 1.003475006. THE GEOID MODEL USED FOR GPS OBSERVATIONS WAS GEOID 03.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST QUARTER LINE OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN. SAID LINE IS MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 3 WITH A 3" ALUMINUM CAP STAMPED "PLS 17496" AND EAST QUARTER CORNER OF SAID SECTION 3 WITH A FOUND 2" ALUMINUM CAP STAMPED "PLS 10945". SAID LINE BEARS S00°05'45"E.

BASIS OF ELEVATIONS: PROJECT ELEVATIONS ARE BASED UPON NGS MONUMENT V395, KK1315 (EL PASO COUNTY POINT "CP #1") WITH A NAVD 88 ELEVATION OF 7346.57 FT.

Print Date: January 5, 2024

File Name: Beacon Lite ROW Plan Set

Horizontal Scale: N/A Vertical Scale: N/A

Farnsworth
GROUP
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Michael Baker
INTERNATIONAL

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Sheet Revisions

Date	Comments	Initials
11/27/23	REVISED EASEMENTS&ROW	MDG
12/08/23	REVISED TE-120	MDG
01/05/24	REVISED RW-123 TO PE-123	MF

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COUNTY

As Constructed

No Revisions:

Revised:

Void:

BEACON LITE ROAD IMPROVEMENTS
RIGHT OF WAY PLANS
TITLE SHEET

Designer: MB
Detailer: SWS
Subset: RIGHT OF WAY
Structure Numbers
Sheets: 1 of 1

Project No./Code

EPC #128558

Sheet Number 1.01

J:\2019\0191742.00 - Beacon Lite Road\Survey\07_Drawings\2 PHASE - BEACON LITE ROW PLANS\, Graves, Michael

R.O.W. TABULATION OF PROPERTIES IN EL PASO COUNTY - BEACON LITE ROAD									BOOK & PAGE NO. AND/OR RECEPTION NO.	TITLE COMMITMENT NO.	TOTAL OWNERSHIP BOOK & PAGE AND/OR REC. NO.	PURPOSE OF PARCEL
PARCEL NO.	OWNERSHIP NAME, MAILING ADDRESS & SCHEDULE NO.	SITE ADDRESS	LOCATION	AREA OF PARCEL	EXISTING ROW	OWNERSHIP AREA	REMAINDER LEFT	REMAINDER RIGHT				
			T 11 S, R 67 W OF THE 6TH P.M.									
RW-101	THOMAS EDWIN LYNN III AND CHRISTA PAIGE LYNN	19350 BEACON LITE RD	TRACTS 3 AND 4	2,694 SF		84,576 SF	81,882SF			370-F11485-22	220185394	
	19350 BEACON LITE RD	MONUMENT CO, 80132	WAKONDA HILLS SUBDIVISION NO. 1	0.062 AC		1.941 AC	1.880 AC					
	MONUMENT, CO 80132											
	71100-01-032											
TE-101	SAME	SAME	SAME	3,983 SF								TEMPORARY EASEMENT FOR
				0.091 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
RW-102	JACK DEMPSEY AND TERESA A. DEMPSEY	19440 BEACON LITE RD	TRACT 2	3,186 SF		42,139 SF	38,953 SF			370-F11484-22	212024547	
	19440 BEACON LITE RD	MONUMENT CO, 80132	WAKONDA HILLS SUBDIVISION NO. 1	0.073 AC		0.967 AC	0.894 AC					
	MONUMENT, CO 80132											
	71100-01-006											
TE-102	SAME	SAME	SAME	2,702 SF								TEMPORARY EASEMENT FOR
				0.062 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
RW-103	KATHRYN O. BOYD	2215 WAKONDA WAY	TRACT 1	5,712 SF		42,920 SF	37,208 SF			370-F11483-22	217008165	
	2215 WAKONDA WAY	MONUMENT CO, 80132	WAKONDA HILLS SUBDIVISION NO. 1	0.131 AC		0.985 AC	0.854 AC					
	MONUMENT, CO 80132											
	71100-01-001											
TE-103	SAME	SAME	SAME	3,124 SF								TEMPORARY EASEMENT FOR
				0.072 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
TE-103A	SAME	SAME	SAME	2,535 SF								TEMPORARY EASEMENT FOR
				0.058 AC								CONSTRUCTION OF
TE-104	FREDERICK SCOTT GRIFFIN	2285 WAKONDA WAY	TRACT 33	1,577 SF							218119510	TEMPORARY EASEMENT FOR
	2285 WAKONDA WAY	MONUMENT CO, 80132	WAKONDA HILLS SUBDIVISION NO. 1	0.036 AC								CONSTRUCTION OF
	MONUMENT CO, 80132											PUBLIC IMPROVEMENTS
	71100-01-016											
RW-105	KENDRA ROONEY AND ERIC ROONEY	2310 WAKONDA WAY	LOT 1	1,755 SF		93,154 SF	91,399 SF			370-F11481-22	219000194	
	2310 WAKONDA WAY	MONUMENT CO, 80132	ARVIDSON SUBDIVISION	0.040 AC		2.138 AC	2.098 AC					
	MONUMENT CO, 80132											
	71030-01-058											
PE-105	SAME	SAME	SAME	4,335 SF								PERMANENT EASEMENT FOR
				0.099 AC								PUBLIC IMPROVEMENTS
TE-105	SAME	SAME	SAME	2,082 SF								TEMPORARY EASEMENT FOR
				0.049 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
TE-105A	SAME	SAME	SAME	5,274 SF								TEMPORARY EASEMENT FOR
				0.121 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
PE-106	EDDIE E. MOORE AND RHONDA J. MOORE	19680 BEACON LITE RD	LOT 1	1,436 SF						370-F11476-22	94063739	PERMANENT EASEMENT FOR
	P.O. BOX 1110	MONUMENT CO, 80132	A AND B'S YARD SUBDIVISION	0.033 AC								PUBLIC IMPROVEMENTS
	MONUMENT CO, 80132											
	71030-01-054											
PE-106A	SAME	SAME	SAME	2,540 SF								PERMANENT EASEMENT FOR
				0.058 AC								PUBLIC IMPROVEMENTS
TE-106	SAME	SAME	SAME	14,058 SF								TEMPORARY EASEMENT FOR
				0.323 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
TE-106A	SAME	SAME	SAME	1,739 SF								TEMPORARY EASEMENT FOR
				0.040 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS

Print Date: December 04, 2023

File Name: Beacon Lite ROW Plan Set

Horizontal Scale: N/A Vertical Scale: N/A



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Sheet Revisions		
Date	Comments	Initials
11/27/23	REVISED TE-106	MDG

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COUNTY

COLORADO

As Constructed	BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS TABULATION OF PROPERTIES			Project No./Code
No Revisions:				EPC #128558
Revised:	Designer: MB	Structure		
	Detailer: SWS	Numbers		
Void:	Subset: RIGHT OF WAY	Sheets: 1 of 4		Sheet Number 2.01

J:\2019\0191742.00 - Beacon Lite Road\Survey\07_Drawings\2 PHASE - BEACON LITE ROW PLANS\, Graves, Michael

R.O.W. TABULATION OF PROPERTIES IN EL PASO COUNTY - BEACON LITE ROAD									BOOK & PAGE NO. AND/OR RECEPTION NO.	TITLE COMMITMENT NO.	TOTAL OWNERSHIP BOOK & PAGE AND/OR REC. NO.	PURPOSE OF PARCEL
PARCEL NO.	OWNERSHIP NAME, MAILING ADDRESS & SCHEDULE NO.	SITE ADDRESS	LOCATION	AREA IN SQUARE FEET (ACRES)								
				AREA OF PARCEL	EXISTING ROW	OWNERSHIP AREA	REMAINDER LEFT	REMAINDER RIGHT				
			T 11 S, R 67 W OF THE 6TH P.M.									
TE-107	JIMMY L. WILSON AND JULIE M. WILSON	19710 BEACON LITE RD	LOT 3	1,489 SF							203230898	TEMPORARY EASEMENT FOR
	19710 BEACON LITE RD	MONUMENT CO, 80132	VARNER SUBDIVISION	0.034 AC								CONSTRUCTION OF
	MONUMENT CO, 80132											PUBLIC IMPROVEMENTS
	71030-01-043											
TE-108	JAMES R. BROWN AND KATHY L. BROWN	19730 BEACON LITE RD	LOT 4	1,517 SF							2067142	TEMPORARY EASEMENT FOR
	19730 BEACON LITE RD	MONUMENT CO, 80132	VARNER SUBDIVISION	0.035 AC								CONSTRUCTION OF
	MONUMENT CO, 80132											PUBLIC IMPROVEMENTS
	71030-01-044											
TE-109	MARK J. NORDBY AND TRICIA A. NORDBY	19790 BEACON LITE RD	LOT 1	589 SF							96053436	TEMPORARY EASEMENT FOR
	19790 BEACON LITE RD	MONUMENT CO, 80132	VARNER SUBDIVISION	0.013 AC								CONSTRUCTION OF
	MONUMENT CO, 80132											PUBLIC IMPROVEMENTS
	71030-01-041											
TE-110	DENNIS C. BESHEAR AND RENE M. BESHEAR	19850 BEACON LITE RD	LOT 2	1,595 AC							203144296	TEMPORARY EASEMENT FOR
	19850 BEACON LITE RD	MONUMENT CO, 80132	VARNER SUBDIVISION	0.037 AC								CONSTRUCTION OF
	MONUMENT CO, 80132											PUBLIC IMPROVEMENTS
	71030-01-042											
TE-111	BOB E. NANCE AND DEBRA D. LAWLESS	19870 BEACON LITE RD	LOT 2	7,166 SF							99002471	TEMPORARY EASEMENT FOR
	19870 BEACON LITE RD	MONUMENT CO, 80132	NANCE SUBDIVISION	0.164 AC								CONSTRUCTION OF
	MONUMENT CO, 80132											PUBLIC IMPROVEMENTS
	71030-01-052											
TE-112	CHRISTOPHER J. ORTIONA AND MELISSA S. ORTIONA	19890 BEACON LITE RD	LOT 1	12,732 SF							219028813	TEMPORARY EASEMENT FOR
	19890 BEACON LITE RD	MONUMENT CO, 80132	NANCE SUBDIVISION	0.292 AC								CONSTRUCTION OF
	MONUMENT CO, 80132											PUBLIC IMPROVEMENTS
	71030-01-053											
RW-113	CHARLES R. FARRAR AND LUCY H. FARRAR, GRANTORS,	2325 BRICKER RD	LOTS 1 & 2	11,898 SF		402,383 SF	390,485 SF			370-F11473-22	214097782	
	AND THE FARRAR FAMILY REVOCABLE TRUST	MONUMENT CO, 80132	BEACON HEIGHTS SUBDIVISION	0.273 AC		9.237 AC	8.964 AC					
	PO BOX 9											
	MONUMENT CO, 80132											
	71030-01-051											
TE-113	SAME	SAME	SAME	30,159 SF								TEMPORARY EASEMENT FOR
				0.692 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
RW-114	CALEB DAVIS AND REBECCA DAVID	2320 BRICKER RD	LOT 9	5,841 SF		200,876 SF	195,035 SF			370-F11471-22	221197036	
	PO BOX 909	MONUMENT CO, 80132	BEACON HEIGHTS SUBDIVISION	0.134 AC		4.611 AC	4.477 AC					
	MONUMENT CO, 80132											
	71030-01-003											
TE-114	SAME	SAME	SAME	9,345 SF								TEMPORARY EASEMENT FOR
				0.214 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
RW-115	FREDERICK R. DARLING AND LINDA A. DARLING	20190 BEACON LITE RD	TRACT 10	7,269 SF		215,196 SF	207,927 SF			370-F11469-22	211039018	
	20190 BEACON LITE RD	MONUMENT CO, 80132	BEACON HEIGHTS SUBDIVISION	0.167 AC		4.940 AC	4.773 AC					
	MONUMENT CO, 80132											
	7103001002											
TE-115	SAME	SAME	SAME	7,159 SF								TEMPORARY EASEMENT FOR
				0.164 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS

Print Date: December 04, 2023

File Name: Beacon Lite ROW Plan Set

Horizontal Scale: N/A Vertical Scale: N/A



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Sheet Revisions		
Date	Comments	Initials
11/27/23	REORGANIZED	MDG

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COUNTY

As Constructed	BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS TABULATION OF PROPERTIES		Project No./Code
No Revisions:			EPC #128558
Revised:	Designer: MB	Structure	
Void:	Detailer: SWS	Numbers	
	Subset: RIGHT OF WAY	Sheets: 2 of 4	Sheet Number 2.02

J:\2019\0191742.00 - Beacon Lite Road\Survey\07_Drawings\2 PHASE - BEACON LITE ROW PLANS\, Graves, Michael

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PARCEL NO.	OWNERSHIP NAME, MAILING ADDRESS & SCHEDULE NO.	SITE ADDRESS	LOCATION	AREA IN SQUARE FEET (ACRES)								
				AREA OF PARCEL	EXISTING ROW	OWNERSHIP AREA	REMAINDER LEFT	REMAINDER RIGHT				
			T 11 S, R 67 W OF THE 6TH P.M.									
RW-116	DANIEL K CHIN	20270 BEACON LITE RD	TRACT 16	5,303 SF		201,211 SF	195,908 SF			370-F11467-22	212055478	
	20270 BEACON LITE RD	MONUMENT CO, 80132	BEACON HEIGHTS SUBDIVISION	0.122 AC		4.619 AC	4.497 AC					
	MONUMENT CO, 80132											
	7103001001											
TE-116	SAME	SAME	SAME	8,671 SF								TEMPORARY EASEMENT FOR
				0.199 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
RW-117	PETER H. DERBORT AND TAMMY L. DERBORT	20340 BEACON LITE RD	NE 1/4 SECTION 3	3,690 SF		218,776 SF	215,086 SF			370-F11465-22	218047868	
	20340 BEACON LITE RD	MONUMENT CO, 80132		0.085 AC		5.022 AC	4.938 AC					
	MONUMENT CO, 80132											
	71030-00-003											
PE-117	SAME	SAME	SAME	2,442 SF								PERMANENT EASEMENT FOR
				0.056 AC								PUBLIC IMPROVEMENTS
TE-117	SAME	SAME	SAME	2,911 SF								TEMPORARY EASEMENT FOR
				0.067 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
TE-117A	SAME	SAME	SAME	4,367 SF								TEMPORARY EASEMENT FOR
				0.100 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
RW-118	MONUMENT RIDGE WEST, LLC,	COUNTY LINE RD	NW 1/4 SECTION 2	2,039 SF		872,337 SF		870,298 SF		370-F11486-22	222106819	
	A COLORADO LIMITED LIBALITY COMPANY	MONUMENT CO, 80132		0.047 AC		20.026 AC		19.979 AC				
	970 CORRAL VALLEY RD											
	COLORADO SPRINGS CO, 80929-9315											
	71022-00-002											
TE-118	SAME	SAME	SAME	6,456 SF								TEMPORARY EASEMENT FOR
				0.148 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
TE-118A	SAME	SAME	SAME	9,251 SF								TEMPORARY EASEMENT FOR
				0.212 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
RW-119	INTERSTATE 25 PROPERTIES, LTD., A LIMITED PARTNERSHIP	BEACON LITE RD	SW 1/4 SECTION 2 & SE 1/4 SECTION 3	6,102 SF		1,612,598 SF		1,606,496 SF		370-F11487-22	1696697	
	970 CORRAL VALLEY RD	MONUMENT CO, 80132		0.140 AC		37.020 AC		36.880 AC				
	COLORADO SPRINGS CO, 80929-9315											
	71023-00-001											
RW-119A		SAME	SAME	93,316 SF		1,606,496 SF		1,513,180 SF				
				2.142 AC		36.880 AC		34.738 AC				
PE-119	INTERSTATE 25 PROPERTIES, LTD., A LIMITED PARTNERSHIP	BEACON LITE RD	NW 1/4, SECTION 2	5,998 SF						370-F11487-22	1696697	PERMANENT EASEMENT FOR
	970 CORRAL VALLEY RD	MONUMENT CO, 80132		0.138 AC								PUBLIC IMPROVEMENTS
	COLORADO SPRINGS CO, 80929-9315											
	7102300001											
TE-119	SAME	SAME	NW 1/4 SEC 2	2,459 SF								TEMPORARY EASEMENT FOR
				0.056 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
TE-119A	SAME	SAME	W 1/2 SEC 2 AND SE1/4 SEC 3	136,242 SF								TEMPORARY EASEMENT FOR
				3.128 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS

Print Date: December 04, 2023

File Name: Beacon Lite ROW Plan Set

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COUNTY

As Constructed	BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS TABULATION OF PROPERTIES			Project No./Code
No Revisions:				EPC #128558
Revised:	Designer: MB	Structure		
Void:	Detailer: SWS	Numbers		
	Subset: RIGHT OF WAY	Sheets:	2 of 4	Sheet Number 2.03

J:\2019\0191742.00 - Beacon Lite Road\Survey\07_Drawings\2 PHASE - BEACON LITE ROW PLANS\, Fischer, Mark

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PARCEL NO.	OWNERSHIP NAME, MAILING ADDRESS & SCHEDULE NO.	SITE ADDRESS	LOCATION	AREA IN SQUARE FEET (ACRES)								
				AREA OF PARCEL	EXISTING ROW	OWNERSHIP AREA	REMAINDER LEFT	REMAINDER RIGHT				
			T 11 S, R 67 W OF THE 6TH P.M.									
RW-120	CABLE HOLDCO EXCHANGE I LLC	BEACON LITE RD	NW 1/4, SECTION 2	186 SF		156,555 SF		156,369 SF		370-F11488-22	206119730	
	ONE COMCAST CENTER, 32ND FLOOR			0.004 AC		3.594 AC		3.590 AC				
	ATTN: PROPERTY TAX DEPARTMENT											
	PHILADELPHIA, PA 19103-2855											
	7102200003											
PE-120	SAME	SAME	SAME	901 SF								PERMANENT EASEMENT FOR
				0.021 AC								PUBLIC IMPROVEMENTS
PE-120A	SAME	SAME	SAME	99 SF								PERMANENT EASEMENT FOR
				0.002 AC								PUBLIC IMPROVEMENTS
TE-120	SAME	SAME	SAME	2,000 SF								TEMPORARY EASEMENT FOR
				0.046 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
RW-121	THE TOWN OF MONUMENT	BEACON LITE RD	NW 1/4 SECTION 2	3,052 SF		42,647 SF		39,595 SF		370-F11489-22	BOOK 2997	
	645 BEACON LITE RD			0.070 AC		0.979 AC		0.909 AC			PAGE 345	
	MONUMENT, CO 80132											
	71022-00-004											
PE-121	SAME	SAME	SAME	3,635 SF								PERMANENT EASEMENT FOR
				0.083 AC								PUBLIC IMPROVEMENTS
RW-122	MANCHESTER ALDER, LLC AND	BEACON LITE RD	SE 1/4 SECTION 3 AND SW 1/4, SECTION 2	5,310 SF		26,735 SF		21,425 SF		370-F11490-22	208085382	
	MONUMENT HILL PROPERTIES LLC, GRANTEES			0.122 AC		0.614 AC		0.492 AC				
	970 CORRAL VALLEY RD											
	COLORADO SPRINGS CO, 80929-9315											
	71023-00-002											
PE-122	SAME	SAME	SW 1/4, SECTION 2	685 SF								PERMANENT EASEMENT FOR
				0.016 AC								PUBLIC IMPROVEMENTS
TE-122	SAME	SAME	SW 1/4, SECTION 2	19,185 SF								TEMPORARY EASEMENT FOR
				0.440 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS
PE-123	SPENCER FAMILY PARTNERSHIP, LLP,	19475 BEACON LITE RD	LOT 1 SHATTUCK SUBDIVISION	23,737 SF		218,722 SF				370-F11491-22	218125655	PERMANENT EASEMENT FOR
	A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP	COLORADO SPRINGS, CO	COLORADO SPRINGS, CO	0.545 AC		5.021 AC						PUBLIC IMPROVEMENTS
	19475 BEACON LITE RD											
	COLORADO SPRINGS, CO											
	71110-01-001											
TE-123	SAME	SAME	SAME	29,602 SF								TEMPORARY EASEMENT FOR
				0.680 AC								CONSTRUCTION OF
												PUBLIC IMPROVEMENTS

Print Date: January 5, 2024

File Name: Beacon Lite ROW Plan Set

Horizontal Scale: N/A Vertical Scale: N/A



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Sheet Revisions		
Date	Comments	Initials
11/27/23	REVISED 120-121, REMOVED 124	MDG
12/08/23	REVISED TE-120	MDG
01/05/24	REVISED RW-123 TO PE-123	MF

EL PASO

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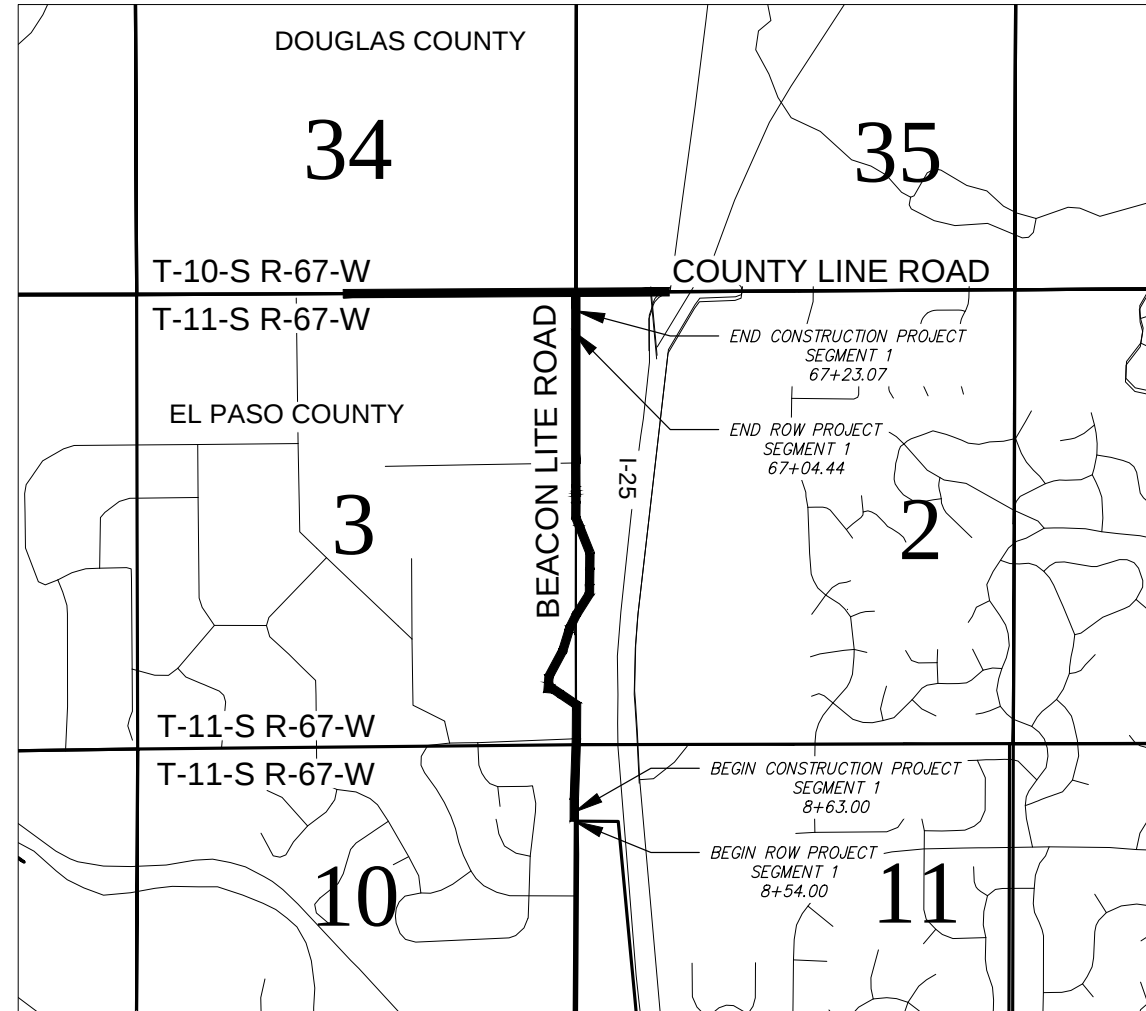
COUNTY

COLORADO

As Constructed	BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS TABULATION OF PROPERTIES			Project No./Code
No Revisions:				EPC #128558
Revised:	Designer: MB	Structure		
	Detailer: SWS	Numbers		
Void:	Subset: RIGHT OF WAY	Sheets: 4 of 4		Sheet Number 2.04

EL PASO COUNTY
STATE OF COLORADO
PUBLIC WORKS DEPARTMENT
PROJECT CONTROL DIAGRAM FOR
BEACON LITE ROAD IMPROVEMENTS

SECTIONS 34 & 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST, DOUGLAS COUNTY
SECTIONS 2 & 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
SECTIONS 10 & 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
6TH PRINCIPAL MERIDIAN, COLORADO



SHEET NO.	INDEX OF SHEETS
3.01	(1) TITLE SHEET
3.02	(1) COORDINATE TABLE/PLAN SHEET
(2) TOTAL SHEETS	

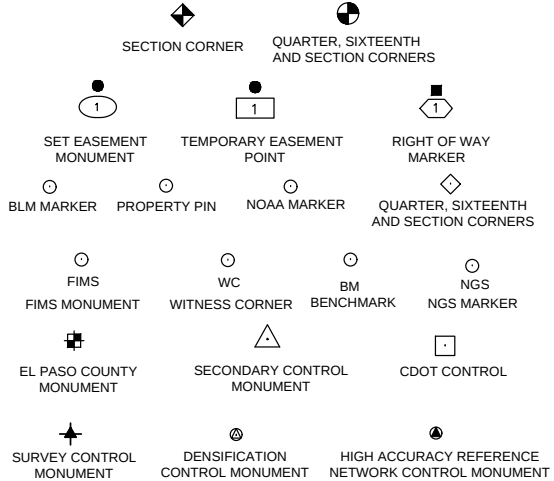
NOTE: THE PROJECT CONTROL USED ON THIS SURVEY WAS SET AND THE PROJECT COORDINATES WERE ESTABLISHED BY THE EL PASO COUNTY SURVEY DEPARTMENT. THEY USED NGS VERTICAL DEEP ROD, V395 (PID #KK1315) AND IT'S GEODETIC COORDINATES, AS THEIR MAIN CONTROL POINT (CP #1). EI PASO COUNTY ASSIGNED ASSUMED PROJECT COORDINATES OF 100,000 FOR THE NORTHING AND 100,000 FOR THE EASTING TO THIS POINT. ALL OTHER SURVEY POINTS WERE ESTABLISHED FROM THIS MAIN POINT.

THE SCALE FACTOR USED FOR THIS PROJECT IS 1.0003475006. THE GEOID MODEL USED FOR GPS OBSERVATIONS WAS GEOID 03.

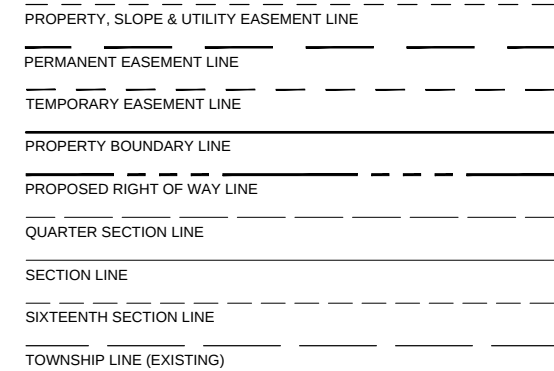
BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST QUARTER LINE OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST. SAID LINE IS MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 3 WITH A 3" ALUMINUM CAP STAMPED "PLS 17496" AND THE EAST QUARTER CORNER OF SAID SECTION 3 WITH A FOUND 2" ALUMINUM CAP STAMPED "PLS 10945", SAID LINE BEARS S0°05'45"E.

BASIS OF ELEVATIONS: PROJECT ELEVATIONS ARE BASED UPON NGS MONUMENT V395, KK1315 (EL PASO COUNTY POINT "CP #1") WITH A NAVD 88 ELEVATION OF 7346.57 FEET.

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.



LEGEND



GENERAL NOTES:

1. THE 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.

SURVEYOR STATEMENT (PROJECT CONTROL DIAGRAM)

I, LORELEI A. WARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS THAT BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, RESEARCH, CALCULATIONS AND EVALUATION OF THE SURVEY EVIDENCE WERE PERFORMED AND THIS PROJECT CONTROL DIAGRAM WAS PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLS NO. 34982

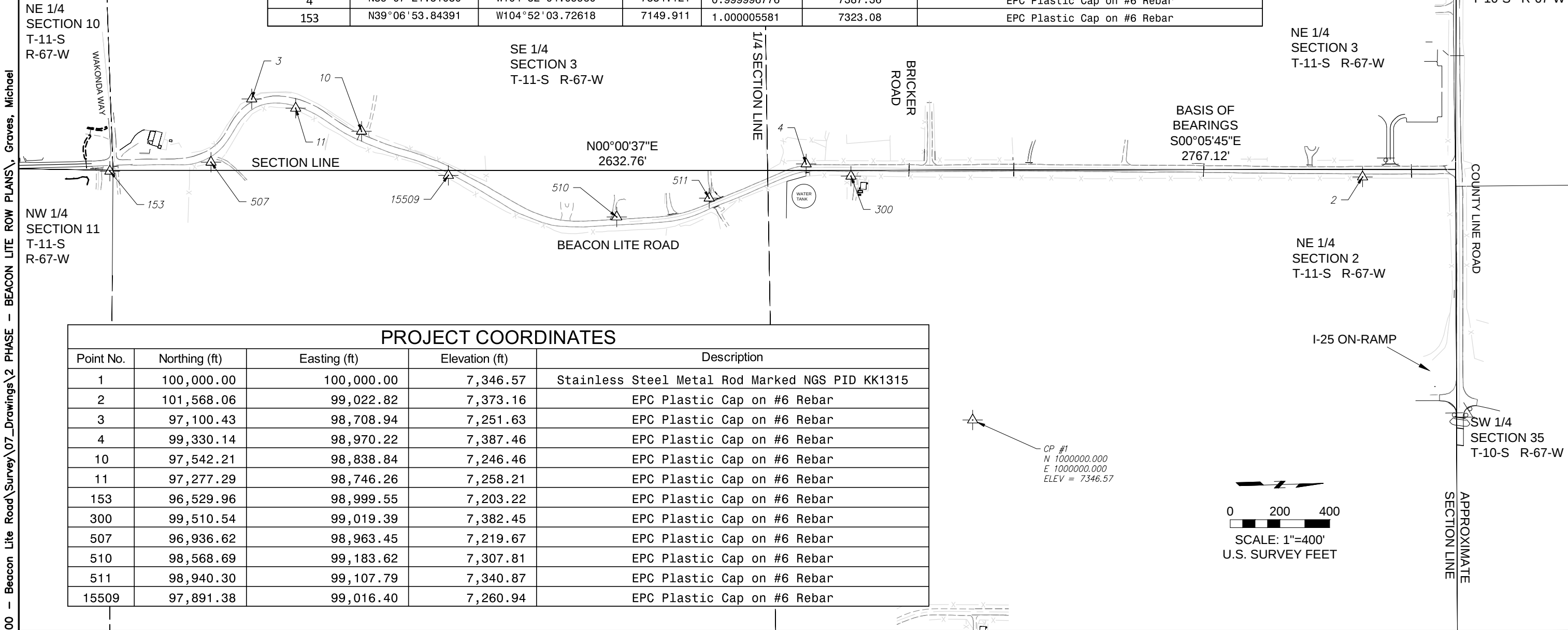
Print Date: January 13, 2023			Sheet Revisions			EL PASO 3275 Akers Drive Colorado Springs, CO 80922 tel 719.520.6460 fax 719.520.6879 EL PASO COUNTY COLORADO EST. 1861 COLORADO	As Constructed		BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS PROJECT CONTROL TITLE SHEET			Project No./Code	
File Name: Beacon Lite ROW Plan Set			Date	Comments	Initials		No Revisions:		EPC #128558				
Horizontal Scale: N/A Vertical Scale: N/A			—	—	—		Revised:		Designer: MB	Structure			
Farnsworth GROUP 5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com Michael Baker INTERNATIONAL 165 S. Union Blvd. Lakewood, Colorado 80228 (303)-986-2758							Void:		Detailer: SWS	Numbers			
									Subset: RIGHT OF WAY	Sheets: 1 of 2	Sheet Number 3.01		

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EL PASO COUNTY PUBLIC WORKS DEPARTMENT
CONTROL DIAGRAM FOR
BEACON LITE IMPROVEMENTS
SECTIONS 34 & 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST, EL PASO COUNTY
SECTIONS 2 & 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
SECTIONS 10 & 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
6TH PRINCIPAL MERIDIAN, COLORADO

GEODETIC COORDINATES

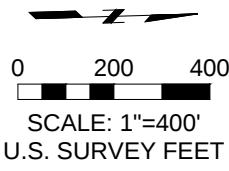
Point No.	Geodetic Coordinates NAD-83(92)		Elip Height (NAVD88) (ft)	Grid Scale Factor	Ortho Height (ft)	Description
	Latitude (N)	Longitude (W)				
1	N39°07'28.12945	W104°51'51.03753	7293.145	0.999998733	7346.57	Stainless Steel Metal Rod Marked NGS PID KK1315
2	N39°07'43.62233	W104°52'03.43351	7319.791	0.999997461	7373.16	EPC Plastic Cap on #6 Rebar
3	N39°06'59.48025	W104°52'07.41234	7198.334	1.000003267	7251.63	EPC Plastic Cap on #6 Rebar
4	N39°07'21.51080	W104°52'04.09960	7334.121	0.999996776	7387.36	EPC Plastic Cap on #6 Rebar
153	N39°06'53.84391	W104°52'03.72618	7149.911	1.000005581	7323.08	EPC Plastic Cap on #6 Rebar



PROJECT COORDINATES

Point No.	Northing (ft)	Easting (ft)	Elevation (ft)	Description
1	100,000.00	100,000.00	7,346.57	Stainless Steel Metal Rod Marked NGS PID KK1315
2	101,568.06	99,022.82	7,373.16	EPC Plastic Cap on #6 Rebar
3	97,100.43	98,708.94	7,251.63	EPC Plastic Cap on #6 Rebar
4	99,330.14	98,970.22	7,387.46	EPC Plastic Cap on #6 Rebar
10	97,542.21	98,838.84	7,246.46	EPC Plastic Cap on #6 Rebar
11	97,277.29	98,746.26	7,258.21	EPC Plastic Cap on #6 Rebar
153	96,529.96	98,999.55	7,203.22	EPC Plastic Cap on #6 Rebar
300	99,510.54	99,019.39	7,382.45	EPC Plastic Cap on #6 Rebar
507	96,936.62	98,963.45	7,219.67	EPC Plastic Cap on #6 Rebar
510	98,568.69	99,183.62	7,307.81	EPC Plastic Cap on #6 Rebar
511	98,940.30	99,107.79	7,340.87	EPC Plastic Cap on #6 Rebar
15509	97,891.38	99,016.40	7,260.94	EPC Plastic Cap on #6 Rebar

CP #1
N 1000000.000
E 1000000.000
ELEV = 7346.57



Print Date: January 13, 2023

File Name: Beacon Lite ROW Plan Set

Horizontal Scale: N/A Vertical Scale: N/A

Farnsworth GROUP

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Sheet Revisions

Date	Comments	Initials

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COLORADO

As Constructed

No Revisions:

Revised:

Void:

BEACON LITE ROAD IMPROVEMENTS
RIGHT OF WAY PLANS
CONTROL DIAGRAM

Designer: MJE
Detailer: SWS
Subset: RIGHT OF WAY

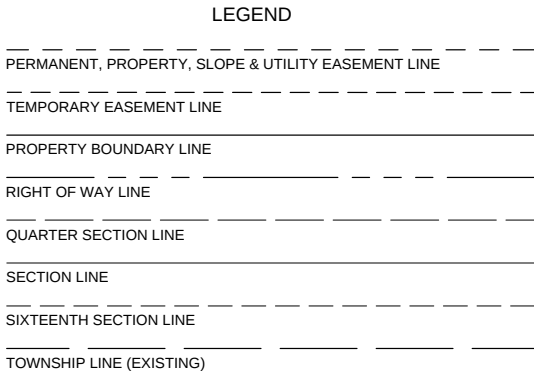
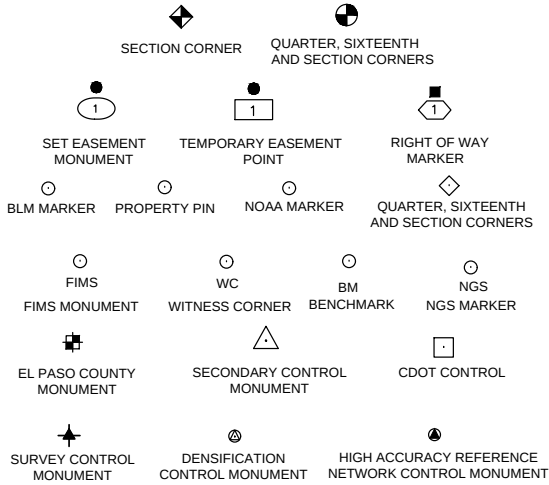
Structure Numbers
Sheets: 2 of 2

Project No./Code

EPC #128558

Sheet Number 3.02

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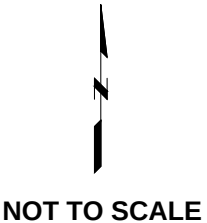
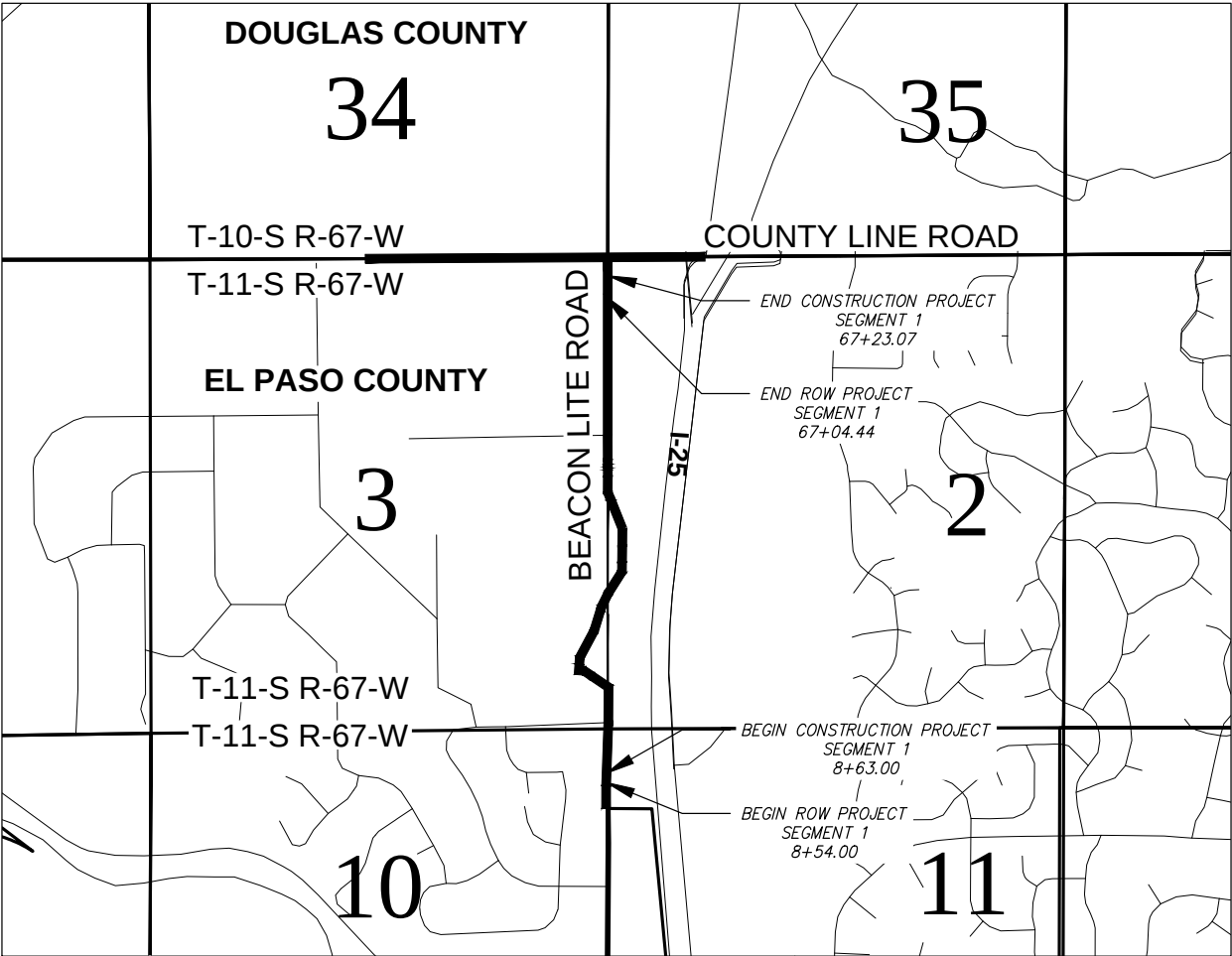


GENERAL NOTES:

1. THIS LAND SURVEY 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 THEIR PROPER POSITION OR IF THEY ARE AT THE CORNERS THEY ARE INTENDED TO MONUMENT.
2. THE 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.

EL PASO COUNTY
PUBLIC WORKS DEPARTMENT
LAND SURVEY CONTROL DIAGRAM FOR
BEACON LITE ROAD IMPROVEMENTS

SECTIONS 34 & 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST, DOUGLAS COUNTY
SECTIONS 2 & 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
SECTIONS 10 & 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
6TH PRINCIPAL MERIDIAN, COLORADO



SHEET NO. INDEX OF SHEETS

4.01	(1) TITLE SHEET
4.02-4.03	(2) LAND SURVEY CONTROL DIAGRAM COORD. TABLES
4.04-4.05	(2) LAND SURVEY CONTROL DIAGRAM PLAN SHEETS
	(5) TOTAL SHEETS

NOTE: THE PROJECT CONTROL USED ON THIS SURVEY WAS SET AND THE PROJECT COORDINATES WERE ESTABLISHED BY THE EL PASO COUNTY SURVEY DEPARTMENT. THEY USED NGS VERTICAL DEEP ROD, V395 (PID #KK1315) AND IT'S GEODETIC COORDINATES, AS THEIR MAIN CONTROL POINT (CP #1). EI PASO COUNTY ASSIGNED ASSUMED PROJECT COORDINATES OF 100,000 FOR THE NORTHING AND 100,000 FOR THE EASTING TO THIS POINT. ALL OTHER SURVEY POINTS WERE ESTABLISHED FROM THIS MAIN POINT.

THE SCALE FACTOR USED FOR THIS PROJECT IS 1.0003475006. THE GEOID MODEL USED FOR GPS OBSERVATIONS WAS GEOID 03.

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BASIS OF ELEVATIONS: PROJECT ELEVATIONS ARE BASED UPON NGS MONUMENT V395, KK1315 (EL PASO COUNTY POINT "CP #1") WITH A NAVD 88 ELEVATION OF 7346.57 FEET.

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SURVEYOR STATEMENT (LAND SURVEY CONTROL DIAGRAM)

I, LORELEI A. WARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, THAT BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, RESEARCH, CALCULATIONS AND EVALUATION OF THE SURVEY EVIDENCE WAS PERFORMED AND THIS LAND SURVEY CONTROL DIAGRAM WAS PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH APPLICABLE STANDARDS. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

PLS NO. 34982

Print Date: January 13, 2023

File Name: Beacon Lite ROW Plan Set

Horizontal Scale: N/A Vertical Scale: N/A

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Sheet Revisions		
Date	Comments	Initials

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COLORADO

As Constructed	BEACON LITE ROAD IMPROVEMENTS LAND SURVEY CONTROL DIAGRAM TITLE SHEET		Project No./Code
No Revisions:			EPC #128558
Revised:	Designer: MJE	Structure Numbers	
Void:	Detailer: SWS		
	Subset: RIGHT OF WAY	Sheets: 1 of 5	Sheet Number 4.01

SECTIONS 34 & 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST, DOUGLAS COUNTY
SECTIONS 2 & 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
SECTIONS 10 & 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
6TH PRINCIPAL MERIDIAN, COLORADO

			BY FARNSWORTH GROUP
Point No.	Northing (ft)	Easting (ft)	Description
149	101,947.70	96,383.23	3 1/4" ALUMINUM CAP S 1/4 CORNER SECTION 34 STAMPED LS17496
7052	96,542.66	98,995.78	2.5" ALUMINUM CAP STAMPED KITLICA PLS 10384
7061	96,495.97	97,665.17	3 IN" ALUMINUM CAP STAMPED 1/16 CORNER KITLICA LS 10384
7063	96,527.08	98,554.71	BENT REBAR WITH RED PLASTIC CAP
15054	96,541.74	98,965.57	2.5" ALUMINUM CAP STAMPED POWERS ELEVATION INC
70111	101,913.98	98,367.94	ORANGE PLASTIC CAP STAMPED WAGNER PLS 14166
70150	101,942.53	98,991.62	3" ALUMINUM CAP STAMPED EPC LS 17496
140014	99,498.48	98,956.79	#4 REBAR BENT REBAR
140015	99,175.41	98,996.25	2" ALUMINUM CAP STAMPED PLS 10945 1/4 COR 3 2
140016	99,186.73	98,967.38	#4 REBAR NO CAP
140017	98,762.76	99,159.43	BENT REBAR WITH RED PLASTIC CAP ILLEGIBLE
140021	97,102.49	98,701.42	REBAR WITH ORANGE PLASTIC CAP ILLEGIBLE
140022	97,050.45	98,735.34	#6 BENT REBAR WITH NO CAP
140023	96,999.68	98,812.06	REBAR WITH ORANGE PLASTIC CAP ILLEGIBLE
140024	96,979.10	98,833.84	REBAR WITH ORANGE PLASTIC CAP STAMPED CENTENNIAL PLS 37909
140026	96,772.43	98,927.13	REBAR WITH ORANGE PLASTIC CAP STAMPED CENTENNIAL PLS 37909
140027	96,565.32	98,935.15	REBAR WITH ORANGE PLASTIC CAP STAMPED CENTENNIAL PLS 37909
140385	96,525.30	98,555.03	1.25" ALUMINUM CAP STAMPED POLARIS PLS 27605
140386	96,528.86	98,584.78	REBAR WITH ORANGE PLASTIC CAP STAMPED CENNTENNIAL PLS 37909
140387	97,317.70	99,683.96	1.25" ALUMINUM CAP STAMPED JERRY DOLPH 5199
161309	101,978.88	96,381.15	REBAR WITH RED PLASTIC CAP ILLEGIBLE
430028	103,218.52	93,711.02	#4 REBAR NO CAP
430036	104,613.73	93,716.59	3" ALUMINUM CAP 1/4 CORNER STAMPED T10R67 S33 S34 1996 LS 1802
430037	107,172.11	104,297.91	3.5" ALUMINUM CAP NE CORNER SECTION 35 STAMPED DAVID E. ARCHER PLS 6935

Print Date: January 13, 2023			Sheet Revisions			EL PASO 3275 Akers Drive Colorado Springs, CO 80922 tel 719.520.6460 fax 719.520.6879 COLORADO COUNTY	As Constructed		BEACON LITE ROAD IMPROVEMENTS LAND SURVEY CONTROL DIAGRAM COORDINATE TABLE		Project No./Code				
File Name: Beacon Lite ROW Plan Set							No Revisions:				EPC #128558				
Horizontal Scale: N/A Vertical Scale: N/A			Date		Comments		Initials		Designer: MB		Structure Numbers				
Farnsworth GROUP 5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com Michael Baker INTERNATIONAL 165 S. Union Blvd. Lakewood, Colorado 80228 (303)-986-2758									Detailer: SWS						
									Void:		Subset: RIGHT OF WAY		Sheets: 2 of 5		Sheet Number 4.02

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EL PASO COUNTY
PUBLIC WORKS DEPARTMENT
LAND SURVEY CONTROL DIAGRAM FOR
BEACON LITE ROAD IMPROVEMENTS

SECTIONS 34 & 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST, DOUGLAS COUNTY
SECTIONS 2 & 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
SECTIONS 10 & 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
6TH PRINCIPAL MERIDIAN, COLORADO

FOUND ALIQUOT AND BOUNDARY POINTS
PROVIDED BY EL PASO COUNTY COORDINATE TABLE

Point No.	Northing (ft)	Easting (ft)	Description
12	97,100.46	98,671.29	REBAR WITH RED PLASTIC CAP
13	97,293.65	98,695.02	ALUMINUM CAP
15	97,602.65	98,863.59	REBAR
17	99,193.19	98,965.88	PROPERTY PIN
55	96,474.84	98,750.69	REBAR
58	95,993.95	99,017.17	PIPE
59	95,737.82	98,952.53	PIPE
62	96,515.86	97,665.28	REBAR WITH RED PLASTIC CAP
64	96,506.60	99,421.13	1\2" PIPE
66	99,785.09	97,651.63	1\2" PIPE
67	99,835.03	97,651.43	1\2" PIPE
70	95,524.17	101,604.70	ALUMINUM CAP
101	101,848.56	99,758.76	PIPE
103	99,185.84	99,593.87	STATE ROW MONUMENT
104	96,563.06	99,416.29	STATE ROW MONUMENT

FOUND ALIQUOT AND BOUNDARY POINTS
PROVIDED BY EL PASO COUNTY COORDINATE TABLE

Point No.	Northing (ft)	Easting (ft)	Description
105	96,214.09	98,720.08	IRON PIPE
108	98,010.45	98,089.96	REBAR
109	97,994.46	97,668.88	REBAR WITH RED PLASTIC CAP
112	101,180.07	98,363.66	RE BAR
115	99,165.73	98,341.51	IRON PIPE
116	99,165.86	98,351.45	IRON PIPE
118	98,018.07	98,415.36	REBAR WITH RED PLASTIC CAP
2013	98,791.73	99,105.46	REBAR WITH RED PLASTIC CAP
2028	98,421.41	99,126.02	REBAR WITH RED PLASTIC CAP
2029	98,361.34	99,125.32	REBAR WITH RED PLASTIC CAP
2683	99,152.31	98,350.31	REBAR WITH RED PLASTIC CAP MARKED LS9853
2686	96,539.69	99,418.30	STATE ROW MONUMENT
15054	96,541.86	98,965.59	2 1/2" ALMUMINUM CAP SEC COR

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Print Date: January 13, 2023

File Name: Beacon Lite ROW Plan Set

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Sheet Revisions		
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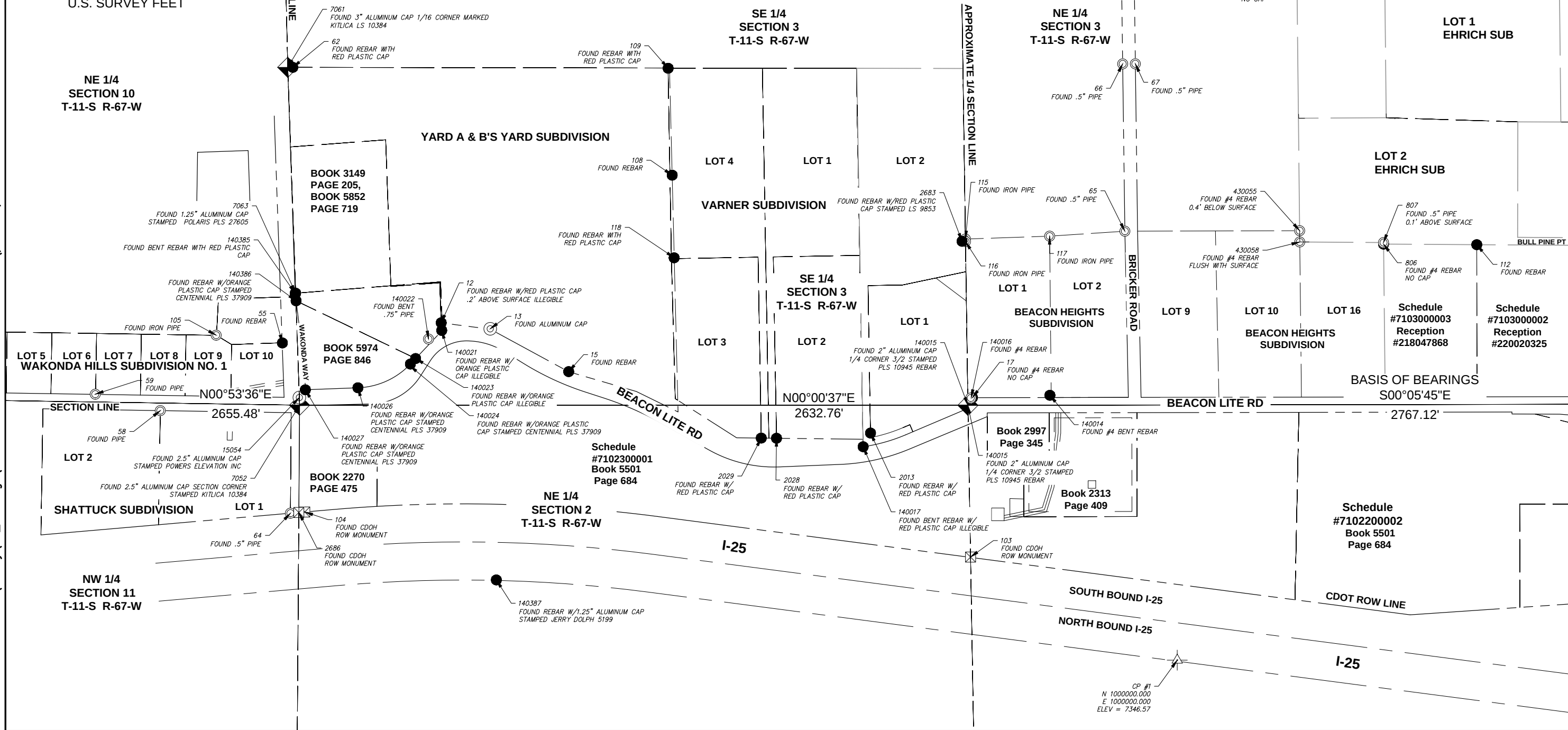


COLORADO

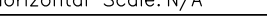
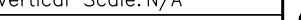
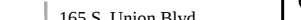
COUNTY

As Constructed	BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS LAND SURVEY CONTROL PLAN SHEET			Project No./Code
No Revisions:				EPC #128558
Revised:	Designer: MB	Structure		
	Detailer: SWS	Numbers		
Void:	Subset: RIGHT OF WAY	Sheets: 3 of 5		Sheet Number 4.03

SECTIONS 34 & 35, TOWNSHIP 10 SOUTH, RANGE 67 WEST, DOUGLAS COUNTY
SECTIONS 2 & 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
SECTIONS 10 & 11, TOWNSHIP 11 SOUTH, RANGE 67 WEST, EL PASO COUNTY
6TH PRINCIPAL MERIDIAN, COLORADO



SEE SHEET 105

Print Date: January 13, 2023		  165 S. Union Blvd. Lakewood, Colorado 80228 (303)-986-2758		Sheet Revisions					As Constructed		BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS		Project No./Code	
File Name: beacon Lite ROW Plan Set				Date	Comments	Initials			No Revisions:		LAND SURVEY CONTROL PLAN SHEET		EPC #128558	
Horizontal Scale: N/A Vertical Scale: N/A									Revised:		Designer: MB Detailer: SWS		Structure Numbers	
  5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com									Void:		Subset: RIGHT OF WAY Sheets: 4 of 5		Sheet Number 4.04	

SECTIONS 34 & 35, TOWNSHIP 10 SOUTH,
RANGE 67 WEST, DOUGLAS COUNTY
SECTIONS 2 & 3, TOWNSHIP 11 SOUTH,
RANGE 67 WEST, EL PASO COUNTY
SECTIONS 10 & 11, TOWNSHIP 11 SOUTH,
RANGE 67 WEST, EL PASO COUNTY
6TH PRINCIPAL MERIDIAN, COLORADO

Reception #00051580
Parcel No 2771-340-00-040

Reception #00051580
Parcel No 2771-350-00-059

0 200 400 800

SCALE: 1"=400'

U.S. SURVEY FEET

NE 1/4
SECTION 3
T-11-S R-67-W

NE 1/4
SECTION 3
T-11-S R-67-W

LOT 1
EHRICH SUB

Schedule
#7103000034
Reception
#218119991

LOT 2
EHRICH SUB

**Schedule
#7103000031
Reception
#22122781**

LOT 1 LOT 2
BEACON HEIGHTS
SUBDIVISION

LOT 9	LOT 10	LOT 11
	BEACON HEIGHTS SUBDIVISION	

**Schedule
#7103000003
Reception
#218047868**

**Schedule
#7103000003
Reception
#218047868**

Schedule
#710300
Receipt
#099073

Schedule
#7103000001
Reception
#099073572

Book 2997
Page 345

Book 2313
Page 409

**Schedule
#7102200002
Book 5501
Page 684**

**Schedule
#7102200001
Book 5501
Page 684**

NE 1/4
SECTION 2
T-11-S R-67-W

SOUTH BOUND I-25

NORTH BOUND I-25

CDOT ROW LINE

101 FOUND PIPE

Farnsworth
GROUP
5775 MARK DABLING BLVD., SUITE 190
COLORADO SPRINGS, COLORADO 80919
(719) 590-9194 / info@f-w.com

Michael Baker
INTERNATIONAL

165 S. Union Blvd.
Lakewood, Colorado 80228
(303)-986-2758

Date	Comments	Initials

EL PASO
3275 Akers Drive
Colorado Springs, CO 80922
tel 719.520.6460
fax 719.520.6879

The seal of El Paso County, Colorado, is circular. It features a central image of a mountain range with a river flowing in the foreground. The words "EL PASO COUNTY" are written around the top inner edge, and "EST. 1861" is at the bottom.

COUNTY
COLORADO

No Revisions:
Revised:
Void:

Designer: MB	Structure Numbers	
Detailer: SWS		
Subset: RIGHT OF WAY	Sheets:	5 of 5

Sheet Number 4.05

J:\2019\0191742.00 - Beacon Lite Road\Survey\07_Drawings\2 PHASE - BEACON LITE ROW PLANS\, Fischer, Mark



TABULATION OF ROW MONUMENTS (TO BE SET)			
POINT NO.	NORTHING (ft)	EASTING (ft)	DESCRIPTION
1001	95,838.47	98,954.79	RW-101, TE-101
1002	95,838.57	98,948.17	RW-101, TE-101
1003	95,948.92	98,946.39	RW-101, TE-101
1008	96,480.36	98,931.85	RW-103, TE-103
1010	96,565.36	98,935.01	RW-105
1012	96,529.00	98,584.72	RW-105
1013	96,534.36	98,587.31	RW-105
1014	96,567.19	98,854.67	RW-105, PE-105
1015	96,570.36	98,934.82	RW-105, PE-105
1016	99,261.64	98,966.10	RW-113, TE-113
1017	99,426.62	98,943.94	RW-113, TE-113
1018	99,503.51	98,944.28	RW-113, TE-113
1019	99,503.49	98,942.28	RW-113, TE-113
1020	99,692.83	98,943.09	RW-113, TE-113
1021	99,692.85	98,938.13	RW-113, TE-113
1022	99,787.23	98,938.55	RW-113, TE-113
1023	99,806.10	98,899.13	RW-113, TE-113
1024	99,807.49	98,965.19	RW-113
1025	99,857.50	98,965.10	RW-114
1026	99,856.43	98,914.26	RW-114, TE-114
1027	99,871.59	98,945.93	RW-114, TE-114
1028	100,163.87	98,947.24	RW-114, TE-114
1030	100,163.74	98,941.24	RW-115, TE-115



TABULATION OF ROW MONUMENTS (TO BE SET)			
POINT NO.	NORTHING (ft)	EASTING (ft)	DESCRIPTION
1033	100,643.02	98,943.39	RW-116, TE-116
1034	100,642.98	98,951.38	RW-116, TE-116
1037	101,180.61	98,953.79	RW-117, TE-117A
1040	101,318.70	99,030.41	RW-118, TE-118A
1041	101,020.14	99,029.07	RW-118, TE-118, TE-118A
1042	101,020.17	99,023.16	RW-118, TE-118
1045	99,251.50	99,053.05	RW-121, RW-119, TE-119A
1046	99,224.38	99,063.33	RW-119, TE-119A
1047	98,925.74	99,186.03	RW-119, TE-119A
1048	98,689.59	99,234.01	RW-119, TE-119A
1049	98,500.55	99,236.10	RW-119, TE-119A
1054	98,350.99	99,235.62	RW-119A, TE-119A
1055	98,335.42	99,236.07	RW-119A, TE-119A
1056	98,174.35	99,190.63	RW-119A, TE-119A
1057	98,084.76	99,152.24	RW-119A, TE-119A
1058	98,024.28	99,119.78	RW-119A, TE-119A
1059	97,656.73	98,962.27	RW-119A, TE-119A
1060	97,621.39	99,044.73	RW-119A, TE-119A
1061	97,466.91	98,971.15	RW-119A, TE-119A
1062	97,491.57	98,895.49	RW-119A, TE-119A
1063	97,140.22	98,914.91	RW-119A, TE-119A
1064	97,045.40	98,954.67	RW-119A, TE-119A
1065	96,938.25	99,005.20	RW-119A, TE-119A



TABULATION OF ROW MONUMENTS (TO BE SET)			
POINT NO.	NORTHING (ft)	EASTING (ft)	DESCRIPTION
1066	96,876.48	99,016.20	RW-119A, TE-119A
1078	96,763.38	99,006.19	RW-122, TE-122
1079	96,745.68	99,005.94	RW-122, TE-122
1080	96,542.50	99,018.01	RW-122, PE-122
1092	99,251.60	99,117.04	RW-121, TE-119A
1093	99,257.70	99,117.03	RW-121, PE-121
1094	99,257.60	99,057.41	RW-121, PE-121
1095	99,421.01	99,030.04	RW-121, PE-121
1096	99,492.36	99,030.34	RW-121, PE-121
1098	99,505.90	99,043.51	RW-120, PE-120A, TE-120
1099	99,509.04	99,040.34	RW-120, TE-120
1100	96,216.18	98,942.09	RW-102, TE-102
1101	99,509.02	99,025.69	RW-120, TE-120



TABULATION OF CALCULATED ROW POINTS (NOT SET)			
POINT NO.	NORTHING (ft)	EASTING (ft)	DESCRIPTION
1004	96,091.81	98,944.09	RW-101, RW-102, TE-101, TE-102
1005	96,091.58	98,958.74	RW-101, RW-102
1006	96,271.56	98,961.55	RW-102, RW-103
1007	96,271.90	98,939.93	RW-102, RW-103, TE-102, TE-103
1009	96,481.54	98,964.82	RW-103
1011	96,562.21	98,855.07	RW-105
1029	100,164.23	98,964.59	RW-114, RW-115
1031	100,489.08	98,942.70	RW-115, RW-116, TE-115, TE-116
1032	100,489.31	98,964.05	RW-115, RW-116
1035	100,819.24	98,952.17	RW-116, RW-117, TE-116, TE-117
1036	100,819.36	98,963.50	RW-116, RW-117
1038	101,180.61	98,962.89	RW-117
1039	101,318.73	99,022.66	RW-118
1043	99,495.15	99,025.71	RW-121, RW-120
1044	99,251.45	99,026.12	RW-121
1050	98,673.99	99,228.95	RW-119
1051	98,943.78	99,169.12	RW-119
1052	99,248.34	99,042.05	RW-119
1053	99,251.48	99,040.76	RW-119, RW-121
1067	96,851.03	99,013.95	RW-119A, RW-122, TE-119A, TE-122
1068	96,851.30	98,988.75	RW-119A, RW-122
1069	97,017.52	98,882.89	RW-119A
1070	97,058.15	98,819.85	RW-119A
1071	97,199.96	98,742.53	RW-119A
1072	97,349.45	98,784.89	RW-119A

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW			68							
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										
PROJECT POINTS										
WITNESS POST (REQUIRED)										

NOTE: THE PROJECT CONTROL USED ON THIS SURVEY WAS SET AND THE PROJECT COORDINATES WERE ESTABLISHED BY THE EL PASO COUNTY SURVEY DEPARTMENT. THEY USED NGS VERTICAL DEEP ROD, V395 (PID #KK1315) AND IT'S GEODETIC COORDINATES, AS THEIR MAIN CONTROL POINT (CP #1). EI PASO COUNTY ASSIGNED ASSUMED PROJECT COORDINATES OF 100,000 FOR THE NORTHING AND 100,000 FOR THE EASTING TO THIS POINT. ALL OTHER SURVEY POINTS WERE ESTABLISHED FROM THIS MAIN POINT.

THE SCALE FACTOR USED FOR THIS PROJECT IS 1.0003475006. THE GEOID MODEL USED FOR GPS OBSERVATIONS WAS GEOID 03.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST QUARTER LINE OF SECTION 3, TOWNSHIP 11 SOUTH, RANGE 67 WEST. SAID LINE IS MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 3 WITH A 3" ALUMINUM CAP STAMPED "PLS 17496" AND THE EAST QUARTER CORNER OF SAID SECTION 3 WITH A FOUND 2" ALUMINUM CAP STAMPED "PLS 10945", SAID LINE BEARS S0°05'45"E.

BASIS OF ELEVATIONS: PROJECT ELEVATIONS ARE BASED UPON NGS MONUMENT V395, KK1315 (EL PASO COUNTY POINT "CP #1") WITH A NAVD 88 ELEVATION OF 7346.57 FEET.

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 MONUMENTS)

I, LORELEI A. WARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, THAT BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, RESEARCH, CALCULATIONS AND EVALUATION OF THE 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. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

Print Date: January 5, 2024

File Name: Beacon Lite ROW Plan Set

Horizontal Scale: N/A Vertical Scale: N/A



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Sheet Revisions		
Date	Comments	Initials
11/27/23	REVISED 120-121	MDG
01/05/24	REVISED RW-123 TO PE-123	MF

EL PASO

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COLORADO

COUNTY

As Constructed	BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS MONUMENTATION SHEET		Project No./Code	
No Revisions:			EPC #128558	
Revised:	Designer: MB	Structure		
	Detailer: SWS	Numbers		
Void:	Subset: RIGHT OF WAY	Sheets: 1 of 3	Sheet Number	5.01

J:\2019\0191742.00 - Beacon Lite Road\Survey\07_Drawings\2 PHASE - BEACON LITE ROW PLANS\ Fischer, Mark



TABULATION OF CALCULATED ROW POINTS (NOT SET)			
POINT NO.	NORTHING (ft)	EASTING (ft)	DESCRIPTION
1073	97,426.07	98,832.11	RW-119A
1074	97,666.85	98,943.48	RW-119A
1075	97,742.93	98,968.20	RW-119A
1076	97,967.21	99,066.46	RW-119A
1077	98,154.67	99,171.73	RW-119A
1081	96,542.64	98,997.60	RW-122
1082	96,825.00	98,990.85	RW-122
1097	99,495.16	99,033.07	RW-121, RW-120, PE-121, PE-120A

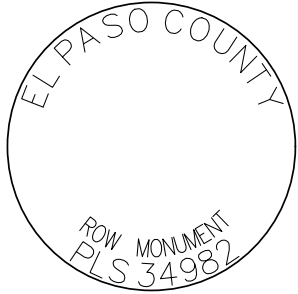
TABULATION OF PERMANENT EASEMENT POINTS			
POINT NO.	NORTHING (ft.)	EASTING (ft.)	DESCRIPTION
2001	96,587.69	98,934.17	PE-105, TE-105A
2002	96,583.14	98,761.54	PE-105
2003	96,579.76	98,738.57	PE-105, TE-105
2004	96,551.53	98,727.10	PE-105, TE-105, RW-105
2005	97,488.83	98,802.27	PE-106
2006	97,508.02	98,766.92	PE-106
2007	97,539.41	98,783.96	PE-106, TE-106
2008	97,520.22	98,819.31	PE-106, TE-106
2009	97,602.83	98,864.16	PE-106A, TE-106
2010	97,618.04	98,828.67	PE-106A, TE-106
2011	97,730.10	98,901.24	PE-106A, TE-106A
2012	100,839.30	98,952.26	RW-117, PE-117, TE-117
2013	100,839.38	98,934.26	PE-117, TE-117
2014	100,932.25	98,934.68	PE-117, TE-117, TE-117A
2015	101,017.80	98,953.06	RW-117, PE-117, TE-117A
2016	100,309.51	99,024.35	PE-119, TE-119
2017	100,144.21	99,059.11	PE-119
2018	99,961.67	99,024.93	PE-119
2019	99,803.28	99,025.20	PE-120
2020	99,750.13	99,035.28	PE-120
2021	99,740.13	99,035.30	PE-120
2022	99,633.13	99,025.48	PE-120
2023	96,611.49	99,013.91	PE-122, TE-122, RW-122
2024	96,612.20	99,025.83	PE-122, TE-122
2025	96,542.45	99,025.83	PE-122, TE-122

TABULATION OF PERMANENT EASEMENT POINTS			
POINT NO.	NORTHING (ft.)	EASTING (ft.)	DESCRIPTION
2026	99,267.60	99,117.01	PE-121
2027	99,267.57	99,097.60	PE-121
2028	99,270.37	99,064.28	PE-121
2029	99,310.63	99,050.88	PE-121
2030	99,333.38	99,051.53	PE-121
2031	99,362.01	99,053.75	PE-121
2032	99,415.95	99,043.40	PE-121
2033	99,464.61	99,040.18	PE-121
2034	99,487.55	99,040.18	PE-121
2035	99,495.19	99,046.89	PE-121, PE-120A
2036	99,499.12	99,050.35	PE-120A, TE-120
2037	96,458.26	99,024.46	PE-123
2038	96,224.88	99,020.79	PE-123
2039	96,224.02	99,075.90	PE-123
2040	96,278.80	99,130.65	PE-123
2041	96,401.41	99,129.17	PE-123
2042	96,401.50	99,137.20	PE-123
2043	96,411.50	99,137.08	PE-123
2044	96,411.41	99,129.05	PE-123
2045	96,459.58	99,128.46	PE-123

TABULATION OF TEMPORARY EASEMENT POINTS			
POINT NO.	NORTHING (ft.)	EASTING (ft.)	DESCRIPTION
3001	95,795.09	98,954.12	TE-101
3002	95,795.08	98,945.17	TE-101
3003	95,834.65	98,938.23	TE-101
3004	95,915.70	98,936.92	TE-101
3005	95,915.78	98,931.92	TE-101
3006	95,948.67	98,931.39	TE-101
3007	96,092.05	98,929.08	TE-101, TE-102
3008	96,215.77	98,927.10	TE-102
3009	96,272.13	98,924.91	TE-102, TE-103
3010	96,479.85	98,916.85	TE-103
3011	96,478.41	98,875.67	TE-103A
3012	96,425.05	98,856.86	TE-103A
3013	96,431.20	98,817.04	TE-103A
3014	96,476.22	98,813.03	TE-103A
3015	96,473.04	98,722.31	TE-104
3016	96,430.72	98,712.37	TE-104
3017	96,430.72	98,682.11	TE-104
3018	96,471.43	98,676.49	TE-104
3019	96,541.47	98,645.23	TE-105, RW-105
3020	96,567.99	98,658.45	TE-105
3021	96,587.15	98,913.84	TE-105A, PE-105
3022	96,784.43	98,911.99	TE-105A
3023	96,813.91	98,891.34	TE-105A
3024	96,879.61	98,903.21	TE-105A
3025	96,772.43	98,927.26	TE-105A

TABULATION OF TEMPORARY EASEMENT POINTS			
POINT NO.	NORTHING (ft.)	EASTING (ft.)	DESCRIPTION
3026	97,576.95	98,652.10	TE-106
3027	97,631.16	98,702.27	TE-106
3028	97,686.63	98,873.08	TE-106A, PE-106A
3029	97,862.36	98,931.95	TE-106A
3030	97,869.28	98,941.79	TE-106A
3031	98,318.54	99,124.81	TE-107
3032	98,344.68	99,074.23	TE-107
3033	98,360.45	99,074.61	TE-107, TE-108
3034	98,390.48	99,075.32	TE-108, TE-109
3035	98,396.79	99,075.47	TE-109
3036	98,408.49	99,125.87	TE-109
3037	98,391.36	99,125.67	TE-108, TE-109
3038	98,361.34	99,125.31	TE-107, TE-108
3039	98,542.75	99,127.44	TE-110
3040	98,543.17	99,091.45	TE-110
3041	98,587.48	99,091.97	TE-110
3042	98,587.06	99,127.77	TE-110
3043	98,762.51	99,159.55	TE-111
3044	98,761.92	99,130.02	TE-111
3045	98,760.59	99,043.75	TE-111
3046	98,790.50	99,045.17	TE-111
3047	98,791.48	99,105.37	TE-111
3048	98,797.29	99,133.47	TE-111
3049	98,892.11	99,104.17	TE-111
3050	98,936.19	99,086.06	TE-111

2" ALUMINUM CAP DETAIL



EASEMENT MONUMENTS WERE NOT SET AS PER REQUEST BY EL PASO COUNTY

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 MONUMENTS)	
I, LORELEI A. WARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, THAT BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, RESEARCH, CALCULATIONS AND EVALUATION OF THE 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. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.	

Print Date: January 5, 2024		0000	Sheet Revisions			EL PASO COUNTY COLORADO 3275 Akers Drive Colorado Springs, CO 80922 tel 719.520.6460 fax 719.520.6879 COLORADO	As Constructed		BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS MONUMENTATION SHEET		Project No./Code	
File Name: Beacon Lite ROW Plan Set			Date	Comments	Initials		No Revisions:				EPC #128558	
Horizontal Scale: N/A Vertical Scale: N/A			11/27/23	REVISED 106, 120, 121, 123 REMOVED 124	MDG		Revised:		Designer: MB	Structure	Sheet Number 5.02	
Farnsworth GROUP 5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com Michael Baker INTERNATIONAL 165 S. Union Blvd. Lakewood, Colorado 80228 (303)-986-2758			01/05/24	REVISED RW-123 TO PE-123	MF		Void:		Detailer: SWS	Numbers		
									Subset: RIGHT OF WAY			Sheets: 2 of 3

J:\2019\0191742.00 – Beacon Lite Road\Survey\07_Drawings\2 PHASE – BEACON LITE ROW PLANS\, Graves, Michael

TABULATION OF TEMPORARY EASEMENT POINTS			
POINT NO.	NORTHING (ft.)	EASTING (ft.)	DESCRIPTION
3051	98,933.02	99,078.58	TE-111, TE-112
3052	98,946.83	99,072.72	TE-111, TE-112
3053	98,958.59	99,100.45	TE-111, TE-112
3054	98,930.86	99,112.21	TE-111
3055	98,929.82	99,071.05	TE-112
3056	98,959.65	99,058.79	TE-112
3057	98,962.84	99,066.55	TE-112, TE-113
3058	99,174.38	98,926.64	TE-112, TE-113
3059	99,175.59	99,008.39	TE-112
3060	99,174.97	98,966.25	TE-113, TE-112
3061	99,250.86	98,874.72	TR-113
3062	99,383.99	98,866.89	TE-113
3063	99,503.23	98,916.16	TE-113
3064	99,777.68	98,917.44	TE-113
3065	99,783.98	98,886.45	TE-113
3066	99,805.84	98,886.44	TE-113
3067	99,855.85	98,886.43	TE-114
3068	99,866.10	98,886.43	TE-114
3069	99,875.32	98,903.68	TE-114
3070	99,940.47	98,918.24	TE-114
3071	100,163.28	98,919.24	TE-114, TE-115
3072	100,488.84	98,920.69	TE-115,TE-116
3073	100,818.92	98,922.17	TE-116, TE-117
3074	100,872.45	98,922.41	TE-117
3075	100,885.36	98,892.51	TE-117
3076	100,912.69	98,892.60	TE-117
3077	101,118.36	98,933.51	TE-117A
3078	101,180.58	98,922.36	TE-117A
3079	101,521.91	99,032.44	TE-118A
3080	101,521.83	99,051.61	TE-118A
3081	101,329.36	99,059.58	TE-118A
3082	100,941.81	99,051.20	TE-118
3083	100,874.05	99,047.17	TE-118
3084	100,797.55	99,028.53	TE-118
3085	100,649.52	99,028.78	TE-118
3086	100,617.95	99,043.68	TE-118
3087	100,479.19	99,029.07	TE-118, TE-119
3088	100,479.29	99,024.07	TE-118, TE-119
3089	100,478.98	99,039.06	TE-119
3090	100,309.54	99,038.35	TE-119

TABULATION OF TEMPORARY EASEMENT POINTS			
POINT NO.	NORTHING (ft.)	EASTING (ft.)	DESCRIPTION
3091	99,559.97	99,025.60	TE-120
3092	99,538.78	99,085.32	TE-120
3093	99,514.96	99,083.01	TE-120
3098	99,251.62	99,123.83	TE-119A
3099	99,236.48	99,131.46	TE-119A
3100	99,019.38	99,191.76	TE-119A
3101	98,991.46	99,208.79	TE-119A
3102	98,971.91	99,189.27	TE-119A
3103	98,899.45	99,218.32	TE-119A
3104	98,884.19	99,270.12	TE-119A
3105	98,750.76	99,250.74	TE-119A
3106	98,682.83	99,275.26	TE-119A
3107	98,600.80	99,256.82	TE-119A
3108	98,433.71	99,256.82	TE-119A
3109	98,369.56	99,245.07	TE-119A
3110	98,333.63	99,252.55	TE-119A
3111	98,232.18	99,224.31	TE-119A
3112	98,175.11	99,201.84	TE-119A
3113	97,763.43	99,098.72	TE-119A
3114	97,649.61	99,059.88	TE-119A
3115	97,602.02	99,128.28	TE-119A
3116	97,506.01	99,054.90	TE-119A
3117	97,440.18	99,097.00	TE-119A
3118	97,341.17	99,022.58	TE-119A
3119	97,214.86	98,992.00	TE-119A
3120	96,992.85	98,982.83	TE-119A
3121	96,940.65	99,019.19	TE-119A
3122	96,850.85	99,030.96	TE-119A
3123	96,850.94	99,022.46	TE-119A
3124	96,786.10	99,091.81	TE-122
3125	96,616.57	99,054.69	TE-122
3126	96,581.89	99,108.05	TE-122
3127	96,541.85	99,111.12	TE-122
3128	96,509.44	99,025.26	TE-123
3129	96,508.22	99,194.86	TE-123
3130	96,465.15	99,194.55	TE-123
3131	96,383.65	99,141.11	TE-123
3132	96,275.37	99,142.61	TE-123
3133	96,215.01	99,088.08	TE-123
3134	95,992.79	99,090.28	TE-123

TABULATION OF TEMPORARY EASEMENT POINTS			
POINT NO.	NORTHING (ft.)	EASTING (ft.)	DESCRIPTION
3135	95,993.99	99,017.17	TE-123
3136	100,556.67	99,028.94	TE-118
3137	97,613.88	98,657.87	TE-106
3138	97,612.39	98,667.52	TE-106
3139	99,541.46	99,032.40	TE-120

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 MONUMENTS)	
I, LORELEI A. WARD, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS, THAT BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, RESEARCH, CALCULATIONS AND EVALUATION OF THE 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. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.	

Print Date: December 11, 2023

File Name: Beacon Lite ROW Plan Set

Horizontal Scale: N/A Vertical Scale: N/A



5775 MARK DABLING BLVD., SUITE 190
COLORADO SPRINGS, COLORADO 80919
(719) 590-9194 / info@f-w.com



165 S. Union Blvd.
Lakewood, Colorado 80228
(303)-986-2758

Sheet Revisions		
Date	Comments	Initials
11/27/23	REVISED 120 & 123 REMOVED 124	MDG
12/08/23	REVISED TE-120	MDG

EL PASO

3275 Akers Drive
Colorado Springs, CO 80922
tel 719.520.6460
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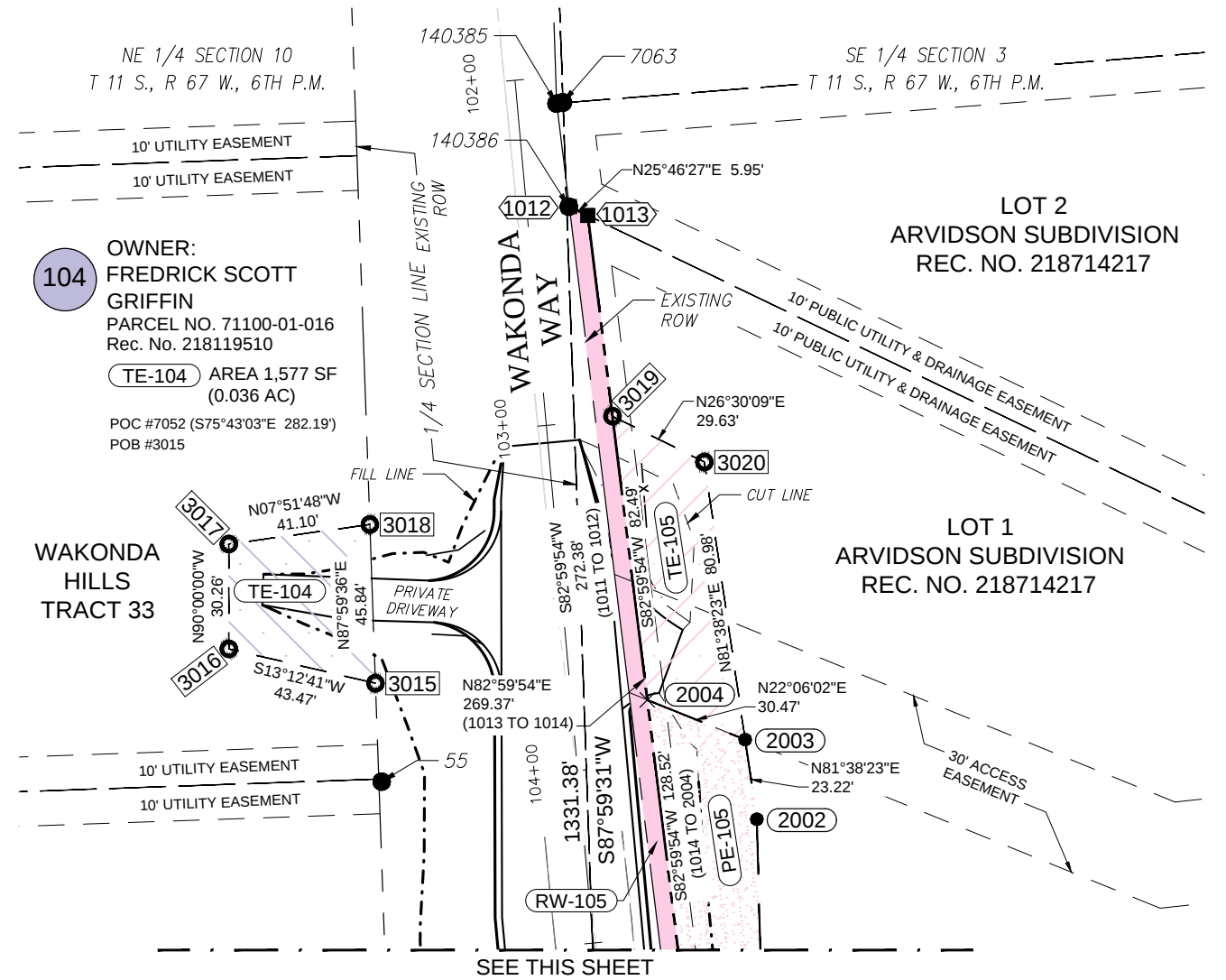
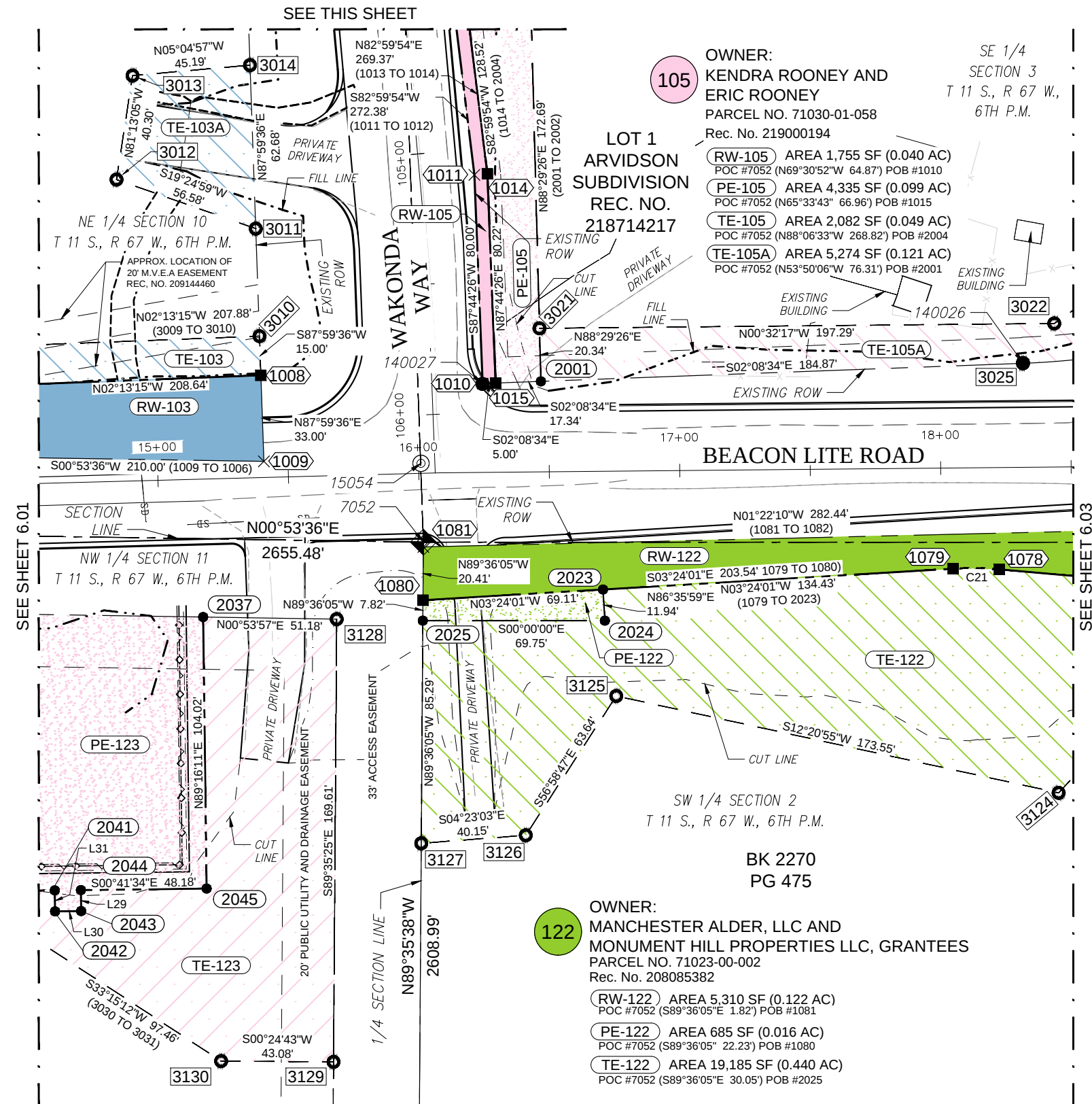
COUNTY

COLORADO

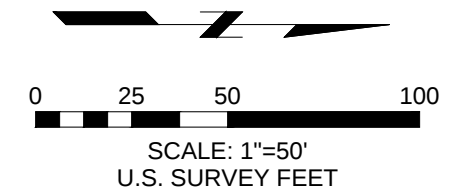
As Constructed	BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS MONUMENTATION SHEET		Project No./Code
No Revisions:			EPC #128558
Revised:	Designer: MB	Structure Numbers	
Void:	Detailer: SWS		
	Subset: RIGHT OF WAY	Sheets: 3 of 3	Sheet Number 5.03



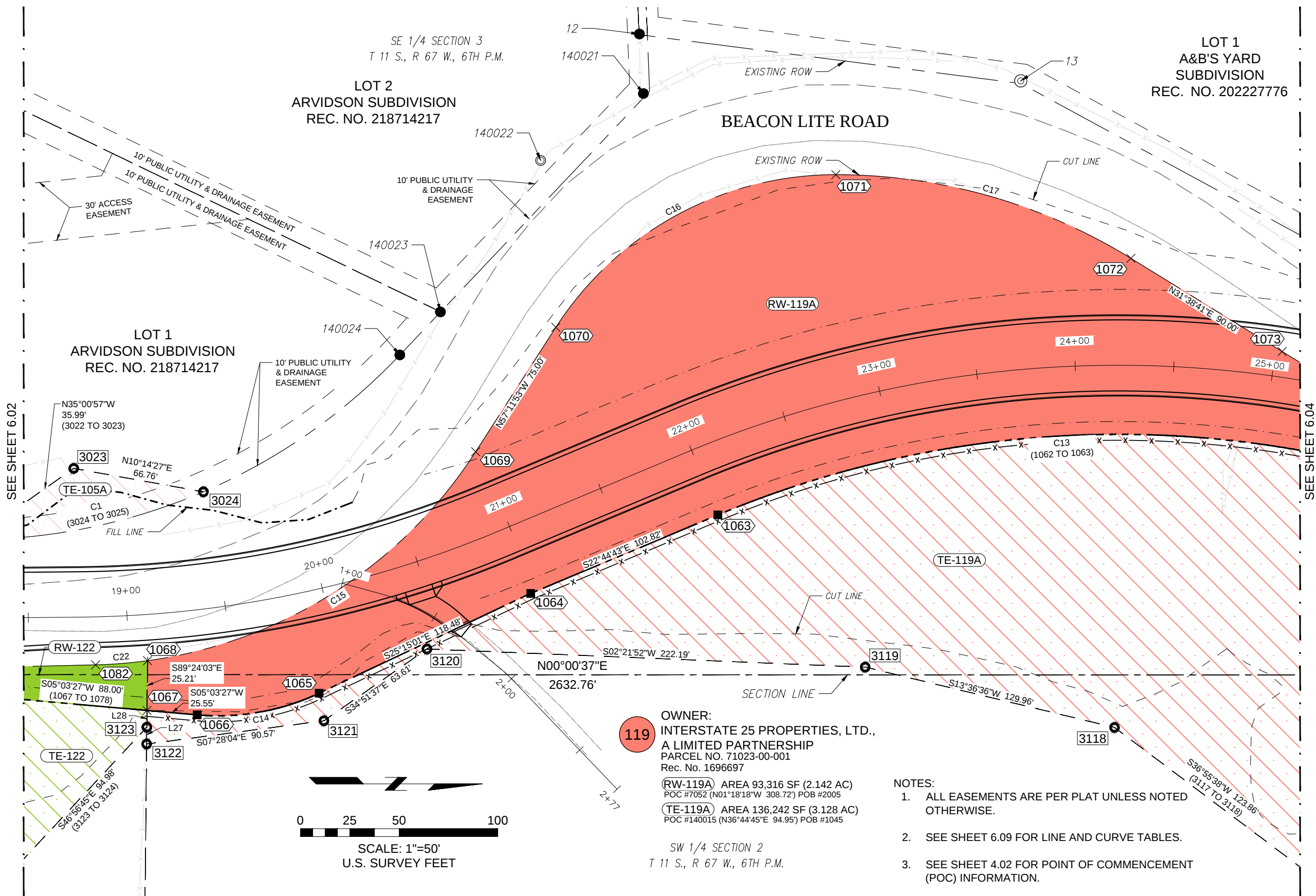
Print Date: January 5, 2024		00000		Sheet Revisions <table><thead><tr><th>Date</th><th>Comments</th><th>Initials</th></tr></thead><tbody><tr><td>11/27/23</td><td>REVISED TE-123, REMOVED TE-124</td><td>MDG</td></tr><tr><td>01/05/24</td><td>REVISED RW-123 TO PE-123</td><td>MF</td></tr></tbody></table>		Date	Comments	Initials	11/27/23	REVISED TE-123, REMOVED TE-124	MDG	01/05/24	REVISED RW-123 TO PE-123	MF	EL PASO 3275 Akers Drive Colorado Springs, CO 80922 tel 719.520.6460 fax 719.520.6879  COUNTY COLORADO		As Constructed No Revisions: Revised: Void:		BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS ROW PLAN SHEET Designer: MB Detailer: SWS Subset: RIGHT OF WAY Structure Numbers Sheets: 1 of 9				Project No./Code	
Date	Comments					Initials																		
11/27/23	REVISED TE-123, REMOVED TE-124					MDG																		
01/05/24	REVISED RW-123 TO PE-123	MF																						
File Name: Beacon Lite ROW Plan Set		EPC #128558																						
Horizontal Scale: N/A Vertical Scale: N/A		Sheet Number 6.01																						
Farnsworth GROUP 5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com Michael Baker INTERNATIONAL 165 S. Union Blvd. Lakewood, Colorado 80228 (303)-986-2758																								



- NOTES:
1. ALL EASEMENTS ARE PER PLAT UNLESS NOTED OTHERWISE.
 2. SEE SHEET 6.09 FOR LINE AND CURVE TABLES.
 3. SEE SHEET 4.02 FOR POINT OF COMMENCEMENT (POC) INFORMATION.



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Print Date: March 03, 2023	
File Name: Beacon Lite ROW Plan Set	
Horizontal Scale: N/A	Vertical Scale: N/A
Farnsworth GROUP 5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com	Michael Baker INTERNATIONAL 165 S. Union Blvd. Lakewood, Colorado 80228 (303)-986-2758

Sheet Revisions		
Date	Comments	Initials



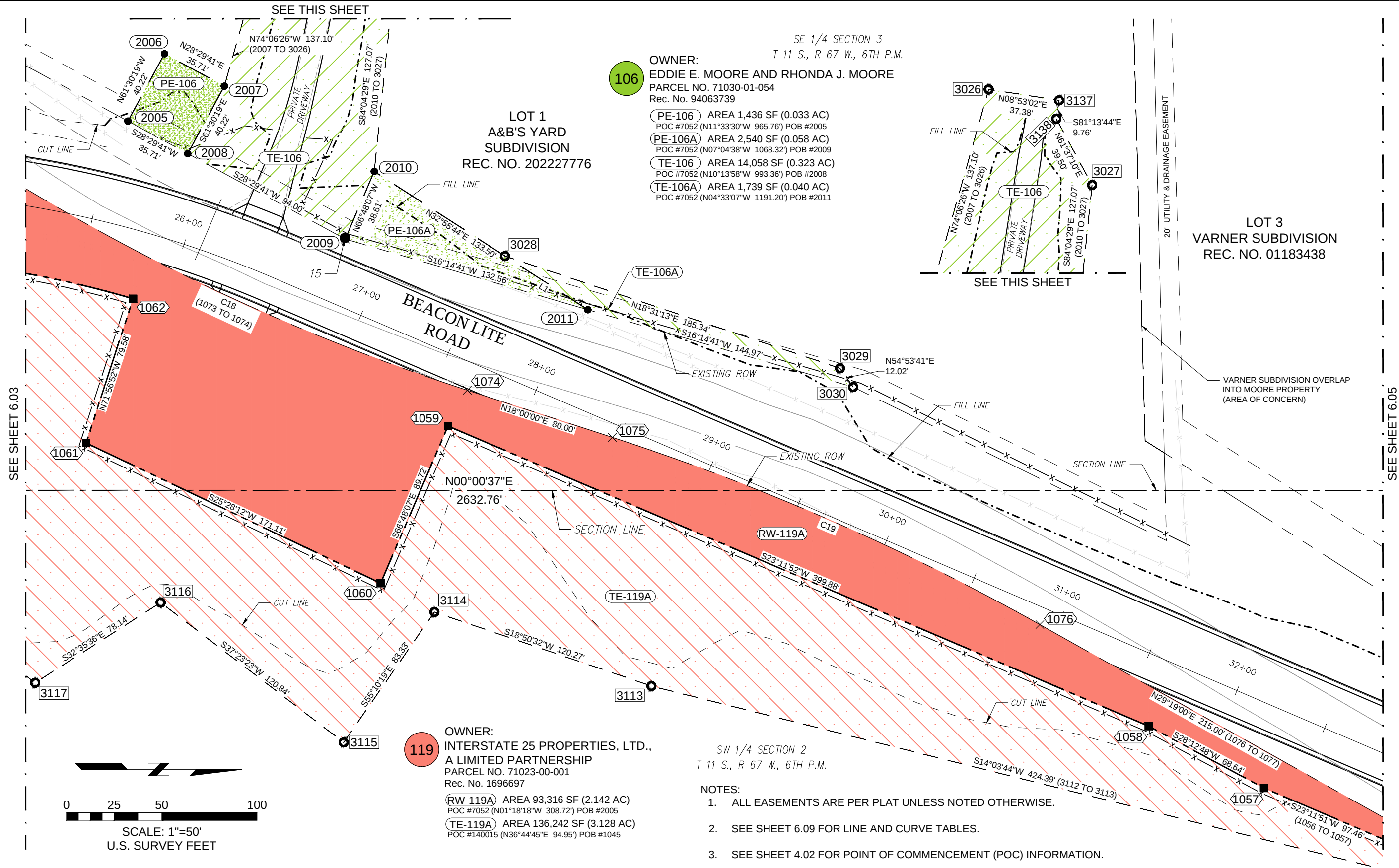
EL PASO **COUNTY**
3275 Akers Drive
Colorado Springs, CO 80922
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fax 719.520.6879



COLORADO

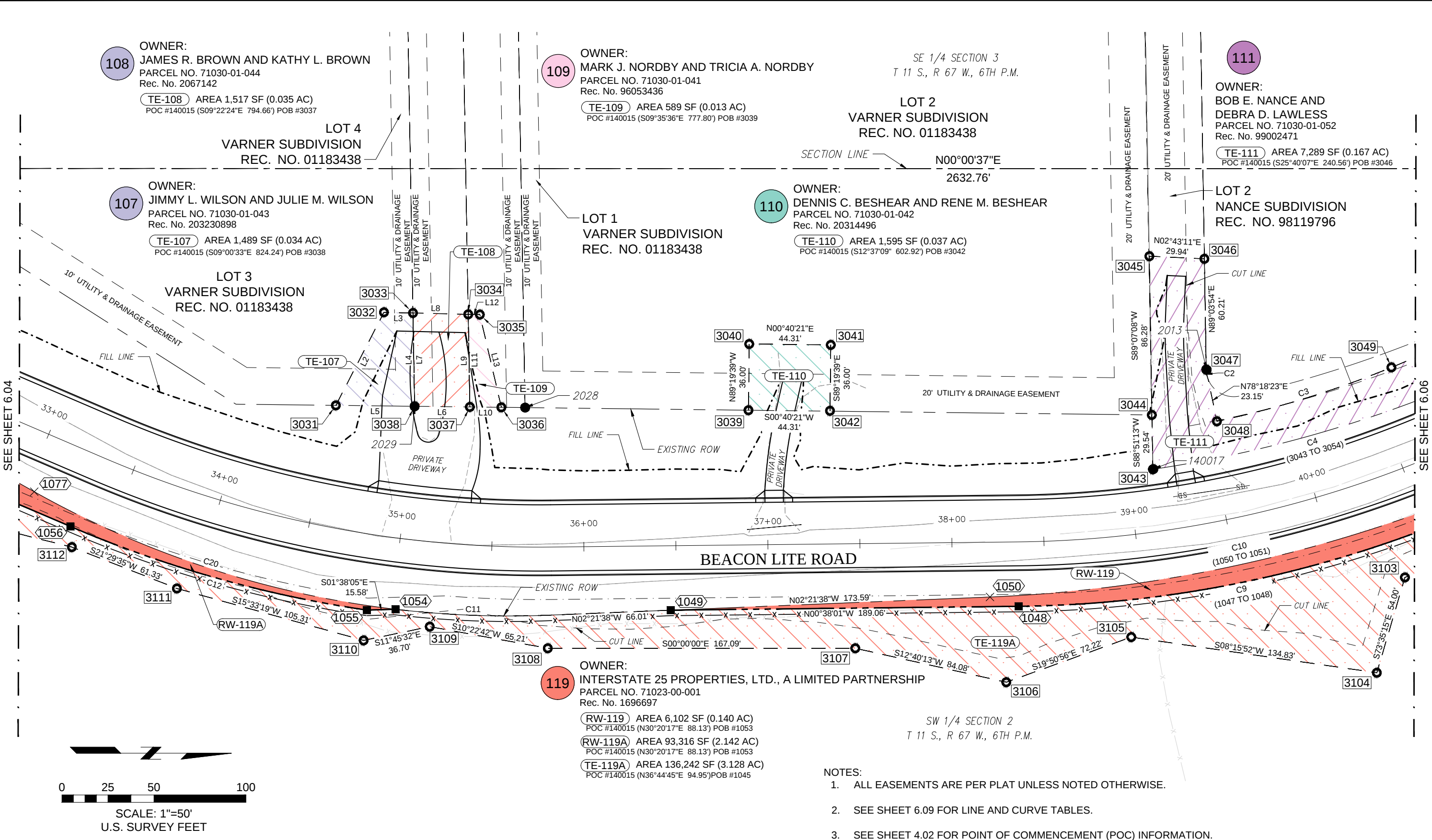
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No Revisions:			EPC #128558
Revised:	Designer: MB	Structure Numbers	
Void:	Detailer: SWS		
	Subset: RIGHT OF WAY	Sheets: 3 of 9	Sheet Number 6.03

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Sheet Revisions			
Date	Comments	Initials	
11/27/23	REVISED TE-106	MDG	

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- NOTES:
1. ALL EASEMENTS ARE PER PLAT UNLESS NOTED OTHERWISE.
 2. SEE SHEET 6.09 FOR LINE AND CURVE TABLES.
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Print Date: March 03, 2023
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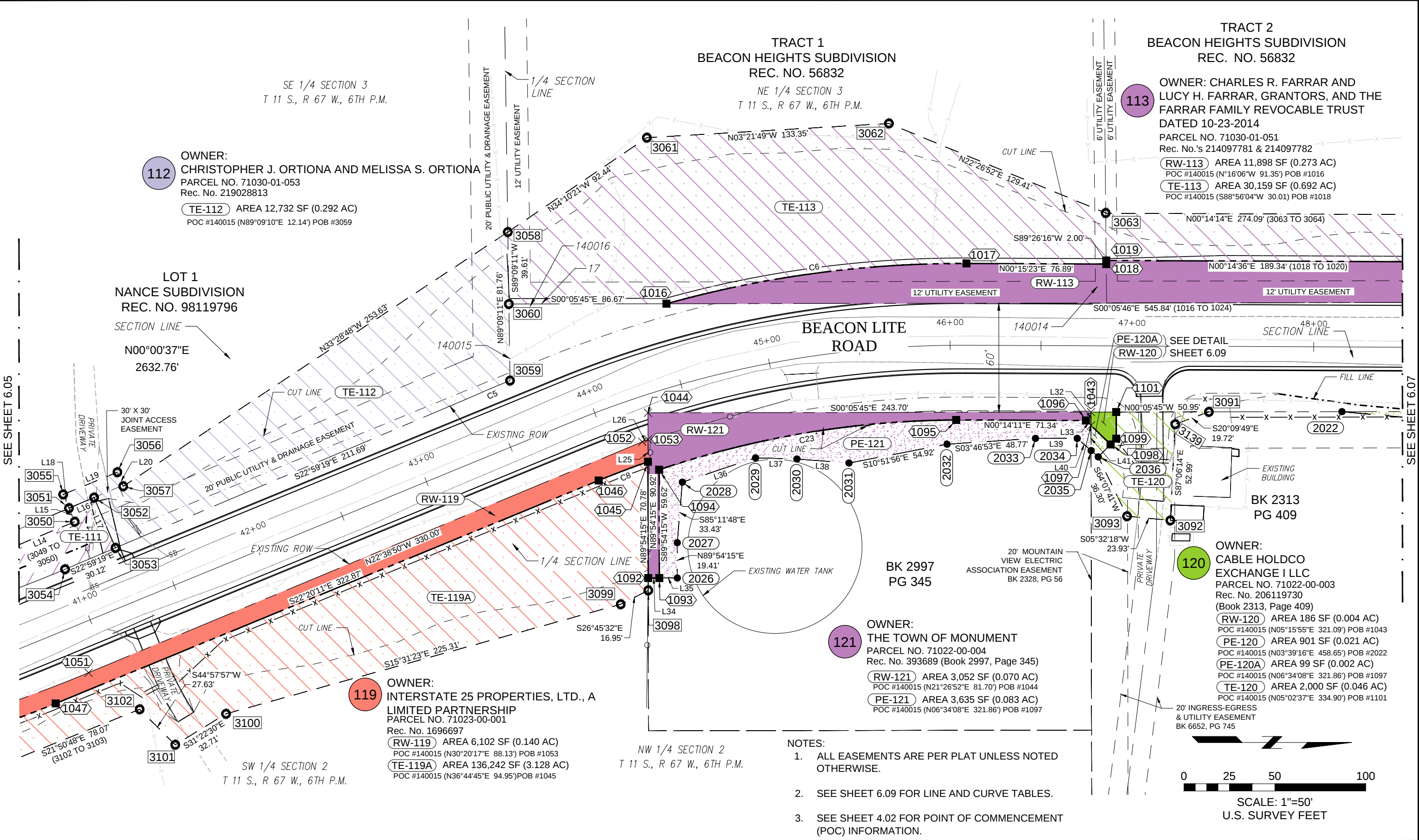
Michael Baker
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Sheet Revisions			
Date	Comments	Initials	

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As Constructed	BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS ROW PLAN SHEET		Project No./Code
No Revisions:			EPC #128558
Revised:	Designer: MB	Structure	
	Detailer: SWS	Numbers	
Void:	Subset: RIGHT OF WAY	Sheets: 5 of 9	Sheet Number 6.05

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Print Date: December 11, 2023
File Name: Beacon Lite ROW Plan Set
Horizontal Scale: N/A Vertical Scale: N/A
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Sheet Revisions			
Date	Comments	Initials	
11/27/23	ADDED PE-121, PE-120A, RW-120 REVISED TE-120 REMOVED TE-121	MDG	
12/08/23	REVISED TE-120	MDG	



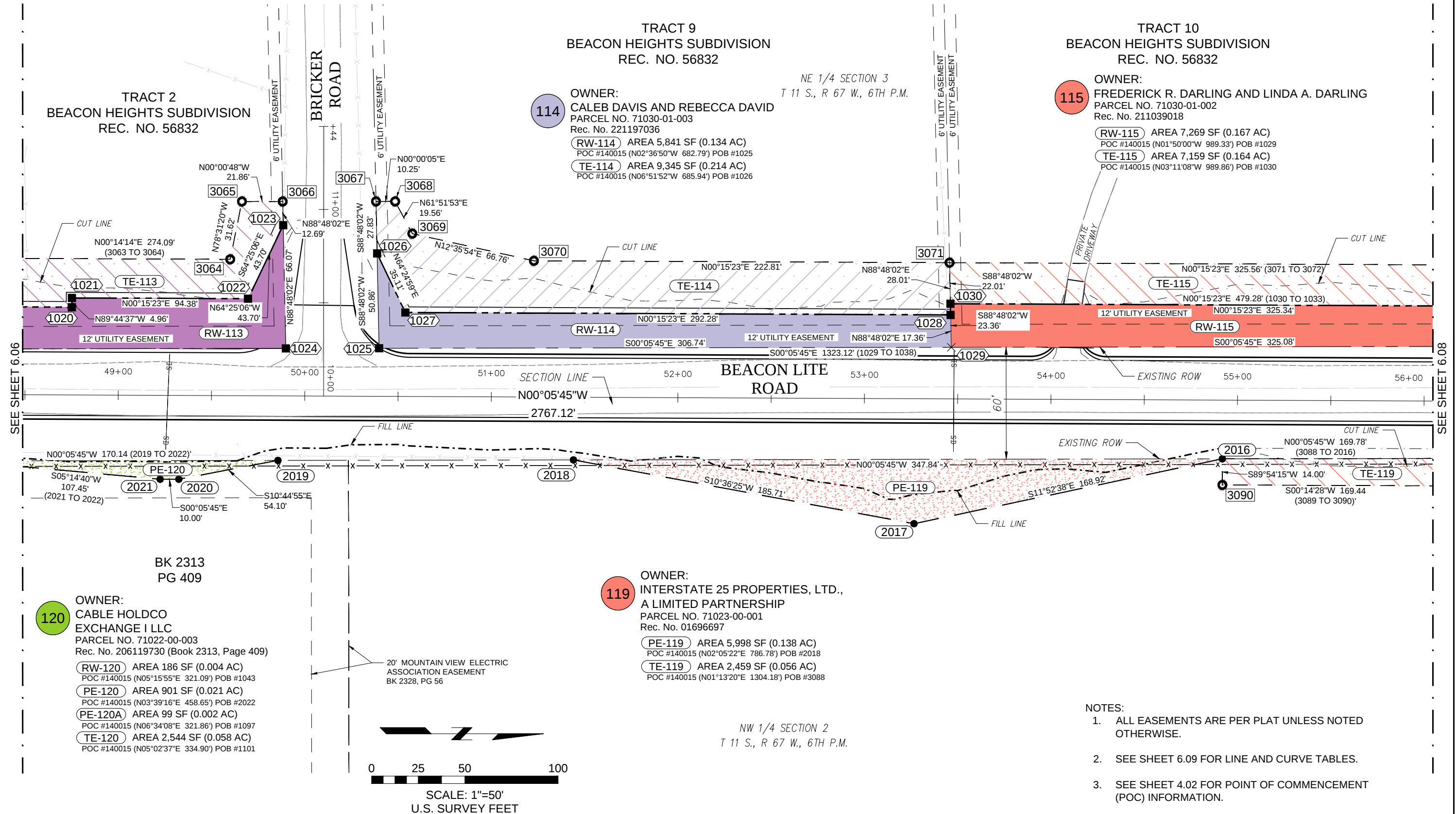
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No Revisions:		Designer: MB	Structure	EPC #128558
Revised:		Detailer: SWS	Numbers	
Void:		Subset: RIGHT OF WAY	Sheets: 6 of 9	Sheet Number 6.06

OWNER:
CALEB DAVIS AND REBECCA DAVID
PARCEL NO. 71030-01-003
Rec. No. 221197036
RW-114 AREA 5,841 SF (0.134 AC)
POC #140015 (N02°36'50"W 682.79') POB #1025
TE-114 AREA 9,345 SF (0.214 AC)
POC #140015 (N06°51'52"W 685.94') POB #1026

115 OWNER:
FREDERICK R. DARLING AND LINDA A. DARLING
PARCEL NO. 710301-002
Rec. No. 211039018

RW-115 AREA 7,269 SF (0.167 AC)
POC #140015 (N01°50'00"W 989.33') POB #1029

TE-115 AREA 7,159 SF (0.164 AC)
POC #140015 (N03°11'08"W 989.86') POB #1030



NOTES:

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TRACT 16
BEACON HEIGHTS SUBDIVISION
REC. NO. 56832

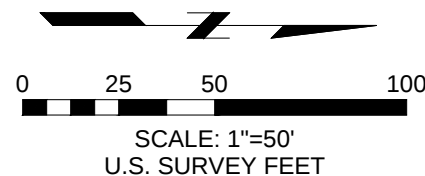
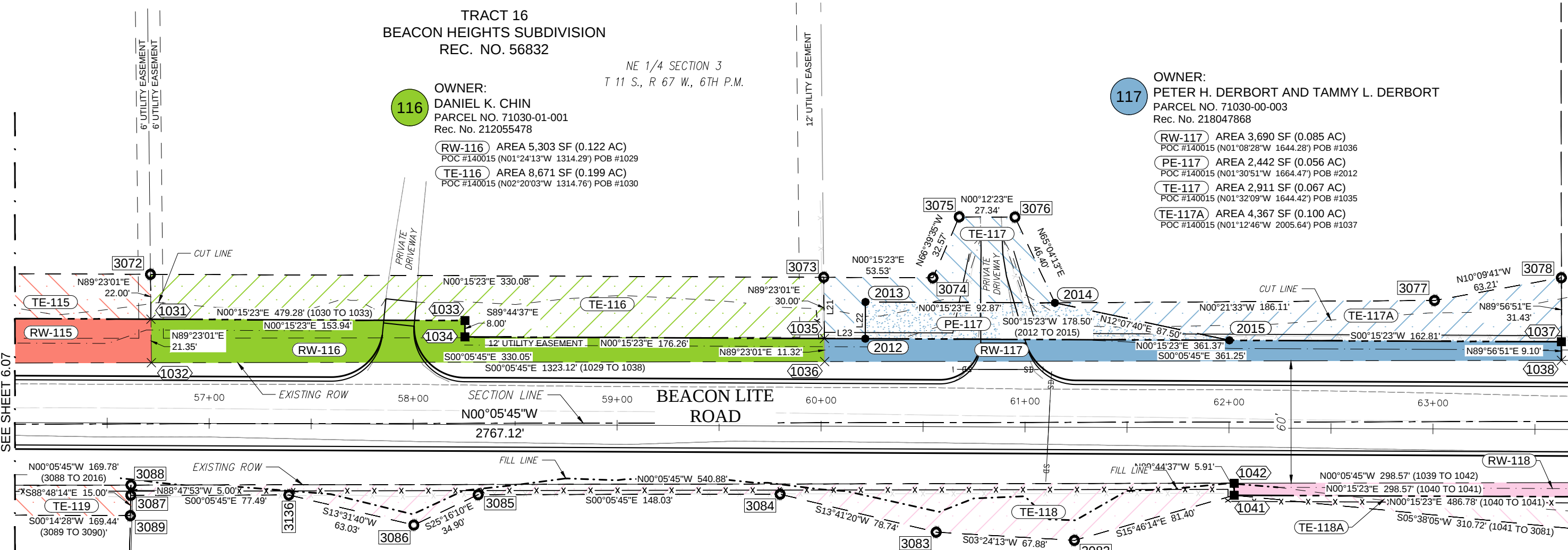
NE 1/4 SECTION 3
T 11 S., R 67 W., 6TH P.M.

116 OWNER:
DANIEL K. CHIN
PARCEL NO. 71030-01-001
Rec. No. 212055478
RW-116 AREA 5,303 SF (0.122 AC)
POC #140015 (N01°24'13"W 1314.29') POB #1029
TE-116 AREA 8,671 SF (0.199 AC)
POC #140015 (N02°20'03"W 1314.76') POB #1030

117 OWNER:
PETER H. DERBORT AND TAMMY L. DERBORT
PARCEL NO. 71030-00-003
Rec. No. 218047868
RW-117 AREA 3,690 SF (0.085 AC)
POC #140015 (N01°08'28"W 1644.28') POB #1036
PE-117 AREA 2,442 SF (0.056 AC)
POC #140015 (N01°30'51"W 1664.47') POB #2012
TE-117 AREA 2,911 SF (0.067 AC)
POC #140015 (N01°32'09"W 1644.42') POB #1035
TE-117A AREA 4,367 SF (0.100 AC)
POC #140015 (N01°12'46"W 2005.64') POB #1037

118 OWNER:
MONUMENT RIDGE WEST, LLC,
A COLORADO LIMITED LIABILITY COMPANY
PARCEL NO. 71022-00-002
Rec. No. 222106819
RW-118 AREA 2,039 SF (0.047 AC)
POC #140015 (N00°50'09"E 1844.95') POB #1042
TE-118 AREA 6,456 SF (0.148 AC)
POC #140015 (N01°13'20"E 1304.18') POB #3088
TE-118A AREA 9,251 SF (0.212 AC)
POC #140015 (N01°01'10"E 1845.02') POB #1041

NW 1/4 SECTION 2
T 11 S., R 67 W., 6TH P.M.



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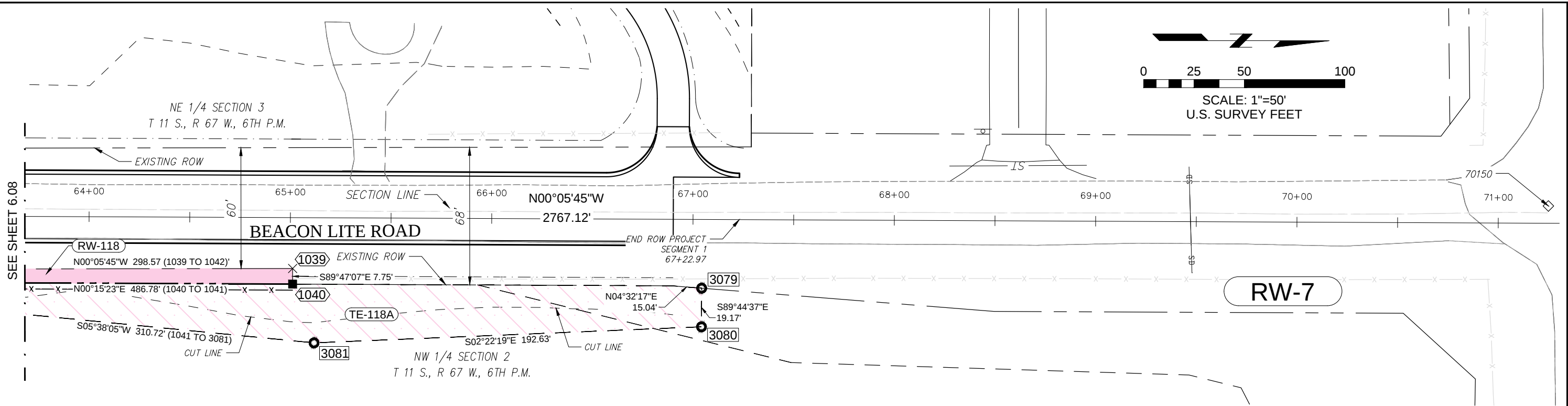
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Horizontal Scale: N/A Vertical Scale: N/A
Farnsworth GROUP 5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com
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Sheet Revisions		
Date	Comments	Initials



As Constructed	BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS ROW PLAN SHEET		Project No./Code
No Revisions:			EPC #128558
Revised:	Designer: MB	Structure	
Void:	Detailer: SWS	Numbers	
	Subset: RIGHT OF WAY	Sheets: 8 of 9	Sheet Number 6.08

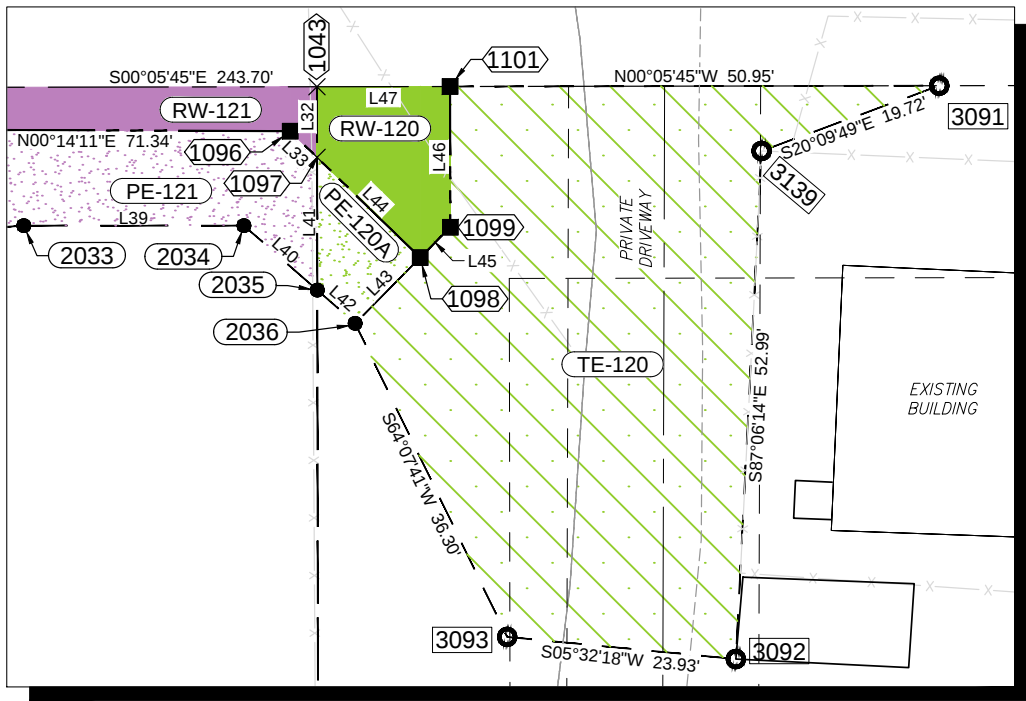
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LINE TAG TABLE		
LINE	BEARING	LENGTH
L1	S32°55'44"W	51.79'
L2	N62°40'13"W	56.94'
L3	N01°22'14"E	15.77'
L4	N88°59'41"E	50.72'
L5	S00°40'21"W	42.80'
L6	S00°40'21"W	30.02'
L7	S88°59'41"W	50.72'
L8	N01°22'14"E	30.04'
L9	N88°59'41"E	50.35'
L10	S00°40'21"W	17.13'
L11	S88°59'41"W	50.35'
L12	N01°22'14"E	6.31'
L13	N76°55'39"E	51.73'
L14	N22°20'11"W	47.66'
L15	S67°00'41"W	8.12'
L16	N22°59'19"W	15.00'
L17	N67°00'41"E	30.12'
L18	S67°00'41"W	8.18'
L19	N22°20'11"W	32.25'
L20	N67°39'49"E	8.39'
L21	S89°23'01"W	30.00'
L22	S89°44'37"E	18.00'
L23	S00°15'23"W	20.06'

LINE TAG TABLE		
LINE	BEARING	LENGTH
L25	N89°54'15"E	12.29'
L26	N22°22'48"W	3.39'
L27	N89°24'03"W	17.01'
L28	S89°24'03"E	8.45'
L29	N89°18'26"E	8.04'
L30	S00°41'34"E	10.00'
L31	S89°18'26"W	8.04'
L32	S89°54'15"W	7.36'
L33	S44°12'38"W	3.91'
L34	N00°05'45"W	6.10'
L35	S00°05'45"E	9.90'
L36	S18°24'42"E	42.44'
L37	S01°38'32"W	22.75'
L38	S04°25'34"W	28.72'
L39	S00°00'00"E	22.93'
L40	S41°18'13"W	10.17'
L41	N89°54'15"E	13.83'
L42	S41°18'13"W	5.24'
L43	S45°16'15"E	9.63'
L44	N44°12'38"E	14.98'
L45	S45°16'15"E	4.46'
L46	N89°54'15"E	14.66'
L47	N00°05'45"W	13.87'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	COURSE
C1	110.47'	300.00'	21°05'53"	109.85'	S12° 38' 53"E
C2	5.58'	15.00'	21°18'36"	5.55'	N78° 18' 23"E
C3	99.37'	551.50'	10°19'27"	99.24'	N17° 10' 28"W
C4	175.35'	689.79'	14°33'54"	174.88'	S15° 42' 22"E
C5	24.03'	646.00'	2°07'54"	24.03'	S22° 59' 25"E
C6	166.98'	605.00'	15°48'50"	166.45'	N07° 39' 02"W
C8	29.00'	525.00'	3°09'53"	28.99'	S20° 45' 15"E
C9	242.42'	640.00'	21°42'10"	240.98'	S11° 29' 06"E
C10	277.80'	784.58'	20°17'12"	276.35'	N12° 30' 14"W
C11	83.75'	527.34'	9°05'59"	83.66'	N02° 11' 22"E
C12	167.83'	646.00'	14°53'07"	167.36'	N15° 45' 20"E
C13	358.82'	525.00'	39°09'37"	351.88'	S03° 09' 55"E
C14	63.48'	120.00'	30°18'28"	62.74'	S10° 05' 47"E
C15	203.31'	235.74'	49°24'50"	197.07'	N32° 29' 28"W
C16	168.43'	168.72'	57°11'53"	161.52'	N28° 35' 57"W
C17	157.37'	284.93'	31°38'41"	155.37'	N15° 49' 20"E
C18	265.91'	1116.61'	13°38'41"	265.29'	N24° 49' 20"E
C19	245.25'	1241.71'	11°19'00"	244.86'	N23° 39' 30"E
C20	207.80'	527.34'	22°34'39"	206.46'	N18° 01' 41"E
C21	17.71'	120.00'	8°27'28"	17.70'	S00° 49' 43"W
C22	26.39'	235.74'	6°24'53"	26.38'	N04° 34' 37"W
C23	166.40'	518.93'	18°22'19"	165.69'	N09° 30' 22"W



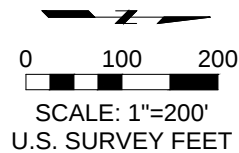
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SEE SHEET 7.02

SEE SHEET 7.03

- 101**
71100-01-032
THOMAS EDWIN LYNN III
AND CHRISTA PAIGE LYNN
19350 BEACON LITE RD
MONUMENT, CO 80132
- 102**
71100-01-006
JACK DEMPSEY AND
TERESA A. DEMPSEY
19440 BEACON LITE RD
MONUMENT, CO 80132
- 103**
71100-01-001
KATHRYN O. BOYD
2215 WAKONDA WAY
MONUMENT, CO 80132
- 104**
71100-01-016
FREDERICK SCOTT GRIFFIN
2285 WAKONDA WAY
MONUMENT CO, 80132
- 105**
71030-01-058
KENDRA ROONEY
AND ERIC ROONEY
2310 WAKONDA WAY
MONUMENT CO, 80132
- 106**
71030-01-054
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RHONDA J. MOORE
P.O. BOX 1110
MONUMENT CO, 80132
- 119**
71023-00-001
INTERSTATE 25 PROPERTIES, LTD.,
A LIMITED PARTNERSHIP
970 CORRAL VALLEY RD
COLORADO SPRINGS CO, 80929-9315
- 122**
71023-00-002
MANCHESTER ALDER, LLC AND
MONUMENT HILL PROPERTIES LLC, GRANTEES
970 CORRAL VALLEY RD
COLORADO SPRINGS CO, 80929-9315
- 123**
71110-01-001
SPENCER FAMILY PARTNERSHIP, LLP,
A COLORADO LIMITED LIABILITY
LIMITED PARTNERSHIP
19475 BEACON LITE RD
COLORADO SPRINGS, CO
- 124**
71110-01-002
BEACON LITE, LLC, A COLORADO
LIMITED LIABILITY COMPANY
2910 AUSTIN BLUFFS PKWY
COLORADO SPRINGS CO 80918-5770



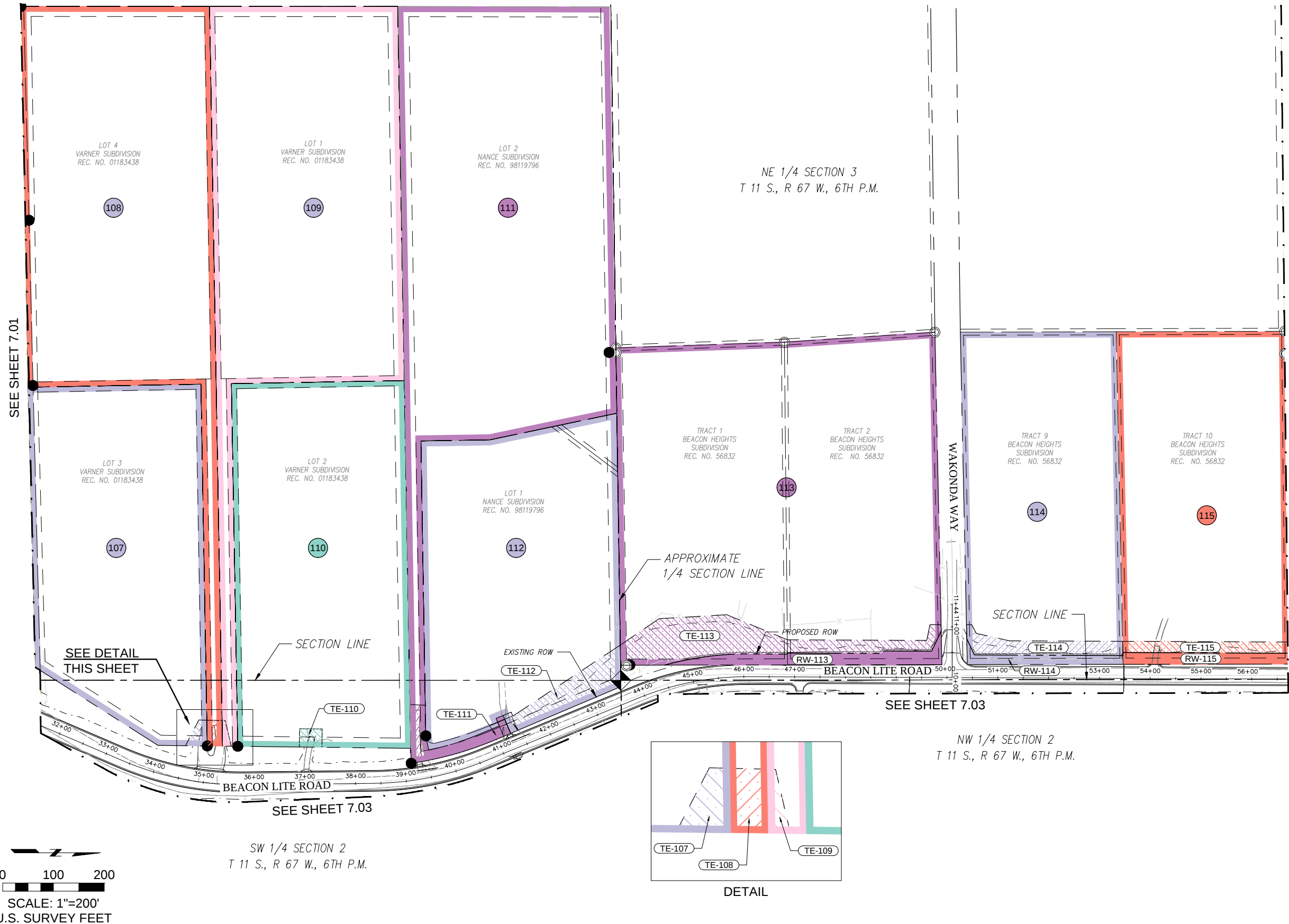
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Farnsworth GROUP 5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com	Michael Baker INTERNATIONAL 165 S. Union Blvd. Lakewood, Colorado 80228 (303)-986-2758

Sheet Revisions		
Date	Comments	Initials
11/27/23	FIXED LINETYPES	MDG
01/05/24	REVISED RW-123 TO PE-123	MF

EL PASO  **COUNTY**
3275 Akers Drive
Colorado Springs, CO 80922
tel 719.520.6460
fax 719.520.6879

As Constructed		BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS OWNERSHIP MAP		Project No./Code
No Revisions:				EPC #128558
Revised:		Designer: MB	Structure	
		Detailer: SWS	Numbers	
Void:		Subset: RIGHT OF WAY	Sheets: 1 of 4	Sheet Number 7.01

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- 107
71030-01-043
JIMMY L. WILSON
AND JULIE M. WILSON
19710 BEACON LITE RD
MONUMENT CO, 80132
- 108
71030-01-044
JAMES R. BROWN
AND KATHY L. BROWN
19730 BEACON LITE RD
MONUMENT CO, 80132
- 109
71030-01-041
MARK J. NORDBY
AND TRICIA A. NORDBY
19790 BEACON LITE RD
MONUMENT CO, 80132
- 110
71030-01-042
DENNIS C. BESHEAR
AND RENE M. BESHEAR
19850 BEACON LITE RD
MONUMENT CO, 80132
- 111
71030-01-052
BOB E. NANCE
AND DEBRA D. LAWLESS
19870 BEACON LITE RD
MONUMENT CO, 80132
- 112
71030-01-053
CHRISTOPHER J. ORTONA
AND MELISSA S. ORTONA
19890 BEACON LITE RD
MONUMENT CO, 80132
- 113
71030-01-051
CHARLES R. FARRAR AND LUCY H.
FARRAR, GRANTORS, AND THE FARRAR
FAMILY REVOCABLE TRUST
PO BOX 9
MONUMENT CO, 80132
- 114
71030-01-003
CALEB DAVIS AND
REBECCA DAVID
PO BOX 909
MONUMENT CO, 80132
- 115
71030-01-002
FREDERICK R. DARLING
AND LINDA A. DARLING
20190 BEACON LITE RD
MONUMENT CO, 80132

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SCALE: 1"=200'
U.S. SURVEY FEET

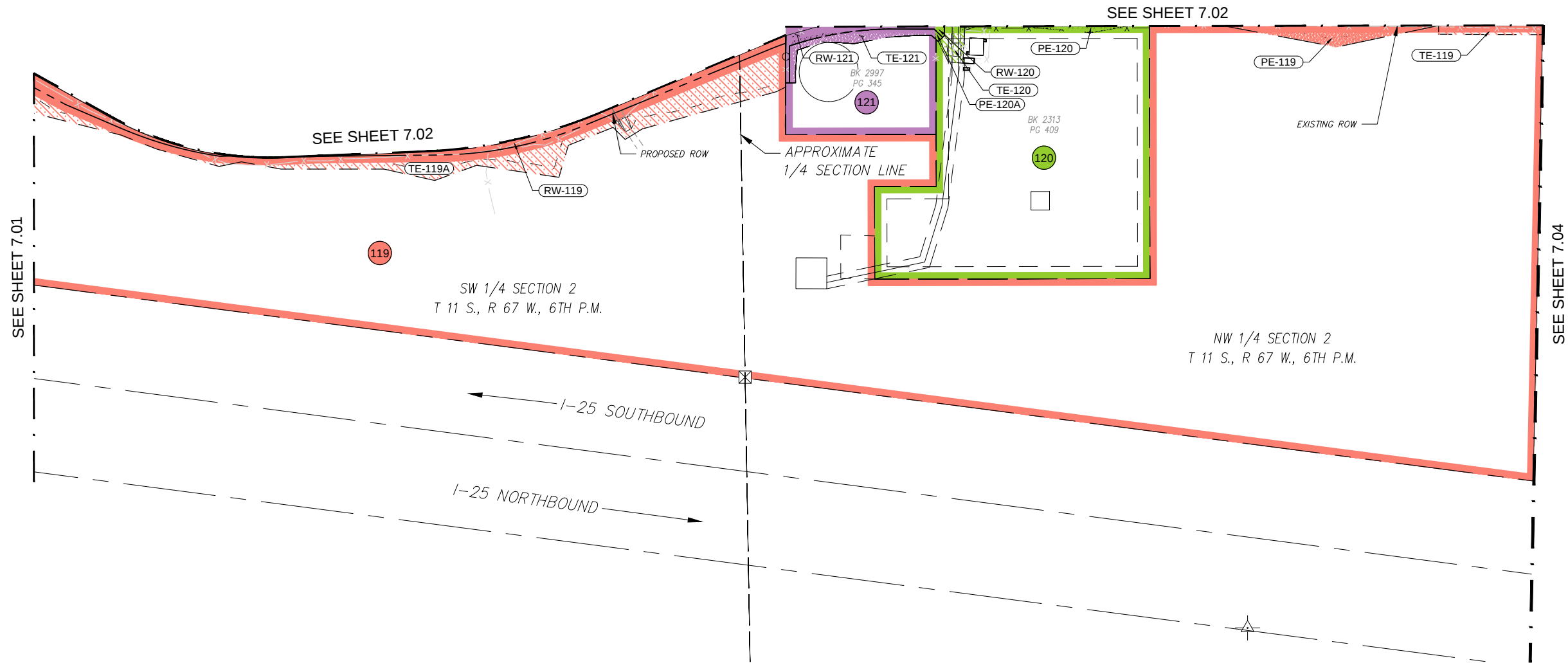
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Farnsworth GROUP 5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com	Michael Baker INTERNATIONAL 165 S. Union Blvd. Lakewood, Colorado 80228 (303)-986-2758	

Sheet Revisions		
Date	Comments	Initials
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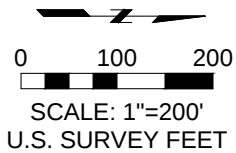
EL PASO  **COUNTY**
3275 Akers Drive
Colorado Springs, CO 80922
tel 719.520.6460
fax 719.520.6879
COLORADO

As Constructed		BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS OWNERSHIP MAP		Project No./Code
No Revisions:				EPC #128558
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Void:		Detailer: SWS		
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- 119
71023-00-001
INTERSTATE 25 PROPERTIES, LTD.,
A LIMITED PARTNERSHIP
970 CORRAL VALLEY RD
COLORADO SPRINGS CO, 80929-9315
- 120
71022-00-003
CABLE HOLDCO EXCHANGE I LLC
ONE COMCAST CENTER, 32ND FLOOR
ATTN: PROPERTY TAX DEPARTMENT
PHILADELPHIA, PA 19103-2855
- 121
71022-00-004
THE TOWN OF MONUMENT
645 BEACON LITE RD
MONUMENT, CO 80132



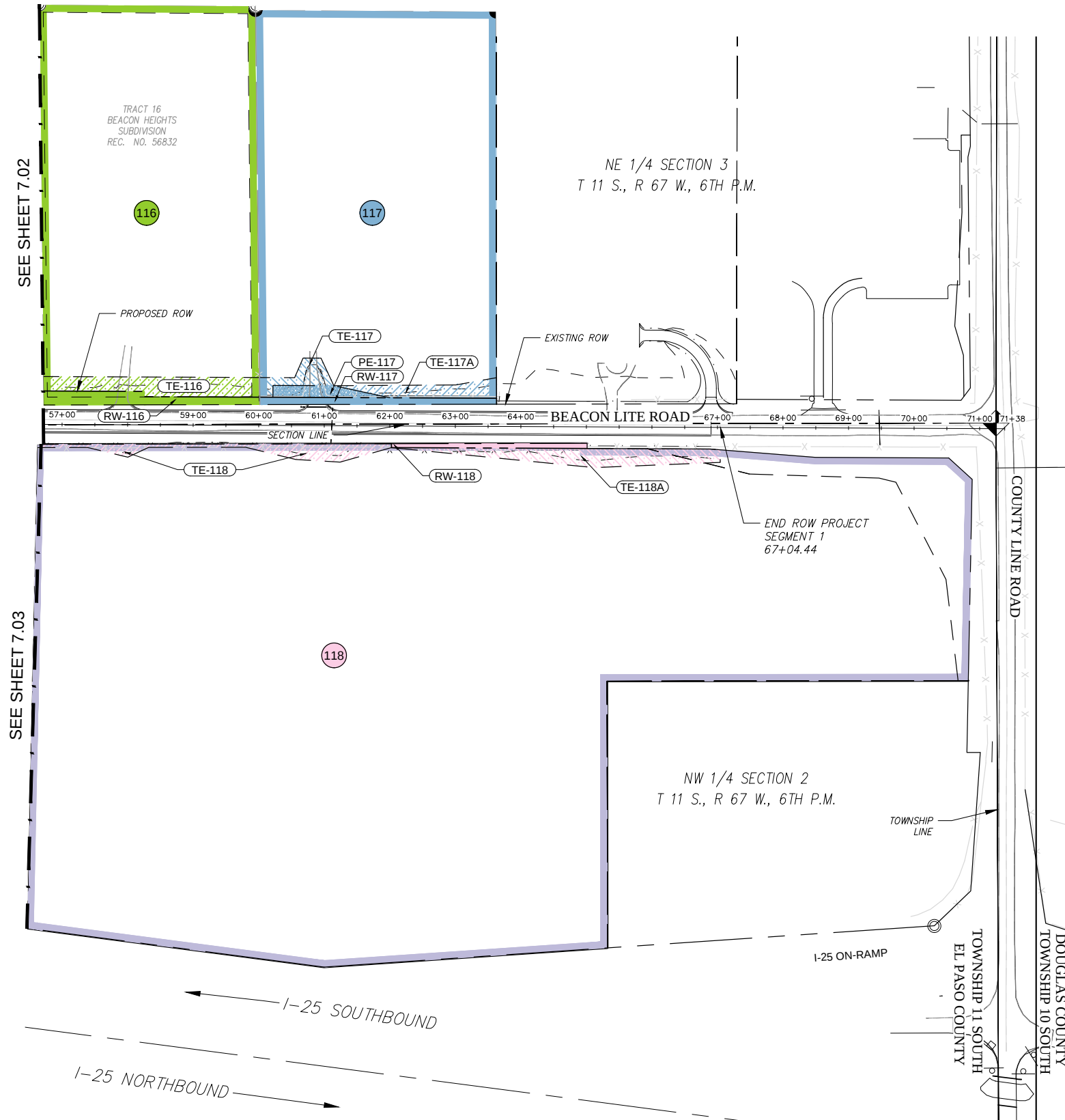
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Farnsworth GROUP 5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com	Michael Baker INTERNATIONAL 165 S. Union Blvd. Lakewood, Colorado 80228 (303)-986-2758

Sheet Revisions		
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12/08/23	REVISED TE-120	MDG

EL PASO  **COUNTY**
3275 Akers Drive
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COLORADO

As Constructed	BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS OWNERSHIP MAP			Project No./Code
No Revisions:				EPC #128558
Revised:	Designer: MB	Structure		
Void:	Detailer: SWS	Numbers		
	Subset: RIGHT OF WAY	Sheets: 3 of 4		Sheet Number 7.03

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- 116
71030-01-001
DANIEL K CHIN
20270 BEACON LITE RD
MONUMENT CO, 80132
- 117
71030-00-003
PETER H. DERBORT
AND TAMMY L. DERBORT
20340 BEACON LITE RD
MONUMENT CO, 80132
- 118
71022-00-002
MONUMENT RIDGE WEST, LLC
A COLORADO LIMITED LIABILITY COMPANY
970 CORRAL VALLEY RD
COLORADO SPRINGS CO, 80929-9315

Print Date: December 04, 2023
File Name: Beacon Lite ROW Plan Set
Horizontal Scale: 1" = 200' Vertical Scale: N/A
Farnsworth GROUP 5775 MARK DABLING BLVD., SUITE 190 COLORADO SPRINGS, COLORADO 80919 (719) 590-9194 / info@f-w.com
Michael Baker INTERNATIONAL 165 S. Union Blvd. Lakewood, Colorado 80228 (303)-986-2758

Sheet Revisions		
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EL PASO  **COUNTY**
3275 Akers Drive
Colorado Springs, CO 80922
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fax 719.520.6879
COLORADO

As Constructed		BEACON LITE ROAD IMPROVEMENTS RIGHT OF WAY PLANS OWNERSHIP MAP		Project No./Code
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Revised:		Designer: MB	Structure	
		Detailer: SWS	Numbers	
Void:		Subset: RIGHT OF WAY	Sheets: 4 of 4	Sheet Number 7.04