



Sheet Revisions			Sheet Revisions			Sheet Revisions		
Date	Description	Initials	Date	Description	Initials	Date	Description	Initials
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Right of Way Plans			
Title Sheet			
Project Number: IM 0252-423			
Project Location: I-25 & Cimarron (US 24) Interchange			
XXXXX			
Project Code:	Last Mod. Date	Subset	Sheet No.
19039	03-21-14	1.01 of 1.01	1.01

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID PROJECT NO. IM 0252-423 INTERSTATE HIGHWAY NO. 25 & US 24 INTERCHANGE EL PASO COUNTY

SHEET NO.	INDEX OF SHEETS
1.01	1 Title Sheet
2.01-2.02	2 Tabulation of Properties
3.01-3.02	2 Project Control Diagram
4.01-4.02	2 Land Survey Control Diagram
5.01-5.01	1 Monumentation Sheet
6.01-6.05	5 Plan Sheets
7.01-7.01	1 Ownership Map

14 Total Sheets
Scales of Original 11"x17" Drawings
Plan Sheets 1"=100'
Ownership Map 1"=400'

R.D.W. Length of Project = 0.66 Miles
Const. Length of Project = 1.28 Miles

- This Right-of-Way Plan is not a boundary survey of the adjoining property and is prepared for the Colorado Department of Transportation purposes only.
 - For title information, The Colorado Department of Transportation relied on (Title Policy), (Title Commitments), (Memorandums of Ownership) 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 CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
 - The project control diagram and land survey control diagram for this project are from existing project no. IM0252-334 done by Wilson & Co. Field checks were performed on control points in the field and varified for their accuracy.
- 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.

**COLORADO DEPARTMENT OF TRANSPORTATION
FEDERAL-AID HIGHWAY PROJECT**

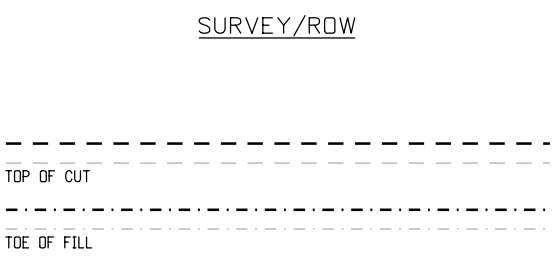
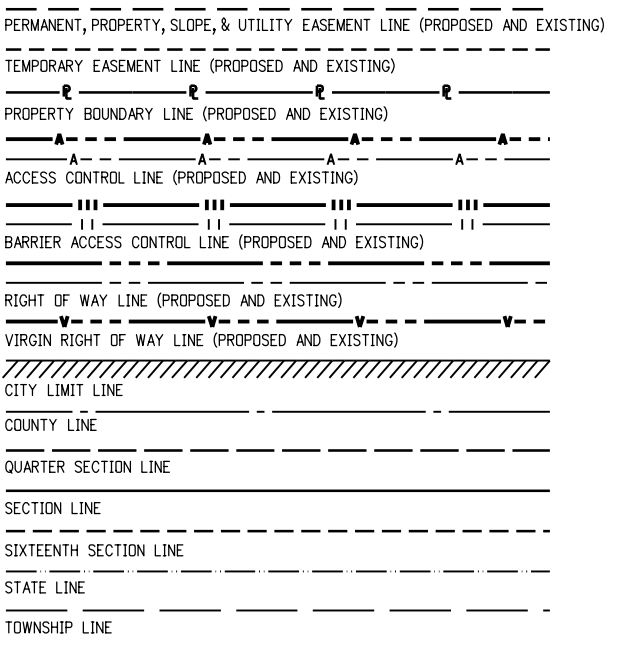
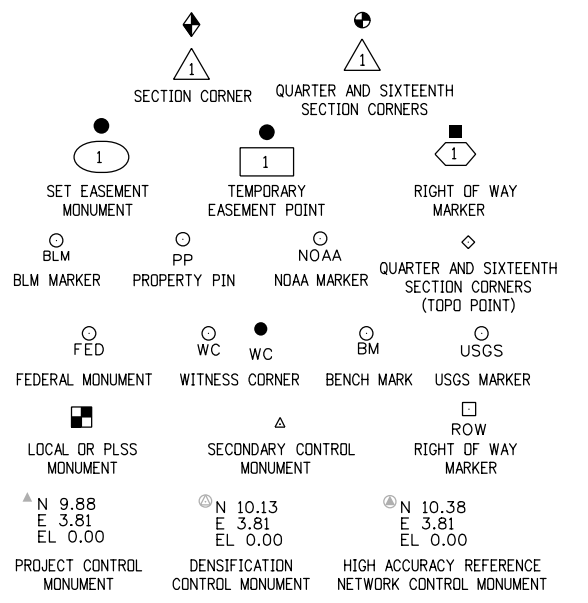
ROW PLANS AUTHORIZED: _____ DATE _____

CDOT ROW PROGRAM MANAGER

SURVEYOR STATEMENT (ROW PLAN)

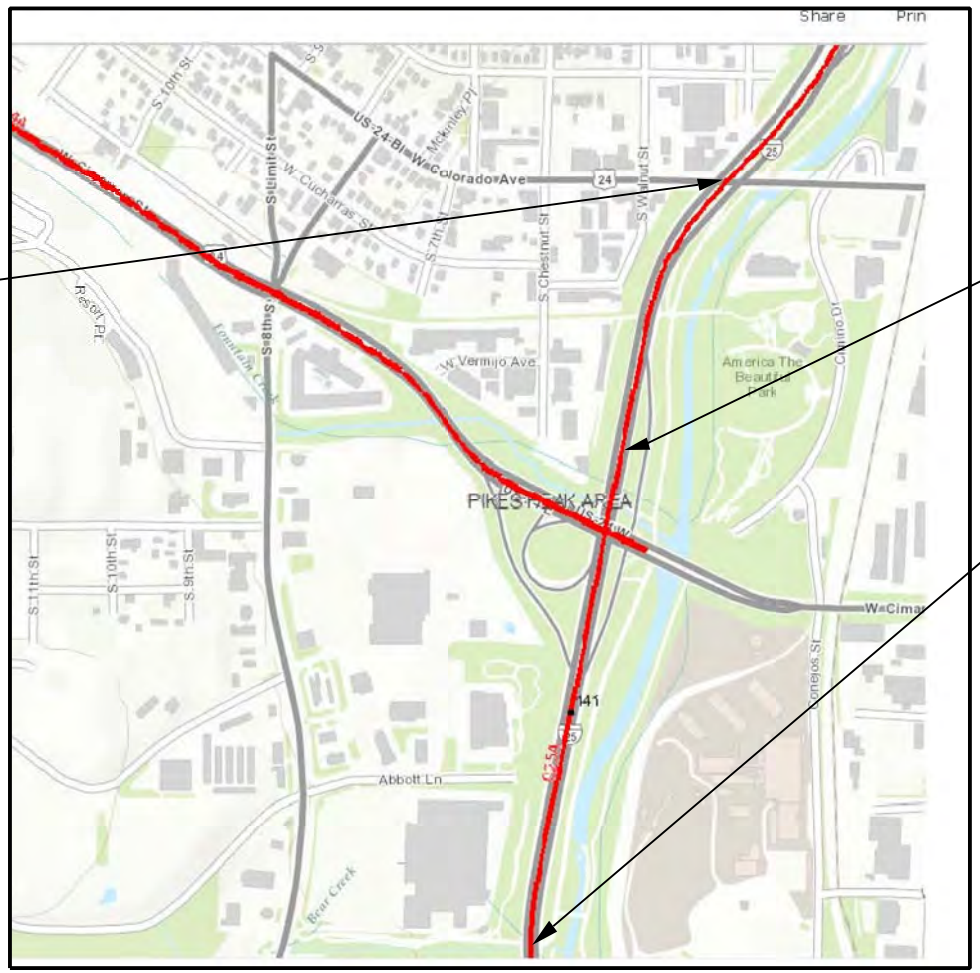
I, Jeffrey Fickelman, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, research, calculations and evaluation of the survey evidence were performed and this Right-of-Way Plan was prepared under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 29034

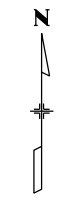
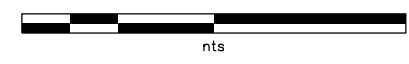


End Const Project
Station: 148+00
M.P.: 141.60

Begin Const Project
Station: 87+43
M.P.: 140.32



PROJECT LOCATION MAP



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 dated July 2006. Existing topo features are shown as screened weight (gray scale). Proposed or new features are shown as full weight without screening, except as noted with the word (proposed).

FILING CERTIFICATION: DAY OF _____, 20____, AT _____, M.,
 DEPOSITED THIS _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY
 IN BOOK _____, RECEPTION NUMBER _____
 SIGNED _____ DEPT. _____



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Right of Way Plans			
Tabulation of Properties			
Project Number: IM 0252-423			
Project Location: I-25 & Cimarron (US 24) Interchange			
Project Code:	Last Mod. Date	Subset	Sheet No.
19039	03-21-14	2.01 of 2.02	2.01

Sheet 1 - Tabulation of Properties
R.O.W. TABULATION OF PROPERTIES IN EL PASO COUNTY INTERSTATE NO. 25

Parcel No.	Ownership Name and Mailing Address	Site Address	Location	Area In Square Feet (Acres)					Book and Page No. And/Or Reception No.	Title Commitment No.	Remarks
				Area Of Parcel	Existing ROW	Net Area	Remainder Left	Remainder Right			
PE-1	City of Colorado Springs City Hall Colorado Springs, CO 80903	Bear Creek	NE 1/4 Sec 24, T. 14 S., R. 67 W., of the 6th P.M.	1,032 sqft.		0.024 ac.					For Drainage Improvements and maintenance
RW-2	Wal-Mart Real Estate PO Box 8050 M/S 0555 Bentonville AR 72712-8055	707 S. Eighth St. Colorado Springs, CO.	NE 1/4 Sec 24 & SE 1/4 Sec 13, , T. 14 S., R. 67 W. of the 6th P.M.	42,668 sqft.		0.980 ac.					For Interstate Improvements
PE-2A	Wal-Mart Real Estate PO Box 8050 M/S 0555 Bentonville AR 72712-8055	707 S. Eighth St. Colorado Springs, CO.	NE 1/4 Sec 24, T. 14 S., R. 67 W., of the 6th P.M.	12,294 sqft.		0.282 ac.					For Drainage and Embankment improvements and maint
PE-2B	Wal-Mart Real Estate PO Box 8050 M/S 0555 Bentonville AR 72712-8055	707 S. Eighth St. Colorado Springs, CO.	NE 1/4 Sec 24 & SE 1/4 Sec 13, , T. 14 S., R. 67 W. of the 6th P.M.	2,953 sqft.		0.068 ac.					For Construction and Maintenance of Interstate Improvements.
RW-3	City of Colorado Springs PO Box 1575 Colorado Springs, CO 80901	Abbot Ln.at I-25	SE 1/4 Sec 13, T. 14 S., R. 67 W., of the 6th P.M.	7,319 sqft.		0.168 ac.					For Interstate Improvements
RW-4	Humane Society 610 Abbot Ln. Colorado Springs, CO 80905	same	SE 1/4 Sec 13, T. 14 S., R. 67 W., of the 6th P.M.	73,861 sqft.		1.696 ac.					For Interstate Improvements
TE-4	Humane Society 610 Abbot Ln. Colorado Springs, CO 80905	same	SE 1/4 Sec 13, T. 14 S., R. 67 W., of the 6th P.M.	5,838 sqft.		0.134 ac.					For Construction access
RW-4A	Humane Society of Pikes Peak 630 Abbot Ln. Colorado Springs, CO 80905	same	SE 1/4 Sec 13, T. 14 S., R. 67 W., of the 6th P.M.	17,817 sqft.		0.409 ac.					For Interstate Improvements
RW-5	City of Colorado Springs PO Box 1575 Colorado Springs, CO 80901	508 Conejos St.	SE 1/4 Sec 13, T. 14 S., R. 67 W., of the 6th P.M.	4,521 sqft.		0.104 ac.					To be retained by the city of Colorado Springs for roadway purposes



Sheet Revisions

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Project Control Diagram

Plan Sheet

Project Number: IM 0252-423
Project Location: I-25 & Cimarron (US 24) Interchange

Project Code:	Last Mod. Date	Subset	Sheet No.
19039	03-24-14	3.01 of 3.02	3.01

FIELD NUMBER	DIVISION	PROJ. NO.	SHEET NUMBER	TOTAL SHEETS
VIII	COLO.	IM0252-334	3	10

RIGHT OF WAY

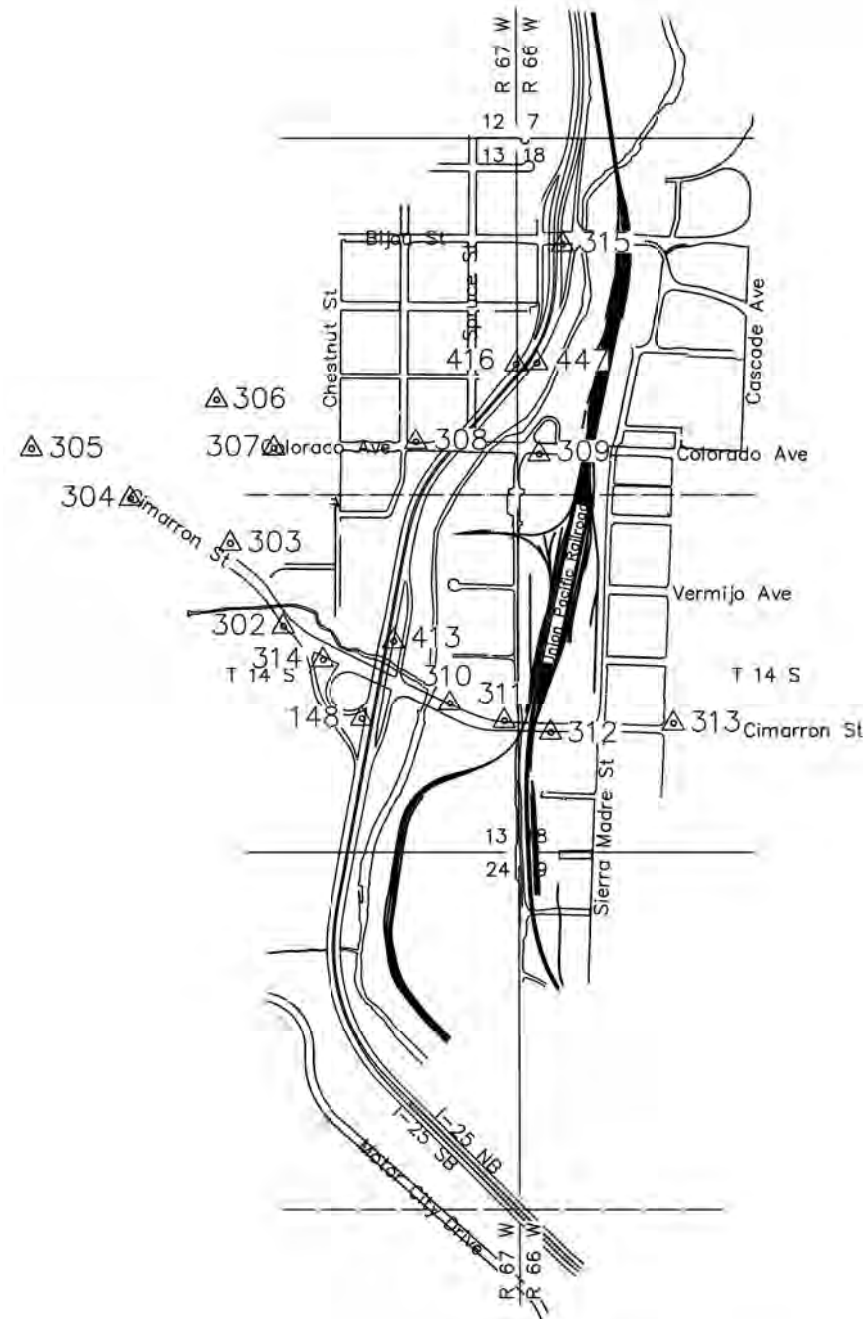
INTERSTATE 25
BIJOU/CIMARRON INTERCHANGES

REVISIONS	

SURVEY CONTROL DIAGRAM

SECTIONS 13 AND 24, TOWNSHIP 14 SOUTH, RANGE 67 WEST
SECTIONS 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

CONTROL MONUMENT



GENERAL NOTES

1. The Coordinates of the GPS points were adjusted from NAD 83 (1992) Colorado Central Zone State Plane Coordinate System to the Modified Grid System using the following parameters:

Mean Elevation = 5983.9 U.S. feet
Mean Geoid Height = 55.177 U.S. feet
Mean Sea Level Factor = 0.999716483
Mean Grid Factor = 0.999946840
Truncation: North: 1,300,000 East: 3,000,000

Combined Scale Factor = 0.999663338

2. All coordinates listed are U.S. feet.

3. GPS Network adjustment was constrained using the following published coordinates:

Points published by the National Geodetic Survey:

PID	Designation	Latitude	Longitude
JK1384	GPS 3	38°48'50.67573"	104°49'35.28805"
AE4290	GPS 7	38°54'42.73581"	104°49'15.88400"
AE4291	JONES	38°49'40.68889"	104°47'33.70523"

4. Primary Benchmarks for the project were the following Benchmarks as published by the National Geodetic Survey:

PID	Designation	NAVD 88 Elevation (U.S. feet)
JK0843	A 396	5959.95

Note: Elevations reported are established by GPS observations or spirit levels as indicated.

Note: Closed successfully into CDOT JF46 & JF47.

5. NOTICE: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you 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 certificate shown hereon.

6. Basis of Bearings: The line between the found 3 1/4 inch aluminum cap LS 25361, being the Northeast corner of section 13, Township 14 South, Range 67 West (#30) and the Found 3 1/4 inch witness corner aluminum cap LS 25362 being a witness to the East quarter of section 13, Township 14 South, Range 67 West (#31) is determined to be N00°12'31"W grid bearing by using calculated coordinates from Global Positioning System (GPS) survey performed September of 2002.

7. This control survey is not a complete boundary survey and is prepared for the use of the Colorado Department of Transportation only.

Note:

This project control diagram is from existing project No. IM 0252-334 done by Wilson & Co. Field checks were performed and verified for accuracy.

△403



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Project Number: IM 0252-423			
Project Location: I-25 & Cimarron (US 24) Interchange			
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
19039	03-24-14	3.02 of 3.02	3.02

SURVEY CONTROL TABULATION SHEET

TABULATION OF GPS PROJECT CONTROL POINTS

SECTIONS 13 AND 24, TOWNSHIP 14 SOUTH, RANGE 67 WEST
SECTIONS 18, TOWNSHIP 14 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN
EL PASO COUNTY, COLORADO

FED. ROAD REGION	DIVISION	PROJ. NO.	SHEET NUMBER	TOTAL SHEETS
VIII	COLO.	IM0252-334	3A	10

RIGHT OF WAY INTERSTATE 25 BIJOU/CIMARRON INTERCHANGES

REVISIONS	

POINT NUMBER	NAD 83(1992) GEODETIC COORDINATES		ELLIPSOID HEIGHT (US FT)	COLORADO STATE PLANE		POINT NUMBER	PROJECT COORDINATES			DESCRIPTION
	LATITUDE	LONGITUDE		NORTHING (US FT)	EASTING (US FT)		NORTHING (US FT)	EASTING (US FT)	ELEV	
148	38° 49' 38.13630" N	104° 50' 07.71425" W	5913.699	1362675.885	3189308.869	148	63134.801	190382.949	5968.83	3 1/4" CDOT Control Monument
302	38° 49' 44.95087" N	104° 50' 15.03881" W	5913.141	1363361.029	3188724.237	302	63820.175	189798.121	5968.19	2" WCEA Aluminum Cap
303	38° 49' 51.00432" N	104° 50' 19.90874" W	5913.748	1363970.601	3188334.424	303	64429.953	189408.177	5968.76	2" WCEA Aluminum Cap
304	38° 49' 54.30171" N	104° 50' 29.15620" W	5924.243	1364298.857	3187600.277	304	64758.319	188673.782	5979.17	2" WCEA Aluminum Cap
305	38° 49' 57.96687" N	104° 50' 38.30886" W	5930.398	1364664.393	3186873.380	305	65123.978	187946.640	5985.29	2" WCEA Aluminum Cap
306	38° 50' 01.42882" N	104° 50' 21.08636" W	5948.548	1365024.488	3188233.572	306	65484.194	189307.290	6003.55	2" WCEA Aluminum Cap
307	38° 49' 57.88474" N	104° 50' 15.78089" W	5936.300	1364669.018	3188655.977	307	65128.605	189729.838	5991.34	2" WCEA Aluminum Cap
308	38° 49' 58.27215" N	104° 50' 02.47912" W	5917.193	1364715.904	3189708.200	308	65175.507	190782.415	5972.26	PK Nail in sidewalk
309	38° 49' 57.31439" N	104° 49' 50.99562" W	5940.119	1364625.692	3190617.551	309	65085.265	191692.072	5995.28	PK Nail in sidewalk
310	38° 49' 39.23784" N	104° 49' 59.47999" W	5912.649	1362792.094	3189959.642	310	63251.049	191033.942	5967.77	2" WCEA Aluminum Cap
311	38° 49' 37.89824" N	104° 49' 54.41785" W	5935.926	1362659.520	3190361.212	311	63118.431	191435.647	5991.12	2" WCEA Aluminum Cap
312	38° 49' 37.02539" N	104° 49' 50.10018" W	5938.525	1362573.737	3190703.527	312	63032.618	191778.077	5993.77	2" WCEA Aluminum Cap
313	38° 49' 37.62783" N	104° 49' 38.57079" W	5925.592	1362641.420	3191615.419	313	63100.324	192690.276	5980.92	2" WCEA Aluminum Cap
314	38° 49' 42.50423" N	104° 50' 11.34973" W	5903.531	1363115.651	3189017.960	314	63574.715	190091.943	5958.62	2" WCEA Aluminum Cap
315	38° 50' 12.61725" N	104° 49' 48.64851" W	5939.801	1366175.130	3190791.852	315	66635.224	191866.432	5995.04	2" WCEA Aluminum Cap
413(4130)	38° 49' 43.80237" N	104° 50' 04.68127" W	5933.098	1363250.834	3189544.675	413(4130)	63709.943	190618.835	5988.27	3 1/4" CDOT Control Monument
416(4165)	38° 50' 03.91425" N	104° 49' 53.07823" W	5934.877	1365292.135	3190447.848	416(4165)	65751.931	191522.313	5990.09	3 1/4" CDOT Control Monument
403(GPS3)	38° 48' 50.67573" N	104° 49' 35.28805" W	5859.772	1357893.578	3191910.403	403(GPS3)	58350.883	192985.360	5915.20	3 1/4" NGS Brass Disk "GPS 3"
407(GPS7)	38° 54' 42.73581" N	104° 49' 15.88400" W	6190.460	1393520.226	3193179.992	407(GPS7)	93989.530	194255.377	6245.52	3 1/4" NGS Brass Disk "GPS 7"
446(JF46)	38° 49' 56.65570" N	104° 50' 01.11094" W	5947.619	1364553.174	3189817.657	446(JF46)	65012.722	190891.909	6002.71	3 1/4" CDOT Control Monument
447(JF47)	38° 50' 04.01327" N	104° 49' 51.14249" W	5937.406	1365303.279	3190600.938	447(JF47)	65763.080	191675.454	5992.62	3 1/4" CDOT Control Monument
448(JONES)	38° 49' 40.68889" N	104° 47' 33.70523" W	6045.739	1363026.126	3201493.823	448(JONES)	63485.160	202572.007	6101.95	3 1/4" NGS Brass Disk "JONES"



WILSON & COMPANY CONTROL MONUMENT



CONTROL MONUMENT CAP



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Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX



Right of Way Plans			
Monumentation Sheet			
Project Number: IM 0252-423			
Project Location: I-25 & Cimarron (US 24) Interchange			
Project Code:	Last Mod. Date	Subset	Sheet No.
19039	04-01-14	5.01 of 5.01	5.01

TABULATION OF R.O.W. MONUMENTS TO BE SET

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
200	61425.12	190072.76	CDOT Type I	107+50.4	98.8 L
201	61425.44	190059.4	CDOT Type I	107+52.1	112.0 L
202	61702.04	190046.12	CDOT Type I	110+13.5	114.2 L
203	61772.05	190061.75	CDOT Type I	110+80.3	101.9 L
204	61775.97	190038.66	CDOT Type I	110+82.6	125.3 L
205	61865.13	190053.70	CDOT Type I	111+67.2	118.2 L
206	62114.05	190097.07	CDOT Type I	114+14.4	112.4 L
207	62171.98	190085.41	CDOT Type I	114+69.8	133.0 L
208	62212.26	190089.28	CDOT Type I	115+10.2	135.5 L
209	62273.95	190095.78	CDOT Type I	115+72.3	138.8 L
300	63112.98	190841.91	CDOT Type I	730+20.3	85.2 L
301	63074.91	190920.77	CDOT Type I	731+4.2	90.0 L
302	63036.35	191074.08	CDOT Type I	732+51.7	81.4 L
400	62855.60	190145.61	CDOT Type I	121+52.0	182.4 L
403	63156.13	190037.40	CDOT Type I	124+29.7	340.2 L
500	63305.65	189944.42	CDOT Type I	125+61.4	457.2 L
600	63674.84	189708.08	CDOT Type I	128+85.0	752.9 L
601	63843.34	189418.18	CDOT Type I	130+01.7	1067.2 L
602	63881.29	189418.18	CDOT Type I	130+39.1	1073.7 L
603	63881.29	189321.92	CDOT Type I	130+22.7	1168.5 L
604	63843.08	189321.92	CDOT Type I	129+85.1	1162.02 L
605	63842.82	189223.60	CDOT Type I	129+68.0	1258.0 L
606	63963.19	189222.15	CDOT Type I	130+86.5	1280.8 L

TABULATION OF PERMANENT EASEMENT MONUMENTS TO BE SET

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
100	61343.14	190075.73	CDOT Type 6		
101	61342.94	190063.27	CDOT Type 6		
210	61456.34	190057.92	CDOT Type 6		
211	61458.87	190010.11	CDOT Type 6		
212	61649.37	189999.46	CDOT Type 6		
213	61712.55	190034.89	CDOT Type 6		
214	61774.57	190046.93	CDOT Type 6		
215	62185.84	190061.46	CDOT Type 6		
216	62189.6	190032.91	CDOT Type 6		
217	62192.65	189984.03	CDOT Type 6		
218	62216.00	189985.31	CDOT Type 6		
219	62217.31	190061.68	CDOT Type 6		
220	61678.9	190009.04	CDOT Type 6		

TABULATION OF TEMPORARY EASEMENT POINTS TO BE STAKED

Point No.	Northing(ft)	Easting(ft)	Description	Station	Offset
401	62855.52	190135.57			
402	62273.83	190085.73			

QUANTITY OF MONUMENTS TO BE SET

CAP TYPE	MONUMENT TYPE									
	1	1A	2	2A	3	3A	4	5	5(S)	6
REFERENCE										
ROW	23									
CONTROL										
ALIQUOT CORNER										
PERMANENT EASEMENT										13
PROJECT POINTS										
WITNESS POST (REQUIRED)										

General Notes:

- All centerline and offset stationing may not represent the centerline as constructed in the field.
 - Refer to the M-629-1 Survey Monuments of the Standard Plans dated July, 2006 found in The Colorado Department of Transportation, M & S Standards for survey monument descriptions.
 - This plan set is subject to change and may not be the most current set. It is the user's responsibility to verify with CDOT that this set is the most current. The information contained on the attached drawing is not valid unless this copy bears an original signature of the Professional Land Surveyor hereon named.
- COORDINATE DATUM: Project coordinates are modified Colorado State Plane Central Zone NAD '83/(92) coordinates. The combined elevation/scale factor used to modify the coordinates from state plane to project coordinates is 1.00033677538. The resulting project coordinates are truncated by 1,300,000ft in the Northing and 3,000,000ft in the Easting after converting from state plane coordinates to project coordinates. The CHARN is based on the NAD '83(XX) datum. Project Coordinates Northing US Survey Feet = (State Plane Coordinate Northing * 1.00033677538 - 1,300,000ft). Project Coordinates Easting US Survey Feet = (State Plane Coordinate Easting * 1.00033677538 - 3,000,000ft).

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

SURVEYOR STATEMENT (R.O.W. MONUMENTS)

I, Jeffrey Fickelman, a professional land surveyor licensed in the State of Colorado, do hereby state to the Colorado Department of Transportation that based upon my knowledge, information and belief, adequate research, calculations and evaluation of survey evidence were performed and the Right-of-Way monuments depicted on this Right-of-Way Plan were set under my responsible charge in accordance with applicable standards of practice defined by Colorado Department of Transportation publications. This statement is not a guaranty or warranty, either expressed or implied.

PLS No. 29034



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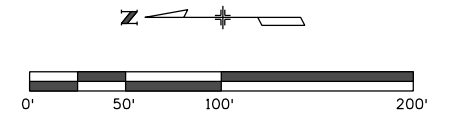


Project Number:	IM 0252-423		
Project Location:	I-25 & Cimarron (US 24) Interchange		
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
19039	03-18-14	6.01 of 6.05	6.01

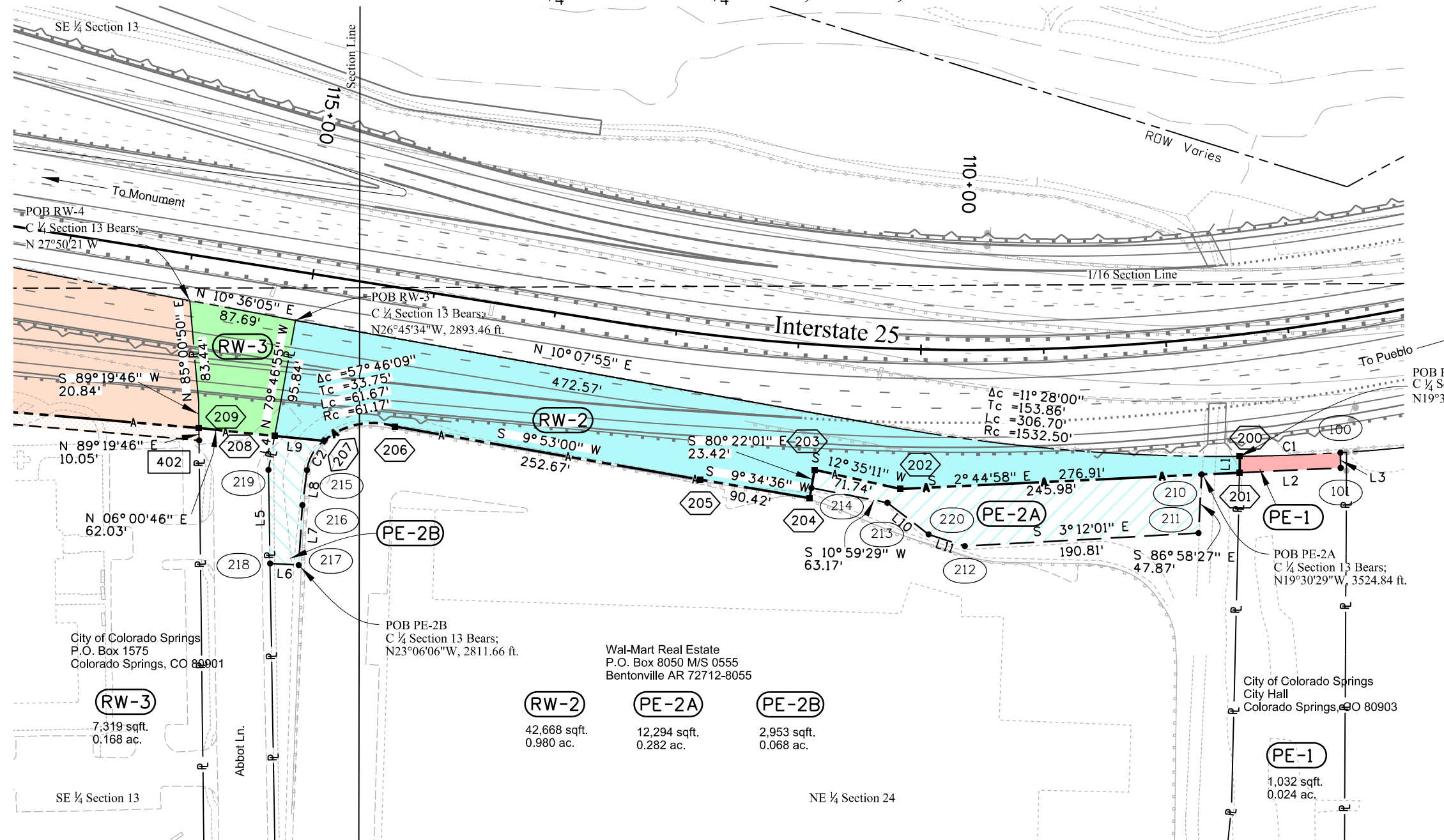
DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

SE 1/4 Sec 13 & NE 1/4 Sec 24, T. 14 S., R. 67 W. of the 6th PM



See Sheet 2 for Detail of Existing Easements



Name	Direction	Length
L1	N 88°38'18" W	13.37
L2	S 02°41'10" E	82.59
L3	N 89°05'08" E	12.46
L4	N 79°38'14" W	28.06
L5	S 89°01'08" W	76.39
L6	S 03°07'14" W	23.39
L7	S 86°26'10" E	48.97
L8	S 82°29'07" E	28.80
L9	N 05°29'31" E	40.47
L10	S 37°31'38" W	42.44
L11	S 17°58'25" W	31.04

Name	Radius	Arc	Chord	Tangent	Middle	External	Chord
		Length	Length	Length	Ordinate	Distance	Direction
C1	1532.5	82.05	82.04	41.03	0.55	0.55	N 2°04'28" W
C2	35.69	28.42	27.67	15.01	2.79	3.03	S 59°56'55" E



Sheet Revisions		
Date	Description	Initials
mm/dd/yy	XXXXXXXX	XXX

Sheet Revisions		
Date	Description	Initials
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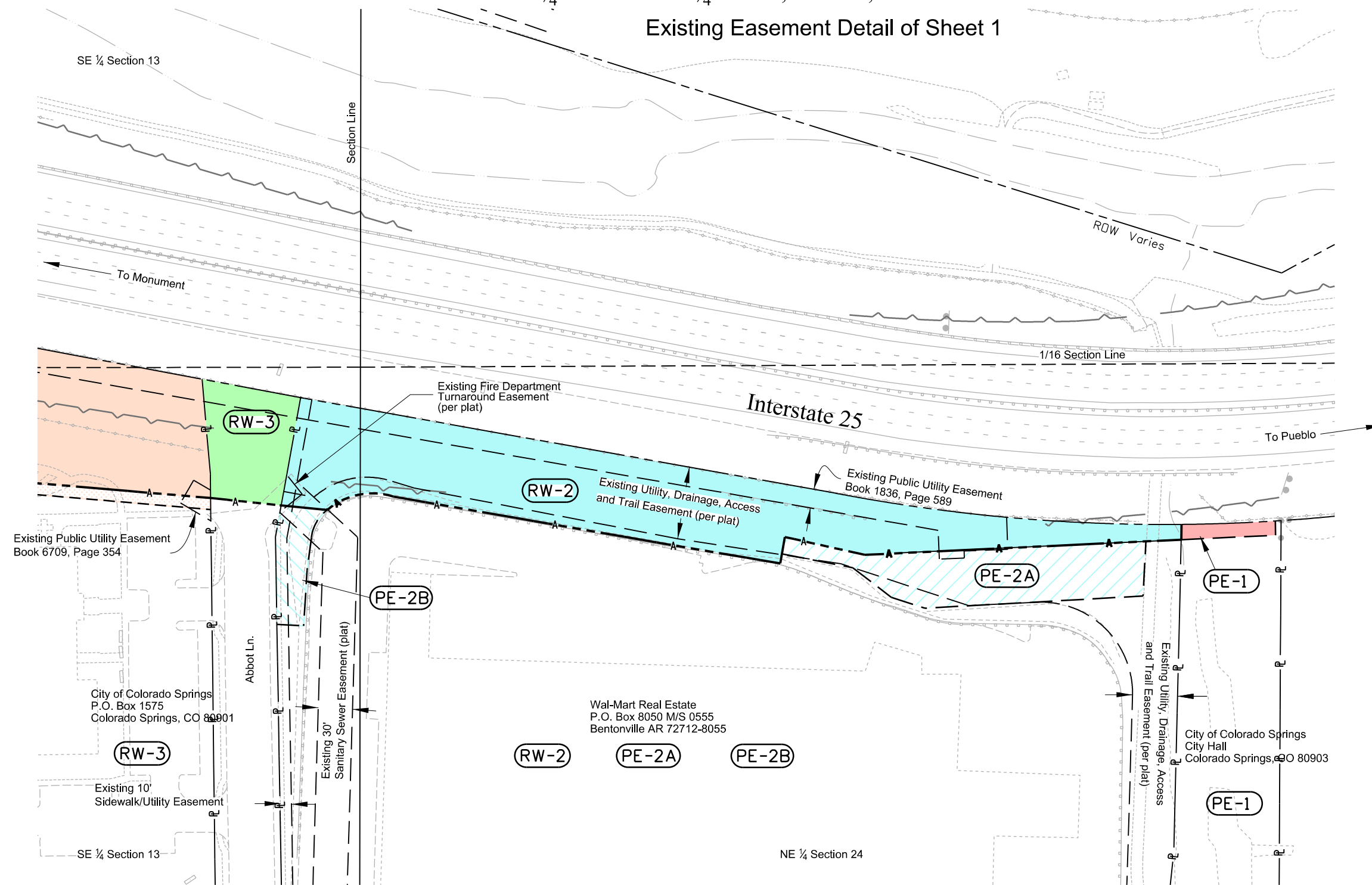
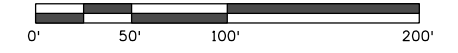
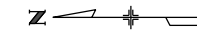
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Project Location:	I-25 & Cimarron (US 24) Interchange		
Project Code:	Last Mod. Date:	Subset:	Sheet No.:
19039	05-06-14	6.02 of 6.05	6.02

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

SE ¼ Sec 13 & NE ¼ Sec 24, T. 14 S., R. 67 W. of the 6th PM

Existing Easement Detail of Sheet 1





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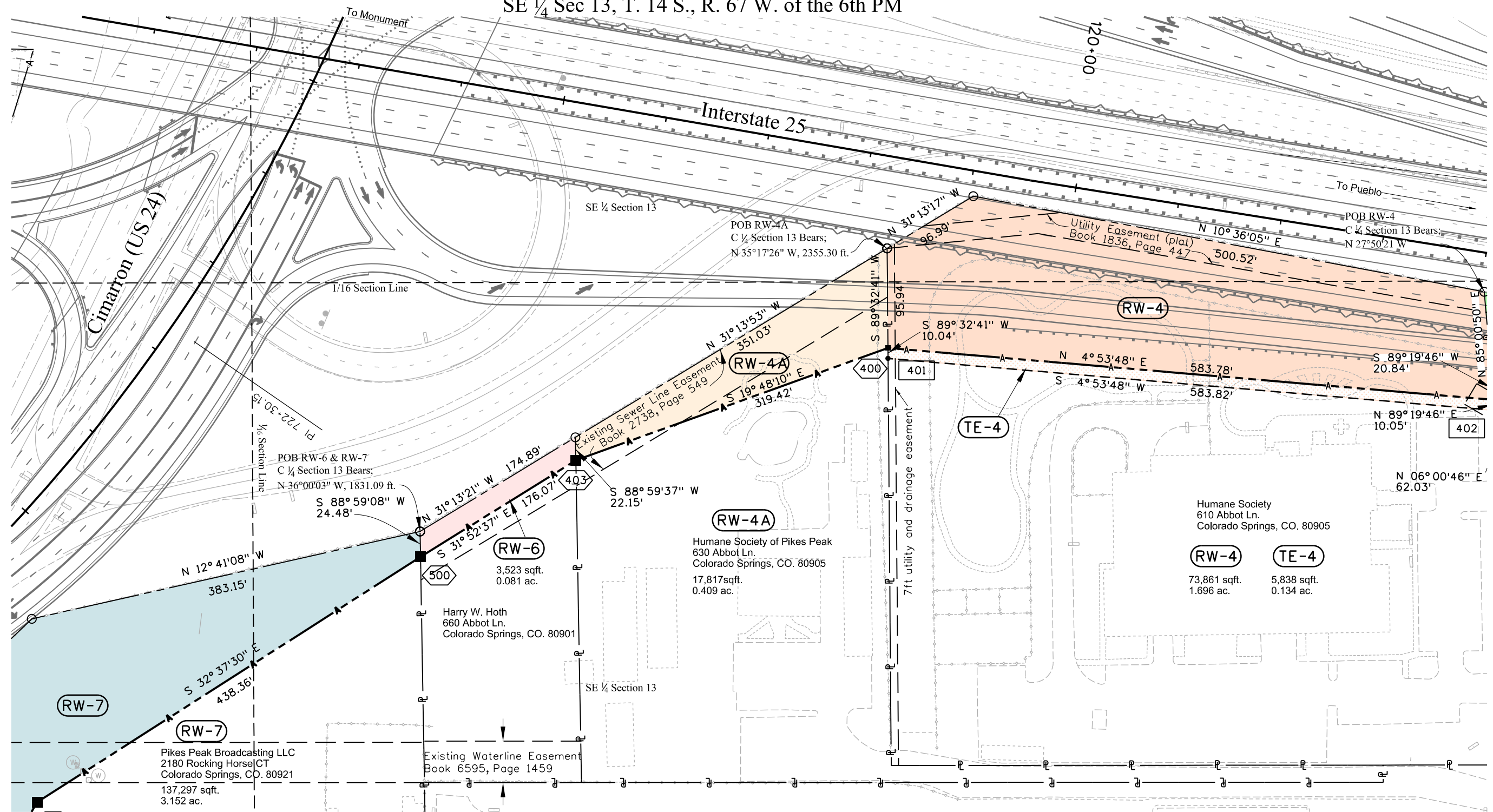
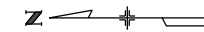


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Project Location:	I-25 & Cimarron (US 24) Interchange		
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19039	03-18-14	6.03 of 6.05	6.03

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

SE ¼ Sec 13, T. 14 S., R. 67 W. of the 6th PM





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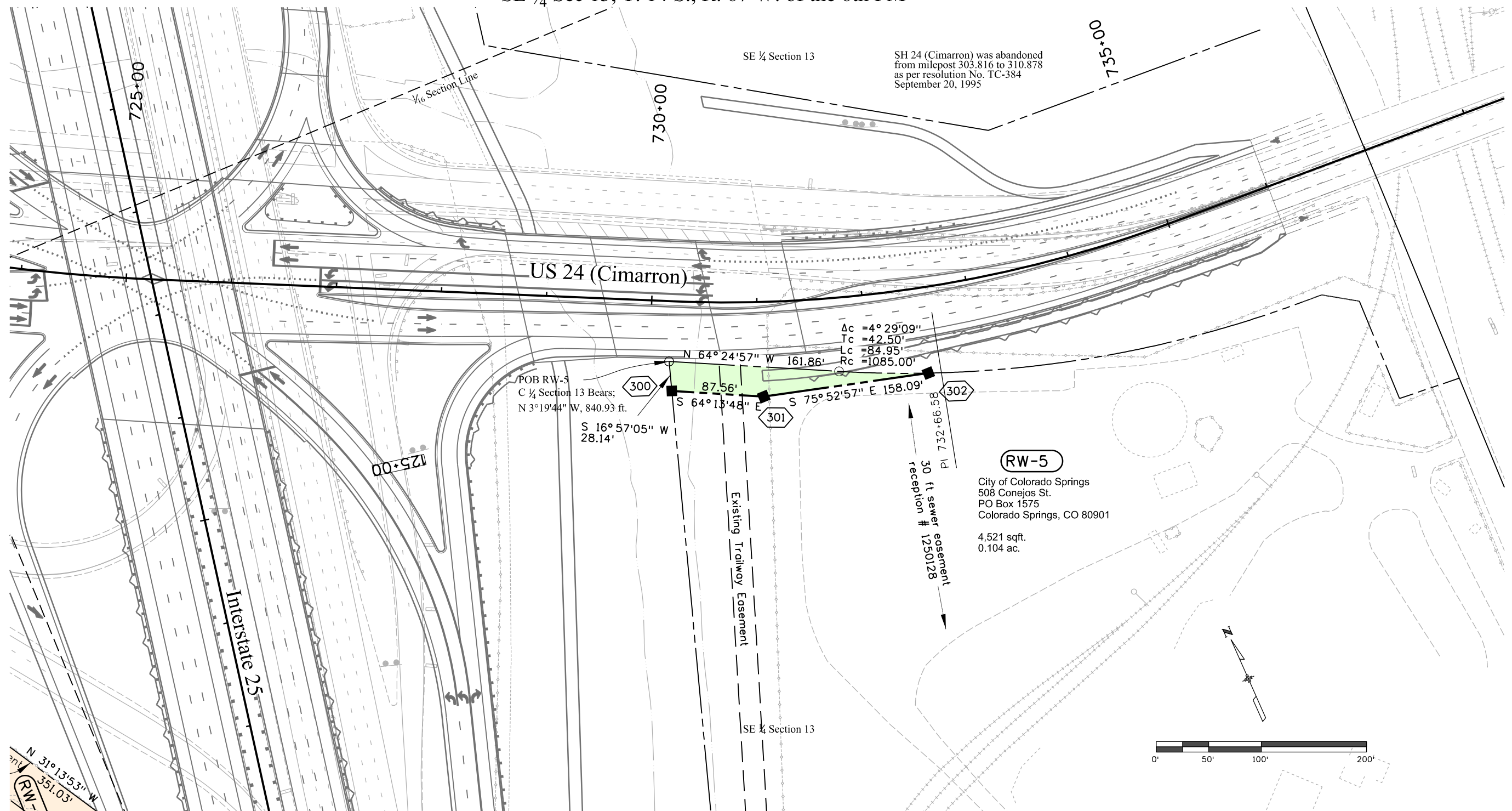


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19039	03-18-14	6.05 of 6.05	6.05

DEPARTMENT OF TRANSPORTATION

STATE OF COLORADO

SE ¼ Sec 13, T. 14 S., R. 67 W. of the 6th PM





Sheet Revisions		
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Project Code:	Last Mod. Date	Subset	Sheet No.
19039	03-26-14	7.01 of 7.01	7.01

SE 1/4 Section 13 & NE 1/4 Section 24
Township 14 South, Range 67 West
of the 6th Principal Meridian
County of El Paso

