



Region 3
222 South 6th Street Room 317
Grand Junction, Colorado 81501
Phone: (970) 683-6233 FAX: (970) 683-6249

Right of Way Plans Unit: Jackson E. Messenger

Sheet Revisions

Sheet Revisions

Sheet Revisions



Right of Way Plans

TITLE SHEET

Project Number: IM 0702-265			
Project Location: I 70 Edwards Interchange			
Project Location: Upgrade			
Project Code	Last Mod. Date	Subject Sheets	Total No. of Sheets
15851	03/27/09	1.01	1.01

CONVENTIONAL SIGNS

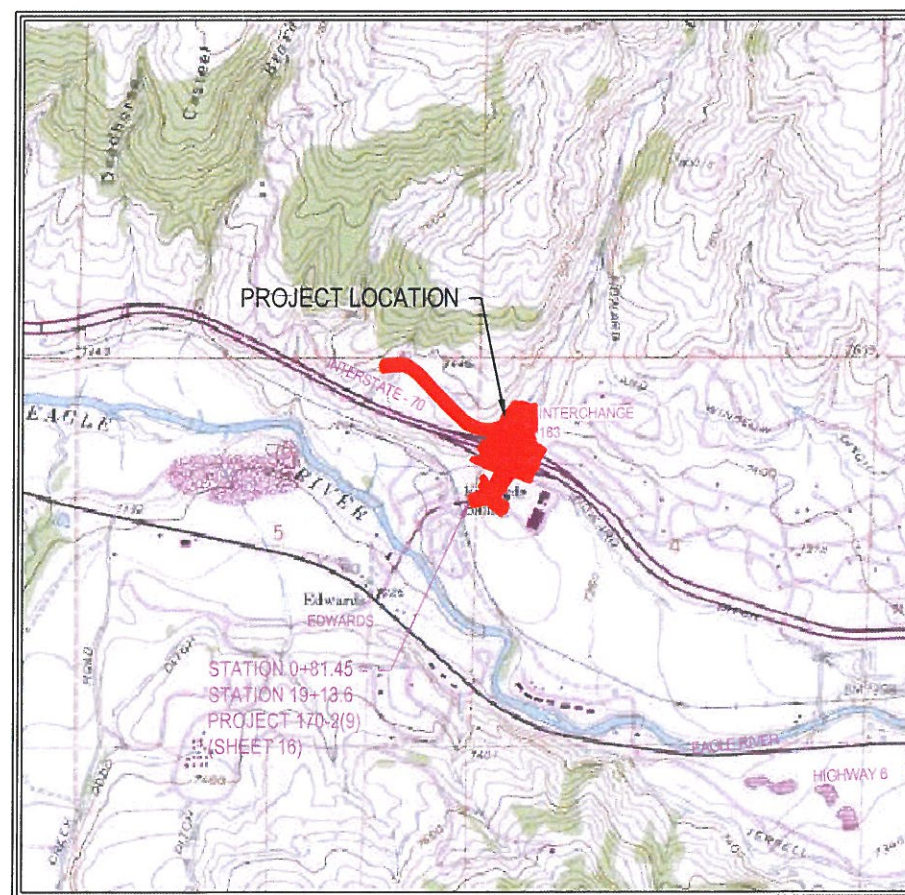


DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO

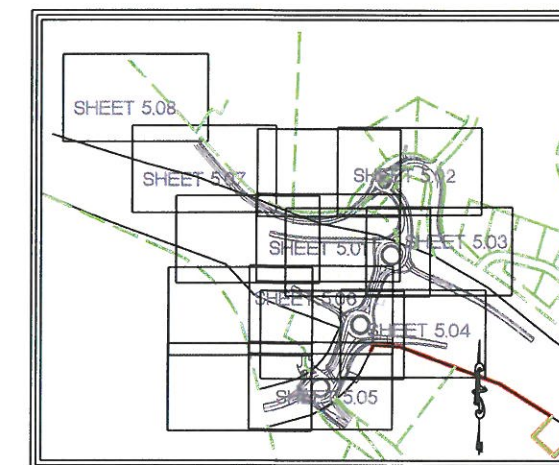
RIGHT OF WAY PLAN OF PROPOSED
COLORADO PROJECT NO. IM 0702-265
INTERSTATE HIGHWAY NO. I-70
COUNTY OF EAGLE SECTIONS 4 AND 5,
TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH P.M.
RIGHT OF WAY

INDEX OF SHEETS

1.01	(1)	TITLE SHEET
2.01 - 2.03	(3)	TABULATION OF PROPERTIES
3.01 - 3.03	(3)	CONTROL DIAGRAM
4.01	(1)	MONUMENTATION
5.01 - 5.09	(9)	RIGHT OF WAY PLAN
6.01 - 6.02	(2)	OWNERSHIP MAP
	(19)	TOTAL SHEETS



VICINITY MAP
SCALE: 1" = 1/2 MILE



KEYMAP
SCALE: 1" = 1000'

SCALES OF ORIGINAL DRAWINGS

PLAN SHEET	1" = 50'
CONTROL DIAGRAM	1" = 200'
OWNERSHIP MAP	1" = 200'

CONVENTIONAL SIGNS

Electric Manhole	⊙	Water Valve	⊕
Sewer Manhole	⊙	Fire Hydrant	⊕
Telephone Manhole	⊙	Drainage Inlet	⊕
Electric Transformer	⊕		
Telephone Vault	⊕		

DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

AUTHORIZED: _____ DATE _____

DIVISION ADMINISTRATOR

CERTIFICATION: I, _____, COUNTY CLERK, DO NOT SIGN THIS BOOK AT THE TIME OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____ RECEPTION NUMBER _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____ DEPT. _____ SIGNED _____



Project Number:	IM 0702-265			
Project Location:	I 70 Edwards Interchange			
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15851	03/27/09		2.01	

R.O.W. TABULATION OF PROPERTIES IN EAGLE COUNTY

I 70 EXIT 163 EDWARDS

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 5 S., R. 82 W., 6TH P.M.	AREA IN SQUARE FEET					REC. NO. BK/PG	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							RIGHT	LEFT		
100	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT B, BERRY CREEK RANCH SUBDIVISION	38	0	38		460,014		TO BE CONVEYED TO EAGLE COUNTY FOR NEW BEARD/BERRY CREEK ROAD RIGHT-OF-WAY.
TE100	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT B, BERRY CREEK RANCH SUBDIVISION	4,746	0	4,746				TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION ACCESS.
101	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT A, BERRY CREEK RANCH SUBDIVISION	10,663	0	10,663	25,012	6,277		TO BE CONVEYED TO EAGLE COUNTY FOR NEW BERRY CREEK ROAD RIGHT-OF-WAY.
PE101	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT A, BERRY CREEK RANCH SUBDIVISION	2,140	0	2,140				PERMANENT SLOPE EASEMENT FOR ROAD CONSTRUCTION & MAINTENANCE
PE101A	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT A, BERRY CREEK RANCH SUBDIVISION	1,028	0	1,028				PERMANENT SLOPE & DRAINAGE EASEMENT FOR ROAD CONSTRUCTION & MAINTENANCE
PE101B	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT A, BERRY CREEK RANCH SUBDIVISION	838	0	838				PERMANENT SLOPE EASEMENT FOR ROAD CONSTRUCTION & MAINTENANCE
PE101C	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT A, BERRY CREEK RANCH SUBDIVISION	338	0	338				PERMANENT SLOPE EASEMENT FOR ROAD CONSTRUCTION & MAINTENANCE
PE101D	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT A, BERRY CREEK RANCH SUBDIVISION	3,745	0	3,745				PERMANENT SLOPE & DRAINAGE EASEMENT FOR ROAD CONSTRUCTION & MAINTENANCE
PE101E	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT A, BERRY CREEK RANCH SUBDIVISION	517	0	517				PERMANENT DRAINAGE EASEMENT FOR ROAD CONSTRUCTION & MAINTENANCE
PE101F	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT A, BERRY CREEK RANCH SUBDIVISION	13,135	0	13,135				PERMANENT SLOPE EASEMENT FOR ROAD CONSTRUCTION & MAINTENANCE
TE101	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT A, BERRY CREEK RANCH SUBDIVISION	2,271	0	2,271				TEMPORARY CONSTRUCTION EASEMENT FOR BERRY CREEK REALIGNMENT.
TE101A	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	TRACT A, BERRY CREEK RANCH SUBDIVISION	7,277	0	7,277				TEMPORARY CONSTRUCTION EASEMENT FOR BERRY CREEK REALIGNMENT.
102	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	LOT 97, BERRY CREEK RANCH SUBDIVISION	1,116	0	1,116	22,817	10,779		TO BE CONVEYED TO EAGLE COUNTY FOR NEW EDWARDS ACCESS ROAD RIGHT-OF-WAY, & WILL WARRANTY DEED TO CDOT AT END OF PROJECT.
102A	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	LOT 97, BERRY CREEK RANCH SUBDIVISION	22,002	0	22,002	22,817	10,779		TO BE CONVEYED TO EAGLE COUNTY FOR NEW EDWARDS ACCESS ROAD RIGHT-OF-WAY.
AC102	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	LOT 97, BERRY CREEK RANCH SUBDIVISION							PROPOSED "A" LINE ALONG ACQUIRED RIGHT-OF-WAY IN LOT 97 TO BE CONVEYED BY WARRANTY DEED TO CDOT
PE102	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	LOT 97, BERRY CREEK RANCH SUBDIVISION	620	0	620				PERMANENT SLOPE EASEMENT FOR ROAD CONSTRUCTION & MAINTENANCE
PE102A	BERRY CREEK METROPOLITAN DISTRICT, A QUASI-MUNICIPAL CORPORATION OF THE STATE OF COLORADO, FORMED PURSUANT TO TITLE 32, C.R.S. 1973	PO BOX 1058 EDWARDS, CO 81632	LOT 97, BERRY CREEK RANCH SUBDIVISION	1,493	0	1,493				PERMANENT SLOPE & DRAINAGE EASEMENT FOR ROAD CONSTRUCTION & MAINTENANCE

I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE COUNTY LAND SURVEYS/RIGHT-OF-WAY SURVEYS AT PAGE _____ OF _____ DEPT. _____ RECEIPTION NUMBER _____



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15851	03/27/09		2.03	

R.O.W. TABULATION OF PROPERTIES IN EAGLE COUNTY

I 70 EXIT 163 EDWARDS

PARCEL NO.	OWNER	ADDRESS	LOCATION T. 5 S., R. 82 W., 6TH P.M.	AREA IN SQUARE FEET				BOOK-PAGE	REMARKS	
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER			
							RIGHT	LEFT		
TE106	EDWARDS STATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY	PO DRAWER 2770 AVON, CO 81620	TRACT A, EDWARDS STATION	332	0	332				TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION ACCESS.
PE107	COLORADO MOUNTAIN JUNIOR COLLEGE DISTRICT	831 GRAND AVENUE GLENWOOD SPRINGS, CO 81601	LOT 1, COLORADO MOUNTAIN COLLEGE AT BERRY CREEK	5,331	0	5,331				PERMANENT SLOPE EASEMENT FOR SLOPE GRADING & MAINTENANCE
PE108	PARTNERSHIP FOR EDUCATION, A SEPARATE LEGAL ENTITY FORMED PURSUANT TO SEC. 29-1-203, C.R.S.	PO BOX 850 EAGLE, CO 81631	LOT 2, COLORADO MOUNTAIN COLLEGE AT BERRY CREEK	6,832	0	6,832				PERMANENT SLOPE EASEMENT FOR SLOPE GRADING & MAINTENANCE
TE109	EDWARDS INTERCHANGE LIMITED PARTNERSHIP, LLLP., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP	PO BOX 506 EDWARDS, CO 81632	PARCEL 1, NORTHSTAR CENTER	8,730	0	8,730				TEMPORARY CONSTRUCTION EASEMENT FOR DRIVEWAY RECONSTRUCTION.
PE109	EDWARDS INTERCHANGE LIMITED PARTNERSHIP, LLLP., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP	PO BOX 506 EDWARDS, CO 81632	PARCEL 1, NORTHSTAR CENTER	274	0	274				PERMANENT SIDEWALK EASEMENT FOR CONSTRUCTION & MAINTENANCE OF SIDEWALK
110	EDWARDS INTERCHANGE II, LLC, A COLORADO LIMITED LIABILITY COMPANY	PO BOX 506 EDWARDS, CO 81632	PARCEL 2, NORTHSTAR CENTER	70	0	70	45,372			TO BE CONVEYED TO EAGLE COUNTY FOR NEW I-70 & EDWARDS ACCESS ROAD RIGHT-OF-WAY, & WILL WARRANTY DEED TO CDOT AT END OF PROJECT.
AC110	EDWARDS INTERCHANGE II, LLC, A COLORADO LIMITED LIABILITY COMPANY	PO BOX 506 EDWARDS, CO 81632	PARCEL 2, NORTHSTAR CENTER							PROPOSED "A" LINE ALONG ACQUIRED RIGHT-OF-WAY IN PARCEL 2, NORTHSTAR CENTER TO BE CONVEYED BY WARRANTY DEED TO CDOT
TE110	EDWARDS INTERCHANGE II, LLC, A COLORADO LIMITED LIABILITY COMPANY	PO BOX 506 EDWARDS, CO 81632	PARCEL 2, NORTHSTAR CENTER	7,208	0	7,208				TEMPORARY CONSTRUCTION EASEMENT FOR DRIVEWAY RECONSTRUCTION AND CONSTRUCTION ACCESS.
111	EAGLE COUNTY	500 BROADWAY EAGLE, CO 81631	BEARD CREEK ROAD RIGHT-OF-WAY	1,094	0	1,094		40,640		WHEN THE PROJECT IS COMPLETE EAGLE COUNTY WILL CONVEY PARCEL 111 TO CDOT BY WARRANTY DEED
AC111	EAGLE COUNTY	500 BROADWAY EAGLE, CO 81631	BEARD CREEK ROAD RIGHT-OF-WAY							PROPOSED "A" LINE BETWEEN COUNTY AND STATE RIGHT-OF-WAYS ON PARCEL 111 TO BE CONVEYED BY WARRANTY DEED TO CDOT.
AC112	EAGLE COUNTY	500 BROADWAY EAGLE, CO 81631	BEARD CREEK ROAD RIGHT-OF-WAY							TO BE CONVEYED TO CDOT AFTER EAGLE COUNTY TAKES POSSESSION OF PARCEL 27-X
27-D	THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, a.k.a. THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO		BEARD CREEK ROAD RIGHT-OF-WAY	106,094	0	106,094				PARCEL 27-D ACQUIRED ON PROJECT I 70-2(9) AND INTENDED FOR CONVEYANCE TO EAGLE COUNTY. TO BE CONVEYED TO EAGLE COUNTY ON THIS PROJECT.
27-X	THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, a.k.a. THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO		BEARD CREEK ROAD RIGHT-OF-WAY	26,062	0	26,062				PARCEL 27-X ACQUIRED ON PROJECT I 70-2(9) AND INTENDED FOR CONVEYANCE TO EAGLE COUNTY. TO BE CONVEYED TO EAGLE COUNTY ON THIS PROJECT.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE COUNTY LAND SURVEY/RIGHT-OF-WAY SURVEY AS SHOWN ON PAGE _____ OF BOOK _____ AT _____ M., FOR INFORMATION ONLY IN BOOK _____ RECEIPTION NUMBER _____ DEPT. _____



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Right of Way Plans Unit: Jackson E. Messenger

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Right of Way Plans

SURVEY CONTROL/LAND SURVEY CONTROL DIAGRAM				
Project Number: IM 0702-265				
Project Location: I 70 Edwards Interchange				
Project Location: Upgrade				
Project Code	Last Mod	Date	Subject Sheets	Total No. of Sheets
15851		03/27/09	3.01	3.01

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH P.M.

GENERAL NOTES

1 THIS SURVEY WAS CONDUCTED TO PROVIDE HORIZONTAL AND VERTICAL CONTROL FOR HIGHWAY DESIGN AND CONSTRUCTION AND IS FOR THE USE OF THE COLORADO DEPARTMENT OF TRANSPORTATION. COORDINATES ARE MODIFIED PROJECT COORDINATES.

2 BASIS OF BEARING: A BEARING OF N02°03'08"E BETWEEN POINTS 500 AND 503.

3 THIS SURVEY IS FOR THE USE OF THE COLORADO DEPARTMENT OF TRANSPORTATION. THE SURVEY IS NOT A COMPLETE BOUNDARY SURVEY AND DOES NOT SUBDIVIDE LAND. TITLE POLICY, TITLE COMMITMENT, AND TITLE RESEARCH WERE NOT PART OF THIS CONTROL SURVEY, THEREFORE, EASEMENTS, RIGHTS, AND RESTRICTIONS OF RECORD ARE NOT SHOWN. THE VERIFICATION OF THE PHYSICAL EVIDENCE WITH RELATION TO EASEMENTS, RIGHTS OF WAY, PROPERTY BOUNDARIES, AND RESTRICTIONS, AS DESCRIBED IN THE INSTRUMENTS OF RECORD, WAS NOT INCLUDED IN THIS CONTROL SURVEY.

4 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.

5 NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THE ATTACHED DRAWING IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR HEREIN NAMED.

6 BASIS OF ELEVATION = 7205.78 ON USGS BM Y-29 (NAVD88) + 0.31' TO MATCH LOCAL CDOT ELEVATIONS PROVIDED.

SURVEY CONTROL MONUMENTS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
301	63911.21	94065.02	7308.64	170G MP 0.7 CDOT STANDARD CONTROL MONUMENT FOUND
302	62639.77	93568.68	7266.86	170G MP 0.4 CDOT STANDARD CONTROL MONUMENT FOUND
303	62321.95	92780.60	7222.83	170G MP 0.2 CDOT STANDARD CONTROL MONUMENT FOUND

FOUND RIGHT OF WAY MARKERS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
504	63458.356	94136.843	7322.00	CDOT ALUM. CAP - NO LS NUMBER STAMPED "170 ROW"

GEODETIC/LOCAL COORDINATES

Project Latitude	39°38'43.3413"N
Project Longitude	106°35'22.28117"W
Project Elevation	7228.33
Combined Factor	1.0003626365
False Northing	1,600,000.000
False Easting	2,600,000.000
Oblique Mercator Rotation =	0°00'00.000"
Units =	US Survey Feet

COORDINATE TRANSFORMATION

To transform from state plane to project coordinates:
Subtract the False Northing (Easting) from the state plane Northing (Easting) and then multiply the result by the combined factor.

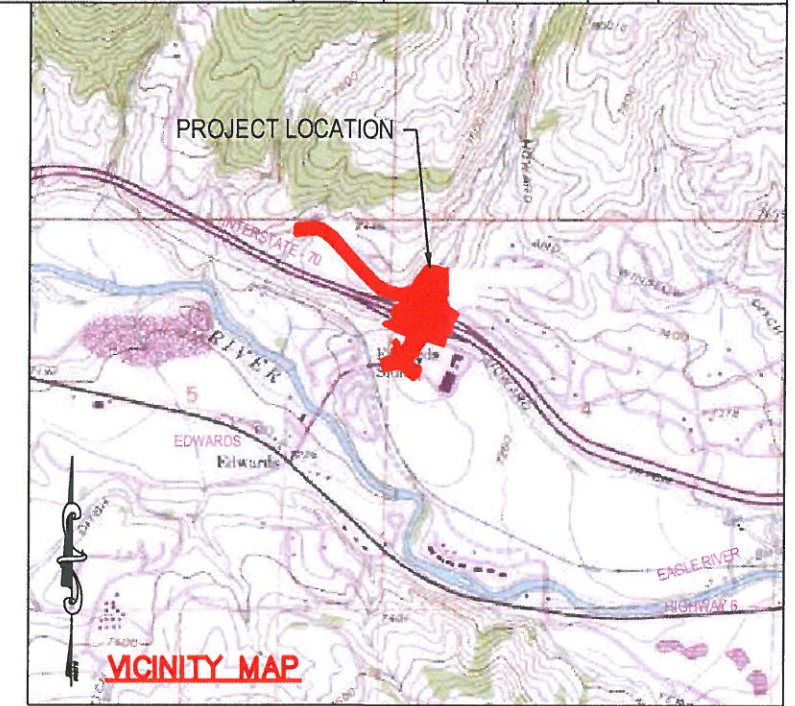
Example: 1663888.034 - 1600000 = 63888.034 X 1.0003626365 = 63911.21

ALIQUOT CORNERS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
500	62039.089	93332.078	7233.18	1/4 COR SEC. 4/SEC. 5 3" ALUM. CAP STAMPED "ALPINE ENG." NO LS NO.
503	64615.516	93424.403	7452.12	NW COR SEC 4 1972 3-1/4" BLM BRASS CAP
524	64637.636	92076.050	7395.66	E1/16 COR SEC. 5 AND SEC. 32 3" BRASS CAP WITH NO LS#

PROPERTY CORNERS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
506	63082.284	93638.098	7265.23	REBAR & ALUM. CAP ILLEGIBLE
509	62766.758	93239.435	7249.78	REBAR & ALUM. CAP LS #20695
510	62631.255	93542.229	7261.39	REBAR & ALUM. CAP LS #27598
511	63410.876	93040.128	7283.97	REBAR & ALUM. CAP LS #20695
513	62649.070	93529.783	7262.63	REBAR & ALUM. CAP LS #27598
519	62436.042	94952.710	7303.40	CDOH ALUM. CAP "170 ROW"
520	62215.422	95138.587	7282.01	REBAR & ALUM. CAP LS #30091
600	64126.149	92058.670	7305.15	REBAR WITH PLASTIC CAP 2568
601	63937.796	92621.890	7351.49	#5 REBAR WITH NO CAP
602	64478.339	92527.888	7358.58	REBAR W/1.5" ALUM. CAP LS #33655
603	64258.705	93043.132	7389.83	REBAR W/1.5" ALUM. CAP ILLEGIBLE
604	64100.252	92880.715	7367.30	REBAR W/1.5" ALUM. CAP ILLEGIBLE
605	64158.080	94292.509	7317.24	REBAR W/1.5" ALUM. CAP ILLEGIBLE
606	64024.059	94187.882	7310.77	REBAR WITH PLASTIC CAP LS #26626
607	63432.645	94505.580	7348.99	REBAR W/1.5" ALUM. CAP ILLEGIBLE
608	63442.887	94660.418	7356.98	REBAR W/1.5" ALUM. CAP LS #5447
609	63412.270	94745.467	7359.74	REBAR W/1.5" ALUM. CAP ILLEGIBLE
610	63336.583	94844.830	7355.89	#5 REBAR WITH NO CAP
611	63294.953	94816.770	7350.14	REBAR W/1.5" ALUM. CAP LS #5447
612	63777.617	92088.745	7263.48	REBAR W/1.5" ALUM. CAP LS #20695
613	63776.288	92097.820	7266.39	REBAR W/1.5" ALUM. CAP LS #20695
614	63612.516	92496.452	7269.64	REBAR W/1.5" ALUM. CAP LS #20695 2' W.C.
615	63468.305	92770.822	7246.57	REBAR W/1.5" ALUM. CAP LS #20695
616	63169.920	93401.643	7243.98	REBAR W/1.5" ALUM. CAP ILLEGIBLE
617	62814.256	93412.074	7255.72	REBAR W/1.5" ALUM. CAP ILLEGIBLE
618	62761.310	93213.035	7239.59	REBAR W/1.5" ALUM. CAP LS #20695
619	62567.817	93267.692	7243.24	REBAR W/1.5" ALUM. CAP LS #30091
620	62570.373	93280.095	7243.72	REBAR WITH PLASTIC CAP LS #19598
621	62598.583	93567.067	7257.70	REBAR WITH PLASTIC CAP LS #19598
622	62523.600	93647.585	7254.20	REBAR W/1.5" ALUM. CAP LS #27598
623	62485.313	93700.093	7252.51	REBAR WITH PLASTIC CAP LS #19598
624	62403.166	93813.075	7247.73	REBAR W/1.5" ALUM. CAP LS #27598
625	62237.063	93927.629	7241.50	REBAR WITH PLASTIC CAP LS #19598
626	62100.257	93990.469	7237.45	#5 REBAR WITH NO CAP
627	62062.702	93993.989	7236.88	REBAR WITH PLASTIC CAP ILLEGIBLE
628	61683.709	94128.100	7237.95	#5 REBAR WITH NO CAP
629	62793.969	94476.331	7257.46	REBAR W/1.5" ALUM. CAP LS #30091
630	62519.282	94650.689	7254.91	REBAR W/1.5" ALUM. CAP LS #30091
631	62417.760	94761.161	7263.82	REBAR W/1.5" ALUM. CAP LS #30091
632	63693.167	93391.737	7330.91	#5 REBAR WITH NO CAP
633	63458.380	94136.830	7321.95	3-1/4" CDOT ALUM. CAP LS #37939
634	63295.730	94411.000	7329.13	3-1/4" CDOT ALUM. CAP LS #37939
635	63247.870	93193.160	7240.08	MAG NAIL



SURVEYOR'S STATEMENT (LAND SURVEY CONTROL/PROJECT CONTROL DIAGRAM):

I, FRANK W. HARRINGTON, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE TO THE COLORADO DEPARTMENT OF TRANSPORTATION THIS LAND SURVEY CONTROL/PROJECT CONTROL DIAGRAM WAS PREPARED AND THE FIELD SURVEY IT REPRESENTS WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND, BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE DEFINED BY COLORADO DEPARTMENT OF TRANSPORTATION PUBLICATIONS. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FRANK W. HARRINGTON PLS NO. 19598



12/29/11
DATE

POINT #	LATITUDE	LONGITUDE	SP NORTHING	SP EASTING	ELLIPSOID HEIGHT(SFT)	ELEVATION(SFT)	MAP ANGLE	SCALE FACTOR	COMBINED FACTOR	PROJ NORTHING	PROJ EASTING	DESCRIPTION
301	39°39'04.12105"N	106°35'11.92863"W	1663887.988	2694030.999	7265.86	7308.64	-0°41'07.21"	0.9999819	1.0003627	63911.21	94065.02	170G MP 0.7 CDOT STANDARD CONTROL MONUMENT FOUND
302	39°38'51.50261"N	106°35'18.07697"W	1662617.068	2693534.836	7224.15	7266.86	-0°41'11.09"	0.9999814	1.0003627	62639.77	93568.68	170G MP 0.4 CDOT STANDARD CONTROL MONUMENT FOUND
303	39°38'48.26972"N	106°35'28.09865"W	1662299.382	2692747.068	7180.07	7222.83	-0°41'17.41"	0.9999812	1.0003627	62321.95	92780.60	170G MP 0.2 CDOT STANDARD CONTROL MONUMENT FOUND

3. CERTIFICATION: I HAVE VISITED THIS DAY OF 20 AT M., FOR INFORMATION ONLY IN BOOK OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE DEPT. SIGNED



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Sheet Revisions

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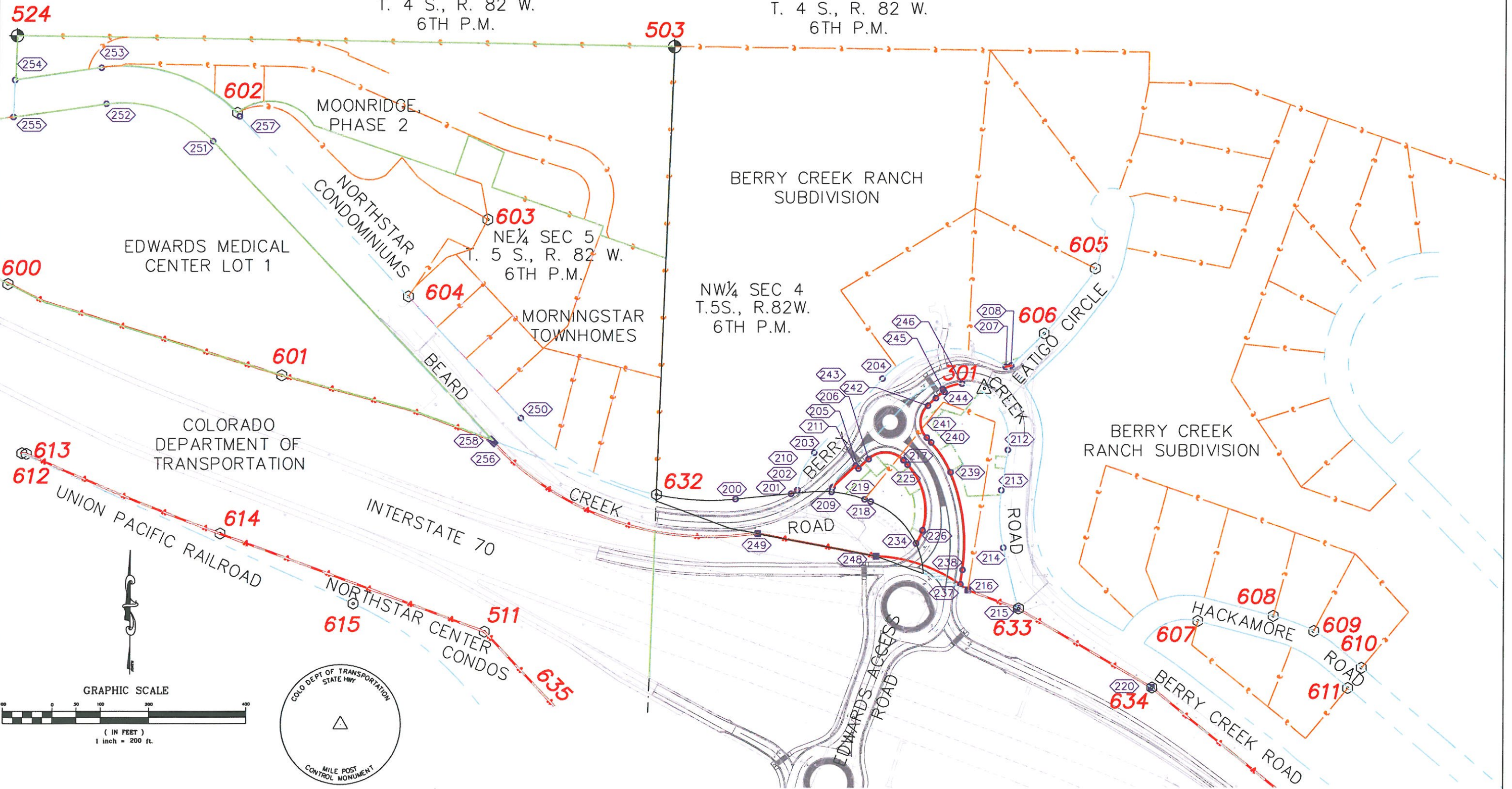
Right of Way Plans

SURVEY CONTROL/LAND SURVEY CONTROL DIAGRAM				
Project Number: IM 0702-265				
Project Location: I 70 Edwards Interchange				
Project Location: Upgrade				
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
15851	03/27/09		3.02	

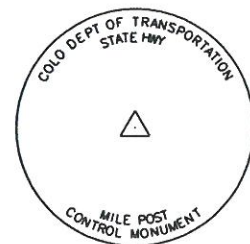
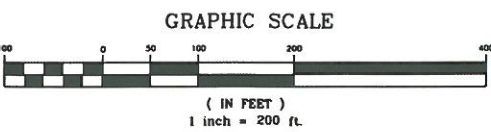
SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH P.M.

SE 1/4 SEC 32
T. 4 S., R. 82 W.
6TH P.M.

SW 1/4 SEC 33
T. 4 S., R. 82 W.
6TH P.M.



F. CERTIFICATION: DAY OF _____ M., FOR INFORMATION ONLY IN BOOK DEPOSITED THIS _____ OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____, RECEPTION NUMBER _____ SIGNED _____ DEPT.

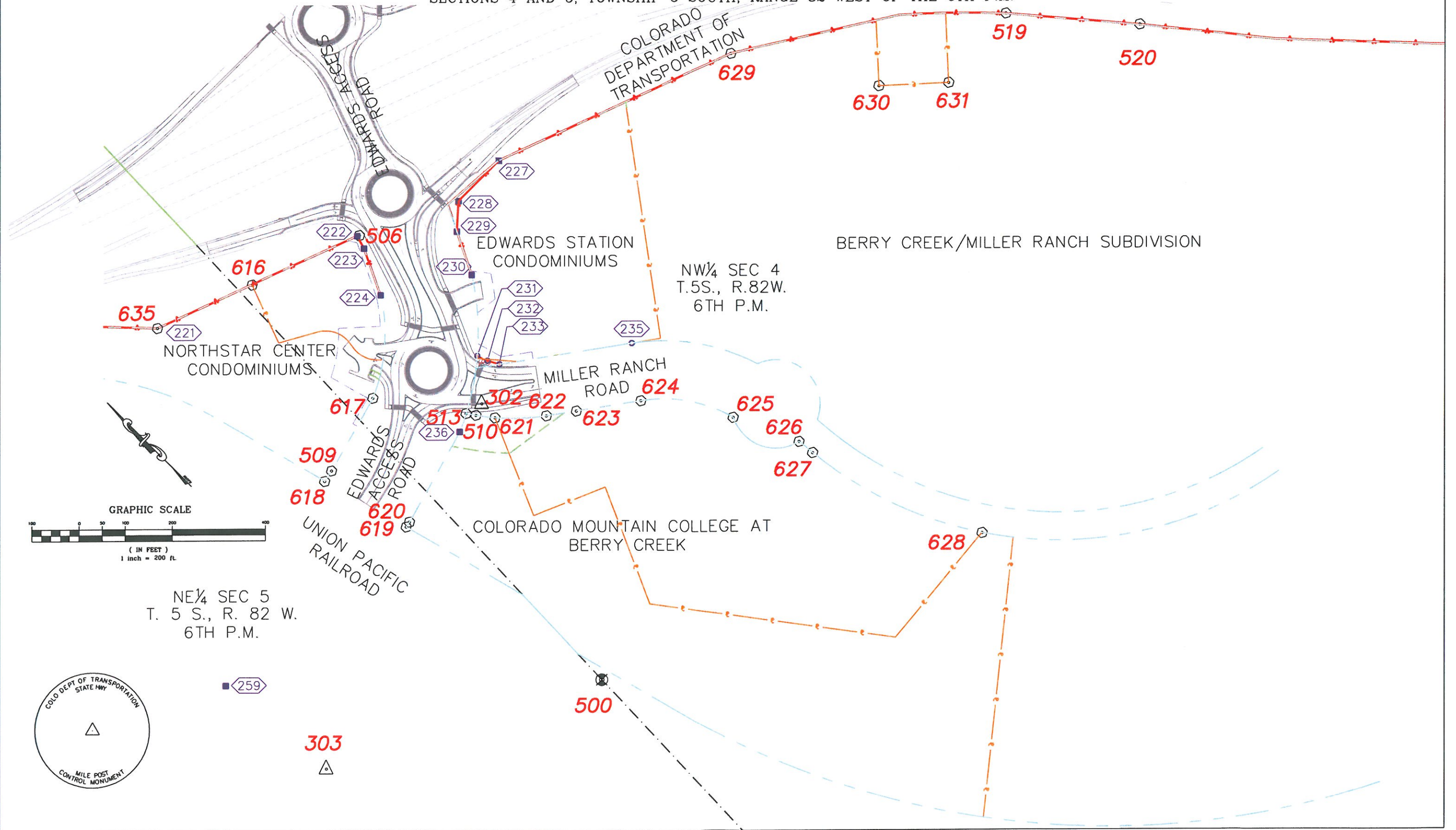


Sheet Revisions		Sheet Revisions		Sheet Revisions	

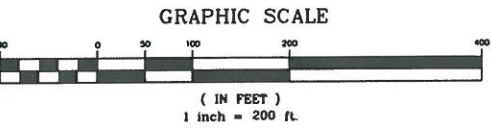


Right of Way Plans				
SURVEY CONTROL/LAND SURVEY CONTROL DIAGRAM				
Project Number: IM 0702-265				
Project Location: I 70 Edwards Interchange				
Project Location: Upgrade				
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
15851	03/27/09		3.03	

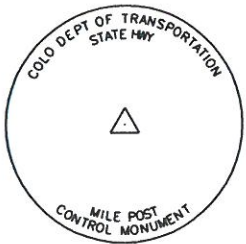
SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH P.M.



FL. CERTIFICATION: _____ DAY OF _____ AT _____ M., FOR INFORMATION _____ Y IN BOOK _____
 DE. SITED THIS _____ OF THE COUNTY LAND SURVEYS/RIGHT-OF-WAY SURVEYS AT PAGE _____ RECEPTION NUMBER _____
 SIGNED _____ DEPT. _____



NE 1/4 SEC 5
 T. 5 S., R. 82 W.
 6TH P.M.



259

303

Sheet Revisions		Sheet Revisions		Sheet Revisions	



Right of Way Plans					
MONUMENTATION					
Project Number:	IM 0702-265				
Project Location:	I 70 Edwards Interchange				
Project Code:	Upgrade				
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets	
15851	03/27/09		4.01		

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH P.M.

GENERAL NOTES

- NOTICE ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIND 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.
- ALL COORDINATES LISTED ARE PROJECT COORDINATES.
- TITLE COMMITMENTS PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY.
- ALL CENTERLINE STATIONING AND OFFSETS ARE THEORETICAL ONLY AND MAY NOT REPRESENT THE CENTERLINE AS CONSTRUCTED.
- THE MONUMENTING LAND SURVEYOR WILL, UPON COMPLETION, CERTIFY TO THE MONUMENTATION AS PER THE CERTIFICATION SHOWN, AND FILE WITH THE COUNTY PER C.R.S. 38-51-107.
- RIGHT-OF-WAY MARKERS SET MUST DISPLAY THE PROFESSIONAL LAND SURVEYOR'S REGISTRATION NUMBER.
- THIS RIGHT-OF-WAY PLAN IS NOT A COMPLETE BOUNDARY SURVEY OF ALL ADJOINING OWNERS. IT IS PREPARED FOR CDOT PURPOSES ONLY AND DOES NOT EXTEND TO ANY PERSON(S) OR ENTITY(S).
- ALL RIGHT-OF-WAY MARKERS WILL BE SET FROM SURVEY CONTROL POINTS, AS SHOWN ON CONTROL SHEET.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION AND REPLACEMENT OF ALL DISTURBED ALIQUOT CORNERS AND CONTROL MONUMENTS, UNDER THE DIRECT SUPERVISION OF A REGISTERED LAND SURVEYOR.
- DISTURBED ALIQUOT CORNERS CONTROLLING THIS PROJECT AND SHOWN HEREON, MUST BE RESET AND MONUMENT RECORDS FILED PER RULE XIII OF BYLAWS AND RULES OF PROCEDURE OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS AND PER 38-53-104, C.R.S., BY THE CONTRACTOR.
- EASEMENTS SHOWN ARE OF RECORD.
- COORDINATES FOR THIS PROJECT ARE BASED ON A GRID PREVIOUSLY ESTABLISHED BY CDOT.
- BASIS OF BEARING: A BEARING OF N02°03'08"E BETWEEN POINTS 500 AND 503.
- PRIMARY CONTROL SET OR ESTABLISHED ON THIS PROJECT TO MEET CDOT CLASS A SPECIFICATIONS.
- SURVEY CONTROL POINTS SET WITH HIGHER DEGREE OF ACCURACY THAN ROW MARKERS.

R.O.W. MONUMENTS TO BE SET

POINT#	NDRTHING	EASTING	REMARKS	STATION & OFFSET
#	#	#	TYPE	
200	63683.534	93554.178	NOT SET	710+15.97 47.50LT
201	63694.687	93668.491	NOT SET	711+44.47 23.50LT
202	63702.301	93681.087	NOT SET	711+60.45 23.50LT
203	63779.072	93715.672	NOT SET	712+42.76 60.46LT
204	63931.423	93854.904	NOT SET	714+48.53 76.39LT
205	63746.362	93806.474	NOT SET	712+86.62 25.50RT
206	63765.741	93827.147	NOT SET	713+14.96 25.50RT
207	63955.659	94108.616	NOT SET	716+58.15 34.14LT
208	63958.386	94119.777	NOT SET	716+64.10 42.50LT
209	63698.359	93751.158	NOT SET	712+13.43 22.70RT
210	63707.505	93753.322	NOT SET	712+21.30 17.50RT
211	63752.199	93801.002	NOT SET	712+86.62 17.50RT
212	63784.313	94113.658	NOT SET	718+23.38 30.90RT
213	63701.286	94100.390	NOT SET	719+07.28 36.56RT
214	63583.410	94104.856	NOT SET	720+15.45 33.03RT
215	63458.486	94134.662	CDOT TYPE 1	721+20.38 60.55RT
216	63496.345	94032.188	CDOT TYPE 1	12+83.26 80.11RT
217	63763.434	93898.527	NOT SET	15+51.91 33.50LT
218	63678.389	93831.862	NOT SET	712+58.67 92.46RT
219	63682.961	93819.586	NOT SET	712+52.84 80.73RT
220	63295.971	94409.971	CDOT TYPE 1	604+88.34 97.06LT
221	63247.893	93193.146	CDOT TYPE 1	298+83.64 143.38RT
222	63084.759	93634.396	CDOT TYPE 1	7+14.03 82.23LT
223	63055.476	93625.644	CDOT TYPE 1	6+90.48 74.17LT
224	62958.835	93580.189	CDOT TYPE 1	5+99.42 79.58LT
225	63754.233	93907.153	NOT SET	15+39.30 33.50LT
226	63619.324	93938.647	NOT SET	13+69.12 46.55LT
227	62983.818	93962.548	CDOT TYPE 1	402+21.44 51.02RT
228	62983.683	93840.289	CDOT TYPE 1	400+99.59 61.10RT
229	62939.879	93791.723	CDOT TYPE 1	6+60.05 126.50RT
230	62851.370	93748.389	CDOT TYPE 1	5+56.56 114.20RT
231	62719.755	93634.155	NOT SET	201+14.14 60.38LT
232	62696.870	93642.109	NOT SET	201+41.89 51.54LT
233	62673.373	93654.845	NOT SET	201+72.16 43.45LT
234	63592.366	93925.098	NOT SET	13+27.32 57.22LT
235	62504.455	93886.855	NOT SET	204+60.62 56.94LT
236	62631.059	93492.451	CDOT TYPE 1	2+95.02 119.98RT
237	63508.007	94016.687	NOT SET	12+84.89 60.69RT
238	63537.910	94021.040	NOT SET	13+05.56 51.31RT
239	63738.572	93995.789	NOT SET	14+77.69 33.50RT
240	63800.054	93956.035	NOT SET	15+39.30 33.50RT
241	63809.985	93946.725	NOT SET	15+52.91 33.50RT
242	63875.711	93948.850	NOT SET	714+78.96 28.50RT
243	63891.129	93965.298	NOT SET	715+01.50 28.50RT
244	63903.882	93982.730	NOT SET	715+29.90 28.57RT
245	63909.019	93979.624	NOT SET	715+29.70 22.57RT
246	63920.924	94018.679	NOT SET	715+80.54 23.03RT
248	63566.234	93843.027	CDOT TYPE 1	506+26.79 37.42LT
249	63612.637	93600.221	CDOT TYPE 1	710+52.06 29.58RT
250	63850.032	93112.999	NOT SET	704+83.91 50.56LT
251	64419.732	92477.730	NOT SET	696+33.51 37.50RT
252	64496.986	92258.695	NOT SET	693+56.09 37.50RT
253	64571.243	92248.164	NOT SET	693+56.09 37.50LT
254	64546.159	92071.297	NOT SET	691+77.45 37.50LT
255	64469.983	92068.301	NOT SET	691+63.79 37.50RT
256	63798.813	93058.212	CDOT TYPE 1	704+83.65 24.44RT
257	64470.951	92532.517	NOT SET	696+33.51 37.50LT
258	63805.095	93052.339	CDOT TYPE 1	704+75.39 24.47RT

RC = #5 REBAR AND CAP STAMPED L. S. 19598

QUANTITY OF MONUMENTS TO BE SET						
CAP TYPE	MONUMENT TYPE					
	1	2	3	4	5	6
REFERENCE						
RIGHT OF WAY	13					
CONTROL						
ALIQUOT CORNER						
PERMANENT EASEMENT @ ROW						
OTHER POINTS						

SURVEYOR STATEMENT (ROW PLAN)

I, Frank W. Harrington, 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. 19598

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 (CDOT R.O.W. MONUMENTS By MARCIN ENGINEERING)

I, Randall P. Kipp, 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. 38079

F. CERTIFICATION: DAY OF 20... AT ... M., FOR INFORMATION IN BOOK...
 SIGNED OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE... RECEPTION NUMBER...
 DEPT.



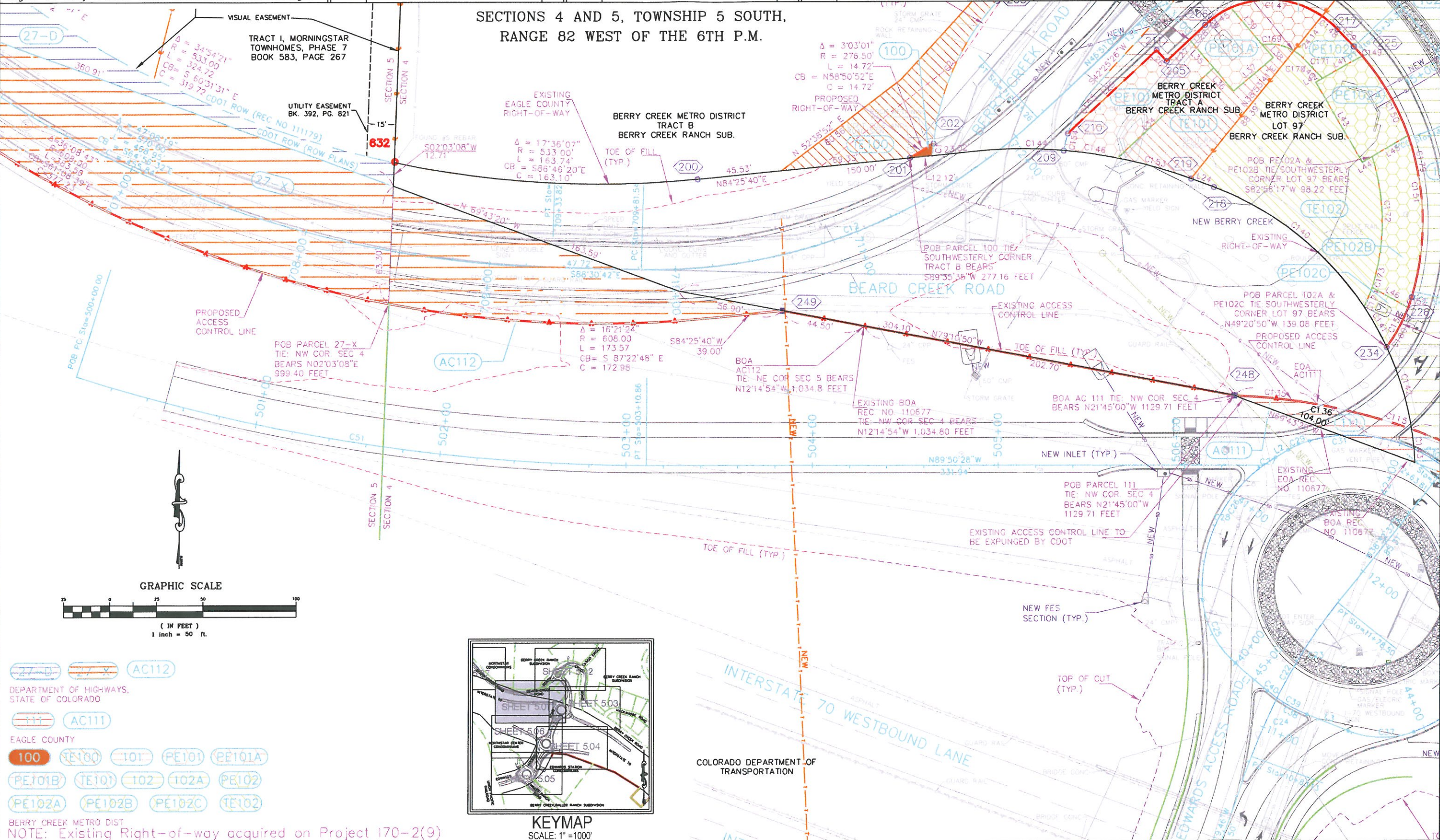
Sheet Revisions		Sheet Revisions		Sheet Revisions	



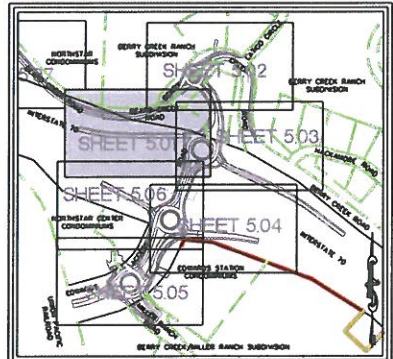
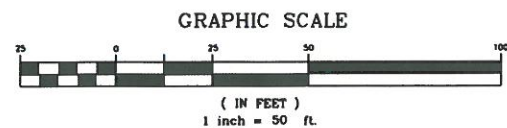
Right of Way Plans				
RIGHT-OF-WAY PLAN				
Project Number: IM 0702-265				
Project Location: I 70 Edwards Interchange				
Project Location: Upgrade				
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
15851	03/27/09		5.01	

Right of Way Plans Unit: Jackson E. Messenger

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH P.M.



CERTIFICATION: I HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS SHEET IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 SIGNED: J. E. MESSINGER, PROJECT ENGINEER
 DATE: 03/27/09



- 27-D
- 27-X
- AC112
- AC111
- 100
- PE100
- PE101
- PE101A
- PE101B
- PE101
- PE102
- PE102A
- PE102B
- PE102C
- TE102

BERRY CREEK METRO DIST
NOTE: Existing Right-of-way acquired on Project 170-2(9)

COLORADO DEPARTMENT OF TRANSPORTATION



Region 3
222 South 6th Street Room 317
Grand Junction, Colorado 81501
Phone: (970) 683-6233 FAX: (970) 683-6249

Right of Way Plans Unit: Jackson E. Messenger

Sheet Revisions

Sheet Revisions

Sheet Revisions

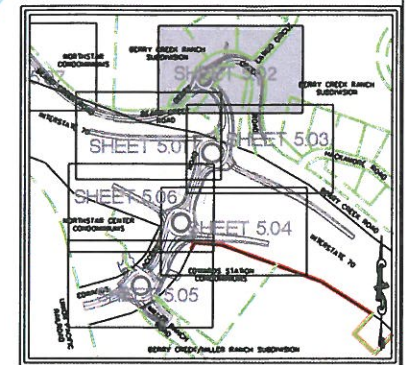
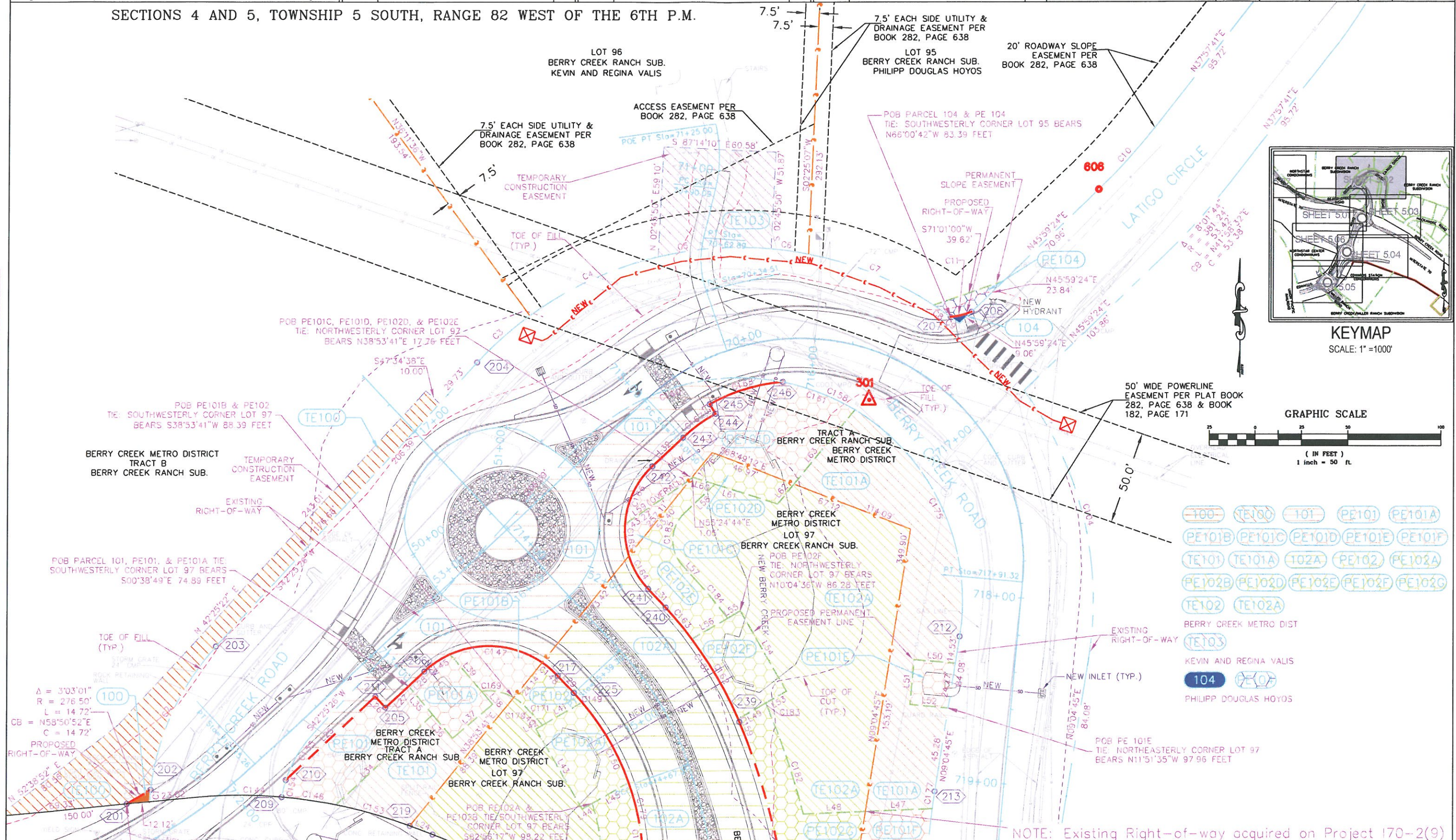


Right of Way Plans

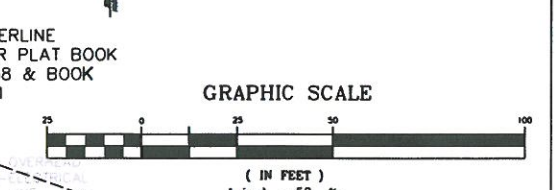
RIGHT-OF-WAY PLAN

Project Number:	IM 0702-265			
Project Location:	170 Edwards Interchange			
Project Location:	Upgrade			
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
15851	03/27/09		5.02	

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH P.M.



KEYMAP
SCALE: 1" = 1000'



- 100 TE100 101 PE101 PE101A
- PE101B PE101C PE101D PE101E PE101F
- TE101 TE101A TO2A PE102 PE102A
- PE102B PE102D PE102E PE102F PE102G
- TE102 TE102A
- BERRY CREEK METRO DIST
- TE103
- KEVIN AND REGINA VALIS
- 104 PE104
- PHILIPP DOUGLAS HOYOS

NOTE: Existing Right-of-way acquired on Project 170-2(9)

3 CERTIFICATION: DAY OF THE COUNTY LAND SURVEYS/RIGHT-OF-WAY SURVEYS AT M. FOR INFORMATION ONLY IN BOOK RECEPTION NUMBER DEPT. SIGNED



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Sheet Revisions

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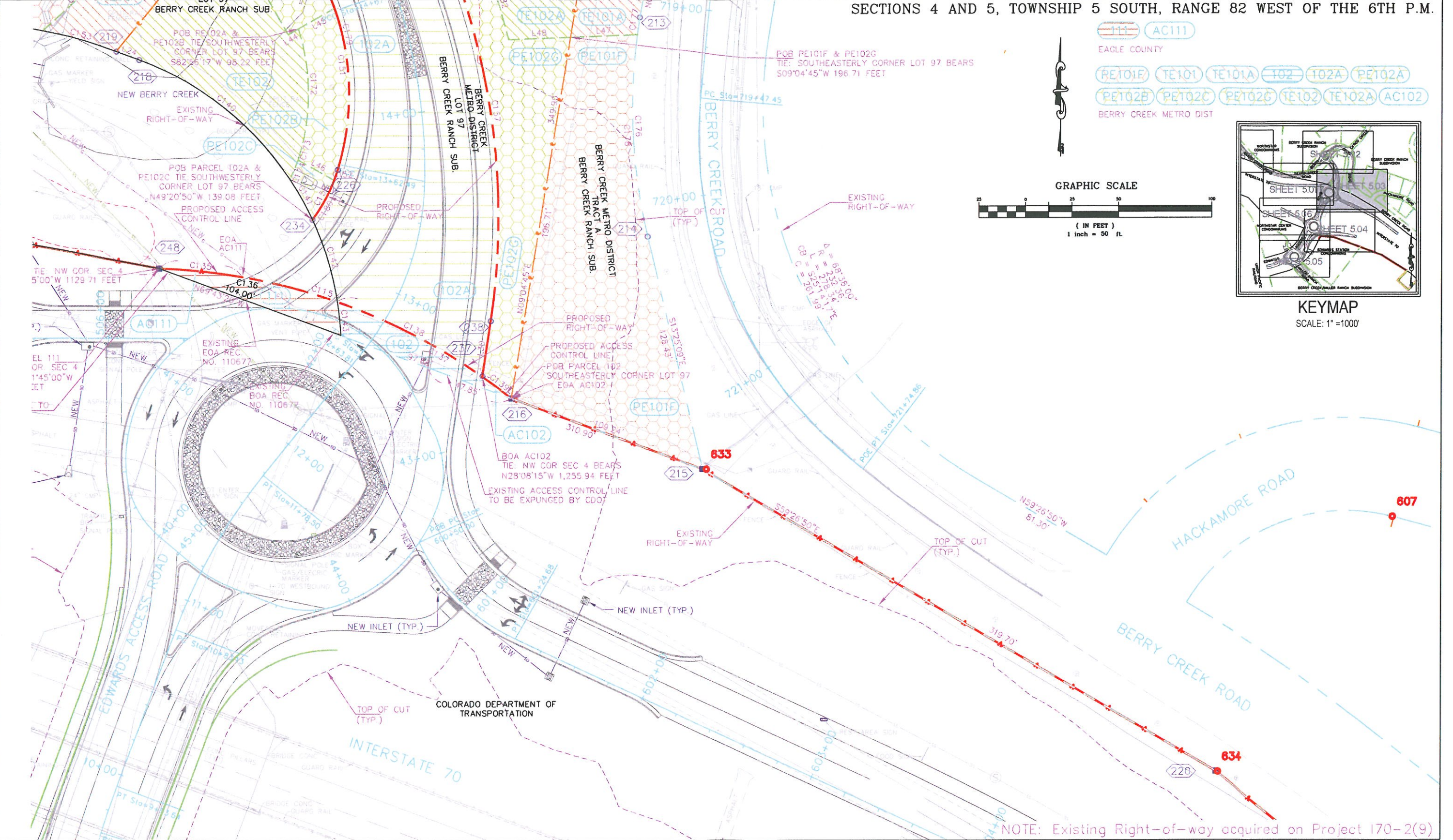
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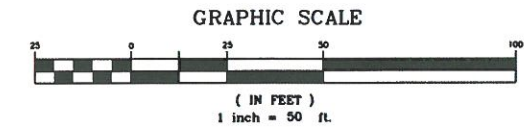
Right of Way Plans

RIGHT-OF-WAY PLAN				
Project Number:	IM 0702-265			
Project Location:	I 70 Edwards Interchange			
Project Code:	15851	Last Mod. Date:	03/27/09	Subject Sheets:
Sheet No.:	5.03	Total No. of Sheets:		

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH P.M.



- AC111
- EAGLE COUNTY
- PE101F, TE101, TE101A, 102, 102A, PE102A
- PE102B, PE102C, PE102G, TE102, TE102A, AC102
- BERRY CREEK METRO DIST



NOTE: Existing Right-of-way acquired on Project 170-2(9)

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Colorado. I am also a duly licensed Professional Surveyor in the State of Colorado. I am a duly licensed Professional Engineer in the State of Colorado. I am also a duly licensed Professional Surveyor in the State of Colorado.



Region 3
222 South 6th Street Room 317
Grand Junction, Colorado 81501
Phone: (970) 683-6233 FAX: (970) 683-6249

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Sheet Revisions

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Sheet Revisions

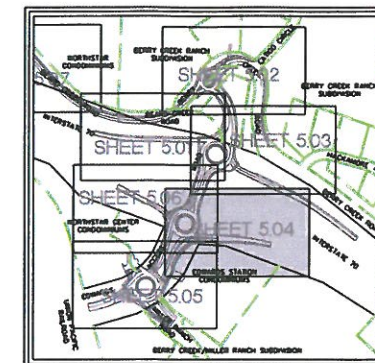


Right of Way Plans

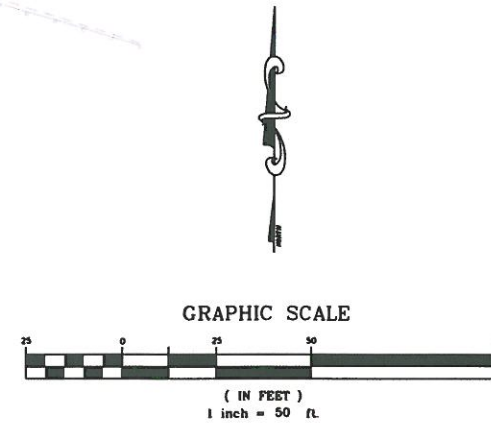
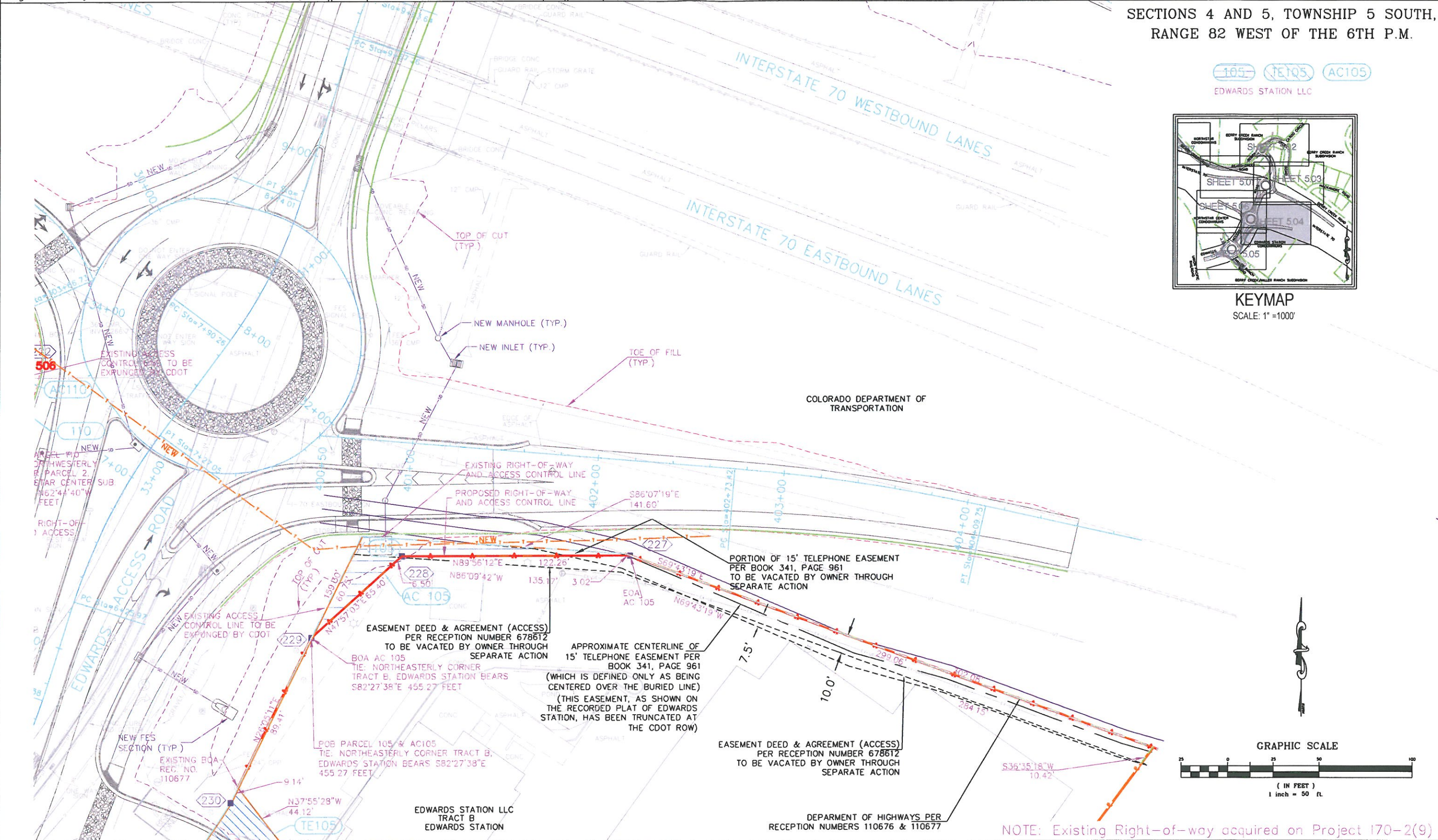
RIGHT-OF-WAY PLAN				
Project Number:	IM 0702-265			
Project Location:	I 70 Edwards Interchange			
Project Location:	Upgrade			
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
15851	03/27/09		5.04	

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH,
RANGE 82 WEST OF THE 6TH P.M.

105 TE105 AC105
EDWARDS STATION LLC



KEYMAP
SCALE: 1" = 100'



CERTIFICATION: I, _____, COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN WAS OBTAINED FROM A SURVEY MADE BY ME OR BY A LICENSED SURVEYOR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Region 3
222 South 6th Street Room 317
Grand Junction, Colorado, 81501
Phone: (970) 683-6233 FAX: (970) 683-6249

Right of Way Plans Unit: Jackson E. Messenger

Sheet Revisions

Sheet Revisions

Sheet Revisions



Right of Way Plans

RIGHT-OF-WAY PLAN

Project Number:	IM 0702-265			
Project Location:	I 70 Edwards Interchange			
Project Location:	Upgrade			
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
15851	03/27/09		5.05	

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH,
RANGE 82 WEST OF THE 6TH P.M.

105A TE105 TE105A 106 TE106

EDWARDS STATION LLC

EDWARDS INTERCHANGE LIMITED
PARCEL 1
NORTHSTAR CENTER

PE107

COLORADO MOUNTAIN
JUNIOR COLLEGE DISTRICT

ACCESS, UTILITY, DRAINAGE,
AND LANDSCAPE EASEMENT
PER RECEPTION NUMBERS
584397 & 690886

TEMPORARY
CONSTRUCTION
EASEMENT

UTILITY EASEMENT PER
RECEPTIONS NO.
584397 & 690886

BUILDING SETBACK PER
RECEPTION NO. 584397

POB PE 109
TIE: SOUTHEASTERLY CORNER PARCEL 1
EDWARDS ACCESS ROAD ALONG ARC TO
THE LEFT WITH A RADIUS OF 377.48 FEET
A CENTRAL ANGLE OF 04°47'12" A DISTANCE
OF 31.54 FEET (CORD BEARS
N55°51'33"E 31.53 FEET)

TOE OF FILL
(TYP.)

NEW INLET (TYP.)

STATION 0+81.45 =
STATION 19+13.6
PROJECT 170-2(9)
(SHEET 16)

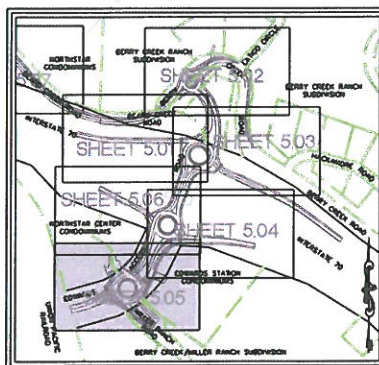
NEW MANHOLE
(TYP.)

25' HOLY CROSS EASEMENT
PER BOOK 305, PAGE 581

TOP OF CUT
(TYP.)

20' IRRIGATION EASEMENT
PER REC. NO. 799649

KEYMAP
SCALE: 1"=1000'



PE108

PARTNERSHIP FOR
EDUCATION

TE109 PE109

EDWARDS INTERCHANGE LP
C/O SCOTT HARVEY

TE106

EDWARDS INTERCHANGE II
LLC

LOT 2 COLORADO MOUNTAIN
COLLEGE @ BERRY CREEK
PARTNERSHIP FOR
EDUCATION

LOT 1 COLORADO MOUNTAIN
COLLEGE @ BERRY CREEK
COLORADO MOUNTAIN
JUNIOR COLLEGE DISTRICT

20' UTILITY AND ROAD
MAINTENANCE EASEMENT
PER REC. NO. 799649

CENTERLINE 40' WIDE
UTILITY EASEMENT PER
REC. NO. 799649

TOE OF FILL
(TYP.)

20' SEWER LINE
EASEMENT PER
REC. NO. 761868

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

CENTERLINE 20' WIDE
WATER LINE EASEMENT
PER REC. NO. 761867

EAGLE VALLEY
TELEPHONE EASEMENT
PER BOOK 280, PAGE 688

HOLY CROSS
ELECTRIC EASEMENT
PER RECEPTION
NUMBER 584397

62.08
TO SE COR
TRACT B,
EDWARDS
STATION

F. CERTIFICATION: DEPOSITED THIS DAY OF 20 AT M., FOR INFORMATION ONLY IN BOOK OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE RECEPTION NUMBER DEPT. SIGNED

NOTE: Existing Right-of-way acquired on Project 170-2(9)



Region 3
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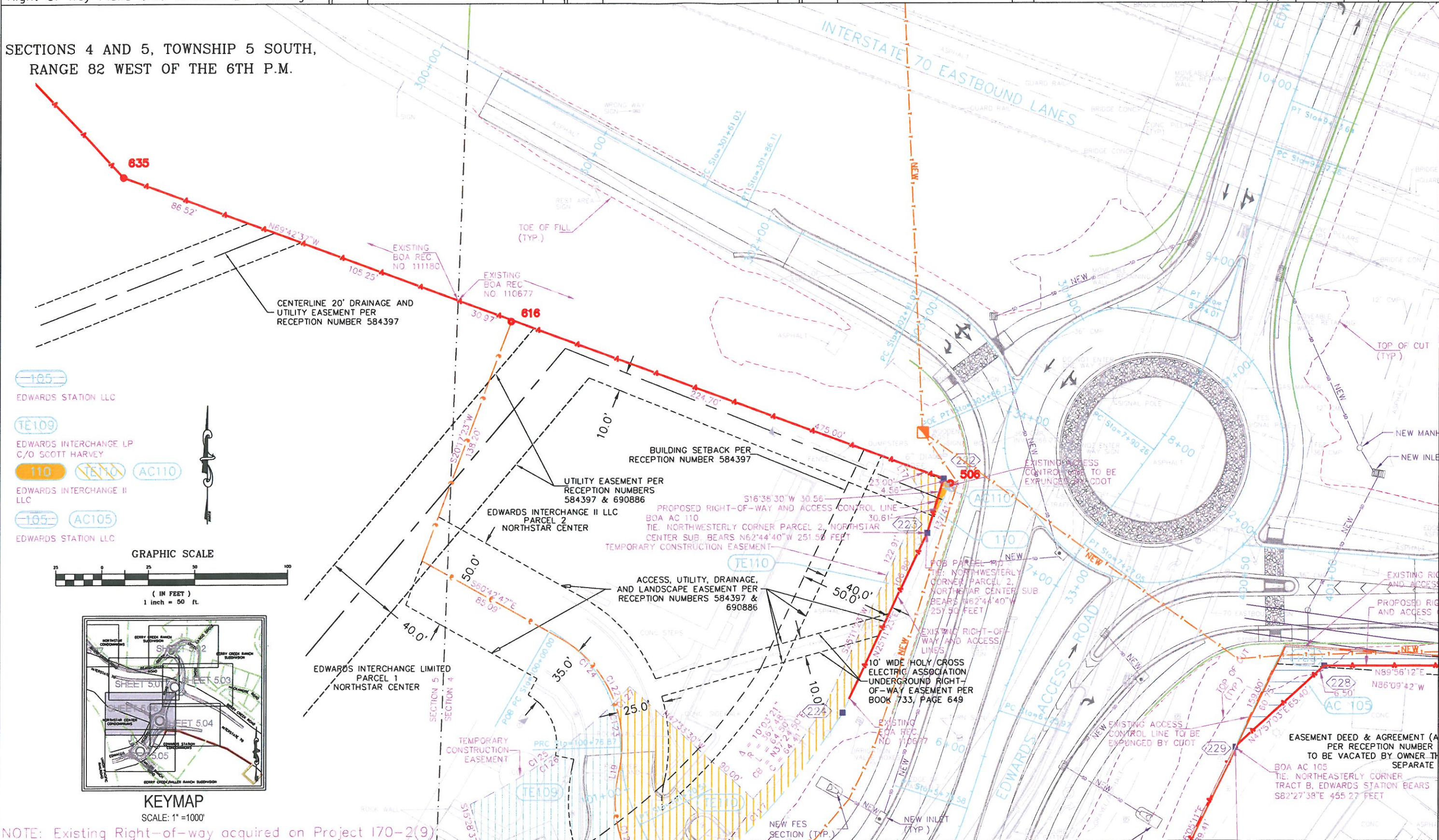


Right of Way Plans

RIGHT-OF-WAY PLAN

Project Number:	IM 0702-265			
Project Location:	170 Edwards Interchange			
Project Location:	Upgrade			
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
15851	03/27/09		5.06	

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH,
RANGE 82 WEST OF THE 6TH P.M.



105

EDWARDS STATION LLC

TE109

EDWARDS INTERCHANGE LP
C/O SCOTT HARVEY

110

TE110

AC110

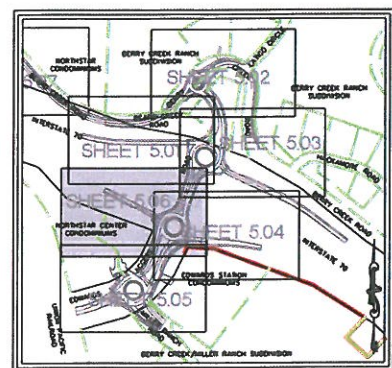
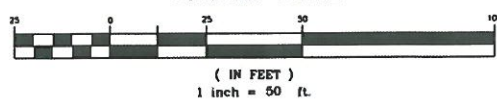
EDWARDS INTERCHANGE II
LLC

105

AC105

EDWARDS STATION LLC

GRAPHIC SCALE



KEYMAP

SCALE: 1" = 1000'

NOTE: Existing Right-of-way acquired on Project 170-2(9)

CERTIFICATION DAY OF 20... AT ... M., FOR INFORMATION Y IN BOOK DEPT. SIGNED OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE RECEPTION NUMBER

EASEMENT DEED & AGREEMENT (A PER RECEPTION NUMBER TO BE VACATED BY OWNER IN SEPARATE BOA AC 105 TIE: NORTHEASTERLY CORNER TRACT B, EDWARDS STATION BEARS S82°27'38"E 455.27 FEET

PROPOSED RIGHT-OF-WAY AND ACCESS CONTROL LINE 30.61' TIE: NORTHWESTERLY CORNER PARCEL 2, NORTHSTAR CENTER SUB. BEARS N62°44'40"W 251.50 FEET TEMPORARY CONSTRUCTION EASEMENT

ACCESS, UTILITY, DRAINAGE, AND LANDSCAPE EASEMENT PER RECEPTION NUMBERS 584397 & 690886

BUILDING SETBACK PER RECEPTION NUMBER 584397

CENTERLINE 20' DRAINAGE AND UTILITY EASEMENT PER RECEPTION NUMBER 584397

EXISTING BOA REC NO. 110677

EXISTING BOA REC NO. 111180

10' WIDE HOLY CROSS ELECTRIC ASSOCIATION UNDERGROUND RIGHT-OF-WAY EASEMENT PER BOOK 733, PAGE 649

EXISTING BOA REC. NO. 110677

POB PARCEL 2 TIE: NORTHWESTERLY CORNER PARCEL 2, NORTHSTAR CENTER SUB BEARS N62°44'40"W 251.50 FEET

EXISTING PRESS CONTROL LINE TO BE EXPUNGED BY CDOT

EASEMENT DEED & AGREEMENT (A PER RECEPTION NUMBER TO BE VACATED BY OWNER IN SEPARATE BOA AC 105 TIE: NORTHEASTERLY CORNER TRACT B, EDWARDS STATION BEARS S82°27'38"E 455.27 FEET



Region 3
222 South 6th Street Room 317
Grand Junction, Colorado 81501
Phone: (970) 683-6233 FAX: (970) 683-6249

Right of Way Plans Unit: Jackson E. Messenger

Sheet Revisions

Sheet Revisions

Sheet Revisions

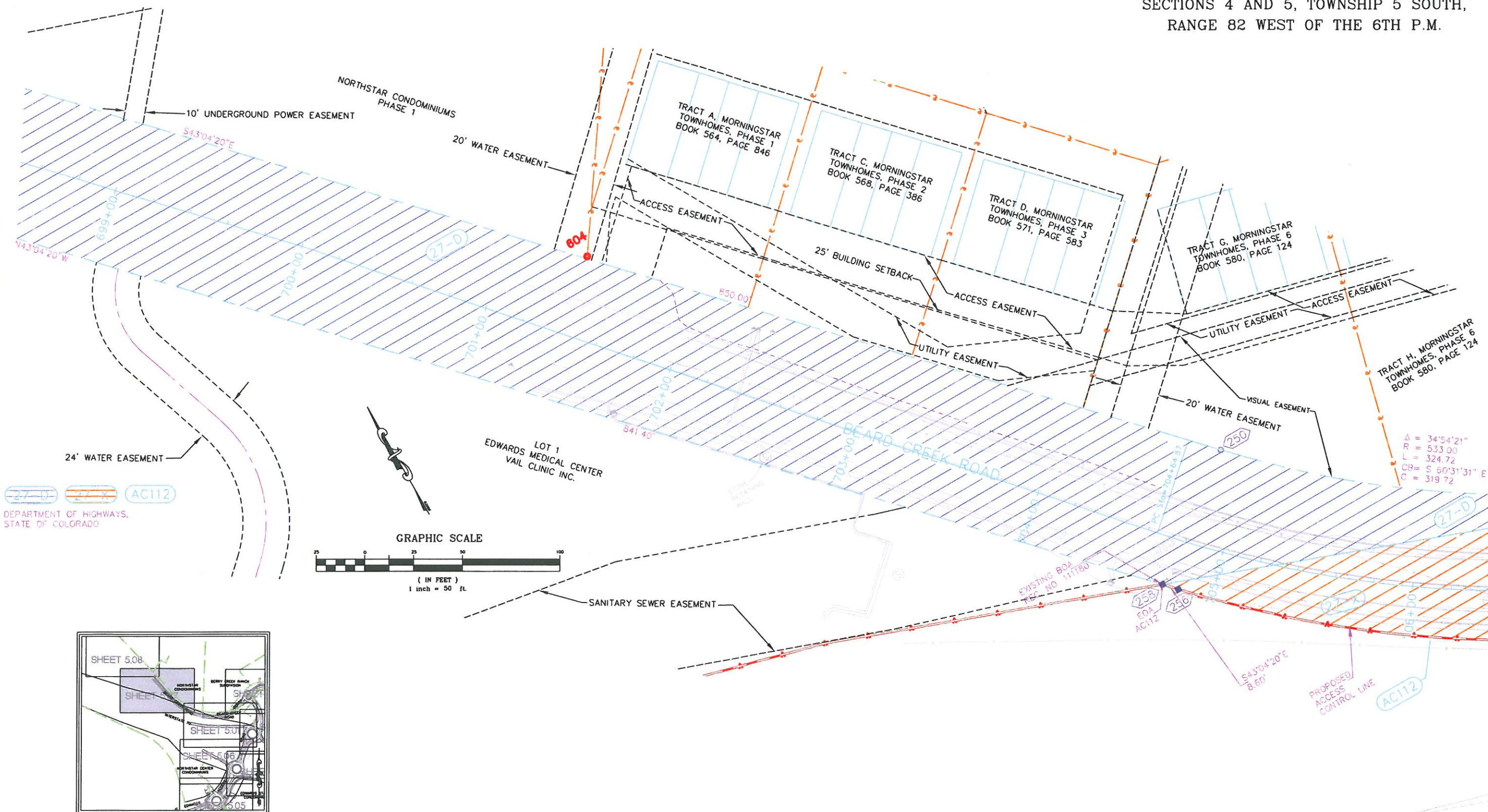


Right of Way Plans

RIGHT-OF-WAY PLAN

Project Number: IM 0702-265				
Project Location: I 70 Edwards Interchange				
Project Location: Upgrade				
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
15851	03/27/09		5.07	

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH,
RANGE 82 WEST OF THE 6TH P.M.



I hereby certify that this is a true and correct copy of the original as filed in my office. I am a duly licensed Professional Engineer in the State of Colorado. My license number is 10000. I am the author of the above described plan. I am a duly licensed Professional Engineer in the State of Colorado. My license number is 10000. I am the author of the above described plan.

NOTE: Existing Right-of-way acquired on Project 170-2(9)



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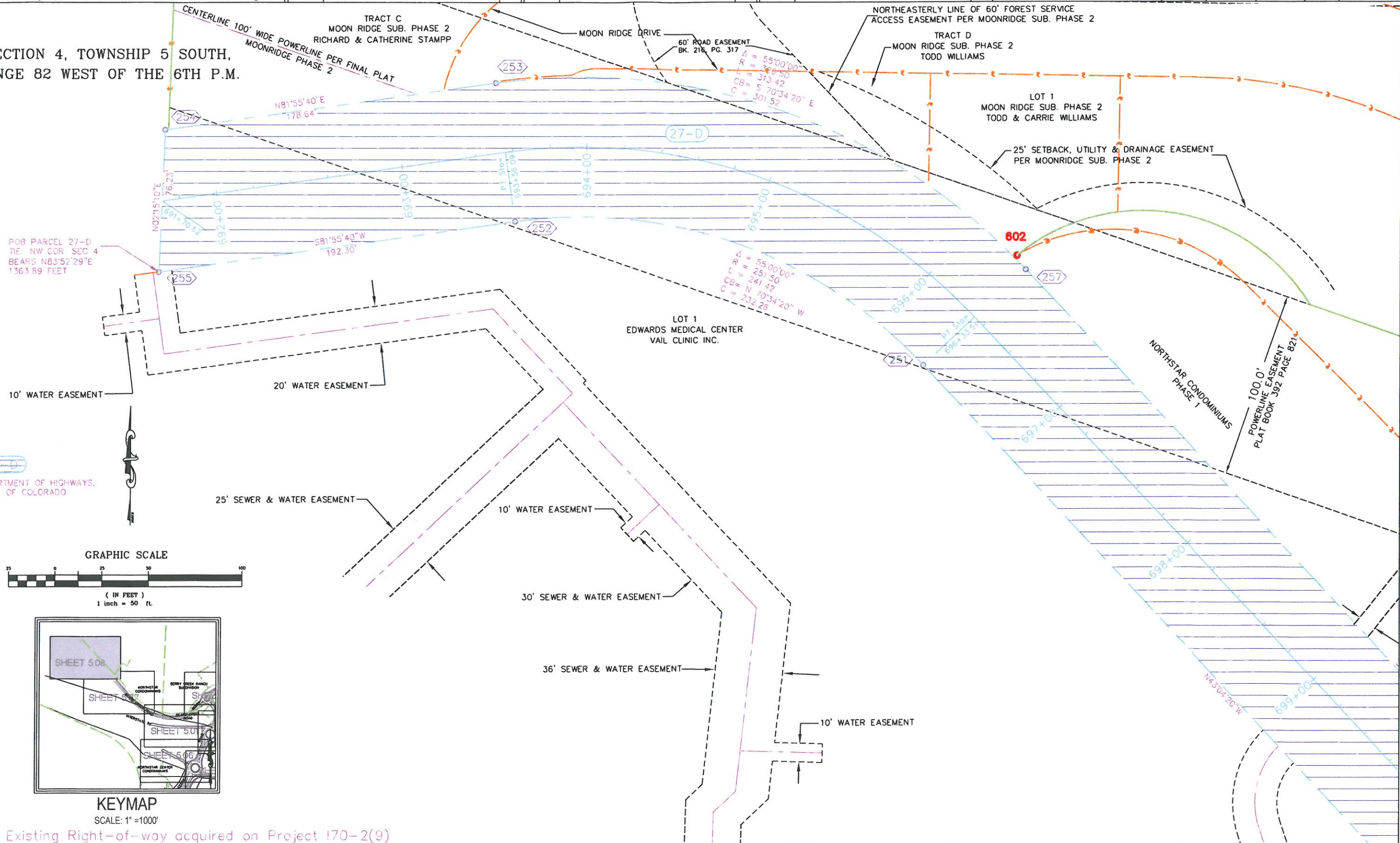


Right of Way Plans

RIGHT-OF-WAY PLAN

Project Number:	IM 0702-265			
Project Location:	I 70 Edwards Interchange			
Project Location:	Upgrade			
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
15851	03/27/09		5.08	

SECTION 4, TOWNSHIP 5 SOUTH,
RANGE 82 WEST OF THE 6TH P.M.



POB PARCEL 27-D
TIE: NW COR. SEC 4
BEARS $N 83^{\circ}52'29'' E$
1363.89 FEET

10' WATER EASEMENT

20' WATER EASEMENT

25' SEWER & WATER EASEMENT

10' WATER EASEMENT

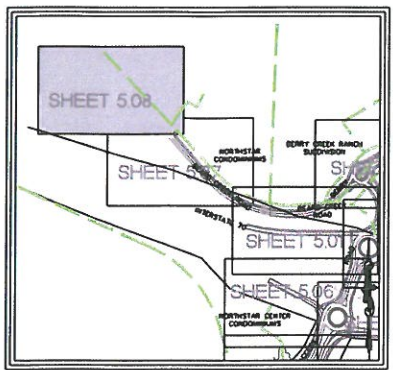
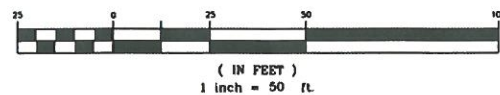
30' SEWER & WATER EASEMENT

36' SEWER & WATER EASEMENT

10' WATER EASEMENT

DEPARTMENT OF HIGHWAYS,
STATE OF COLORADO

GRAPHIC SCALE



I. CERTIFICATION: DAY OF MONTH, YEAR, FOR INFORMATION ONLY IN BOOK DEPOSITED THIS OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE DEPT. RECEPTION NUMBER SIGNED

NOTE: Existing Right-of-way acquired on Project 170-2(9)



Project Number: IM 0702-265
Project Location: I 70 Edwards Interchange
Project Location: Upgrade
Project Code 15851 Last Mod. Date 03/27/09 Subject Sheets 5.09 Sheet No. 5.09 Total No. of Sheets 5.09

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH P.M.

LINE TABLE with columns: LINE, LENGTH, BEARING. Contains 63 line segments (L1-L63) with their respective lengths and bearings.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DISTANCE, DELTA. Contains data for curves C1 through C62.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DISTANCE, DELTA. Contains data for curves C63 through C124.

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DISTANCE, DELTA. Contains data for curves C125 through C185.

I G CERTIFICATION: I VISITED THIS DAY OF THE COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE DEPT. RECEIPTION NUMBER



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Sheet Revisions

Sheet Revisions

Sheet Revisions

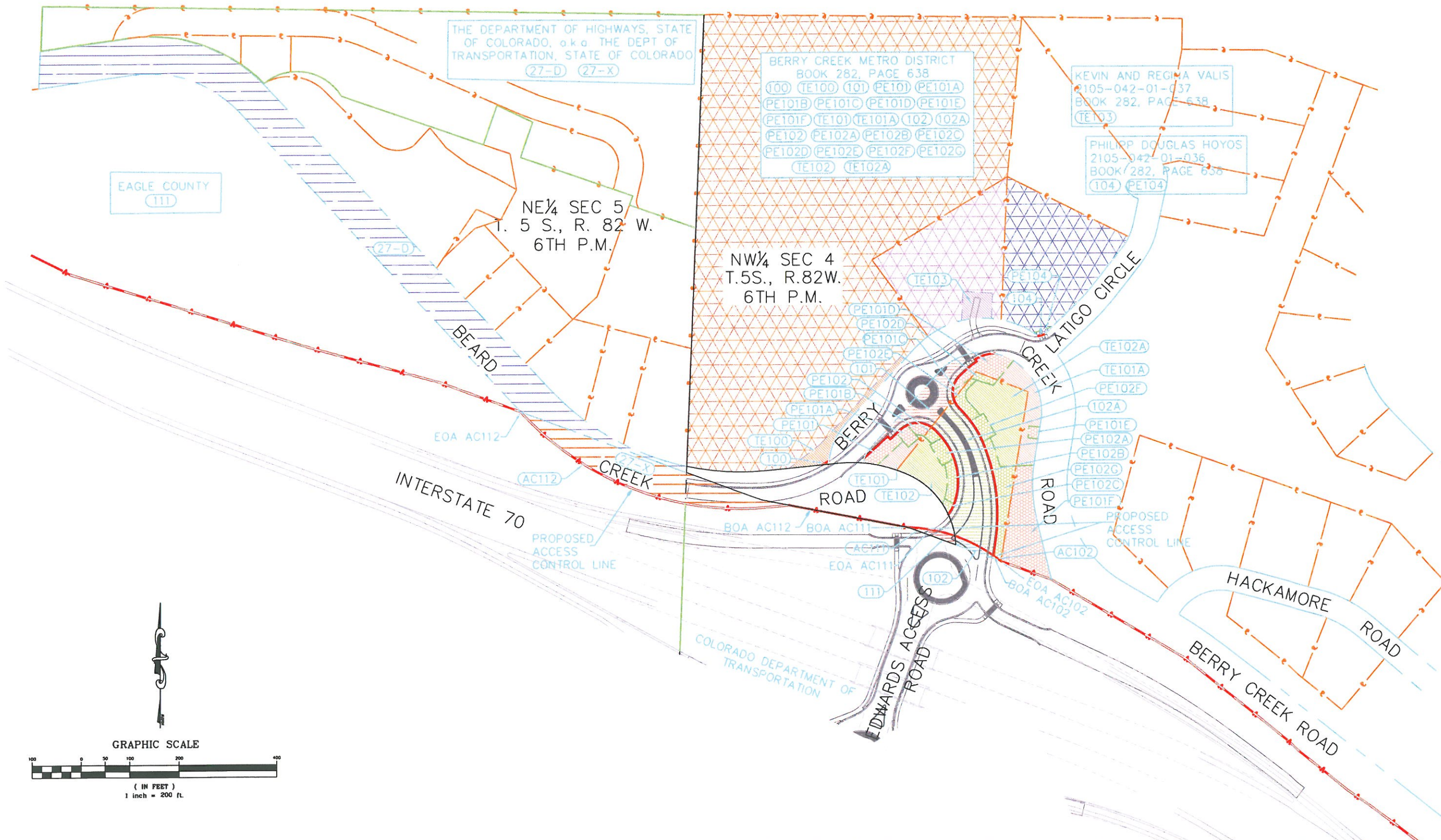


Right of Way Plans

OWNERSHIP MAP

Project Number:	IM 0702-265			
Project Location:	I 70 Edwards Interchange			
Project Location:	Upgrade			
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
15851	03/30/09		6.01	

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH P.M.



CERTIFICATION: I, _____, COUNTY LAND SURVEYS/RIGHT OF WAY SURVEYS AT PAGE _____, RECEIPTION NUMBER _____, AT _____ M., FOR INFORMATION _____ DEPT. _____ SIGNED THIS _____ DAY OF _____ 20____.



Region 3
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Sheet Revisions

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Sheet Revisions

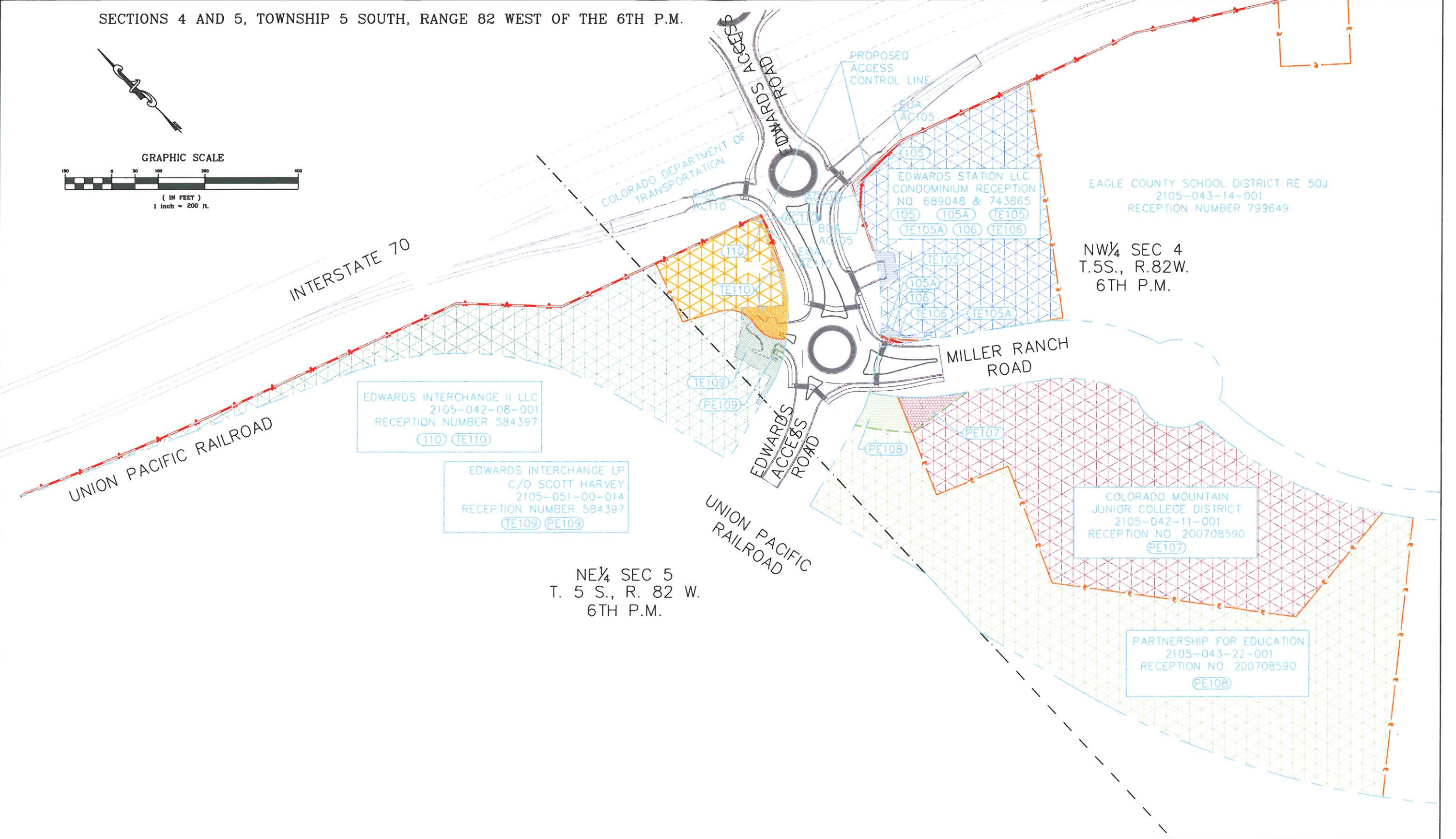
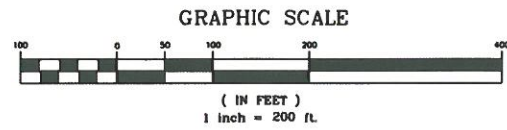


Right of Way Plans

OWNERSHIP MAP

Project Number: IM 0702-265				
Project Location: I 70 Edwards Interchange				
Project Location: Upgrade				
Project Code	Last Mod. Date	Subject Sheets	Sheet No.	Total No. of Sheets
15851	03/27/09		6.02	

SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE 6TH P.M.



EDWARDS INTERCHANGE II LLC
2105-042-08-001
RECEPTION NUMBER 584397
110 TE110

EDWARDS INTERCHANGE LP
C/O SCOTT HARVEY
2105-051-00-014
RECEPTION NUMBER 584397
TE109 PE109

NE 1/4 SEC 5
T. 5 S., R. 82 W.
6TH P.M.

EDWARDS STATION LLC
CONDOMINIUM RECEPTION
NO 689048 & 743865
105 105A TE105
TE105A 106 TE106

EAGLE COUNTY SCHOOL DISTRICT RE 50J
2105-043-14-001
RECEPTION NUMBER 799649

NW 1/4 SEC 4
T.5S., R.82W.
6TH P.M.

COLORADO MOUNTAIN
JUNIOR COLLEGE DISTRICT
2105-042-11-001
RECEPTION NO. 200708590
PE107

PARTNERSHIP FOR EDUCATION
2105-043-22-001
RECEPTION NO. 200708590
PE108

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO. I HAVE PERSONALLY CONDUCTED THE SURVEY AND HAVE BEEN ASSISTED BY THE FOLLOWING: [Name] [Title] [Signature] [Date]