

August 14, 2025

Brooks Kaufman

Lands and Rights-of-Way Manager

Matt Jakubowski
Douglas County Planning Services Division
100 Third Street
Castle Rock, CO 80104

Re: Referral Comment Response Letter – LE2025-012 Location & Extent Application for the 24068106 Pinery West Feeder Project

Dear Mr. Jakubowski:

CORE Electric Cooperative (CORE) is in receipt of the referral agency comments for the above-referenced project. Please accept this letter as CORE's written responses to those comments.

1) AT&T Long Distance – ROW

- Received (verbatim response): This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Pinery Golf Club & High Prairie Farms Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Response: CORE's contractor always performs utility locates prior to the start of construction.

2) Cherry Creek Basin Water Quality Authority

- Received (verbatim response): The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for LE2025-012, Pinery West Underground Feeder Line Location and Extent have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

Response: Noted

3) Colorado Department of Transportation CDOT-Region # 1

- Received (verbatim response): I have reviewed the referral for Pinery West Underground Feeder Line Location and Extent (LE2025-012) and have the following comment:

Any utility work in the State Highway Right of Way will require a utility permit from our office.

Application is made online at the following link:

<https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

Response: CORE is very familiar with the process and prior to the start of construction, shall obtain a Utilities & Special Use Permit from CDOT Region #1 for the underground crossing of State Highway 83 (Parker Road).

4) Douglas County School District RE 1

- Received: Following is a summary of the referral comments received from the Douglas County School District (DCSD). See the full letter for detail.

DCSD has met with the applicant to discuss the proposal. In particular, DCSD understands that proposal includes underground utility boring via existing easements on the Ponderosa High School Campus. DCSD understands the following:

Project Timing

- Work proposed approximately October to November 2025
- Work proposed over 1 to 3 days
- CORE will make all reasonable attempts to complete the work during non-school days. DCSD has requested consideration of Fall Break (October 13 to 17), Thanksgiving Break (November 24 to 28), or alternatively (if work can be completed in a single day), September 1 or September 22, when school is not in session.

Notification

- CORE will notify DCSD staff once construction dates are determined. Notifications should be sent both 2 weeks prior to work and 48 hours prior to work via email and physical mailings to contacts provided by DCSD. Communication should include project dates, a description of work proposed, and any potential impacts to parking.

Parking Lot Access and Use

- CORE has requested that DCSD close access to use of the unimproved parking lot adjacent to activity and sports fields areas.
- CORE will be responsible for providing any needed barriers or signage to restrict access to the Ponderosa dirt lot.

Protective Fencing

- CORE will install protective fencing as needed. DCSD requests that the project area be fenced off during construction and overnight if the work requires multiple days.

- CORE will either relocate or prevent access to any equipment left unattended or overnight. DCSD has notified CORE that Ponderosa sports fields are not closed to the public.

Site Restoration

- CORE will restore disturbed areas to their original state to the extent possible. DCSD requests that disturbed areas are properly backfilled and compacted, that the surface is restored to its original grade, and that any native grass or landscaped areas are properly revegetated.

Assuming CORE agrees to the above, DCSD has no objection to approval of this application.

Response: CORE has been in contact already with DCSD and is planning to continue it's communication with them all the way through the end of construction.

CORE shall work with DCSD and conduct construction activities on school property during non-school days or when school is not in session when reasonable and practical.

CORE shall work with DCSD and provide advance notice of when construction activities will occur and what those activities are.

During construction activities on school property, CORE shall arrange to close access to the onsite dirt/gravel parking lot.

While on school property, CORE's contractor shall place protective fencing as needed to prevent access to the project area and equipment/materials.

As with all of CORE's projects, proper reclamation shall take place at the end of construction to return the site as much as possible to pre-construction conditions.

5) Douglas County Engineering Services

- Received (verbatim response): Please submit a P&P and a Floodplain Development Permit for review. Please be aware that a ROW Use and/or Construction Permit will also be required. Please note that road crossings will need to cross at 90 degrees where possible.

Response: CORE is familiar with the SUGESC, P&P, Floodplain Development, and ROW Use permitting processes with the County and prior to construction shall submit the required materials for approval. The majority of the road crossings will be at 90 degrees; however, since the majority of the alignment follows CORE's existing transmission easement, there are a couple crossings that are not exactly 90 degrees.

6) Office of Emergency Management

- Received (verbatim response): OEM supports efforts to bury power distribution infrastructure underground. This action creates a safer, more reliable, and more resilient power grid.

Response: Noted.

7) Pinery Water and Wastewater District

- Received (verbatim response): The Pinery Water District will provide utility locates for water and wastewater infrastructure when needed.

Response: CORE's contractor always locates utilities prior to construction and can work with the District to ensure all water and wastewater infrastructure is located correctly.

8) South Metro Fire Rescue

- Received (verbatim response): South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.

Response: Noted.

9) Xcel Energy – Right of Way & Permits

- Received (verbatim response): Following is an excerpt from the Xcel Energy referral comments. See full letter for detail:

No apparent conflict contingent upon CORE securing its own easements or using the platted utility easements and adhering to the clearance standards where PSCo has natural gas distribution facilities.

Response: Clearance standards for all utilities, including PSCo natural gas distribution facilities, shall be adhered to.

10) Public Comments

- The case planner, Matt Jakubowski, received a few comments from landowners in the Pinery/High Prairie Farms Subdivision, where the project alignment crosses within CORE's existing transmission line easement. The comments were related to whether or not the feeder would be installed via trenching or boring across their property. There were some changes to the design after the Location & Extent application was initially submitted to the County, so a revised L&E Exhibit was provided to Matt. The revisions included changing sections that were previously planned to be trenched to now being installed via boring. The feeder will be installed via boring throughout the entire Pinery/High Prairie Farms Subdivision.

If any additional information or assistance is required, please contact Derek Holscher with Ulteig at 720.873.5876 or email at derek.holscher@ulteig.com.

Sincerely,



Brooks Kaufman
Lands and Rights-of-Way Manager

Referral Agency Response Report**Page 1 of 5****Project Name:** Pinery West Underground Feeder Extension**Project File #:** LE2025-012**Date Sent:** 07/29/2025**Date Due:** 08/12/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	08/04/2025	No Comment.	No action necessary.
AT&T Long Distance - ROW	07/30/2025	Received (verbatim response): This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Pinery Golf Club & High Prairie Farms Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.	Applicant to communicate with all utilities for confirmation of no conflicts.
Black Hills Energy		No Response Received.	No action necessary.
Building Services	07/30/2025	No Comment.	No action necessary.
CenturyLink		No Response Received.	No action necessary.

Referral Agency Response Report**Page 2 of 5****Project Name:** Pinery West Underground Feeder Extension**Project File #:** LE2025-012**Date Sent:** 07/29/2025**Date Due:** 08/12/2025

Agency	Date Received	Agency Response	Response Resolution
Cherry Creek Basin Water Quality Authority	08/12/2025	<p>Received (verbatim response):</p> <p>The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Douglas County that the proposed development plans for LE2025-012, Pinery West Underground Feeder Line Location and Extent have been or will be reviewed by Douglas County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Douglas County's review and ultimate determination that the proposed development plans comply with Regulation 72.</p> <p>If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.</p>	Applicant will use best management practices in construction and will comply with all applicable County or other requirements for construction and drainage, and will obtain any necessary permits at construction.
Colorado Department of Transportation CDOT-Region # 1	07/30/2025	<p>Received (verbatim response):</p> <p>I have reviewed the referral for Pinery West Underground Feeder Line Location and Extent (LE2025-012) and have the following comment:</p> <ul style="list-style-type: none">Any utility work in the State Highway Right of Way will require a utility permit from our office. Application is made online at the following link: https://socgov.my.site.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F	Applicant will communicate with CDOT and will obtain a permit for any work completed within Hwy. 83.
Comcast		No Response Received.	No action necessary.
Douglas County Conservation District		No Response Received.	No action necessary.

Referral Agency Response Report**Page 3 of 5****Project Name:** Pinery West Underground Feeder Extension**Project File #:** LE2025-012**Date Sent:** 07/29/2025**Date Due:** 08/12/2025

Douglas County School District RE 1	08/01/2025	<p>Received:</p> <p>Following is a summary of the referral comments received from the Douglas County School District (DCSD). See the full letter for detail.</p> <p>DCSD has met with the applicant to discuss the proposal. In particular, DCSD understands that proposal includes underground utility boring via existing easements on the Ponderosa High School Campus. DCSD understands the following:</p> <p><u>Project Timing</u></p> <ul style="list-style-type: none">- Work proposed approximately October to November 2025- Work proposed over 1 to 3 days- CORE will make all reasonable attempts to complete the work during non-school days. DCSD has requested consideration of Fall Break (October 13 to 17), Thanksgiving Break (November 24 to 28), or alternatively (if work can be completed in a single day), September 1 or September 22, when school is not in session. <p><u>Notification</u></p> <ul style="list-style-type: none">- CORE will notify DCSD staff once construction dates are determined. Notifications should be sent both 2 weeks prior to work and 48 hours prior to work via email and physical mailings to contacts provided by DCSD. Communication should include project dates, a description of work proposed, and any potential impacts to parking. <p><u>Parking Lot Access and Use</u></p> <ul style="list-style-type: none">- CORE has requested that DCSD close access to use of the unimproved parking lot adjacent to activity and sports fields areas.- CORE will be responsible for providing any needed barriers or signage to restrict access to the Ponderosa dirt lot. <p><u>Protective Fencing</u></p> <ul style="list-style-type: none">- CORE will install protective fencing as needed. DCSD requests that the project area be fenced off during construction and overnight if the work requires multiple days.- CORE will either relocate or prevent access to any equipment left unattended or overnight. DCSD has notified CORE that Ponderosa sports fields are not closed to the public. <p><u>Site Restoration</u></p> <ul style="list-style-type: none">- CORE will restore disturbed areas to their original state to the extent possible. DCSD requests that disturbed areas are properly backfilled and compacted, that the surface is restored to its original grade, and that any native grass or landscaped areas are properly revegetated. <p>Assuming CORE agrees to the above, DCSD has no objection to approval of this application.</p>	<p>Applicant will continue communicating with DCSD regarding project timelines and project management in consideration of DCSD concerns and to properly secure any areas under construction. CORE will restore any disturbed areas as necessary.</p>
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Referral Agency Response Report**Page 4 of 5****Project Name:** Pinery West Underground Feeder Extension**Project File #:** LE2025-012**Date Sent:** 07/29/2025**Date Due:** 08/12/2025

Agency	Date Received	Agency Response	Response Resolution
Engineering Services	08/12/2025	Received (verbatim response): Please submit a P&P and a Floodplain Development Permit for review. Please be aware that a ROW Use and/or Construction Permit will also be required. Please note that road crossings will need to cross at 90 degrees where possible.	Applicant will communicate with County Engineering, obtain all required floodplain development, ROW Use, and/or construction permits, and comply with construction best management practices.
Franktown FD	08/04/2025	No Comment.	No action necessary.
High Prairie Farms HOA		No Response Received.	No action necessary.
High Prairie Farms Metro District		No Response Received.	No action necessary.
Hills At Bayou Gulch A & E Comm. (F002)		No Response Received.	No action necessary.
Hills At Bayou Gulch HOA (F001)		No Response Received.	No action necessary.
Mile High Flood District		No Response Received.	No action necessary.
Misty Pines HOA		No Response Received.	No action necessary.
Office of Emergency Management	07/30/2025	Received (verbatim response): OEM supports efforts to bury power distribution infrastructure underground. This action creates a safer, more reliable, and more resilient power grid.	No action necessary.
Pinery 8B HOA		No Response Received.	No action necessary.
Pinery Commercial Metro Districts #1 & 2		No Response Received.	No action necessary.
Pinery Water and Wastewater District	08/07/2025	Received (verbatim response): The Pinery Water District will provide utility locates for water and wastewater infrastructure when needed.	Applicant to communicate with Pinery Water to avoid conflicts.
Pinery West HOA		No Response Received.	No action necessary.

Referral Agency Response Report**Page 5 of 5****Project Name:** Pinery West Underground Feeder Extension**Project File #:** LE2025-012**Date Sent:** 07/29/2025**Date Due:** 08/12/2025

Agency	Date Received	Agency Response	Response Resolution
Pinery West Metro District 2-3		No Response Received.	No action necessary.
Pradera Homeowners' Association		No Response Received.	No action necessary.
Sheriff's Office		No Response Received.	No action necessary.
Sheriff's Office E911		No Response Received.	No action necessary.
South Metro Fire Rescue	08/04/2025	Received (verbatim response): South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed Location and Extent.	No action necessary.
The Pinery HOA		No Response Received.	No action necessary.
Timbers At The Pinery Filing 23A HOA		No Response Received.	No action necessary.
Timbers At The Pinery Filing 23B HOA		No Response Received.	No action necessary.
Timbers HOA		No Response Received.	No action necessary.
Town of Castle Rock	08/06/2025	No Comment.	No action necessary.
Town of Parker Development Review		No Response Received.	No action necessary.
Town of Parker Public Works		No Response Received.	No action necessary.
Xcel Energy-Right of Way & Permits	08/06/2025	Received: Following is an excerpt from the Xcel Energy referral comments. See full letter for detail: No apparent conflict contingent upon CORE securing its own easements or using the platted utility easements and adhering to the clearance standards where PSCo has natural gas distribution facilities.	No action necessary.

From: annb cwc64.com

Sent: Wednesday, July 30, 2025 12:45 PM

To: Matt Jakubowski

CC: CHOY, PAM; duanew cwc64.com; jt cwc64.com

Subject: Pinery Golf Club & High Prairie Farms Parker, Colorado Douglas County eReferral #LE2025-012

Attachments: Pinery Golf Club & High Prairie Farms Parker, Colorado.jpg

Hi Matt,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near Pinery Golf Club & High Prairie Farms Parker, Colorado. The Earth map shows the project area in red and the buried AT&T Long Line Fiber Optics in yellow. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Line facilities.

Please feel free to contact us with any questions or concerns.

Ann Barnowski
Clearwater Consulting Group Inc
120 9th Avenue South
Suite 140
Nampa, ID 83651
Annb@cwc64.com

The attached google earth maps are intended to show approximate locations of the buried AT&T long line fiber optic cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited.

-----Original Message-----

From: mjakubow@douglas.co.us <mjakubow@douglas.co.us>

Sent: Tuesday, July 29, 2025 4:15 PM

To: annb cwc64.com <annb@cwc64.com>

Subject: Douglas County eReferral (LE2025-012) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:

<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project Name: Pinery West Underground Feeder Line Location and Extent

Project File #: LE2025-012

Project Summary: CORE Electric Cooperative proposes a 1.8-mile underground electricity distribution feeder line beginning at the NW corner of N. Pinery Parkway and Hwy. 83. From this point, the line is proposed to head south along the west side of Hwy. 83 within platted easements for approximately 1,140 feet before crossing to the east side of Hwy. 83 along the boundary of the Pinery Golf Club and the High Prairie Farms Subdivision. The line turns south for approximately 6,350 feet through High Prairie Farms and the Ponderosa HS campus where it crosses under Bayou Gulch Rd. and terminates at the existing CORE Bayou Gulch substation on the south side of Bayou Gulch Rd. The proposal will be completed via a combination of trenching and underground bore. All disturbed areas are proposed to be restored as needed.

This referral will close on Tuesday, August 12, 2025.

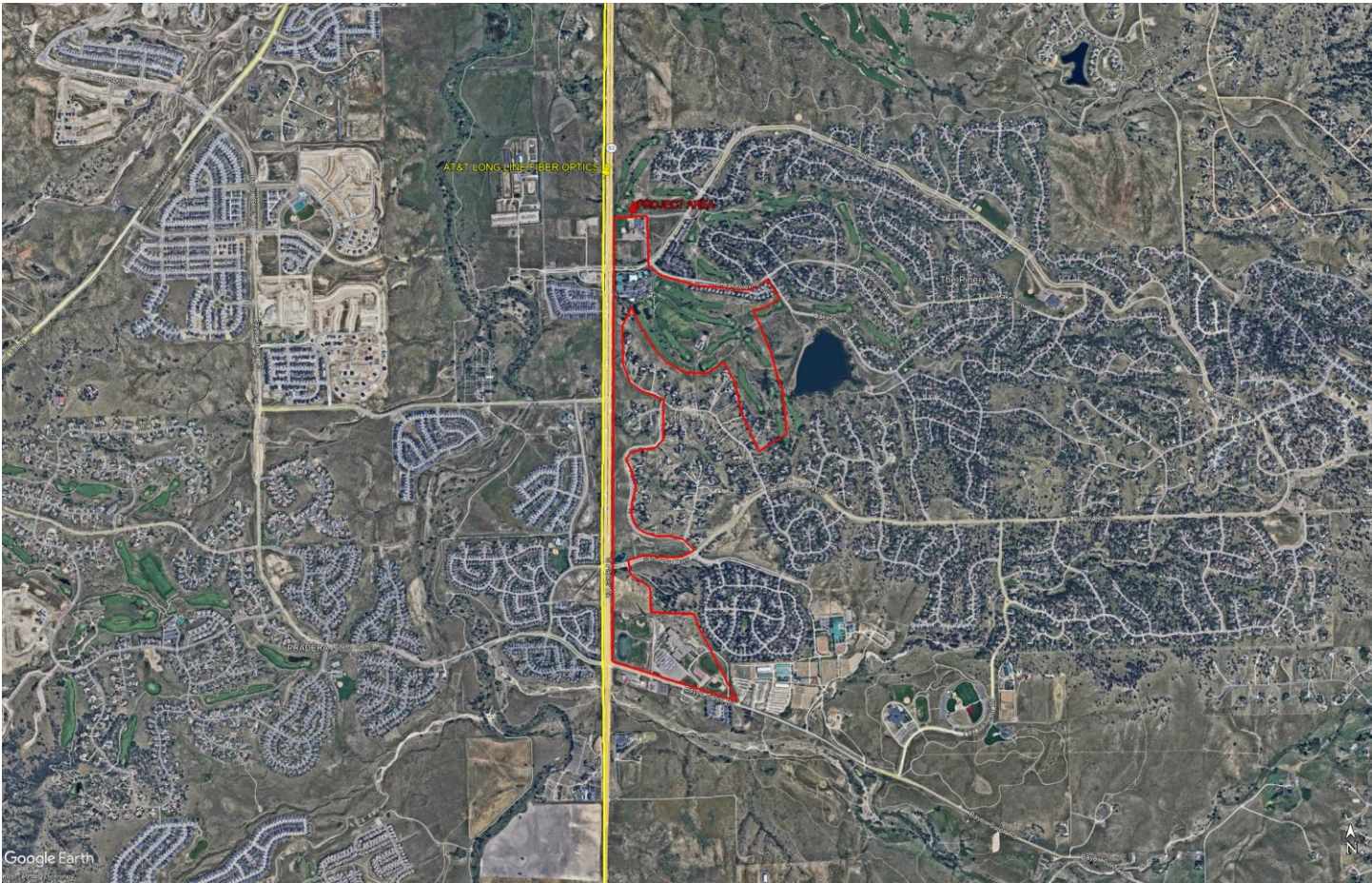
If you have any questions, please contact me.

Sincerely,

Matt Jakubowski, AICP | Chief Planner

Douglas County Department of Community Development Planning Services Division Address | 100 Third St., Castle Rock, CO 80104

Phone | 303-660-7460 Email | mjakubow@douglas.co.us



REFERRAL RESPONSE REQUEST – LOCATION & EXTENT

 Date sent: July 29, 2025

 Comments due by: **August 12, 2025**

Fax: 303.660.9550

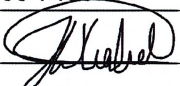
Project Name: Pinery West Underground Feeder Line Location and Extent

Project File #: LE2025-012

Project Summary:

CORE Electric Cooperative proposes a 1.8-mile underground electricity distribution feeder line beginning at the NW corner of N. Pinery Parkway and Hwy. 83. From this point, the line is proposed to head south along the west side of Hwy. 83 within platted easements for approximately 1,140 feet before crossing to the east side of Hwy. 83 along the boundary of the Pinery Golf Club and the High Prairie Farms Subdivision. The line turns south for approximately 6,350 feet through High Prairie Farms and the Ponderosa HS campus where it crosses under Bayou Gulch Rd. and terminates at the existing CORE Bayou Gulch substation on the south side of Bayou Gulch Rd. The proposal will be completed via a combination of trenching and underground bore. All disturbed areas are proposed to be restored as needed.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns: Please submit a P&P and a Floodplain Development Permit for review. Please be aware that a ROW Use and/or Construction Permit will also be required. Please note that road crossings will need to cross at 90 degrees where possible.	
<input type="checkbox"/> See letter attached for detail.	
Agency: PW - Engineering	Phone #: (303) 660-7490
Your Name: Jacob Gabel (please print)	Your Signature: 
	Date: 8/11/2025

Agencies should be advised that failure to submit written comments prior to the due date, or to obtain the applicant's written approval of an extension, will result in written comments being accepted for informational purposes only.

Sincerely,


 Matthew Jakubowski, AICP, Chief Planner
 Enclosure



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 6, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Matt Jakubowski

**Re: Pinery West Underground Feeder Line Location and Extent
Case # LE2025-012**

The Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for the Pinery West Underground Feeder Line Location and Extent. Currently, there are **no apparent conflict**, contingent upon CORE securing its own easements or using the platted utility easements and adhering to the clearance standards where PSCo has natural gas distribution facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

From: Matt Jakubowski
Sent: Monday, August 4, 2025 4:46 PM
To: Kali Cascarano
CC: Dan Cascarano
Subject: RE: Zone Resolution LE2025-012
Attachments: HighPrairieFarmsF4.pdf

Hi Kali,

Good afternoon. I'm glad you received the notice. Please also be aware that the County is required by State Statute to review utility proposals like this within 30-days of receipt of the application. It is scheduled to be heard at the August 18, 2025 Planning Commission hearing, 100 Third Street, Castle Rock, at 6:00 p.m. in the 1st floor Commissioners hearing room if you would like to attend the hearing.

- Regarding the tire tracks on your property, I'm unsure who they would be from, but I don't think they would be from the County. The project is proposed by CORE Electric within an easement they hold. Since this is not a County project, there wouldn't be a reason for the County to survey the property. You may have seen this before, but I have attached the plat that includes your lot. There are other easement holders within this area too, so I guess it could have been CORE or other easement holders?
- I have included a link below for you to access the items in the project file. Click on the "Documents" tab in the upper middle of the page for access.

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectId=99089588>

Please don't hesitate to reach out if you have any questions on the proposal. If you would like to make a comment on the application you can send me an email, and I will include it in the file for review by the Planning Commission.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Kali Cascarano <kalicascarano@gmail.com>
Sent: Monday, August 4, 2025 3:25 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Cc: Dan Cascarano <dcascarano@gmail.com>
Subject: Zone Resolution LE2025-012

Hi Matt,

We received the letter for the Pinery West Underground Feeder Line Location and Extent. Thank you. This weekend we noticed tire tracks on our property, I am curious to know if it could have been the county assessing the land for this project?

Also, in the letter we received in the mail, there was a typed website listed. I entered the very long website and received a "nothing found" website front. Can you provide the link to where we can access additional information on this project,, please.

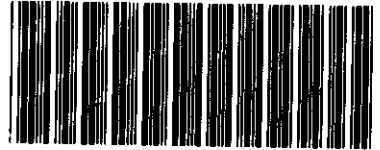
Thank you in advance for your assistance.

Cheers,

Kali Cascarano
Independent Consultant

612-840-8844

2004092981
09/07/2004 08:52 AM



2004092981 3 PGS

PLAT IDENTIFICATION SHEET

Equi-Mor Holdings, Inc.
GRANTOR(owner)

Pinery / High Prairie Farms 4
GRANTEE(name of plat)

Subdivision/Condo Name

Filing

Phase

Lot

Building

Block

Unit

OLD LEGAL(Section)

(Township)

(Range)

THE PINERY/HIGH PRAIRIE FARMS – FILING No. 4
PLANNING AREA 60-A (EQUESTRIAN ESTATE RESIDENTIAL)
A REPLAT OF LOT 1, SZYMANSKI SUBDIVISION
A PART OF THE NE 1/4 OF SECTION 15, T 7 S, R 66 W OF THE 6TH P.M.
13.2858 acres 5 residential lots, 1 Tract SB 03 – 101
SHEET 1 OF 2

LEGAL DESCRIPTION

LOT 1, SZYMANSKI SUBDIVISION,

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, IN DOUGLAS COUNTY, COLORADO

EXCEPT THAT PORTION CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION BY ORDER RECORDED JANUARY 23, 1998 IN BOOK 1504 AT PAGE 1749, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND NO. 512 OF THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, PROJECT NO. FR 083-1(39) SEC 5, CONTAINING 32896 SQ. FT./0.755 ACRES, MORE OR LESS, IN LOT 1 OF THE SZYMANSKI SUBDIVISION, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SECTION 15; THENCE N 89°57'57" W, ALONG THE NORTHERLY LINE OF THE NE 1/4 OF SECTION 15 A DISTANCE OF 830.49 FEET THE TRUE POINT OF BEGINNING;

THENCE S 02° 32' 18" W, A DISTANCE OF 686.24 FEET TO POINT ON THE SOUTHERLY LOT LINE OF LOT 1 OF THE SZYMANSKI SUBDIVISION;

THENCE N 89°57'57" W, ALONG SAID SOUTHERLY LOT LINE A DISTANCE OF 45.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 (JUNE 1990);

THENCE N. 02° 05' 18" E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 686.03 FEET TO A POINT ON THE NORTHERLY LOT LINE OF LOT 1 OF SZYMANSKI SUBDIVISION;

THENCE S 89°57'57" E, ALONG SAID NORTHERLY LOT LINE A DISTANCE OF 50.80 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.757 ACRES SQUARE FEET, MORE OR LESS.

ALL OF THE ABOVE CONTAINS 13.2858 ACRES MORE OR LESS

DEDICATION

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE PINERY/HIGH PRAIRIE FARMS – FILING NO. 4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE STREET SHOWN HEREON IS DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES.

OWNER:

EQUI-MOR HOLDINGS, INC., A NEVADA CORPORATION

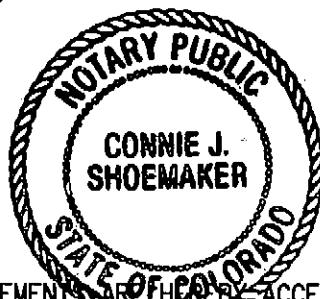
BY: Dan Walker, ITS MANAGER

STATE OF Colorado }
COUNTY OF Denver } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF July, A.D., 2004, BY Dan Walker AS MANAGER OF EQUI-MOR HOLDINGS, INC., A NEVADA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 3/23/04
NOTARY PUBLIC
920 Emerson St. Grubbs CO
ADDRESS



ACCEPTANCE CERTIFICATE

THE DEDICATION OF TRACT A AND 20' LANDSCAPE EASEMENTS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT.

BY: Adrian HIGH PRAIRIE FARMS METROPOLITAN DISTRICT
PRESIDENT

STATE OF COLORADO }
COUNTY OF Douglas } SS

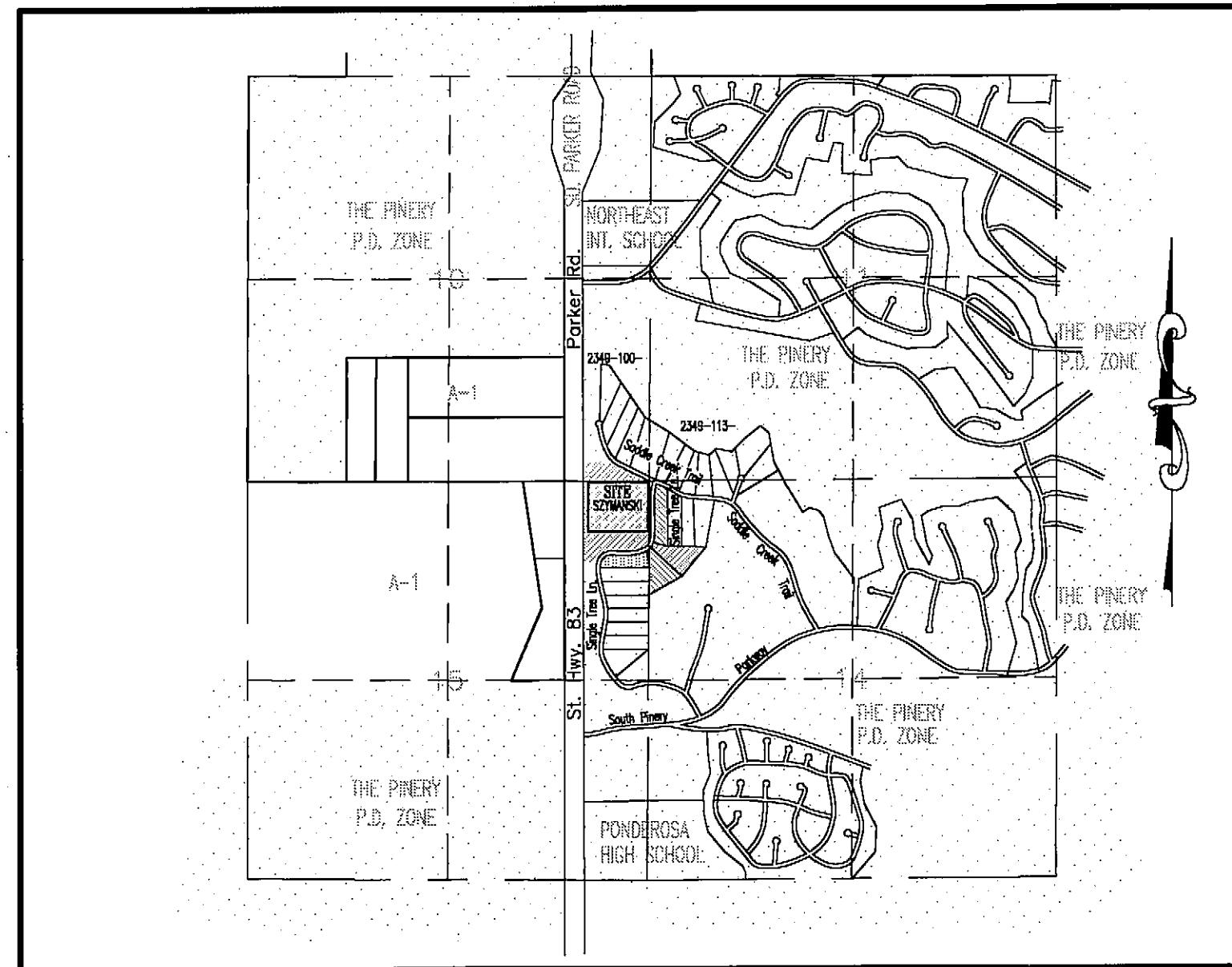
ACKNOWLEDGED BEFORE ME ON THIS 12th DAY OF August, 2004

BY: Susan L. Elkins
AS PRESIDENT OF HIGH PRAIRIE FARMS METROPOLITAN DISTRICT.

12/13/2007 DATE COMMISSION EXPIRES

WITNESS MY HAND AND SEAL

Susan L. Elkins
NOTARY PUBLIC
1000 Wilkins, Suite 200
Chula Park, CO 80104
STATE OF COLORADO



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES:

1. UTILITY EASEMENTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED:

A. TEN FOOT (10') WIDE UTILITY EASEMENTS (UE) AS SHOWN ARE HEREBY GRANTED ADJACENT TO THE FRONT AND REAR LOT LINES IN THIS SUBDIVISION. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELEPHONE CABLE.

B. FIVE FOOT (5') WIDE INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION EASEMENTS (UE) ALONG SIDE LOT LINES AS SHOWN.

2. BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, BEING MONUMENTED ON EACH END. SAID LINE BEARS N00°15'31"E (ASSUMED).

3. THIS SYMBOL "O" INDICATES FOUND LAND MONUMENTS AS DESCRIBED ON THE PLAN.

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 HEREON.

5. THERE IS NO REGULATORY FLOODPLAIN WITHIN ANY PORTION OF THE PINERY/HIGH PRAIRIE FARMS – FILING 4.

6. THIS SUBDIVISION IS BOUND, IN ITS ENTIRETY, TO THE HIGH PRAIRIE FARMS HOME OWNERS ASSOCIATION AND IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS HOME OWNERS ASSOCIATION PER THE DOCUMENT RECORDED UNDER RECEPTION #2003047784.

7. EACH LOT WITHIN THIS SUBDIVISION WITH AN ONSITE WASTEWATER SYSTEM (OWS) SHALL BE SUBJECT TO THE PINERY WATER AND WASTEWATER DISTRICT (PWWD) MANAGEMENT PROGRAM APPROVED BY TRI-COUNTY HEALTH DEPARTMENT AND FORMALLY ADOPTED BY PWWD ON JUNE 9, 2004.

8. THE MAINTENANCE OF ALL STORM FACILITY IMPROVEMENTS LOCATED IN PINERY/HIGH PRAIRIE FARMS FILING NO. 4 (THE SUBDIVISION) AS SHOWN ON THE CONSTRUCTION PLANS FOR THE SUBDIVISION, DATED 2004, (THE "CONSTRUCTION PLANS") OR ON THE PLAT FOR THE SUBDIVISION, IS THE RESPONSIBILITY OF THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT (SYSTEM OWNER). PROVIDED HOWEVER, THAT SUCH RESPONSIBILITY IS LIMITED TO FACILITIES ON TRACTS WHICH THE SYSTEM OWNER OWNS, OR ON LOTS OR TRACTS FOR WHICH THE SYSTEM OWNER HAS BEEN GRANTED EASEMENT RIGHTS. THE SYSTEM OWNER SHALL HAVE NO RESPONSIBILITY FOR STORM DRAINAGE FACILITIES ON ANY INDIVIDUAL LOTS SHOWN ON THIS PLAT UNLESS THE SYSTEM OWNER HAS BEEN GRANTED EASEMENT RIGHTS ON SUCH LOTS AND SUCH FACILITIES ARE SHOWN ON THE APPROVED CONSTRUCTION PLANS OR ON THIS PLAT. ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE SYSTEM OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS AND WATER QUALITY FACILITIES LOCATED WITHIN A DRAINAGE EASEMENT AND SHOWN ON THE CONSTRUCTION PLAN. IN THE EVENT SUCH MAINTENANCE AND REPAIRS ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY, THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENTER THE DRAINAGE EASEMENT AND ACCESS FACILITIES, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. THE COUNTY SHALL GIVE SUCH NOTICE TO THE SYSTEM OWNER BY FIRST CLASS MAIL, POSTAGE PRE-PAID, ADDRESSED TO THE SYSTEM OWNER AT THE ADDRESS SHOWN ON THE CONSTRUCTION PLANS. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATION BY APPROPRIATE LEGAL ACTION. THE ACTUAL PROJECT CONSTRUCTION MAY NOT VARY FOR THE SITE IMPROVEMENT PLAN, OR THE SITE CONSTRUCTION PLAN, INCLUDING UTILITIES AND STORM DRAINAGE IMPROVEMENTS. NO CHANGES TO THE (PLAT NOTES, MAINTENANCE AGREEMENTS, ETC) SHALL BE VALID UNLESS SUCH CHANGES ARE APPROVED, IN WRITING, BY DOUGLAS COUNTY.

9. EACH INDIVIDUAL LOT WILL BE REQUIRED TO ACQUIRE A GRADING PERMIT FROM THE DOUGLAS COUNTY ENGINEERING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

10. TRACT A AND THE 20' LANDSCAPE EASEMENTS ARE HEREBY DEDICATED TO THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT, AND ARE TO BE MAINTAINED BY THE SAME FOR PURPOSES OF OPEN SPACE, UTILITIES, DRAINAGE, RECREATION, SIGN PLACEMENT, LANDSCAPE, AND IRRIGATION.

11. DRAINAGE EASEMENTS ARE HEREBY CONVEYED TO DOUGLAS COUNTY, ACROSS TRACT A, AND THE 25-FT. DRAINAGE EASEMENT BETWEEN LOTS 3 & 4 AND ALONG THE BACK SIDES OF LOTS 2 & 3, FOR THE PURPOSE OF ENTERING, ACCESSING AND MAINTAINING DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, AND WATER QUALITY FACILITIES IN THE EVENT THE HIGH PRAIRIE FARMS METROPOLITAN DISTRICT (SYSTEM OWNER) FAILS TO ADEQUATELY MAINTAIN SAID FACILITIES.

GENERAL NOTES CONTINUED:

12. THE FOLLOWING SUMMARIZES LOTS, TRACTS, AND AREAS AS FOLLOWS:

TYPE	AREA
LOTS (5)	10.24 ACRES
TRACT A	2.51 ACRES
RIGHT-OF-WAY	0.54 ACRES
TOTAL	13.29 ACRES

13. ALL PRINCIPLE AND ACCESSORY STRUCTURES, AS DEFINED IN THE DOUGLAS COUNTY ZONING RESOLUTION AS AMENDED, SHALL BE CONSTRUCTED TOTALLY WITHIN THE BUILDING ENVELOPES AS SHOWN HEREON FOR LOTS 1, 4, AND 5. THE AREA OUTSIDE OF THE BUILDING ENVELOPE SHALL BE CONSIDERED A "NO BUILD ZONE".

14. ON LOTS 2, 3 & 4 NO FENCING SHALL BE PLACED ACROSS DRAINAGE EASEMENTS SUCH THAT ACCESS TO AND FROM THE EASEMENT AREA IS OBSTRUCTED.

15. LOT 5 IS RESTRICTED TO "RANCH" STYLE CONSTRUCTION ONLY.

SURVEYOR'S STATEMENT:

I, JON S. MCDANIEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON OCTOBER 29, 2003, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS, WITHIN MY CONTROL, OF THE DOUGLAS COUNTY SUBDIVISION RESOLUTION.

I ATTEST THE ABOVE ON THIS 20th DAY OF July, 2004.

Jon S. McDaniel
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
JON S. MCDANIEL
SURVEYOR #12405

TITLE VERIFICATION:

WE, SECURITY TITLE GUARANTY COMPANY, A TITLE INSURANCE AGENCY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR (S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: AS SHOWN ON SECURITY TITLE GUARANTY COMMITMENT NO. Z08777A03-8 DATED JULY 6, 2004

SECURITY TITLE GUARANTY COMPANY

BY: Terri Fish TITLE: Title Officer

DATE: July 23, 2004

ATTEST:

GINA LARA
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 02-16-2007

STATE OF COLORADO } SS

COUNTY OF Jefferson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July, 2004, A.D., BY Terri Fish OF SECURITY TITLE GUARANTY COMPANY, AS Title Officer

2/16/04 DATE COMMISSION EXPIRES

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, CO, ON THE 6th DAY OF JULY, 2004, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATION OF BROOKVIEW COURT, PUBLIC UTILITY, AND DRAINAGE EASEMENTS ARE HEREBY ACCEPTED.

LOT 1, SZYMANSKI SUBDIVISION, IS AMENDED BY THIS PLAT SUBJECT TO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AGAINST AND APPURTENANT TO THE ORIGINAL PLAT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY CLERK AND RECORDER, RECEPTION #241912

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

James J. Sullivan 8/23/04
Acting Clerk, Board of Douglas County Commissioners

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO } SS

COUNTY OF DOUGLAS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE THIS 7th DAY OF SEPT, 2004, A.D., AT 8:52 A.M./P.M., AND WAS RECORDED AT RECEPTION NO. 2004092981

Sheryl Muehlhelt Deputy
DOUGLAS COUNTY CLERK AND RECORDER

DATE PREPARED: 1-12-2004

REVISIONS: 5-22-2004

6-04-2004

SCALE: N/A

APPLICANT/DEVELOPER:

BUFFALO RANCH DEVELOPMENT, LLC
20255 EAST WILLAMETTE LANE
CENTENNIAL COLORADO 80015-5439
GENERAL MANAGER: DAN GENOVESE

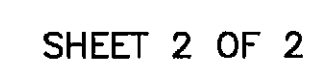
ENGINEER:

LEGACY ENGINEERING, INC.
4217 EAST DAVIES PLACE
CENTENNIAL COLORADO 80122
PROJECT ENGINEER: JAMES J MILL, PE

SURVEYOR:
EMK CONSULTANTS INC.
7006 SOUTH ALTON WAY, BUILDING F
CENTENNIAL COLORADO 80121
SURVEY MANAGER: JON S MCDANIEL, PLS

SHEET 1 OF 2

SHEET 2 OF 2



From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 4:36 PM
To: Korinek, Dan
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)
Attachments: HighPrairieFarmsF1A.pdf

Hi Dan,

Yes, I was able to confirm that boring is proposed through the section behind your lot. I have attached the plat we have on file. It is difficult to read due to scanning but shows the easement. I also think the easement the applicant showed on their exhibit is too wide in comparison to the plat. I will have them revise the easement width on their exhibit as well.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Korinek, Dan <dkorinek@burnsmcd.com>
Sent: Tuesday, August 5, 2025 3:35 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

Matt thank you very much for your time today. That would be fantastic if they bored those sections. It is so much less disruptive. Could you please verify for sure that this is the intent. I was curious on the 40' CORE easement if that is an existing easement. I am digging up my old survey information that should also show that.

Again thank you for your time on this and have a great evening

Dan

Dan Korinek, P.E.

Senior Vice President | Denver/Vancouver General Manager

9191 S Jamaica St
Englewood, CO 80112
Cell (720) 220-3814
Fax (303) 721-0563
dkorinek@burnsmcd.com
www.burnsmcd.com

BURNS  **MCDONNELL**



Explore career opportunities >

From: Matt Jakubowski <mjakubow@douglas.co.us>
Sent: Tuesday, August 5, 2025 3:17 PM
To: Korinek, Dan <dkorinek@burnsmcd.com>
Subject: Follow-up CORE underground feeder line (LE2025-012)

Dan,

As a follow-up to our conversation, see the below.

- The Planning Commission will hear this on Monday, August 18th at 6pm in the 1st Floor Commissioners Hearing Room at the Douglas County Phillip S. Miller Building (100 Third Street, Castle Rock).
- Link to County online project file:
<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectID=99089588>
 - Click on the “Documents” tab in the upper middle of the webpage to view the available project files. I have attached the project narrative. The exhibit is too large to email and is labeled “Location & Extent Exhibit” in the file. With that said, I have just heard from the applicant that the section of the exhibit that shows trenching behind your property, will actually be bored. The applicant indicated to me their exhibit is undergoing some revisions. I won’t have a revised exhibit until just before the August 18th hearing, however.
- Link to County Mapping Resources:
https://experience.arcgis.com/experience/846d9da884b9491fad14b3057ca6fba8#data_s=id%3AdataSource_8-0~dataSource_6-18e9bbc4f3d-layer-9%3A132964
- Application Contacts:
Brooks Kaufman (Right-of-way manager at CORE)
CORE Electric
720-733-5493
bkaufman@core.coop

Derek Holscher (Applicant Engineering Representative)
Ulteig Engineering
720-873-5876
Derek.holscher@ulteig.com

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

PLAT IDENTIFICATION SHEET

RECEPTION #: 9007914

DATE: 04-03-90

NUMBER OF PGS: 2

NAME OF PLAT: PINERY/HIGH PRAIRIE
FARMS #1A

MISCELLANEOUS COMMENTS:

THE PINERY/HIGH PRAIRIE FARMS FILING NO. 1A, RECORDED THIS 3 DAY OF April, 1990

IN PLANNING AREA 60 OF THE THIRD MAJOR PLAN AMENDMENT TO THE PINERY P.D. PLAN

PORTIONS OF SECTIONS 10, 11, 14, & 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST

OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SENIOR CORP., A DELAWARE CORPORATION, BEING THE OWNER OF THE PINERY/HIGH PRAIRIE FARMS FILING NO. 1A, BEING A PORTION OF THE E 1/2 OF SECTION 15, THE SE 1/4 OF THE SE 1/4 OF SECTION 10, THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 11, SECTION 14, AND A PORTION OF SZYMANSKI SUBDIVISION AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY, BY RECEPTION NUMBER 241912, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID ME 1/4 OF THE SE 1/4 OF SECTION 15, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID SZYMANSKI SUBDIVISION; THENCE S 00°16'21" W, ALONG THE EAST LINE OF SAID ME 1/4 OF THE SE 1/4, A DISTANCE OF 127.49 FEET TO THE POINT OF BEGINNING; THENCE N 85°52'03" W, A DISTANCE OF 169.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 96°49'47", A RADIUS OF 525.00 FEET, AN ARC LENGTH OF 887.25 FEET; THENCE N 10°57'44" E, A DISTANCE OF 314.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29°08'13", A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 292.41 FEET; THENCE N 18°10'29" W, A DISTANCE OF 259.02 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 108°13'07", A RADIUS OF 285.00 FEET, AN ARC LENGTH OF 538.30 FEET; THENCE S 89°57'22" E, A DISTANCE OF 235.58 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°44'39", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 352.43 FEET; THENCE N 00°17'59" E, 35.00 FEET EASTERLY AND PARALLEL, WHEN MEASURED AT RIGHT ANGLES, WITH THE EAST LINE OF SAID SZYMANSKI SUBDIVISION, A DISTANCE OF 475.38 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°13'33", A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 173.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 81°13'33", A RADIUS OF 20.00 FEET, WHOSE CHORD BEARS N 04°05'15" W, AN ARC LENGTH OF 28.35 FEET; THENCE N 44°42'01" W, A DISTANCE OF 101.46 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 33°41'03", A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 132.28 FEET; THENCE N 78°23'04" W, A DISTANCE OF 40.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 65°40'14", A RADIUS OF 684.07 FEET, AN ARC LENGTH OF 784.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 153°00'41", A RADIUS OF 50.00 FEET, WHOSE CHORD BEARS N 16°00'55" E, AN ARC LENGTH OF 133.53 FEET; THENCE N 02°31'16" E, A DISTANCE OF 804.50 FEET; THENCE S 62°38'48" E, A DISTANCE OF 76.91 FEET TO THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY IN BOOK 587, AT PAGE 796, THENCE EASTERLY AND SOUTHERLY ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING THIRTY-ONE (31) COURSES:

- 1) THENCE S 31°26'58" E, A DISTANCE OF 759.57 FEET;
- 2) THENCE S 38°52'03" E, A DISTANCE OF 124.92 FEET;
- 3) THENCE S 45°34'31" E, A DISTANCE OF 132.92 FEET;
- 4) THENCE S 59°20'58" E, A DISTANCE OF 381.57 FEET;
- 5) THENCE S 62°24'20" E, A DISTANCE OF 66.83 FEET;
- 6) THENCE S 65°08'41" E, A DISTANCE OF 339.75 FEET;
- 7) THENCE N 71°58'18" E, A DISTANCE OF 77.77 FEET;
- 8) THENCE N 41°04'04" E, A DISTANCE OF 114.82 FEET;
- 9) THENCE S 69°15'42" E, A DISTANCE OF 100.97 FEET;
- 10) THENCE N 85°15'24" E, A DISTANCE OF 120.38 FEET;
- 11) THENCE N 49°57'27" E, A DISTANCE OF 497.78 FEET;
- 12) THENCE S 41°04'08" E, A DISTANCE OF 120.33 FEET;
- 13) THENCE S 11°26'19" E, A DISTANCE OF 271.80 FEET;
- 14) THENCE S 15°40'45" E, A DISTANCE OF 88.60 FEET;
- 15) THENCE S 21°08'18" E, A DISTANCE OF 156.30 FEET;
- 16) THENCE S 28°55'18" E, A DISTANCE OF 128.54 FEET;
- 17) THENCE S 22°52'23" E, A DISTANCE OF 184.72 FEET;
- 18) THENCE S 35°24'38" E, A DISTANCE OF 207.90 FEET;
- 19) THENCE S 41°21'22" E, A DISTANCE OF 101.48 FEET;
- 20) THENCE S 83°10'18" E, A DISTANCE OF 167.67 FEET;
- 21) THENCE S 45°15'38" E, A DISTANCE OF 76.16 FEET;
- 22) THENCE S 83°58'13" E, A DISTANCE OF 73.47 FEET;
- 23) THENCE S 08°45'23" E, A DISTANCE OF 209.75 FEET;
- 24) THENCE S 17°58'03" E, A DISTANCE OF 75.95 FEET;
- 25) THENCE S 22°22'28" E, A DISTANCE OF 208.36 FEET;
- 26) THENCE S 27°11'54" E, A DISTANCE OF 79.09 FEET;
- 27) THENCE S 40°05'08" E, A DISTANCE OF 79.95 FEET;
- 28) THENCE S 43°50'28" E, A DISTANCE OF 111.02 FEET;
- 29) THENCE S 29°26'41" E, A DISTANCE OF 51.10 FEET;
- 30) THENCE S 43°38'13" E, A DISTANCE OF 39.75 FEET;
- 31) THENCE S 76°00'04" E, A DISTANCE OF 33.46 FEET;

THENCE S 02°58'36" E, DEPARTING FROM SAID SOUTHERLY BOUNDARY, A DISTANCE OF 487.92 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 49°02'51", A RADIUS OF 840.00 FEET, WHOSE CHORD BEARS S 67°56'11" E, AN ARC LENGTH OF 719.07 FEET; THENCE S 43°24'25" E, A DISTANCE OF 300.52 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45°59'32", A RADIUS OF 840.00 FEET, AN ARC LENGTH OF 674.28 FEET; THENCE S 89°24'17" E, A DISTANCE OF 108.08 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°52'30", A RADIUS OF 990.00 FEET, AN ARC LENGTH OF 274.30 FEET; THENCE S 73°31'47" E, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°51'45", A RADIUS OF 691.12 FEET, AN ARC LENGTH OF 203.40 FEET; THENCE S 00°23'31" E, A DISTANCE OF 80.00 FEET TO A POINT ON A CURVE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16°51'45", A RADIUS OF 771.12 FEET, WHOSE CHORD BEARS N 81°57'39" W, AN ARC LENGTH OF 226.94 FEET; THENCE N 73°31'47" W, A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 15°52'30", A RADIUS OF 910.00 FEET, AN ARC LENGTH OF 252.14 FEET; THENCE N 89°24'17" W, A DISTANCE OF 108.08 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45°59'32", A RADIUS OF 820.00 FEET, AN ARC LENGTH OF 625°55'39", A RADIUS OF 760.00 FEET, AN ARC LENGTH OF 894.70 FEET; THENCE S 73°39'36" W, A DISTANCE OF 387.11 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°45'35", A RADIUS OF 790.00 FEET, AN ARC LENGTH OF 562.00 FEET; THENCE S 32°54'01" W, A DISTANCE OF 123.22 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°19'53", A RADIUS OF 825.00 FEET, AN ARC LENGTH OF 422.34 FEET; THENCE S 62°13'54" W, A DISTANCE OF 100.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°53'14", A RADIUS OF 1156.45 FEET, AN ARC LENGTH OF 239.93 FEET; THENCE S 48°43'54" W, A DISTANCE OF 355.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°58'04", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.75 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 50°23'25", A RADIUS OF 350.38 FEET, AN ARC LENGTH OF 308.15 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF LAND AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY AT RECEPTION NUMBER 159649; THENCE S 77°30'45" W, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 229.26 FEET TO A POINT ON A CURVE; THENCE DEPARTING SAID BOUNDARY ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 21°28'13", A RADIUS OF 450.38 FEET, WHOSE CHORD BEARS N 51°47'26" W, AN ARC LENGTH OF 167.78 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°28'33", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.99 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 83°03'08", A RADIUS OF 702.61 FEET, AN ARC LENGTH OF 202.04 FEET TO THE NORTHERLY BOUNDARY OF A PARCEL OF LAND AS RECORDED IN THE CLERK AND RECORDER'S OFFICE OF DOUGLAS COUNTY IN BOOK 780, AT PAGE 798; THENCE N 76°41'17" W, ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 361.28 FEET TO A POINT ON A CURVE; THENCE ON A REVERSE TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°15'53", A RADIUS OF 602.61 FEET, WHOSE CHORD BEARS S 88°49'14" E, AN ARC LENGTH OF 255.20 FEET; THENCE N 65°15'33" E, A DISTANCE OF 247.76 FEET; THENCE N 33°27'21" W, A DISTANCE OF 197.01 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 16°22'12", A RADIUS OF 156.09 FEET, AN ARC LENGTH OF 44.60 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36°02'29", A RADIUS OF 335.00 FEET, AN ARC LENGTH OF 210.73 FEET; THENCE N 85°52'03" W, A DISTANCE OF 273.88 FEET TO THE POINT OF BEGINNING, EXCLUDING THAT PARCEL OF LAND LOCATED IN SECTION 14, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 OF THE SE 1/4 OF SECTION 15; THENCE N 89°41'41" E, A DISTANCE OF 1019.76 FEET TO THE POINT OF BEGINNING; THENCE N 50°37'32" E, A DISTANCE OF 224.27 FEET; THENCE N 38°28'55" E, A DISTANCE OF 451.28 FEET; THENCE N 61°51'45" E, A DISTANCE OF 589.29 FEET; THENCE S 16°20'24" E, A DISTANCE OF 38.64 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87°06'06", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 30.40 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37°51'41", A RADIUS OF 870.00 FEET, AN ARC LENGTH OF 574.90 FEET; THENCE S 32°54'01" W, A DISTANCE OF 123.22 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°19'53", A RADIUS OF 745.00 FEET, AN ARC LENGTH OF 381.39 FEET; THENCE S 62°13'54" W, A DISTANCE OF 100.00 FEET, TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°53'14", A RADIUS OF 1236.45 FEET, AN ARC LENGTH OF 256.53 FEET; THENCE S 51°57'27" W, A DISTANCE OF 357.77 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 82°30'03", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 28.80 FEET; THENCE N 45°32'30" W, A DISTANCE OF 58.71 FEET; THENCE N 50°37'32" E, A DISTANCE OF 502.31 FEET TO THE POINT OF BEGINNING; SAID EXCLUDED PARCEL CONTAINS 4.522 ACRES, MORE OR LESS; SAID OVERALL PARCEL CONTAINS 198.870 ACRES, MORE OR LESS.

HAS, WITH THE CONSENT OF THE HOLDERS OF DEEDS OF TRUST, LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO 68 LOTS UNDER THE NAME AND STYLE OF "THE PINERY/HIGH PRAIRIE FARMS FILING NO. 1A" AND DOES BY THESE PRESENTS GRANT AND CONVEY TO THE COUNTY OF DOUGLAS THE FOLLOWING AS SHOWN THEREON: FOR PUBLIC USE, THE STREETS, TO SERVE PROPERTY OWNED BY SENIOR CORP. OR PROPERTY IN THE PINERY P.D. MASTER PLAN AMENDMENT 1989, PERPETUAL EASEMENTS FOR SNOW STORAGE AND FOR THE PURPOSE OF PERMITTING THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY AND ALL UNDERGROUND PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO STORM SEWERS, NATURAL GAS AND WATER LINES, TELEPHONE AND ELECTRIC LINES, AND CABLE TELEVISION CABLES AND CONDUITS, TOGETHER WITH ALL NECESSARY AND CONVENIENT APPURTENANCES THERETO.

ATTORNEY'S CERTIFICATE

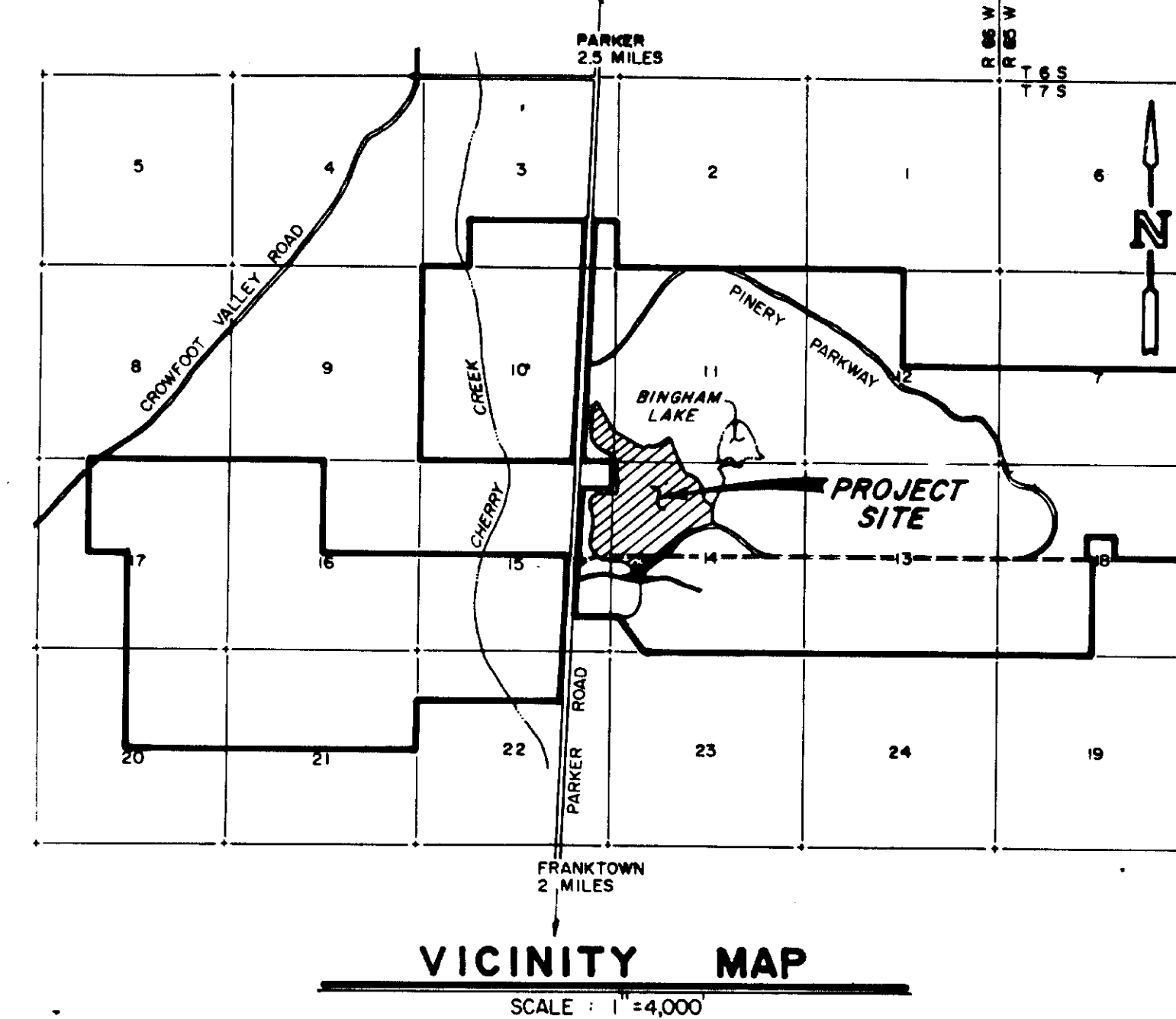
I, RONDA L. SANDQUIST, #9944, AN ATTORNEY-AT-LAW DULY LICENSED BY THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE PLAT FOR ALL LANDS HEREINABOVE DEDICATED AND SHOWN UPON THE ACCOMPANYING PLAT AS PUBLIC WAYS AND FURTHER CERTIFY THAT THE TITLE TO SUCH LANDS IS IN THE DEDICATOR'S.

BY: Ronda L. Sandquist
ATTORNEY-AT-LAW

SURVEYOR'S CERTIFICATE

I, JERALD D. LANGE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THAT THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

Jerald D. Lange
JERALD D. LANGE, L.S. NO. 13613



NOTES

1. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR N 06°16'21" E.
2. —●— DENOTES 5/8-INCH CAPPED PIN SET, L.S. NO. 13213.
3. —○— DENOTES 5/8-INCH CAPPED PIN FOUND, L.S. NO. 18790.
4. ALL LINEAR DIMENSIONS SHOWN ARE IN FEET.
5. THE NON-EXCLUSIVE RIGHT TO USE DRAINAGE EASEMENTS, AS SHOWN ON THIS PLAT, IS HEREBY GRANTED TO DOUGLAS COUNTY, COLORADO, FOR THE CONVEYANCE OF STORM WATERS, DRAINAGE, AND DRAINAGE MAINTENANCE PURPOSES TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SUCH MAINTENANCE PURPOSES. THE ENTITY RESPONSIBLE FOR MAINTENANCE OF EACH EASEMENT AND DRAINAGE FACILITY TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE DRAINAGE SYSTEM IS DESIGNATED ON THE PLAT AS FOLLOWS:
DOUGLAS COUNTY, COLORADO
THE PINERY EAST METROPOLITAN DISTRICT
6. ALL LOT LINES ARE NON-RADIAL EXCEPT THOSE NOTED BY (R).
7. ▲ DENOTES PROPOSED FIRE HYDRANT LOCATIONS
8. D.E. DENOTES DRAINAGE EASEMENTS.
9. IT IS NOT THE INTENT OF DOUGLAS COUNTY TO BE RESPONSIBLE FOR SNOW REMOVAL IN STREETS WITH A FLOWLINE-TO-FLOWLINE WIDTH OF LESS THAN 20 FEET.
10. FENCING FOR EQUESTRIAN TRAILS WITHIN TRAIL EASEMENTS ADJACENT TO THE PUBLIC ROAD RIGHT-OF-WAY FOR HIGH PRAIRIE DRIVE SHALL BE SET BACK AT LEAST TEN FEET FROM THE RIGHT-OF-WAY LINE.
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY LOT IN THIS SUBDIVISION, THE SEPTIC SYSTEM MANAGEMENT PLAN, WHICH INCLUDES GROUND WATER MONITORING, DATED MAY 3, 1989, WITH AMENDMENTS OF JUNE 14, 1989, MUST BE ESTABLISHED AND FUNCTIONAL.

COUNTY COMMISSIONERS APPROVAL

THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE 8th DAY OF AUGUST, 1989, A.D., FOR FILING, SUBJECT TO THE CONDITIONS SET FORTH BY THE BOARD THAT THE COUNTY WILL UNDERTAKE MAINTENANCE OF ANY SUCH ROADS AFTER CONSTRUCTION HAS BEEN SATISFACTORILY COMPLETED BY THE SUBDIVIDER.

James Sullivan
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THE 3RD DAY OF April, 1990 A.D., AT 16:12 P.M., AND WAS RECORDED AT RECEPTION NO. 900 7914.

John L. Johnson
CLERK AND RECORDER

PLANNING COMMISSION STATEMENT

THE DOUGLAS COUNTY PLANNING COMMISSION HAD THE OPPORTUNITY TO REVIEW AND COMMENT UPON THE FINAL PLAT FOR THE PINERY/HIGH PRAIRIE FARMS FILING NO. 1A IN ADDITION TO THEIR FORMAL PUBLIC REVIEW OF THE PRELIMINARY PLAN ON JUNE 19, 1989.

John L. Johnson
DIRECTOR
DATE 4/2/90

OWNER

SENIOR CORP., A DELAWARE CORPORATION

BY: Dick J. Randall
DICK J. RANDALL, PRESIDENT

BY: David M. McMann
DAVID M. MCMMAN, VICE PRESIDENT

STATE OF Delaware)
COUNTY OF Douglas) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DICK J. RANDALL AS PRESIDENT OF SENIOR CORP., A DELAWARE CORPORATION, THIS 3rd DAY OF April, 1990 A.D.

MY COMMISSION EXPIRES 4/2/95

BY: [Signature]
NOTARY PUBLIC

STATE OF Delaware)
COUNTY OF Douglas) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID M. MCMMAN AS VICE PRESIDENT OF SENIOR CORP., A DELAWARE CORPORATION, THIS 3rd DAY OF April, 1990 A.D.

MY COMMISSION EXPIRES 4/2/95

BY: [Signature]
NOTARY PUBLIC

HOLDERS OF DEED OF TRUST

THE FOLLOWING HOLDER OF DEED OF TRUST HEREBY CONSENTS TO THIS SUBDIVISION AND DEDICATIONS.

WELLS FARGO BANK N.A. (FORMERLY KNOWN AS CROCKER NATIONAL BANK)

ATTEST:

BY: Nancy H. Barclay BY: Kim G. Smith
TITLE: Vice President TITLE: Vice President

STATE OF California)
COUNTY OF Orange) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Nancy H. Barclay AS Vice President AND Kim G. Smith AS Vice President OF WELLS FARGO BANK N.A. (FORMERLY KNOWN AS CROCKER NATIONAL BANK) THIS 2nd DAY OF February, 1990 A.D. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 12/92

BY: [Signature]
NOTARY PUBLIC

THE FOLLOWING HOLDER OF DEED OF TRUST HEREBY CONSENTS TO THIS SUBDIVISION AND DEDICATIONS.

THE CHASE MANHATTAN BANK N.A.

ATTEST:

BY: Edward J. Shewell BY: John J. Vota
TITLE: Vice President TITLE: Second Vice President

STATE OF New York)
COUNTY OF New York) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Edward J. Shewell AS Vice President AND John J. Vota AS Second Vice President OF THE CHASE MANHATTAN BANK, N.A. THIS 2nd DAY OF February, 1990 A.D. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES February 27, 1991

BY: [Signature]
NOTARY PUBLIC

OWNER / DEVELOPER

Senior
A Full Service Real Estate Organization
6950 North Highway 83
Parker, Colorado 80134
303/841-9651

ENGINEER / SURVEYOR

Carroll & Lange
165 South Union Blvd., Suite 156
Lakewood, Colorado 80228
303/980-0200

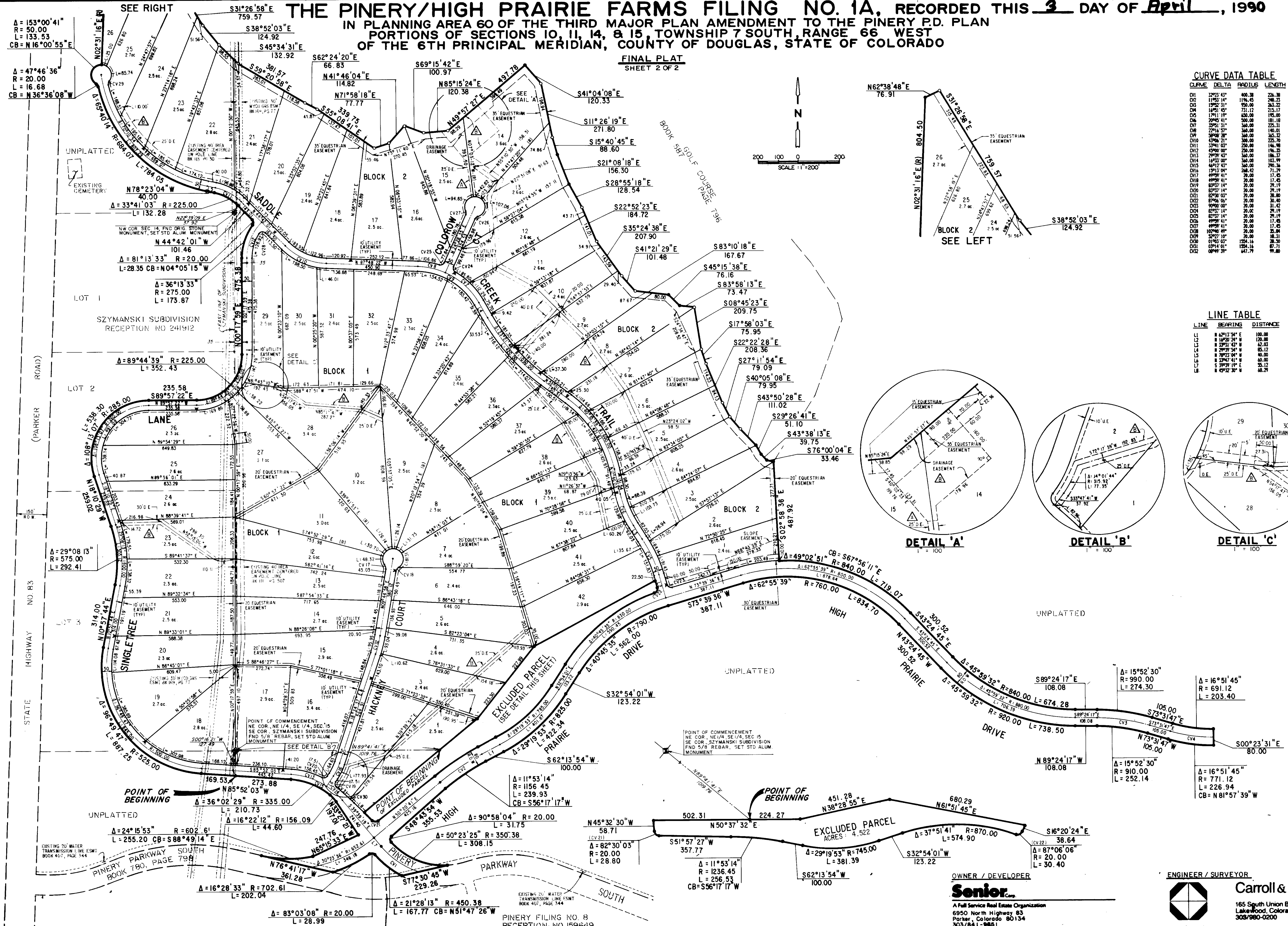
THE PINERY/HIGH PRAIRIE FARMS FILING NO. 1A, RECORDED THIS 3 DAY OF April, 1990

IN PLANNING AREA 60 OF THE THIRD MAJOR PLAN AMENDMENT TO THE PINERY P.D. PLAN

PORTIONS OF SECTIONS 10, 11, 14, & 15, TOWNSHIP 7 SOUTH, RANGE 66 WEST

OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO

FINAL PLAT
SHEET 2 OF 2

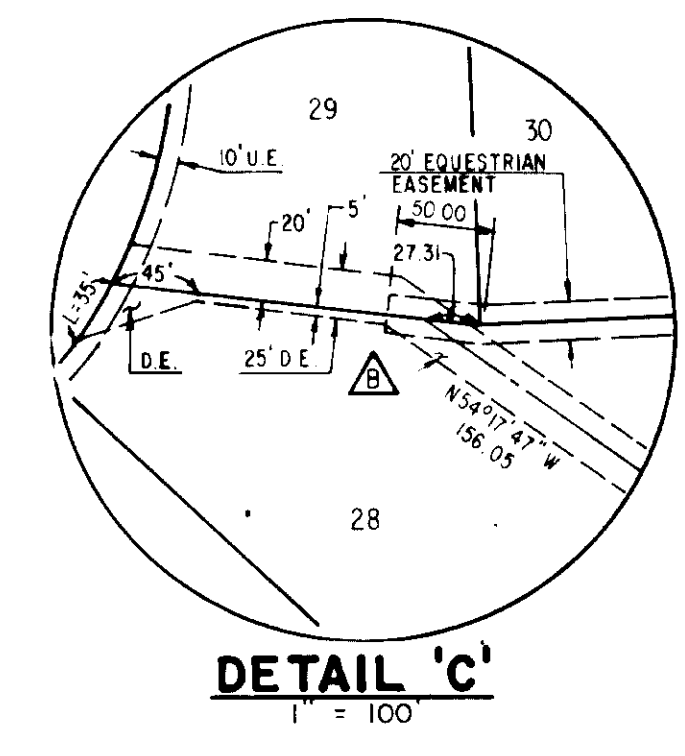
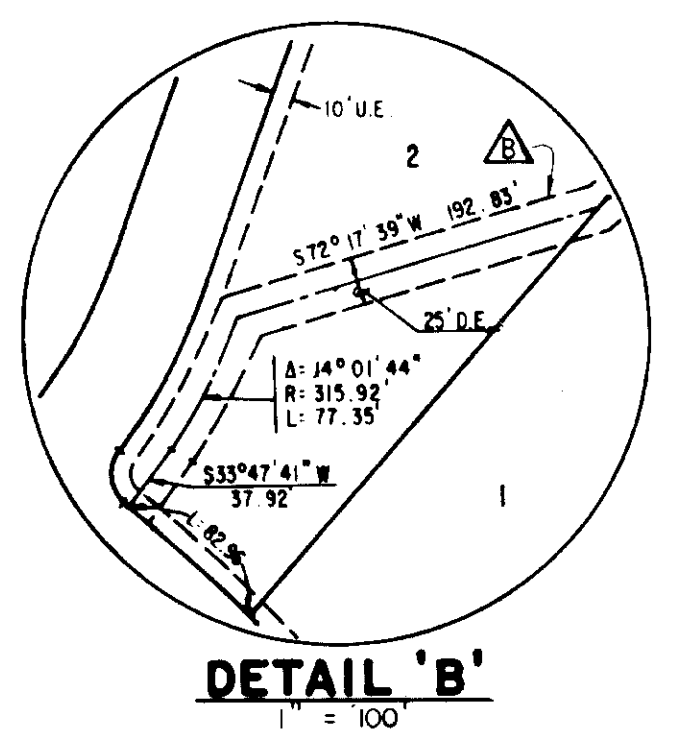
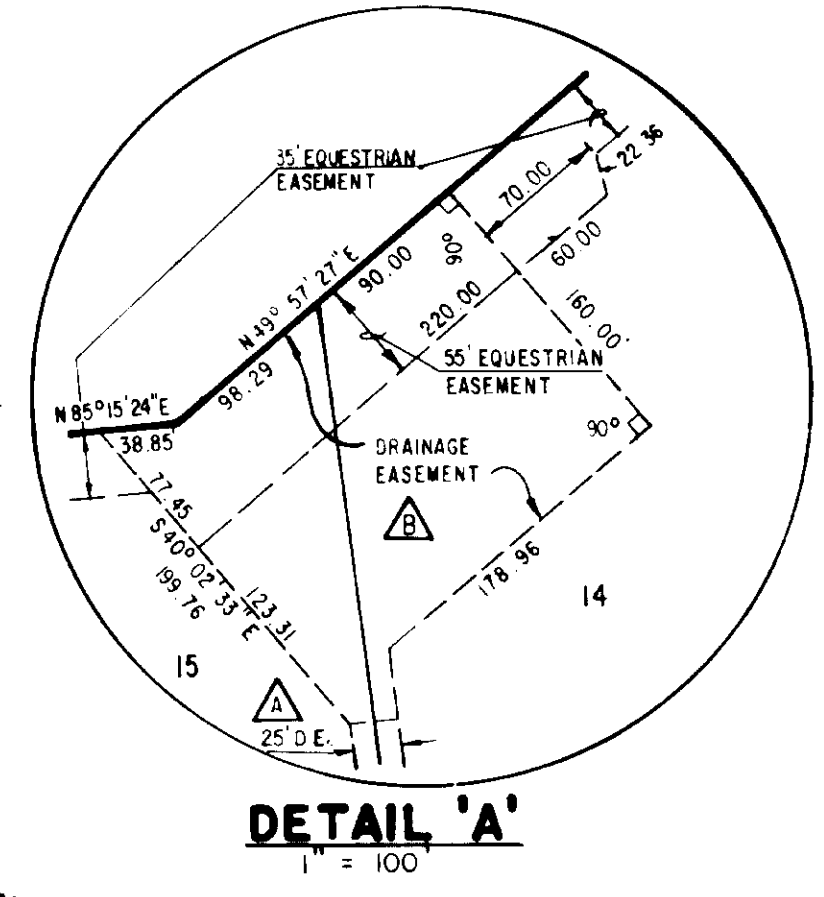


CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH
CV1	32°23'43"	400.38	226.38
CV2	11°53'14"	1196.45	246.25
CV3	19°52'32"	950.00	333.22
CV4	14°51'45"	731.12	215.17
CV5	17°11'19"	650.00	195.00
CV6	2°45'11"	300.00	101.18
CV7	35°51'31"	360.00	225.31
CV8	27°14'57"	360.00	140.01
CV9	5°08'28"	360.00	65.12
CV10	43°06'21"	300.00	225.70
CV11	33°41'03"	250.00	146.96
CV12	43°00'00"	250.00	106.35
CV13	29°39'43"	360.00	186.37
CV14	16°53'05"	360.00	103.99
CV15	44°17'43"	360.00	31.42
CV16	19°13'04"	248.42	71.29
CV17	49°49'41"	20.00	17.45
CV18	49°49'41"	20.00	17.45
CV19	83°37'14"	20.00	29.19
CV20	63°57'14"	20.00	29.19
CV21	82°30'03"	20.00	28.80
CV22	87°06'06"	20.00	30.40
CV23	9°00'00"	20.00	31.42
CV24	83°37'14"	20.00	29.19
CV25	83°37'14"	20.00	29.19
CV26	49°49'41"	20.00	17.45
CV27	49°49'41"	20.00	17.45
CV28	107°06'06"	20.00	35.04
CV29	52°27'14"	20.00	46.51
CV30	01°45'03"	154.14	28.30
CV31	03°14'01"	154.14	67.71
CV32	08°49'39"	447.79	99.80

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 47°13'54" E	100.00
L2	N 16°20'24" W	120.00
L3	N 33°11'43" W	62.03
L4	N 29°09'54" W	85.12
L5	N 78°23'04" W	40.00
L6	N 33°47'41" W	60.00
L7	S 39°09'19" E	25.12
L8	N 42°52'30" W	68.29

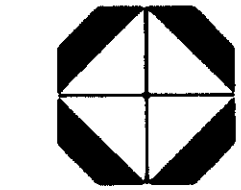


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ENGINEER / SURVEYOR



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LakeWOOD, Colorado 80228
303/980-0200

From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 4:46 PM
To: mcdevitt.joanne@gmail.com
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

Hi Joanne,

Another thing I just realized is while boring is not proposed, you may also want to discuss with CORE what kind of access they may need to complete the project. With the easement, they do have the right to access. I don't know if they will go by foot or if they will need to drive any vehicles through the easement, which could potentially be disruptive.

Finally, I am confirming with the applicant, but I believe they may have erred on the width of the easement shown on their plan (this the bright green line shown on the plan). If I scale the width on the map, it scales as 80-feet wide, rather than 40. The easement is only 40 feet wide.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 3:07 PM
To: mcdevitt.joanne@gmail.com
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

Hi Joanne,

I just received word from the applicant that boring (not trenching) is proposed on your lot. They will have a revised exhibit in the next few weeks for the hearing. I wish they would have included this in the first place, but at least by your call I was able to get this information.

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From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 1:31 PM
To: mcdevitt.joanne@gmail.com
Subject: Follow-up CORE underground feeder line (LE2025-012)

Joanne,

As a follow-up to your conversation, see the below information regarding the CORE Electric underground feeder proposal (LE2025-012). You can submit comments regarding the project at any time. If I get them by tomorrow mid-morning, I will attach to the staff report. Otherwise, I will provide them in a memo to the Planning Commission prior to the hearing.

- The Planning Commission will hear this on Monday, August 18th at 6pm in the 1st Floor Commissioners Hearing Room at the Douglas County Phillip S. Miller Building (100 Third Street, Castle Rock).
 - If you are not able to attend, the Planning Commission webpage has information about viewing/participating in the hearing remotely. <https://www.douglas.co.us/board-county-commissioners/boards-commissions/planning-commission/>
- Application Contacts:
 Brooks Kaufman (Right-of-way manager at CORE)
 CORE Electric
 720-733-5493
bkaufman@core.coop

 Derek Holscher (Applicant Engineering Representative)
 Ulteig Engineering
 720-873-5876
Derek.holscher@ulteig.com
- Link to County online project file:
<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectId=99089588>
 - Click on the “Documents” tab in the upper middle of the webpage to view the available project files. I have attached the project narrative. The exhibit is too large to email, and is labeled “Location & Extent Exhibit” in the file.
- Link to County Mapping Resources:
https://experience.arcgis.com/experience/846d9da884b9491fad14b3057ca6fba8#data_s=id%3AdataSource_8-0~dataSource_6-18e9bbc4f3d-layer-9%3A132964
- I have attached the original subdivision plat. However, it seems some of the current easements may be different, and it is bit difficult to read the location of the CORE easement. The CORE exhibit noted above (“Location & Extent Exhibit”) is much better to understand what is proposed.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Matt Jakubowski
Sent: Thursday, August 7, 2025 9:05 AM
To: mcdevitt.joanne@gmail.com
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

Joanne,

Please know I received a revised exhibit from CORE electric. It is too large to email and can be viewed in the online file. It is titled "LocationExtentExhibit-Revised8-6-25." The main difference as relates to your property is the electric line is now shown to be installed by underground bore (rather than trenching).

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
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- Application Contacts:
Brooks Kaufman (Right-of-way manager at CORE)
CORE Electric
720-733-5493
bkaufman@core.coop

Derek Holscher (Applicant Engineering Representative)
Ulteig Engineering
720-873-5876
Derek.holscher@ulteig.com
- Link to County online project file:
<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectId=99089588>
 - Click on the "Documents" tab in the upper middle of the webpage to view the available project files. I have attached the project narrative. The exhibit is too large to email, and is labeled "Location & Extent Exhibit" in the file.
- Link to County Mapping Resources:
https://experience.arcgis.com/experience/846d9da884b9491fad14b3057ca6fba8#data_s=id%3AdataSource_8-0~dataSource_6-18e9bbc4f3d-layer-9%3A132964
- I have attached the original subdivision plat. However, it seems some of the current easements may be different, and it is a bit difficult to read the location of the CORE easement. The CORE exhibit noted above ("Location & Extent Exhibit") is much better to understand what is proposed.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner

**Douglas County Department of Community Development
Planning Services Division**

Address | 100 Third St., Castle Rock, CO 80104

Phone | 303-660-7460

Email | mjakubow@douglas.co.us

From: Matt Jakubowski
Sent: Thursday, August 7, 2025 9:05 AM
To: Korinek, Dan
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

Dan,

Please know I received a revised exhibit from CORE electric. It is too large to email and can be viewed in the online file. It is titled "LocationExtentExhibit-Revised8-6-25." The main difference as relates to your property is the electric line is now shown to be installed by underground bore (rather than trenching).

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Matt Jakubowski
Sent: Tuesday, August 5, 2025 4:36 PM
To: Korinek, Dan <dkorinek@burnsmcd.com>
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

Hi Dan,

Yes, I was able to confirm that boring is proposed through the section behind your lot. I have attached the plat we have on file. It is difficult to read due to scanning but shows the easement. I also think the easement the applicant showed on their exhibit is too wide in comparison to the plat. I will have them revise the easement width on their exhibit as well.

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Korinek, Dan <dkorinek@burnsmcd.com>
Sent: Tuesday, August 5, 2025 3:35 PM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Subject: RE: Follow-up CORE underground feeder line (LE2025-012)

Matt thank you very much for your time today. That would be fantastic if they bored those sections. It is so much less disruptive. Could you please verify for sure that this is the intent. I was curious on the 40' CORE easement if that is an existing easement. I am digging up my old survey information that should also show that.

Again thank you for your time on this and have a great evening

Dan

Dan Korinek, P.E.

Senior Vice President | Denver/Vancouver General Manager

9191 S Jamaica St
Englewood, CO 80112
Cell (720) 220-3814
Fax (303) 721-0563
dkorinek@burnsmcd.com
www.burnsmcd.com



Explore career opportunities >

From: Matt Jakubowski <mjakubow@douglas.co.us>
Sent: Tuesday, August 5, 2025 3:17 PM
To: Korinek, Dan <dkorinek@burnsmcd.com>
Subject: Follow-up CORE underground feeder line (LE2025-012)

Dan,

As a follow-up to our conversation, see the below.

- The Planning Commission will hear this on Monday, August 18th at 6pm in the 1st Floor Commissioners Hearing Room at the Douglas County Phillip S. Miller Building (100 Third Street, Castle Rock).
- Link to County online project file:
<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectID=99089588>
 - Click on the "Documents" tab in the upper middle of the webpage to view the available project files. I have attached the project narrative. The exhibit is too large to email and is labeled "Location & Extent Exhibit" in the file. With that said, I have just heard from the applicant that the section of the exhibit that shows trenching behind your property, will actually be bored. The applicant indicated to me their exhibit is undergoing some revisions. I won't have a revised exhibit until just before the August 18th hearing, however.
- Link to County Mapping Resources:
https://experience.arcgis.com/experience/846d9da884b9491fad14b3057ca6fba8#data_s=id%3AdataSource_8-0~dataSource_6-18e9bbc4f3d-layer-9%3A132964
- Application Contacts:
Brooks Kaufman (Right-of-way manager at CORE)
CORE Electric
720-733-5493
bkaufman@core.coop

Derek Holscher (Applicant Engineering Representative)
Ulteig Engineering
720-873-5876
Derek.holscher@ulteig.com

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner
Douglas County Department of Community Development
Planning Services Division
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Matt Jakubowski
Sent: Thursday, August 7, 2025 10:32 AM
To: Kali Cascarano
CC: Dan Cascarano
Subject: RE: Zone Resolution LE2025-012

Hi Kali,

You should be receiving a pre-construction letter from CORE a few weeks before construction. In their project narrative, they indicate that the project would begin in November and end in January or February. Not sure what that means for your segment of the line as far as exact timing.

Matt

Matt Jakubowski, AICP | Chief Planner
**Douglas County Department of Community Development
Planning Services Division**
Address | 100 Third St., Castle Rock, CO 80104
Phone | 303-660-7460
Email | mjakubow@douglas.co.us

From: Kali Cascarano <kalicascarano@gmail.com>
Sent: Thursday, August 7, 2025 10:29 AM
To: Matt Jakubowski <mjakubow@douglas.co.us>
Cc: Dan Cascarano <dcascarano@gmail.com>
Subject: Re: Zone Resolution LE2025-012

Thank you for the update, Matt.

We appreciate the communication.

If it all goes through, are you aware of timing?

On Thu, Aug 7, 2025 at 9:03 AM Matt Jakubowski <mjakubow@douglas.co.us> wrote:

Kali,

Please know I received a revised exhibit from CORE electric. It is too large to email and can be viewed in the online file. It is titled "LocationExtentExhibit-Revised8-6-25." The main difference as relates to your property is the electric line is now shown to be installed by underground bore (rather than trenching).

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner

Douglas County Department of Community Development

Planning Services Division

Address | [100 Third St., Castle Rock, CO 80104](#)

Phone | 303-660-7460

Email | mjakubow@douglas.co.us

From: Matt Jakubowski

Sent: Monday, August 4, 2025 4:46 PM

To: Kali Cascarano <kalicascarano@gmail.com>

Cc: Dan Cascarano <dcascarano@gmail.com>

Subject: RE: Zone Resolution LE2025-012

Hi Kali,

Good afternoon. I'm glad you received the notice. Please also be aware that the County is required by State Statute to review utility proposals like this within 30-days of receipt of the application. It is scheduled to be heard at the August 18, 2025 Planning Commission hearing, [100 Third Street, Castle Rock](#), at 6:00 p.m. in the 1st floor Commissioners hearing room if you would like to attend the hearing.

- Regarding the tire tracks on your property, I'm unsure who they would be from, but I don't think they would be from the County. The project is proposed by CORE Electric within an easement they hold. Since this is not a County project, there wouldn't be a reason for the County to survey the property. You may have seen this before, but I have attached the plat that includes your lot. There are other easement holders within this area too, so I guess it could have been CORE or other easement holders?
- I have included a link below for you to access the items in the project file. Click on the "Documents" tab in the upper middle of the page for access.

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=LocationAndExtentJob&PosseObjectId=99089588>

Please don't hesitate to reach out if you have any questions on the proposal. If you would like to make a comment on the application you can send me an email, and I will include it in the file for review by the Planning Commission.

Regards,

Matt

Matt Jakubowski, AICP | Chief Planner

Douglas County Department of Community Development

Planning Services Division

Address | [100 Third St., Castle Rock, CO 80104](#)

Phone | 303-660-7460

Email | mjakubow@douglas.co.us

From: Kali Cascarano <kalicascarano@gmail.com>

Sent: Monday, August 4, 2025 3:25 PM

To: Matt Jakubowski <mjakubow@douglas.co.us>

Cc: Dan Cascarano <dcascarano@gmail.com>

Subject: Zone Resolution LE2025-012

Hi Matt,

We received the letter for the Pinery West Underground Feeder Line Location and Extent. Thank you. This weekend we noticed tire tracks on our property, I am curious to know if it could have been the county assessing the land for this project?

Also, in the letter we received in the mail, there was a typed website listed. I entered the very long website and received a "nothing found" website front. Can you provide the link to where we can access additional information on this project,, please.

Thank you in advance for your assistance.

Cheers,

Kali Cascarano

Independent Consultant

612-840-8844

CORE 24068106
Pinery West Feeder Project

LOCATION AND EXTENT EXHIBIT
LOCATED IN PART OF SECTIONS 2,3,10,11,14,15,22& 23 TOWNSHIP 7 SOUTH,
RANGE 66 WEST OF THE SIXTH P.M., DOUGLAS COUNTY, COLORADO

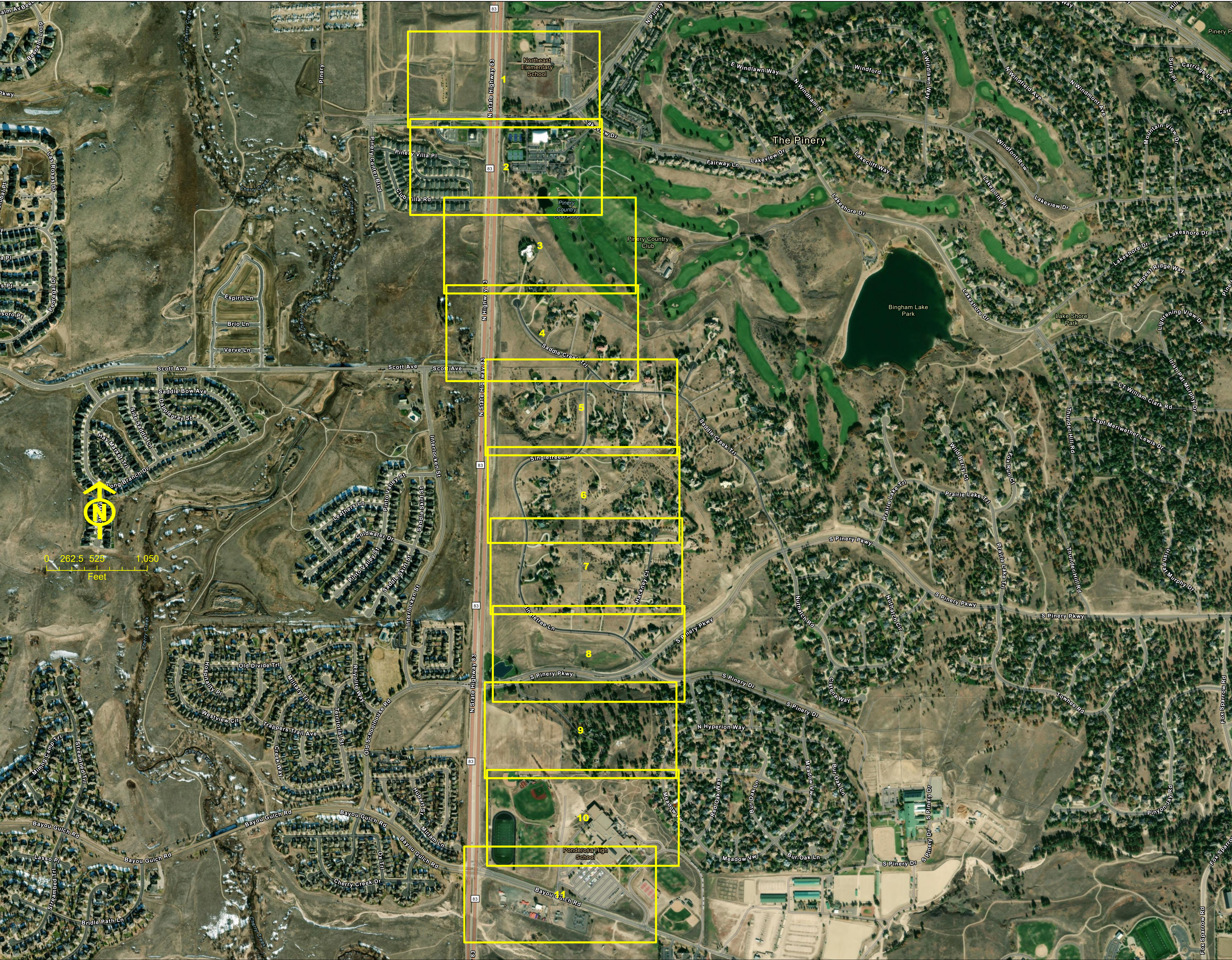
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 4. CONTOURS SHOWN HEREIN ARE EXISTING CONTOURS. FINAL GRADING FOR BORE PITS AND ANY REQUIRED TRENCHING WILL MATCH EXISTING CONTOURS.
 5. ACCESS WILL BE FROM AND ALONG DEDICATED ROADWAYS, EXISTING CORE EASEMENTS AND PROPOSED EASEMENTS.
 6. ANY TEMPORARY STORAGE NEEDS CAN BE HANDLED AT CORE'S EXISTING WOLFENBERGER SUBSTATION.
 7. NO SOURCES OF WATER OR WASTE DISPOSAL ARE REQUIRED AS THE PROJECT FACILITIES ARE UNDERGROUND AND UNMANNED.
 8. THERE ARE NO LANDSCAPING, FENCES, WALLS, PLANTERS, OR ANY OTHER LANDSCAPE FEATURES TO BE INSTALLED AS PART OF THE PROJECT.

Map Pages



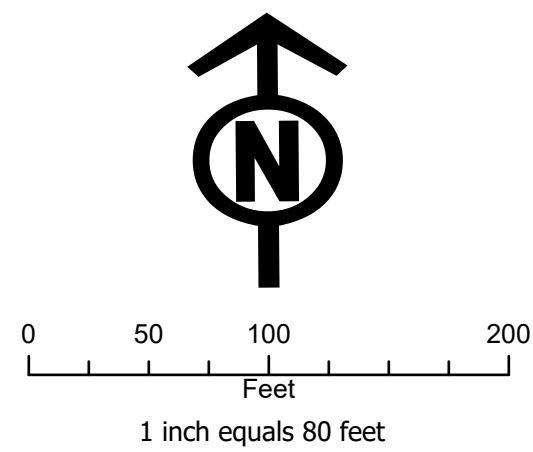
VICINITY MAP

1 inch equals 3,072 Feet

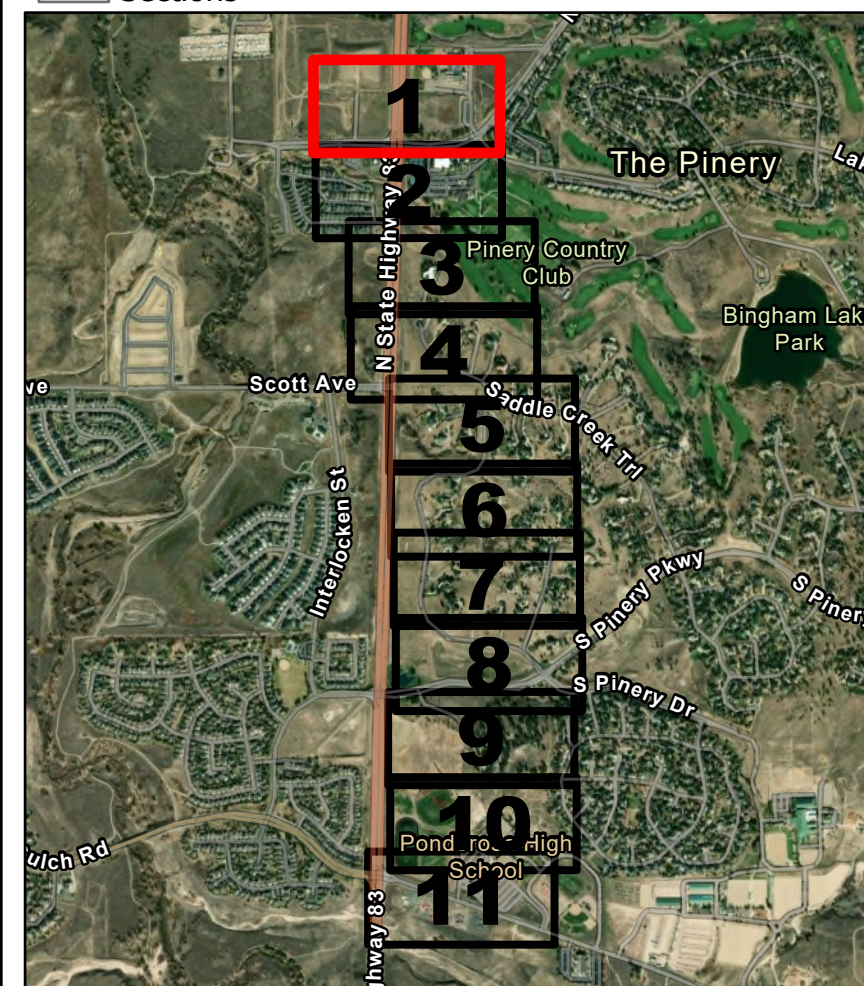


LOCATED IN PART OF SECTIONS
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- Proposed UG Lines
 ■ Bore/Splice Pit
 ■ Bore
 ■ Trench
 ■ 10' Platted Utility Easement
 ■ 15' The Pinery Golf Course Easement
 ■ 40' CORE Transmission Easement
 — Index Contour
 — Intermediate Contour
 ■ Parcels
 ■ Sections



CORE ELECTRIC
COOPERATIVE



Page Number:
1



CORE 24068106
Pinery West Feeder
LOCATION AND EXTENT EXHIBIT

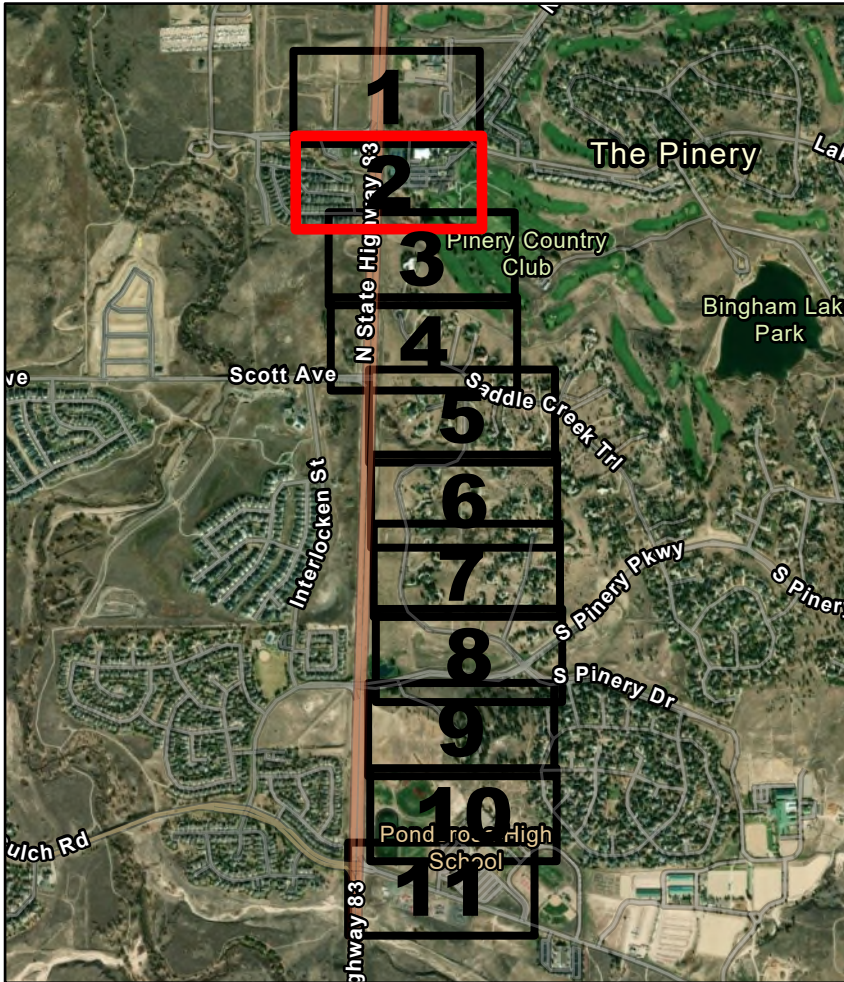
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Feet
1 inch equals 80 feet

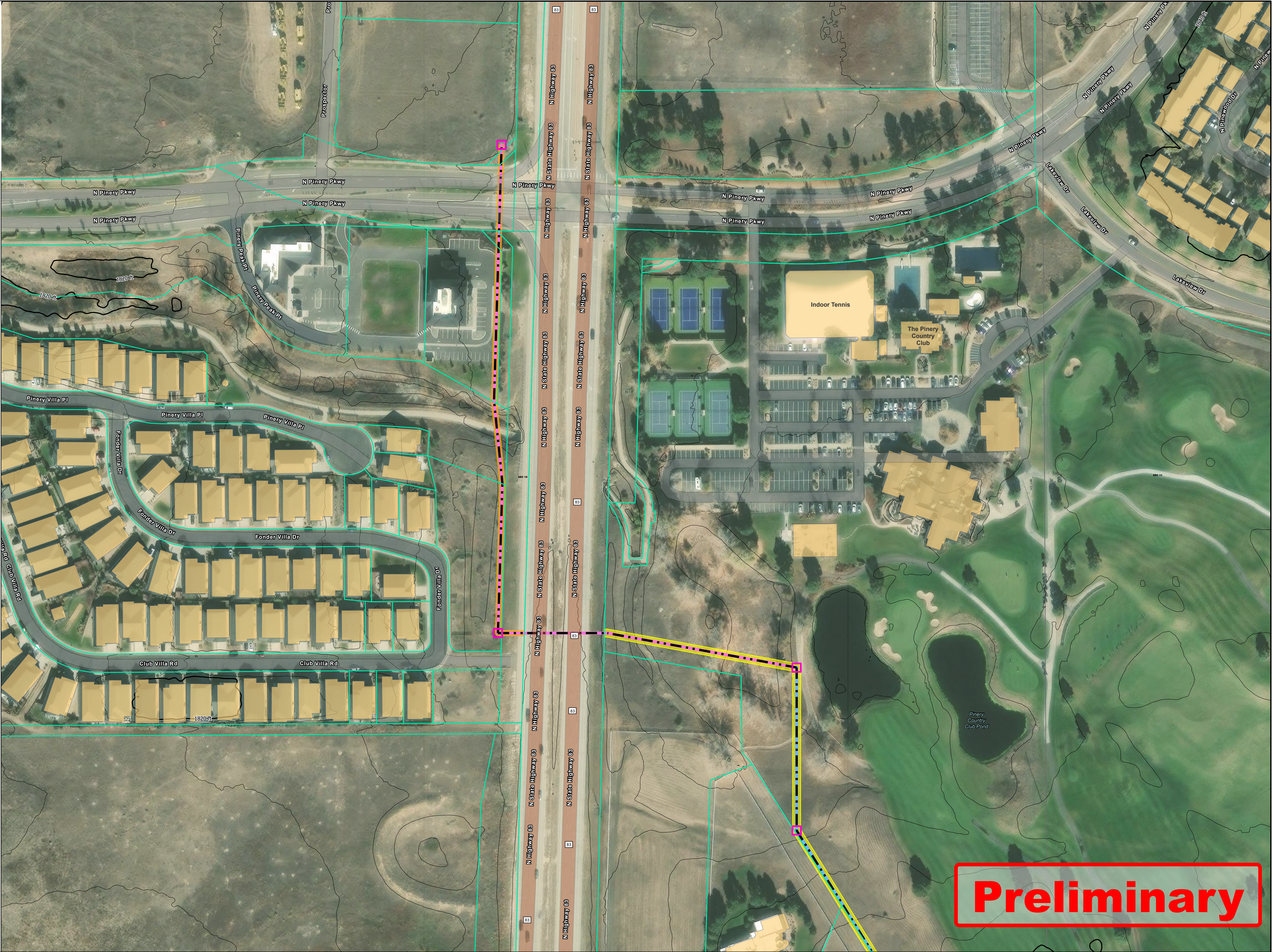
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CORE ELECTRIC
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2



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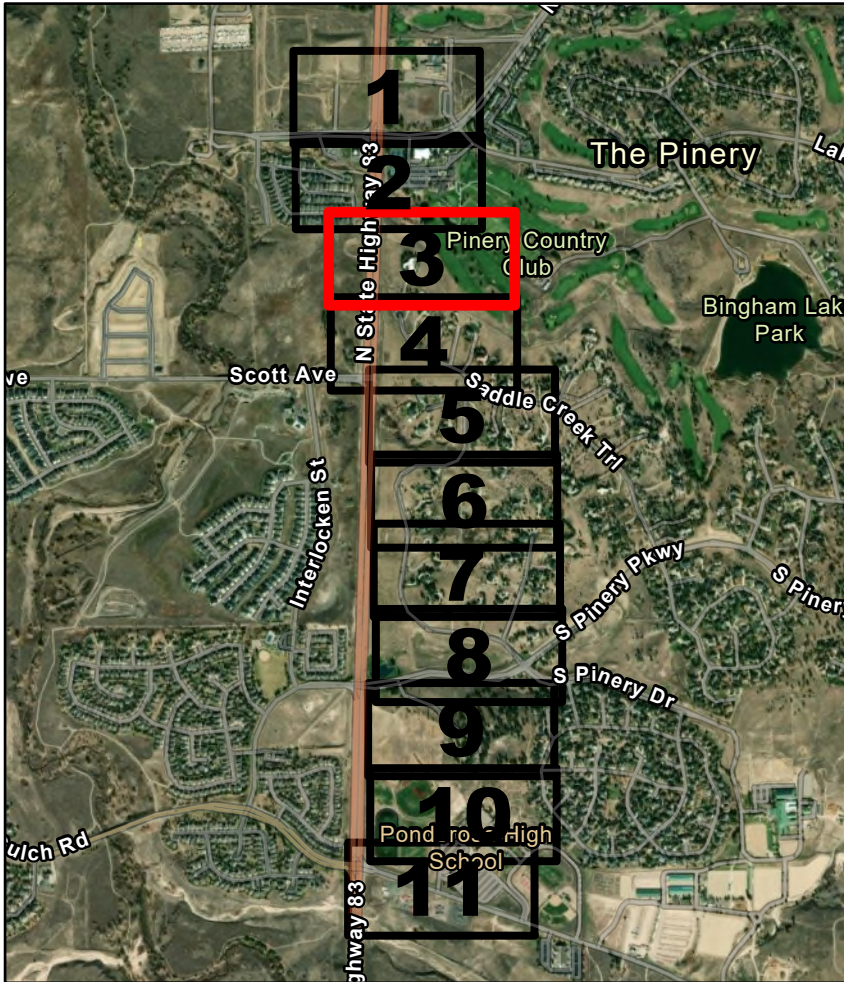
LOCATED IN PART OF SECTIONS
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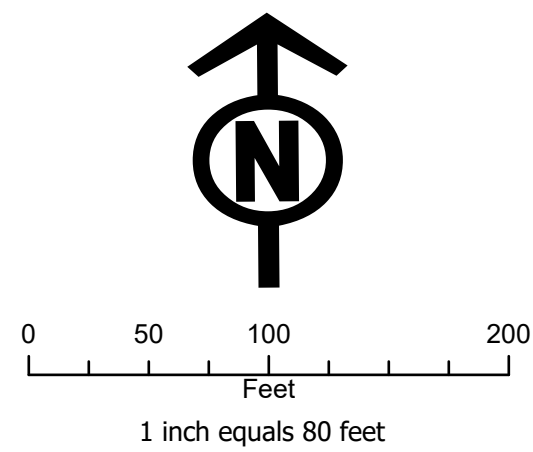
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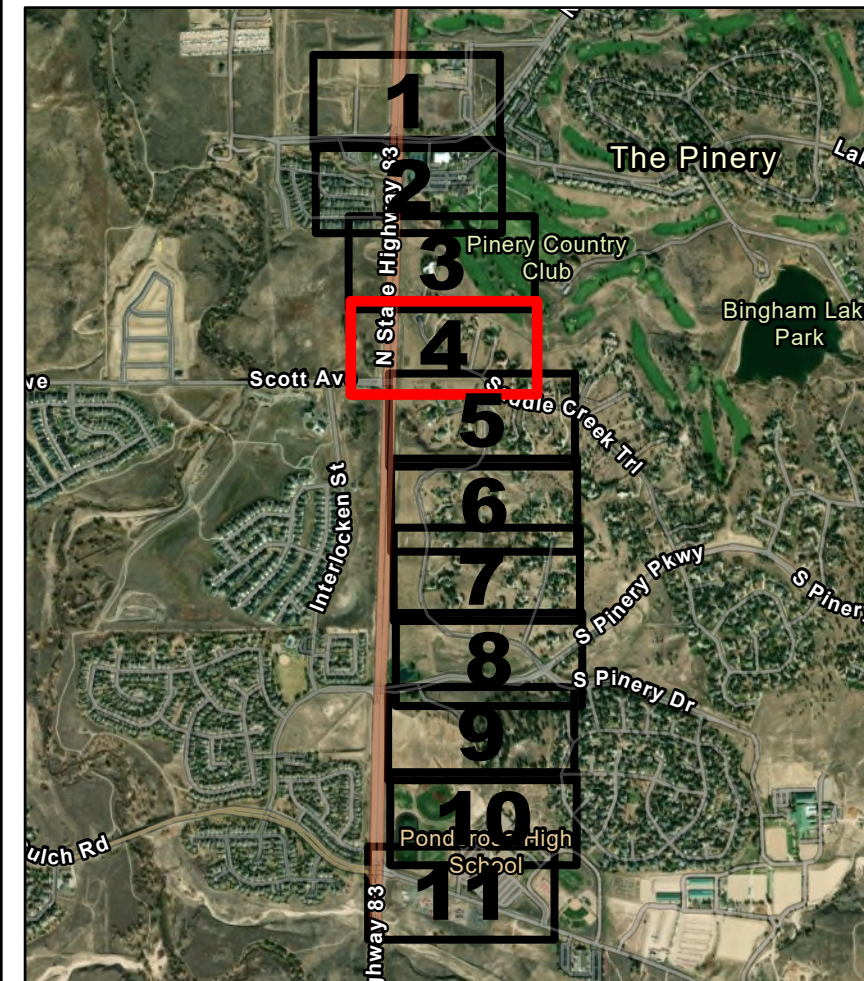
Preliminary

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CORE 24068106
Pinery West Feeder
LOCATION AND EXTENT EXHIBIT

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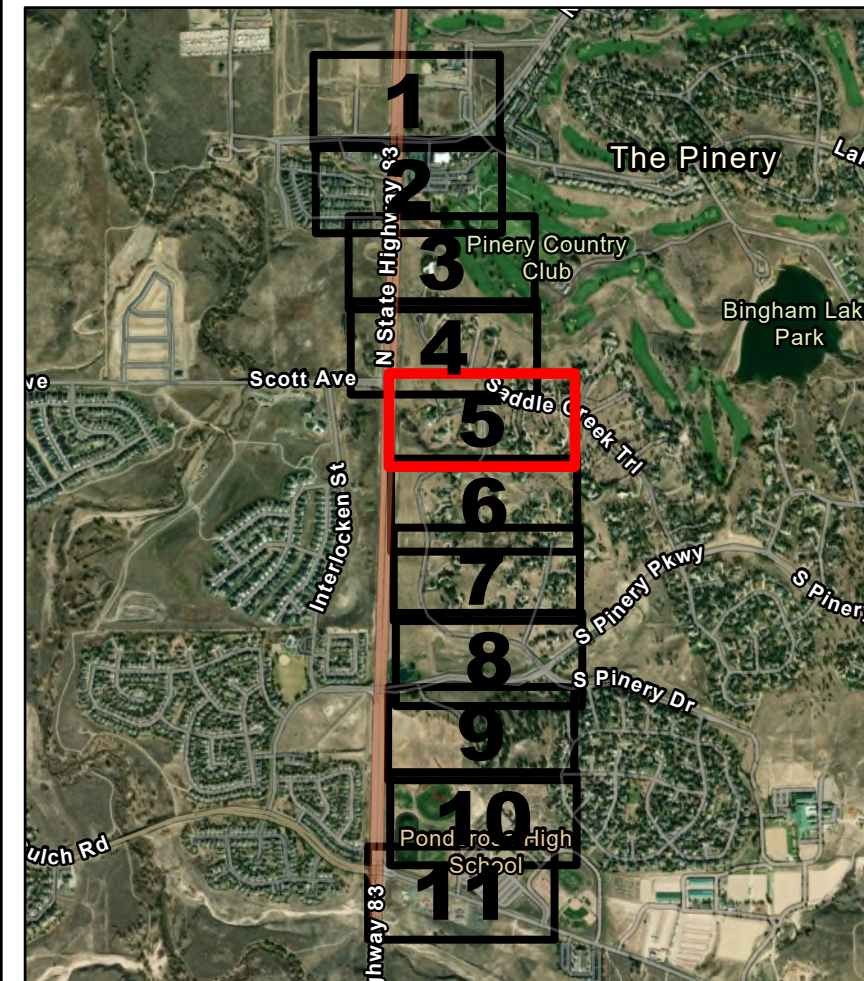
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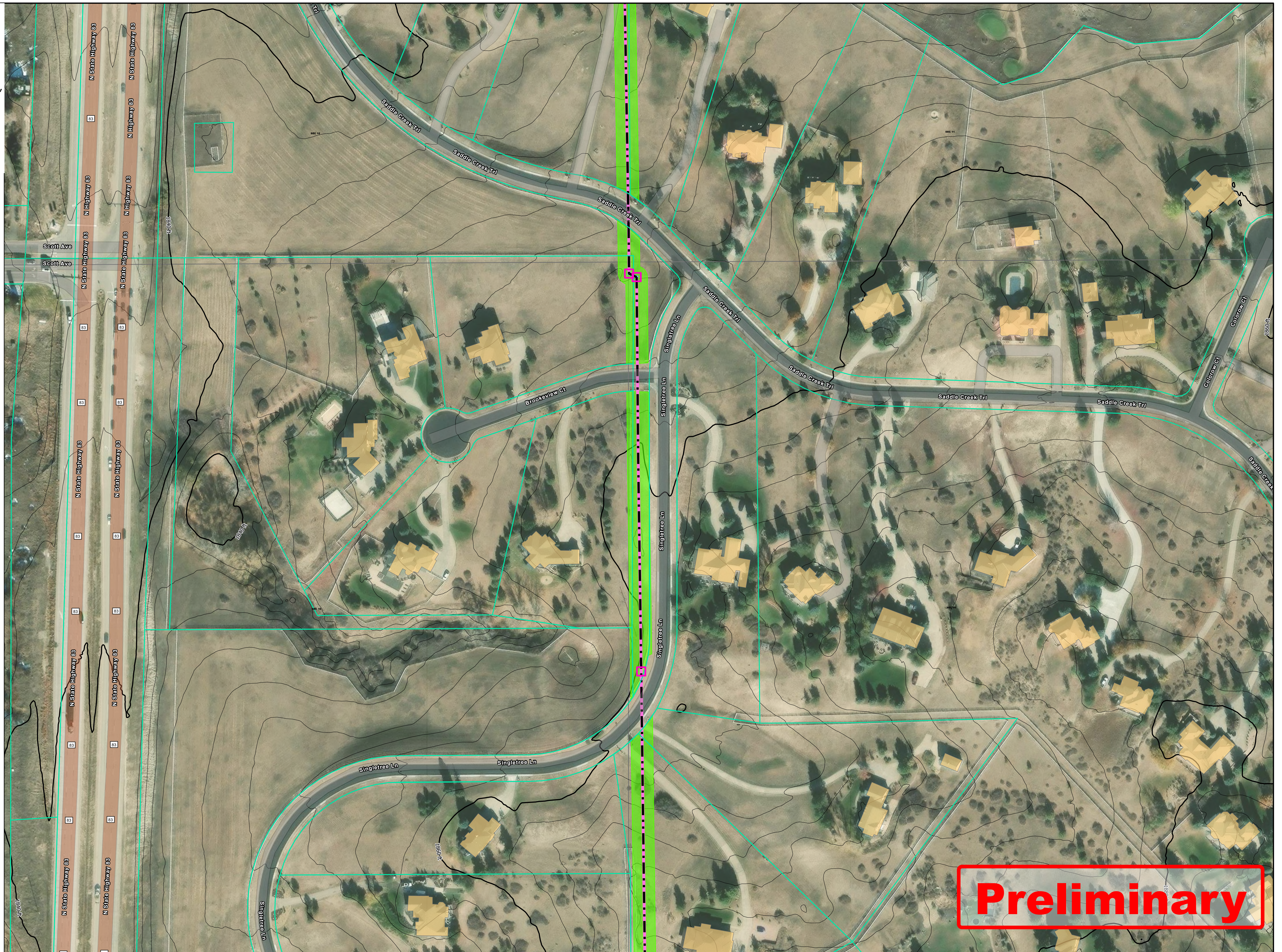


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Preliminary

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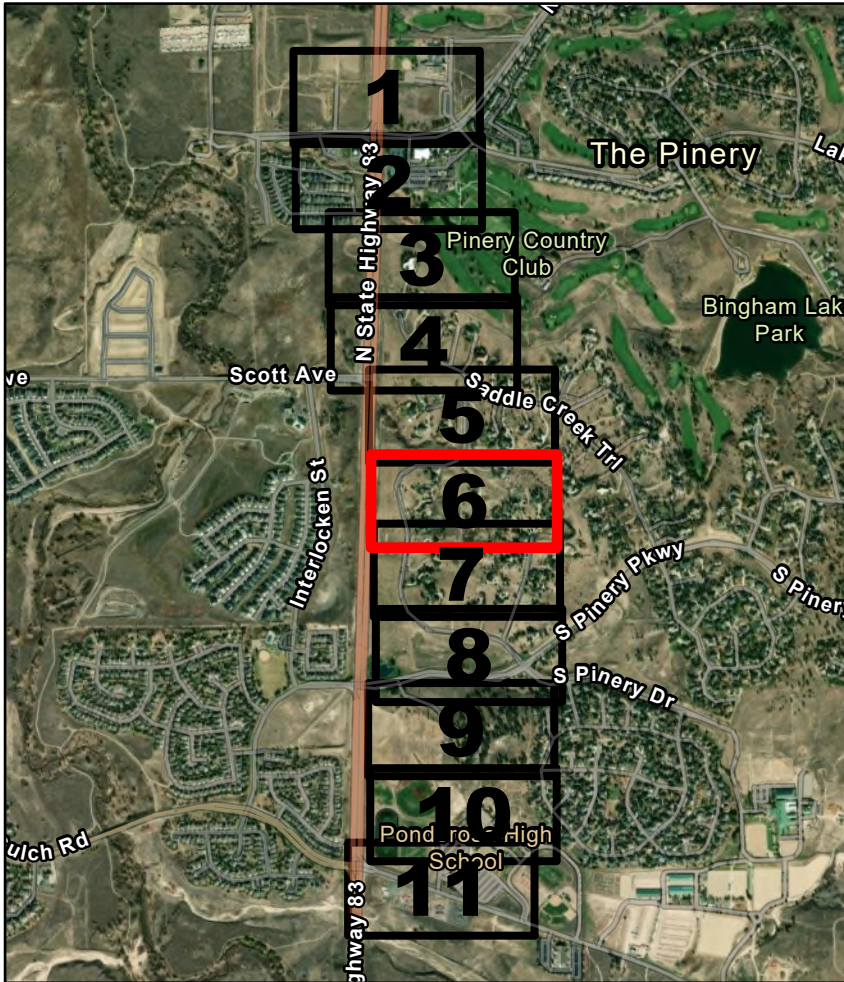
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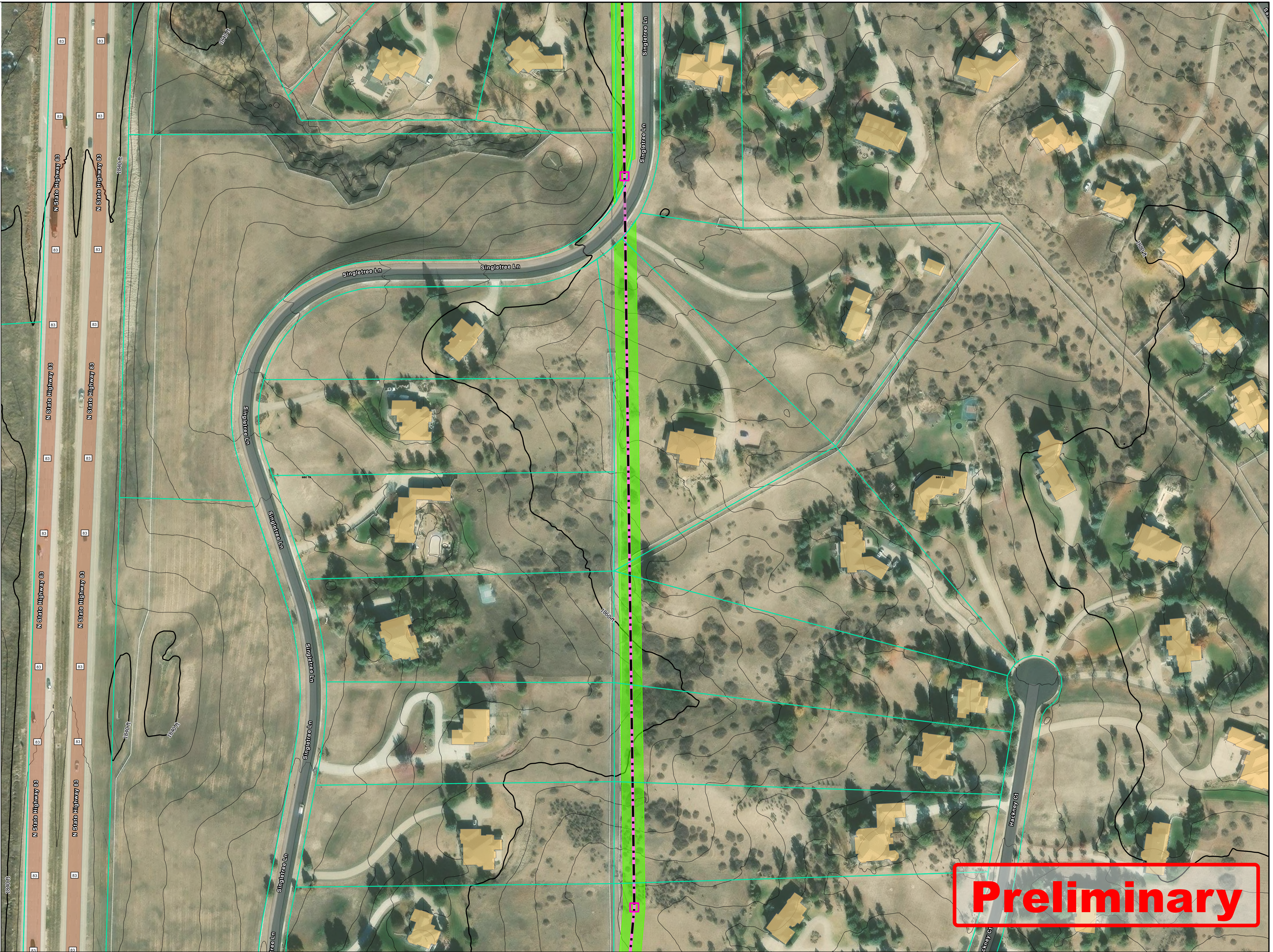
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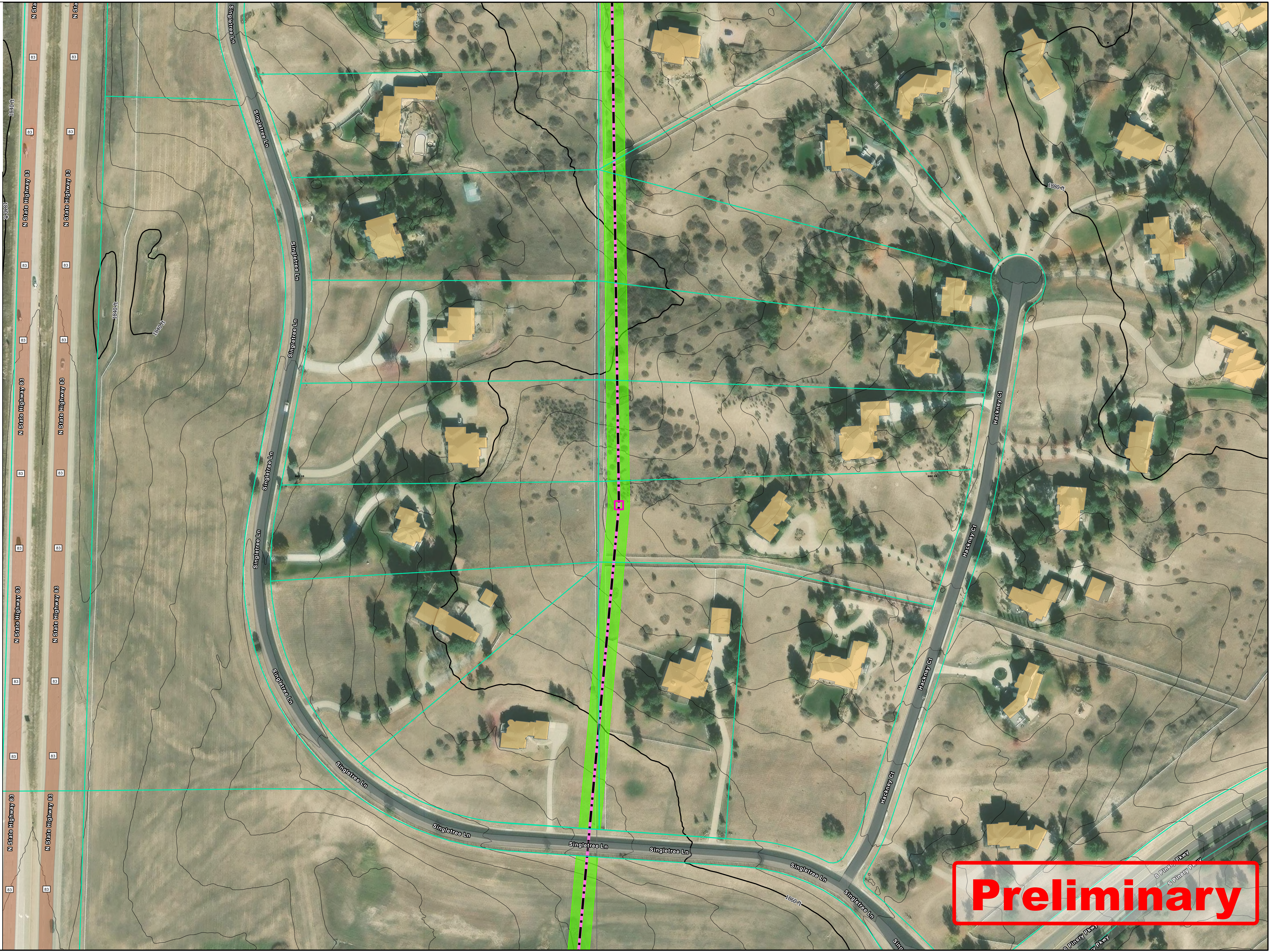
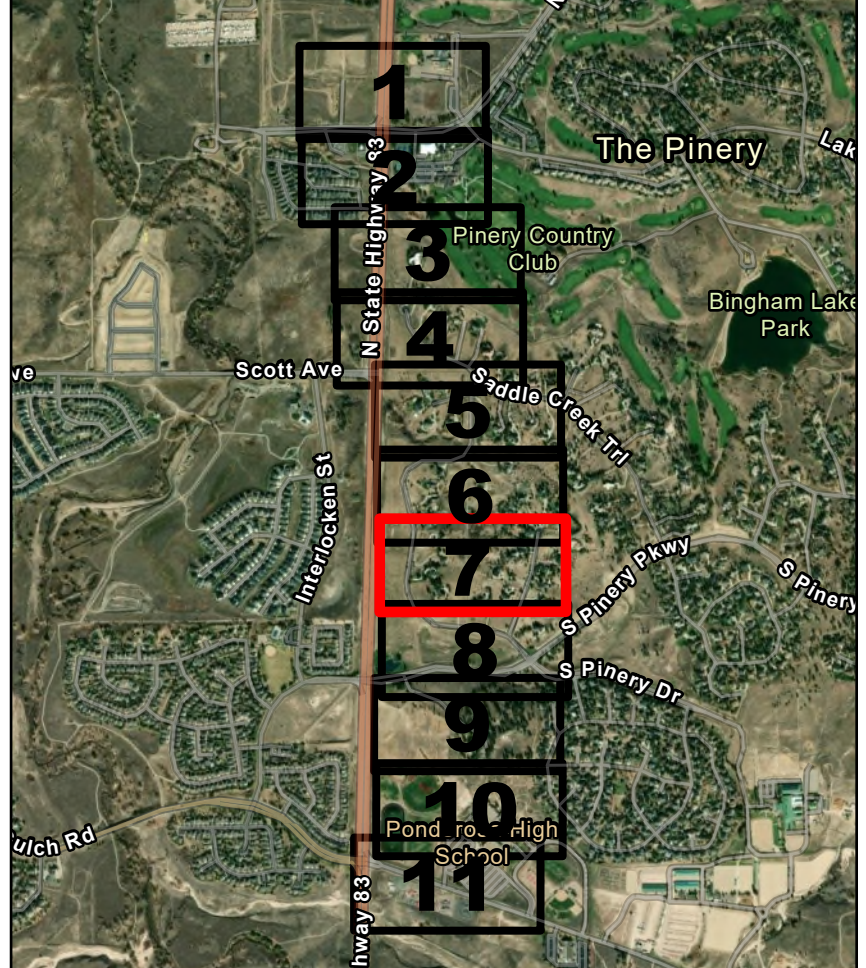
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0 50 100 200
Feet
1 inch equals 80 feet

- Proposed UG Lines
- Bore/Splice Pit
- Bore
- Trench
- 10' Platted Utility Easement
- 15' The Pinery Golf Course Easement
- 40' CORE Transmission Easement
- Index Contour
- Intermediate Contour
- Parcels
- Sections



Preliminary

CORE 24068106
Pinery West Feeder
LOCATION AND EXTENT EXHIBIT

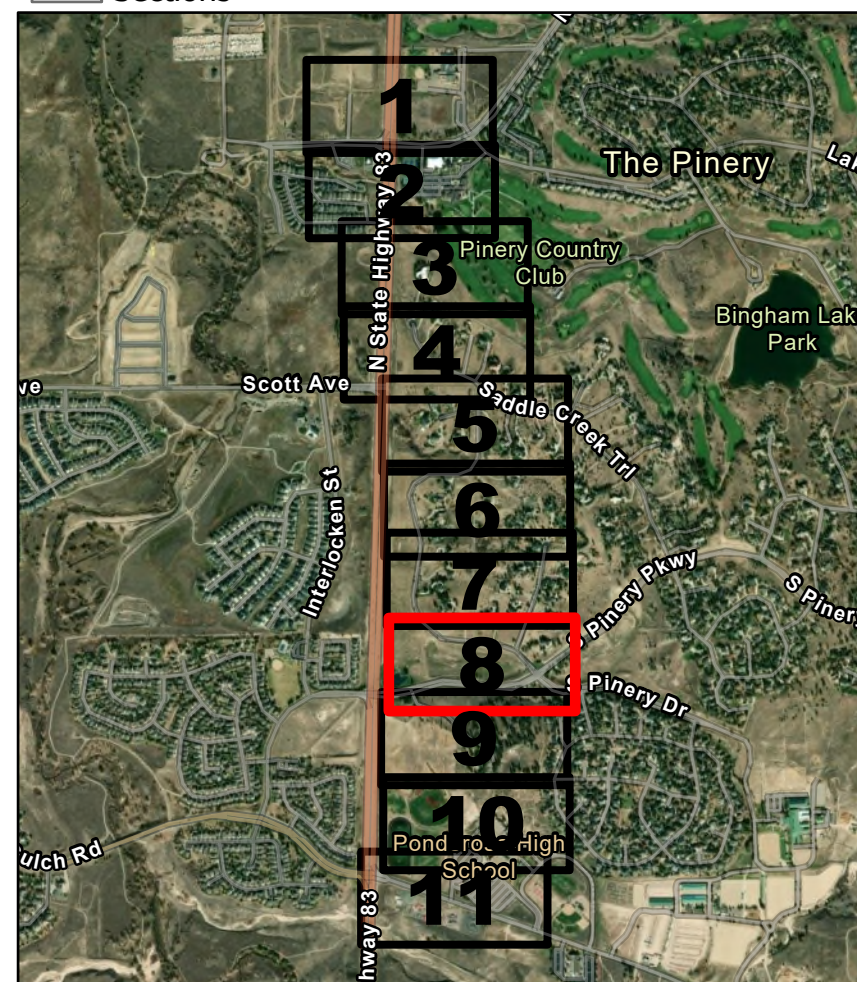
LOCATED IN PART OF SECTIONS
2,3,10,11,14,15,22& 23 TOWNSHIP 7 SOUTH,
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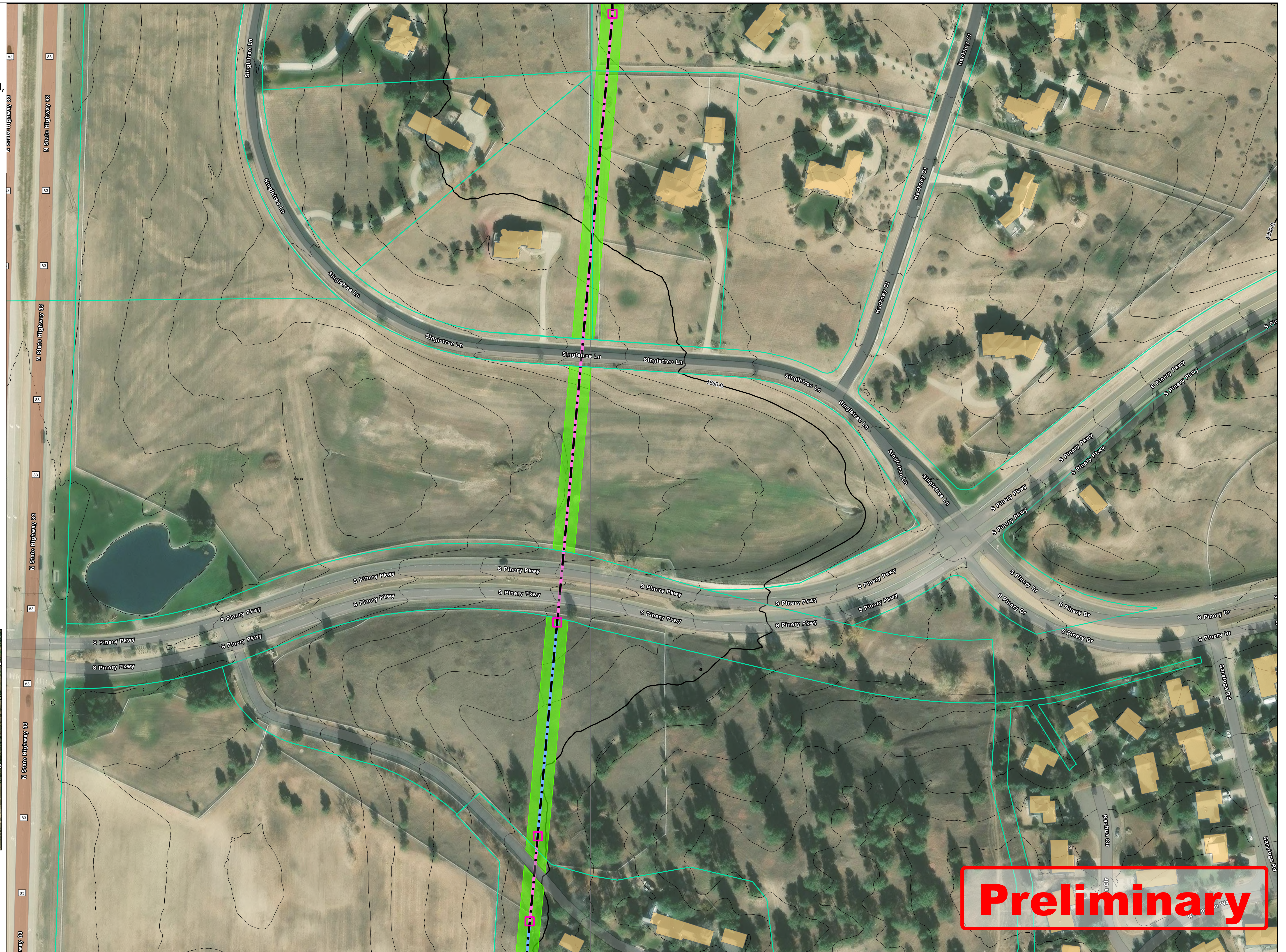


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Page Number:

8

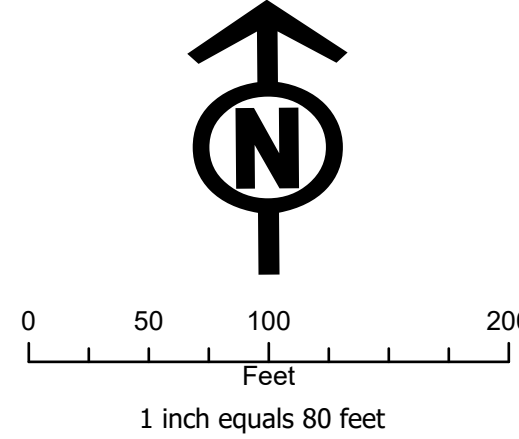


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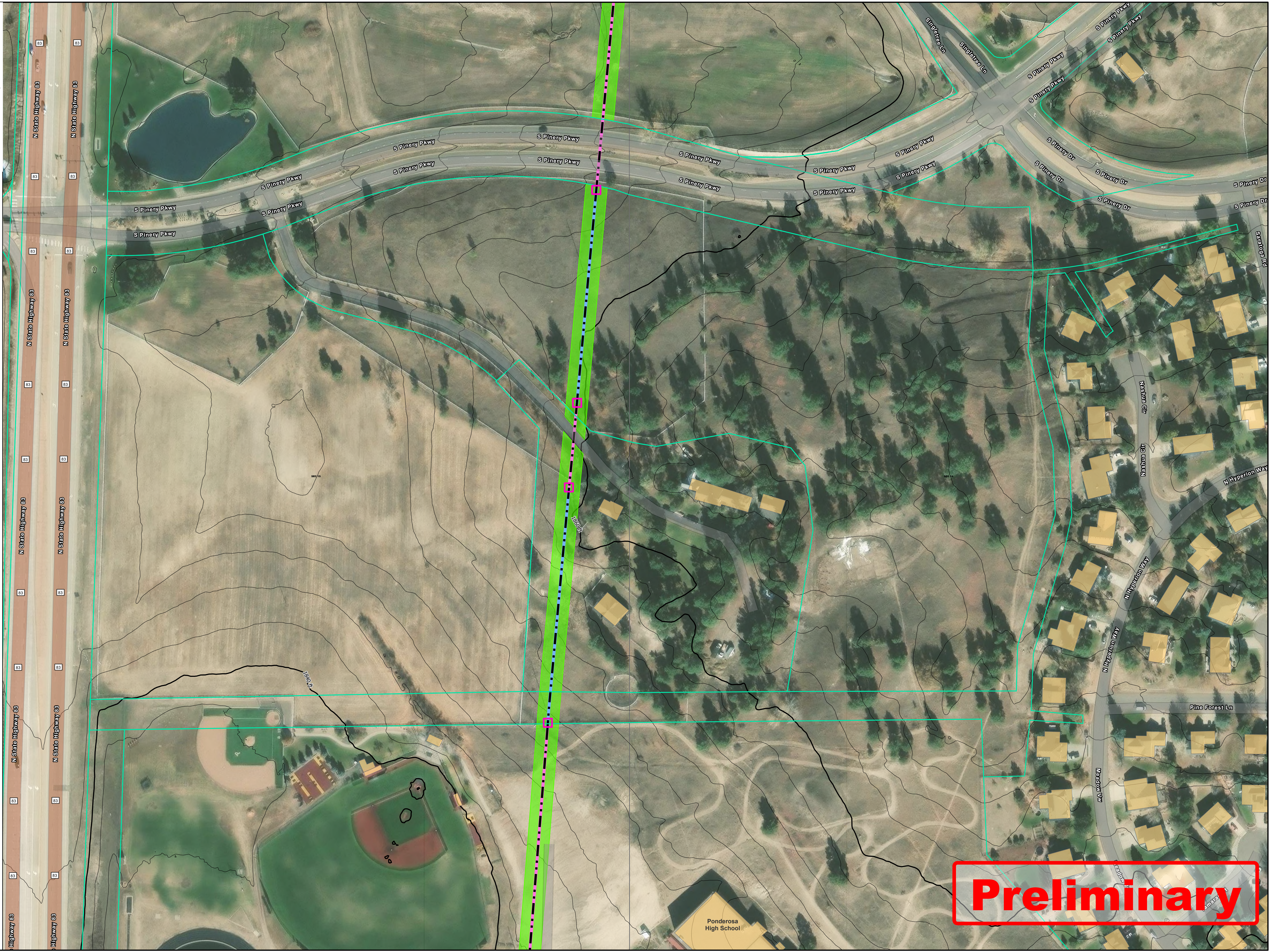
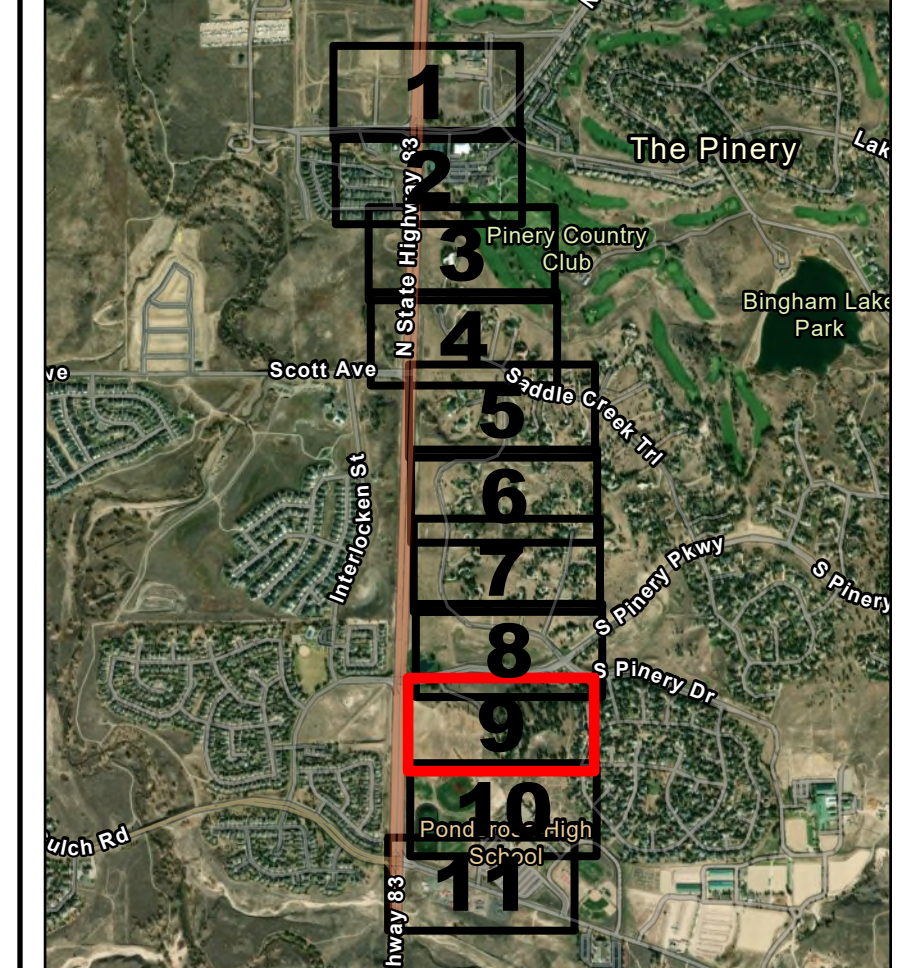
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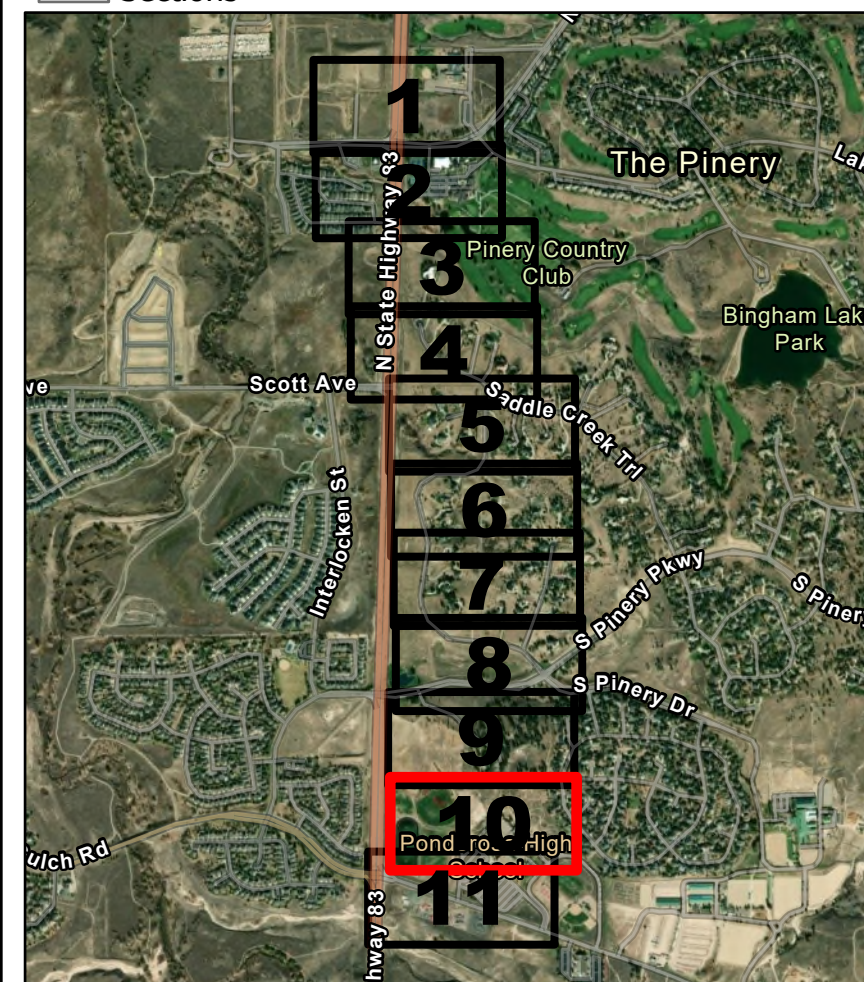
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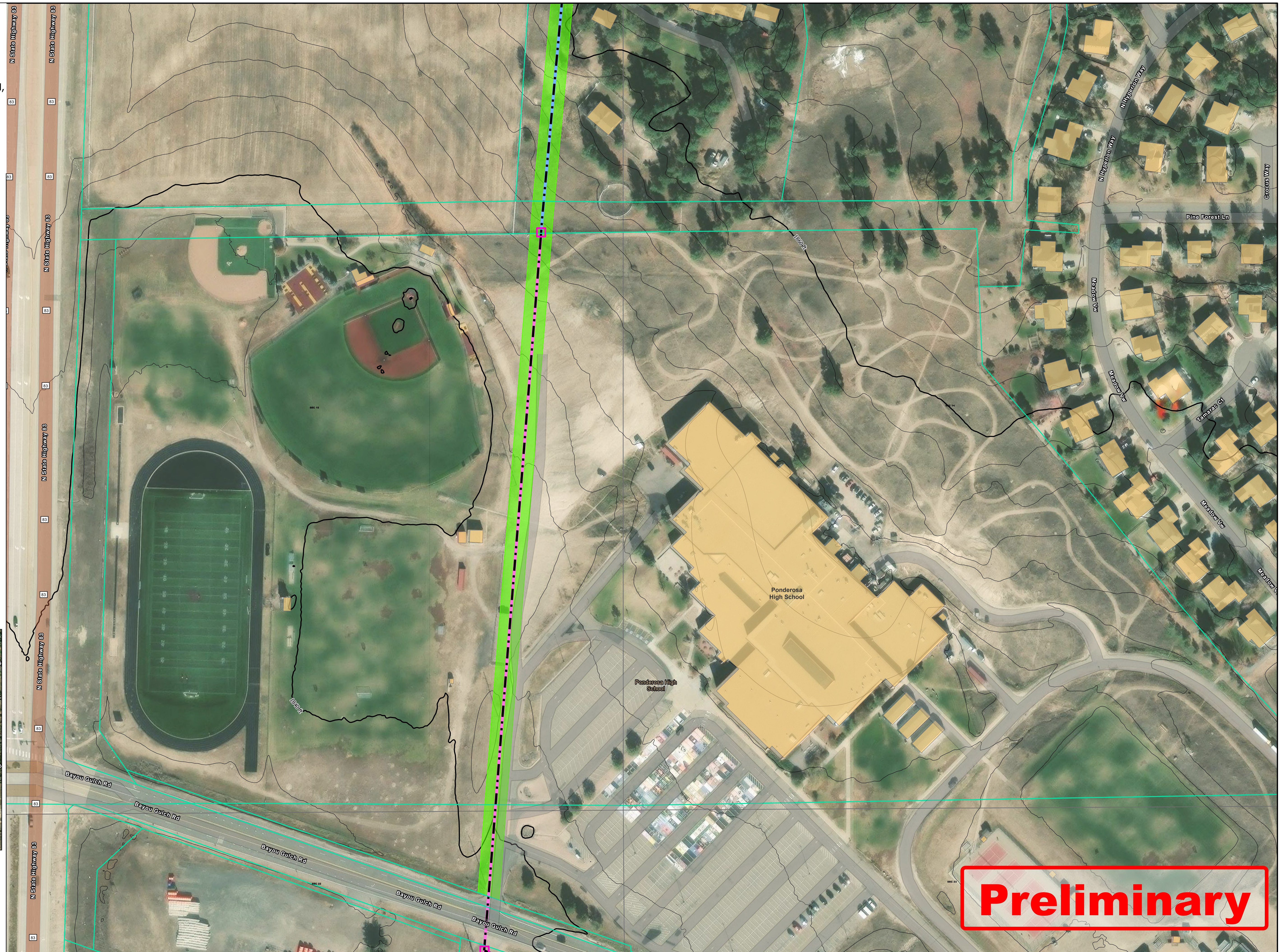


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Page Number:

10



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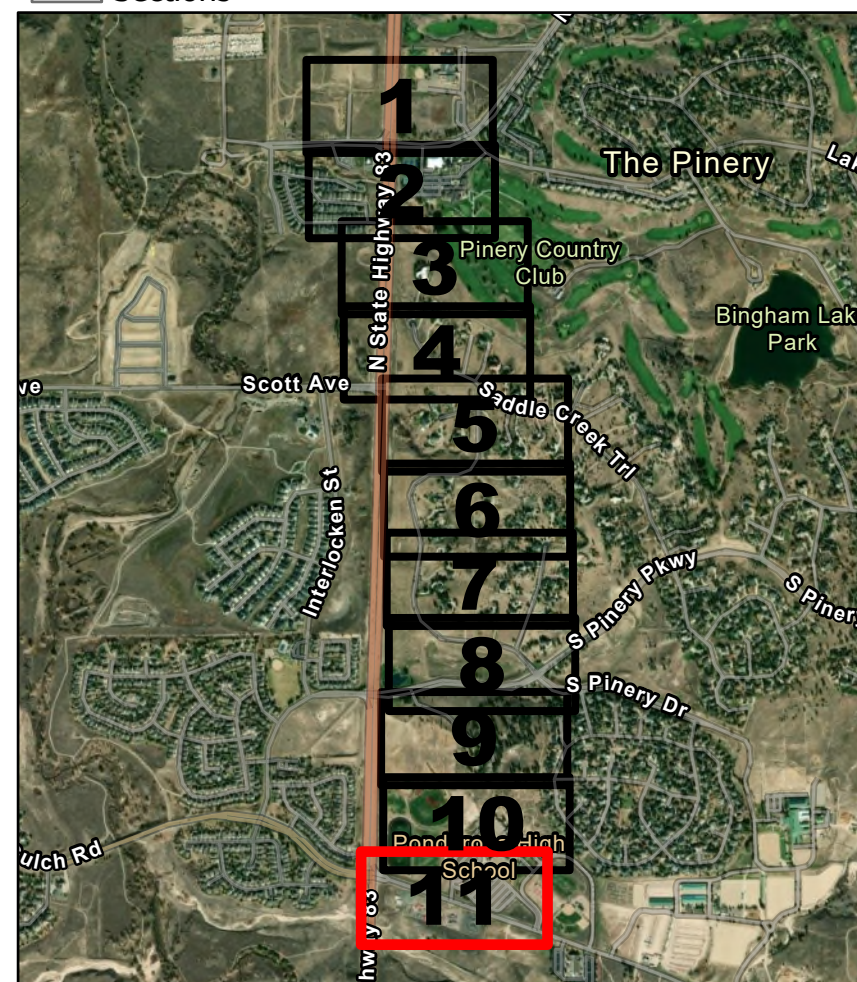
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11

