



LINE #	BEARING	DISTANCE
L1	S89°52'28"W	48.34'
L2	N89°52'28"E	48.34'
L3	S89°52'28"W	48.34'
L4	N89°52'28"E	48.34'
L5	S89°52'28"W	48.34'
L6	N89°52'28"E	48.34'

CURVE TABLE (Record per Plot)				
CURVE #	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.38'	18.50°	S113°33'33"	107.34'±3.21'
C2	28.38'	18.50°	S113°33'33"	107.34'±3.21'
C3	10.00'	43.00°	N17°58'21"E	23.85'
C4	10.00'	43.00°	N17°58'21"E	23.85'
C5	24.00'	18.50°	S113°33'33"	107.34'±3.21'
C6	53.20'	44.00°	S89°52'28"W	123.63'

# Buckhorn Valley P.U.D. - Phase Nine

## Final Plat

Being A Resubdivision of  
Parcel M1 of Buckhorn Valley P.U.D. - Phase Five  
and Remaining Parcel 1, Buckhorn Valley P.U.D. - The Village Phase 1  
Township 5 South, Range 85 West of the 6th P.M.,  
Town of Gypsum, Eagle County, Colorado

202514728

CURVE #	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.38'	18.50°	S113°33'33"	107.34'±3.21'
C2	28.38'	18.50°	S113°33'33"	107.34'±3.21'
C3	10.00'	43.00°	N17°58'21"E	23.85'
C4	10.00'	43.00°	N17°58'21"E	23.85'
C5	24.00'	18.50°	S113°33'33"	107.34'±3.21'
C6	53.20'	44.00°	S89°52'28"W	123.63'

**SGM**  
118 West Sixth Street, Suite 200  
Gypsum, CO 81607  
www.sgm-inc.com

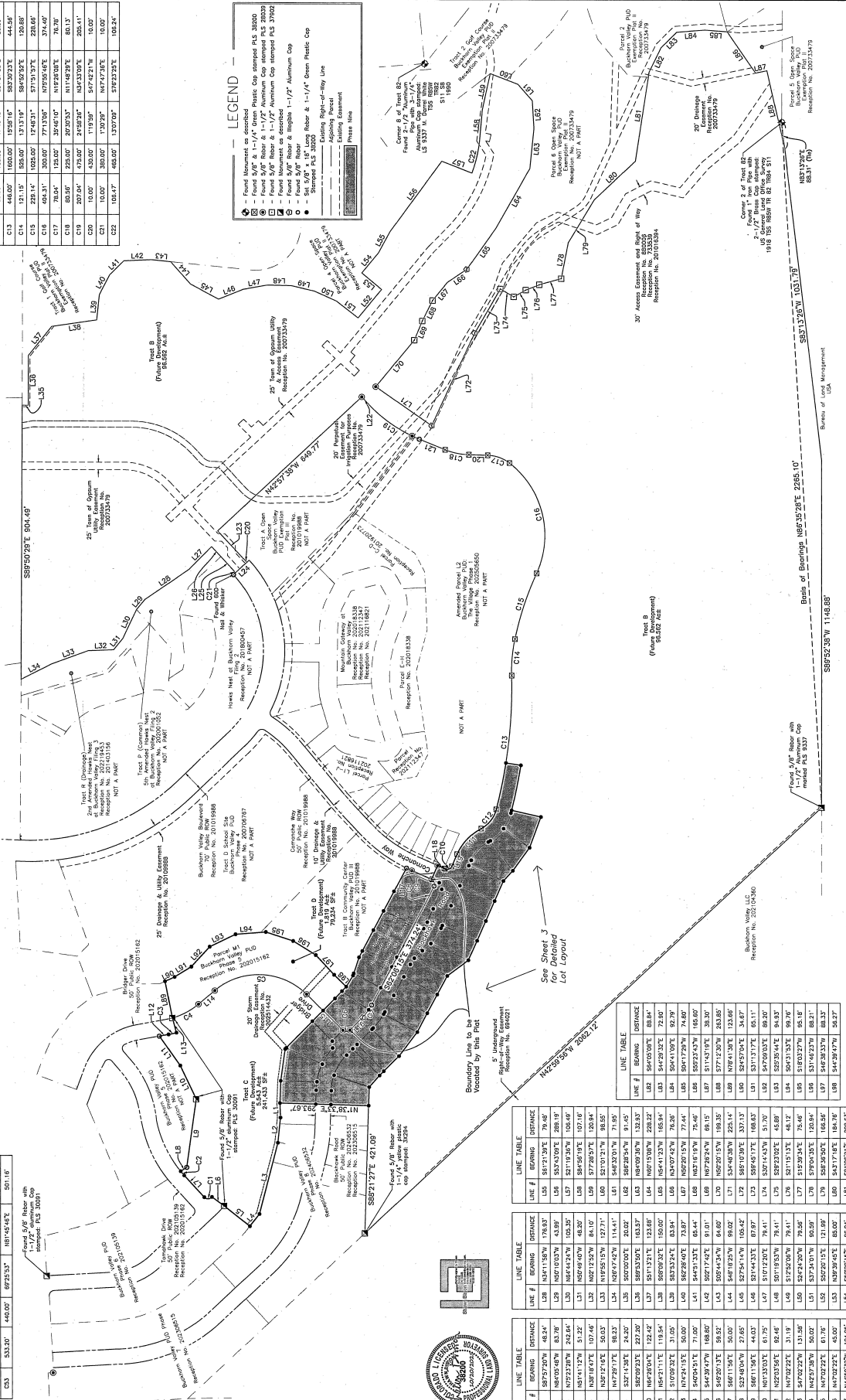
Buckhorn Valley  
P.U.D. Phase Nine  
Overall Subdivision Layout

NO.	DATE	DESCRIPTION
1	10/27/2022	Initial Plat
2	10/27/2022	Final Plat

Town of Gypsum  
Eagle County,  
Colorado

Sheet No. **2**

of 3



LINE #	BEARING	DISTANCE
L1	S89°52'28"W	48.34'
L2	N89°52'28"E	48.34'
L3	S89°52'28"W	48.34'
L4	N89°52'28"E	48.34'
L5	S89°52'28"W	48.34'
L6	N89°52'28"E	48.34'

LINE #	BEARING	DISTANCE
L7	S89°52'28"W	48.34'
L8	N89°52'28"E	48.34'
L9	S89°52'28"W	48.34'
L10	N89°52'28"E	48.34'
L11	S89°52'28"W	48.34'
L12	N89°52'28"E	48.34'

LINE #	BEARING	DISTANCE
L13	S89°52'28"W	48.34'
L14	N89°52'28"E	48.34'
L15	S89°52'28"W	48.34'
L16	N89°52'28"E	48.34'
L17	S89°52'28"W	48.34'
L18	N89°52'28"E	48.34'

LINE #	BEARING	DISTANCE
L19	S89°52'28"W	48.34'
L20	N89°52'28"E	48.34'
L21	S89°52'28"W	48.34'
L22	N89°52'28"E	48.34'
L23	S89°52'28"W	48.34'
L24	N89°52'28"E	48.34'

Graphic Scale  
In U.S. Feet: 1" = 160'

Boundary Line to be Vacated by this Plat

See Sheet 3 for Detailed Lot Layout

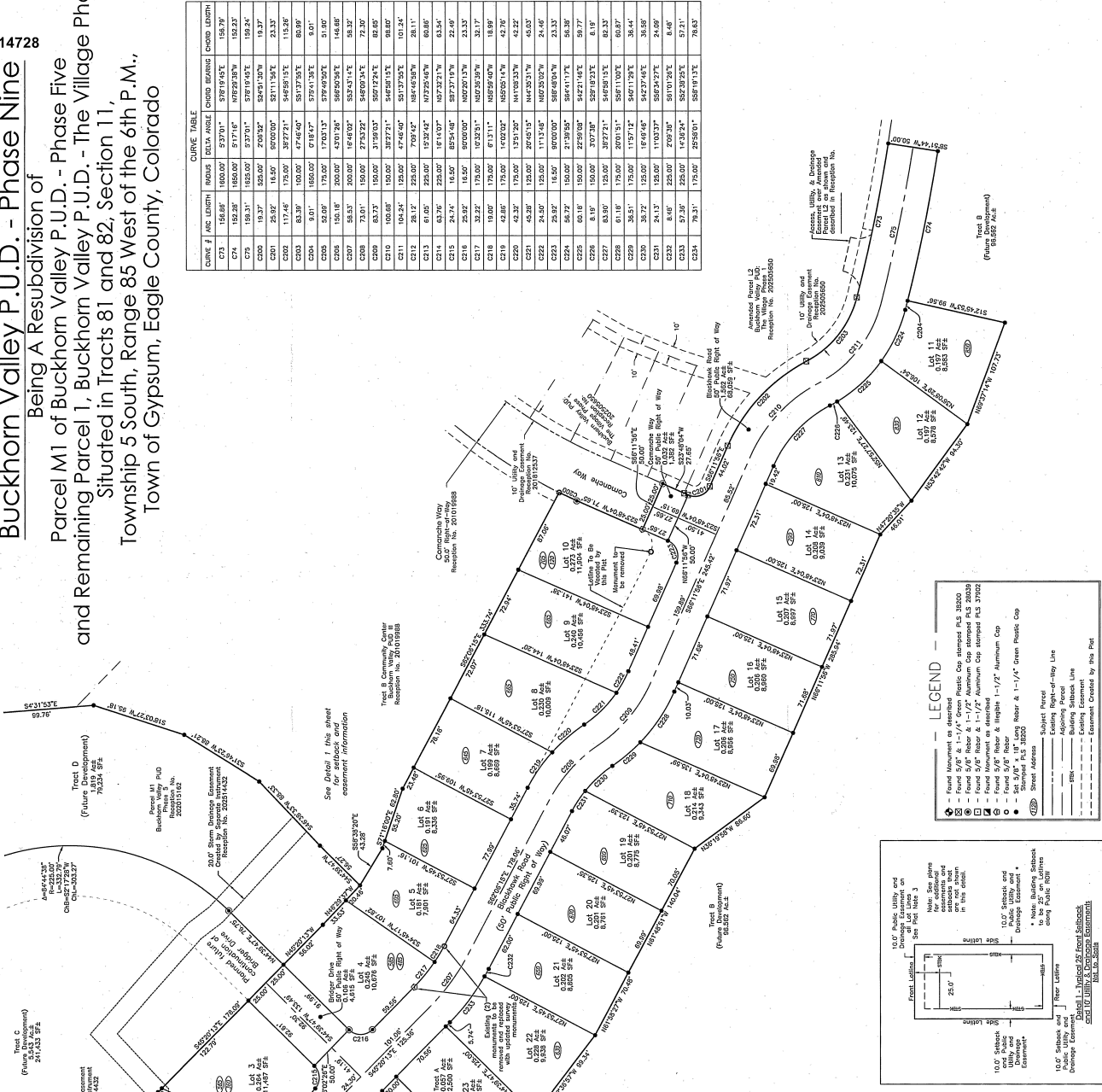
202514728

# Buckhorn Valley P.U.D. - Phase Nine

## Being A Resubdivision of Parcel M1 of Buckhorn Valley P.U.D. - Phase Five and Remaining Parcel 1, Buckhorn Valley P.U.D. - The Village Phase 1 Situated in Tracts 81 and 82, Section 11, Township 5 South, Range 85 West of the 6th P.M., Town of Gypsum, Eagle County, Colorado

202514728

Final Plat

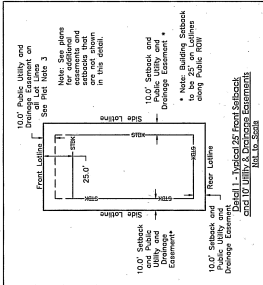


**CURVE TABLE**

Curve #	ARC LENGTH	BOUAS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C73	158.80	1600.00	93.71°	S79°19'46"E	158.79
C74	152.23	1650.00	97.71°	N79°29'39"W	152.23
C75	159.31	1650.00	97.71°	S79°19'46"E	159.31
C76	152.23	1650.00	97.71°	N79°29'39"W	152.23
C77	158.80	1600.00	93.71°	S79°19'46"E	158.79
C78	152.23	1650.00	97.71°	N79°29'39"W	152.23
C79	159.31	1650.00	97.71°	S79°19'46"E	159.31
C80	152.23	1650.00	97.71°	N79°29'39"W	152.23
C81	158.80	1600.00	93.71°	S79°19'46"E	158.79
C82	152.23	1650.00	97.71°	N79°29'39"W	152.23
C83	159.31	1650.00	97.71°	S79°19'46"E	159.31
C84	152.23	1650.00	97.71°	N79°29'39"W	152.23
C85	158.80	1600.00	93.71°	S79°19'46"E	158.79
C86	152.23	1650.00	97.71°	N79°29'39"W	152.23
C87	159.31	1650.00	97.71°	S79°19'46"E	159.31
C88	152.23	1650.00	97.71°	N79°29'39"W	152.23
C89	158.80	1600.00	93.71°	S79°19'46"E	158.79
C90	152.23	1650.00	97.71°	N79°29'39"W	152.23
C91	159.31	1650.00	97.71°	S79°19'46"E	159.31
C92	152.23	1650.00	97.71°	N79°29'39"W	152.23
C93	158.80	1600.00	93.71°	S79°19'46"E	158.79
C94	152.23	1650.00	97.71°	N79°29'39"W	152.23
C95	159.31	1650.00	97.71°	S79°19'46"E	159.31
C96	152.23	1650.00	97.71°	N79°29'39"W	152.23
C97	158.80	1600.00	93.71°	S79°19'46"E	158.79
C98	152.23	1650.00	97.71°	N79°29'39"W	152.23
C99	159.31	1650.00	97.71°	S79°19'46"E	159.31
C100	152.23	1650.00	97.71°	N79°29'39"W	152.23
C101	158.80	1600.00	93.71°	S79°19'46"E	158.79
C102	152.23	1650.00	97.71°	N79°29'39"W	152.23
C103	159.31	1650.00	97.71°	S79°19'46"E	159.31
C104	152.23	1650.00	97.71°	N79°29'39"W	152.23
C105	158.80	1600.00	93.71°	S79°19'46"E	158.79
C106	152.23	1650.00	97.71°	N79°29'39"W	152.23
C107	159.31	1650.00	97.71°	S79°19'46"E	159.31
C108	152.23	1650.00	97.71°	N79°29'39"W	152.23
C109	158.80	1600.00	93.71°	S79°19'46"E	158.79
C110	152.23	1650.00	97.71°	N79°29'39"W	152.23
C111	159.31	1650.00	97.71°	S79°19'46"E	159.31
C112	152.23	1650.00	97.71°	N79°29'39"W	152.23
C113	158.80	1600.00	93.71°	S79°19'46"E	158.79
C114	152.23	1650.00	97.71°	N79°29'39"W	152.23
C115	159.31	1650.00	97.71°	S79°19'46"E	159.31
C116	152.23	1650.00	97.71°	N79°29'39"W	152.23
C117	158.80	1600.00	93.71°	S79°19'46"E	158.79
C118	152.23	1650.00	97.71°	N79°29'39"W	152.23
C119	159.31	1650.00	97.71°	S79°19'46"E	159.31
C120	152.23	1650.00	97.71°	N79°29'39"W	152.23
C121	158.80	1600.00	93.71°	S79°19'46"E	158.79
C122	152.23	1650.00	97.71°	N79°29'39"W	152.23
C123	159.31	1650.00	97.71°	S79°19'46"E	159.31
C124	152.23	1650.00	97.71°	N79°29'39"W	152.23
C125	158.80	1600.00	93.71°	S79°19'46"E	158.79
C126	152.23	1650.00	97.71°	N79°29'39"W	152.23
C127	159.31	1650.00	97.71°	S79°19'46"E	159.31
C128	152.23	1650.00	97.71°	N79°29'39"W	152.23
C129	158.80	1600.00	93.71°	S79°19'46"E	158.79
C130	152.23	1650.00	97.71°	N79°29'39"W	152.23
C131	159.31	1650.00	97.71°	S79°19'46"E	159.31
C132	152.23	1650.00	97.71°	N79°29'39"W	152.23
C133	158.80	1600.00	93.71°	S79°19'46"E	158.79
C134	152.23	1650.00	97.71°	N79°29'39"W	152.23

**LEGEND**

- Found Monument as described
- Found 5/8" & 1-1/4" Green Plastic Cap stamped PLS 30000
- Found 3/8" Rubber & 1-1/2" Aluminum Cap stamped PLS 37000
- Found Monument as described
- Found 3/8" Rubber & 1-1/2" Aluminum Cap stamped PLS 37000
- Found 5/8" & 1-1/4" Green Plastic Cap stamped PLS 30000
- Found 3/8" Rubber & 1-1/2" Aluminum Cap stamped PLS 37000
- Found 5/8" & 1-1/4" Green Plastic Cap stamped PLS 30000
- Found 3/8" Rubber & 1-1/2" Aluminum Cap stamped PLS 37000



**LAND USE TABLE**

Parcel	Address	Area (Ac.)	% of Total Units	Address #	Street Name
Lot 1	6022	0.243	3.30%	64	Buckhorn Road
Lot 2	6024	0.243	3.30%	65	Buckhorn Road
Lot 3	11497	0.244	3.30%	66	Buckhorn Road
Lot 4	10076	0.245	3.31%	67	Buckhorn Road
Lot 5	7074	0.241	3.26%	68	Buckhorn Road
Lot 6	6038	0.241	3.26%	69	Buckhorn Road
Lot 7	6039	0.241	3.26%	70	Buckhorn Road
Lot 8	6039	0.241	3.26%	71	Buckhorn Road
Lot 9	6039	0.241	3.26%	72	Buckhorn Road
Lot 10	6039	0.241	3.26%	73	Buckhorn Road
Lot 11	6039	0.241	3.26%	74	Buckhorn Road
Lot 12	6039	0.241	3.26%	75	Buckhorn Road
Lot 13	6039	0.241	3.26%	76	Buckhorn Road
Lot 14	6039	0.241	3.26%	77	Buckhorn Road
Lot 15	6039	0.241	3.26%	78	Buckhorn Road
Lot 16	6039	0.241	3.26%	79	Buckhorn Road
Lot 17	6039	0.241	3.26%	80	Buckhorn Road
Lot 18	6039	0.241	3.26%	81	Buckhorn Road
Lot 19	6039	0.241	3.26%	82	Buckhorn Road
Lot 20	6039	0.241	3.26%	83	Buckhorn Road
Lot 21	6039	0.241	3.26%	84	Buckhorn Road
Lot 22	6039	0.241	3.26%	85	Buckhorn Road
Lot 23	6039	0.241	3.26%	86	Buckhorn Road
Lot 24	6039	0.241	3.26%	87	Buckhorn Road
Lot 25	6039	0.241	3.26%	88	Buckhorn Road
Tract A	2000	0.627	8.44%	89	Common Way
Tract B	6039	1.982	27.00%	90	Common Way
Tract C	1832	0.642	8.64%	91	Common Way
Tract D	6039	0.615	8.33%	92	Common Way
Tract E	24771	7.781	105.00%	93	Common Way
Tract F	6039	0.622	8.44%	94	Common Way
Tract G	6039	0.622	8.44%	95	Common Way
Tract H	6039	0.622	8.44%	96	Common Way
Tract I	6039	0.622	8.44%	97	Common Way
Tract J	6039	0.622	8.44%	98	Common Way
Tract K	6039	0.622	8.44%	99	Common Way
Tract L	6039	0.622	8.44%	100	Common Way

Buckhorn Valley  
P.U.D. Phase Nine  
Detailed Lot Layout

