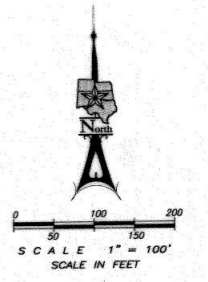


# CUCHARA MOUNTAIN PARK ESTATES

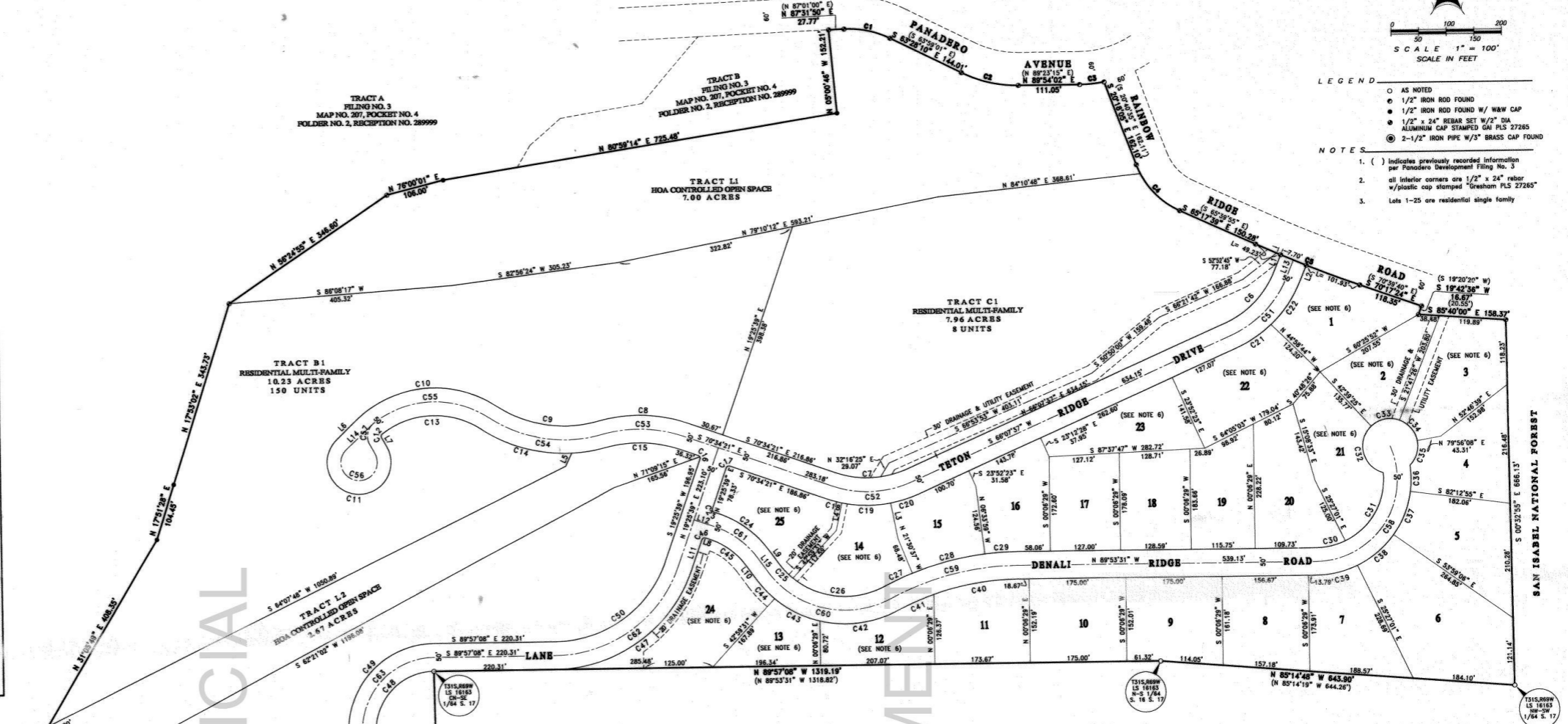
## PANADERO DEVELOPMENT FILING NO. 4 A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF PANADERO DEVELOPMENT FILING NO. 3 AND AN UNPLATTED PORTION OF THE N.W. 1/4 AND THE S.W. 1/4, SECTION 16, AND THE N.E. 1/4 AND THE S.E. 1/4 OF SECTION 17, HUERFANO COUNTY, COLORADO  
SHEET 2 OF 2



- LEGEND**
- AS NOTED
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD FOUND W/ W&W CAP
  - 1/2" x 24" REBAR SET W/ 2" DIA ALUMINUM CAP STAMPED G&P L.S. 27265
  - 2-1/2" IRON PIPE W/ 3" BRASS CAP FOUND
- NOTES**
1. ( ) Indicates previously recorded information per Panadero Development Filing No. 3
  2. All interior corners are 1/2" x 24" rebar w/ plastic cap stamped "Gresham PLS 27265"
  3. Lots 1-25 are residential single family

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	29'00"00"	170.00	86.54	43.56	S 77°58'10" E	85.13
C2	26'37'48"	230.00	106.90	54.43	S 76°47'05" E	105.94
C3	11'07'02"	230.00	44.83	22.38	N 84°20'31" E	44.36
C4	44°59'21"	150.00	117.76	62.12	S 45°47'50" E	114.78
C5	04°58'45"	235.00	283.15	151.65	S 87°47'31" E	205.10
C6	43°38'16"	175.00	133.18	70.00	N 44°19'30" E	128.99
C7	43°18'02"	175.00	132.25	69.46	N 87°46'38" E	128.13
C8	34°33'53"	275.00	166.06	85.65	N 87°52'17" W	163.55
C9	48°52'06"	225.00	191.91	102.33	S 80°44'11" E	166.14
C10	77°44'36"	205.00	278.16	165.25	S 84°48'33" W	257.31
C11	25°42'23"	58.00	257.48	76.47	S 81°13'29" E	92.42
C12	81°32'23"	5.00	7.12	4.31	S 11°38'54" W	6.53
C13	71°16'48"	155.00	192.83	111.15	S 80°03'29" W	180.83
C14	48°52'06"	275.00	234.55	124.94	S 80°44'11" E	227.51
C15	34°33'53"	225.00	135.87	70.08	N 87°52'17" W	133.81
C16	90°00'00"	5.00	7.85	5.00	N 29°34'21" W	7.07
C17	90°00'00"	5.00	7.85	5.00	S 64°25'39" W	7.07
C18	07°09'50"	225.00	28.13	14.08	S 74°09'16" E	28.11
C19	22°38'51"	225.00	88.84	45.06	S 89°03'56" E	88.36
C20	13°29'21"	225.00	52.97	26.61	N 72°52'18" E	52.85
C21	19°39'58"	225.00	77.23	39.00	N 86°17'40" E	76.80
C22	33°56'20"	225.00	84.01	47.70	N 84°29'32" E	83.33
C23	82°28'23"	5.00	8.07	5.22	S 20°48'33" E	7.32
C24	37°03'48"	185.00	119.67	62.01	N 54°30'51" W	117.60
C25	14°15'51"	150.00	37.26	18.72	S 43°05'53" E	37.16
C26	67°23'54"	150.00	178.54	108.10	S 83°59'46" E	168.52
C27	06°08'06"	525.00	56.21	28.13	S 69°25'20" W	56.19
C28	14°58'58"	525.00	136.93	68.86	S 75°57'42" W	136.54
C29	06°40'28"	525.00	81.16	30.61	S 88°46'15" W	81.12
C30	28°53'50"	125.00	55.76	28.35	N 71°14'41" E	55.30
C31	89°39'01"	125.00	151.95	86.96	N 29°43'28" E	142.77
C32	121°40'53"	50.00	106.19	89.61	S 13°29'51" E	87.33
C33	63°22'52"	50.00	55.31	30.87	S 79°02'01" W	52.35
C34	59°12'41"	50.00	51.87	28.41	N 89°41'18" W	48.40
C35	33°03'43"	50.00	48.00	26.06	N 17°27'59" E	46.22
C36	19°58'07"	175.00	47.76	24.03	N 00°01'58" W	47.61
C37	28°13'48"	175.00	86.22	44.01	N 21°54'00" E	85.35
C38	28°52'05"	175.00	87.15	44.50	N 80°15'50" E	86.26
C39	29°53'20"	175.00	78.86	39.89	N 77°19'44" E	77.42
C40	19°02'43"	475.00	157.89	79.68	S 80°35'07" W	157.17
C41	08°42'29"	475.00	72.19	36.17	S 86°42'32" W	72.12
C42	41°53'55"	200.00	145.09	75.90	N 83°08'15" E	141.83
C43	28°40'06"	200.00	93.09	47.40	S 62°44'40" E	92.25
C44	13°25'44"	200.00	46.88	23.55	S 42°41'50" E	46.77
C45	34°33'53"	155.00	81.50	42.03	N 53°18'39" W	80.27
C46	90°00'00"	5.00	7.85	5.00	S 64°25'39" W	7.07
C47	70°37'13"	285.00	336.63	187.70	N 54°41'18" E	309.34
C48	90°34'18"	156.60	247.55	158.17	N 44°45'44" E	222.97
C49	70°37'13"	215.00	285.00	152.29	N 54°41'18" E	248.54
C50	43°38'16"	200.00	152.21	80.00	N 44°19'30" E	146.56
C51	43°18'02"	200.00	151.15	79.39	N 87°46'38" E	147.58
C52	34°33'53"	250.00	150.96	77.86	N 87°52'17" W	148.88
C53	48°52'06"	250.00	213.23	113.58	S 80°44'11" E	206.82
C54	71°16'48"	180.00	223.63	128.83	S 80°03'29" W	209.52
C55	29°25'11"	33.00	148.42	39.73	S 78°41'55" E	50.77
C56	80°59'00"	30.00	42.37	25.58	S 12°03'20" W	38.93
C57	11°32'23"	150.00	298.81	228.24	N 33°29'14" E	250.71
C58	27°45'12"	500.00	242.19	123.53	S 78°19'51" W	239.85
C59	31°08'46"	175.00	249.42	161.22	S 78°48'50" E	228.84
C60	34°33'53"	160.00	96.59	49.62	N 53°18'39" W	95.13
C61	70°37'13"	240.00	295.81	169.89	N 54°41'18" E	277.44
C62	70°37'13"	131.60	208.03	132.82	S 44°45'44" W	187.04
C63	90°34'18"	131.60	208.03	132.82	S 44°45'44" W	187.04



NUMBER	DIRECTION	DISTANCE
L1	S 22°51'22" W	33.31'
L2	S 22°51'22" W	32.99'
L3	N 10°23'01" W	66.80'
L4	S 12°15'48" W	51.90'
L5	N 29°13'10" E	25.82'
L6	N 49°57'13" E	48.85'
L7	S 29°07'17" E	19.54'
L8	S 70°54'21" E	6.20'
L9	S 35°58'58" E	34.23'
L10	S 35°58'58" E	34.23'
L11	N 17°25'39" E	58.80'
L12	S 70°54'21" E	38.20'
L13	S 22°51'22" W	33.02'
L14	N 48°51'29" E	66.51'
L15	S 35°58'58" E	34.23'

**TRACT A**  
FILING NO. 3  
MAP NO. 207, POCKET NO. 4  
FOLDER NO. 2, RECEPTION NO. 289999

**TRACT B1**  
RESIDENTIAL MULTI-FAMILY  
150 UNITS

**TRACT B2**  
RESIDENTIAL MULTI-FAMILY  
7.86 ACRES  
80 UNITS

**TRACT B3**  
RESIDENTIAL MULTI-FAMILY  
2.46 ACRES  
30 UNITS

**TRACT L1**  
HOA CONTROLLED OPEN SPACE  
7.00 ACRES

**TRACT L2**  
HOA CONTROLLED OPEN SPACE  
2.67 ACRES

**TRACT L3**  
HOA CONTROLLED OPEN SPACE  
1.5 ACRES

**POINT OF BEGINNING**  
S.E. 1/4 CORNER  
OF SECTION 17

U.S.D.  
1315.0899  
CS 1/16  
1972  
B.L.M.

N 89°52'37" W 519.60'  
(N 89°45'16" W 522.06')

BASIS OF BEARING ESTABLISHED BY GLOBAL POSITIONING SYSTEM

N 89°52'37" W 798.55'  
(N 89°45'16" W 522.06')

**SAN ISABEL NATIONAL FOREST**

**GRESHAM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
Registered Professional Land Surveyors  
Colorado, Kansas, New Mexico, Oklahoma, Texas, UT

7342 S. Allen Way, Suite B www.gresham.com Denver, Colorado 801  
Phone: (303) 741-2283, 1-800-338-7744 Fax: (303) 741-2279

Project Description: Panadero Development Filing No. 4  
Project No. Client Huerfano County  
90-08-084P Cuchara Partnership LTD. Colorado

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