HARMAN PARK SUBDIVISION
FINAL PLAT
LOCATED IN A PORTION OF THE N1/2 SW1/4
SECTION 15, T 35 N, R 2 W, N.M.P.M.
ARCHULETA COUNTY, COLORADO

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	483.66'	128.64'	128.15'	N 89°18'44" E	17°23'51"
C4	483.66'	146.90'	146.34'	N 89°13'53" E	17°24'09"
C5	109.37'	65.83'	64.84'	S 89°10'58" W	34°29'21"
C6	271.97'	21.75'	21.74'	S 74°13'45" W	04°34'55"
C7	119.49'	27.68'	27.62'	S 68°41'10" W	13°16'17"
C8	362.37'	80.63'	80.46'	S 50°37'16" W	12°44'54"
C9	346.37'	43.08'	43.05'	S 55°25'53" W	07°07'36"
C10	103.49'	23.56'	23.51'	S 68°48'00" W	13°02'37"
C11	287.97'	22.86'	22.85'	S 74°18'44" W	04°32'53"
C12	93.37'	56.20'	55.36'	S 89°10'58" W	34°29'21"
C13	50.00'	20.61'	20.47'	S 00°51'05" W	23°37'19"
C14	50.00'	42.94'	41.67'	S 37°06'09" W	48°44'37"
C15	50.00'	47.72'	45.93'	S 88°44'51" W	54°41'04"
C16	50.00'	42.82'	41.50'	N 39°28'56" W	49°04'08"
C17	50.00'	60.56'	56.92'	N 19°50'32" E	69°23'09"
C18	20.00'	22.94'	21.70'	S 23°48'47" W	65°42'59"
C19	20.00'	31.38'	28.26'	N 35°33'41" E	89°54'17"
C20	20.00'	31.38'	28.26'	S 54°26'02" E	89°54'17"
C21	23.90'	33.31'	30.68'	S 46°35'23" W	79°50'43"
C22	20.00'	34.96'	30.68'	N 49°24'37" W	100°09'06"
C23	50.00'	38.99'	38.01'	S 21°23'53" E	44°41'06"
C24	50.00'	84.36'	74.70'	N 87°55'27" E	96°40'14"
C25	50.00'	89.76'	78.18'	N 11°55'16" W	105°15'12"
C26	20.00'	23.16'	21.88'	S 38°30'09" E	66°20'11"

N

SCALE: 1" = 100'

100' 50' 0' 100'

Bearings based on the found Colorado Department of Highways right-of-way monuments as shown hereon. Reference Bearing N 72° 48' 30" E

U.S. HIGHWAY 160

P.O.B. Center 1/4 Corner Section 15, T35N, R2W, N.M.P.M.

N 72°47'09" E 576.29' (586.19')

N 72°43'53" E 895.54'

Book 152 Page 875

15' Wide Pedestrian & Bicycle Easement

30' Wide Ingress/Egress Easement

60' Building Setback

20' Utility Easement

50' Wide Utility Easement, Building Setback & Pedestrian Easement

Pagosa Area Water and Sanitation District Easement: Book 304, Pages 160–161, Archuleta County Clerk & Recorder, Archuleta County, Colorado

CDOT Wetlands Conservation Easement Parcel Number: WPC-7 Project Number: NH 1602-055 Exhibit "A" 1.90 Ac.

PARCEL 1 OPEN SPACE 3.08 Ac.

LOT F 5.00 Ac.

LOT G 3.86 Ac.

S 89°55'39" E 160.00'

S 38°19'48" E 100.00'

S 00°39'56" W 268.98'

S 00°39'56" W 1329.71'

N 00°47'49" E 258.98'

10' Wide Utility Easement & Building Setback

10' Wide Utility Easement

20' Wide Utility Easement Reception Number 20300808

Access & Maintenance Easement for Detention Pond & Sewer Line.

Temporary Turnaround Easement will expire when an Eastbound connection is completed.

568916400163 WRIGHTWAY INVESTMENTS LLC

Did not Accept as per CDOT Instruction

PARCEL 2 OPEN SPACE 0.40 Ac.

Reference Bearing N 72° 48' 30" E 273.59'

Set 5/8"x24" Rebar with 1-1/2" Aluminum Cap Stamped PLS 31926 Coster

Open Space

Access Easement Reception Number 20300809

0.40 Ac.

N 77°00'05" E 305.34 (306.64')

N 67°48'21" E 301.20' (301.41')

LOT 1 HMIS 1.34 Ac. (Not A Part) WELLS FARGO BANK

LOT H-3 0.67 Ac.

LOT H-4 0.63 Ac.

LOT H-5 0.81 Ac.

LOT H-2 0.71 Ac.

LOT H-6 0.62 Ac.

LOT H-8 0.66 Ac.

LOT H-1 0.63 Ac.

LOT H-7 0.56 Ac.

PARCEL 2 COURT

West 214.21'

(Not A Part) LOT 2 HMIS 0.47 Ac.

N 88°05'18" E 215.69'

N 88°05'18" E 236.73'

Right-of-way

20' Wide Utility Easement Reception Number 20000833

20' Wide Utility Easement Reception Number 20300808

U.S. HIGHWAY 160

Δ=08°18'34" R=3734.72' L=541.64' LC=N 61°40'41" E 541.17'

N 65°12'22" E 233.85'

20' Utility Easement

Driveway Easement

N 85°04'16" E 328.03'

N 74°46'34" W 216.50'

LOT A-1 1.74 Ac.

RESIDENCE WITH MUSEUM

LOT B 5.46 Ac.

TRACT 2 0.99 Ac. Not A Part This Subdivision

S 37°08'04" W 208.67'

S 32°49'14" E 208.67'

20' Utility Easement & Building Setback Typical

LOT A-2 3.20 Ac.

Existing Fenceline

N 01°02'27" E 315.98'

PAGOSA PARTNERS LLC 568918438002

ROCK ROAD

FIRST CHURCH BAPTIST CHURCH 568918438004

HARMAN PARK DRIVE

N 89°30'50" E 1129.44'

N 89°30'50" E 673.86'

541.49'

20' Utility Easement & Building Setback Typical

LOT D-8 0.49 Ac.

LOT D-2 0.55 Ac.

LOT D-7 0.42 Ac.

LOT D-3 0.53 Ac.

LOT D-6 0.41 Ac.

LOT D-4 0.58 Ac.

LOT D-5 0.61 Ac.

RYDER COURT

LOT E 7.23 Ac.

30' Wide Ingress/Egress Easement

50' Wide Utility Easement, Building Setback & Pedestrian Easement

OPEN AIR MUSEUM

LOT C 4.98 Ac.

LOT D-1 2.43 Ac.

20' Utility Easement Typical

20' Utility Easement & Building Setback

New 20' Wide Water Line & Utility Easement

OWNER:
Fred. C. Harman III
Norma Harman
P.O. Box 192
Pagosa Springs, CO. 81147
(970) 731-5785

IN COOPERATION WITH:
Gustafson Consulting Group
P.O. Box 2157
Pagosa Springs, CO. 81147
(970) 731-2903

AND

IN COOPERATION WITH:
Bechtolt Engineering
P.O. Box 368
Pagosa Springs, CO. 81157
(970) 731-1475

See Detail At Left

N 74°42'18" W 15.67'

S 14°41'59" W 4.50'

Scale 1"=50 FEET

ABRAHAM 568916309014

PEARSON 568916309013

N 89°10'58" W 2617.59'

568916309012 VINZANT

568916309011 WETZEL

568916409006 WETZEL

LINE	BEARING	DISTANCE
L1	N 55°33'04" E	91.89'
L2	N 65°12'22" E	149.48'
L3	N 65°12'22" E	84.37'
L4	N 65°09'47" E	114.38'
L5	N 77°26'29" E	45.57'
L6	S 89°25'12" E	59.80'
L7	N 00°39'42" E	60.95'
L8	N 33°05'14" W	119.31'
L9	N 33°05'14" W	207.97'
L10	N 33°05'14" W	208.74'
L11	S 56°54'24" W	208.34'
L12	N 00°00'01" E	110.00'
L13	S 88°05'18" E	24.56'
L14	S 80°30'50" W	63.19'
L15	S 80°30'50" W	146.76'
L16	N 00°39'56" E	116.76'
L17	S 83°08'20" E	172.31'

LINE	BEARING	DISTANCE
L18	S 00°00'51" W	57.36'
L19	N 00°39'56" E	482.18'
L20	S 47°58'47" E	152.47'
L21	S 89°55'39" E	150.00'
L22	N 00°39'56" E	804.49'
L23	N 00°46'04" E	110.03'
L24	S 39°19'59" E	207.63'
L25	N 20°10'31" W	91.22'
L26	N 73°34'28" W	13.63'
L27	N 75°19'18" E	63.26'
L28	N 58°59'43" E	30.47'
L29	S 39°24'24" W	36.55'
L30	N 39°41'55" W	111.05'
L31	S 00°00'01" W	132.48'
L32	S 58°59'43" W	30.03'
L33	N 75°19'18" E	63.09'
L34	S 73°34'28" E	25.51'
L35	S 20°10'31" E	106.43'
L36	N 65°59'47" E	20.04'

L37	S 09°38'37" E	9.02'
L38	S 03°50'35" E	67.05'
L39	S 13°55'35" E	41.59'
L40	S 04°43'49" W	53.28'
L41	S 83°08'20" E	17.59'

(354) Address for Lot

DESCRIPTION OF MONUMENTS

- ⊙ SET 5/8" X 24" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED PLS 31926 – COSTER
- ◉ FOUND 5/8" X 24" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED PLS 31926 – COSTER
- ✲ FOUND 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED LS 9009 – BAUER
- △ FOUND 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED PELS 5933 – GAMBA
- ● FOUND CDOT MONUMENT SET IN CONCRETE
- ✡ FOUND CDOT 3-1/4" ALUMINUM CAP
- ○ FOUND 3-1/4" ALUMINUM CAP STAMPED L.S. 20961 – J. REED
- ⊠ FOUND 1/2" REBAR WITH A 1" PERMA CAP STAMPED LS 23894 – DAVIS
- ⊞ FOUND 5/8" REBAR WITH A 1-1/2" PERMA PERMA CAP – ILLEGIBLE
- ⊗ FOUND 5/8" REBAR WITH NO CAP
- ◈ FOUND 1/2" REBAR WITH NO CAP
- + NO MONUMENT FOUND OR SET

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 certificaton shown hereon.

COSTER SURVEYS LLC
473 LEWIS STREET SUITE A
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landsurveys@centurytel.net

REVISED:
JULY 20, 2004
NOVEMBER 3, 2004
DECEMBER 13, 2004
DECEMBER 18, 2004

SCALE: 1" = 100'	DRAWN BY: MRW
DATE: June 28, 2004	CHECKED BY: DDC
SHEET 2 OF 2	DWG: pagosa/harman/subdivison

HARMAN PARK SUBDIVISION -FINAL PLAT
LOCATED IN A PORTION OF
SECTION 15, T 35 N, R 2 W, N.M.P.M.
ARCHULETA COUNTY, COLORADO

CLIENT: FRED HARMAN, III

20412244 12/21/2004 8:18:00 AM June Madrid
2 of 2 PLAT R $21.00 D $0.00 Archuleta County, CO

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