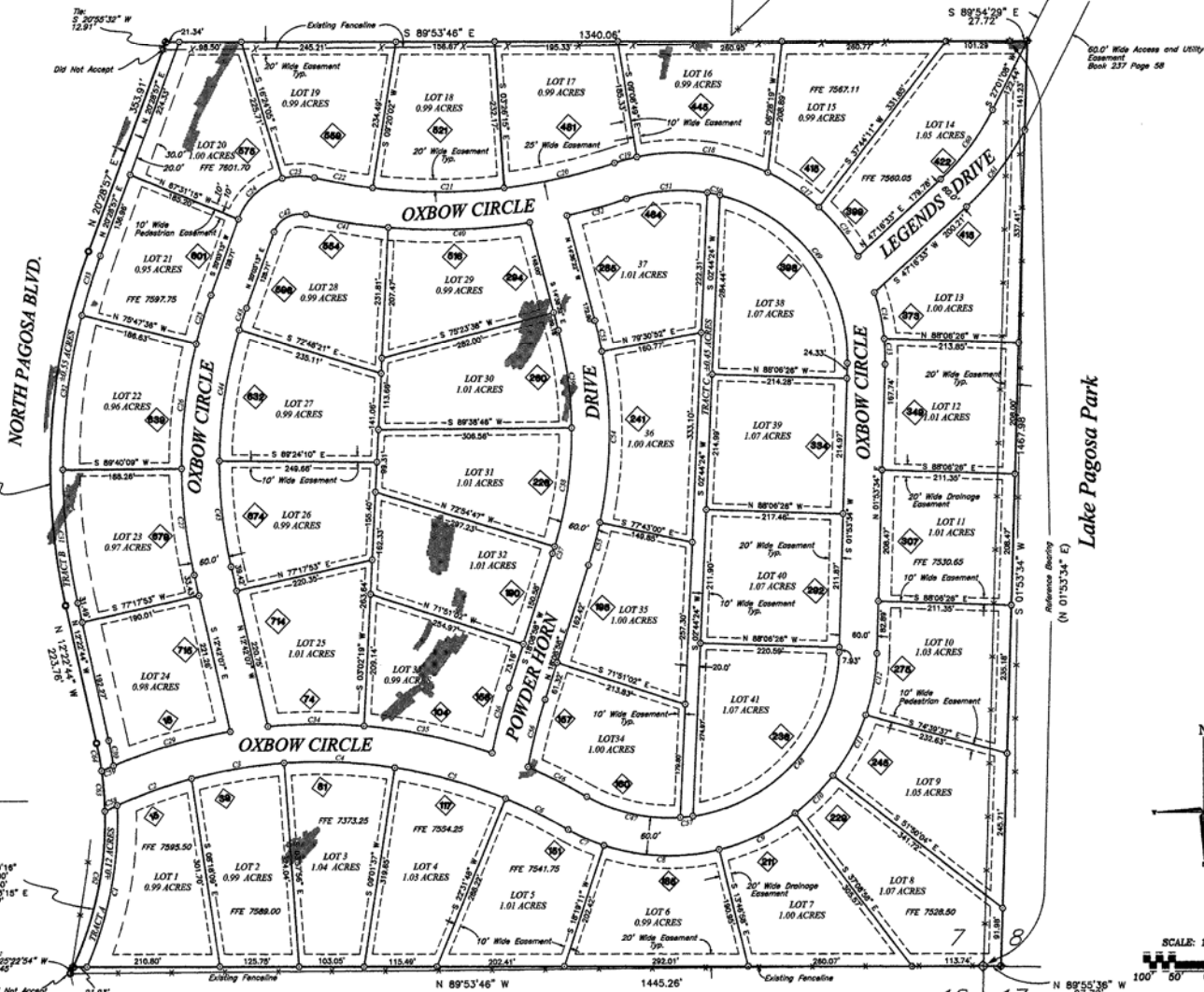


645A

# POWDER HORN SUBDIVISION FINAL PLAT

LOCATED IN A PORTION OF SECTIONS 7 AND 8  
TOWNSHIP 35 NORTH, RANGE 2 WEST, NEW MEXICO PRINCIPAL MERIDIAN  
ARCHULETA COUNTY, COLORADO

Twin Creek Village



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	28.9251°	580.00	263.17	N 10°24'00" E	263.50
C2	09°14'20"	776.84	125.27	N 73°24'48" E	125.13
C3	11°50'05"	776.84	148.16	N 67°32'01" E	148.33
C4	12°29'53"	776.84	178.18	N 67°29'09" E	175.78
C5	15°30'11"	776.84	183.08	S 74°13'17" E	182.58
C6	08°10'28"	776.84	110.86	S 63°22'54" E	111.77
C7	09°42'28"	331.00	61.86	S 64°30'02" E	64.60
C8	32°02'08"	331.00	168.46	S 87°43'53" E	163.04
C9	29°21'00"	331.00	134.99	N 46°30'02" E	134.02
C10	14°41'09"	331.00	64.84	N 46°30'29" E	64.60
C11	19°02'54"	331.00	109.83	N 28°39'29" E	108.30
C12	17°19'15"	331.00	62.70	N 01°21'18" E	62.30
C13	07°02'54"	326.03	40.38	N 01°39'15" W	40.33
C14	33°08'24"	326.03	74.77	N 11°46'12" W	74.61
C15	17°19'15"	326.03	62.70	N 11°46'12" W	62.30
C16	17°19'15"	326.03	62.70	N 59°43'29" W	62.30
C17	17°19'15"	326.03	62.70	N 89°49'15" W	62.30
C18	37°08'12"	326.03	213.22	N 83°07'48" W	209.44
C19	09°42'28"	326.03	36.80	S 74°23'43" W	36.84
C20	11°42'08"	878.78	178.86	S 77°30'47" W	178.50
C21	13°07'08"	878.78	206.12	N 89°49'15" W	202.83
C22	09°42'28"	878.78	31.80	S 74°23'43" W	31.84
C23	28°42'38"	103.50	51.82	S 88°48'40" W	51.29
C24	09°42'28"	103.50	36.40	S 47°17'20" W	36.73
C25	09°42'28"	788.30	80.47	N 17°07'48" E	80.43
C26	14°31'15"	788.30	200.06	N 08°58'17" E	199.53
C27	17°19'15"	788.30	175.25	S 08°30'59" E	168.02
C28	02°17'49"	771.50	30.93	S 11°33'13" E	30.83
C29	13°19'00"	836.84	163.50	S 73°48'30" W	163.12
C30	06°01'11"	836.84	42.16	S 102°11'31" E	42.52
C31	12°27'18"	860.00	213.02	N 08°09'07" W	212.60
C32	14°28'38"	860.00	247.62	N 07°18'49" E	246.88
C33	09°42'28"	860.00	98.07	N 12°58'54" E	98.03
C34	10°22'08"	836.84	152.55	N 89°48'18" E	152.44
C35	14°10'18"	836.84	206.31	S 77°50'18" E	207.77
C36	09°42'28"	836.84	102.11	N 14°21'03" E	101.29
C37	01°03'49"	628.00	11.84	N 17°33'06" E	11.84
C38	14°10'18"	628.00	181.16	N 08°20'25" E	180.33
C39	14°10'18"	628.00	181.16	S 07°25'10" E	180.81
C40	13°43'51"	836.78	223.23	S 89°10'34" W	224.68
C41	09°42'28"	836.78	33.85	S 02°54'43" E	33.28
C42	83°02'00"	43.50	63.00	S 81°34'38" W	57.57
C43	02°51'34"	728.50	38.36	S 18°37'20" W	38.30
C44	16°30'48"	728.50	211.02	S 08°53'44" W	210.30
C45	15°17'59"	728.50	166.10	S 08°03'08" E	166.72
C46	07°10'28"	836.84	104.82	S 62°56'45" E	104.75
C47	32°31'47"	271.00	153.86	S 74°40'40" E	151.80
C48	80°09'18"	271.00	378.13	N 41°58'11" E	348.30
C49	77°51'11"	266.03	381.51	N 39°58'11" E	351.33
C50	04°21'49"	266.03	20.90	N 76°00'51" E	20.28
C51	28°02'02"	266.03	130.07	S 69°39'48" W	128.78
C52	09°42'28"	266.03	20.90	S 02°54'43" E	20.28
C53	04°07'14"	688.00	49.48	S 12°30'45" E	49.47
C54	22°48'08"	688.00	273.41	S 02°53'58" W	271.61
C55	05°51'38"	688.00	76.44	S 10°23'45" E	76.44
C56	07°18'00"	872.00	110.81	S 14°30'53" W	110.13
C57	04°18'39"	271.00	20.23	N 84°11'08" E	20.23
C58	01°03'14"	716.84	21.78	N 84°11'08" E	21.78
C59	01°29'14"	836.84	20.75	S 62°30'31" W	20.75
C60	20°18'35"	389.44	137.81	N 70°08'17" E	137.10
C61	19°29'01"	448.44	153.60	N 70°08'17" E	153.10
C62	28°02'02"	560.00	254.48	N 11°47'20" E	252.29
C63	09°42'28"	560.00	110.10	S 02°54'43" E	110.10
C64	04°34'41"	560.00	44.74	N 10°04'52" W	44.73

F.F.E. = FINISH FLOOR ELEVATION

LOT NUMBER	FINISH FLOOR ELEVATION
LOT 1	7586.50
LOT 2	7586.00
LOT 3	7573.25
LOT 4	7554.25
LOT 5	7541.75
LOT 6	7528.50
LOT 7	7530.65
LOT 14	7560.05
LOT 15	7567.11
LOT 20	7601.70
LOT 21	7597.75



◆ DENOTES STREET ADDRESS BASED ON STREET STATIONING (SEE ENGINEERING PLANS FOR STATIONING)

Bearings based on the found monuments along the east line of Section 7 monumented as shown herein, based on Book 237 Page 28 District Court Case 87CV16 Reference Bearing N 01° 53' 34" E

Indicates 20% or greater slopes

Lot 17 has a 25' wide utility easement along the road right-of-way to accommodate utility lines moved to save trees.

**DESCRIPTION OF MONUMENTS**

- SET 5/8" X 24" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED PLS 81426 D.D. COBSTER
- FOUND A 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED LS 3840 MORTON
- ☆ FOUND A 1/2" REBAR WITH A 1" PERMA CAP STAMPED LS 21640 - REED
- ◇ FOUND A STANDARD B.L.M. MONUMENT A 2-1/2" PIPE WITH A 3-1/4" CAP
- ◆ FOUND A 1/2" REBAR WITH A 1" PERMA CAP STAMPED LS 19470 - ALLEN



**COSTER SURVEYS**  
777 EASY STREET  
P O BOX 4130  
PAGOSA SPRINGS - CO 81167-4130  
970-264-1120 office  
970-264-1123 fax  
lonsurvey@centurylink.net

SCALE: 1" = 100 FEET DRAWN BY: DD  
DATE: April 3, 2002 CHECKED BY: DD  
SHEET 2 OF 2 DWG: D:\DWG\CS\

POWDER HORN SUBDIVISION  
FINAL PLAT  
LOCATED IN A PORTION OF SECTIONS 7 AND 8 TOWNSHIP 35 NORTH, RANGE 2 WEST, NEW MEXICO PRINCIPAL MERIDIAN ARCHULETA COUNTY, COLORADO  
CLIENT: RAY HARVEY