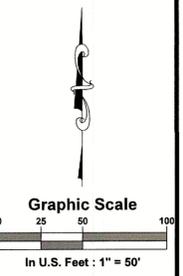
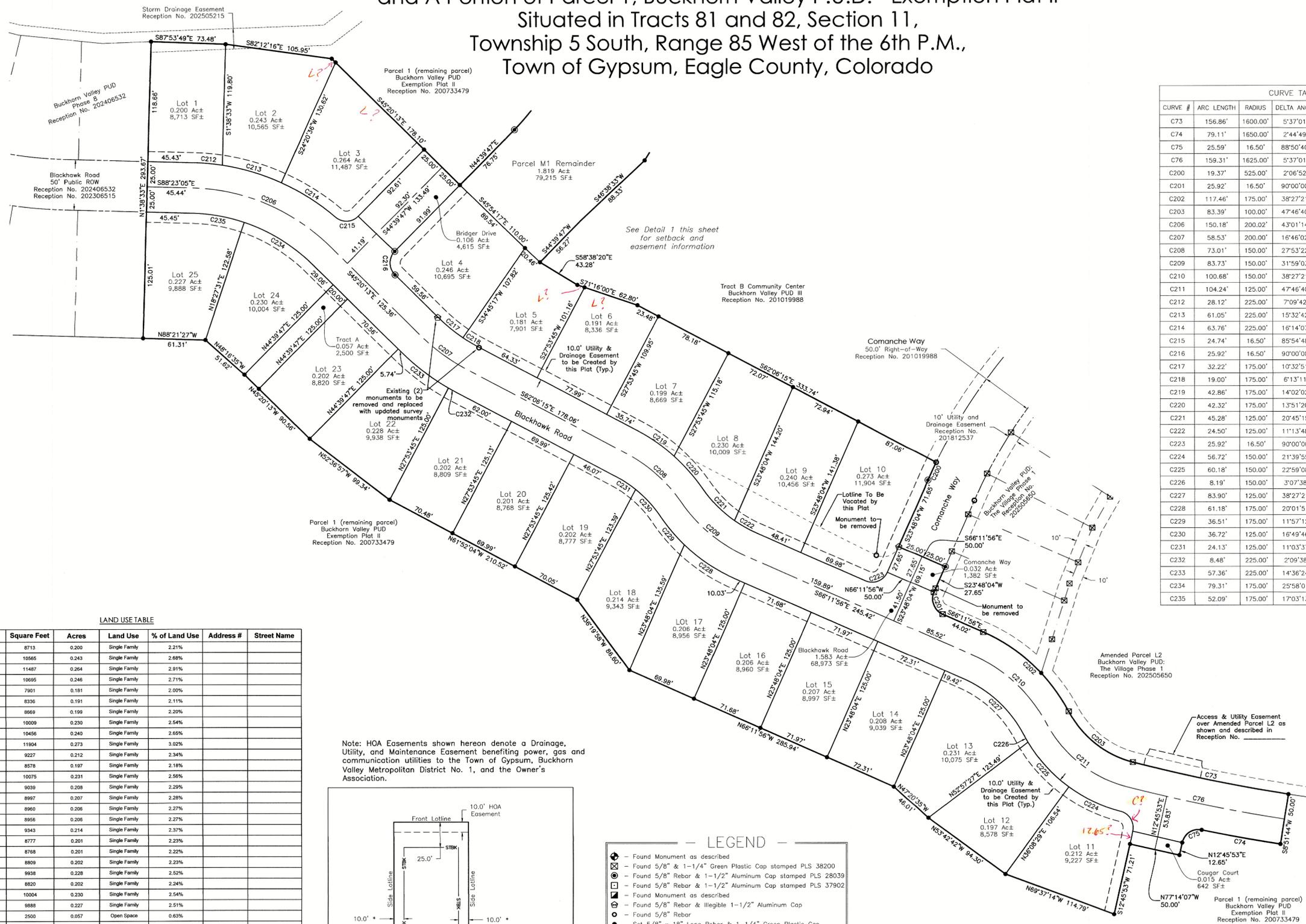


Final Plat  
**Buckhorn Valley P.U.D. - Phase Nine**  
 Being A Resubdivision of  
 Parcel M1 of Buckhorn Valley P.U.D. - Phase Five  
 and A Portion of Parcel 1, Buckhorn Valley P.U.D. - Exemption Plat II  
 Situated in Tracts 81 and 82, Section 11,  
 Township 5 South, Range 85 West of the 6th P.M.,  
 Town of Gypsum, Eagle County, Colorado



**SGM**  
 118 West Sixth Street, Suite 200  
 Glenwood Springs, CO 81601  
 970.945.1004  
 www.sgm-inc.com

**Buckhorn Valley  
 P.U.D. Phase Nine**

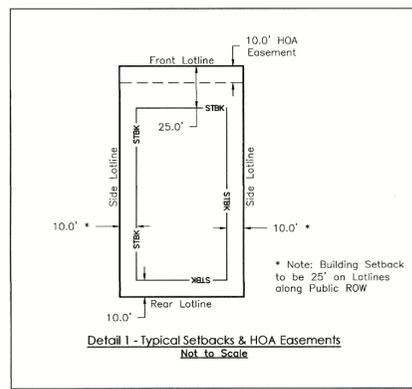


CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C73	156.86'	1600.00'	5°37'01"	S78°19'45"E	156.79'
C74	79.11'	1650.00'	2°44'49"	N79°45'51"W	79.10'
C75	25.59'	16.50'	88°50'40"	S57°11'13"W	23.10'
C76	159.31'	1625.00'	5°37'01"	S78°19'45"E	159.24'
C200	19.37'	525.00'	2°06'52"	S24°51'30"W	19.37'
C201	25.92'	16.50'	90°00'00"	S21°11'56"E	23.33'
C202	117.46'	175.00'	38°27'21"	S46°58'15"E	115.26'
C203	83.39'	100.00'	47°46'40"	S51°37'55"E	80.99'
C206	150.18'	200.02'	4°30'14"	S66°50'56"E	146.68'
C207	58.53'	200.00'	16°46'02"	S53°43'14"E	58.32'
C208	73.01'	150.00'	2°53'22"	S48°09'34"E	72.30'
C209	83.73'	150.00'	31°59'03"	S50°12'24"E	82.65'
C210	100.68'	150.00'	38°27'21"	S46°58'15"E	98.80'
C211	104.24'	125.00'	47°46'40"	S51°37'55"E	101.24'
C212	28.12'	225.00'	7°09'42"	N84°46'58"W	28.11'
C213	61.05'	225.00'	15°32'42"	N73°25'46"W	60.86'
C214	63.76'	225.00'	16°14'07"	N57°32'21"W	63.54'
C215	24.74'	16.50'	85°54'48"	S87°37'19"W	22.49'
C216	25.92'	16.50'	90°00'00"	N00°20'13"W	23.33'
C217	32.22'	175.00'	10°32'51"	N50°36'39"W	32.17'
C218	19.00'	175.00'	6°13'11"	N58°59'40"W	18.99'
C219	42.86'	175.00'	14°02'02"	N55°05'14"W	42.76'
C220	42.32'	175.00'	1°35'20"	N41°08'33"W	42.22'
C221	45.28'	125.00'	20°45'15"	N44°35'31"W	45.03'
C222	24.50'	125.00'	11°13'48"	N60°35'02"W	24.46'
C223	25.92'	16.50'	90°00'00"	S68°48'04"W	23.33'
C224	56.72'	150.00'	21°39'55"	S64°41'17"E	56.38'
C225	60.18'	150.00'	22°59'08"	S42°21'46"E	59.77'
C226	8.19'	150.00'	3°07'38"	S29°18'23"E	8.19'
C227	83.90'	125.00'	38°27'21"	S46°58'15"E	82.33'
C228	61.18'	175.00'	20°01'51"	S56°11'00"E	60.87'
C229	36.51'	175.00'	11°57'12"	S40°11'29"E	36.44'
C230	36.72'	125.00'	16°49'46"	S42°37'46"E	36.58'
C231	24.13'	125.00'	11°03'37"	S56°34'27"E	24.09'
C232	8.48'	225.00'	2°09'38"	S61°01'26"E	8.48'
C233	57.36'	225.00'	14°36'24"	S52°38'25"E	57.21'
C234	79.31'	175.00'	25°58'01"	S58°19'13"E	78.63'
C235	52.09'	175.00'	17°03'13"	S79°49'50"E	51.90'

LAND USE TABLE

Parcel	Square Feet	Acres	Land Use	% of Land Use	Address #	Street Name
Lot 1	8713	0.200	Single Family	2.21%		
Lot 2	10565	0.243	Single Family	2.68%		
Lot 3	11487	0.264	Single Family	2.91%		
Lot 4	10695	0.246	Single Family	2.71%		
Lot 5	7901	0.181	Single Family	2.00%		
Lot 6	8336	0.191	Single Family	2.11%		
Lot 7	8669	0.199	Single Family	2.20%		
Lot 8	10009	0.230	Single Family	2.54%		
Lot 9	10456	0.240	Single Family	2.66%		
Lot 10	11904	0.273	Single Family	3.02%		
Lot 11	9227	0.212	Single Family	2.34%		
Lot 12	8578	0.197	Single Family	2.18%		
Lot 13	10675	0.231	Single Family	2.56%		
Lot 14	9039	0.208	Single Family	2.25%		
Lot 15	8697	0.207	Single Family	2.28%		
Lot 16	8960	0.206	Single Family	2.27%		
Lot 17	8956	0.206	Single Family	2.27%		
Lot 18	9343	0.214	Single Family	2.37%		
Lot 19	8777	0.201	Single Family	2.23%		
Lot 20	8768	0.201	Single Family	2.22%		
Lot 21	8809	0.202	Single Family	2.23%		
Lot 22	9938	0.228	Single Family	2.52%		
Lot 23	8820	0.202	Single Family	2.24%		
Lot 24	10004	0.230	Single Family	2.54%		
Lot 25	9888	0.227	Single Family	2.51%		
Tract A	2500	0.057	Open Space	0.63%		
Blackhawk Road	68973	1.583	ROW	17.50%		
Comanche Way	1382	0.032	ROW	0.35%		
Cougar Court	642	0.015	ROW	0.16%		
Bridger Drive	4615	0.106	ROW	1.17%		
Parcel M1 Remainder	79215	1.819	Future	20.08%		
Total Phase 9	354241	9.051		100.00%		
Parcel 1 (Remainder) before Phase 9		107.878				
Parcel 1 (Remainder) after Phase 9		102.054				

Note: HOA Easements shown hereon denote a Drainage, Utility, and Maintenance Easement benefiting power, gas and communication utilities to the Town of Gypsum, Buckhorn Valley Metropolitan District No. 1, and the Owner's Association.



LEGEND

	Found Monument as described
	Found 5/8" & 1-1/4" Green Plastic Cap stamped PLS 38200
	Found 5/8" Rebar & 1-1/2" Aluminum Cap stamped PLS 28039
	Found 5/8" Rebar & 1-1/2" Aluminum Cap stamped PLS 37902
	Found Monument as described
	Found 5/8" Rebar & Illegible 1-1/2" Aluminum Cap
	Found 5/8" Rebar
	Set 5/8" x 18" Long Rebar & 1-1/4" Green Plastic Cap Stamped PLS 38200
	Subject Parcel
	Existing Right-of-Way Line
	Adjoining Parcel
	Building Setback Line
	Existing Easement
	Existing Easement Created by this Plat
	Temporary Access, Utility, & Drainage Easement To Be Created with this Plat

REVIEW COPY

Job No.	2024-175.002
Drawn by:	MW
Date:	6/15/2025
Approved:	PLS: SB
File:	BuckhornValleyPlat_Phase9
Location:	
Town of Gypsum Eagle County, Colorado	
Sheet No.	3
Of:	3

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