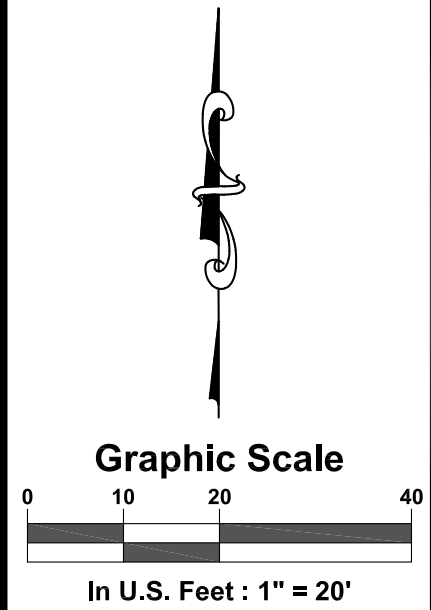






Brush Creek Townhomes, Phase 1  
Being a Re-Subdivision of Lots M1-6, M1-7, M1-8, and M1-9, Buckhorn Ranch filing 2b  
Situating within Section 7, Township 14 South, Range 85 West of the 6th Principal Meridian  
Gunnison County, Colorado



**SGM**  
103 W. Tomichi Ave., Suite A  
Gunnison, CO 81230  
970.641.5355  
www.sgm-inc.com

Brush Creek  
Townhomes, Phase 1  
Gunnison County

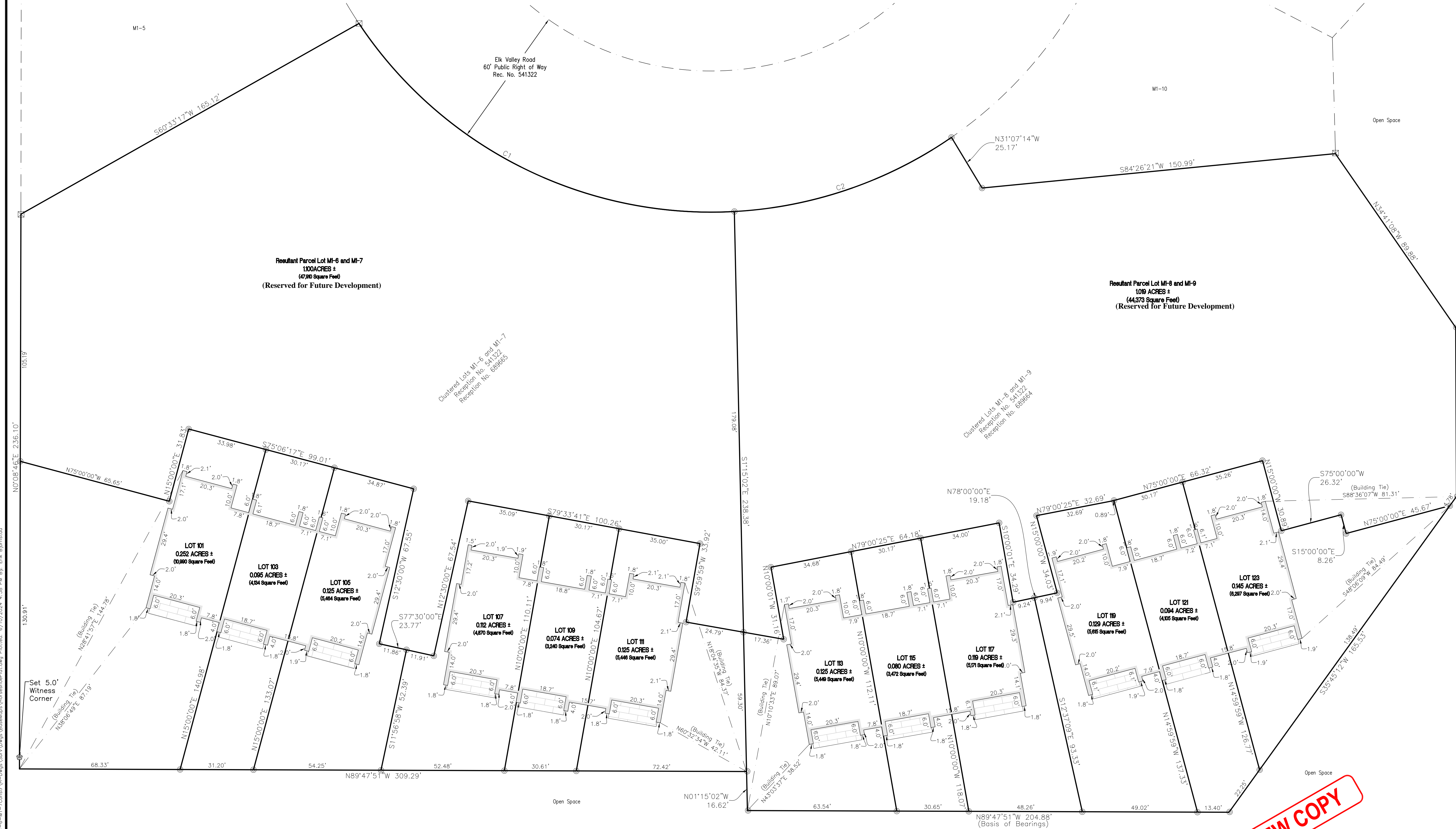
#	Revision	Date	By
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Job No. 2023-238.001  
Drawn by: MH  
Date: 06/10/2024  
Approved: PLS: EB  
File: HorseshoePlat.dwg  
Title:

Townhome  
Plat

Sheet No.

Of: 3



LEGEND

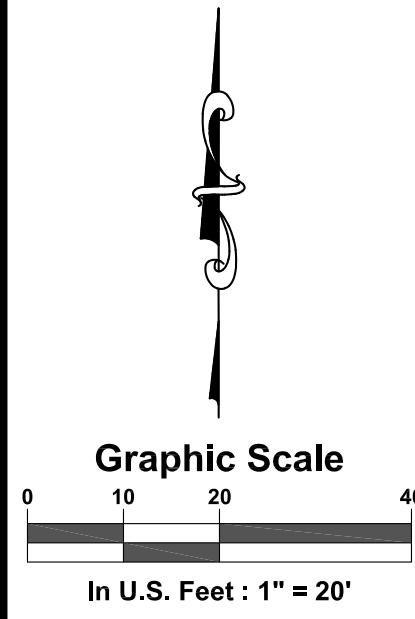
- Set 18" Long, 5/8" Diameter Rebar and 1.25" Red Plastic Cap stamped PLS 38697
- Set 18" Long, 5/8" Diameter Rebar and 2" Aluminum Cap Witness Corner Stamped WC 5.0, PLS 38697
- Found 5/8" Rebar and 1.25" Red Plastic Cap stamped LS 38160
- Found 5/8" Diameter Rebar, accepted and added 1.25" Red Plastic Cap stamped PLS 38697
- Easement Line Dedicated per this Plat
- Building Tie Line
- Adjoining Lot Line
- Wood Deck

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	186.91'	180.00'	59°29'45"	S63°22'41"E	178.63'
C2	98.86'	180.00'	31°28'01"	N71°08'21"E	97.62'

I:\2023\2023-238-BasinRe-EstateHoldings\001-M1-6-M1-7-Consolidated-Map-Mass HorseshoePlat.dwg Plotted: 6/10/2024 4:58 PM By: Erik Bjornstad



Brush Creek Townhomes, Phase 1  
Being a Re-Subdivision of Lots M1-6, M1-7, M1-8, and M1-9, Buckhorn Ranch filing 2b  
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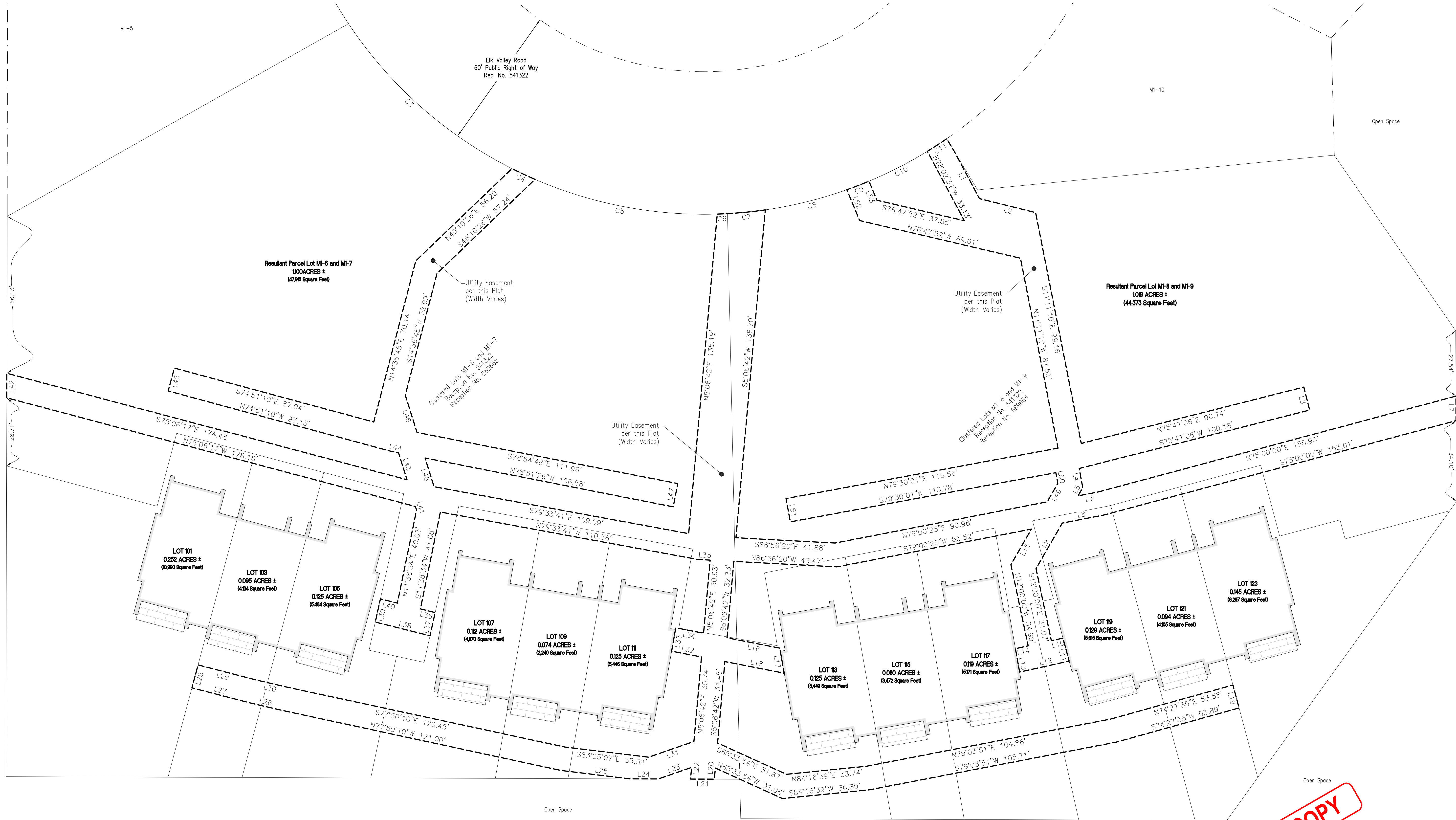
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Job No. 2023-238.001  
Drawn by: MH  
Date: 06/07/2024  
Approved: PLS: EB  
File: HorseshoePlat.dwg  
Title:

Townhome  
Plat

Sheet No.  
**3**

Of: 3



**LEGEND**

- Set 18" Long, 5/8" Diameter Rebar and 1.25" Red Plastic Cap stamped PLS 38697
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- Wood Deck

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C3	93.09'	180.00'	29°37'51"	N48°26'44"W	92.05'
C4	10.72'	180.00'	3°24'48"	S64°58'04"E	10.72'
C5	78.80'	180.00'	25°04'56"	S79°12'56"E	78.17'
C6	4.31'	180.00'	1°22'14"	N87°33'29"E	4.31'
C7	16.02'	180.00'	5°05'58"	N84°19'23"E	16.02'
C8	35.46'	180.00'	11°17'09"	N76°07'50"E	35.40'
C9	10.00'	180.00'	3°11'04"	N68°53'43"E	10.00'
C10	27.66'	180.00'	8°48'19"	N62°54'01"E	27.64'
C11	9.71'	180.00'	3°05'30"	N56°57'06"E	9.71'

LINE #	BEARING	DISTANCE
L3	S14°12'54"E	10.00'
L4	S10°29'59"E	8.22'
L5	S30°00'00"W	3.99'
L6	N79°00'25"E	8.84'
L7	S00°13'57"E	10.34'
L8	S79°00'25"W	17.88'
L9	S30°00'00"W	22.14'
L10	N77°31'44"E	5.03'
L11	S14°56'53"E	10.01'
L12	S77°31'44"W	21.38'

LINE #	BEARING	DISTANCE
L13	N10°05'22"W	10.01'
L14	N77°31'44"E	5.50'
L15	N30°00'00"E	17.28'
L16	S78°55'51"E	22.66'
L17	S10°05'22"E	10.72'
L18	N78°55'51"W	25.49'
L19	S14°59'59"E	10.00'
L20	S05°06'42"W	4.69'
L21	N89°47'51"W	10.04'
L22	N05°06'42"E	4.93'

LINE #	BEARING	DISTANCE
L23	S70°50'31"W	14.81'
L24	N89°47'51"W	11.96'
L25	N83°05'07"W	29.29'
L26	N76°53'27"W	12.86'
L27	N75°26'54"W	25.53'
L28	N15°00'00"E	10.00'
L29	S75°26'54"E	25.32'
L30	S76°53'27"E	12.65'
L31	N70°50'31"E	20.19'
L32	N78°55'51"W	12.80'

LINE #	BEARING	DISTANCE
L33	N09°59'57"E	10.00'
L34	S78°55'51"E	11.94'
L35	N86°56'20"W	5.15'
L36	S75°58'17"E	6.40'
L37	S12°30'00"W	10.00'
L38	N75°58'17"W	23.77'
L39	N12°30'00"E	10.00'
L40	S75°58'17"E	7.37'
L41	N17°27'18"W	1.57'
L42	N00°08'46"E	10.34'

LINE #	BEARING	DISTANCE
L43	S77°27'18"W	11.91'
L44	N75°51'26"W	3.37'
L45	N15°08'50"E	10.00'
L46	S17°27'18"E	16.49'
L47	S11°05'12"W	10.00'
L48	S17°27'18"E	12.70'
L49	N30°00'00"E	8.99'
L50	N10°29'59"W	4.59'
L51	N10°29'59"W	10.00'
L52	N22°34'31"W	14.05'

LINE #	BEARING	DISTANCE
L53	S22°34'31"E	8.68'