



**BIENES RAÍCES**

**María Calderón Fedullo**  
**[info@grupomcfi.com](mailto:info@grupomcfi.com)**  
**(506) 8411-5608**

Alexander Rojas is the mind behind the project a visionary and strategic individual who has guided every stage with clarity and commitment. His ability to plan, coordinate, and make sound decisions has been essential to the successful development of the proposed ideas. Thanks to his leadership and analytical approach, the project has progressed with organization, coherence, and a well-defined direction.



María Calderón Fedullo, Her comprehensive technical knowledge in financial and real estate decision-making has been a key factor in the development of investment projects and in the search for strategic partners and investors to drive business growth..



Yohanna Schofield Calderón is a professional in International Relations, with experience in diplomatic, commercial, and business consulting fields. Her career includes managing investment projects, promoting international strategic alliances, and strengthening bilateral relations. Her ability to communicate effectively in diverse cultural contexts, along with her proficiency in several languages, enables her to serve as a liaison between companies, embassies, and international institutions.



## **VALID CONCESSION**

**Administrative File No. 746-2018**

**MARINA of PETRONILA VÁSQUEZ VÁSQUEZ**

**PUNTA CUCHILLO / CAMARÓN BEACH**

**PROJECT TO BE DEVELOPED IN THE COASTAL  
AREA OF PUNTA CUCHILLO,**

**District of Paquera, Canton of Puntarenas,**

**Province of Puntarenas,**

**Located on the eastern side of the Puntarenas–Paquera  
Ferry Dock facilities.**

**TOTAL CONCESSION AREA FOR  
DEVELOPMENT: 820,000 M2  
MARITIME WATER SURFACE  
CONCESSION  
(82 HA)**

- **Project description: Construction of a Tourist Marina with capacity for up to 1,025 vessels, including the facilities and minimum services required under Article 3 of the Law on Concessions and Operation of Tourist Marinas and Docks.**

**ECO-MARINA / RESOR**

**info@grupomcfi.com**

**+ (506) 8411-5608**



San José, Costa Rica

Dear Sirs,

I am pleased to share detailed information regarding the Marina Petronila Vásquez Vásquez Investment Project, described below.

### **Investment Proposal**

Location: Paquera, Puntarenas, Costa Rica, Central America

Project Name: Marina Petronila Vásquez Vásquez – Punta Cuchillo / Playa Camarón

Creators:

- Petrochemical Engineer Alexander Rojas Vásquez – ID 2-0429-0609
- María del Socorro Calderón Fedullo – ID 3-0285-0949  
(Business consulting and project management)

### **Sale**

Offered for sale is the Concept, Investment Plan, and Preliminary Design for the Marina Petronila Vásquez Vásquez, projected to become the eighth marina in the country and the largest in Costa Rica and Latin America, with a capacity for 1,025 vessels, complying with the minimum requirements established under Article 3 of the Law on Concessions and Operation of Marinas and Tourist Docks.

The project is fully documented, including preliminary administrative procedures and negotiations conducted with the Municipality of Paquera concerning the current concession under file No. 746-2018.

For the commencement of construction, the basic requirements have been established according to Official Letter DPT-ZMT-PAQ-108-2025 (Paquera, October 14th, 2025).

The project includes all strategic properties required for its development, covering a total area of 236 hectares 8,282.36 acres. Negotiations with the landowners are ready to be formalized for transfer to the investor.

**Sale Price:** USD \$206,325,000.00

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[info@grupomcfi.com](mailto:info@grupomcfi.com)

**The Sale Price Includes:**

- All properties required for the development of the project 236 ha 8,282.36 acres, according to documentation issued by the Municipal Council of the Paquera District, Department of Maritime-Terrestrial Zone (Official Letter DPT-ZMT-PAQ-108-2025).
- Signed documents with current property owners confirming their agreement to sell.
- Financial projection of the megaproject, including estimated costs, profitability, and investment recovery.  
Preliminary site design of the planned infrastructure, based on research and feasibility studies.  
Excel file with the investment projection, cost analysis, and estimated recovery timeline.
- Technical and administrative support from the project creators for a period of 12 months to expedite permitting procedures and assist with integration in the local community.

**Important**

The potential investor must have the financial capacity to cover, in addition to the initial amount of USD \$206,325,000.00, the total capital required for the execution of the Eco-Marina / Resort Project, estimated at USD \$1,505,000,000.00, as indicated in the attached financial projection.

The creators have already prepared a list of qualified construction companies, engineers, and architects with experience in projects of this scale, as well as established contacts within the Municipality and related institutions. This team will assist the investor throughout the development process.

The project will significantly contribute to the economic, tourism, and social development of Paquera and its neighboring communities.

## **Social Responsibility Component of the Project**

To ensure sustainable and inclusive development, all investment within the district of Paquera must include a social responsibility component, developed in coordination with the Municipality and aimed at directly benefiting the local population.

### **1. Day Center for Senior Citizens**

- Capacity: 60 to 100 people
- Objective: Provide comprehensive care and improve the quality of life for the elderly population of the district.
- Current status: Land available.
- Requirement: Financing for construction and partial equipment.
- Execution: Joint initiative between the investor and the Municipality of Paquera.

### **2. Construction of Pedestrian Bridge (Downtown Paquera)**

- Location: East side of the hardware store, Cobano–Paquera main road.
- Objective: Enhance pedestrian safety and reduce the risk of accidents.
- Requirement: Supply of construction materials and participation in execution.
- Execution: Joint project with the Municipality.

### 3. Support for the Community of Punta Cuchillo

Access to the marina area will be through the community of Punta Cuchillo, a small village consisting of approximately 12 homes and one local school.

#### School and Daycare Center

- Need: Relocation and construction of new educational and recreational infrastructure.
- Requirement: Financing for construction and equipment.
- Execution: Joint project with the Municipality.

#### Housing

- Current status: Some existing houses must be relocated to allow access to the marina area.
- Requirement: Financial contribution for the construction of new homes.
- Mutual benefit: Facilitates access to the main project while improving housing conditions for local families.

### Conclusion

The above-mentioned social projects are essential for the balanced development of the main investment and to ensure ongoing community support.

The investor's active commitment to these initiatives will establish a sustainable public-private partnership, generating long-term benefits for both the community of Paquera and Costa Rica as a whole.

Sincerely,



María del Socorro Calderón Fedullo

info@grupomcfi.com | Tel. +506 8411-5608



CONCEJO MUNICIPAL DISTRITO PAQUERA  
PAQUERA-PUNTARENAS  
CEDULA JURÍDICA: 3-007-339600  
DEPARTAMENTO ZONA MARÍTIMO TERRESTRE  
CORREO [ELECT.ZMTPAQUERA@GMAIL.COM](mailto:ELECT.ZMTPAQUERA@GMAIL.COM)  
TEL. 2641-00-25-EXT. 104  
**En el camino de la justicia está la vida (Prov. 12-28).**



OFICIO: DPT-ZMT-PAQ-108-2025-Paquera 14  
de Oct. 2025

SEÑORES:  
LICDA MARIA DEL SOCORRO CALDERON FEDULLO  
CEDULA: 3 0285 0949

ING. PETROQUIMICO-ALEXANDER ROJAS VASQUEZ  
CEDULA: 2 0429 0609



**Asunto:** Consulta sobre el estado actual de la concesión/Marina de **PETRONILA VASQUEZ VASQUEZ/Punta Cuchillo/Playa Camarón.**

Estimado Señor.

El suscrito, Lic. ALBAN UGALDE GARCIA, Encargado del Departamento de la Zona Marítima Terrestre del Concejo Municipal del Distrito de Paquera, ante Usted con el debido respeto, sobre su consulta, le manifiesto:

El Proyecto de construcción de una Marina, se tramita bajo el Expediente Administrativo que al efecto lleva este Departamento, correspondiente al N°: 746-2018, que es Concesión vigente; la misma a efectos de poder iniciar, debe cumplir únicamente, a saber:

- 1)-Debe actualizar la Viabilidad Ambiental, ante la SECRETARIA TECNICA AMBIENTAL-SETENA, con la presentación de un Estudio de Impacto Ambiental Actualizado.
- 2)-La concesión otorgada por esta municipalidad, es por un plazo de 99 años.
- 3)-El proyecto se describe así: Construcción de una marina turística con capacidad para un máximo de 1025 embarcaciones, con las instalaciones y servicios mínimos que establece el artículo 3° de la Ley de Concesión y Operación de marinas y atracaderos turísticos. Proyecto a desarrollarse en la zona costera de Punta Cuchillo del Distrito de Paquera, Cantón de Puntarenas, Provincia de Puntarenas, al costado Este de las instalaciones del Muelle del Ferry Puntarenas-Paquera. El área total concesionada para el desarrollo es de 820.000 m<sup>2</sup>, la cual pagaría \$20.000.00 (VEINTE MIL DOLARES USA), por concepto de canon anual.
- 4)- En la finca que se describe así: terreno con una Casa de habitación, situada en el distrito quinto de Paquera, del cantón primero de la provincia de Puntarenas, linderos Norte zona publica con



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PAQUERA-PUNTARENAS  
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CORREO [ELECT.ZMTPAQUERA@GMAIL.COM](mailto:ELECT.ZMTPAQUERA@GMAIL.COM)  
TEL. 2641-00-25-EXT. 104  
**En el camino de la justicia está la vida (Prov. 12-28).**



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de Oct. 2025

SEÑORES:  
LICDA MARIA DEL SOCORRO CALDERON FEDULLO  
CEDULA: 3 0285 0949

ING. PETROQUIMICO-ALEXANDER ROJAS VASQUEZ  
CEDULA: 2 0429 0609



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- 1)-Debe actualizar la Viabilidad Ambiental, ante la SECRETARIA TECNICA AMBIENTAL-SETENA, con la presentación de un Estudio de Impacto Ambiental Actualizado.
- 2)-La concesión otorgada por esta municipalidad, es por un plazo de 99 años.
- 3)-El proyecto se describe así: Construcción de una marina turística con capacidad para un máximo de 1025 embarcaciones, con las instalaciones y servicios mínimos que establece el artículo 3° de la Ley de Concesión y Operación de marinas y atracaderos turísticos. Proyecto a desarrollarse en la zona costera de Punta Cuchillo del Distrito de Paquera, Cantón de Puntarenas, Provincia de Puntarenas, al costado Este de las instalaciones del Muelle del Ferry Puntarenas-Paquera. El área total concesionada para el desarrollo es de 820.000 m<sup>2</sup>, la cual pagaría \$20.000.00 (VEINTE MIL DOLARES USA), por concepto de canon anual.
- 4)- En la finca que se describe así: terreno con una Casa de habitación, situada en el distrito quinto de Paquera, del cantón primero de la provincia de Puntarenas, linderos Norte zona publica con

MUNICIPAL COUNCIL OF THE DISTRICT OF PAQUERA

Paquera – Puntarenas

Legal ID: 3-007-339600

Department of the Maritime-Terrestrial Zone

Email: [zmtpaquera@gmail.com](mailto:zmtpaquera@gmail.com)

Tel:2641-0025 Ext. 104

*"In the path of justice there is life" (Proverbs12:28)*

OFFICIAL LETTER:DPT-ZMT-PAQ-108 2025-  
Paquera, October 14, 2025



TO:

Licda. María del Socorro Calderón Fedullo

ID: 3-0285-0949

Ing. Petrochemical Engineer Alexander Rojas Vásquez

ID: 2-0429-0609

**Subject:** Inquiry regarding the current status of the concession / Marina of Petronila Vásquez Vásquez/Punta Cuchillo / Playa Camarón

**Dear Sir:**

The undersigned, **Lic. Albán Ugalde García**, Head of the Department of the Maritime-Terrestrial Zone of the Municipal Council of the District of Paquera, respectfully informs you in response to your inquiry as follows:

The **project for the construction of a marina** is being processed under the **Administrative File No. 746-2018**, which corresponds to a **current concession**. In order to begin, the project must only comply with the following requirements:

1. The **Environmental Viability** must be updated before the **Technical Environmental Secretariat (SETENA)** through the submission of an updated Environmental Impact Study.
2. The concession granted by this Municipality is for a **term of 99 years**.
3. The project is described as follows: Construction of a **tourist marina** with capacity for a maximum of **1,025 vessels**, including the minimum facilities and services established in **Article 3 of the Law on the Concession and Operation of Tourist Marinas and Docks**. The project will be developed along the **coastal area of Punta Cuchillo**, in the District of Paquera, Canton of Puntarenas, Province of Puntarenas, to the **east of the Puntarenas–Paquera ferry dock**. The **total concessioned area** for development is **820,000 m<sup>2</sup>**, which will pay an **annual fee of \$20,000 USD (Twenty Thousand US Dollars)**.
4. The property is described as follows: land with a residential house located in the fifth district of Paquera, first canton of the province of Puntarenas, bordered on the north by public area (603.6 linear decimeters) and Richard Jones Pearse; west by Henry Fernández Schult and Stiven Korel Hugnes; measuring **29 hectares and 81,817.3 m<sup>2</sup>**, accessible by right of way with a wide frontage to the public area of **1,450.38 meters**, composed mainly of reef, with irregular shape, medium to steep slopes, firm soils covered by forest and shrubland. It includes a well for water supply and is suitable for developing a **resort of 600 rooms and 280 bungalows**, with ecotourism trails.

Additionally, adjacent to this area are **13 hectares, 648.88 m<sup>2</sup>**, according to **Cadastral Plan No. P-520318-83, dated December 4, 1983**, which correspond to **private property excluded from Law 6043**, currently under possessory information process before the **Civil Court of Puntarenas**.

Furthermore:

- **Ms. Alexandra Peralta** will acquire **12 hectares** belonging to the Maritime-Terrestrial Zone (Law 6043).
- **Ms. Plácida Olga Gómez** owns **13 hectares 816.54 m<sup>2</sup>** of the Maritime-Terrestrial Zone, and **128 hectares** of private property.
- **Mr. Donald Guerrero Arias** owns **12 hectares 2816 m<sup>2</sup>** of private property (Property No. 186705) and **4 hectares 1778 m<sup>2</sup>** of Maritime-Terrestrial Zone.
- **Inversiones Peninsulares Punta Cuchillo S.A.**, Property No. 21294 = **12 hectares 8909 m<sup>2</sup>**, plus **9 hectares 7556.47 m<sup>2</sup>** in the Maritime-Terrestrial Zone.
- **María Elena Vega Chacón** owns **1 hectare**.

Resulting in a **total area of 236 hectares 8282.36 m<sup>2</sup>** (Two hundred thirty-six hectares, eight thousand two hundred eighty-two square meters, and thirty-six square decimeters).

5. Finally, we in this Municipality are **fully supportive of the development of this major tourism project**, and we will facilitate all administrative procedures for its construction, as we are well aware that its implementation will have **great socioeconomic significance** for the District of Paquera — by creating **more employment opportunities, better district roads**, and other benefits.

As I explained previously, the **Municipal Mayor** has expressed that he will gladly **receive you in his office** when you arrive in the area and will, of course, **sign any necessary agreements** with the investors of this Marina/Resort.

That is all. I trust this information will be helpful.

**Sincerely,**

Es todo. En espera de haberlo dejado informado.

A tte.



**Lic. Albán Ugalde García**

Head – Department of the Maritime-Terrestrial Zone (DPT-ZMT-PAQ)





**MUNICIPAL COUNCIL OF THE DISTRICT OF PAQUERA**  
**Legal ID: 3-007-339600**  
**MUNICIPAL INTENDANCY**  
**Phone: 2641 0025**

Paquera, October 14, 2025  
OFFICIAL LETTER: IMP-901-2025

**TO: MARIA DEL SOCORRO CALDERÓN FEDULLO ID: 3-0285-0949 MC Real Estate info@grupomefi.com / Tel: 8411-5608**

**ALEXANDER ROJAS VÁSQUEZ**  
**ID: 2-0429-0609**  
**Petrochemical Engineer – Creator of the Mega Project**  
**Kexmar**  
**rv@hotmail.com / [alexm7rv@gmail.com](mailto:alexm7rv@gmail.com)**

Dear Sirs:

The undersigned, **Lic. Ulises González Jiménez**, in my capacity as **Municipal Intendant of the District of Paquera**, hereby respectfully extend my greetings, wish you success in your projects, and express the following: Being aware that you are interested in bringing investment to our District of Paquera through a project of great impact for the community—namely, the **construction of a marina resort**, to be developed in the **areas of Punta Cuchillo and Playa Camarón**—and following the meeting to which I was invited to participate with you on **Thursday, October 9 of this year**, held at the **Embassy of the United Arab Emirates in San José**, in my capacity as Municipal Intendant of the District of Paquera, I reiterate my commitment to **facilitate from my office, departments, and municipal units all necessary administrative procedures** required to achieve the objectives of the project's development. I also offer to lend my good offices, if necessary, before other governmental entities to ensure **efficient processing**, while fully respecting the applicable regulations and maintaining **strict adherence to the rule of law**.

Sincerely,

ULISES  
GONZALEZ  
JIMENEZ (FIRMA)  
Firmado digitalmente por UL/SES GONZALEZ JIMENEZ (FIRMA) Fecha: 2025.10.14 15:39:04-06'00'

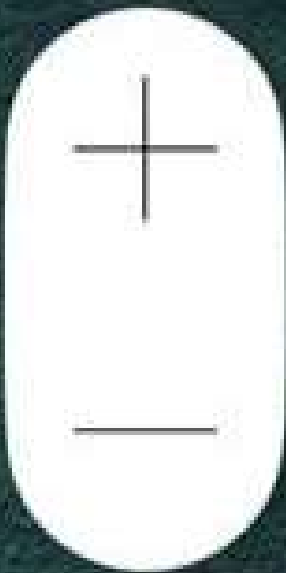
**Lic. Ulises González Jiménez**  
**Municipal Intendant**  
**Municipal Council of the**  
**District of Paquera**

Cc: File.

Distancia: 2.454,509 m

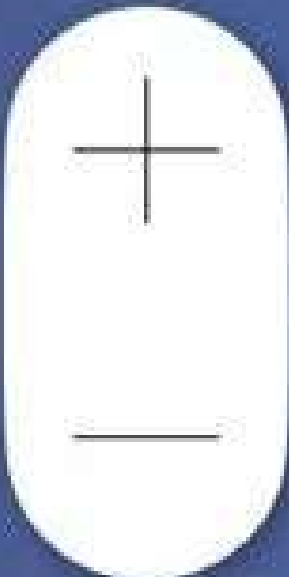
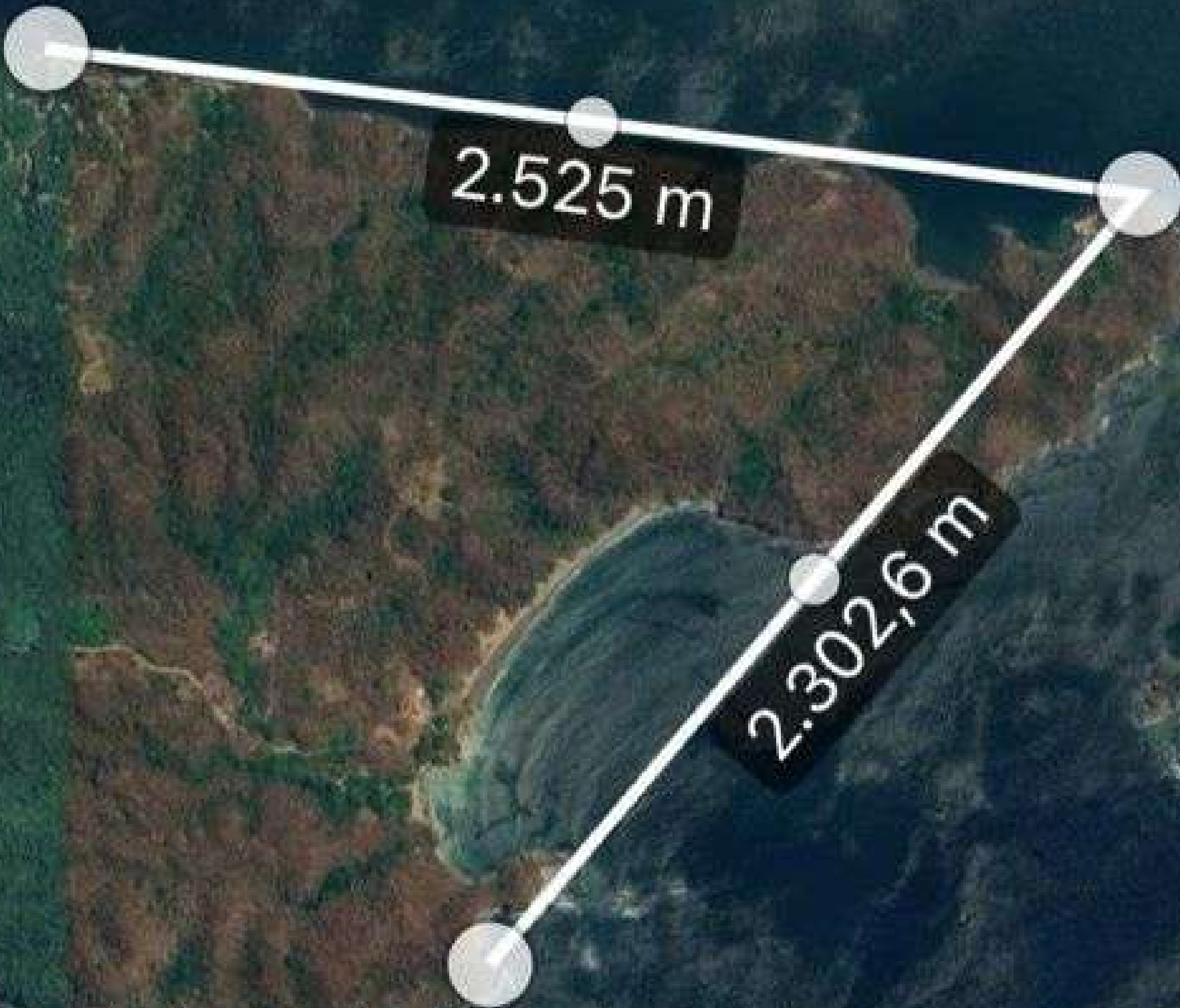


2.454,5 m



Modo GPS

Distancia: 4.827,568 m







# COMMERCIAL FACILITIES

**HOTEL**

**SAILOR**

**AIRPORT**

**HOSPITAL**

**SHOPS**

**GAS STAION**

**HARDWARE STOR**

**SHIPYARD**

**FIREFIGHTERS**

**CAR RENTAL**

**RESTROOMS**

**CUSTUMS**

**SUPERMARKET**

**PHARMACY**

**BANK**

**HELIPORT**

**RESTAURANT**

**WAREHOUSES**

**SECURITY**

**BOTE PARKING 1300**

**SHOWERS**

**CAR PARKING 170**

**ATMs**

**OTHERS**

**CASINO**

**YACHT CLUB**

**SPA**

**BUNGALOWS**

**WATER TOURS**

**TRAVEL AGENCY**

**ART GALLERIES**

**LAWYERS**

**POST OFFICE**

**INDOOR TENNIS**

**NIGHTCLUB**

**SPORTS FIELD**

**BASKETBALL COURT**

**GARDENING OFFICE**

**CINEMA**

**MUSEUM**

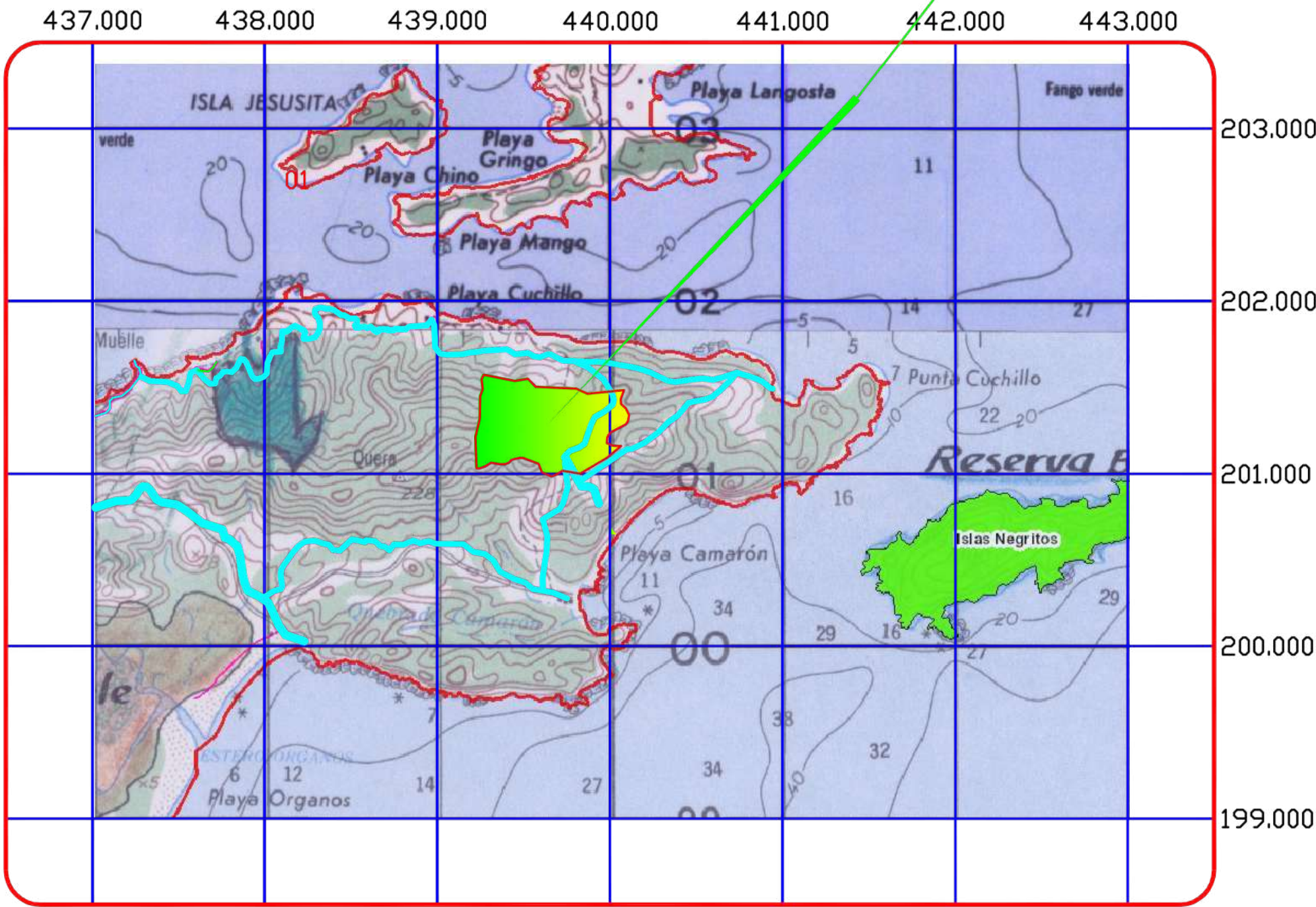
# FINCA No.13

NOMBRE DE CONCESION:  
DONALD  
NUMERO DE FINCA:  
FINCA INSCRITA  
NUMERO DE PLANO:

P-XXXX-2008  
AREA DEL PREDIO:

12HA2818m<sup>2</sup>

FINCA



## UBICACION GEOGRAFICA

### SIMBOLOGIA

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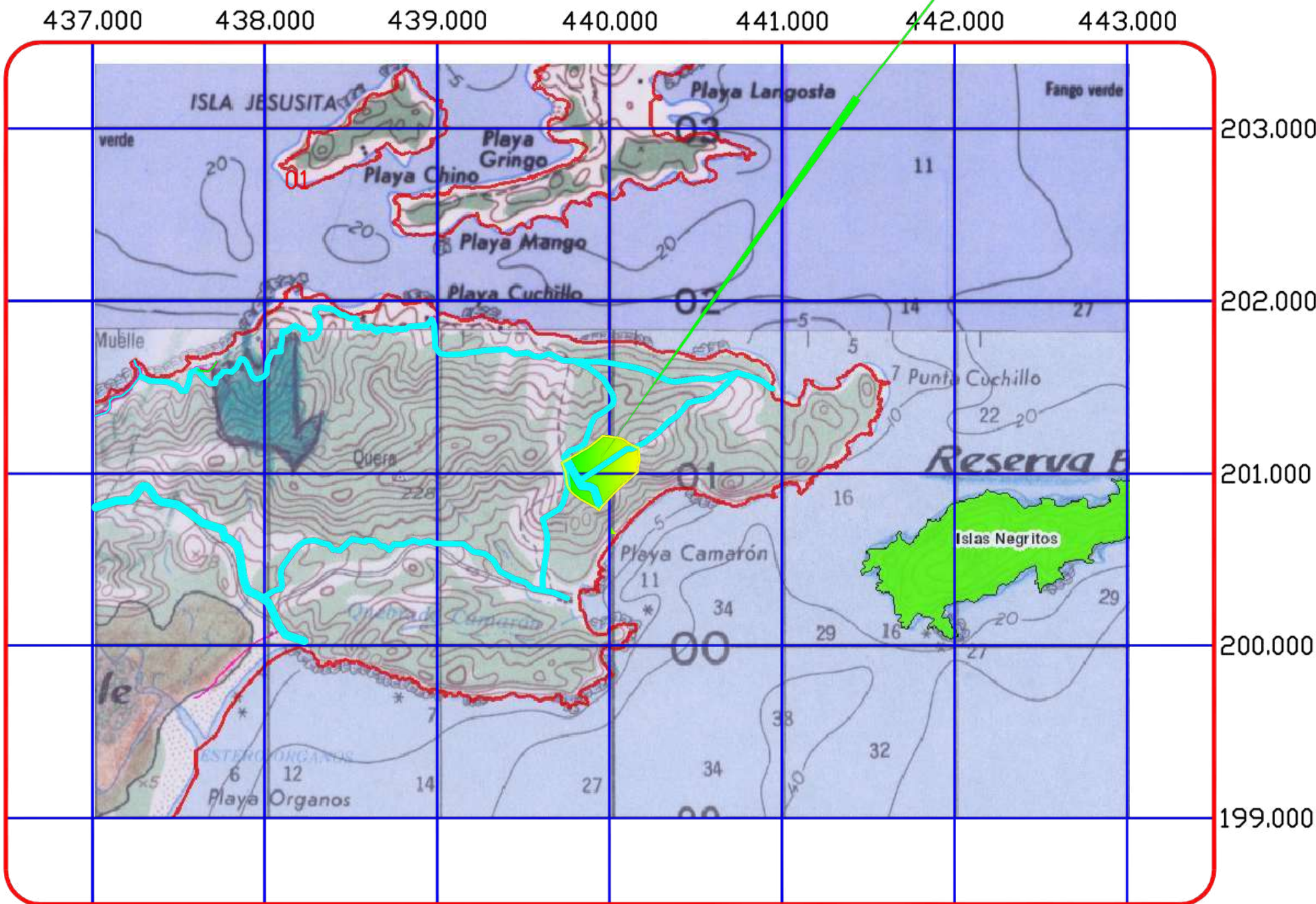
# FINCA No.12

NOMBRE DECONCESION:  
DONALD  
NUMERO DE FINCA:  
FINCA INSCRITA  
NUMERO DE PLANO:

P-XXXX-2008  
ARE DEL PREDIO:

12HA2818m²

FINCA



HOJA ARI0 - ESCALA 1:50000  
UBICACION GEOGRAFICA

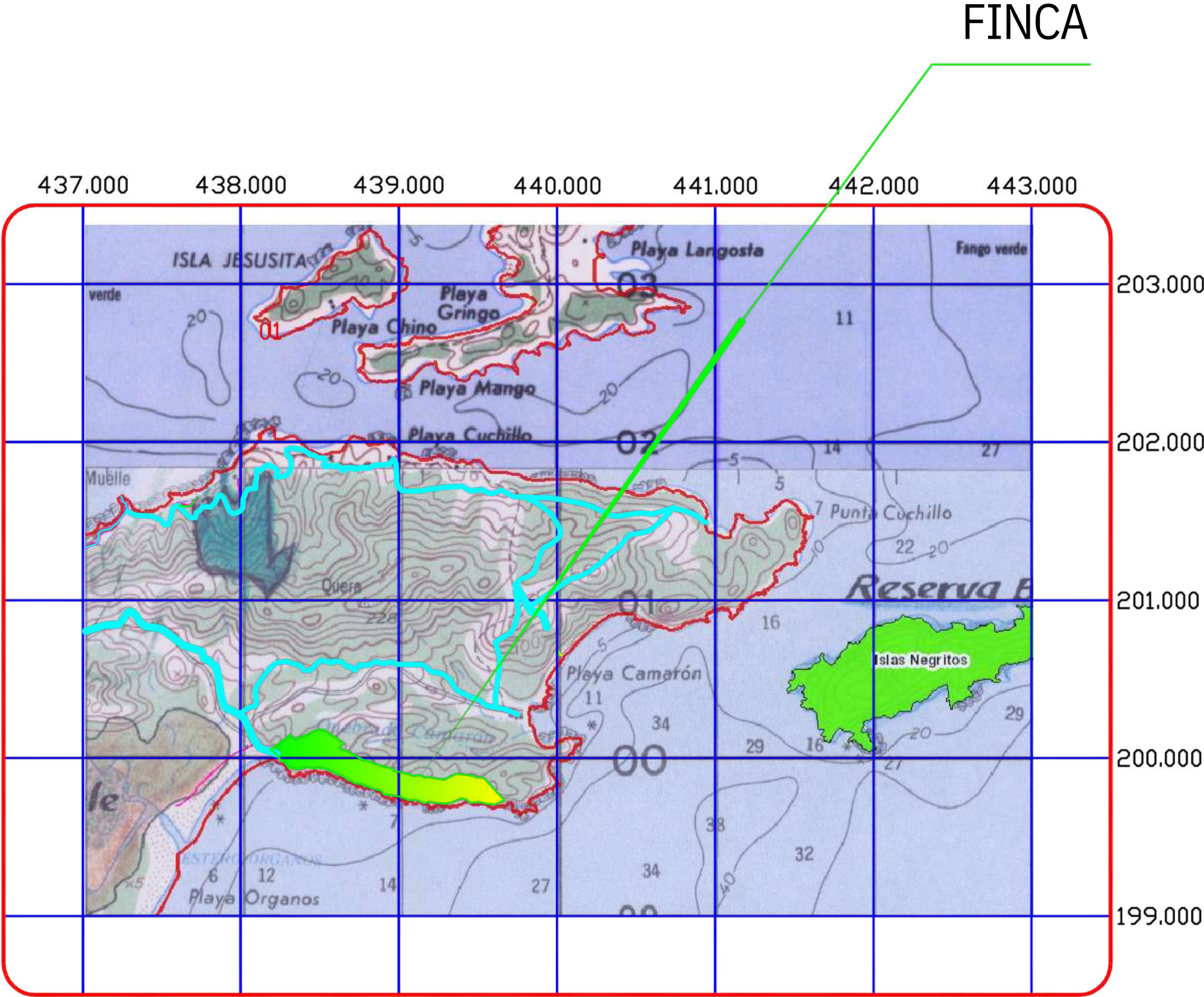
### SIMBOLOGIA

CALLE PUBLICA: 

LINDERO FINCA: 

# FINCA No.09

NOMBRE DECONCESION:  
D EM ET RIO  
NUMERO DE FINCA:  
CONCEJO MUNICIPAL DE PAQUERA  
NUMERO DE PLANO: CROQUIS  
ARE DEL PREDIO:  
24H3914.00m²



HOJA ARI0 - ESCALA 1:50000

## UBICACION GEOGRAFICA

### SIMBOLOGIA

CALLE PUBLICA: 

LINDERO FINCA: 

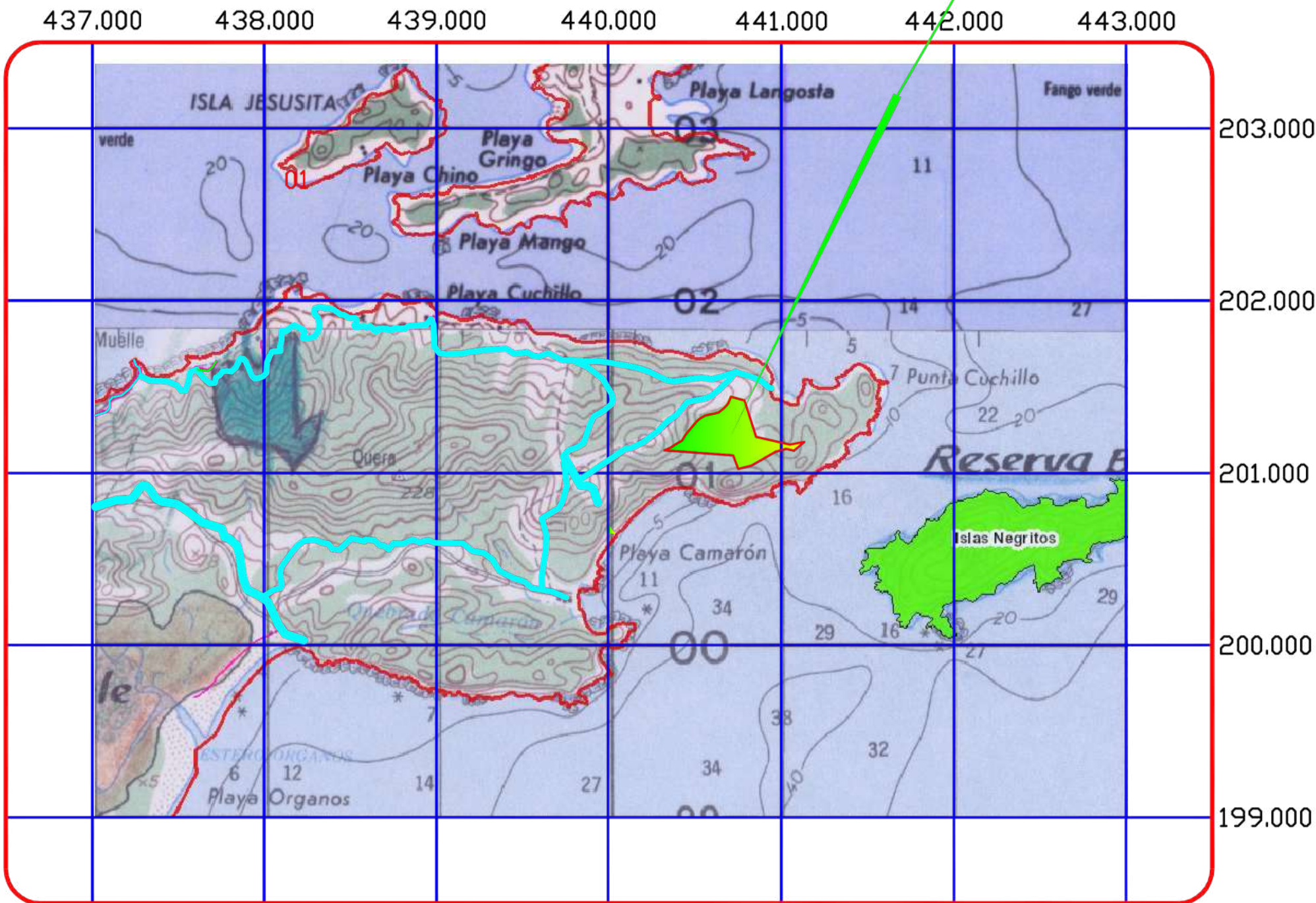
# FINCA No.14

NOMBRE DECONCESION:  
MA OL. VAZQUES  
NUMERO DE FINCA:  
FINCA INSCRITA  
NUMERO DE PLANO:

P-5203XX-1988  
ARE DEL PREDIO:

13HA0648.88m²

FINCA



HOJA ARI0 - ESCALA 1:50000  
UBICACION GEOGRAFICA

### SIMBOLOGIA

CALLE PUBLICA: 

LINDERO FINCA: 

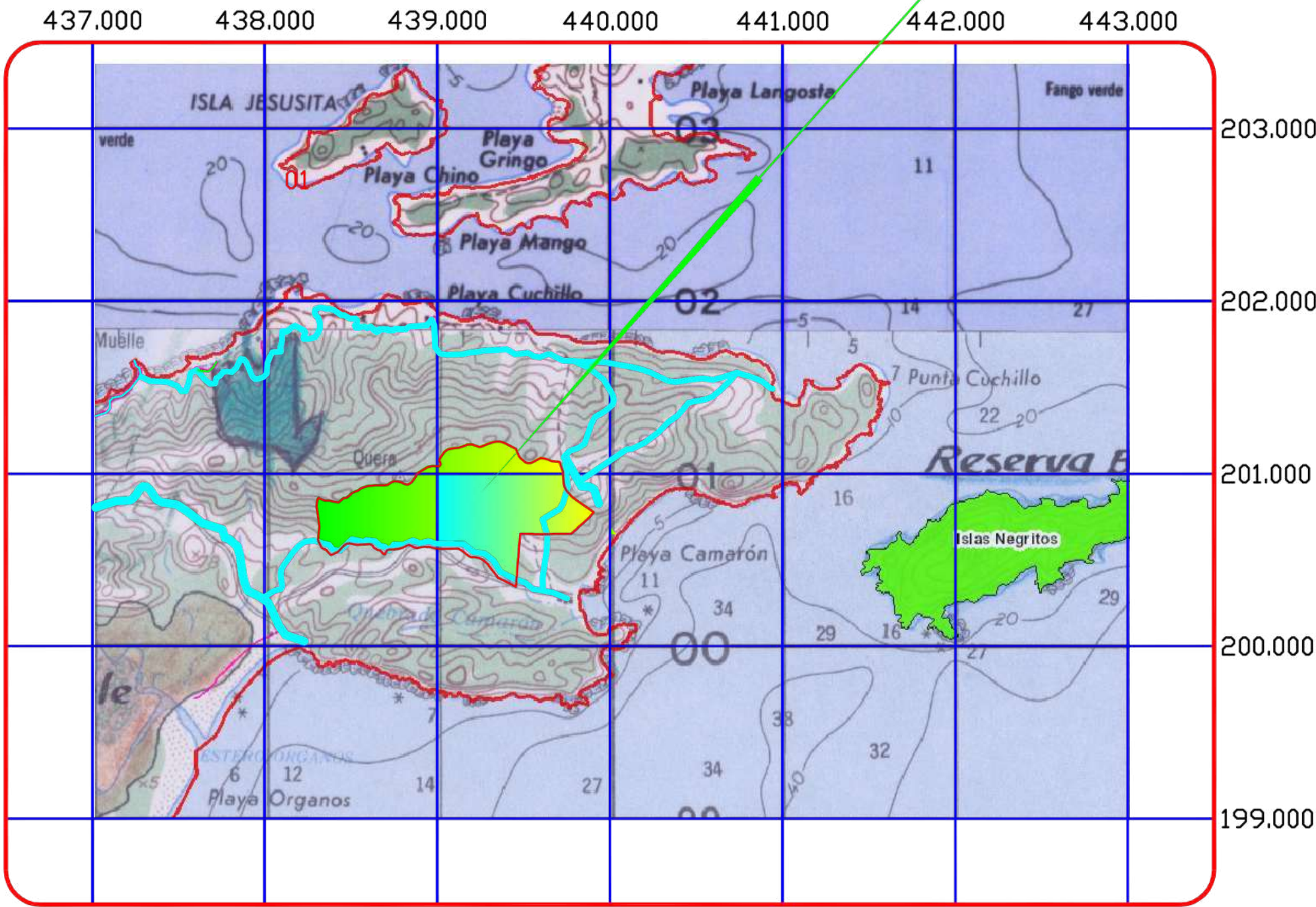
# FINCA No.11

NOMBRE DECONCESION:  
D EM ET RIO

NUMERO DE FINCA:  
FINCA INSCRITA

NUMERO DE PLANO:  
P-1363683-2009  
ARE DEL PREDIO:  
69HA7717m<sup>2</sup>

FINCA



HOJA ARI0 - ESCALA 1:50000  
UBICACION GEOGRAFICA

### SIMBOLOGIA

CALLE PUBLICA: 

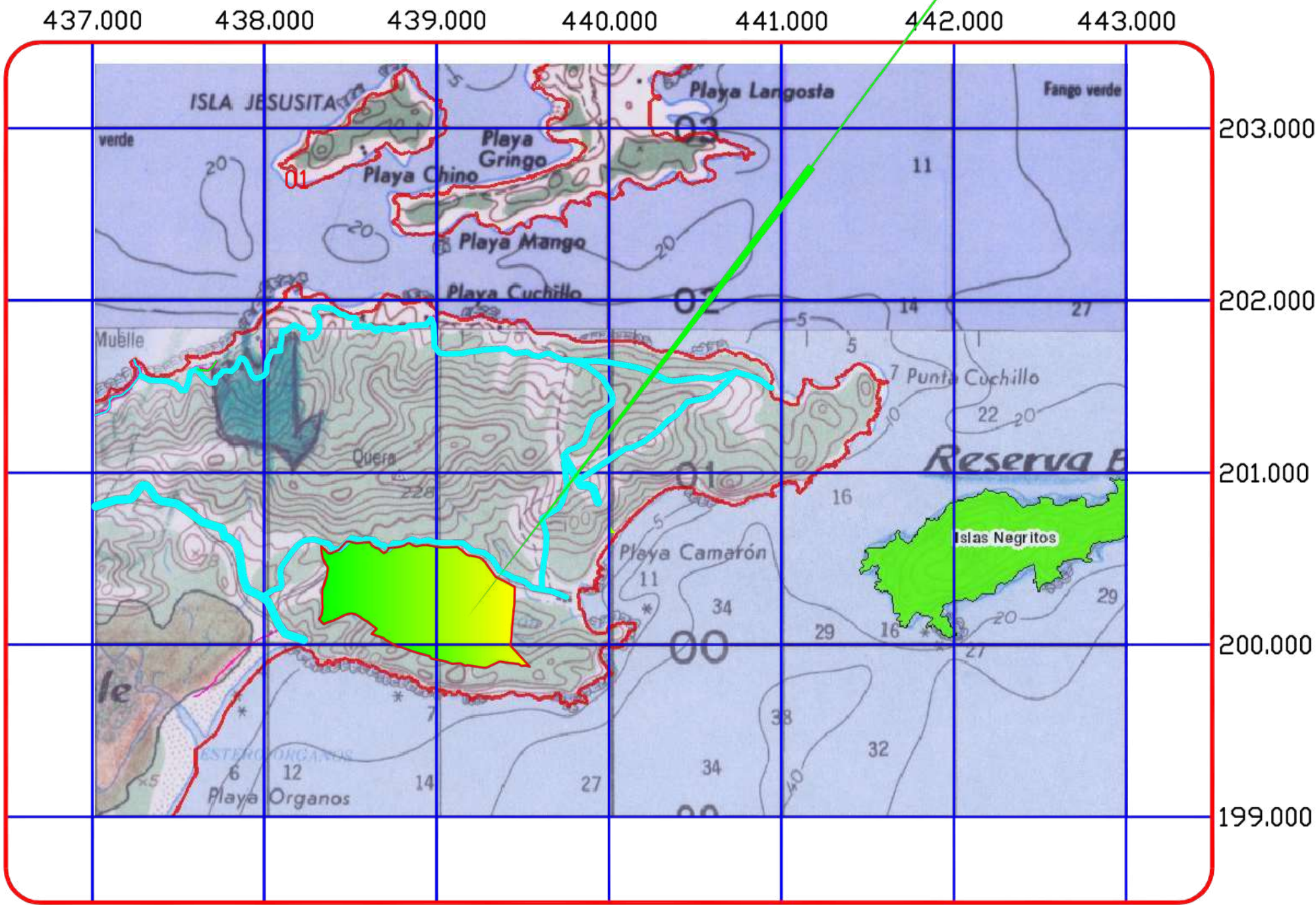
LINDERO FINCA: 

# FINCA No.10

NOMBRE DE CONCESION:  
D E M E T R I O  
NUMERO DE FINCA:  
FINCA INSCRITA  
NUMERO DE PLANO:

P-1363684-2009  
AREA DEL PREDIO:  
58HA9898m<sup>2</sup>

FINCA



HOJA ARI0 - ESCALA 1:50000  
UBICACION GEOGRAFICA

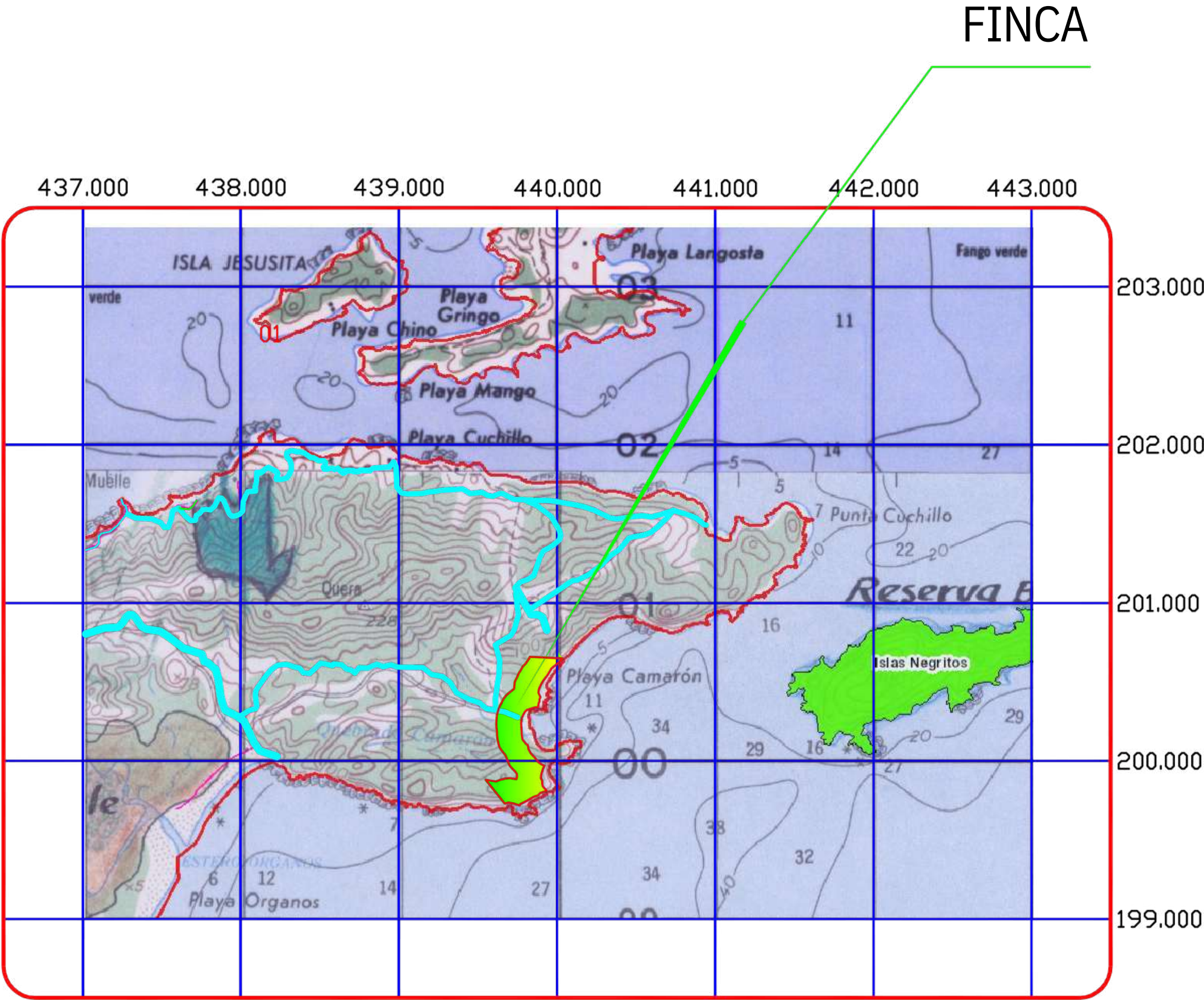
### SIMBOLOGIA

CALLE PUBLICA: 

LINDERO FINCA: 

# FINCA No.08

NOMBRE DE CONCESION:  
INV. ROSA PARAÍ  
NUMERO DE FINCA:  
CONCEJO MUNICIPAL DE PAQUERA  
NUMERO DE PLANO: CROQUIS  
ARE DEL PREDIO:  
18H1958A.00m²



HOJA ARI0 - ESCALA 1:50000

## UBICACION GEOGRAFICA

### SIMBOLOGIA

CALLE PUBLICA: 

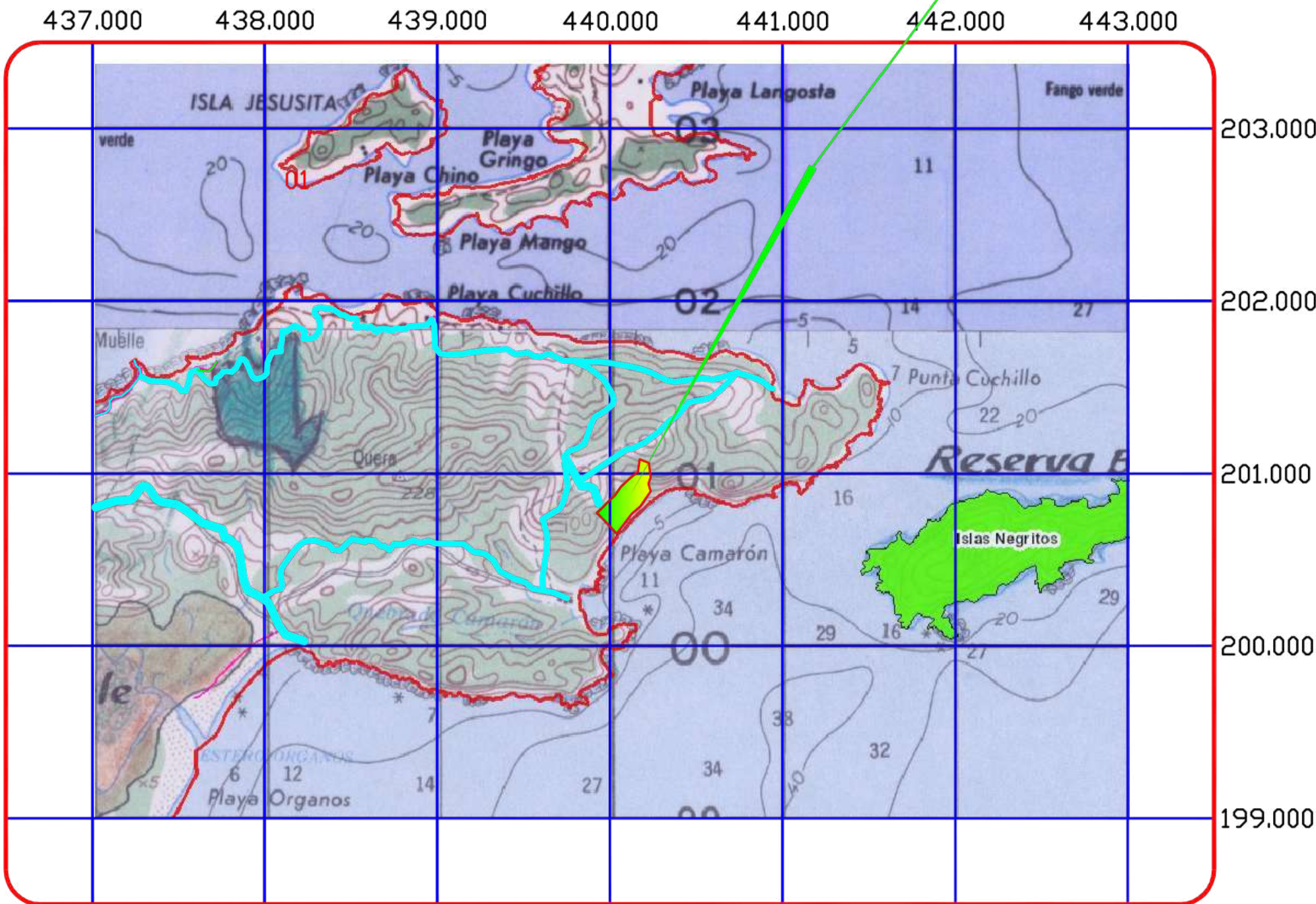
LINDERO FINCA: 

# FINCA No.06

NOMBRE DE CONCESION:  
M A.OL .VAS  
NUMERO DE FINCA:  
CONCEJO MUNICIPAL DE PAQUERA  
NUMERO DE PLANO: CROQUIS

AREA DEL PREDIO:  
5HA6928.00m²

FINCA



HOJA ARI0 - ESCALA 1:50000  
UBICACION GEOGRAFICA

## SIMBOLOGIA

CALLE PUBLICA: 

LINDERO FINCA: 

# CROQUIS TOTAL

NOMBRE DE CONCESION:

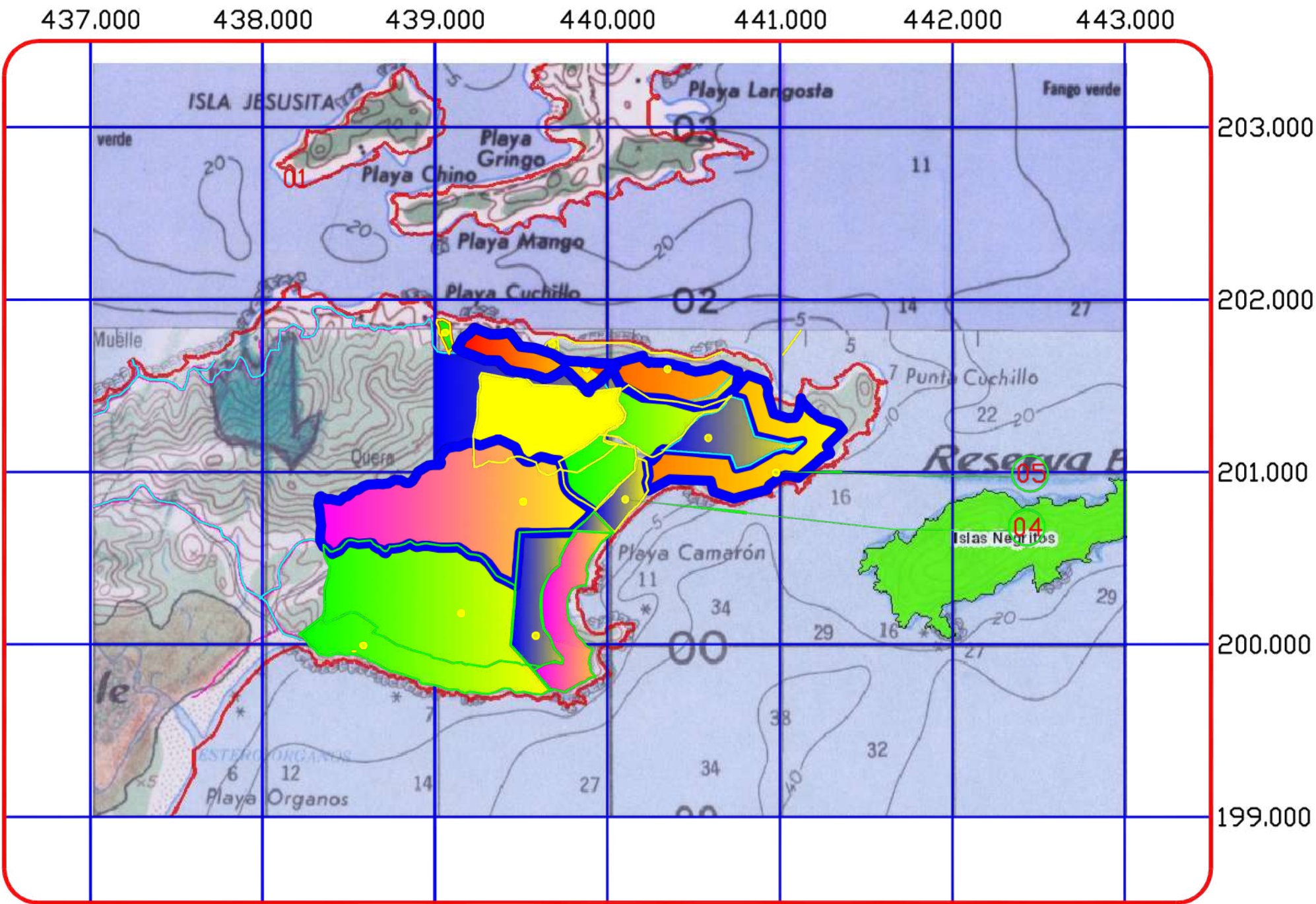
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CONCEJO MUNICIPAL DE PAQUERA

NUMERO DE PLANO: CROQUIS

AREA DEL PREDIO:

XXXXXXXXXm²



## UBICACION GEOGRAFICA

SIMBOLOGIA

CALLE PUBLICA: —————

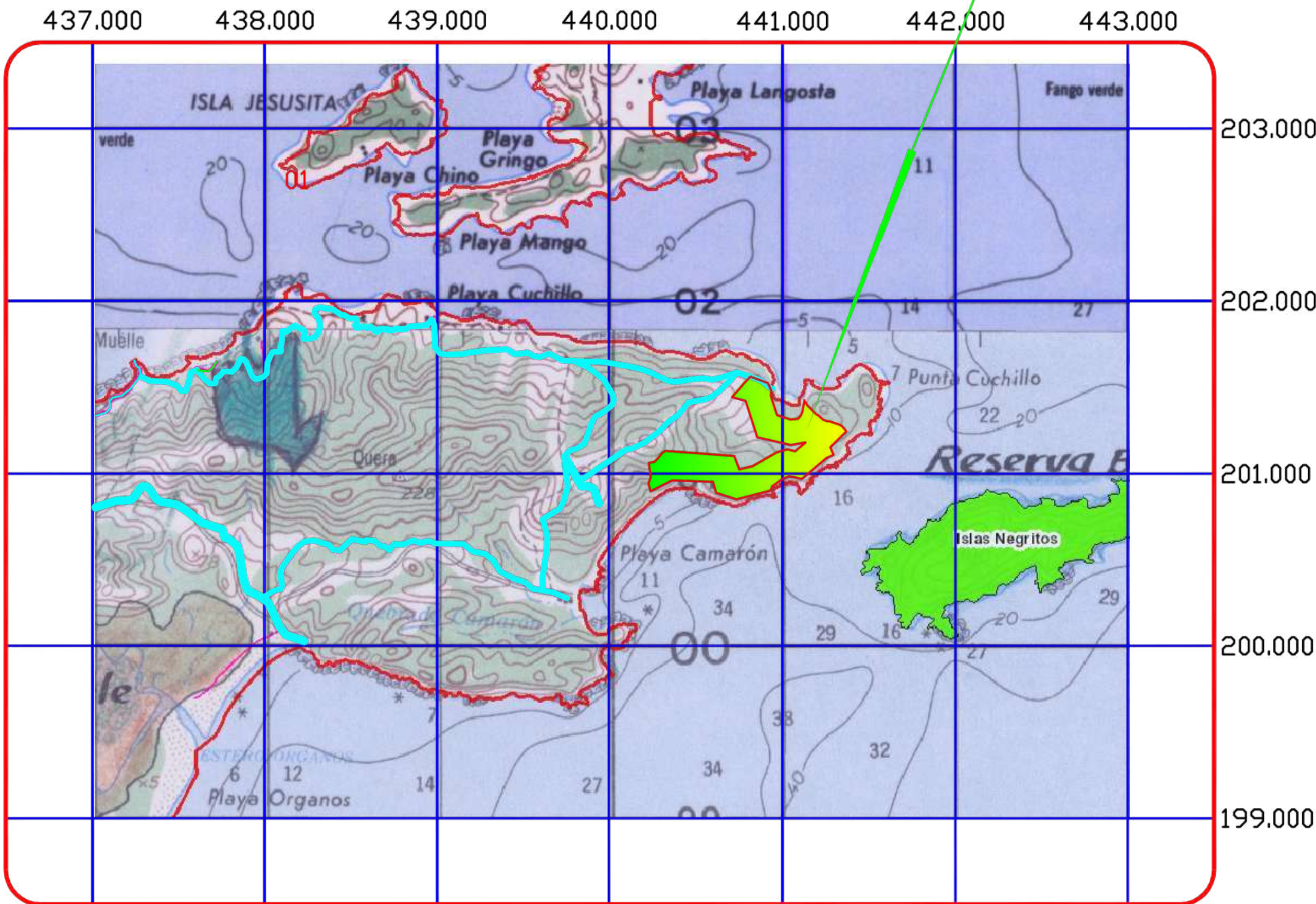
LINDERO FINCA: —————

# FINCA No.05

NOMBRE DE CONCESION:  
M A.OL .VAS  
NUMERO DE FINCA:  
CONCEJO MUNICIPAL DE PAQUERA  
NUMERO DE PLANO: CROQUIS

AREA DEL PREDIO:  
29HA8181.73m²

FINCA



## UBICACION GEOGRAFICA

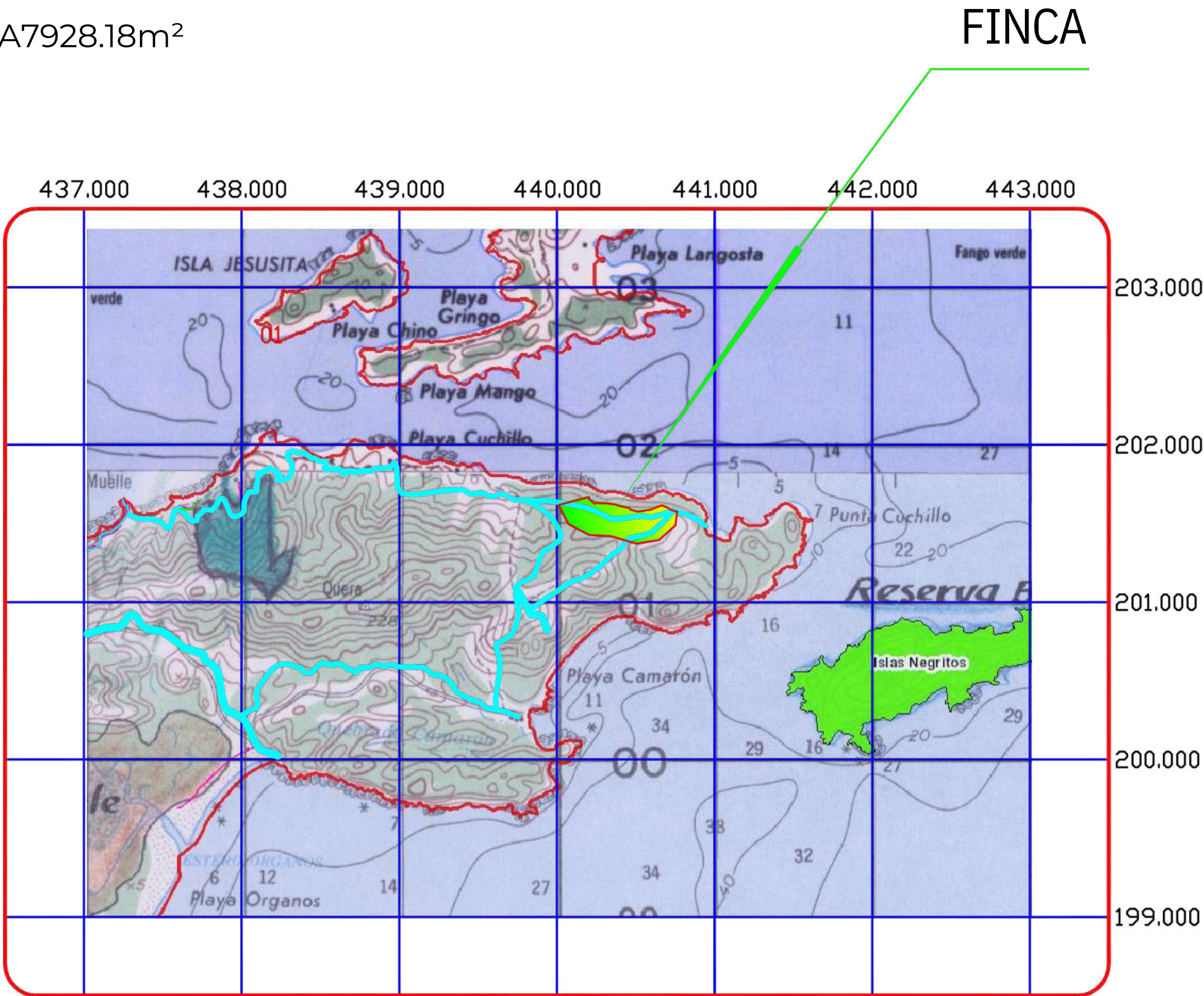
### SIMBOLOGIA

CALLE PUBLICA: 

LINDERO FINCA: 

# FINCA No.04

NOMBRE DECONCESION:  
ELI.M.A.  
NUMERO DE FINCA:  
CONCEJO MUNICIPAL DE PAQUERA  
NUMERO DE PLANO: CROQUIS  
  
AREA DEL PREDIO:  
13HA7928.18m²



HOJA ARI0 - ESCALA 1:50000  
UBICACION GEOGRAFICA

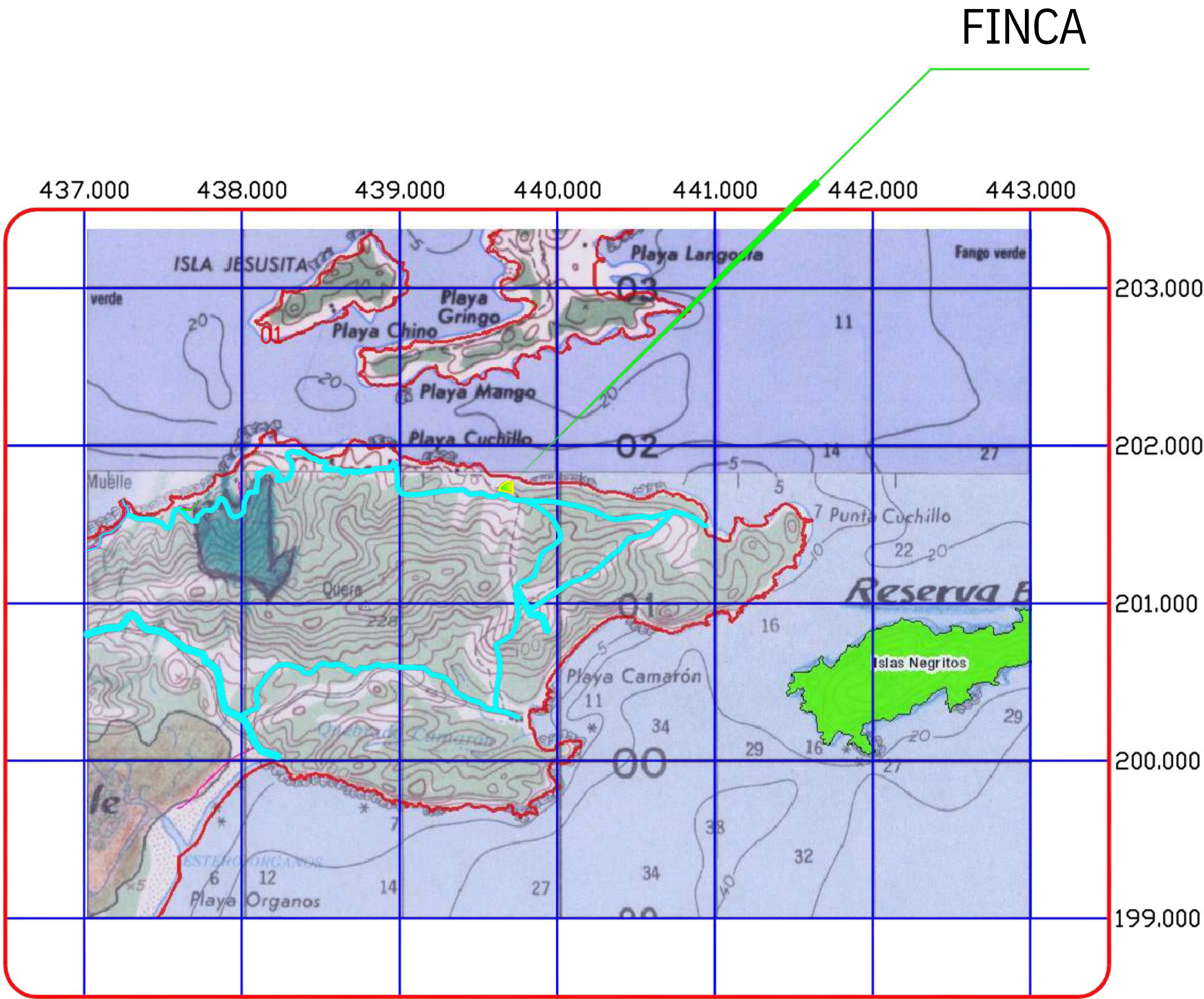
### SIMBOLOGIA

CALLE PUBLICA: 

LINDERO FINCA: 

# FINCA No.03

NOMBRE DECONCESION:  
JOSE GA. VA.  
NUMERO DE FINCA:  
CONCEJO MUNICIPAL DE PAQUERA  
NUMERO DE PLANO: CROQUIS  
AREA DEL PREDIO:  
0HA4000.00m²



## UBICACION GEOGRAFICA

### SIMBOLOGIA

CALLE PUBLICA:

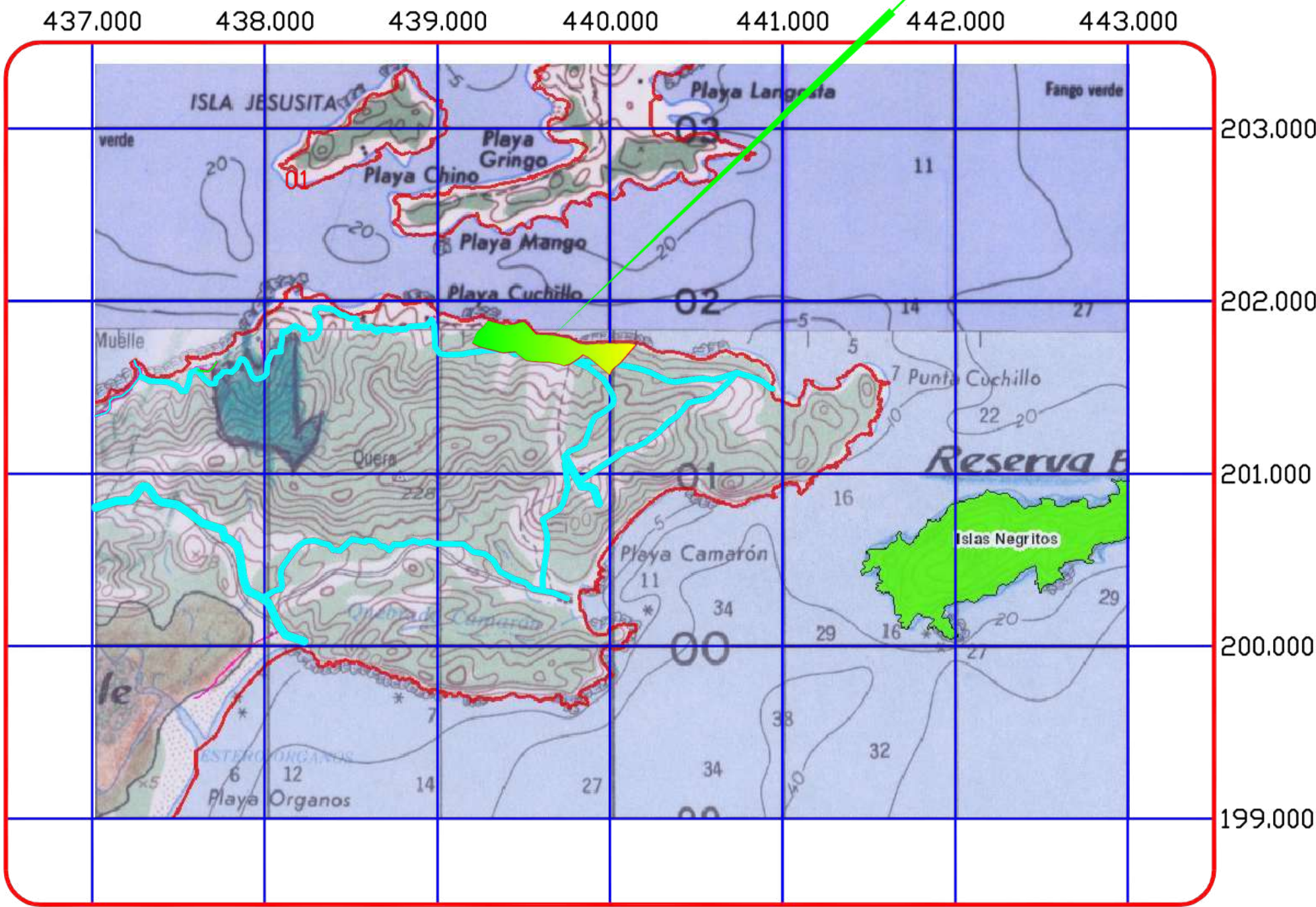
LINDERO FINCA:

# FINCA No.02

NOMBRE DE CONCESION:  
LUT. CUT. PACIFICO  
NUMERO DE FINCA:  
CONCEJO MUNICIPAL DE PAQUERA  
NUMERO DE PLANO: CROQUIS

AREA DEL PREDIO:  
11HA9960.74m²

FINCA



## UBICACION GEOGRAFICA

### SIMBOLOGIA

CALLE PUBLICA: 

LINDERO FINCA: 

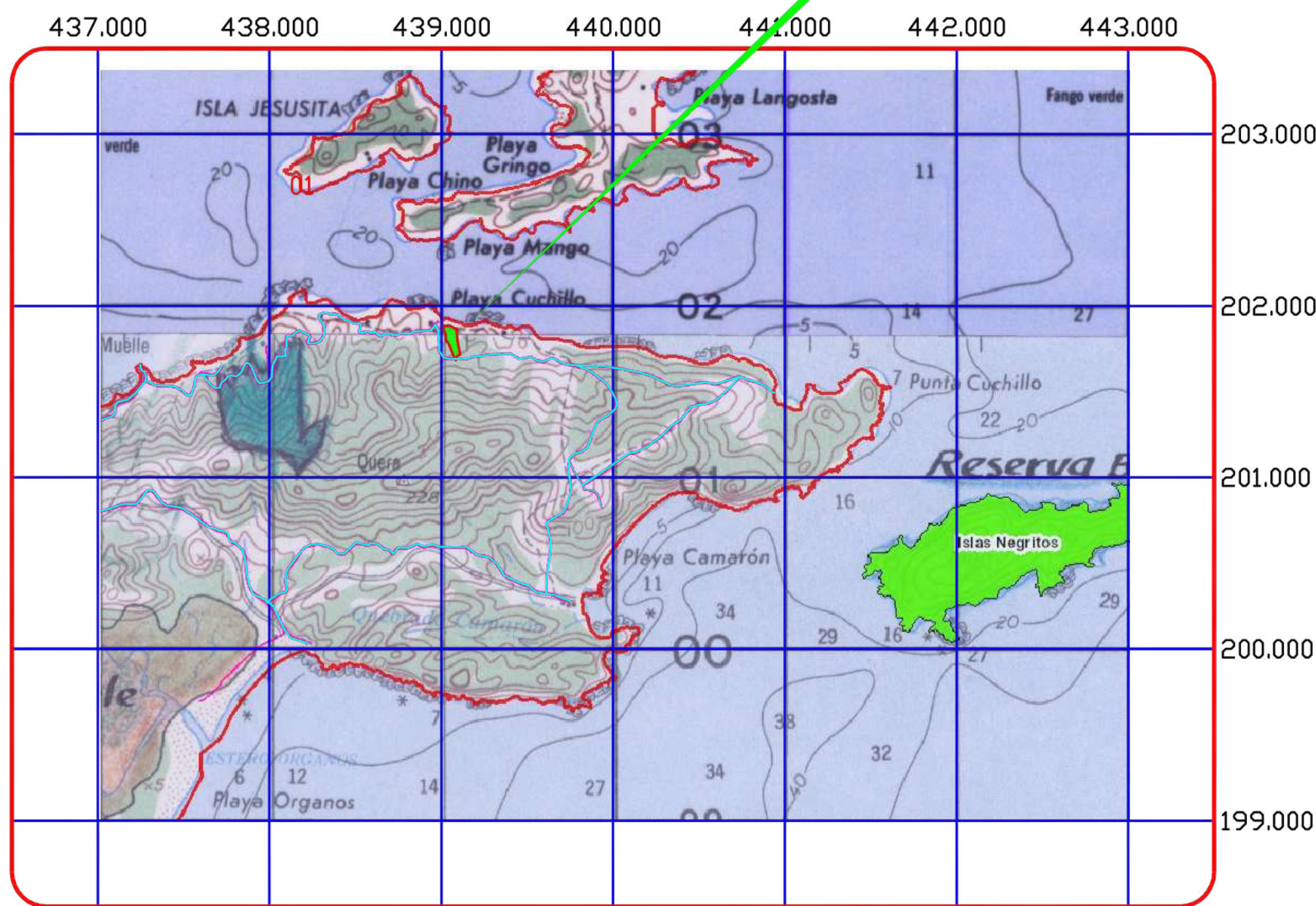
# FINCA No.01

NOMBRE DE CONCESION:  
MARIA ELENA VC

NUMERO DE FINCA:  
CONCEJO MUNICIPAL DE PAQUERA  
NUMERO DE PLANO: CROQUIS

AREA DEL PREDIO:  
1HA0009.00m²

FINCA



HOJA ARI0 - ESCALA 1:50000

## UBICACION GEOGRAFICA

### SIMBOLOGIA

CALLE PUBLICA: 

LINDERO FINCA: 

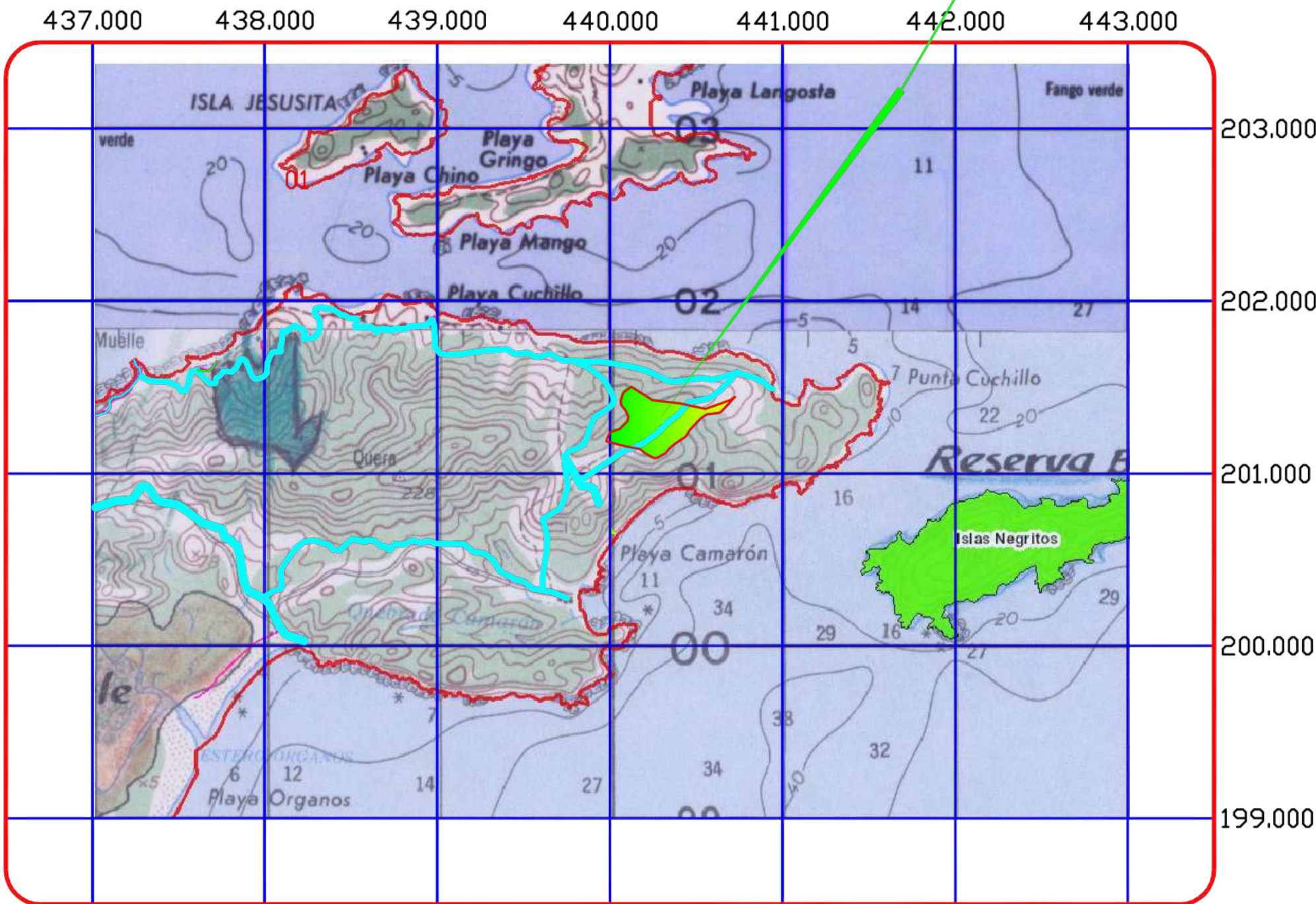
# FINCA No.15

NOMBRE DECONCESION:  
MA OL. VAZQUES  
NUMERO DE FINCA:  
FINCA INSCRITA  
NUMERO DE PLANO:

P-9962XX-91  
AREA DEL PREDIO:

12HA8909.79m<sup>2</sup>

FINCA



## UBICACION GEOGRAFICA

### SIMBOLOGIA

CALLE PUBLICA: 

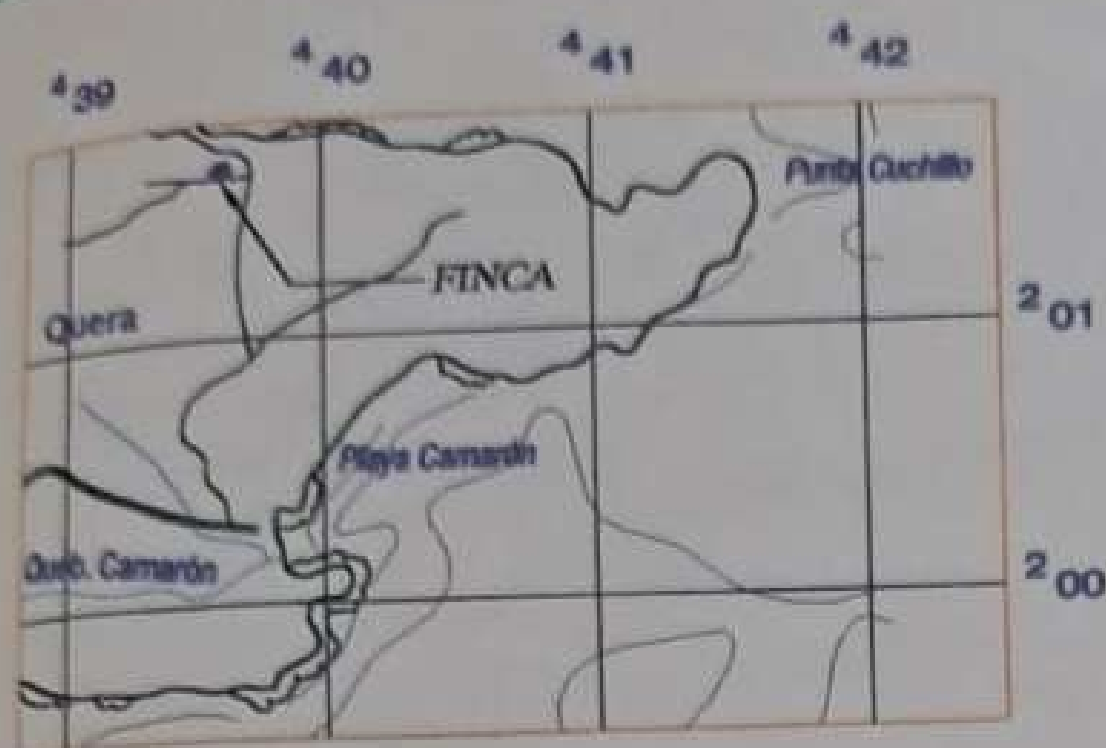
LINDERO FINCA: 



Municipalidad  
de Puntarenas

011

Zona Maritimo  
Terrestre



HOJA TAMBOR  
UBICACION esc. 1 : 50.000

| LINEA | ACIMUT     | DIST.(m) |
|-------|------------|----------|
| 1 - 2 | 276° 06.7' | 88.20    |
| 2 - 3 | 021° 14.7' | 23.00    |
| 3 - 4 | 029° 22.4' | 11.00    |
| 4 - 5 | 051° 46.1' | 32.99    |
| 5 - 6 | 043° 04.1' | 4.00     |
| 6 - 7 | 089° 18.6' | 35.00    |
| 7 - 1 | 170° 51.7' | 65.00    |



NOTA:  
TERRENO PROPIEDAD DEL ESTADO, EN  
ADMINISTRACION DE LA MUNICIPALIDAD DE  
PUNTARENAS, SOLICITADO EN CONCESION.

A CONCESION A:

SE ANTONIO GAMBOA VASQUEZ  
CEDULA N° 1-461-803

SITUADO EN: PUNTA CUCHILLOS

DISTRITO: 05° PAQUERA

CANTON: 01° PUNTARENAS

PROVINCIA: 06° PUNTARENAS

INFORMACION REGISTRO PUB

FOLIO REAL N°

AREA

PROTOCOLO:

TOMO

FOLIO

ESCALA

1 : 1000

AREA

4000.00 m<sup>2</sup>

ARCHIVO N°

FEC  
OCTUBR

SECCION DE MICROFILM

ROLLO 194

IMAGEN 275

14 OCT 1991

REGISTRO NACIONAL  
CATASTRO NACIONAL

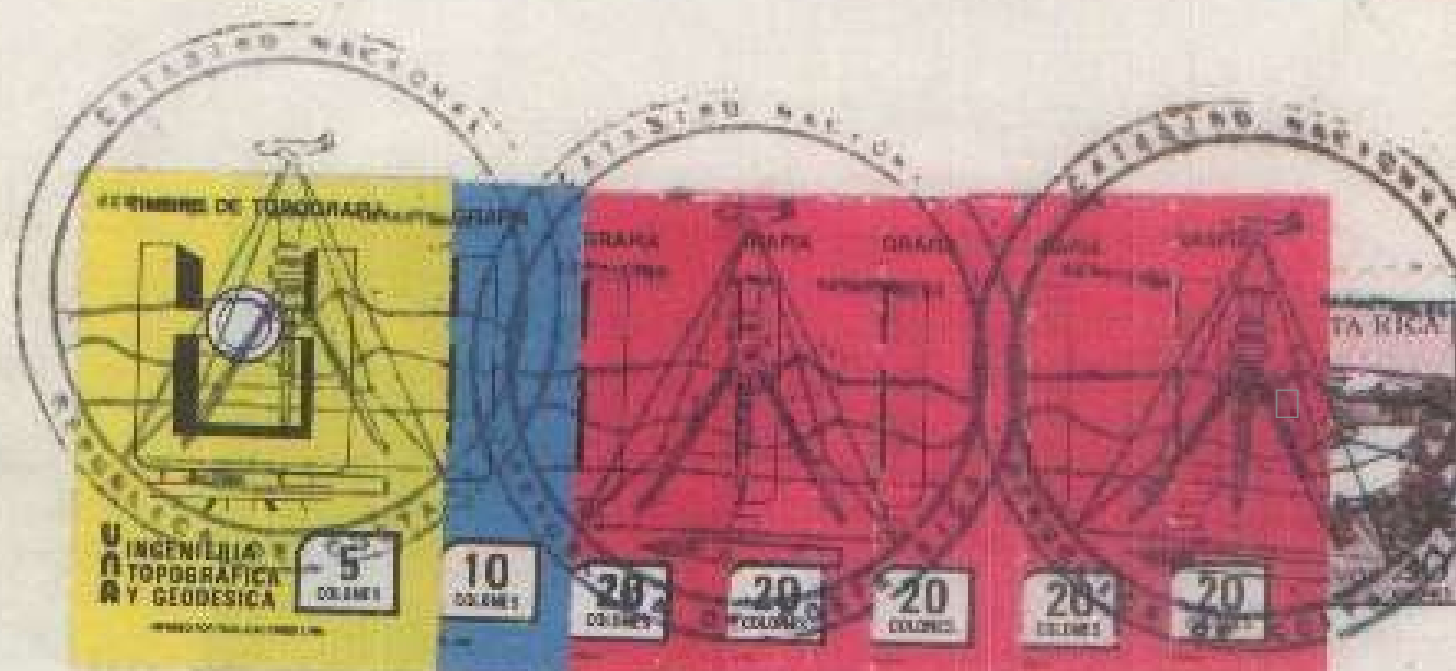
El presente plano ha cumplido con los requisitos exigidos por lo que ha sido registrado bajo el siguiente número:

P-996298-91

10 OCT 1991

Fecha

Firma Autorizada

LOCALIZACION  
HOJA TAMBOR ESCALA 1:50.000

Esta impresi

de imagen

Colegio Federado de Ingenieros  
y de Arquitectos de Costa Rica

9 OCT 1991

ANOTADO



| LINEA   |   | RUMBO |      | DIST. |    |
|---------|---|-------|------|-------|----|
|         |   | °     | '    | m     | cm |
| 1 - 2   | S | 20    | 41 W | 50    | 74 |
| 2 - 3   | S | 06    | 35 E | 25    | 10 |
| 3 - 4   | S | 41    | 10 E | 40    | 83 |
| 4 - 5   | S | 27    | 25 E | 40    | 24 |
| 5 - 6   | S | 10    | 34 W | 30    | 83 |
| 6 - 7   | S | 47    | 01 W | 63    | 06 |
| 7 - 8   | S | 68    | 34 W | 59    | 33 |
| 8 - 9   | S | 34    | 56 W | 22    | 23 |
| 9 - 10  | S | 16    | 00 W | 21    | 61 |
| 10 - 11 | S | 08    | 39 W | 13    | 48 |
| 11 - 12 | S | 75    | 13 E | 117   | 93 |
| 12 - 13 | S | 80    | 29 E | 40    | 24 |
| 13 - 14 | S | 81    | 55 E | 47    | 19 |
| 14 - 15 | S | 54    | 24 E | 39    | 14 |
| 15 - 16 | S | 60    | 45 E | 48    | 26 |
| 16 - 17 | S | 82    | 17 E | 13    | 63 |
| 17 - 18 | N | 87    | 50 E | 13    | 79 |
| 18 - 19 | N | 60    | 35 E | 54    | 87 |
| 19 - 20 | N | 37    | 35 E | 35    | 84 |
| 20 - 21 | N | 48    | 33 E | 33    | 67 |
| 21 - 22 | N | 56    | 08 E | 77    | 94 |
| 22 - 23 | N | 37    | 03 E | 16    | 06 |
| 23 - 24 | N | 31    | 02 E | 33    | 98 |
| 24 - 25 | N | 41    | 37 E | 31    | 20 |
| 25 - 26 | N | 42    | 03 E | 68    | 26 |
| 26 - 27 | N | 61    | 02 E | 41    | 78 |
| 27 - 28 | N | 81    | 11 E | 70    | 47 |
| 28 - 29 | N | 66    | 03 E | 14    | 88 |
| 29 - 30 | N | 44    | 02 E | 118   | 61 |
| 30 - 31 | S | 58    | 04 W | 33    | 11 |
| 31 - 32 | S | 69    | 52 W | 155   | 59 |
| 32 - 33 | N | 78    | 18 W | 153   | 43 |
| 33 - 34 | N | 86    | 27 W | 55    | 50 |
| 34 - 35 | N | 83    | 55 W | 109   | 62 |
| 35 - 36 | N | 57    | 53 W | 146   | 09 |
| 36 - 1  | S | 53    | 32 W | 58    | 77 |

## NOTAS

- NO HUBO CAMBIO DE LINDEROS NI AMOJONAMIENTOS.
- METODO: LEVANTAMIENTO POLAR-POLIGONAL ABIERTA
- ERROR ANGULAR ESTIMADO: 00' 02"
- ERROR LINEAL ESTIMADO: 00,02m
- DISTANCIA DE PUNTO 30 A PUNTO 36: 653,34m.
- PARA RECTIFICAR AREA -MODIFICA EL PLANO CATASTRADO No P-7690-73

PROPIEDAD DE

JOSE LUIS CASTRO ROJAS

Cedula No. 5-117-627

AREA 128.909,79 m<sup>2</sup>

Area según

Registro: 166.034,28 m<sup>2</sup>

ESCALA

1:5000

SITUADO EN PUNTA CUCHILLO

DISTRITO 5º PAQUERA

CANTON 1º PUNTARENAS

PROVINCIA 6º PUNTARENAS

ARCHIVO No.

TOMO —

FOLIO REAL

NUMERO 6021294-

ASIENTO 000

FECHA

AGOSTO 1991

PROTOCOLO TOMO

6550

FOLIO

22

RUBEN CUBERO MARTINEZ  
TOPOGRAFO ASOCIADO T.A. 5613

SECCION DE MICROFILM

ROLLO

208

IMAGEN

218

FECHA

10 NOV. 1983

FIRMA

*[Signature]*

REGISTRO NACIONAL

CATASTRO NACIONAL

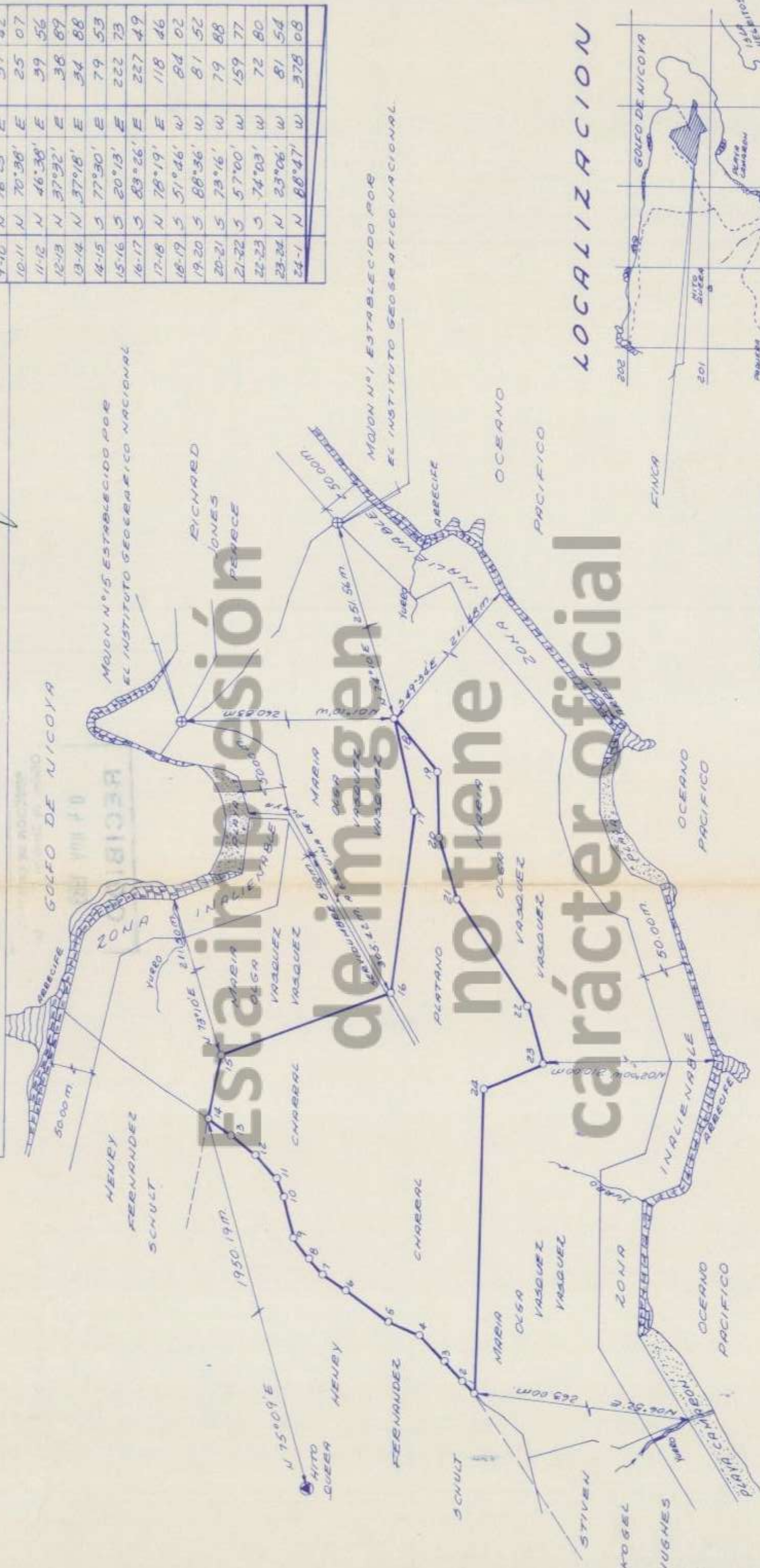
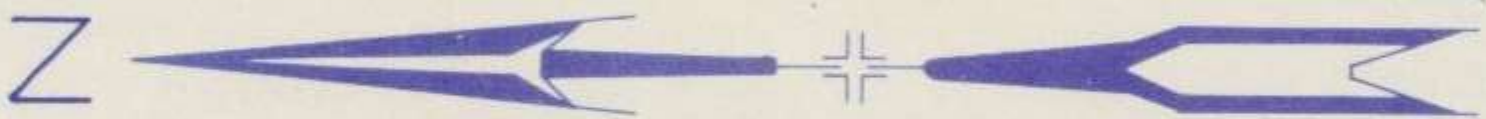
El presente plan es susceptible con los datos  
registrados por la ley que le fue otorgada  
registro bajo el número de:

1-520318-83

- 4 NOV. 1983

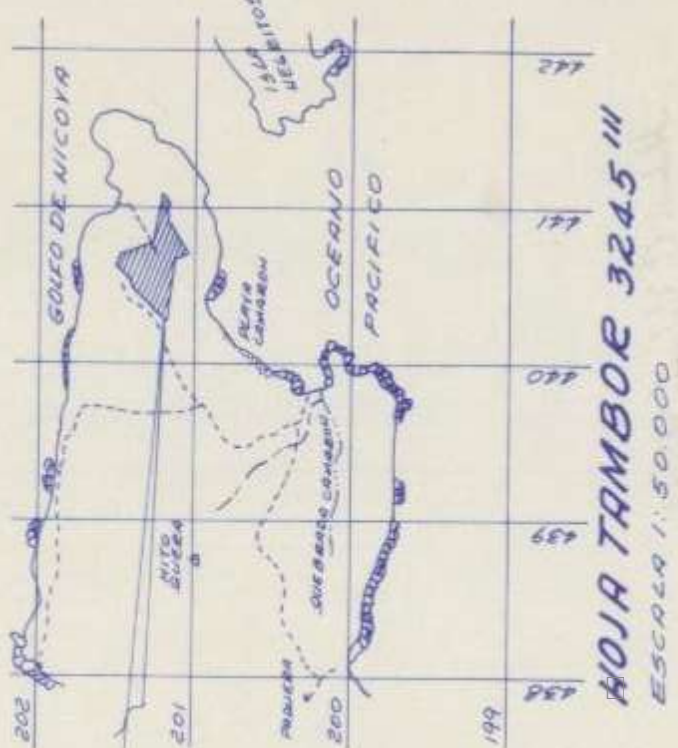
*[Signature]*

Firma Autorizada



| DERROTERO |            |           |  |
|-----------|------------|-----------|--|
| LÍNEA     | RUMBO      | DISTANCIA |  |
| 1-2       | N 43°13' E | 23.44     |  |
| 2-3       | N 48°31' E | 34.22     |  |
| 3-4       | N 48°26' E | 44.14     |  |
| 4-5       | N 21°30' E | 41.85     |  |
| 5-6       | N 37°08' E | 65.26     |  |
| 6-7       | N 34°04' E | 34.61     |  |
| 7-8       | N 48°55' E | 25.75     |  |
| 8-9       | N 55°59' E | 31.23     |  |
| 9-10      | N 76°25' E | 51.42     |  |
| 10-11     | N 70°38' E | 25.07     |  |
| 11-12     | N 46°38' E | 39.56     |  |
| 12-13     | N 37°32' E | 38.89     |  |
| 13-14     | N 37°18' E | 34.88     |  |
| 14-15     | S 77°30' E | 79.53     |  |
| 15-16     | S 20°13' E | 222.73    |  |
| 16-17     | S 83°26' E | 227.49    |  |
| 17-18     | N 78°19' E | 118.46    |  |
| 18-19     | S 51°46' W | 84.02     |  |
| 19-20     | S 88°36' W | 81.52     |  |
| 20-21     | S 73°16' W | 79.88     |  |
| 21-22     | S 57°00' W | 159.77    |  |
| 22-23     | S 74°03' W | 72.80     |  |
| 23-24     | N 23°06' W | 81.54     |  |
| 24-1      | N 88°47' W | 378.08    |  |

LOCALIZACION



0 ± NOV 1983

0 ± NOV 1983

*[Signature]*

Photodup

NOTA: SE INSCRIBE ESTE PLAN SIN PERJUICIO DE  
LOS DERECHOS DEL ESTADO PARA TODOS LOS  
EFECTOS DE LAS LIMITACIONES QUE LAS LEYES  
DE AGUAS Y CAMINOS Y ZONA MARITIMO-TERRESTRE  
ESTABLECEN

PARA INFORMACION POSESORIA

PROTOCOLO TOMO N° 3183

FOLIO 14 AL 22

ES PARTE

TOMO

NUMERO

ASIENTO

POSEEDOR:

MARIA OLGA VASQUEZ VASQUEZ

CEDULA N° 6-024-694

SITA EN PUNTA COCHILLOS

ESCALA 1:5000

FECHA OCTUBRE 1983

AREA

13ha 0648.88 m<sup>2</sup>

CANTON 1° PUNTARENAS

PROVINCIA 6° PUNTARENAS

LEVANTO

*[Signature]*

ADELIO FONSECA MONGE

AGENSOR ASOCIADO N° 049

NOTAS:  
LEVANTAMIENTO POLAR.  
POSICIONAL CERRADA.  
ERROR ANGULAR: 00'06"  
ERROR LINEAL: 01.36 m.  
DOY FE DE QUE NO SE ESTABLECIERON LINDEROS NUEVOS.





Concejo Municipal Distrito Paquera  
Zona Marítimo Terrestre Tel. 2641-0911  
Céd. Jur. 3-014-339800

Hará: 1230 Fecha: 21/07/08  
Recibido por: [Signature]

LINDEROS EXISTENTES. LEVANTAMIENTO POLAR. POLIGONAL CERRADA.  
LINEAL: 1.00m EN 1200.00m ANGULAR: 00° 02'. FRENTE A CALLE PUBLICA: 45.48m  
POR ESTE PLANO SIN PERJUICIO DE LOS DERECHOS DEL ESTADO PARA TODOS  
EFECTOS DE LAS LIMITACIONES QUE LAS LEYES DE AGUAS Y CAMINOS Y ZONA  
MARITIMO TERRESTRE ESTABLECEN

### UBICACION

HOJA: TAMBOR Y GOLFO  
ESCALA-1:50000



| LINEA | A C I M U T | DIST.(m) |
|-------|-------------|----------|
| 1-2   | 262° 46.2'  | 5.11     |
| 2-3   | 239° 28.2'  | 10.39    |
| 3-4   | 220° 18.3'  | 16.75    |
| 4-5   | 180° 42.8'  | 13.22    |
| 5-6   | 336° 16.5'  | 6.65     |
| 6-7   | 334° 01.8'  | 19.46    |
| 7-8   | 334° 08.1'  | 22.92    |
| 8-9   | 334° 23.4'  | 15.20    |
| 9-10  | 335° 34.4'  | 17.03    |
| 10-11 | 335° 17.7'  | 10.46    |
| 11-12 | 335° 11.5'  | 14.95    |
| 12-13 | 321° 26.3'  | 7.70     |
| 13-14 | 321° 15.7'  | 11.79    |
| 14-15 | 324° 12.0'  | 4.63     |
| 15-16 | 357° 38.2'  | 4.12     |
| 16-17 | 359° 14.3'  | 12.80    |
| 17-18 | 359° 50.5'  | 5.42     |
| 18-19 | 356° 28.8'  | 6.81     |
| 19-20 | 344° 17.7'  | 5.20     |
| 20-21 | 335° 46.9'  | 3.67     |
| 21-22 | 335° 20.2'  | 17.76    |
| 22-23 | 337° 23.9'  | 6.48     |
| 23-24 | 001° 07.9'  | 4.15     |
| 24-25 | 004° 36.9'  | 16.37    |
| 25-26 | 003° 27.0'  | 1.50     |
| 26-27 | 095° 16.9'  | 20.90    |
| 27-28 | 022° 48.8'  | 5.26     |
| 28-29 | 095° 44.9'  | 6.34     |
| 29-30 | 112° 54.2'  | 18.16    |
| 30-31 | 114° 17.3'  | 6.70     |
| 31-32 | 125° 30.4'  | 5.36     |
| 32-33 | 125° 30.4'  | 8.44     |
| 33-34 | 090° 47.9'  | 10.65    |
| 34-35 | 177° 59.8'  | 13.67    |
| 35-36 | 168° 51.5'  | 12.71    |
| 36-37 | 179° 37.9'  | 10.56    |
| 37-38 | 175° 09.2'  | 29.07    |
| 38-39 | 171° 58.1'  | 22.07    |
| 39-40 | 168° 49.6'  | 10.17    |
| 40-41 | 165° 17.3'  | 19.23    |
| 41-42 | 167° 30.4'  | 5.95     |
| 42-43 | 165° 12.0'  | 18.29    |
| 43-1  | 167° 17.1'  | 10.07    |

STRACION DE LA MUNICIPALIDAD DE PUNTARENAS

CEDULA JURIDICA N°:3-014-042120

CHO DE CONCESION A:

**ELENA VEGA CHACON**

CEDULA N°:6-362-510

SITUADO EN: PUNTA CUCHILLO

DISTRITO: 5° PAQUERA

CANTON: 1° PUNTARENAS

PROVINCIA: 6° PUNTARENAS

**PARA DERECHO D**

**CONCESION**

AREA:

**1ha0009.00m²**

FECHA:

**07-2007**

PROTOCOLO:

TOMO:

FOLIO:

EDGARDO RODRIGUEZ RODRIGUEZ  
TOPOGRAFO ASOCIADO TA-16206

ARCHIVO

0706

MAELEN

437  
P-1-5-2

PLANO

DE LA FINCA PROPIEDAD DEL SEÑOR  
ENRIQUE FERNANDEZ SCHUTT SITA  
EN PUNTA DE CUCHILLO DE PAQUERA  
DISTRITO 5° PAQUERA DEL CANTON 1°  
PUNTARENAS PROVINCIA PUNTARENAS  
MIDE 38 HAS 2831.35 MTS<sup>2</sup> = 54 MZS 7762.75 VS<sup>2</sup>  
ESC 1:5000

*Oscar Chacon*  
OSCAR CHACON CHACON, INGA, AGR

PARA TITULAR

*Plano de Delimitación*

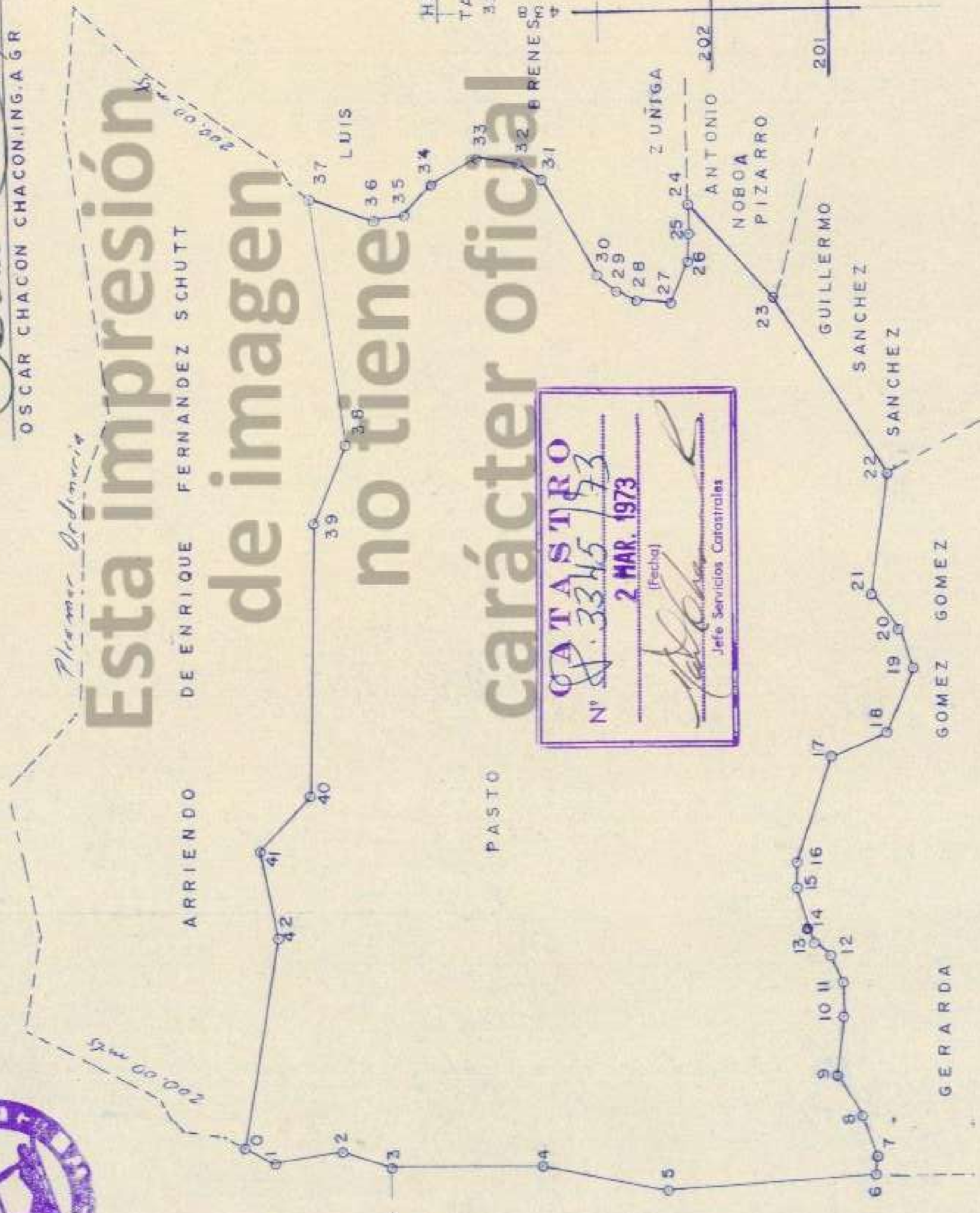
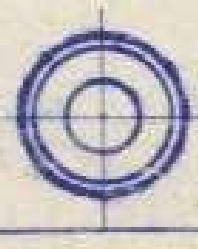
Esta impresión  
de imagen

ARRIENDO DE ENRIQUE FERNANDEZ SCHUTT

no tiene

carácter oficial

SECCION DE MICROFILM  
ROLLO 18 | 215  
FECHA 03 DIC. 1966  
FIRMA *[Signature]*



CATASTRO  
N° 8.3345/73  
2 MAR. 1973  
(Fecha)  
*[Signature]*  
Jefe Servicios Catastrales

| LINEA   | RUMBO           | DIST |
|---------|-----------------|------|
| 0 — 1   | S 27° 55' W 30  | 00   |
| 1 — 2   | S 05° 49' E 61  | 51   |
| 2 — 3   | S 18° 45' W 46  | 14   |
| 3 — 4   | S 00° 18' E 128 | 45   |
| 4 — 5   | S 12° 52' W 108 | 09   |
| 5 — 6   | S 03° 29' E 178 | 66   |
| 6 — 7   | S 82° 48' E 14  | 59   |
| 7 — 8   | N 72° 00' E 39  | 23   |
| 8 — 9   | N 57° 20' E 40  | 01   |
| 9 — 10  | S 82° 20' E 51  | 33   |
| 10 — 11 | N 88° 35' E 33  | 00   |
| 11 — 12 | N 65° 36' E 24  | 00   |
| 12 — 13 | N 40° 50' E 16  | 22   |
| 13 — 14 | N 68° 10' E 15  | 50   |
| 14 — 15 | N 75° 15' E 35  | 28   |
| 15 — 16 | S 89° 30' E 21  | 65   |
| 16 — 17 | S 71° 11' E 97  | 13   |
| 17 — 18 | S 23° 25' E 49  | 15   |
| 18 — 19 | S 64° 25' E 60  | 60   |
| 19 — 20 | N 66° 43' E 37  | 21   |
| 20 — 21 | N 54° 05' E 36  | 96   |
| 21 — 22 | S 81° 06' E 104 | 28   |
| 22 — 23 | N 58° 26' E 183 | 24   |
| 23 — 24 | N 50° 00' E 109 | 79   |
| 24 — 25 | S 89° 50' E 26  | 65   |
| 25 — 26 | N 82° 10' W 21  | 62   |
| 26 — 27 | N 72° 15' W 39  | 53   |
| 27 — 28 | N 05° 50' E 31  | 00   |
| 28 — 29 | N 20° 40' E 18  | 00   |
| 29 — 30 | N 38° 04' E 22  | 46   |
| 30 — 31 | N 61° 35' E 96  | 45   |
| 31 — 32 | N 36° 45' E 23  | 97   |
| 32 — 33 | N 07° 50' E 34  | 50   |
| 33 — 34 | N 28° 16' W 43  | 90   |
| 34 — 35 | N 47° 55' W 37  | 40   |
| 35 — 36 | N 07° 56' W 27  | 50   |
| 36 — 37 | N 20° 12' E 57  | 39   |
| 37 — 38 | S 83° 00' W 214 | 33   |
| 38 — 39 | N 68° 00' W 75  | 00   |
| 39 — 40 | N 88° 37' W 232 | 19   |
| 40 — 41 | N 47° 32' W 65  | 00   |
| 41 — 42 | S 79° 33' W 75  | 00   |
| 42 — 0  | N 79° 17' W 186 | 40   |

Firma #                     

HOJA TRANSBOR 3245 m.  
ESCALA 1:50.000

5000



1  
BOYCE DE QUE NO SE ESTABLECIE EN  
CINDELOS NUEVOS

|          |          |
|----------|----------|
| DATE     | 5-1-2000 |
| TIME     | 5:00 PM  |
| LOCATION | 5-1-2000 |
| REMARKS  | 5-1-2000 |

|      |                  |      |      |
|------|------------------|------|------|
| DATE | 17 FEBRUARY 1963 | TIME | 1111 |
|------|------------------|------|------|

|               |               |
|---------------|---------------|
| 29 ho 8181.73 | 29 ho 8181.73 |
|---------------|---------------|

21/10/20

402 C/O BONACCO  
ABERDEEN

[illegible]

| UNIT  | NAME         | DATE |
|-------|--------------|------|
| 1.0   | N. 38.14. E  | 5    |
| 2.2   | N. 35.14. E  | 5    |
| 3.8   | N. 36.21. E  | 5    |
| 4.5   | N. 42.21. E  | 5    |
| 5.6   | S. 71.28. E  | 13   |
| 6.7   | S. 27.05. E  | 4    |
| 7.8   | S. 50.00     | 3    |
| 8.9   | S. 19.26. E  | 12   |
| 9.10  | S. 82.42. E  | 12   |
| 10.11 | N. 107.02. E | 12   |
| 11.12 | N. 34.45. E  | 2    |
| 12.13 | N. 25.34. E  | 6    |
| 13.14 | N. 09.12. E  | 2    |
| 14.15 | S. 64.17. E  | 1    |
| 15.16 | S. 34.07. E  | 19   |
| 16.17 | S. 30.02. E  | 15   |
| 17.18 | S. 43.03. E  | 12   |
| 18.19 | S. 46.07. E  | 2    |
| 19.20 | S. 11.24. E  | 21   |
| 20.21 | S. 47.27. E  | 1    |
| 21.22 | S. 57.19. E  | 2    |
| 22.23 | S. 62.41. E  | 22   |
| 23.24 | S. 38.43. E  | 11   |
| 24.25 | S. 07.35. E  | 24   |
| 25.26 | S. 41.25. E  | 11   |
| 26.27 | S. 76.58. E  | 14   |
| 27.28 | S. 73.45. E  | 4    |
| 28.29 | S. 50.24. E  | 13   |
| 29.30 | S. 35.58. E  | 1    |
| 30.31 | S. 47.58. E  | 2    |
| 31.32 | S. 42.87. W  | 18   |
| 32.33 | S. 23.12. E  | 4    |
| 33.34 | S. 61.45. W  | 4    |
| 34.35 | S. 49.52. W  | 13   |
| 35.36 | N. 78.47. W  | 5    |
| 36.37 | S. 50.00     | 5    |
| 37.38 | S. 71.34. W  | 2    |
| 38.39 | S. 58.58. W  | 6    |
| 39.40 | S. 19.48. W  | 1    |
| 40.41 | S. 76.10. W  | 16   |
| 41.42 | N. 25.10. W  | 15   |
| 42.43 | N. 20.38. W  | 5    |
| 43.44 | S. 50.00     | 2    |
| 44.45 | S. 57.38. W  | 1    |
| 45.46 | N. 20.15. W  | 4    |
| 46.47 | N. 17.20. W  | 2    |
| 47.48 | N. 08.49. W  | 1    |
| 48.49 | N. 17.09. W  | 1    |
| 49.50 | N. 15.12. W  | 1    |
| 50.51 | N. 76.03. E  | 8    |
| 51.52 | N. 47.28. E  | 5    |
| 52.53 | N. 48.45. E  | 1    |
| 53.54 | N. 46.16. E  | 1    |
| 54.55 | N. 48.42. E  | 31   |
| 55.56 | S. 23.36. E  | 5    |
| 56.57 | N. 74.11. E  | 7    |
| 57.58 | S. 57.10. E  | 1    |
| 58.59 | N. 72.14. E  | 1    |
| 59.60 | N. 48.26. E  | 4    |

INSCRIPCIÓN: 6-1248428-2007  
Fecha : 04/10/2007 15:49:37  
Registrador: ALFREDO GONZALEZ CHAVES  
A91E2735ADC3CE5F0B5E753F59A32346

Catastro Nacional  
1-2203768  
03/10/2007 12:36:50  
Reingreso [Apelación]



## DERROTERO

| LINEA   | ACIMUT  | DIST.(m) |
|---------|---------|----------|
| 1 - 2   | 268°20' | 320.16   |
| 2 - 3   | 182°57' | 659.33   |
| 3 - 4   | 135°54' | 190.87   |
| 4 - 5   | 60°36'  | 63.74    |
| 5 - 6   | 72°55'  | 63.58    |
| 6 - 7   | 103°05' | 44.90    |
| 7 - 8   | 04°00'  | 30.20    |
| 8 - 9   | 316°31' | 73.28    |
| 9 - 10  | 338°37' | 67.21    |
| 10 - 11 | 321°22' | 61.52    |
| 11 - 12 | 350°12' | 73.93    |
| 12 - 13 | 356°24' | 52.29    |
| 13 - 14 | 356°48' | 37.72    |
| 14 - 15 | 05°07'  | 54.16    |
| 15 - 16 | 16°44'  | 43.82    |
| 16 - 17 | 28°48'  | 71.42    |
| 17 - 18 | 45°59'  | 72.29    |
| 18 - 19 | 67°57'  | 2.14     |
| 19 - 20 | 01°33'  | 34.03    |
| 20 - 21 | 22°26'  | 64.60    |
| 21 - 22 | 27°13'  | 44.00    |
| 22 - 23 | 35°10'  | 48.09    |
| 23 - 1  | 28°51'  | 28.94    |

### NOTAS:

LEVANTAMIENTO POLAR POLIGONAL ABIERTA  
DOY FE DE QUE LOS LINDEROS SON EXISTENTES  
ERROR ANGULAR: 00'01"

ERROR LINEAL ESTIMADO: 0.01m

FRENTE A SERVIDUMBRE DE PASO: 10.00m

SE INSCRIBE ESTE PLANO SIN PERJUICIO DE LOS DERECHOS  
DEL ESTADO PARA TODOS LOS EFECTOS DE LAS LIMITACIONES  
QUE LAS LEYES DE AGUA, CAMINOS Y ZONA MARITIMO TERRESTRE  
ESTABLECEN.

DOY DE QUE MODIFICA AL PLANO: P-585407-1885 EN CUANTO A REFERENCIA Y

NO TRASLAPA OTRA FINCA

AFECTADO POR LA LEY FORESTAL N°8575, ARTICULO 33

PARA RECTIFICAR MEDIDA

DOY FE QUE LA INSCRIPCION DE ESTE PLANO NO AFECTA NI PERJUDICA LOS TERRENOS DEL ESTADO EN LA ZONA MARITIMO-TERRESTRE



REGISTRO NACIONAL CERTIFICA:  
Que la presente es copia fiel de su original.

Asiento Tomo o Plano  
P-1248428-2007. Es conforme, dado  
a las horas del día de  
de. No si no consta boleto de pago  
de derechos y timbres adjunta.  
Firma

27 ENF 2009

COLEGIO FEDERADO DE INGENIEROS  
Y DE ARQUITECTOS DE COSTA RICA  
+ 03 OCT 2007 +  
**ANOTADO**



PROPIEDAD DE:

INVERSIONES SANTA ROSA DE PARAISO  
SOCIEDAD ANONIMA.

CEDELA JURIDICA 3-101-035631-19

AREA  
15ha9657.02m<sup>2</sup>

ESCALA  
1:4000

INFORMACION REGISTRO PUBLICO

FOLIO REAL

AREA SEGUN REGISTRO

6 054981-000

17ha.5044.00m<sup>2</sup>

SITUADO EN: PLAYA CAMARON

DISTRITO : 05° PAQUERA

CANTON : 01° PUNTARENAS

PROVINCIA : 06° PUNTARENAS

FECHA:

MARZO 2007

ARCHIVO

HAC.STA.ROSA

UBICACION

HOJA TAMBOR.

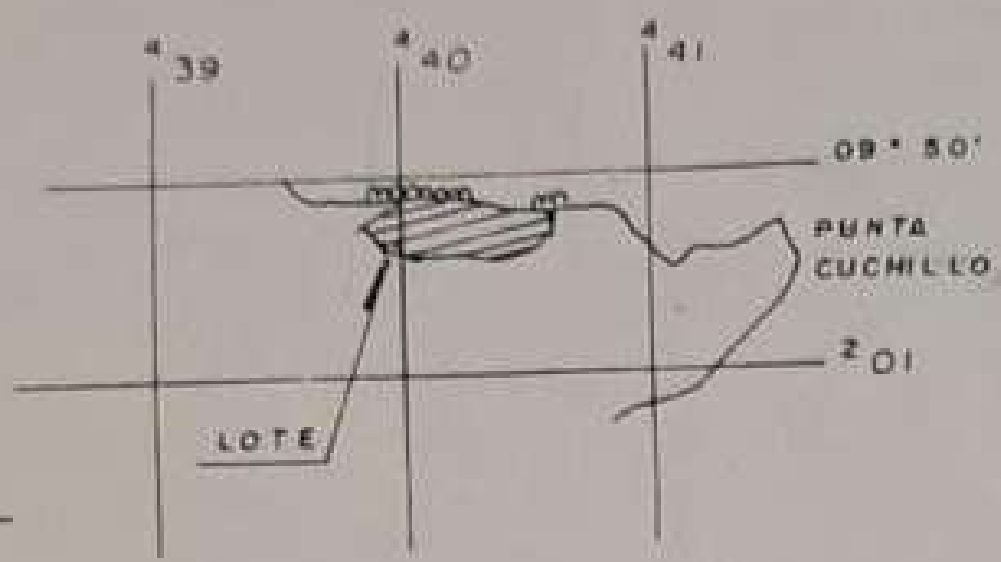
ESCALA 1:50.000

(2)

| DERROTERO |       |   |    |    |    | DISTANCIA |    |
|-----------|-------|---|----|----|----|-----------|----|
| LINEA     | RUMBO |   |    |    | m  | cm        |    |
|           |       |   |    |    |    |           |    |
|           |       |   |    |    | 44 | 30        |    |
| 1         | 2     | N | 85 | 31 | W  | 34        | 04 |
| 2         | 3     | N | 69 | 43 | W  | 31        | 58 |
| 3         | 4     | N | 73 | 52 | W  | 07        | 94 |
| 4         | 5     | S | 66 | 18 | W  | 18        | 19 |
| 5         | 6     | S | 68 | 25 | W  | 49        | 28 |
| 6         | 7     | S | 59 | 19 | W  | 86        | 63 |
| 7         | 8     | S | 73 | 49 | W  | 48        | 60 |
| 8         | 9     | N | 79 | 31 | W  | 13        | 99 |
| 9         | 10    | N | 46 | 12 | W  | 71        | 61 |
| 10        | 11    | N | 85 | 28 | W  | 13        | 86 |
| 11        | 12    | N | 58 | 21 | W  | 59        | 49 |
| 12        | 13    | N | 89 | 24 | W  | 52        | 15 |
| 13        | 14    | S | 39 | 37 | W  | 18        | 26 |
| 14        | 15    | N | 83 | 54 | W  | 07        | 36 |
| 15        | 16    | S | 53 | 50 | W  | 42        | 80 |
| 16        | 17    | N | 60 | 14 | W  | 17        | 27 |
| 17        | 18    | N | 26 | 24 | W  | 200       | 00 |
| 18        | 19    | S | 69 | 20 | W  | 138       | 28 |
| 19        | 20    | S | 37 | 41 | E  | 151       | 12 |
| 20        | 21    | S | 69 | 13 | E  | 137       | 78 |
| 21        | 22    | N | 86 | 21 | E  | 166       | 15 |
| 22        | 23    | N | 80 | 48 | E  | 146       | 78 |
| 23        | 24    | N | 73 | 25 | E  | 144       | 64 |
| 24        | 25    | N | 40 | 56 | E  | 89        | 63 |
| 25        | 1     | N | 00 | 38 | W  |           |    |

NOTAS

LINDEROS EXISTENTES  
LEVANTAMIENTO POLAR  
POLIGONAL ABIERTA  
ERRORES ESTIMADOS  
ANGULAR 00° 01'  
LINEAL 00.01 m.



LOCALIZACION

HOJA TAMBOR  
ESCALA 1:50.000

AREA ZONA PUBLICA: 3 ha 1867.52 m<sup>2</sup>  
AREA EN CONCESION: 10 ha 6114.66 m<sup>2</sup>



SE INSCRIBE ESTE PLANO SIN PERJUICIO DE LOS DERECHOS DEL ESTADO PARA TODOS LOS EFECTOS DE LAS LIMITACIONES QUE LAS LEYES DE AGUAS Y CAMINOS Y ZONA MARITIMO TERRESTRE ESTABLECEN.  
DOY FE DE QUE LA CALLE QUE INDICO COMO ACCESO EXISTE EN LA REALIDAD  
DOY FE DE QUE ESTE PLANO NO AFECTA NI PERJUDICA LAS AREAS DEL PATRIMONIO NACIONAL UBICADAS EN LA ZONA MARITIMO TERRESTRE

|                                                                                                                              |                                                                                                       |                                                              |
|------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| EN ADMINISTRACION DE LA MUNICIPALIDAD DE PUNTARENAS EN CONCESION A:<br><b>ELIZABETH MORA ARGUEDAS</b><br>CEDULA N° 1-576-711 | SITUADO EN: PUNTA CUCHILLO<br>DISTRITO: 5° PAQUERA<br>CANTON 1° PUNTARENAS<br>PROVINCIA 6° PUNTARENAS | INFORMACION REGISTRO PUBLICO<br>PARA CONCESION               |
| AREA:<br><b>13 ha 7982.18</b> m <sup>2</sup>                                                                                 | ESCALA:<br><b>1:5000</b>                                                                              | FECHA:<br><b>MARZO DEL 2001</b>                              |
|                                                                                                                              | PROTOCOLO<br>TOMO:<br>FOLIO:                                                                          | <b>VICTOR REYES CHAVARRIA</b><br>TOPOGRAFO ASOCIADO T. 46133 |



**BIENES RAÍCES**

**María Calderón Fedullo**  
**[info@grupomcfi.com](mailto:info@grupomcfi.com)**  
**(506) 8411-5608**