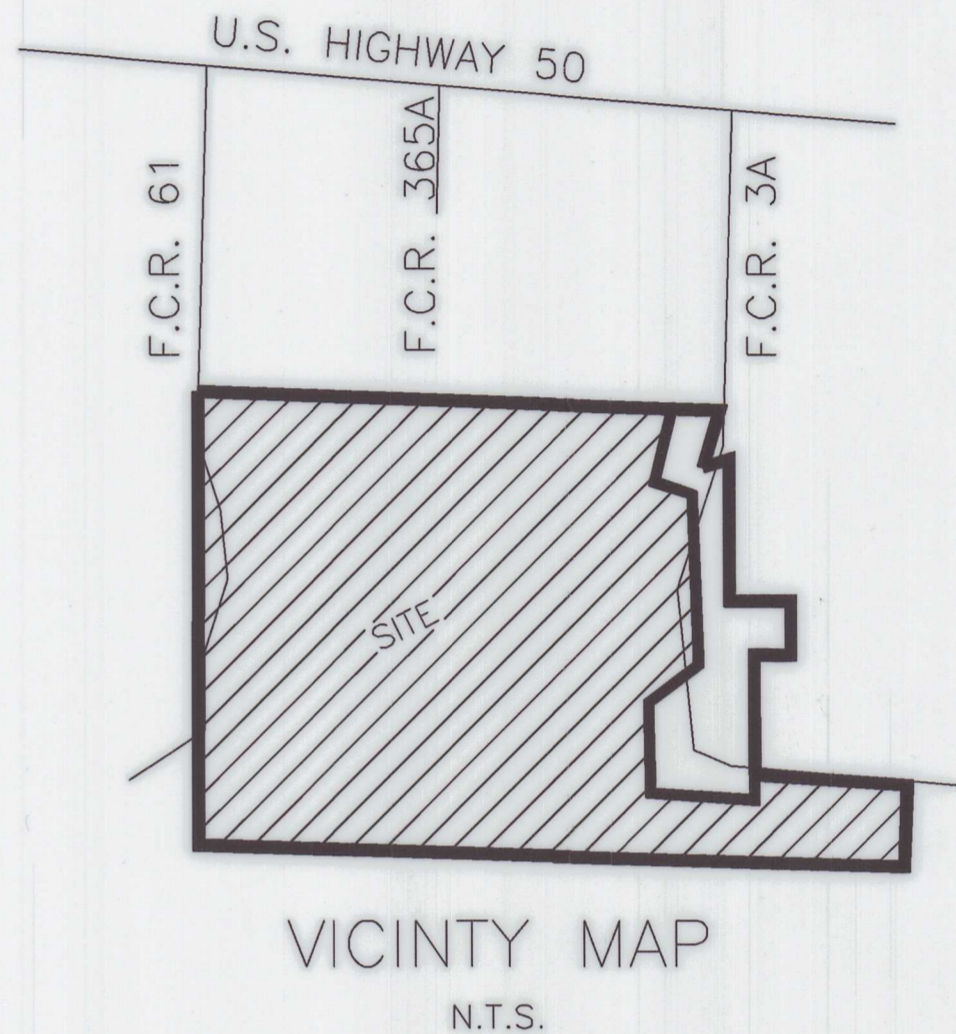
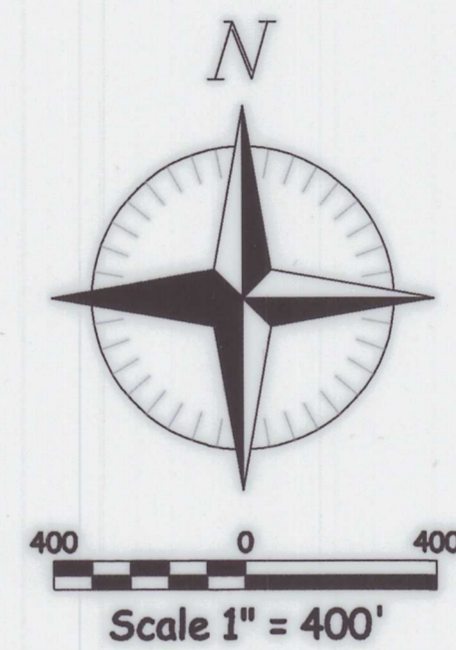
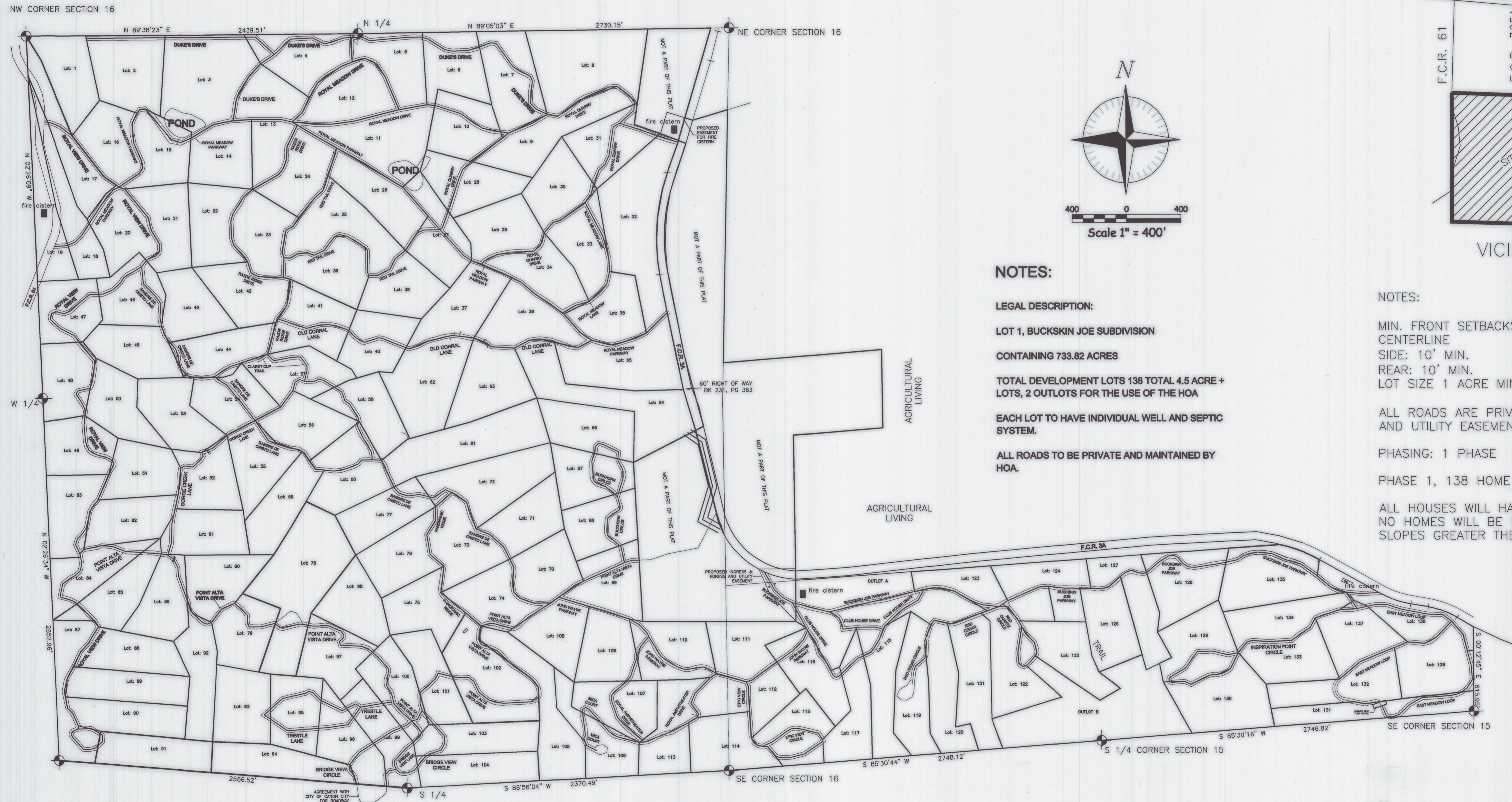


SKETCH PLAN FOR ROYAL GORGE RANCH AND RESORT

A PLANNED UNIT DEVELOPMENT LOCATED WITHIN SECTION 15 AND 16, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M., FREMONT COUNTY, COLORADO



NOTES:

LEGAL DESCRIPTION:

LOT 1, BUCKSKIN JOE SUBDIVISION

CONTAINING 733.82 ACRES

TOTAL DEVELOPMENT LOTS 138 TOTAL 4.5 ACRE + LOTS, 2 OUTLOTS FOR THE USE OF THE HOA

EACH LOT TO HAVE INDIVIDUAL WELL AND SEPTIC SYSTEM.

ALL ROADS TO BE PRIVATE AND MAINTAINED BY HOA.

NOTES:

MIN. FRONT SETBACKS: 25' FROM PRIVATE ROAD CENTERLINE
SIDE: 10' MIN.
REAR: 10' MIN.
LOT SIZE 1 ACRE MIN.

ALL ROADS ARE PRIVATE 30' INGRESS & EGRESS AND UTILITY EASEMENTS. HOA MAINTAINED

PHASING: 1 PHASE

PHASE 1, 138 HOME LOTS

ALL HOUSES WILL HAVE ENGINEERED FOUNDATIONS. NO HOMES WILL BE PERMITTED TO BE BUILT ON SLOPES GREATER THEN 30%.

NOTICE
ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 CERTIFICATE SHOWN HEREON.