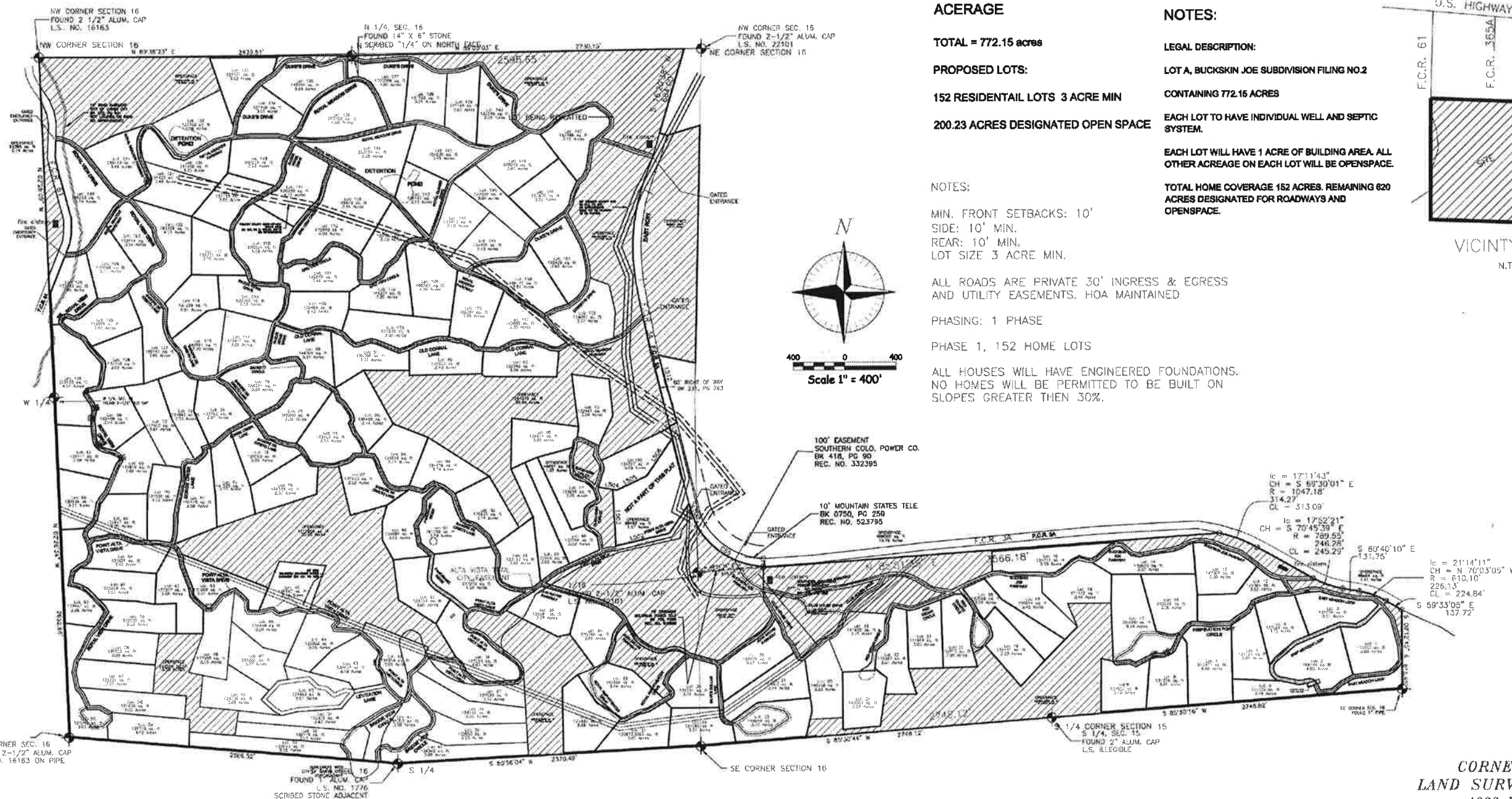


SKETCH PLAN FOR ROYAL GORGE RANCH AND RESORT

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



ACERAGE

TOTAL = 772.15 acres

PROPOSED LOTS:

152 RESIDENTIAL LOTS 3 ACRE MIN

200.23 ACRES DESIGNATED OPEN SPACE

NOTES:

MIN. FRONT SETBACKS: 10'
SIDE: 10' MIN.
REAR: 10' MIN.
LOT SIZE 3 ACRE MIN.

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

PHASING: 1 PHASE

PHASE 1, 152 HOME LOTS

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

NOTES:

LEGAL DESCRIPTION:

LOT A, BUCKSKIN JOE SUBDIVISION FILING NO.2

CONTAINING 772.15 ACRES

EACH LOT TO HAVE INDIVIDUAL WELL AND SEPTIC
SYSTEM.

EACH LOT WILL HAVE 1 ACRE OF BUILDING AREA. ALL
OTHER ACREAGE ON EACH LOT WILL BE OPENSACE.

TOTAL HOME COVERAGE 152 ACRES. REMAINING 620
ACRES DESIGNATED FOR ROADWAYS AND
OPENSACE.

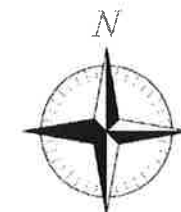
NOTICE
ACCORDING TO C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY
DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO
EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN
TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

CORNERSTONE
LAND SURVEYING, L.L.C.
1022 PHAY AVE
CANON CITY, COLORADO 81212
719-275-8881

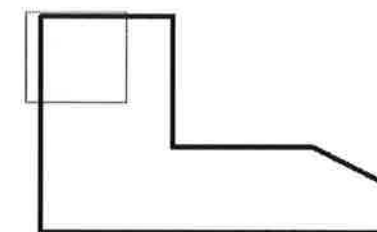
NW CORNER SECTION 16

N 89°38'23" E

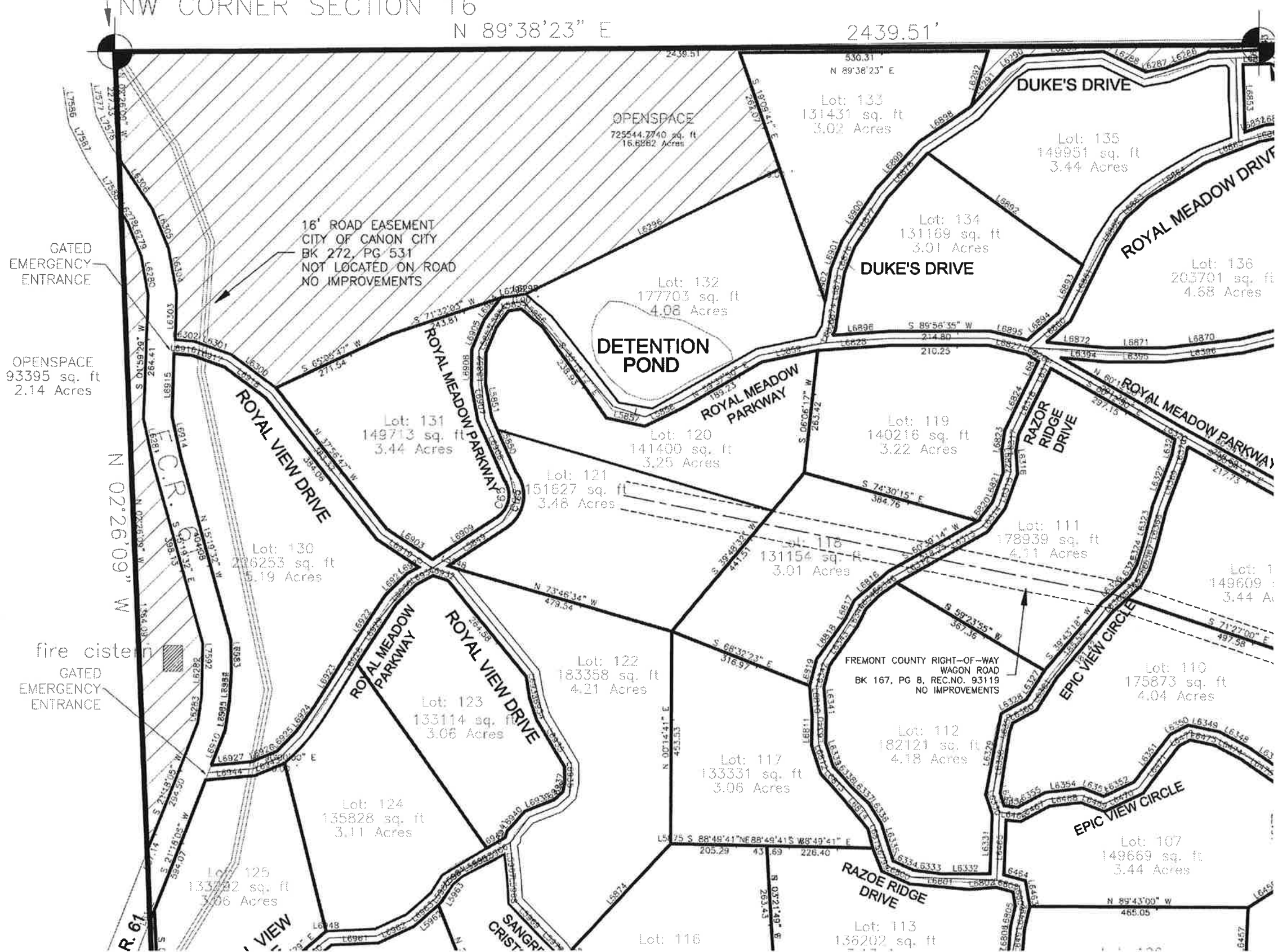
2439.51'

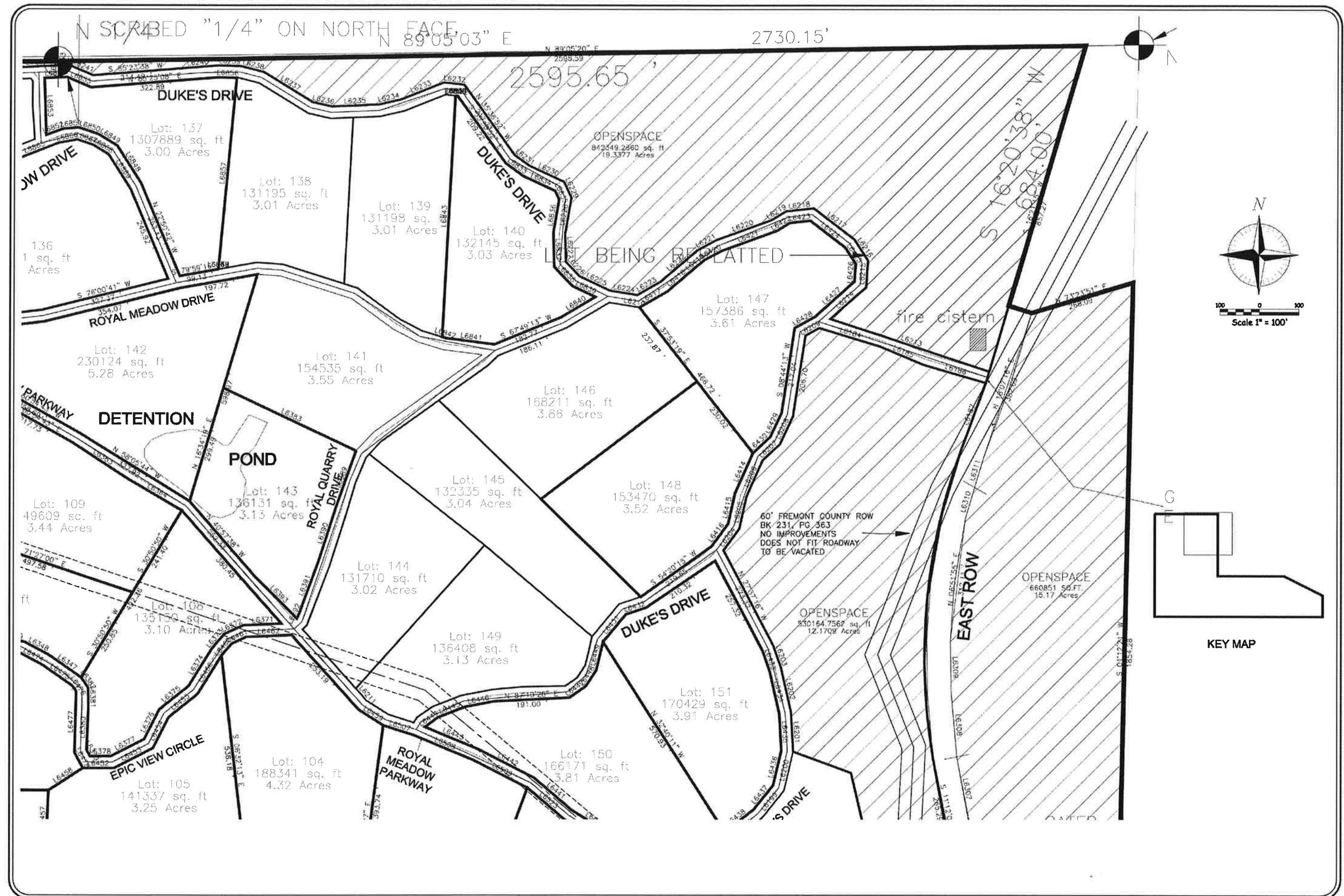


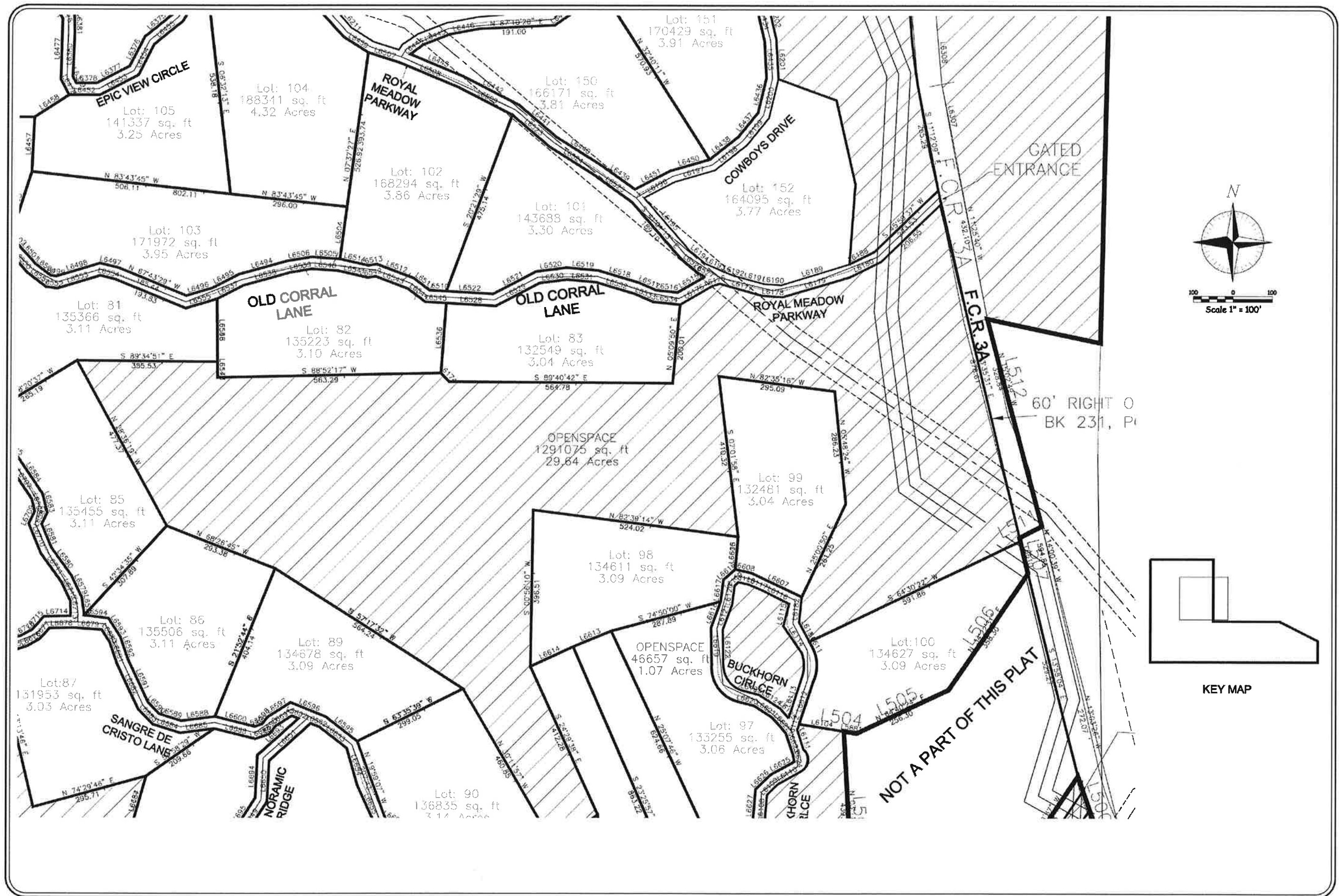
Scale 1" = 100'

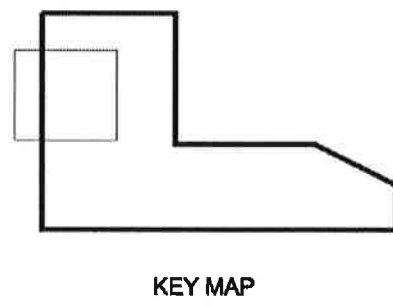
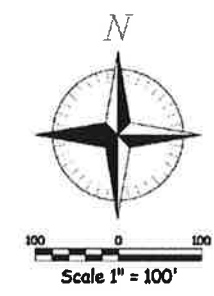
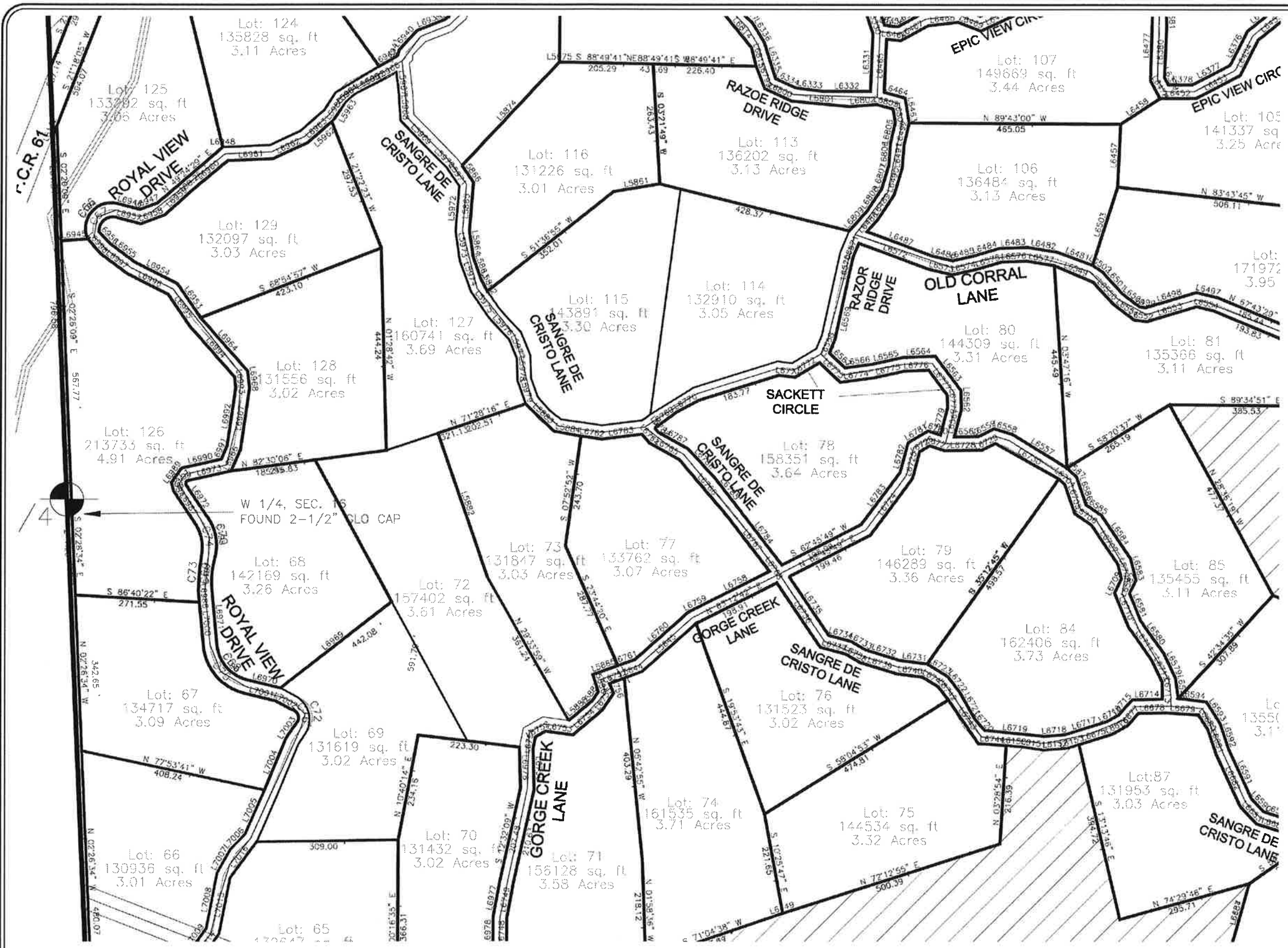


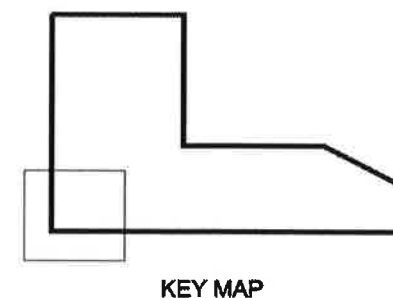
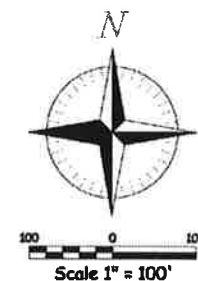
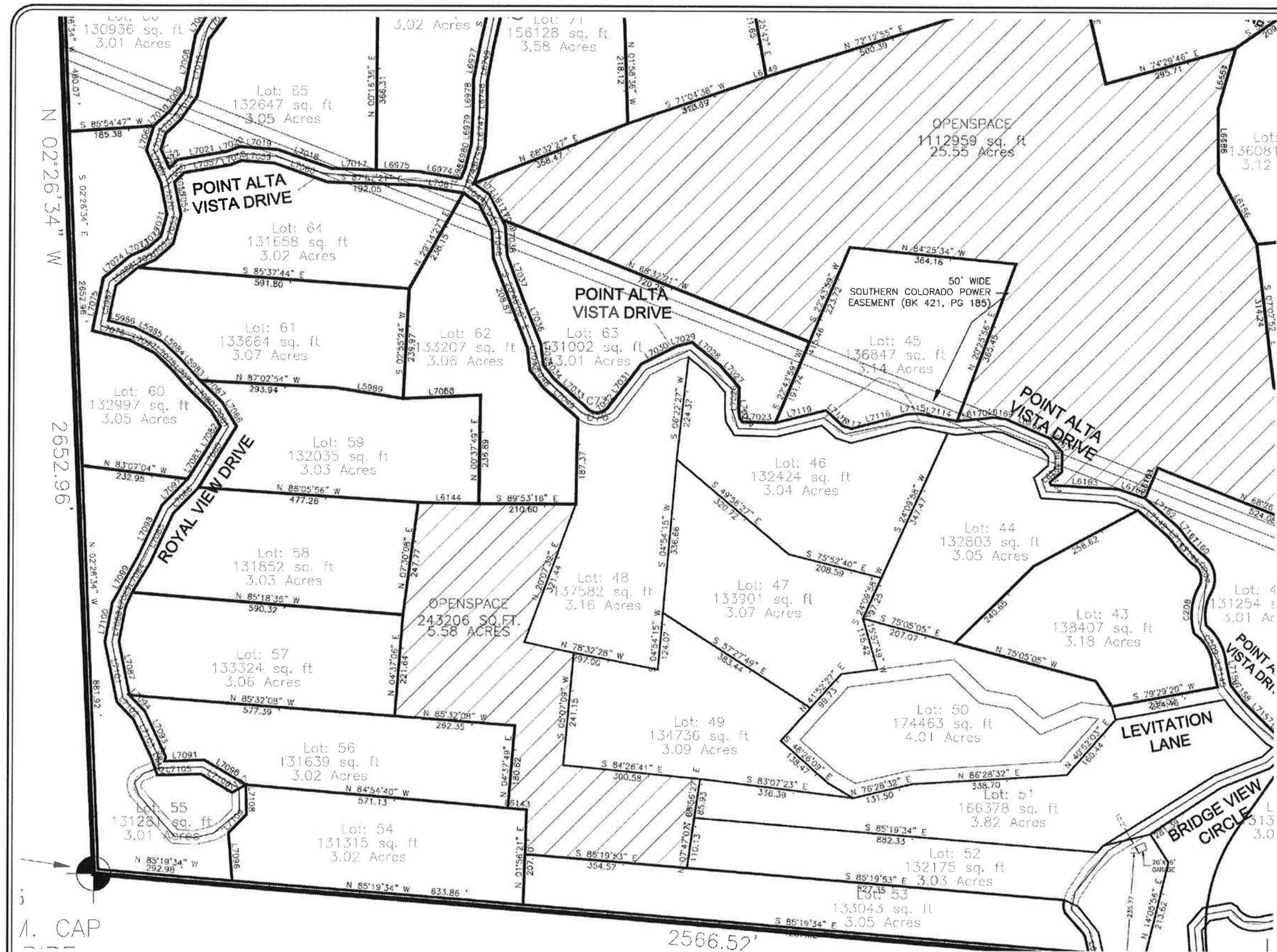
KEY MAP





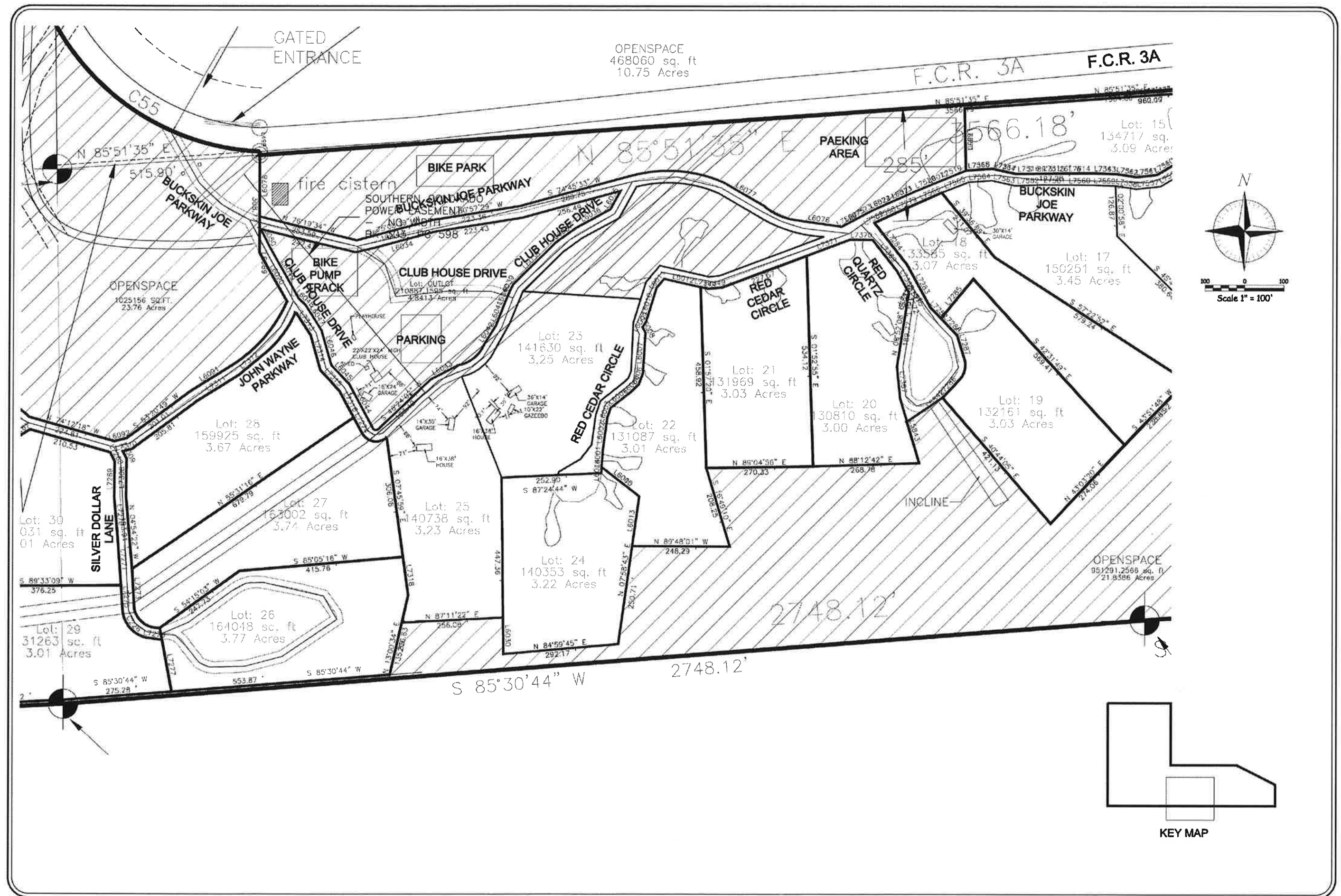






A. CAP

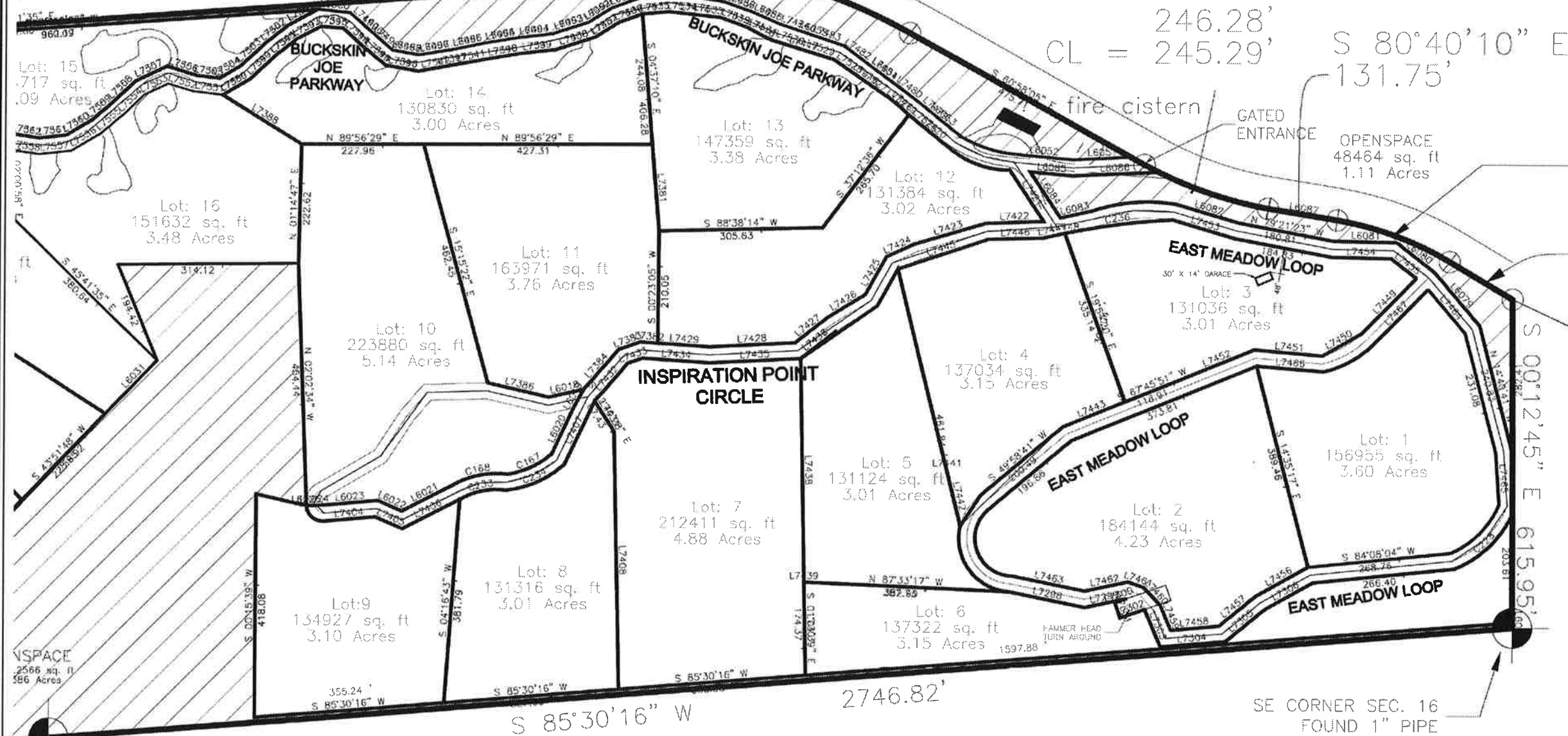
2566.52'



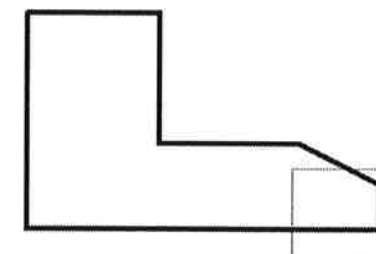
R. 3A

$I_c = 17^\circ 52' 21''$
 $CH = S 70^\circ 45' 39'' E$
 $R = 789.55'$
 $246.28'$
 $CL = 245.29'$

$S 80^\circ 40' 10'' E$
 $131.75'$



$S 1/4$ CORNER SECTION 15
 $S 1/4$, SEC. 15



KEY MAP

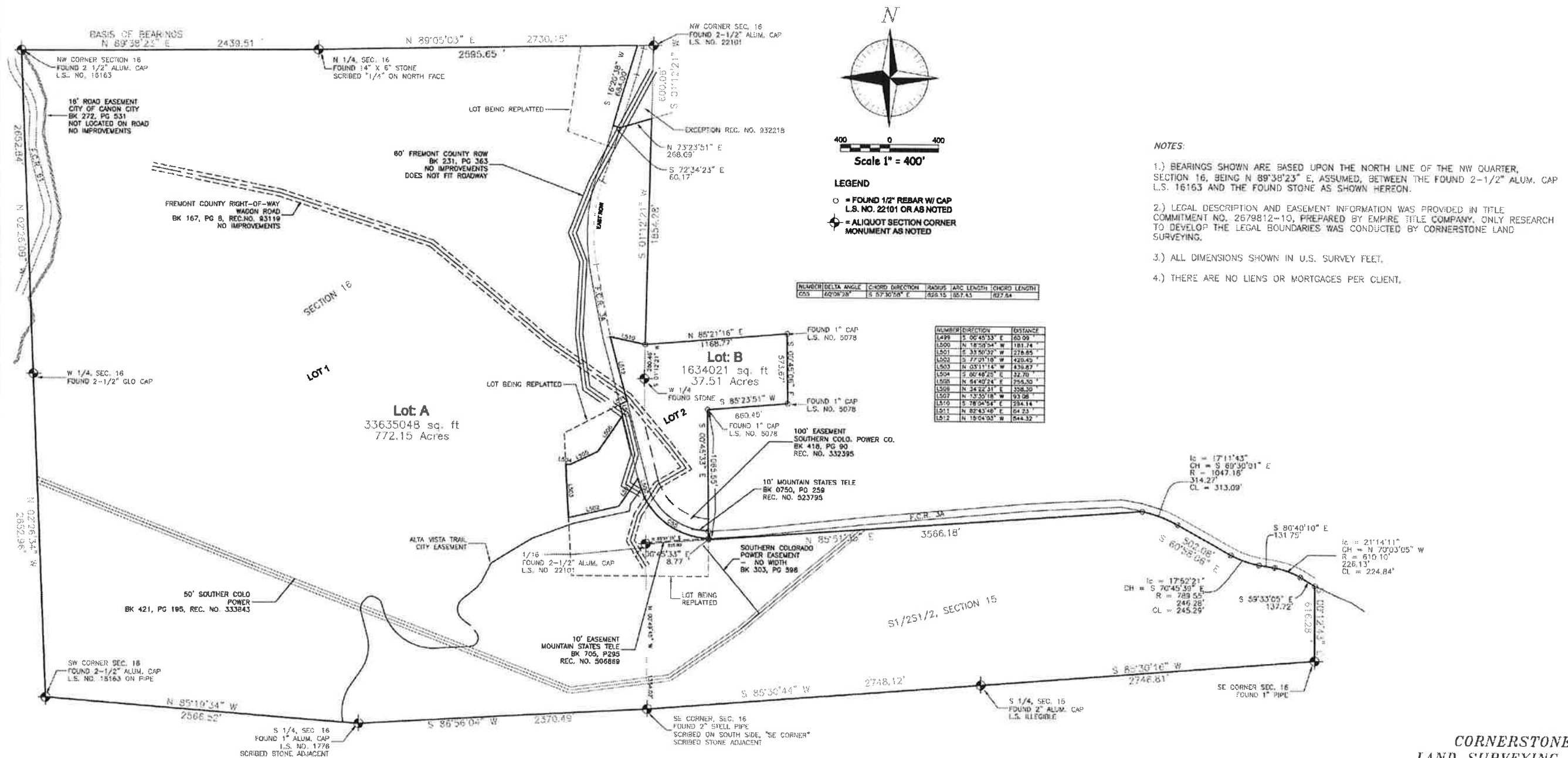
L7364	N 78°07'40" W	61.67	°
L7365	S 85°50'29" W	66.89	°
L7367	N 09°42'27" W	80.73	°
L7368	N 28°45'35" W	61.47	°
L7369	N 38°02'40" W	101.19	°
L7370	N 89°30'40" W	57.40	°
L7371	S 69°23'37" W	117.03	°
L7372	S 88°04'38" E	28.99	°
L7373	S 81°26'48" E	53.38	°
L7374	N 83°44'05" E	82.02	°
L7375	N 59°17'37" E	64.81	°
L7376	N 49°46'34" E	56.46	°
L7377	N 46°19'55" E	52.11	°
L7378	N 65°00'48" E	48.48	°
L7379	S 73°43'55" E	49.52	°
L7380	S 83°21'42" E	55.10	°
L7381	S 04°37'10" E	162.20	°
L7382	N 86°05'17" W	32.37	°
L7383	S 70°40'46" W	43.06	°
L7384	S 41°03'35" W	99.61	°
L7386	N 76°41'22" W	116.71	°
L7387	S 88°26'00" W	120.40	°
L7388	N 58°27'20" W	174.66	°
L7389	N 59°47'42" E	60.05	°
L7390	N 47°09'22" E	63.75	°
L7391	N 51°50'35" E	52.30	°
L7392	N 83°10'57" E	49.45	°
L7393	S 85°56'46" E	42.01	°
L7394	S 47°33'54" E	48.70	°
L7395	S 50°11'33" E	56.32	°
L7396	S 79°43'21" E	62.49	°
L7397	N 79°46'50" E	132.31	°
L7398	N 80°46'11" E	59.07	°
L7399	N 83°49'49" E	68.45	°
L7400	N 72°07'28" E	77.40	°
L7401	N 57°54'27" E	51.36	°
L7402	N 69°59'57" E	47.06	°
L7404	N 85°06'13" E	94.87	°
L7405	S 66°08'51" E	55.05	°
L7406	N 63°03'52" E	120.83	°
L7407	S 49°20'13" E	94.90	°
L7408	N 80°17'56" E	94.98	°
L7413	N 84°57'53" E	49.07	°
L7414	S 83°48'19" E	97.61	°
L7415	S 70°12'22" E	51.36	°
L7416	S 61°47'47" E	49.78	°
L7417	S 73°02'41" E	125.15	°
L7418	S 55°40'44" E	131.97	°
L7419	S 48°53'32" E	42.63	°
L7420	S 50°40'15" E	102.81	°
L7421	S 33°43'38" E	115.39	°
L7422	S 87°49'41" W	108.47	°
L7423	S 73°26'14" W	139.83	°
L7424	S 65°16'57" W	55.42	°
L7425	S 28°54'24" W	81.21	°
L7426	S 58°34'06" W	82.68	°
L7427	S 52°08'27" W	77.76	°
L7428	S 87°00'11" W	159.39	°
L7429	N 86°05'17" W	97.25	°
L7431	N 25°44'22" E	130.68	°
L7432	N 41°03'35" E	94.58	°
L7433	N 70°40'46" E	28.96	°
L7434	S 86°05'17" E	125.26	°
L7435	N 87°00'11" E	170.62	°
L7436	N 52°08'27" E	85.49	°
L7437	N 58°34'06" E	88.94	°
L7438	N 28°54'24" E	79.29	°
L7439	N 65°16'57" E	43.43	°
L7441	S 05°07'11" E	65.79	°
L7442	N 76°00'58" E	77.64	°
L7443	S 67°45'51" W	15.50	°
L7445	N 73°26'14" E	133.86	°
L7446	N 88°21'50" E	102.06	°
L7447	N 77°33'08" E	100.28	°
L7448	N 75°45'56" E	53.42	°
L7449	S 44°27'35" W	145.84	°
L7450	S 60°12'49" W	84.79	°
L7451	N 84°59'44" W	128.08	°
L7452	S 67°45'51" W	141.88	°
L7453	S 73°34'26" E	122.02	°
L7454	S 88°57'43" E	111.48	°
L7455	S 52°13'24" E	60.29	°
L7456	S 60°50'28" W	112.31	°
L7457	S 50°39'05" W	88.36	°
L7458	S 84°44'18" W	90.74	°
L7459	N 22°55'25" W	50.07	°
L7460	N 42°39'34" W	46.12	°

L7461	N 71°06'57" W	31.13	°
L7462	S 77°52'31" W	82.74	°
L7463	N 78°39'28" W	139.57	°
L7464	S 40°38'40" E	107.91	°
L7465	S 03°54'07" E	97.85	°
L7466	S 85°19'05" E	125.36	°
L7467	N 44°27'39" E	146.64	°
L7479	N 49°39'19" W	60.95	°
L7480	N 52°29'12" W	61.85	°
L7481	N 53°31'09" W	57.79	°
L7482	N 56°10'32" W	61.15	°
L7483	N 70°10'36" W	65.45	°
L7484	N 72°46'42" W	57.84	°
L7485	N 66°19'14" W	53.82	°
L7486	N 70°12'22" W	55.06	°
L7487	N 80°24'47" W	54.10	°
L7488	N 87°17'59" W	52.00	°
L7489	S 84°57'53" W	55.04	°
L7490	S 69°59'57" W	54.18	°
L7491	S 57°54'27" W	50.79	°
L7492	S 72°07'28" W	70.58	°
L7493	S 83°49'49" W	66.18	°
L7494	S 80°46'11" W	60.61	°
L7495	S 78°20'44" W	63.28	°
L7496	S 81°05'56" W	63.19	°
L7497	N 79°43'21" W	49.52	°
L7498	N 50°11'33" W	47.73	°
L7499	N 47°33'54" W	57.85	°
L7500	N 83°51'45" W	60.98	°
L7501	S 61°48'12" W	62.28	°
L7502	S 51°50'35" W	56.14	°
L7503	S 47°09'22" W	61.65	°
L7504	S 59°47'42" W	46.74	°
L7505	N 83°21'42" W	42.58	°
L7506	N 73°43'55" W	58.29	°
L7507	S 65°00'48" W	64.71	°
L7508	S 46°19'55" W	56.14	°
L7509	S 49°46'34" W	53.06	°
L7510	S 59°17'37" W	55.81	°
L7511	S 83°44'05" W	51.62	°
L7512	N 81°26'48" W	51.22	°
L7513	N 88°04'38" W	58.88	°
L7514	S 68°58'00" W	68.92	°
L7515	N 88°22'03" W	63.09	°
L7516	S 88°04'35" W	65.34	°
L7517	N 77°46'06" W	60.85	°
L7518	S 85°43'23" W	67.78	°
L7519	S 69°07'46" W	70.26	°
L7520	S 65°56'24" W	69.60	°
L7521	S 66°11'04" W	61.21	°
L7522	S 65°42'08" W	57.13	°
L7523	S 60°32'58" W	46.13	°
L7524	S 64°10'29" W	40.81	°
L7525	N 49°39'19" W	60.21	°
L7526	N 52°29'12" W	60.83	°
L7527	N 53°31'09" W	56.83	°
L7528	N 56°10'32" W	56.77	°
L7529	N 70°10'36" W	61.08	°
L7530	N 72°46'42" W	58.85	°
L7531	N 66°19'14" W	54.49	°
L7532	N 70°12'22" W	51.36	°
L7533	N 80°24'47" W	49.62	°
L7534	N 87°17'59" W	48.16	°
L7535	S 84°57'53" W	49.07	°
L7536	S 69°59'57" W	47.06	°
L7537	S 57°54'27" W	51.36	°
L7538	S 72°07'28" W	77.40	°
L7539	S 83°49'49" W	68.45	°
L7540	S 80°46'11" W	59.07	°
L7541	S 78°20'44" W	63.37	°
L7542	S 81°05'56" W	68.98	°
L7543	N 79°43'21" W	62.49	°
L7544	N 50°11'33" W	56.32	°
L7545	N 47°33'54" W	48.70	°
L7546	N 83°51'45" W	41.86	°
L7547	S 61°48'12" W	50.40	°
L7548	S 61°50'35" W	52.30	°
L7549	S 47°09'22" W	63.75	°
L7550	S 59°47'42" W	60.05	°
L7551	N 83°21'42" W	55.10	°
L7552	N 73°43'55" W	49.52	°
L7553	S 65°00'48" W	48.48	°
L7554	S 46°19'55" W	52.11	°
L7555	S 49°46'34" W	56.46	°
L7556	S 59°17'37" W	64.81	°
L7557	S 83°44'05" W	62.02	°
L7558	N 81°26'48" W	53.38	°

L7559	N 88°04'38" W	58.37	°
L7560	S 88°58'00" W	68.84	°
L7561	N 88°22'03" W	62.85	°
L7562	S 88°04'35" W	68.14	°
L7563	N 77°46'06" W	60.22	°
L7564	S 85°43'23" W	59.06	°
L7565	S 69°07'46" W	65.05	°
L7566	S 65°56'24" W	68.83	°
L7568	S 65°42'08" W	55.85	°
L7569	S 60°32'58" W	8.01	°
L7570	S 32°00'11" W	4.82	°
L7571	S 18°08'31" W	14.35	°
L7572	S 25°25'43" E	12.23	°
L7573	N 63°55'52" E	10.88	°
L7574	N 01°21'11" E	13.27	°
L7575	N 35°15'39" W	9.49	°
L7576	N 43°37'13" W	4.01	°
L7577	S 08°47'28" E	68.85	°
L7578	S 26°32'54" E	73.98	°
L7583	S 01°00'12" E	64.82	°
L7584	S 03°17'35" W	63.20	°
L7585	S 08°08'08" W	64.84	°
L7586	S 08°47'28" E	78.22	°
L7587	S 26°32'54" E	87.07	°
L7588	S 33°38'49" E	158.51	°
L7592	S 01°00'12" E	55.03	°

BUCKSKIN JOE SUBDIVISION FILING NO. 2

A REPLAT OF LOT 1 & 2, BUCKSKIN JOE SUBDIVISION
LOCATED IN SECTION 15 & 16, TOWNSHIP 18 SOUTH, RANGE 71 WEST OF THE 6TH P.M.,
FREMONT COUNTY, STATE OF COLORADO



- NOTES:
- 1.) BEARINGS SHOWN ARE BASED UPON THE NORTH LINE OF THE NW QUARTER, SECTION 16, BEING N 89°38'23" E, ASSUMED, BETWEEN THE FOUND 2-1/2" ALUM. CAP L.S. 16163 AND THE FOUND STONE AS SHOWN HEREON.
 - 2.) LEGAL DESCRIPTION AND EASEMENT INFORMATION WAS PROVIDED IN TITLE COMMITMENT NO. 2679812-10, PREPARED BY EMPIRE TITLE COMPANY. ONLY RESEARCH TO DEVELOP THE LEGAL BOUNDARIES WAS CONDUCTED BY CORNERSTONE LAND SURVEYING.
 - 3.) ALL DIMENSIONS SHOWN IN U.S. SURVEY FEET.
 - 4.) THERE ARE NO LIENS OR MORTGAGES PER CLIENT.

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.

CORNERSTONE
LAND SURVEYING, L.L.C.
1022 PHAY AVE.
CANON CITY, COLORADO 81212
719-275-8881

JOB NO. RGR25P 8-1-2025