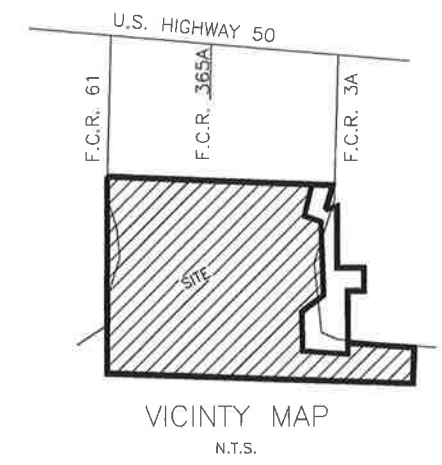
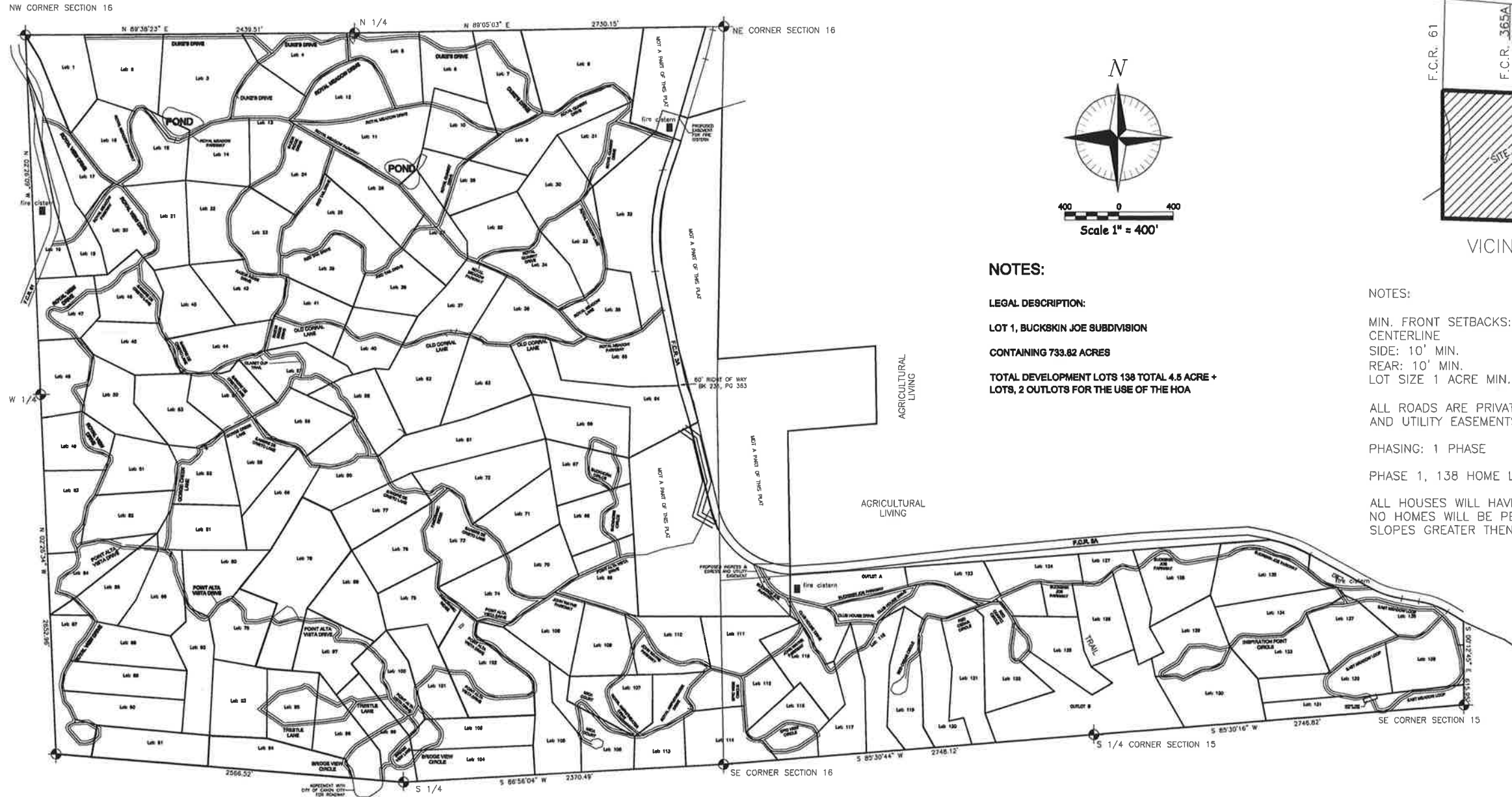


# PRELIMINARY PLAN FOR ROYAL GORGE RANCH AND RESORT

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**

**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

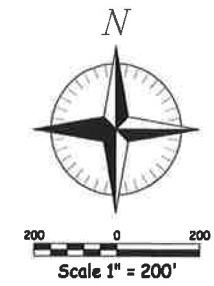
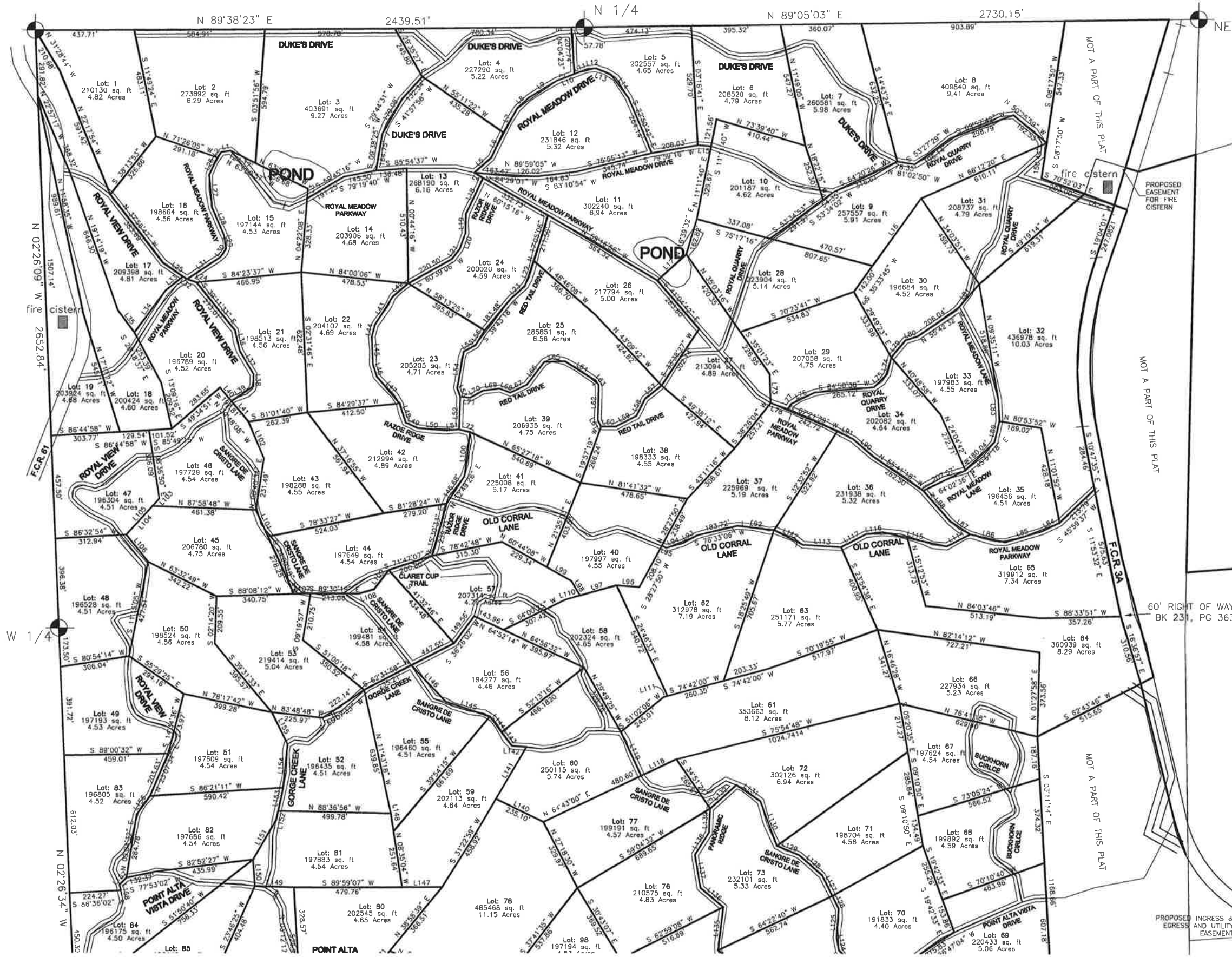
PHASING: 1 PHASE

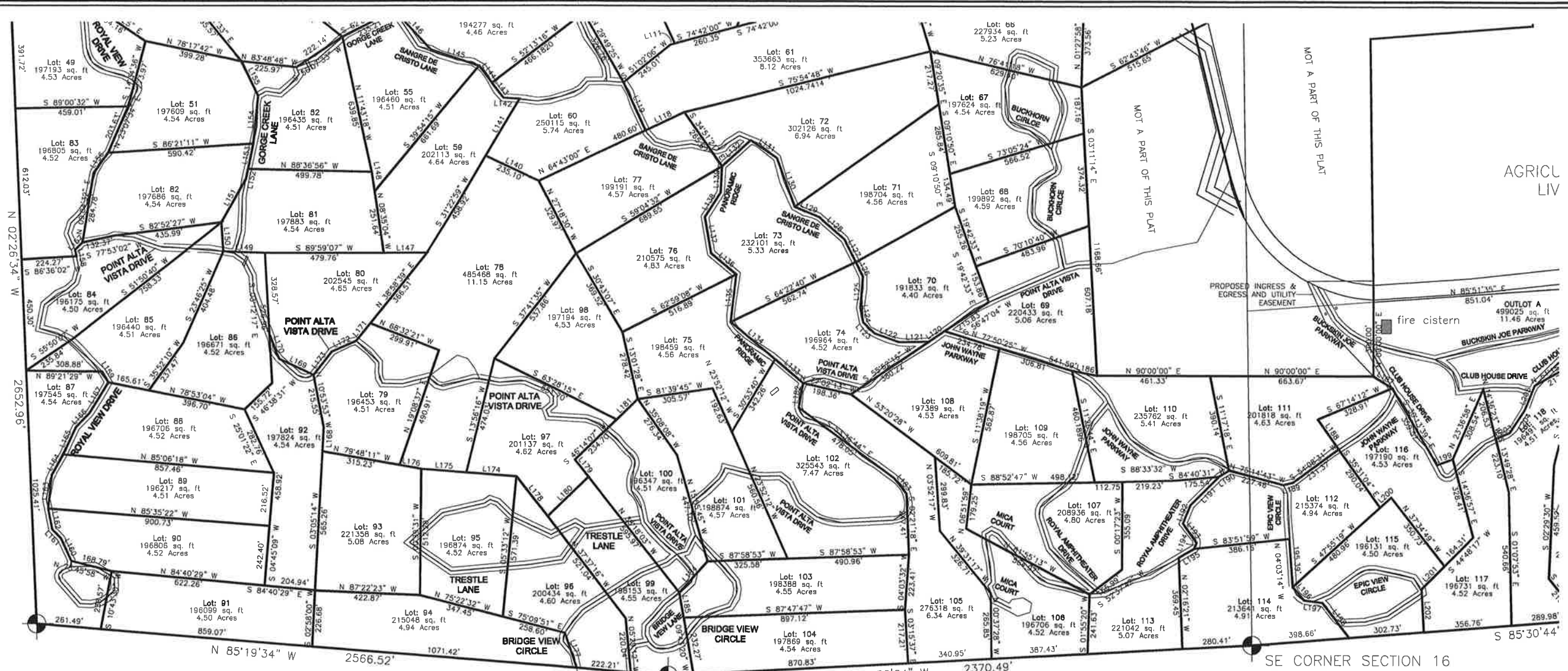
PHASE 1, 138 HOME LOTS

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.

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





AGRIC  
LIV

MOT A PART OF THIS PLAT

PROPOSED INGRESS & UTILITY EASEMENT

fire cistern

SE CORNER SECTION 16

AGREEMENT WITH CITY OF CANON CITY FOR ROADWAY

NUMBER	DIRECTION	DISTANCE
L1	S 81°19'54" W	40.5959
L2	S 36°41'11" W	30.4496
L3	N 04°22'08" E	43.2517
L4	N 58°42'40" W	45.1730
L5	N 48°22'44" E	99.6029
L6	N 25°54'33" E	124.1587
L7	N 30°04'10" E	123.3976
L8	N 47°33'07" E	71.0984
L9	N 58°47'02" E	146.7354
L10	N 69°11'20" E	81.8818
L11	N 69°11'20" E	63.3127
L12	N 84°48'58" E	35.0701
L13	S 67°04'29" E	72.5094
L14	S 37°17'29" E	130.5321
L15	N 85°52'47" W	59.7586
L16	S 35°33'45" W	369.2785
L17	S 47°40'42" W	174.0776
L18	S 25°35'36" W	175.3618
L19	S 01°26'34" W	86.8713
L20	S 19°48'40" W	73.2534
L21	S 37°22'33" W	56.8801
L22	S 20°01'14" W	117.0386
L23	S 47°27'18" W	84.7361
L24	N 71°27'13" W	44.4653
L25	N 55°54'40" W	129.8509
L26	S 25°48'10" W	83.7345
L27	S 04°59'06" E	144.7788
L28	S 23°44'14" E	133.7240
L29	S 09°18'06" E	62.5794
L30	S 34°54'05" W	45.4542
L31	S 56°36'57" W	178.5120
L32	N 57°17'54" W	21.5065
L33	S 51°41'01" W	99.4269
L34	S 36°48'56" W	232.3962
L35	N 37°02'21" W	121.9534
L36	S 13°16'19" E	94.8393
L37	S 30°38'45" E	119.0318

L38	S 00°08'34" E	52.7061
L39	S 55°17'11" W	118.6892
L40	N 39°48'08" W	79.9158
L41	S 39°48'08" E	117.8983
L42	S 49°27'41" W	90.7081
L43	S 32°34'09" W	146.5326
L44	S 14°29'45" W	53.2790
L45	S 01°53'02" E	123.2922
L46	S 17°44'08" E	57.4394
L47	S 40°13'15" E	157.5776
L48	S 17°45'31" E	89.3304
L49	S 65°21'52" E	56.7307
L50	S 84°44'30" E	123.1789
L51	N 85°30'01" E	59.9411
L52	N 02°11'42" E	145.2321
L53	N 19°27'32" W	41.1753
L54	N 10°19'25" E	164.4283
L55	N 60°51'05" E	56.5437
L56	N 31°42'13" E	75.7310
L57	S 51°08'08" W	94.2302
L58	S 26°54'31" W	85.7728
L59	S 62°37'49" W	102.0155
L60	S 89°49'52" W	65.1488
L61	N 27°57'57" W	31.2822
L62	N 01°19'12" E	156.1174
L63	N 33°56'36" W	23.5123
L64	N 58°01'37" W	162.5903
L65	S 87°58'21" W	90.6849
L66	S 37°32'46" W	127.9761
L67	S 64°38'03" W	81.6814
L68	N 68°41'41" W	50.5133
L69	S 83°21'57" W	73.3505
L70	S 61°29'15" W	66.9817
L71	N 84°06'35" W	42.6909
L72	N 75°40'43" W	50.2139
L73	S 02°04'52" E	128.4683
L74	S 13°22'56" W	74.9239
L75	S 44°18'20" W	84.1098
L76	S 64°04'52" W	116.8294

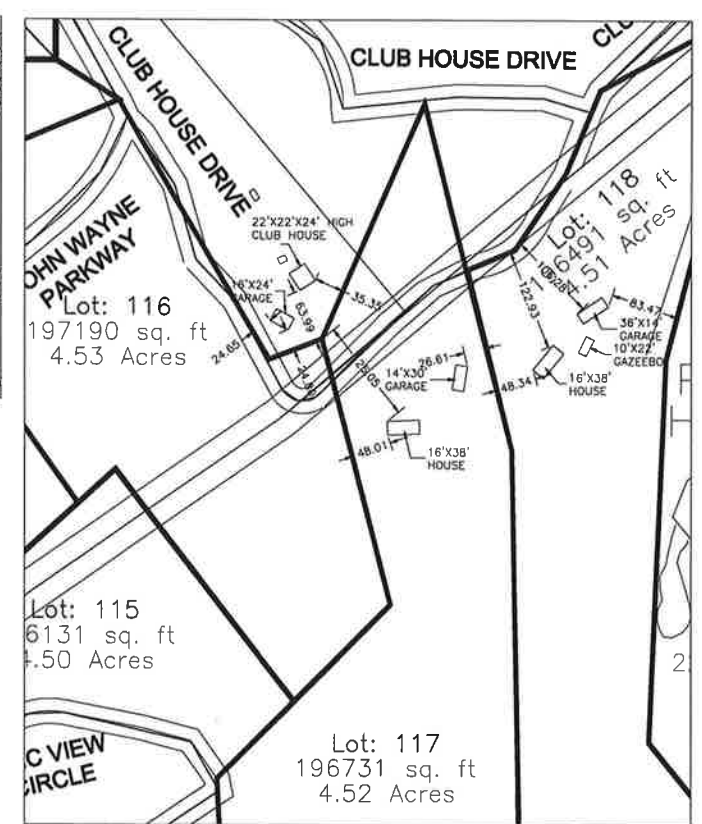
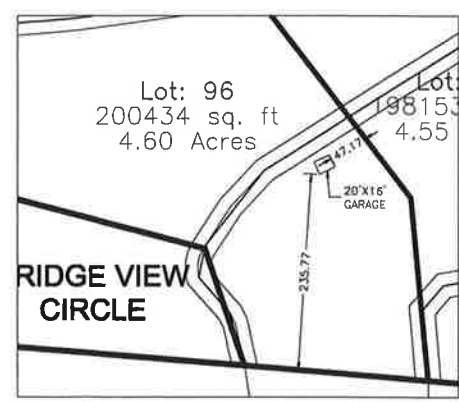
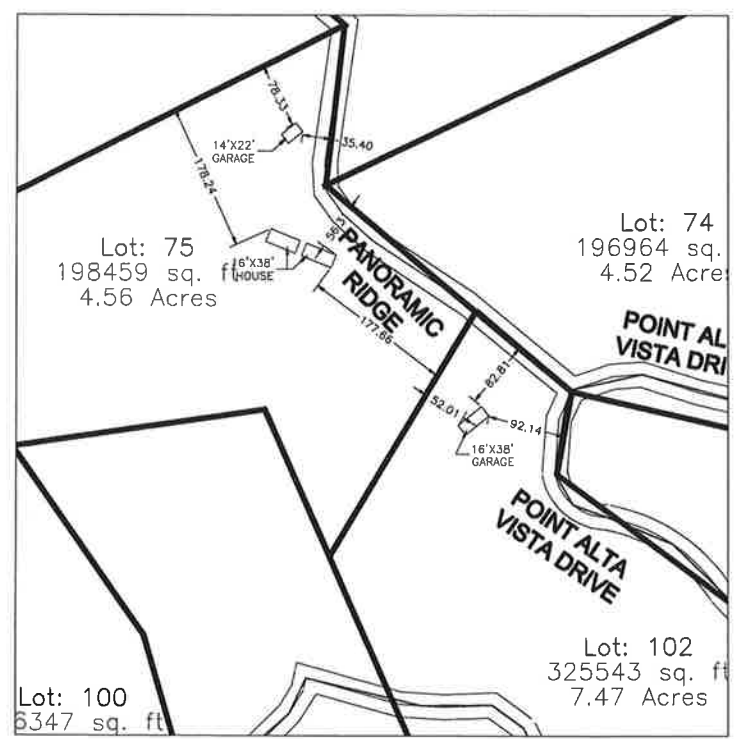
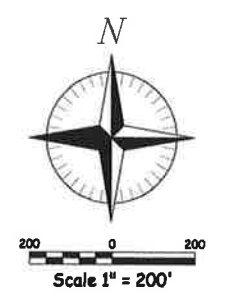
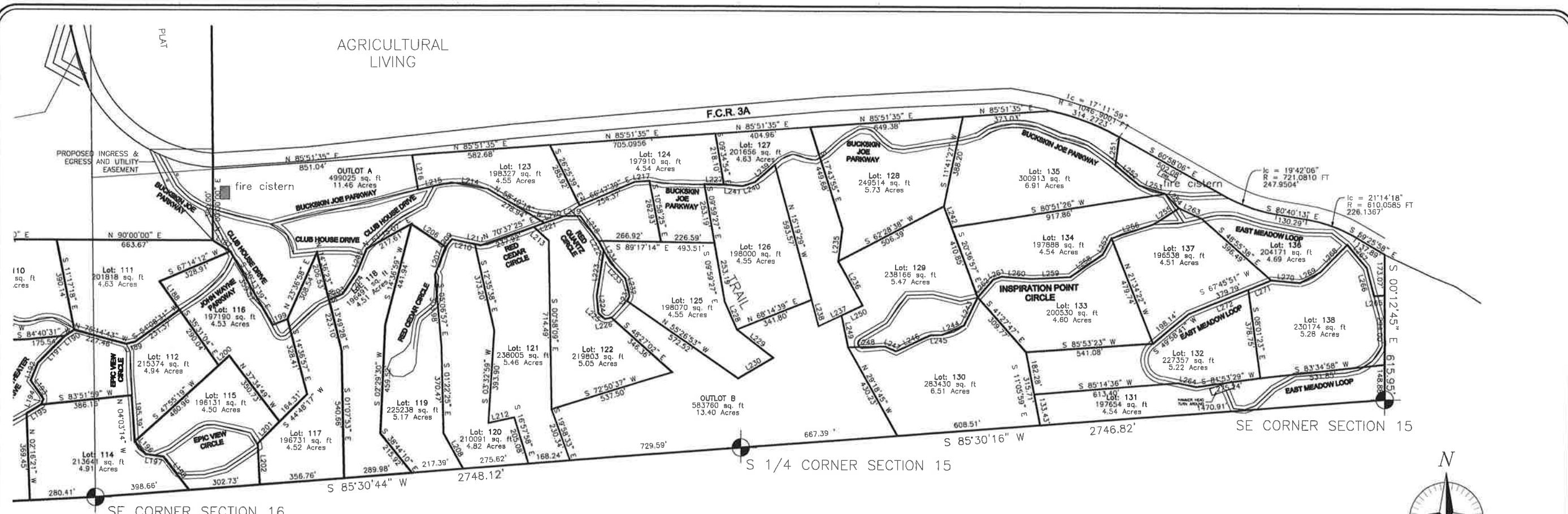
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L79	N 39°46'44" E	68.5844
L80	N 71°39'06" E	56.7903
L81	N 41°25'50" E	153.4879
L82	S 68°53'40" W	140.2188
L83	N 03°05'48" W	95.9635
L84	S 63°46'42" W	64.8183
L85	S 73°21'53" W	173.4459
L86	N 77°41'35" W	160.4715
L87	N 57°00'45" W	108.5946
L88	N 41°01'13" W	179.9816
L89	N 13°16'08" E	95.8089
L90	N 49°35'23" W	124.5862
L91	N 62°48'46" W	77.9464
L92	N 83°28'03" W	163.0879
L93	S 62°30'17" W	74.1296
L94	S 73°11'50" W	76.8923
L95	N 67°43'29" W	22.3405
L96	N 85°44'33" W	102.1207
L97	S 74°13'57" W	167.7857
L98	N 31°07'20" W	74.9010
L99	N 60°44'08" W	125.3817
L100	N 07°10'30" E	195.8500
L101	N 24°09'18" W	130.1100
L102	N 22°35'03" W	176.1008
L103	N 42°28'25" E	45.0206
L104	N 42°28'25" E	172.1468
L105	N 42°28'25" E	217.1674
L106	N 38°57'57" W	155.0128
L107	N 88°08'12" E	73.8777
L108	N 74°04'04" E	71.5134
L109	N 37°28'20" E	107.4581
L110	S 74°13'57" W	66.9954
L111	S 74°42'00" W	17.7881
L112	S 63°07'27" E	144.1356
L113	S 86°41'50" E	169.9792
L114	S 63°06'56" W	117.9586
L115	N 77°30'34" W	289.6734

L116	S 82°46'55" W	74.1572
L117	S 62°24'34" W	124.0870
L118	S 64°43'00" W	173.1919
L119	N 24°57'37" W	214.7306
L120	S 55°52'15" W	76.9284
L121	S 89°15'00" W	121.2540
L122	N 70°22'21" W	104.4379
L123	N 45°41'55" W	64.4561
L124	N 10°52'05" W	60.9825
L125	N 04°44'12" E	125.5881
L126	N 26°08'02" W	64.8936
L127	N 26°33'05" W	103.0189
L128	N 48°50'35" W	134.8726
L129	N 67°12'29" W	108.1629
L130	N 20°11'43" W	209.8288
L131	N 56°05'48" W	128.3936
L132	S 48°01'16" W	156.5632
L133	N 49°29'26" W	149.2953
L134	N 50°00'36" W	235.7350
L135	N 06°36'44" E	193.9738
L136	N 49°59'54" W	132.9942
L137	N 09°34'58" W	148.8154
L138	N 32°45'33" E	117.7289
L139	N 02°51'54" E	106.2090
L140	N 64°17'15" W	235.1021
L141	N 30°27'50" E	287.2619
L142	N 85°54'45" W	64.8293
L143	N 37°08'39" W	76.2887
L144	N 37°06'39" W	86.2264
L145	N 71°14'34" W	205.8030
L146	N 43°02'39" W	221.6446
L147	S 89°59'07" W	175.1482
L148	N 08°35'04" W	79.6003
L149	N 87°58'53" W	170.9274
L150	N 03°59'40" W	117.7265
L151	N 29°51'54" E	203.2552
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L154	N 05°42'07" E	194.4029

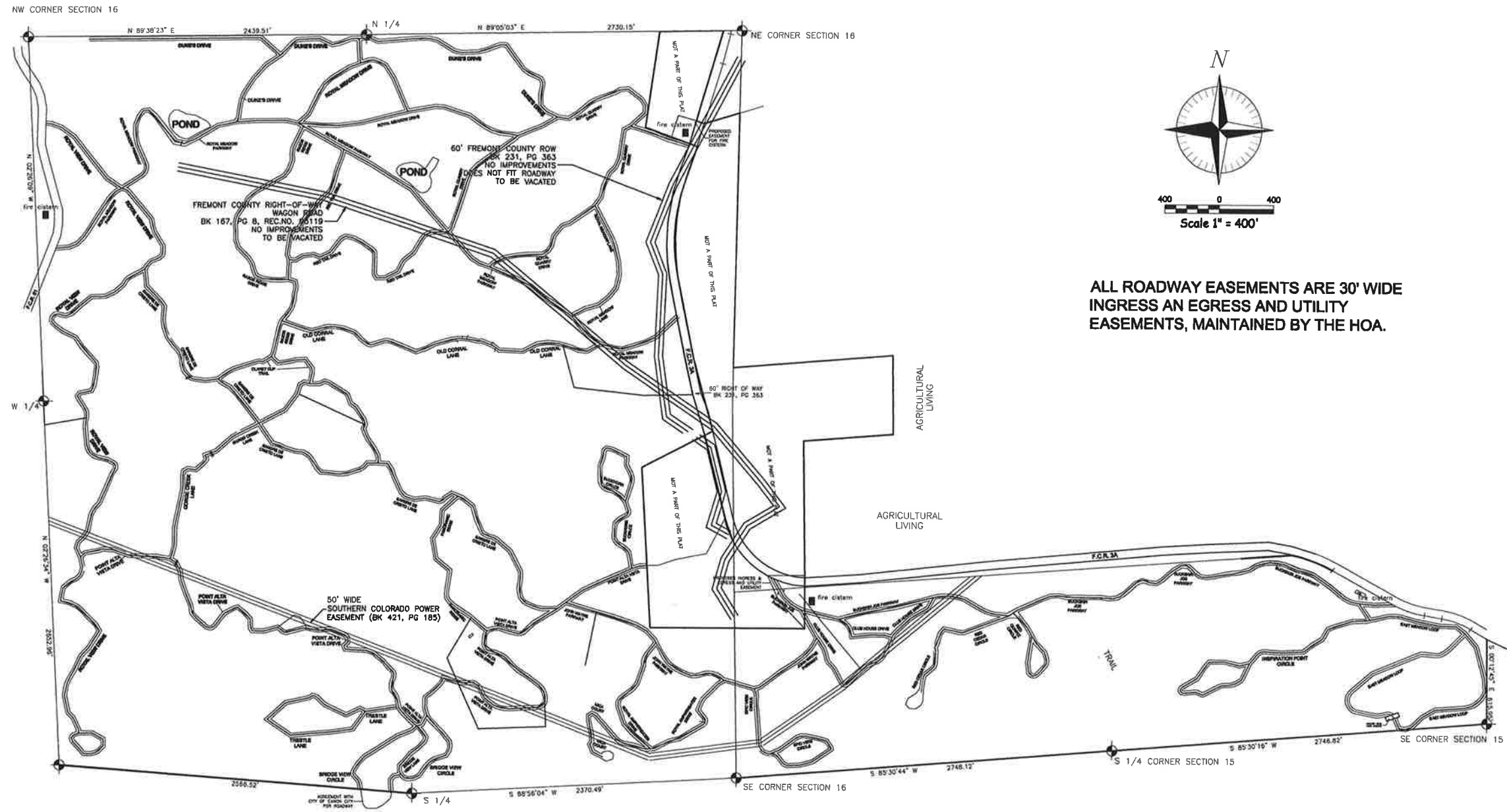
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L159	N 30°50'00" W	50.8012
L160	N 25°05'07" W	100.8578
L161	N 43°50'43" W	80.8760
L162	N 11°24'00" W	85.4111
L163	N 06°08'31" E	138.2767
L164	N 29°41'41" E	94.6127
L165	N 25°01'53" E	121.3985
L166	N 44°06'27" E	79.7671
L167	N 31°29'55" E	145.8428
L168	N 03°05'21" E	97.3698
L169	N 64°57'46" W	153.5772
L170	N 21°19'07" W	107.8906
L171	S 38°58'39" W	91.5786
L172	S 65°59'33" W	105.9217
L173	S 37°47'01" W	119.5848
L174	N 85°21'50" W	202.3087
L175	N 85°21'50" W	184.5519
L176	N 79°48'11" W	89.0202
L177	S 18°42'38" E	148.1983
L178	N 37°37'16" W	204.0941
L179	S 38°18'03" E	88.5981
L180	S 46°15'31" W	231.1476
L181	S 46°14'07" W	120.1367
L182	S 10°02'39" W	100.8065
L183	S 38°26'08" E	80.6245
L184	S 41°53'46" W	170.2391
L185	N 09°43'20" W	103.3430
L186	N 79°07'20" W	102.0775
L187	S 57°53'02" E	89.9050
L188	S 35°31'04" E	147.7894
L189	S 75°57'42" W	39.7343
L190	S 52°36'22" E	47.2184
L191	S 44°52'05" W	162.8619
L192	S 22°19'32" W	80.4061
L193	S 34°58'34" E	95.7957

L194	S 22°04'34" W	25.9226
L195	S 59°23'23" W	72.1566
L196	S 40°41'33" E	71.4599
L197	S 82°05'36" E	75.4714
L198	S 38°03'40" E	179.8876
L199	N 68°47'29" E	67.7011
L200	S 47°55'19" W	60.9780
L201	S 44°48'17" W	131.1133
L202	S 03°02'52" E	175.1201
L203	N 66°53'39" E	61.9284
L204	N 33°29'58" E	109.5338
L205	N 22°21'08" E	108.4989
L206	S 56°25'41" E	175.4643
L207	S 20°45'15" W	125.1531
L208	S 28°39'32" E	172.0195
L209	N 40°09'31" E	41.8787
L210	S 77°24'55" E	98.8599
L211	S 77°24'55" E	22.6913
L212	N 77°47'00" E	111.1071
L213	S 47°36'12" E	87.8834
L214	N 79°52'15" W	155.2106
L215	S 77°46'00" W	145.7545
L216	N 09°36'47" W	149.1444
L217	N 85°43'23" E	63.4215
L218	N 36°34'12" W	131.0558
L219	N 89°46'12" W	66.2172
L220	S 70°37'25" W	91.0281
L221	S 70°37'25" W	48.2536
L222	S 28°45'35" E	46.8937
L223	S 08°52'08" W	193.0032
L224	S 05°22'44" E	75.1562
L225	S 48°39'17" W	36.7814
L226	N 80°10'58" E	28.6163
L227	N 88°58'16" W	82.5911
L228	S 23°51'12" E	128.5337
L229	S 52°36'22" E	196.1057
L230	S 59°37'23" W	174.0532
L231	N 23°09'00" E	23.5556
L232	N 12°36'46" W	76.5035

L233	N 44°01'59" W	95.5302
L234	N 28°45'35" W	56.2912
L235	S 08°58'45" W	139.9800
L236	S 28°55'00" E	213.9320
L237	S 64°22'45" W	206.0667
L238	S 15°19'29" E	115.3406
L239	S 48°56'46" W	111.9050
L240	S 71°33'32" W	84.5247
L241	N 85°32'29" W	111.9671
L242	S 20°36'57" E	94.4183
L243	S 25°44'22" W	132.6930
L244	S 66°14'25" W	101.8532
L245	S 87°56'29" W	49.5293
L246	S 64°50'26" W	162.0815
L247	N 68°08'51" W	51.7804
L248	S 88°28'19" W	157.0253
L249	N 11°43'24" W	137.7377
L250	N 64°16'33" E	98.8629
L251	S 07°24'23" W	120.7477
L252	S 50°13'10" E	132.8730
L253	S 72°05'20" E	114.4591
L254	S 43°58'39" E	84.2937
L255	S 57°39'30" W	128.7741
L256	S 71°16'36" W	185.9473
L257	S 28°54'24" W	80.2492
L258	S 55°26'06" W	167.1722
L259	S 87°00'11" W	165.0008
L260	N 85°05'17" W	127.4365
L261	S 70°40'46" W	36.0109
L262	S 41°03'35" W	100.5674
L263	S 65°48'20" E	105.0935
L264	N	



**IMPROVMENT DETAILS**  
1"=50'



ALL ROADWAY EASEMENTS ARE 30' WIDE  
 INGRESS AN EGRESS AND UTILITY  
 EASEMENTS, MAINTAINED BY THE HOA.