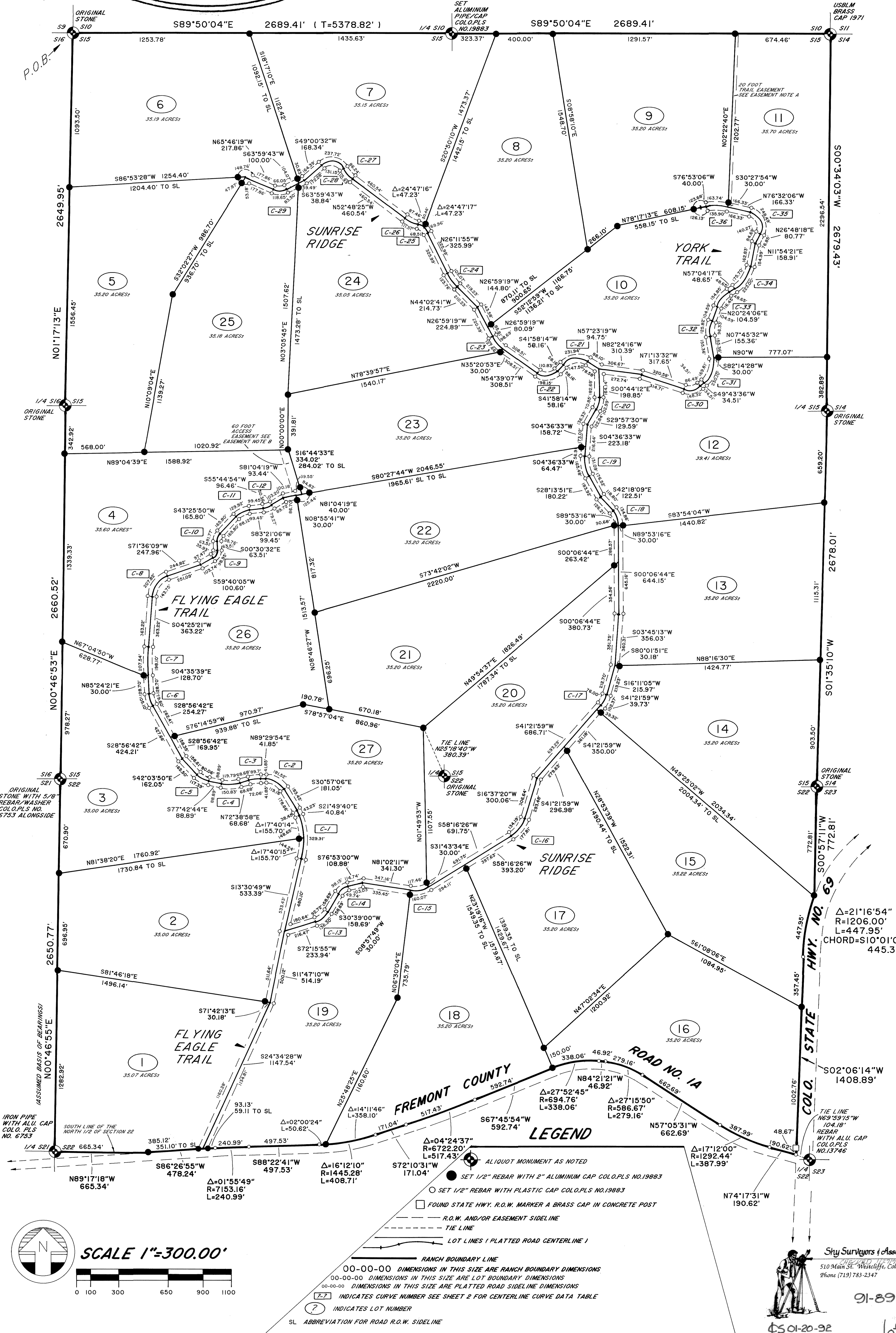




IN FREMONT COUNTY, COLORADO

IN SECTIONS 15 AND 22, TOWNSHIP 47 NORTH, RANGE 12 EAST OF THE N.M.P.M.



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91-89
16f2



IN FREMONT COUNTY, COLORADO

IN SECTIONS 15 AND 22, TOWNSHIP 47 NORTH, RANGE 12 EAST OF THE N.M.P.M. —

CENTERLINE CURVE DATA

CURVE NUMBER	CENTRAL ANGLE	RADIUS	TANGENT
C-1	35°20'29"	504.85'	160.83'
C-2	59°33'00"	144.64'	82.75'
C-3	16°50'56"	275.03'	40.73'
C-4	29°38'18"	261.58'	69.21'
C-5	35°38'54"	158.67'	51.02'
C-6	24°21'03"	217.29'	46.88'
C-7	09°01'00"	1288.79'	101.62'
C-8	61°10'48"	164.63'	109.34'
C-9	60°10'37"	64.21'	37.21'
C-10	43°56'22"	76.62'	30.91'
C-11	39°55'16"	156.47'	56.83'
C-12	27°36'12"	134.54'	33.05'
C-13	41°36'56"	157.66'	59.91'
C-14	46°14'00"	91.64'	39.12'
C-15	40°41'23"	195.39'	72.45'
C-16	41°39'06"	214.59'	81.62'
C-17	25°10'54"	202.91'	45.32'
C-18	42°11'25"	153.14'	59.08'
C-19	32°50'24"	258.71'	76.24'
C-20	30°41'42"	162.25'	44.53'
C-21	80°38'27"	134.80'	114.40'
C-22	83°22'39"	106.16'	94.55'
C-23	27°39'48"	234.40'	57.71'
C-24	17°50'46"	367.33'	57.67'
C-25	49°34'33"	109.18'	50.42'
C-26	22°58'03"	248.18'	50.42'
C-27	23°34'55"	239.53'	50.00'
C-28	101°45'58"	103.84'	127.70'
C-29	50°13'58"	105.34'	49.38'
C-30	59°02'52"	113.92'	64.52'
C-31	57°29'08"	199.25'	109.28'
C-32	28°09'38"	225.99'	56.68'
C-33	36°40'11"	211.94'	70.24'
C-34	45°09'56"	262.89'	105.18'
C-35	103°20'24"	107.77'	136.32'
C-36	26°34'48"	322.95'	76.26'

KNOW ALL MEN BY THESE PRESENTS

THAT EAGLE PEAK RANCH INC., A COLORADO CORPORATION, IS OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

TO WIT

SECTION 15 AND A PORTION OF SECTION 22, ALL IN T47N, R12E OF THE N.M.P.M., FREMONT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE ON THE FOLLOWING 24 COURSES:

1. SOUTH 89-50-04 EAST, 2689.41 FT. TO THE NORTH 1/4 CORNER OF SAID SECTION 15
2. SOUTH 89-50-04 EAST, 2689.41 FT. TO THE NORTHEAST CORNER OF SAID SECTION 15
3. SOUTH 00-34-03 WEST, 2679.43 FT. TO THE EAST 1/4 CORNER OF SAID SECTION 15
4. SOUTH 01 35-10 WEST, 2678.01 FT. TO THE SOUTHEAST CORNER OF SAID SECTION 15
5. SOUTH 00-57-11 WEST, ON THE EAST LINE OF SAID SECTION 22, 722.81 FT. TO INTERSECT THE WESTERLY R.O.W. LINE OF COLORADO STATE HWY. NO.69 (THE NEXT 2 COURSES SHALL BE ON SAID R.O.W. LINE)
6. CURVE LEFT, CENTRAL = 21°16'54", RADIUS = 1206.00 FT., LENGTH = 447.95 FT., CHORD BEARING = SOUTH 10-01-04 WEST
7. SOUTH 02-06-14 WEST, 1408.89 FT. TO INTERSECT THE NORTHERLY R.O.W. LINE OF FREMONT COUNTY ROAD NO.1A (THE NEXT 13 COURSES SHALL BE ON SAID R.O.W. LINE)
8. NORTH 74-17-31 WEST, 190.62 FT.
9. CURVE RIGHT, CENTRAL ANGLE = 17°12'00", RADIUS = 1292.44 FT., LENGTH = 387.99 FT.,
10. NORTH 57-05-31 WEST, 662.69 FT.
11. CURVE LEFT, CENTRAL ANGLE = 27°15'50", RADIUS = 586.67 FT., LENGTH = 279.16 FT.
12. NORTH 84-21-21 WEST, 46 92 FT.
13. CURVE LEFT, CENTRAL ANGLE = 27°52'45", RADIUS = 694.76 FT., LENGTH = 338.06 FT.
14. SOUTH 67-45-54 WEST, 592.74 FT.
15. CURVE RIGHT, CENTRAL ANGLE = 04°24'37", RADIUS = 6722.20 FT., LENGTH = 517.43 FT.
16. SOUTH 72-10-31 WEST, 171.04 FT.
17. CURVE RIGHT, CENTRAL ANGLE = 16°12'10", RADIUS = 1445.28 FT., LENGTH = 408.71 FT.
18. SOUTH 88-22-41 WEST, 497.53 FT.
19. CURVE LEFT, CENTRAL ANGLE = 01°55'49", RADIUS = 7153.16 FT., LENGTH = 240.99 FT.
20. SOUTH 86-26-55 WEST, 478.24 FT. TO INTERSECT THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 22
21. NORTH 89-17-18 WEST, ON SAID SOUTH LINE, 665.34 FT. TO THE WEST 1/4 CORNER OF SAID SECTION 22
22. NORTH 00-46-55 EAST, 2650.77 FT. TO THE NORTHWEST CORNER OF SAID SECTION 22
23. NORTH 00-46-53 EAST, 2660.52 FT. TO THE WEST 1/4 CORNER OF SAID SECTION 15
24. NORTH 01-17-13 EAST, 2649.95 FT. TO THE POINT OF BEGINNING CONTAINING 954.95 ACRES ±.

DEDICATION

THE OWNER HAS CAUSED THE PARCEL AS DESCRIBED HEREON TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, ROAD RIGHTS OF WAY AND EASEMENTS AS SHOWN AND DEFINED ON THESE TWO SHEETS, ALL KNOWN AS " EAGLE PEAK RANCH MAP NUMBER ONE ", SUBJECT TO THE DEFINITIONS FOR RIGHTS OF WAY AND EASEMENTS AS NOTED HEREON.

IN WITNESS WHEREOF

EAGLE PEAK RANCH INC., A COLORADO CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 10 DAY OF FEB, 1992, A.D. BY RON R. TRUJILLO AS PRESIDENT AND ROBERT JOSLEEN JR. AS SEC./TREAS.

Ron R. Trujillo RON R. TRUJILLO (PRESIDENT)
Robert Josle Jr. ROBERT JOSLEEN JR. (SEC./TREAS.)

STATE OF COLORADO SS
COUNTY OF CUSTER

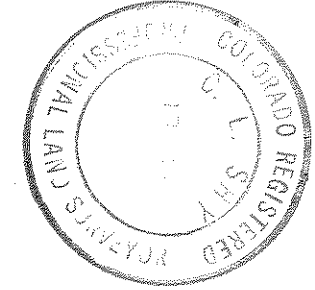
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 10 DAY OF FEB, 1992, A.D., BY RON R. TRUJILLO AND ROBERT JOSLEEN JR.

WITNESS MY HAND AND SEAL Christy Jo Shy
MY COMMISSION EXPIRES 02-10-92
MY ADDRESS IS Wheatville Colo

SURVEYOR'S STATEMENT

I, DO HEREBY, STATE TO RON R. TRUJILLO AND ROBERT JOSLEEN JR. THAT A SURVEY WAS PERFORMED UNDER MY SUPERVISION OF THE PARCEL(S) AS SHOWN AND DESCRIBED HEREON. FURTHER, THAT SAID SURVEY IS MONUMENTED AS SHOWN AND IS CORRECTLY MONUMENTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher L. Kitt CHRISTOPHER L. (KIT) SHY
COLORADO PLS NO.19883



STATE OF COLORADO SS
COUNTY OF FREMONT

SEAL/DATE
02-10-92

THIS INSTRUMENT FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF FREMONT COUNTY, COLORADO AT 11:05 P.M., ON THIS 12 DAY OF February, 1992, A.D.

IN BOOK 10316
AT PAGE Filed
UNDER RECEPTION NUMBER 587092
BY: Deann Stedfield # 20.00

NOTES

ALL NEWLY PLATTED ROAD RIGHTS OF WAY ARE 60 FEET IN WIDTH
ALL NEWLY PLATTED CUL-DE-SACS ARE 50 FEET IN RADIUS
THE HEREON DEPICTED R.O.W. WIDTH FOR COUNTY ROAD NO.1A IS 60 FEET AS APPLIED 30 FEET ON EACH SIDE OF THE DRIVEN SURFACE CENTERLINE AS IT EXISTED AT THE TIME OF THIS SURVEY.

EASEMENT NOTES

EASEMENT NOTE A
A 20 FOOT TRAIL EASEMENT IS HEREBY SET ASIDE ALONG THE WEST LINE OF LOT 11, FOR THE USE AND BENEFIT OF ALL EAGLE PEAK RANCH LOT OWNERS.

EASEMENT NOTE B
A 10 FOOT ACCESS AND UTILITY EASEMENT IS HEREBY SET ASIDE ALONG THE EAST LINE OF LOT 4. IT IS FOR THE USE AND BENEFIT OF THE OWNER OF LOT 25.

NEWLY PLATTED ROAD RIGHTS OF WAY ARE FOR INGRESS/EGRESS AND THE INSTALLATION AND MAINTENANCE OF UTILITIES FOR THE USE AND BENEFIT OF ALL EAGLE PEAK RANCH LOT OWNERS.

A 10 FOOT UTILITY EASEMENT IS HEREBY SET ASIDE ON EACH SIDE OF ALL SIDE AND COMMON REAR LOT LINES, FOR THE USE OF ALL LOT OWNERS.

A 20 FOOT UTILITY EASEMENT IS HEREBY SET ASIDE ON THE INTERIOR SIDE OF ALL EXTERIOR LOT LINES FOR THE USE ALL LOT OWNERS.

NOTICE:
ACCORDING TO COLORADO LAW 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 BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.

RECORD RESEARCH CONCERNING EASEMENTS AND/OR RIGHTS OF WAY WAS PERFORMED BY FREMONT/CUSTER COUNTY ABSTRACT COMPANY AND IS AVAILABLE IN THE FORM OF A TITLE COMMITMENT NUMBERED _____.

COUNTY SURVEYOR'S FILE:
DEPOSITED THIS 19 DAY OF AT M. IN BOOK _____
OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS/R.O.W. SURVEYS AT PAGE _____, RECEPTION NUMBER _____.