SHAWS PARK RANCHES A SUBDIVISION OF 1/16 The SE1/4, the E1/2 of the SW1/4, the SE1/4 of the NW1/4 and Government Lots 1, 2, 3 and 4 of Section 30, the NE1/4 of the NE1/4 and the NW1/4 of the NE1/4 of Section 31, all in Township 17 South, Range 70 West of the 6th P.M., lying West of Fremont County Road No. 69 and that portion of the SE1/4 of the SE1/4 Section 24 and the NE1/4 and the NE1/4 of the SE1/4 Section 25, Township 17 South, Range 71 West of the 6th P.M., Fremont County, Colorado 70.02 ACRES Curve Table Curve Table Scale 1" = 400E-3063938.5 Curve # Length Radius Delta Chord Direction Chord Length Curve # Length Radius Delta Chord Direction Chord Length N-1260032.7 C26 | 149.69 | 956.75 | 8°57'52" | N86° 41' 21"E | 149.54 C1 | 270.09 | 126.21 | 122°36'39" | S13° 05' 39"W | 221.42 CO-Central Zone Quarter C27 | 128.40 | 162.21 | 45°21'06" | S75° 07' 02"E | 125.07 C2 | 305.30 | 316.37 | 55°17'29" | S20° 33' 56"E | 293.59 $\triangleright \bigcirc$ Corner C3 87.56 170.00 29°30′33″ S7° 40′ 28″E 86.59 C28 | 129.78 | 183.62 | 40°29'46" | S72° 42' 27"E | 127.09 Quarter C4 212.84 298.89 40°48'02" S2° 01' 44"E 208.37 C29 | 117.66 | 74.73 | 90°12'12" | S47° 52' 19"E | 105.88 C30 183.33 184.85 56°49'28" S31° 10' 56"E 175.91 C5 | 240.95 | 1390.10 | 9°55'52" | S23° 20' 11"W | 240.64 C6 490.83 410.38 68°31'41" S5° 57' 45"E 462.09 C31 183.24 144.32 72°44′54″ S23° 13′ 13″E 171.18 1/16 C32 204.97 313.29 37°29°05" S5° 35' 19"E 201.33 C7 | 193.66 | 270.00 | 41°05'48" | S60° 46' 30"E | 189.54 C33 | 137.59 | 1160.88 | 6*47'27" | S27* 43' 35"E | 137.51 C8 | 149.29 | 230.00 | 37°11'20" | S62° 43' 44"E | 146.68 C34 137.28 676.19 11°37′56″ S25° 18′ 21″E 137.04 C9 149.29 230.00 37°11'20" S62° 43' 44"E 146.68 C35 189.27 403.12 26°54'04" N81° 21' 19"W 187.54 C10 70.27 230.00 17*30'21" S35* 22' 53"E 70.00 40.26 ACRES C11 99.35 4501.54 1"15'52" S27 13' 48"E 99.35 C36 | 200.86 | 3283.70 | 3*30'17" | S86* 56' 47"W | 200.82 C37 198.73 2557.50 4*27'08" S86* 28' 21"W 198.68 C13 | 199.16 | 908.45 | 12°33'40" | S29° 03' 08"E | 198.76 C38 | 318.50 | 1231.07 | 14*49'25" | N88* 20' 31"W | 317.61 C14 | 197.53 | 513.44 | 22°02'32" | N78° 41' 52"W | 196.31 C39 281.24 715.39 22°31'30" S87° 48' 27"W 279.44 C15 96.92 159.84 34*44'25" N50* 18' 24"W 95.44 C40 198.35 631.11 18°00'26" N67° 32' 29"E 197.54 C16 | 140.50 | 117.59 | 68°27'32" | N1° 17' 34"E | 132.29 C41 | 287.93 | 1750.24 | 9°25'32" | N63° 15' 02"E | 287.61 C17 | 58.87 | 124.15 | 27'10'09" | N21' 56' 15"E | 58.32 C42 | 89.27 | 1750.24 | 2°55'21" | N69° 25' 28"E | 89.26 C18 | 124.71 | 89.17 | 80°07′54" | N31° 42′ 46"W | 114.80 C43 98.55 236.46 23°52'44" N51° 33' 16"W 97.84 67.18 ACRES C19 | 361.38 | 2026.07 | 10°13'11" | N76° 53' 19"W | 360.90 C44 | 138.19 | 316.15 | 25°02'37" | N50° 58' 20"W | 137.09 C45 140.17 949.77 8°27'22" N42° 40' 43"W 140.05 C20 | 82.09 | 228.72 | 20°33'46" | S87° 43' 13"W | 81.65 C21 99.17 314.43 18°04'14" S86° 28' 27"W 98.76 C46 | 144.57 | 220.06 | 37°38'26" | N65° 43' 37"W | 141.98 60.00 ACRES C22 | 115.14 | 165.86 | 39°46'27" | N64° 36' 12"W | 112.84 C47 | 133.86 | 119.06 | 64°25'05" | N52° 20' 17"W | 126.92 C23 99.85 309.92 18°27'38" S53° 56' 47"E 99.42 C48 | 133.98 | 932.38 | 814'00" | N24° 07' 55"W | 133.87 C24 | 63.88 | 292.82 | 12°30'00" | S56° 55' 36"E | 63.76 C84 | 189.24 | 236.85 | 45°46'47" | S86° 13' 28"E | 184.25 C25 | 96.28 | 144.59 | 38°09'06" | S69° 45' 10"E | 94.51 C85 | 266.84 | 376.39 | 40°37'12" | S83° 38' 40"E | 261.29 30 29 36.18 ACRES {BASIS OF BEARINGS} SHARED DRIVEWAY N87°03'27"E 2854.31' Quarter N87°03'27"E Corner Center 35.14 ACRES 40.11 ACRES Parcel Line Table Parcel Line Table 41.26 ACRES Line # Length Direction Line # Length Direction LOT 14 L1 84.19 S74* 23' 58"W L21 111.00 S63* 10' 36"E 40.08 ACRES L2 329.29 S48° 12' 41"E L22 53.50 S88° 49' 43"E L3 59.31 S7° 04' 48"W L23 95.83 S88° 49' 43"E L4 218.02 S7° 04' 48"W L24 158.99 N82° 12' 25"E L5 264.47 S22° 25′ 45″E L25 79.30 N87° 01′ 35″E L6 39.72 S22° 25′ 45″E L26 138.96 S2° 46′ 12″E L7 217.76 S18° 22' 17"W L27 74.38 S59° 35' 40"E L8 507.51 S40° 13′ 36″E L28 251.72 S24° 19′ 52″E 40.17 ACRES L9 257.78 S81° 19' 24"E L29 40.25 S19° 29' 23"E 1/16 Corner L10 187.84 S26° 37' 43"E L30 208.34 N67° 54' 17"W L11 153.60 S27° 49' 54"E L31 83.94 S85° 11' 39"W 36.71 ACRES L13 193.36 N89° 43′ 09″W L33 485.33 S78° 18′ 58″W LOT 4 35.18 ACRES L14 643.84 N67° 40′ 36″W L34 169.23 N70° 53′ 09″E 35.22 ACRES L16 87.56 N35° 31' 20"E L36 94.58 N63° 29' 38"W 71 71 L18 307.83 N71° 46′ 43″W L38 306.37 N46° 54′ 24″W L19 297.83 N71° 46′ 43″W L39 107.73 N84° 32′ 50″W L20 303.24 N84 29 26"W L40 139.52 N20 07 45"W Quarter Corner OU COITIE! 35.20 ACRES E-3064077.6 N-1254967.8 CO-Central Zone COUNTY CLERK AND RECORDERS STATEMENT State of Colorado Fences are as shown hereon. They are fences of convenience for ranching activity and are not to be used for property lines for any purpose. County of _____ This plat was filed for record in the office of the County Clerk and Recorder of ______ County, Colorado 35.14 ACRES at _____, .M., on ____ day of ____, 20___, A.D. under Reception No. _____ County Clerk and Recorder C-N1/16 Crown Point Land Services DRAWN BY: GRH Client: Canvon Estates, LLC

719-275-5005 Office

P.O. Box 749

LINEAL UNITS
Lineal units = U.S. Survey foot = 1.00' = 12 inches

391 Arrowhead Drive

Canon City, CO 81215-0749 crown.land@outlook.com

Florissant, CO 80816

This survey does not constitute a title search by Crown Point Land Services to determine ownership. No Title Commitment was provided by the client. Easements are as shown, no other easements were requested to be researched for this survey.

2021184SUB2_SHAWSPARKRANCH

08/01/2022

KNOW ALL MEN BY THESE PRESENTS:

THAT

Canyon Estates, LLC Sankar R. Chava (MANAGER)

ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND.

TO WIT:

A parcel of land in portions of the following: The SE1/4, the E1/2 of the SW1/4, the SE1/4 of the NW1/4 and Government Lots 1, 2, 3 and 4 of Section 30, the NE1/4 of the NE1/4 and the NW1/4 of the NE1/4 of said Section 31, all in Township 17 South, Range 70 West of the 6th P.M., lying West of Fremont County Road No. 69 and that portion of the SE1/4 of the SEI/4 Section 24 and the NEI/4 and the NEI/4 of the SEI/4 Section 25, Township 17 South, Range 71 West of the 6th P.M., Fremont County, Colorado, described as follows: Beginning at the common Section corner of said Sections 30, 19, 24 and 25; Thence bearing N 86°26'51" E a distance of 1322.02 feet along the North line of Governmen Lot 1 to the West 1/16 corner of said Section 30; Thence bearing S 02°05'40" E a distance of 1273.80 feet along the East line of Government Lot 1 to the Northwest 1/16 corner of said Section 30; Thence bearing N 86°44'32" E a distance of 1350.75 feet along the North line of the SE1/4NW1/4 to the Center North 1/16 of Section 30; Thence bearing S 02°33'39" E a distance of 1280.32 feet along the East line of the SE1/4NW1/4 to the Center Quarter Corner of said Section 30; Thence bearing N 87°03'27" E a distance of 547.73 feet along the North line of the SE1/4 of said Section 30 to intersect the West line of said Fremont County Road No. 69 Right of Way; Thence along a curve to the RIGHT, having a radius of 908.45 feet, a delta angle of 12°33'40" and a long chord that bears S 29°03'08" E a distance of 198.76 feet along said West Right of Way; Thence bearing S 22°46'18" E a distance of 185.09 feet along said West Right of Way; Thence along a curve to the LEFT, having a radius of 984.63 feet, a delta angle of 05°59'03" and a long chord that bears S 25°18'06" E a distance of 102.79 feet along said West Right of Way; Thence bearing S 27°49'54" E a distance of 153.60 feet along said West Right of Way; Thence along a curve to the RIGHT, having a radius of 4501.54 feet, a delta angle of 01°15'52" and a long chord that bears S 27°13'48" E a distance of 99.35 feet along said West Right of Way; Thence bearing S 26°37'43" E a distance of 187.84 feet along said West Right of Way; Thence along a curve to the LEFT, having a radius of 230.00 feet, a delta angle of 54°41'41" and a long chord that bears to the LEFT, having a radius of 230.00 feet, a delta angle of 54'41' and a long chord that bears S 53°58'33" E a distance of 211.32 feet along said West Right of Way; Thence bearing S 81°19'24" E a distance of 257.78 feet along said West Right of Way; Thence along a curve to the RIGHT, having a radius of 270.00 feet, a delta angle of 41°05'48" and a long chord that bears S 60°46'30" E a distance of 189.54 feet along said West Right of Way; Thence bearing S 40°13'36" E a distance of 507.51 feet along said West Right of Way; Thence along a curve to the RIGHT, having a radius of 410.38 feet, a delta angle of 68°31'41" and a long chord that bears S 05°57'45" E a distance of 462.09 feet along said West Right of Way; Thence along a curve to the LEFT, having a radius of 1390.10 feet, a delta angle of 09°55'02" and a long chord that bears S 23°20'11" W a distance of 240.64 feet along said West Right of Way; Thence bearing S 18°22'17" W a distance of 217.76 feet along said West Right of Way; Thence along a curve to the LEFT, having a radius of 298.89 feet, a delta angle of 40°48'02" and a long chord that bears S 02°01'44" E a distance of 208.37 feet along said West Right of Way; Thence bearing S 22°25'45" E a distance of 304.19 feet along said West Right of Way; Thence along a curve to the RIGHT, having a radius of 170.00 feet, a delta angle of 29°30'33" and a long chord that bears S 07°40'28" E a distance of 86.59 feet along said West Right of Way; Thence bearing S 07°04'48" W a distance of 277.33 feet along said West Right of Way;
Thence along a curve to the LEFT, having a radius of 316.37 feet, a delta angle of 55°17'29" and a long chord that bears S 20°33'56" E a distance of 293.59 feet along said West Right of Way;
Thence bearing S 48°12'41" E a distance of 329.29 feet along said West Right of Way; Thence along a curve to the RIGHT, having a radius of 126.21 feet, a delta angle of 122°36'39" and a long chord that bears S 13°05'39" W a distance of 221.42 feet along said West Right of Way; Thence bearing S 74°23'58" W a distance of 84.19 feet along said West Right of Way to intersect the South line of said NE1/4NE1/4 of said Section 31; Thence bearing S 89°39'21" W a distance of 578.85 feet along the South line of the NE1/4NE1/4 to the NE1/16 of said Section 31; Thence bearing S 89°41'06" W a distance of 1382.71 feet along the South line of the NW1/4NE1/4 to the center North 1/16 of said Section 31; Thence bearing N 00°07'32" W a distance of 1292.12 feet along the West line of the NW1/4NE1/4 to the common quarter corner of said Sections 31 and 30; Thence bearing S 89°12'36" W a distance of 2750.25 feet along the South line of the E1/2 of SW1/4 and the South line of Government Let 4 to the common Section corner of said Sections 30, 31, 25 of the South line of Government Let 4 to the common Section corner of said Sections 30, 31, 25 of the south line of Government Let 4 to the common Section corner of said Sections 30, 31, 25 of the south line of Government Let 4 to the common Section corner of said Sections 30, 31, 25 of the south line of the E1/2 of SW1/4 and the South line of Government Lot 4 to the common Section corner of said Sections 30, 31, 25 and 36; Thence bearing N 01°33'58" W a distance of 1266.52 feet along the West line of Government Lot 4 to the South 1/16 of said Sections 30 and 25; Thence bearing S 88°09'26" W a distance of 1285.18 feet along the South line of the NE1/4SE1/4 to the SE1/16 corner of said Section 25; Thence bearing N 01°53'48" W a distance of 1286.94 feet along the West line of the NE1/4SE1/4 to the center East 1/16 of said Section 25; Thence bearing S 89°03'34" W a distance of 1292.78 feet along the South line of the NE1/4 to the center quarter corner of said Section 25; Thence bearing N 02°13'29" Was distance of 2614.73 feet along the West line of the NE1/4 to the common quarter corner of said Sections 25 and 24; Thence bearing S 89°10'54" E a distance of 1308.51 feet along the North line of the NE1/4 to the common East 1/16 of said Sections 25 and 24; Thence bearing N 01°14'28" W a distance of 1287.00 feet along the West line of the SE1/4SE1/4 to the Southeast 1/16 of said Section 24; Thence bearing S 88°17'15" E a distance of 1301.39 feet along the North line of the SE1/4SE1/4 to the common South 1/16 of said Section 24; Thence bearing S 01°36'08" E a distance of 1267.20 feet along the East line to the point of beginning. Containing 647.86 acres.

DEDICATION:

THE UNDERSIGNED AS OWNERS HAS CAUSED THE LOTS SHOWN AND DESCRIBED ON THIS PLAT TO BE SURVEYED AND SUBDIVIDED INTO LOTS, EASEMENTS AND ROADS AS SHOWN, DESCRIBED AND DEFINED ON THIS PLAT. ALL TO BE KNOWN AS:

SHAWS PARK RANCHES

ROAD EASEMENTS

Shaws Park Trail, Shaws Park Path and Rice Mountain Way are all 60' wide Ingress Egress and Utility easements for the benefit of Shaws Park Ranches owners, their heirs and assigns. No gates, fencing, or other obstructions shabe placed within the 60' Road Easements as shown on Plat.

Maintenance Easement.

Each Lot Owner of Lots 2 through 15 (?Road Lots?), as shown on this Shaws Park Ranches Plat, shall be responsible to maintain and keep in good repair the Road Easements as shown on this Plat, and shall share equally in the expense of maintenance. The maintenance shall consist only of grading, if necessary, each spring and fall season, and as necessary to repair any material damage to the Road Easements resulting from natural causes, weather, excessive rain, or flood. Any current or subsequent owner of a Road Lot shall be responsible for any repairs or maintenance of the Road Easements required from a Road Lot Owner?s (or his guests, invitees or agents) negligent or willful misuse of the Road Easements.

Fremont County Road No. 69 is presumed to be 60' wide being 30' either side of the centerline.

Shared Driveway

Shared Driveway access is to be 30' wide, 15' either side of the common Lot line between lots 6 and 7 For the benefit of lot 6 and 7 owners their heirs and assigns as shown hereon.

IN WITNESS WHEREOF:

HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF 20 A.D.

Canyon Estates, LLC Sankar R. Chava (MANAGER)

STATE OF COLORADO) COUNTY OF FREMONT)

Bearings are based on G.P.S. observation on the NORTH line of the SE1/4 Sec. 30

as being N 87°03'27" E. Both corners being USGLO Monuments.

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME THIS

_____DAY OF ______, 20____A.D. BY

Canyon Estates, LLC Sankar R. Chava (MANAGER)

WITNESS MY HAND AND SEAL MY COMMISSION EXPIRES ______

NOTARY PUBLIC

LAND SURVEYOR'S CERTIFICATE

I, George R. Hall, a licensed Land Surveyor in the State of Colorado do hereby certify to Canyon Estates, LLC that this plat has been prepared under my responsible charge in accordance with current Colorado Revised Statutes, as amended, and that said plat does accurately show and describe the tract of land to the best of my knowledge and belief.

George R. Hall, C.P.L.S. 38118