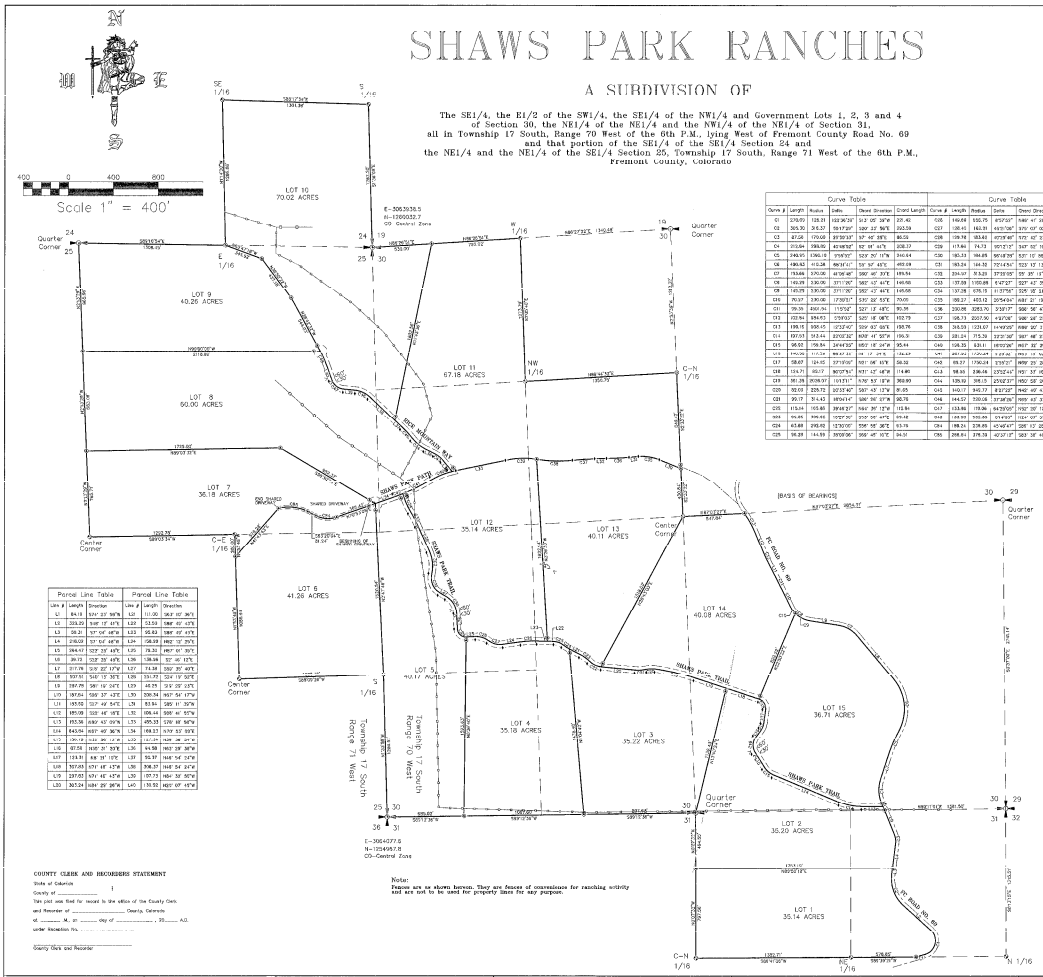
SHAWS PARK RANCHES

A SUBDIVISION OF

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



Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	84.18	S74° 23' 59"W	L21	117.00	S64° 10' 36"E
L2	339.29	N48° 12' 41"E	L22	53.54	S86° 42' 43"E
L3	58.21	S7° 04' 48"W	L23	55.62	S88° 49' 49"E
L4	216.02	S7° 04' 48"W	L24	58.59	N82° 12' 35"E
L5	344.47	S22° 33' 48"E	L25	76.32	N87° 41' 36"E
L6	29.73	S22° 33' 48"E	L26	138.66	S7° 46' 13"E
L7	317.76	S3° 22' 17"W	L27	74.38	S82° 37' 40"E
L8	107.51	S46° 12' 30"E	L28	131.71	S24° 11' 52"E
L9	197.75	S81° 10' 24"E	L29	42.25	S9° 23' 23"E
L10	197.54	S88° 37' 42"E	L30	238.34	N67° 54' 17"W
L11	195.92	S37° 42' 54"E	L31	83.84	S85° 11' 30"W
L12	195.08	S33° 46' 18"E	L32	108.44	S88° 41' 57"W
L13	153.36	N86° 47' 09"W	L33	455.33	S76° 18' 58"W
L14	845.04	N87° 49' 36"W	L34	168.33	N79° 53' 59"E
L15	250.18	N88° 49' 12"W	L35	147.29	N88° 08' 49"W
L16	87.56	N60° 21' 39"E	L36	84.58	N63° 38' 38"W
L17	124.31	N8° 31' 15"E	L37	95.37	N48° 54' 24"W
L18	327.63	S71° 48' 47"W	L38	208.37	N48° 54' 24"W
L19	297.63	S71° 48' 47"W	L39	157.73	N84° 32' 56"W
L20	267.24	N84° 29' 26"W	L40	130.52	N85° 07' 45"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	276.97	725.31	022°30'32"	S12° 05' 39"W	275.40
C2	305.30	315.37	055°27'00"	S20° 21' 56"E	293.59
C3	87.04	170.00	29°33'37"	S7° 46' 28"E	86.05
C4	213.64	594.95	42°18'52"	S2° 38' 42"E	208.77
C5	246.95	1361.10	9°59'32"	S23° 30' 17"W	246.64
C6	490.82	412.28	68°14'11"	S5° 30' 48"E	462.08
C7	153.65	370.00	42°39'46"	S60° 46' 31"E	149.94
C8	145.89	330.00	37°11'26"	S62° 42' 44"E	145.90
C9	145.89	330.00	37°11'26"	S62° 42' 44"E	145.90
C10	70.37	330.00	12°20'11"	S72° 32' 53"E	70.25
C11	99.39	690.94	11°15'42"	S27° 12' 48"E	99.38
C12	232.94	594.63	23°57'07"	S21° 18' 08"E	232.79
C13	198.15	500.45	22°52'40"	S22° 42' 00"E	196.78
C14	137.51	312.44	23°52'32"	N30° 41' 55"W	136.39
C15	96.52	156.84	34°44'30"	N52° 18' 24"W	95.44
C16	140.06	312.44	25°41'12"	N38° 17' 24"W	138.88
C17	58.67	124.45	27°10'00"	N51° 04' 11"W	58.12
C18	114.71	60.17	90°97'54"	N77° 17' 47"W	114.80
C19	161.28	2036.97	10°17'1"	N70° 53' 18"W	160.99
C20	92.03	229.72	22°37'40"	S57° 43' 17"W	91.45
C21	90.17	314.53	16°04'14"	S66° 56' 37"W	90.78
C22	113.04	165.88	39°18'27"	S64° 39' 12"W	110.84
C23	104.85	394.46	15°22'30"	S70° 55' 44"W	104.48
C24	43.88	290.82	15°30'00"	S56° 56' 36"E	43.76
C25	96.28	144.59	38°08'36"	S69° 45' 15"E	94.51

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	146.68	155.75	53°23'5"	N84° 41' 35"E	140.54
C27	126.41	143.31	49°15'30"	S75° 07' 00"E	125.07
C28	139.78	183.41	43°19'40"	S73° 42' 37"E	137.09
C29	117.84	74.73	90°13'7"	S47° 32' 18"E	105.98
C30	180.33	164.85	56°18'39"	S37° 12' 06"E	175.04
C31	180.24	164.32	72°14'54"	S23° 17' 13"E	171.18
C32	204.57	93.33	125°10'55"	S5° 35' 17"E	165.73
C33	137.58	1155.88	6°47'21"	S27° 47' 35"E	137.51
C34	137.28	675.18	11°75'53"	S26° 15' 11"E	137.04
C35	98.27	453.12	20°54'34"	S41° 21' 17"W	97.74
C36	230.98	1053.70	12°31'7"	S60° 56' 47"W	230.52
C37	195.73	2007.90	5°37'06"	S66° 14' 21"W	195.68
C38	343.53	1231.07	14°49'30"	S66° 50' 17"W	342.61
C39	181.24	715.39	12°31'30"	S81° 48' 17"W	179.44
C40	158.23	631.11	16°02'36"	N67° 32' 29"E	157.54
C41	40.42	1155.88	2°00'42"	N61° 11' 44"E	40.42
C42	69.27	1756.24	2°15'7"	N69° 21' 28"E	69.26
C43	98.93	236.04	23°52'41"	N51° 31' 45"W	97.84
C44	135.92	96.15	270°27'3"	N50° 58' 20"W	137.03
C45	140.17	340.77	23°32'7"	N42° 49' 43"W	140.03
C46	144.57	720.08	11°36'36"	N65° 43' 37"W	141.08
C47	133.86	119.06	64°29'09"	N30° 30' 17"W	126.93
C48	149.99	300.86	114°49'0"	N84° 07' 30"W	126.87
C49	198.24	236.88	43°46'47"	S85° 17' 28"E	194.25
C50	298.84	376.38	42°27'17"	S83° 38' 45"E	291.99

KNOW ALL MEN BY THESE PRESENTS:

THAT

Canyon Estates, LLC Sanhar R. Chavez (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 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, described as follows:

Beginning at the common Section corner of said Sections 30, 19, 24 and 25;

Thence bearing N 00°04'36" E a distance of 1320.75 feet along the East line of Government Lot 1 to the East 1/16 corner of said Section 30; Thence bearing S 00°00'45" E a distance of 1270.00 feet along the East line of Government Lot 1 to the Northeast 1/16 corner of said Section 30; Thence bearing S 89°44'38" E a distance of 1318.70 feet along the North line of the SE1/4NW1/4 to the Center North 1/16 of Section 30; Thence bearing S 00°00'00" E a distance of 1320.00 feet along the West line of the SE1/4 to the Center West 1/16 corner of said Section 30; Thence bearing S 00°00'00" E a distance of 1417.00 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 WEST, having a radius of 888.01 feet, a delta angle of 17°33'47" and a long chord that bears S 59°07'08" E a distance of 188.70 feet along said West Right of Way; Thence bearing S 65°23'59" E a distance of 1000.00 feet along said West Right of Way; Thence along a curve to the LEFT, having a radius of 864.60 feet, a delta angle of 10°53'03" and a long chord that bears S 59°16'08" E a distance of 165.99 feet along said West Right of Way; Thence bearing S 07°18'54" E a distance of 103.00 feet along said West Right of Way; Thence along a curve to the RIGHT, having a radius of 1501.04 feet, a delta angle of 01°15'32" and a long chord that bears S 06°40'08" E a distance of 32.99 feet along said West Right of Way; Thence bearing S 39°27'42" E a distance of 157.34 feet along said West Right of Way; Thence along a curve to the LEFT, having a radius of 330.00 feet, a delta angle of 14°47'41" and a long chord that bears S 32°08'32" E a distance of 211.26 feet along said West Right of Way; Thence bearing S 81°12'54" E a distance of 197.78 feet along said West Right of Way; Thence along a curve to the RIGHT, having a radius of 1000.00 feet, a delta angle of 10°12'00" and a long chord that bears S 76°06'54" E a distance of 177.86 feet along said West Right of Way; Thence bearing S 70°59'54" E a distance of 1054.00 feet along said West Right of Way; Thence along a curve to the RIGHT, having a radius of 1000.10 feet, a delta angle of 08°31'41" and a long chord that bears S 66°43'43" E a distance of 148.61 feet along said West Right of Way; Thence bearing S 62°27'33" E a distance of 597.31 feet along said West Right of Way; Thence along a curve to the RIGHT, having a radius of 441.98 feet, a delta angle of 88°31'41" and a long chord that bears S 89°57'43" E a distance of 485.09 feet along said West Right of Way; Thence along a curve to the LEFT, having a radius of 1900.10 feet, a delta angle of 12°31'30" and a long chord that bears N 77°42'08" E a distance of 414.00 feet along said West Right of Way; Thence bearing S 28°02'27" E a distance of 317.78 feet along said West Right of Way; Thence along a curve to the LEFT, having a radius of 205.00 feet, a delta angle of 42°47'00" and a long chord that bears S 02°54'54" E a distance of 308.37 feet along said West Right of Way; Thence bearing S 22°29'19" E a distance of 384.19 feet along said West Right of Way; Thence along a curve to the RIGHT, having a radius of 174.00 feet, a delta angle of 50°42'22" and a long chord that bears S 03°08'08" E a distance of 148.98 feet along said West Right of Way; Thence bearing S 07°04'48" E a distance of 277.33 feet along said West Right of Way; Thence along a curve to the LEFT, having a radius of 316.20 feet, a delta angle of 02°13'24" and a long chord that bears S 20°55'54" E a distance of 203.00 feet along said West Right of Way; Thence bearing S 34°46'59" E a distance of 1000.00 feet along said West Right of Way; Thence along a curve to the RIGHT, having a radius of 1041.01 feet, a delta angle of 10°26'30" and a long chord that bears S 12°43'39" E a distance of 201.40 feet along said West Right of Way; Thence bearing S 74°20'50" E a distance of 34.19 feet along said West Right of Way to intersect the South line of said SE1/4NW1/4 of said Section 31; Thence bearing S 89°59'21" W a distance of 1320.00 feet along the South line of said SE1/4NW1/4 to the South 1/16 corner of said Section 31; Thence bearing S 89°41'00" W a distance of 1302.51 feet along the South line of the SW1/4NW1/4 to the center North 1/16 of said Section 31; Thence bearing N 00°07'38" W a distance of 1326.15 feet along the West line of the SW1/4NW1/4 to the center quarter corner of said section 31; Thence bearing S 89°13'00" W a distance of 2709.05 feet along the South line of the E1/2 of SW1/4 of said Section 30 to the South 1/4 corner of said Section 30; Thence bearing N 00°00'00" E a distance of 2640.00 feet along the West line of Government Lot 4 to the South 1/16 of said Sections 30 and 25; Thence bearing S 89°59'26" W a distance of 1055.10 feet along the South line of the NE1/4NE1/4 to the SE1/16 corner of said Section 25; Thence bearing N 01°03'48" W a distance of 1296.04 feet along the West line of the SE1/4NE1/4 to the center North 1/16 of said Section 25; Thence bearing S 89°59'26" W a distance of 1320.00 feet along the South line of the SE1/4 to the center quarter corner of said Section 25; Thence bearing S 00°13'29" W a distance of 2614.73 feet along the East line of the SE1/4 to the common quarter corner of said Sections 30 and 24; Thence bearing S 89°15'54" E a distance of 1355.51 feet along the North line of the NE1/4 to the common East 1/16 of said Sections 30 and 24; Thence bearing N 00°14'00" W a distance of 1320.00 feet along the East line of the NE1/4NE1/4 to the East 1/16 of said Section 24; Thence bearing S 89°17'10" E a distance of 1291.20 feet along the North line of the SE1/4NE1/4 to the common South 1/16 of said Section 24; Thence bearing S 01°06'08" E a distance of 1307.24 feet along the East line to the point of beginning. Containing 847.86 acres.

DEDICATION:

THE UNDERSIGNED AS OWNERS HAS CAUSED THE LOTS SHOWN AND DESCRIBED ON THIS PLAT TO BE SUBDIVIDED INTO LOTS, EASEMENTS AND ROADS AS SHOWN, DESIGNED AND DEDICATED 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 shall be 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, of gravel and of snow plowing. Each owner of a Road Lot shall be responsible for any repairs 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 for his guests, invitees or special assignees or willful misuse of the Road Easements.

Fremont County Road No. 69 is presumed to be 80' 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 16 DAY OF August 20 22 A.D.

Canyon Estates, LLC Sanhar R. Chavez (MANAGER)

STATE OF COLORADO)
COUNTY OF MESA(T)

THE FOREGOING DEDICATION WAS EXECUTED BEFORE ME THIS 16 DAY OF August 20 22 A.D. BY

Canyon Estates, LLC Sanhar R. Chavez (MANAGER)

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES 4-11-25

ANNETTE GRAY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974005247
MY COMMISSION EXPIRES APRIL 11, 2025

NOTARY PUBLIC

LAND SURVEYOR'S CERTIFICATE

I, Jeremy Ray Cole, a Professional 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, to accurate, and that said plat does accurately show and describe the tract of land to the best of my knowledge and belief.

JEREMY RAY COLE
PROFESSIONAL LAND SURVEYOR
36118
STATE OF COLORADO
08-18

COUNTY CLERK AND RECORDERS STATEMENT

State of Colorado)
County of _____)

This plat was filed for record in the office of the County Clerk and Recorder of _____ County, Colorado at _____ M. on _____ day of _____, 20____ A.D. under Reception No. _____

County Clerk and Recorder

Note:
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.

Drawn by: CRH 2021184-DUBO_SHAWSPARKRANCH 08/01/2022	Client: Canyon Estates, LLC 2567 N. Ridge West< Aurora, CO 80019-1101	NOTES: Contact the State of Colorado for any court decisions and legal notes affecting or any actions or claims against this survey. Any action or claim against this survey must be commenced within three (3) years after the defect shall have been discovered. In no event may any action or claim against this survey or subdivision be filed after ten (10) years from the date of the certification shown hereon. GENERAL NOTES Linear units = U.S. Survey foot = 1.00' = 12 inches	Crown Point Land Services 970-375-9668 Office P.O. Box 749 Cedar City, CO 81215-0749	301 Aspenwood Drive Florissant, CO 80816 www.crownpointcolorado.com	NOTES: This survey does not constitute a title search by Crown Point Land Services to determine ownership or the Easements was provided for this plat. Easements are as shown, no other easements were requested to be researched for this survey.	BASIS OF BEARINGS: 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.