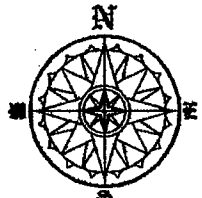


SWEETWATER RIVER RANCH

A TRAVEL TRAILER PARK SITE PLAN - FINAL PLAN FOR A COMMON INTEREST OWNERSHIP AREA IN SECTION 23, TOWNSHIP 48 NORTH, RANGE 12 EAST OF THE NEW MEXICO PRIME MERIDIAN, FREMONT COUNTY, COLORADO

PHASE 1 DETAIL

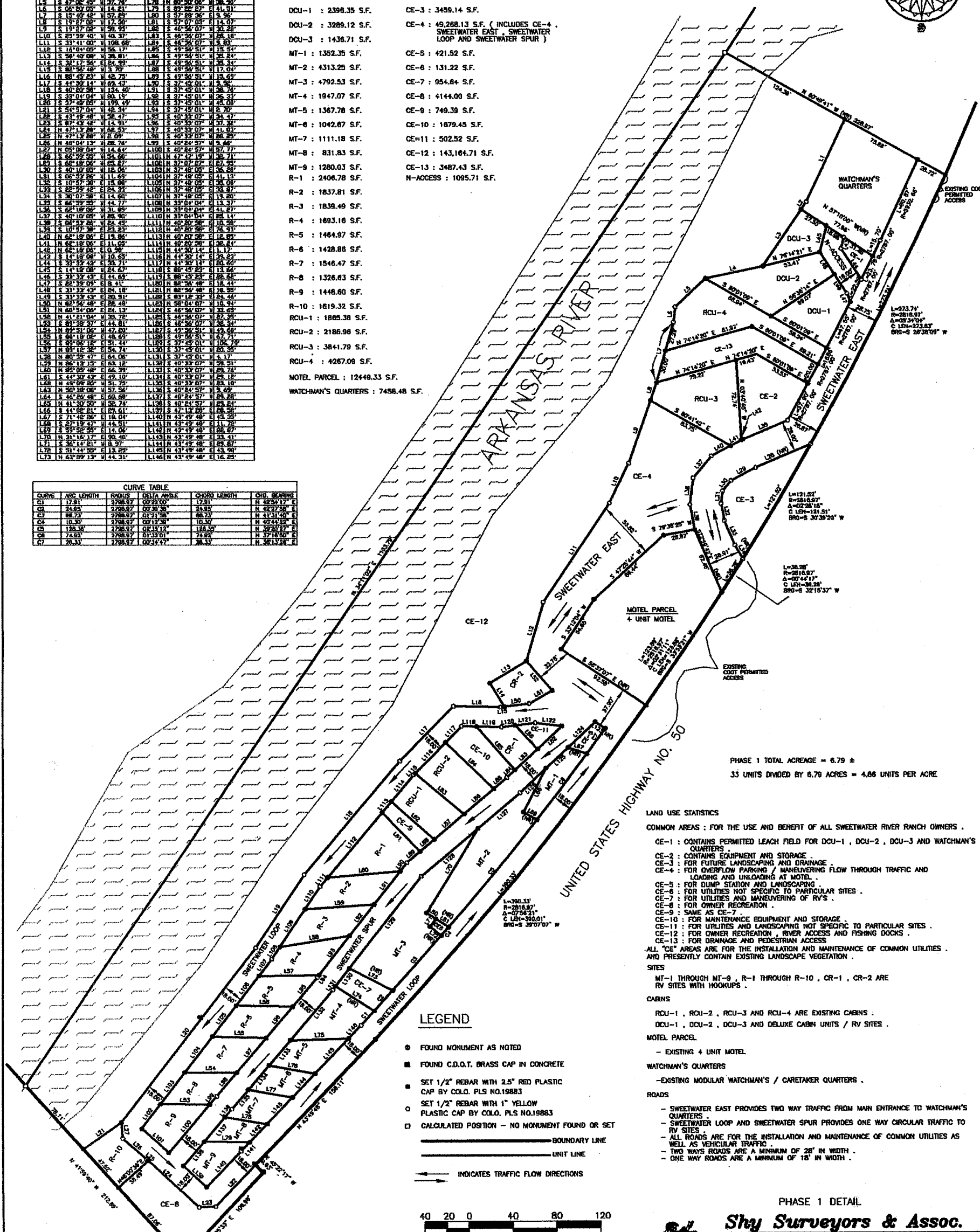


| LINE | BEARING | DISTANCE | LINE | BEARING | DISTANCE |
|------|-----------------|----------|------|-----------------|----------|
| L1 | S 21° 22' 18" W | 88.07 | L74 | N 57° 54' 25" W | 41.41 |
| L2 | S 34° 05' 08" W | 68.21 | L75 | N 88° 21' 29" E | 53.17 |
| L3 | S 34° 05' 08" W | 68.21 | L76 | N 79° 44' 16" E | 48.48 |
| L4 | S 28° 04' 21" W | 53.29 | L77 | S 80° 06' 05" W | 40.95 |
| L5 | S 47° 06' 45" W | 37.94 | L78 | N 80° 30' 05" E | 48.90 |
| L6 | S 06° 50' 05" W | 14.41 | L79 | S 89° 22' 27" E | 41.31 |
| L7 | S 15° 40' 42" W | 57.23 | L80 | S 57° 08' 26" E | 3.90 |
| L8 | S 15° 40' 42" W | 57.23 | L81 | S 57° 08' 26" E | 3.90 |
| L9 | S 10° 12' 05" W | 56.29 | L82 | S 49° 07' 07" E | 17.29 |
| L10 | S 22° 55' 40" W | 40.37 | L83 | S 46° 30' 07" E | 28.18 |
| L11 | S 33° 41' 00" W | 108.68 | L84 | S 46° 30' 07" E | 28.18 |
| L12 | S 16° 04' 05" W | 58.47 | L85 | S 49° 56' 51" E | 17.04 |
| L13 | S 16° 04' 05" W | 58.47 | L86 | S 49° 56' 51" E | 17.04 |
| L14 | S 38° 17' 56" E | 84.49 | L87 | S 49° 56' 51" E | 17.04 |
| L15 | S 88° 56' 48" W | 3.70 | L88 | S 49° 56' 51" E | 17.04 |
| L16 | N 88° 45' 25" W | 42.73 | L89 | S 49° 56' 51" E | 17.04 |
| L17 | S 44° 30' 14" W | 62.34 | L90 | S 49° 56' 51" E | 17.04 |
| L18 | S 40° 30' 36" W | 134.40 | L91 | S 37° 45' 01" E | 26.33 |
| L19 | S 39° 04' 04" W | 83.19 | L92 | S 37° 45' 01" E | 26.33 |
| L20 | S 37° 09' 05" W | 115.43 | L93 | S 37° 45' 01" E | 26.33 |
| L21 | S 31° 37' 04" W | 42.31 | L94 | S 37° 45' 01" E | 26.33 |
| L22 | S 43° 19' 48" W | 58.47 | L95 | S 40° 33' 07" W | 34.47 |
| L23 | S 47° 43' 42" W | 14.31 | L96 | S 40° 33' 07" W | 34.47 |
| L24 | S 47° 43' 42" W | 14.31 | L97 | S 40° 33' 07" W | 34.47 |
| L25 | N 77° 13' 28" W | 8.09 | L98 | S 40° 33' 07" W | 34.47 |
| L26 | N 48° 04' 13" W | 88.74 | L99 | S 40° 33' 07" W | 34.47 |
| L27 | N 05° 08' 04" W | 14.44 | L100 | S 40° 33' 07" W | 34.47 |
| L28 | S 66° 29' 05" W | 54.00 | L101 | S 40° 33' 07" W | 34.47 |
| L29 | S 66° 29' 05" W | 54.00 | L102 | S 37° 07' 27" E | 27.29 |
| L30 | S 66° 29' 05" W | 54.00 | L103 | S 37° 07' 27" E | 27.29 |
| L31 | S 66° 29' 05" W | 54.00 | L104 | S 37° 07' 27" E | 27.29 |
| L32 | S 66° 29' 05" W | 54.00 | L105 | S 37° 07' 27" E | 27.29 |
| L33 | S 66° 29' 05" W | 54.00 | L106 | S 37° 07' 27" E | 27.29 |
| L34 | S 66° 29' 05" W | 54.00 | L107 | S 37° 07' 27" E | 27.29 |
| L35 | S 66° 29' 05" W | 54.00 | L108 | S 37° 07' 27" E | 27.29 |
| L36 | S 66° 29' 05" W | 54.00 | L109 | S 37° 07' 27" E | 27.29 |
| L37 | S 66° 29' 05" W | 54.00 | L110 | S 37° 07' 27" E | 27.29 |
| L38 | S 66° 29' 05" W | 54.00 | L111 | S 37° 07' 27" E | 27.29 |
| L39 | S 66° 29' 05" W | 54.00 | L112 | S 37° 07' 27" E | 27.29 |
| L40 | S 66° 29' 05" W | 54.00 | L113 | S 37° 07' 27" E | 27.29 |
| L41 | S 66° 29' 05" W | 54.00 | L114 | S 37° 07' 27" E | 27.29 |
| L42 | S 66° 29' 05" W | 54.00 | L115 | S 37° 07' 27" E | 27.29 |
| L43 | S 66° 29' 05" W | 54.00 | L116 | S 37° 07' 27" E | 27.29 |
| L44 | S 66° 29' 05" W | 54.00 | L117 | S 37° 07' 27" E | 27.29 |
| L45 | S 66° 29' 05" W | 54.00 | L118 | S 37° 07' 27" E | 27.29 |
| L46 | S 66° 29' 05" W | 54.00 | L119 | S 37° 07' 27" E | 27.29 |
| L47 | S 66° 29' 05" W | 54.00 | L120 | S 37° 07' 27" E | 27.29 |
| L48 | S 66° 29' 05" W | 54.00 | L121 | S 37° 07' 27" E | 27.29 |
| L49 | S 66° 29' 05" W | 54.00 | L122 | S 37° 07' 27" E | 27.29 |
| L50 | S 66° 29' 05" W | 54.00 | L123 | S 37° 07' 27" E | 27.29 |
| L51 | S 66° 29' 05" W | 54.00 | L124 | S 37° 07' 27" E | 27.29 |
| L52 | S 66° 29' 05" W | 54.00 | L125 | S 37° 07' 27" E | 27.29 |
| L53 | S 66° 29' 05" W | 54.00 | L126 | S 37° 07' 27" E | 27.29 |
| L54 | S 66° 29' 05" W | 54.00 | L127 | S 37° 07' 27" E | 27.29 |
| L55 | S 66° 29' 05" W | 54.00 | L128 | S 37° 07' 27" E | 27.29 |
| L56 | S 66° 29' 05" W | 54.00 | L129 | S 37° 07' 27" E | 27.29 |
| L57 | S 66° 29' 05" W | 54.00 | L130 | S 37° 07' 27" E | 27.29 |
| L58 | S 66° 29' 05" W | 54.00 | L131 | S 37° 07' 27" E | 27.29 |
| L59 | S 66° 29' 05" W | 54.00 | L132 | S 37° 07' 27" E | 27.29 |
| L60 | S 66° 29' 05" W | 54.00 | L133 | S 37° 07' 27" E | 27.29 |
| L61 | S 66° 29' 05" W | 54.00 | L134 | S 37° 07' 27" E | 27.29 |
| L62 | S 66° 29' 05" W | 54.00 | L135 | S 37° 07' 27" E | 27.29 |
| L63 | S 66° 29' 05" W | 54.00 | L136 | S 37° 07' 27" E | 27.29 |
| L64 | S 66° 29' 05" W | 54.00 | L137 | S 37° 07' 27" E | 27.29 |
| L65 | S 66° 29' 05" W | 54.00 | L138 | S 37° 07' 27" E | 27.29 |
| L66 | S 66° 29' 05" W | 54.00 | L139 | S 37° 07' 27" E | 27.29 |
| L67 | S 66° 29' 05" W | 54.00 | L140 | S 37° 07' 27" E | 27.29 |
| L68 | S 66° 29' 05" W | 54.00 | L141 | S 37° 07' 27" E | 27.29 |
| L69 | S 66° 29' 05" W | 54.00 | L142 | S 37° 07' 27" E | 27.29 |
| L70 | S 66° 29' 05" W | 54.00 | L143 | S 37° 07' 27" E | 27.29 |
| L71 | S 66° 29' 05" W | 54.00 | L144 | S 37° 07' 27" E | 27.29 |
| L72 | S 66° 29' 05" W | 54.00 | L145 | S 37° 07' 27" E | 27.29 |
| L73 | N 63° 09' 13" W | 44.31 | L146 | N 63° 09' 13" W | 44.31 |

UNIT AREAS

- CR-1 : 1105.23 S.F.
- CR-2 : 1339.88 S.F.
- DCU-1 : 2388.35 S.F.
- DCU-2 : 3289.12 S.F.
- DCU-3 : 1438.71 S.F.
- MT-1 : 1352.35 S.F.
- MT-2 : 4313.25 S.F.
- MT-3 : 4792.53 S.F.
- MT-4 : 1847.07 S.F.
- MT-5 : 1367.78 S.F.
- MT-6 : 1042.87 S.F.
- MT-7 : 1111.18 S.F.
- MT-8 : 831.83 S.F.
- MT-9 : 1280.03 S.F.
- R-1 : 2406.78 S.F.
- R-2 : 1837.81 S.F.
- R-3 : 1838.49 S.F.
- R-4 : 1683.16 S.F.
- R-5 : 1464.97 S.F.
- R-6 : 1428.88 S.F.
- R-7 : 1546.47 S.F.
- R-8 : 1326.83 S.F.
- R-9 : 1446.80 S.F.
- R-10 : 1819.32 S.F.
- RCU-1 : 1885.38 S.F.
- RCU-2 : 2186.98 S.F.
- RCU-3 : 3841.79 S.F.
- RCU-4 : 4267.08 S.F.
- MOTEL PARCEL : 12448.33 S.F.
- WATCHMAN'S QUARTERS : 7458.48 S.F.
- CE-1 : 504.79 S.F.
- CE-2 : 3217.20 S.F.
- CE-3 : 3459.14 S.F.
- CE-4 : 49,288.13 S.F. (INCLUDES CE-4, SWEETWATER EAST, SWEETWATER LOOP AND SWEETWATER SPUR)
- CE-5 : 421.52 S.F.
- CE-6 : 131.22 S.F.
- CE-7 : 954.84 S.F.
- CE-8 : 4144.00 S.F.
- CE-9 : 749.39 S.F.
- CE-10 : 1879.45 S.F.
- CE-11 : 502.52 S.F.
- CE-12 : 143,164.71 S.F.
- CE-13 : 3487.43 S.F.
- N-ACCESS : 1095.71 S.F.

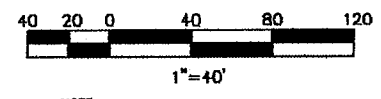
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD LENGTH | CHD. BEARING |
|-------|------------|---------|-------------|--------------|-----------------|
| C1 | 17.81 | 2798.87 | 02° 25' 30" | 17.81 | N 82° 31' 12" E |
| C2 | 24.95 | 2798.87 | 02° 25' 30" | 24.95 | N 82° 27' 58" E |
| C3 | 88.72 | 2798.87 | 01° 21' 58" | 88.73 | N 81° 31' 40" E |
| C4 | 10.30 | 2798.87 | 02° 12' 38" | 10.30 | N 40° 42' 28" E |
| C5 | 128.34 | 2798.87 | 02° 12' 38" | 128.35 | N 39° 29' 50" E |
| C6 | 74.82 | 2798.87 | 01° 33' 01" | 74.82 | N 37° 18' 50" E |
| C7 | 26.33 | 2798.87 | 1° 02' 42" | 26.33 | N 36° 13' 28" E |



PHASE 1 TOTAL ACREAGE = 6.79 ±
33 UNITS DIVIDED BY 6.79 ACRES = 4.86 UNITS PER ACRE

- #### LAND USE STATISTICS
- COMMON AREAS : FOR THE USE AND BENEFIT OF ALL SWEETWATER RIVER RANCH OWNERS .
- CE-1 : CONTAINS PERMITTED LEACH FIELD FOR DCU-1, DCU-2, DCU-3 AND WATCHMAN'S QUARTERS
 - CE-2 : CONTAINS EQUIPMENT AND STORAGE
 - CE-3 : FOR FUTURE LANDSCAPING AND DRAINAGE
 - CE-4 : FOR OVERFLOW PARKING / MANEUVERING FLOW THROUGH TRAFFIC AND LOADING AND UNLOADING AT MOTEL
 - CE-5 : FOR DUMP STATION AND LANDSCAPING
 - CE-6 : FOR UTILITIES NOT SPECIFIC TO PARTICULAR SITES
 - CE-7 : FOR UTILITIES AND MANEUVERING OF RV'S
 - CE-8 : FOR OWNER RECREATION
 - CE-9 : SAME AS CE-7
 - CE-10 : FOR MAINTENANCE EQUIPMENT AND STORAGE
 - CE-11 : FOR UTILITIES AND LANDSCAPING NOT SPECIFIC TO PARTICULAR SITES
 - CE-12 : FOR OWNER RECREATION, RIVER ACCESS AND FISHING DOCKS
 - CE-13 : FOR DRAINAGE AND PEDESTRIAN ACCESS
- ALL "CE" AREAS ARE FOR THE INSTALLATION AND MAINTENANCE OF COMMON UTILITIES AND PRESENTLY CONTAIN EXISTING LANDSCAPE VEGETATION .
- #### SITES
- MT-1 THROUGH MT-9, R-1 THROUGH R-10, CR-1, CR-2 ARE RV SITES WITH HOOKUPS .
- #### CABINS
- RCU-1, RCU-2, RCU-3 AND RCU-4 ARE EXISTING CABINS .
- DCU-1, DCU-2, DCU-3 AND DELUXE CABIN UNITS / RV SITES .
- #### MOTEL PARCEL
- EXISTING 4 UNIT MOTEL
- #### WATCHMAN'S QUARTERS
- EXISTING MODULAR WATCHMAN'S / CARETAKER QUARTERS .
- #### ROADS
- SWEETWATER EAST PROVIDES TWO WAY TRAFFIC FROM MAIN ENTRANCE TO WATCHMAN'S QUARTERS
 - SWEETWATER LOOP AND SWEETWATER SPUR PROVIDES ONE WAY CIRCULAR TRAFFIC TO RV SITES
 - ALL ROADS ARE FOR THE INSTALLATION AND MAINTENANCE OF COMMON UTILITIES AS WELL AS VEHICULAR TRAFFIC
 - TWO WAY ROADS ARE A MINIMUM OF 28' IN WIDTH
 - ONE WAY ROADS ARE A MINIMUM OF 18' IN WIDTH

- #### LEGEND
- FOUND MONUMENT AS NOTED
 - FOUND C.D.O.T. BRASS CAP IN CONCRETE
 - SET 1/2" REBAR WITH 2.5" RED PLASTIC CAP BY COLO. PLS NO.19883
 - SET 1/2" REBAR WITH 1" YELLOW PLASTIC CAP BY COLO. PLS NO.19883
 - CALCULATED POSITION - NO MONUMENT FOUND OR SET
 - BOUNDARY LINE
 - UNIT LINE
 - INDICATES TRAFFIC FLOW DIRECTIONS



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 .

NOTE :
ALL SITES CONTAIN EXISTING COMMON UTILITIES . THE ASSOCIATION RETAINS THE RIGHT TO MAINTAIN ALL UTILITIES FOR THE BENEFIT OF ALL SITE OWNERS .



PHASE 1 DETAIL

Shy Surveyors & Assoc.

690 HERMIT ROAD, P.O. BOX 1280, WESTCLIFFE, COLORADO, 81252
Phone (719) 783-2347 Fax (719) 783-2310

NAME : ROWLAND, MARK
FB # 204 - 209
DRAWN BY : SLS 08/15/10
DATA FILE : ROWLAND08021.CRD
DWG. FILE : ROWLAND08021.DWG

CHECKED BY : _____

JOB NUMBER : 06021
DRAWER NUMBER : _____

SHEET 2 OF 2