

BRADLEY HOMESTEAD RANCH

a Subdivision of The SE1/4 of the NE1/4 and the E1/2 of the SE1/4, The SW1/4 of the SE1/4 and the SE1/4 of the SW1/4 of Section 31, and the SW1/4 of the SW1/4 Section 32 all in Township 17 South, Range 70 West of the 6th P.M., Fremont County, Colorado

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 of the NE1/4 and the E1/2 of the SE1/4, The SW1/4 of the SE1/4 and the SE1/4 of the SW1/4 of said Section 31 and the SW1/4 of the SW1/4 Section 32 all in Township 17 South, Range 70 West of the 6th P.M., Fremont County, Colorado, described as follows:

Beginning at the common Section corner of said Sections 31, 32, 5 and 6;
Thence bearing N 89°35'57" W a distance of 1383.45 feet along the South line of the E1/2SE1/4 to the East 1/16 of said Section 31;
Thence bearing N 89°42'02" W a distance of 1382.30 feet along the South line of the SW1/4SE1/4 to the South quarter corner of said Section 31;
Thence bearing S 89°59'48" W a distance of 1390.27 feet along the South line of the SE1/4SW1/4 to the West 1/16 of said Section 31;
Thence bearing N 00°23'01" E a distance of 1317.47 feet along the West line of the SE1/4SW1/4 to the Southwest 1/16 of said Section 31;
Thence bearing S 89°52'22" E a distance of 1385.00 feet along the North line of the SE1/4SW1/4 to the Center South 1/16 of said Section 31;
Thence bearing S 89°42'28" E a distance of 1381.95 feet along the North line of the SW1/4SE1/4 to the Southeast 1/16 of said Section 31;
Thence bearing N 00°12'00" W a distance of 1315.21 feet along the West line of the E1/2 of the SE1/4 to the Center East 1/16 of said Section 31;
Thence bearing N 00°14'43" W a distance of 1302.96 feet along the West line of the SE1/4 of the NE1/4 to the Northeast 1/16 of said Section 31;
Thence bearing S 00°13'15" E a distance of 1316.44 feet along the East line of the SE1/4 of the NE1/4 to the common quarter corner of Sections 31 and 32;
Thence bearing S 00°12'42" E a distance of 1316.78 feet along the East line of the E1/2 of the SE1/4 to the common South 1/16 of said Sections 31 and 32;
Thence bearing S 00°12'32" E a distance of 1383.37 feet along the North line of the SW1/4SW1/4 to the Southeast 1/16 of said Section 32; Thence bearing S 00°14'23" E a distance of 1309.44 feet along the East line of the SW1/4SW1/4 to the West 1/16 of said Section 32;
Thence bearing N 89°44'23" W a distance of 1382.70 feet along the South line to the point of beginning. Containing 250.39 acres.

Excepting therefrom the 6.46 acres lying within Fremont County Road No. 69.

DEDICATION:

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

BRADLEY HOMESTEAD RANCH

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)**

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 _____

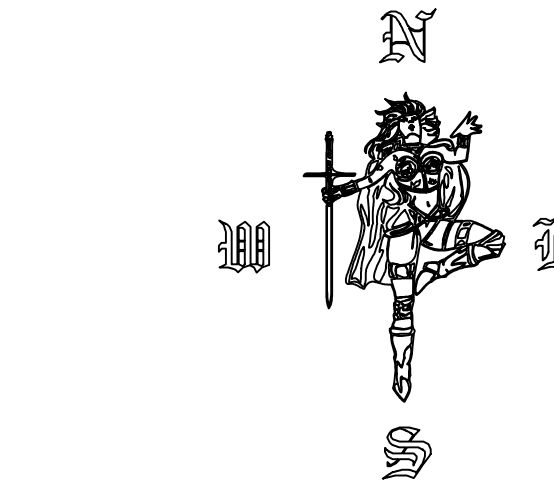
NOTARY PUBLIC

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

E-3064077.6
N-1254967.8
CO-Central Zone



NOTES:
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.
Fremont County Road No. 69 is presumed to be 60' wide being 30' either side of the centerline.
Outlot A is the SE1/4SW1/4 Section 31, is not a portion of this Subdivision.

Parcel Line Table

Line #	Length	Direction
L56	245.74	N13° 33' 14"W
L57	155.19	N37° 32' 46"E
L58	178.13	N77° 55' 12"E
L59	273.25	N22° 38' 11"E
L60	246.70	N5° 08' 48"W
L61	481.39	N1° 39' 03"E
L62	513.27	N32° 11' 41"W
L63	306.84	N74° 23' 58"E
L64	230.95	S13° 33' 14"E
L65	155.19	S37° 32' 46"W
L66	178.13	S77° 55' 12"W
L67	273.25	S22° 38' 11"W
L68	246.70	S5° 08' 48"E
L69	481.39	S1° 39' 03"W
L70	513.27	S32° 11' 41"E
L71	222.65	S74° 23' 58"W

Parcel Line Table

Line #	Length	Direction
L72	682.78	S89° 52' 22"E
L73	206.39	S45° 19' 59"E
L74	128.57	S6° 21' 17"E
L75	612.77	S58° 43' 09"E
L76	62.00	S58° 43' 09"E
L77	284.89	S53° 12' 19"E
L78	168.31	S26° 49' 38"E
L79	212.90	S40° 24' 55"E
L80	522.37	S73° 48' 30"E
L81	108.88	S68° 35' 49"E
L82	144.03	S89° 42' 02"E

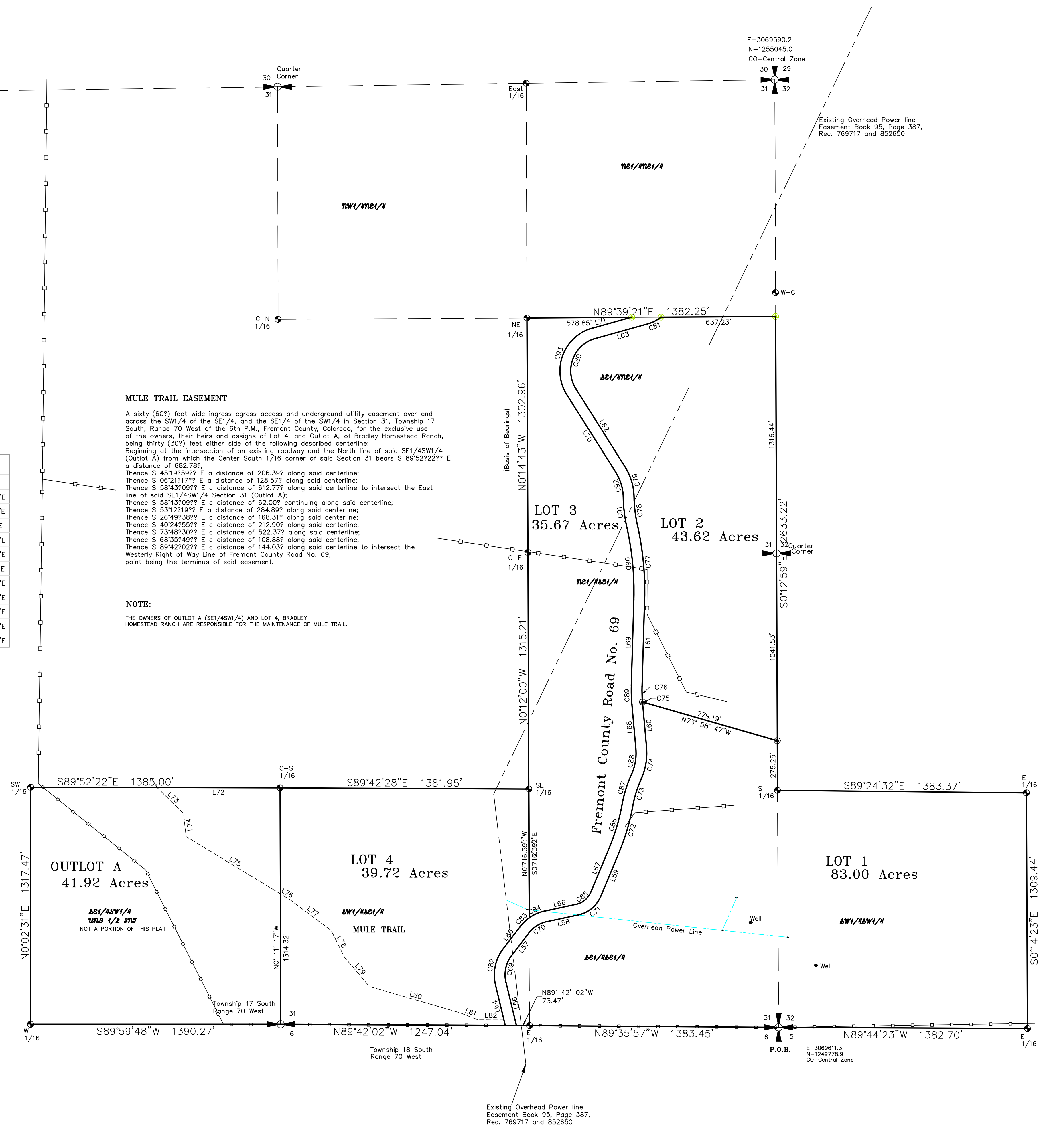
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C69	159.81	179.18	51.10	N11° 59' 46"E	154.56
C70	122.60	173.99	40.37	N57° 43' 59"E	120.08
C71	167.12	173.21	55.28	N50° 16' 42"E	160.72
C72	260.14	1188.59	12.54	N16° 21' 59"E	259.62
C73	158.20	623.80	14.53	N17° 21' 43"E	157.78
C74	178.53	343.55	29.77	N9° 44' 26"E	176.53
C75	8.86	811.90	0.63	N4° 50' 03"W	8.86
C76	87.46	811.90	6.17	N1° 26' 07"W	87.42
C77	418.93	1672.21	14.35	N5° 31' 34"W	417.83
C78	156.58	755.27	11.88	N6° 45' 50"W	156.30
C79	175.71	320.92	31.37	N16° 30' 35"W	173.52
C80	348.24	187.19	106.59	N21° 06' 09"E	300.15
C81	78.43	186.21	24.13	N62° 20' 01"E	77.85
C84	95.43	233.99	23.37	S66° 14' 09"W	94.77
C85	109.23	113.21	55.28	S50° 16' 42"W	105.04
C86	247.01	1128.59	12.54	S16° 21' 59"W	246.51
C87	173.42	683.80	14.53	S17° 21' 43"W	172.96
C88	147.35	283.55	29.77	S9° 44' 26"W	145.70
C89	103.44	871.90	6.80	S1° 44' 53"E	103.38
C90	403.90	1612.21	14.35	S5° 31' 34"E	402.84
C91	169.02	815.27	11.88	S6° 45' 50"E	168.72
C92	142.86	260.92	31.37	S16° 30' 35"E	141.08
C93	459.87	247.19	106.59	S21° 06' 09"W	396.36
C82	213.32	239.18	51.10	S11° 59' 46"W	206.32
C83	69.45	233.99	17.01	S46° 02' 56"W	69.19

MULE TRAIL EASEMENT

A sixty (60') foot wide ingress egress access and underground utility easement over and across the SW1/4 of the SE1/4, and the SE1/4 of the SW1/4 in Section 31, Township 17 South, Range 70 West of the 6th P.M., Fremont County, Colorado, for the exclusive use of the owners, their heirs and assigns of Lot 4, and Outlot A, of Bradley Homestead Ranch, being thirty (30') feet either side of the following described centerline:
Beginning at the intersection of an existing roadway and the North line of said SE1/4SW1/4 (Outlot A) from which the Center South 1/16 corner of said Section 31 bears S 89°52'22" E a distance of 682.78';
Thence S 45°19'59" E a distance of 206.39' along said centerline;
Thence S 06°21'17" E a distance of 128.57' along said centerline;
Thence S 58°43'09" E a distance of 612.77' along said centerline to intersect the East line of said SE1/4SW1/4 Section 31 (Outlot A);
Thence S 58°43'09" E a distance of 62.00' continuing along said centerline;
Thence S 53°12'19" E a distance of 284.89' along said centerline;
Thence S 26°49'38" E a distance of 168.31' along said centerline;
Thence S 40°24'55" E a distance of 212.90' along said centerline;
Thence S 73°48'30" E a distance of 522.37' along said centerline;
Thence S 68°35'49" E a distance of 108.88' along said centerline;
Thence S 89°42'02" E a distance of 144.03' along said centerline to intersect the Westerly Right of Way Line of Fremont County Road No. 69, point being the terminus of said easement.

NOTE:
THE OWNERS OF OUTLOT A (SE1/4SW1/4) AND LOT 4, BRADLEY HOMESTEAD RANCH ARE RESPONSIBLE FOR THE MAINTENANCE OF MULE TRAIL.



DRAWN BY: GRH
2024101Subbranch
03/27/2024 04/01/2024

Client: Canyon Estates LLC
Sankar R. Chava, sole member
21097 E. Nicholas Pkwy
Aurora, CO 80016

NOTICE:
According to Colorado law you must commence any legal action based on any defect in this survey within three years after you first discover such defect. In no event may you, the state of certification herein.
Any person who knowingly removes, alters or defaces any Public Land Survey Monument or Land Survey Monument shall be liable to the state of Colorado for a fine not to exceed \$1000 pursuant to Colorado State Statute 18-65.01, of the Colorado Revised Statutes.

Crown Point Land Services
719-275-5005 Office
P.O. Box 749
Canon City, CO 81215-0749
391 Arrowhead Drive
Florissant, CO 80816
crown.land@outlook.com

NOTES:
This survey does not constitute a title search by Crown Point Land Services to determine ownership or easements of record. For all information regarding easements, right of way and title of record, we relied upon Title Commitment No. 330-F10817-22 am2 prepared by Fidelity National Title Company, dated July 28, 2022

BASIS OF BEARINGS:
Bearings are based on G.P.S. observation on the West line of the SE1/4NE1/4 Sec. 31 as being N 00°14'43" W Both corners being USGLO Monuments.