

SHAWS PARK RANCHES EAST

The SE1/4 Section 30, The N1/2 of the SW1/4, the SW1/4 of the SW1/4 Section 29,
The NE1/4 of the NE1/4 Section 31, The NW1/4 of the NW1/4 Section 32,
all in Township 17 South, Range 70 West of the 6th P.M.,
lying East of Fremont County Road No. 69,
County of Fremont, State of Colorado

Know all men by these presents:
That
BRADLEY RANCHES, LLC., M. JAMES BRADLEY (registered agent)
is the owner of the following described Tract of land.
To Wit:
A parcel of land in portions of the following:
The SE1/4 Section 30 and the N1/2 of the SW1/4 and the SW1/4 of the
SW1/4 Section 29 and the NE1/4 of the NE1/4 Section 31 and
the NW1/4 of the NW1/4 Section 32, all in Township 17 South, Range 70 West of
the 6th P.M., lying East of Fremont County Road No. 69, Fremont County, Colorado,
described as follows:

Beginning at the common quarter corner of said Sections 30 and 29;
Thence bearing S 85°36'54" E a distance of 2604.77 feet along the North line of said
N1/2SW1/4 Section 29 to the center quarter corner of said Section 29;
Thence bearing S 04°21'32" E a distance of 1328.96 feet along the East line of said
N1/2SW1/4 to the center South 1/16 corner of said Section 29;
Thence bearing N 86°43'12" W a distance of 1343.78 feet along the South line of said
N1/2SW1/4 to the Southwest 1/16 corner of said Section 29;
Thence bearing S 02°27'50" E a distance of 1351.14 feet along the East line of said
SW1/4SW1/4 to the common West 1/16 of said Sections 29 and 32;
Thence bearing S 00°09'38" E a distance of 1297.44 feet along the East line of said
NW1/4NW1/4 of Section 32 to the Northwest 1/16 corner of said Section 32;
Thence bearing N 88°25'02" W a distance of 1384.24 feet along the South line of said
NW1/4NW1/4 to the common North 1/16 of said Sections 31 and 32;
Thence bearing S 89°39'21" W a distance of 637.23 feet along the South line of said
NE1/4NE1/4 of said Section 31 to intersect the East Right of Way line of said Fremont
County Road No. 69;
Thence along a curve to the LEFT, having a radius of 186.21 feet, a delta angle of 98°28'45"
and a long chord that bears N 01°01'41" E a distance of 282.09 feet along said East Right of Way;
Thence bearing N 48°12'41" W a distance of 329.29 feet along said East Right of Way;
Thence along a curve to the RIGHT, having a radius of 256.37 feet, a delta angle of 55°17'29"
and a long chord that bears N 20°33'56" W a distance of 237.91 feet;
Thence bearing N 07°04'48" E a distance of 277.33 feet along said East Right of Way;
Thence along a curve to the LEFT, having a radius of 230.00 feet, a delta angle of 29°30'33"
and a long chord that bears N 07°40'28" W a distance of 117.15 feet;
Thence bearing N 22°25'45" W a distance of 304.19 feet along said East Right of Way;
Thence along a curve to the RIGHT, having a radius of 238.89 feet, a delta angle of 40°48'02"
and a long chord that bears N 02°01'44" W a distance of 166.54 feet along said East Right of Way;
Thence bearing N 18°22'17" E a distance of 217.76 feet along said East Right of Way;
Thence along a curve to the RIGHT, having a radius of 1330.10 feet, a delta angle of 09°55'52"
and a long chord that bears N 23°20'11" E a distance of 230.26 feet along said East Right of Way;
Thence along a curve to the LEFT, having a radius of 470.38 feet, a delta angle of 68°31'41"
and a long chord that bears N 05°57'45" W a distance of 529.65 feet along said East Right of Way;
Thence bearing N 40°13'36" W a distance of 507.51 feet along said East Right of Way;
Thence along a curve to the LEFT, having a radius of 330.00 feet, a delta angle of 41°05'48"
and a long chord that bears N 60°46'30" W a distance of 231.66 feet along said East Right of Way;
Thence bearing N 81°19'24" W a distance of 257.78 feet;
Thence along a curve to the RIGHT, having a radius of 170.00 feet, a delta angle of 54°41'41"
and a long chord that bears N 53°58'33" W a distance of 156.19 feet; along said East Right of Way;
Thence bearing N 26°37'43" W a distance of 187.84 feet along said East Right of Way;
Thence along a curve to the LEFT, having a radius of 4560.08 feet, a delta angle of 01°15'52"
and a long chord that bears N 27°13'48" W a distance of 100.64 feet along said East Right of Way;
Thence bearing N 27°49'54" W a distance of 153.82 feet along said East Right of Way;
Thence along a curve to the RIGHT, having a radius of 924.63 feet, a delta angle of 06°00'49"
and a long chord that bears N 25°18'06" W a distance of 97.00 feet along said East Right of Way;
Thence bearing N 22°46'18" W a distance of 185.33 feet along said East Right of Way;
Thence along a curve to the LEFT, having a radius of 968.45 feet, a delta angle of 10°20'10"
and a long chord that bears N 27°56'23" W a distance of 174.47 feet along said East Right of Way
to intersect the North line of said SE1/4 of said Section 30;
Thence bearing N 87°03'27" E a distance of 2236.29 feet along said North line to the point of beginning.
Containing 275.88 acres.

Dedication:
The owner has caused said parcel to be surveyed and subdivided into Parcels and Easements
as shown on this plat, all to be known as:
SHAWS PARK RANCHES EAST

In Witness Whereof:
Has caused these presents to be executed this _____ DAY OF _____ 20____ A.D.

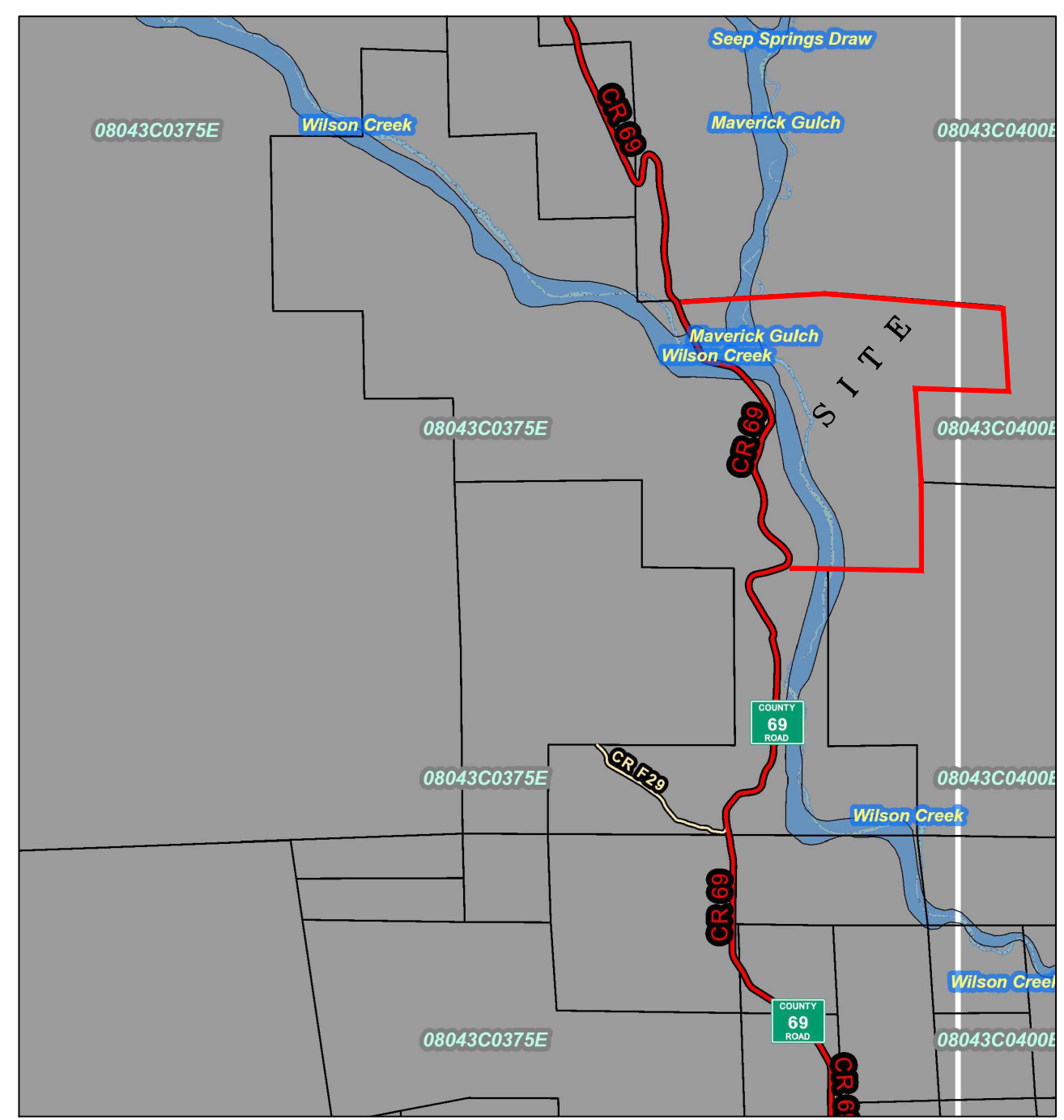
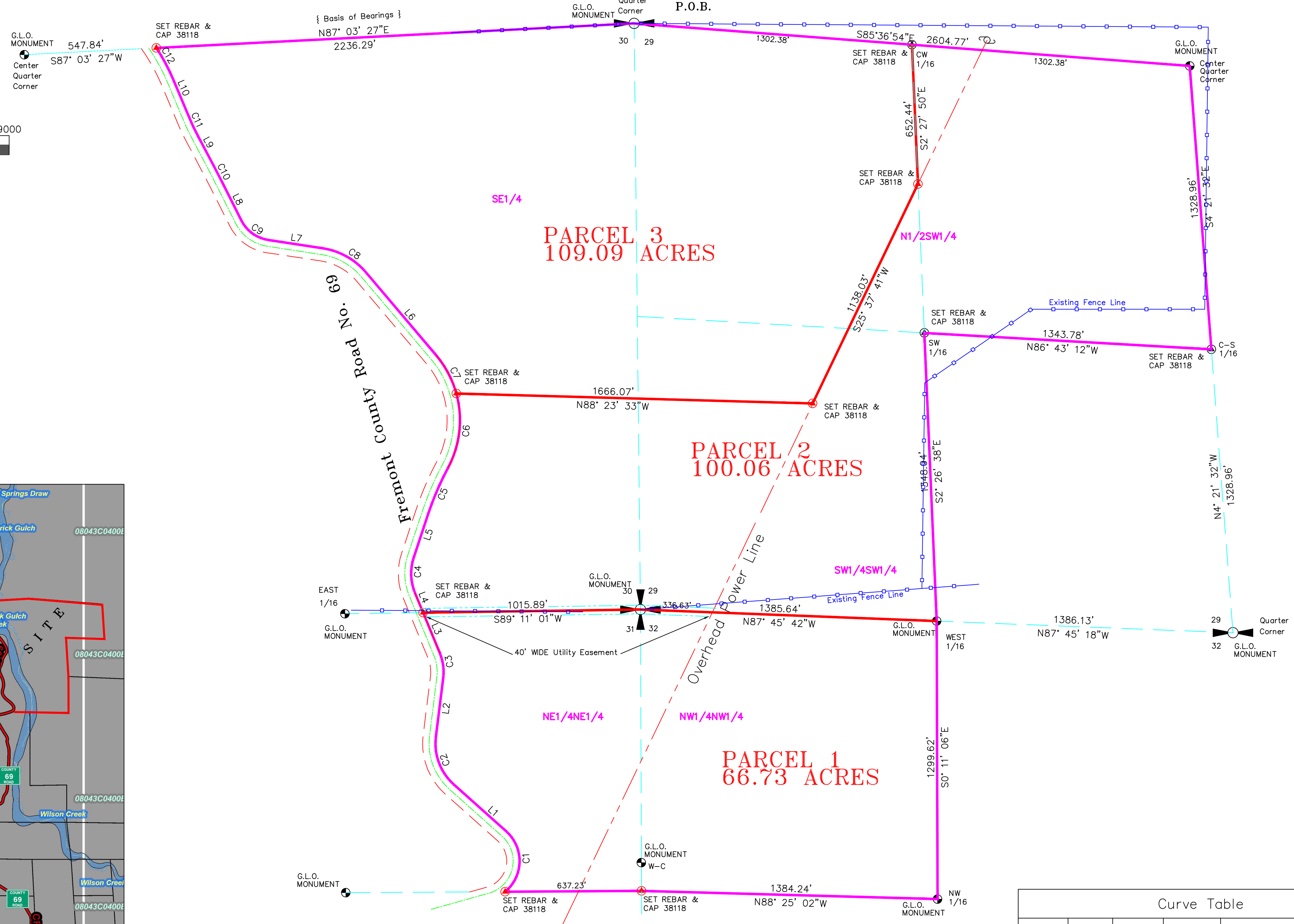
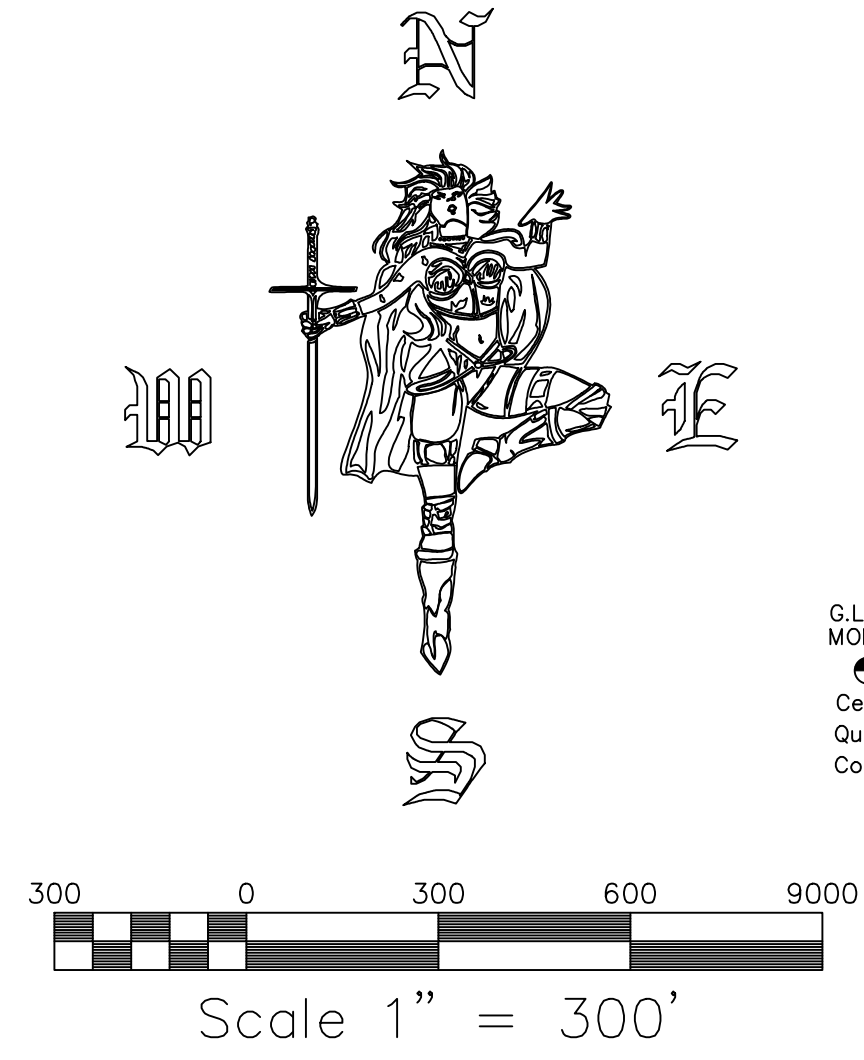
BRADLEY RANCHES, LLC., M. JAMES BRADLEY (registered agent)

Notary Statement
The foregoing dedication was acknowledged before me this _____ Day of _____ 20____ A.D. BY
M. JAMES BRADLEY (registered agent), BRADLEY RANCHES, LLC.

Witness my hand and seal
My commission expires _____
My address is _____
Witness my hand and official seal _____
NOTARY PUBLIC

LAND SURVEYOR'S CERTIFICATE
I, George R. Hall, a licensed Land Surveyor in the State of Colorado do hereby certify to
BRADLEY RANCHES 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



VICINITY MAP

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.

EASEMENT STATEMENT:
There shall be a forty (40') wide Utility Easement over and across a portion of parcels 1 and 2; being 20' either side of the common boundary line between Parcel 1 and 2 lying West of the existing Overhead Power Line as shown on this Plat.
1. The Easterly 1015.9' of the common line between the SE1/4 of Section 30 and the NE1/4NE1/4 of Section 31, to said East line Fremont County Road 69 and;
2. the Westerly 336.6' of the common line between the SW1/4SW1/4 Section 29 and the NW1/4NW1/4 Section 32, to the existing overhead power line
All in Township 17 South, Range 70 West of the 6th P.M., Fremont County, Colorado

Parcel Line Table

Line #	Length	Direction
L1	329.29	N48° 12' 41"W
L2	277.33	N7° 04' 48"E
L3	204.80	N22° 25' 45"W
L4	99.39	N22° 25' 45"W
L5	217.76	N18° 22' 17"E
L6	507.51	N40° 13' 36"W
L7	257.78	N81° 19' 24"W
L8	187.84	N26° 37' 43"W
L9	153.82	N27° 49' 54"W
L10	185.33	N22° 46' 18"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	320.06	186.21	98°28'45"	N1° 01' 41"E	282.09
C2	247.40	256.37	55°17'29"	N20° 33' 56"W	237.91
C3	118.46	230.00	29°30'33"	N7° 04' 28"W	117.15
C4	170.11	238.89	40°48'02"	N2° 01' 44"W	166.54
C5	230.55	1330.10	9°55'52"	N23° 20' 11"E	230.26
C6	359.17	470.38	43°45'01"	N6° 25' 35"E	350.51
C7	203.42	470.38	24°46'40"	N27° 50' 16"W	201.84
C8	236.70	330.00	41°05'48"	N60° 46' 30"W	231.66
C9	162.28	170.00	54°41'41"	N53° 58' 33"W	156.19
C10	100.64	4560.08	1°15'52"	N27° 13' 48"W	100.64
C11	97.05	924.63	6°00'49"	N25° 18' 06"W	97.00
C12	174.71	968.45	10°20'10"	N27° 56' 23"W	174.47

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

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. No Title Commitment was provided by the client. Easements 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. North corners being USGLO Monuments.

DRAWN BY: GRH
2021184SHAWSParkEAST
04/05/2022

Client: BRADLEY RANCHES, LLC.,
M. JAMES BRADLEY, AGENT
P.O. BOX 1191
CANON CITY, COLORADO 81215

NOTICE
According to Colorado law you must commence any legal action based on any defect in this survey within three years after the first discoverable defect. In no event may any legal action be commenced more than ten years from the date of certification shown hereon.
Any person who knowingly removes, alters or defaces any Public Land Survey Monument or Land Boundary Monument or otherwise commits a crime under the Colorado Revised Statutes pursuant to Colorado State Statute 18-6506, of the Colorado Revised Statutes
LINEAL UNITS
Lineal units = U.S. Survey foot = 1.00' = 12 inches