

P.O. Box 749

07/07/2025

Aurora, CO 80016

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

Florissant, CO 80816

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

Fidelity National Title Company, dated July 28, 2022

# BRADLEY HOMESTEAD RANCH NO 2

A VACATION AND REPLAT OF LOTS 1 AND 2 OF BRADLEY HOMESTEAD RANCH of Portions of The SE1/4 of the NE1/4, the E1/2 of the SE1/4, 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:

CANYON ESTATES, LLC SANKAR R. CHAVA (MANAGER) ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND. TO WIT:

LOTS 1 AND 2, BRADLEY HOMESTEAD RANCH, FREMONT COUNTY, COLORADO

#### 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 NO. 2

#### SHARED DRIVEWAY

A SHARED DRIVEWAY FOR INGRESS EGRESS ACCESS AND UTILITIESV PURPOSES BEING THIRTY (30') FOOT WIDE FIFTEEN (15') FEET EITHER SIDE OF THE COMMON LOT LINE BETWEEN LOTS 1 AND 2 OF BRADLEY HOMESTEAD RANCH NO. 2 AS SHOWN ALONG LINES L1, L2, L3, AND L4 BEING THE END OF SAID SHARED DRIVEWAY. MAINTANCE BEING SHARED BETWEEN THE OWNERS, OF SAID LOTS 1 AND 2.

#### 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.

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.