

# FALL CANYON SUBDIVISION

LOCATED IN SECTIONS 21, 22 28, 29, T. 20 S.,  
RANGE 69 WEST OF THE 6TH P.M.,  
FREMONT COUNTY, COLORADO

KNOW ALL MEN BY THESE PRESENTS

THAT THE J. MICHAEL TURLEY TRUST IS THE OWNER OF THE FOLLOWING TRACT OF LAND.

TO WIT

A PORTION OF DEED RECEPTION NO. 1002252

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED WITHIN SECTIONS 21, 22, 28 AND 29, TOWNSHIP 20 SOUTH, RANGE 69 WEST OF THE 6TH P.M., FREMONT COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SE1/4SE1/4, SECTION 29; THENCE N 01°01'36"E, 1330.73 FEET TO THE NORTHWEST CORNER OF SAID SE1/4SE1/4; THENCE N 89°59'24" E, 1143.15 FEET; THENCE S 00°27'58" E, 408.69 FEET; THENCE N 77°33'16" E, 1039.68 FEET; THENCE N 08°42'17" E, 121.76 FEET TO THE EASTERLY RIGHT-OF-WAY OF FREMONT COUNTY ROAD NO. 103; THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING 32 COURSES;

1	N 01°01'13" E	82.5545	17	N 30°36'13" E	228.4588
2	N 25°50'41" E	94.1289	18	N 10°21'50" E	79.7354
3	N 41°27'46" E	97.1010	19	N 10°21'50" E	40.7993
4	N 54°45'25" E	190.6180	20	N 03°54'12" W	241.1428
5	N 47°22'50" E	196.6219	21	N 08°12'32" W	224.3363
6	N 41°31'37" E	1178.2750	22	N 20°33'36" W	119.8001
7	N 40°34'19" E	1333.3917	23	N 40°31'14" W	211.2156
8	N 39°44'09" E	154.9152	24	N 21°29'27" W	64.8600
9	N 36°33'04" E	345.2101	25	N 00°36'07" E	132.9351
10	N 58°52'34" E	763.3459	26	N 01°32'56" E	146.2614
11	N 58°51'30" E	249.9676	27	N 10°38'32" E	97.1404
12	N 78°22'10" E	197.8135	28	N 36°21'55" E	97.2952
13	N 72°50'30" E	355.0799	29	N 62°58'45" E	346.6543
14	N 32°17'23" E	487.2192	30	N 45°40'59" E	60.4842
15	N 15°50'30" E	338.1965	31	N 19°52'02" E	107.5806
16	N 24°59'04" E	173.3927	32	N 00°19'43" W	429.2707

THENCE N 00°10'37" E, 1406.95 FEET TO THE NORTHWEST CORNER OF THE SW1/4NW1/4, SECTION 22; THENCE S 89°25'07" E, 1315.54 FEET TO THE NORTHEAST CORNER OF SAID SW1/4NW1/4; THENCE S 00°34'22" W, 3972.47 FEET TO THE SOUTHEAST CORNER OF THE SW1/4SW1/4, SECTION 22; THENCE N 89°43'28" W, 1327.18 FEET TO THE SOUTHWEST CORNER OF THE SAID SW1/4SW1/4; THENCE S 00°32'57" W, 5283.82 FEET TO THE SOUTH EAST CORNER OF SECTION 28; THENCE N 89°01'09" W, 2657.02 FEET TO THE S 1/4 OF SECTION 28; THENCE S 88°06'04" W, 2650.06 FEET TO THE SOUTHWEST CORNER OF SECTION 28; THENCE N 89°58'48" W, 1341.10 FEET TO THE POINT OF BEGINNING.

FREMONT COUNTY, STATE OF COLORADO

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, MATTHEW J. KOCH, a registered land surveyor in the State of Colorado do hereby certify that this plat has been prepared under my direction in accordance with the Colorado Revised Statutes, as amended, and that this plat does accurately show the described tract of land to the best of my knowledge and belief.

MATTHEW J. KOCH P.L.S. NO. 37907

DEDICATION

THE UNDERSIGNED AS OWNER OF THE ABOVE DESCRIBED TRACT HAVE CAUSED THE PRECEDING DESCRIBED TRACT TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND EASEMENTS AS SHOWN, DESCRIBED AND DEFINED ON THESE 2 SHEETS. ALL TO BE KNOWN AS FALL CANYON SUBDIVISION.

THE MAKERS OF THIS PLAT HEREBY AFFIRM AND ACKNOWLEDGE THE FOLLOWING: THE NEWLY PLATTED LOTS ARE SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS AND EASEMENTS APPURTENANT TO THE ORIGINAL TRACTS AND THE PROPOSED EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF

THE J. MICHAEL TURLEY TRUST, J. MICHAEL TURLEY, TRUSTEE, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

J. MICHAEL TURLEY - TRUSTEE

STATE OF COLORADO )  
COUNTY OF FREMONT ) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. BY J. MICHAEL TURLEY.

WITNESS MY HAND AND SEAL \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

THIS PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FREMONT COUNTY, COLORADO AT \_\_\_\_\_ M. ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_

UNDER RECEPTION NO. \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

CORNERSTONE  
LAND SURVEYING, L.L.C.  
1022 PHAY AVE.  
CAÑON CITY, COLORADO 81212  
719-275-8881

JOB NO. BUFFY 3-12-2022

# FALL CANYON SUBDIVISION

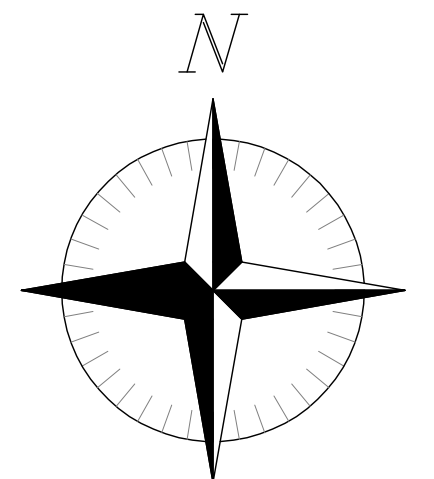
LOCATED IN SECTIONS 21, 22 28, 29, T. 20 S.,  
RANGE 69 WEST OF THE 6TH P.M.,  
FREMONT COUNTY, COLORADO

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°29'42" E	163.3000
L2	N 27°24'23" W	22.2492
L3	N 20°05'55" E	76.5488
L4	N 66°57'45" E	110.5875
L5	N 87°22'17" E	207.9289
L6	N 01°13'41" W	137.1209
L7	N 18°55'25" W	80.6186
L8	N 24°57'11" W	338.1358
L9	N 55°55'54" W	157.0250
L10	N 71°38'30" W	249.9389
L11	N 77°37'42" W	492.2681
L12	N 64°52'04" W	204.4806
L13	N 20°49'02" W	69.7854
L14	N 27°24'23" W	24.4736
L15	N 20°05'55" E	24.1410
L16	N 66°57'45" E	73.5760
L17	N 86°50'40" E	258.0385
L18	N 01°46'13" W	202.0884
L19	N 18°55'25" W	93.3228
L20	N 25°03'30" W	359.4968
L21	N 55°55'54" W	180.5638
L22	N 71°38'30" W	83.5303
L23	N 70°42'16" E	167.5562
L24	N 76°59'30" W	546.6406
L25	N 64°52'04" W	173.4992
L26	N 20°49'02" W	151.4679
L27	N 01°01'13" E	82.5545
L28	N 25°50'41" E	94.1289
L29	N 41°27'46" E	97.1010
L30	N 54°45'25" E	190.6180
L31	N 47°22'50" E	196.6219
L32	N 41°31'37" E	1178.2750
L33	N 40°34'19" E	1333.3917
L34	N 39°44'09" E	154.9152
L35	N 36°33'04" E	345.2101
L36	N 58°52'34" E	763.3459
L37	N 58°51'30" E	249.9676
L38	N 78°22'10" E	197.8135
L39	N 72°50'30" E	355.0799
L40	N 32°17'23" E	487.2192
L41	N 15°50'30" E	338.1965
L42	N 24°59'04" E	173.3927
L43	N 30°36'13" E	228.4588
L44	N 10°21'50" E	79.7354
L45	N 10°21'50" E	40.7993
L46	N 03°54'12" W	241.1428
L47	N 08°12'32" W	224.3363
L48	N 20°33'36" W	119.8001
L49	N 40°31'14" W	211.2156
L50	N 21°29'27" W	64.8600
L51	N 00°36'07" E	132.9351
L52	N 01°32'56" E	146.2614
L53	N 10°38'32" E	97.1404
L54	N 36°21'55" E	97.2952
L55	N 62°58'45" E	346.6543
L56	N 45°40'59" E	60.4842
L57	N 19°52'02" E	107.3806
L58	N 00°19'43" W	429.2707

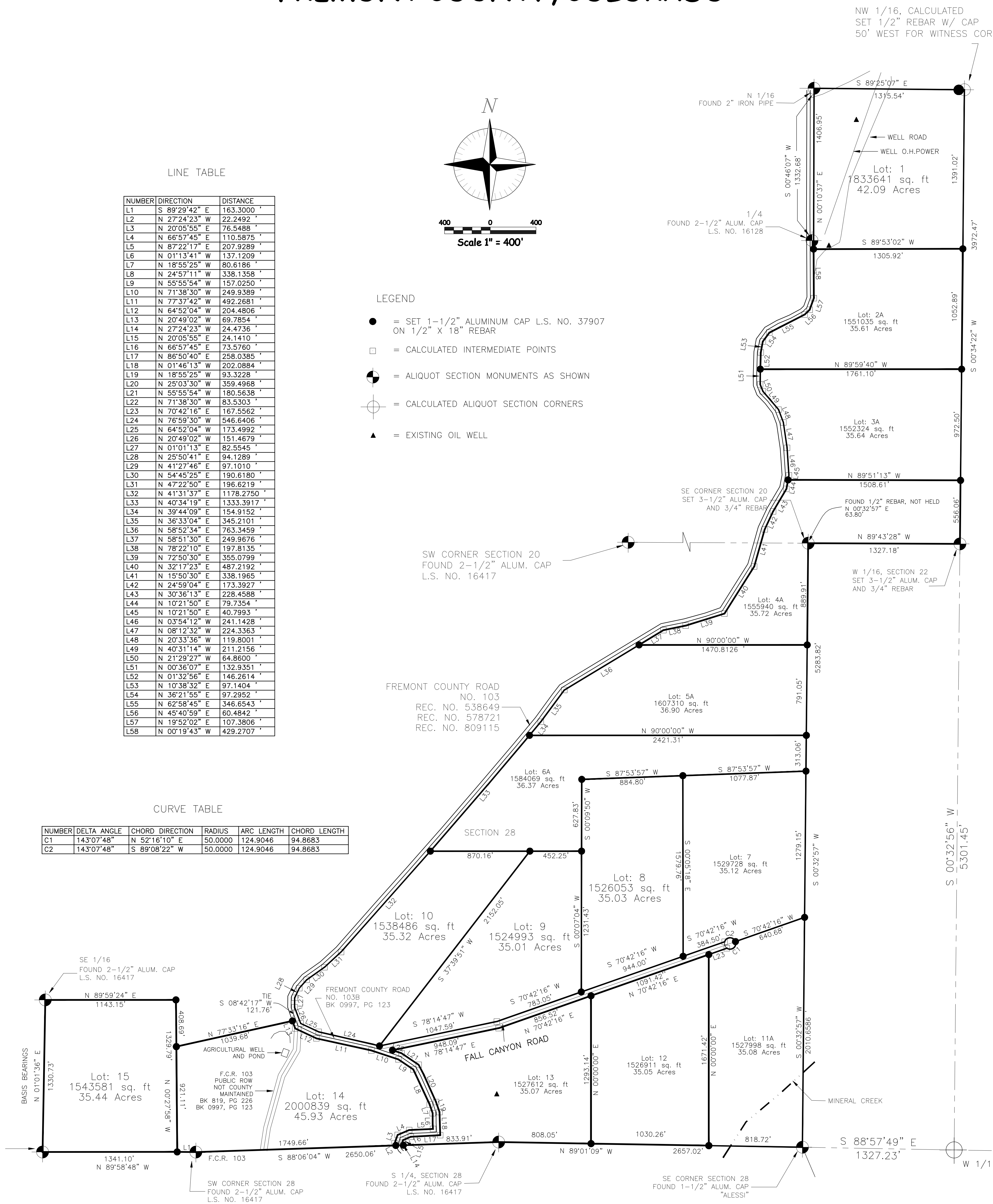
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	143°07'48"	N 52°16'10" E	50.0000	124.9046	94.8683
C2	143°07'48"	S 89°08'22" W	50.0000	124.9046	94.8683



LEGEND

- = SET 1-1/2" ALUMINUM CAP L.S. NO. 37907 ON 1/2" X 18" REBAR
- = CALCULATED INTERMEDIATE POINTS
- ⊙ = ALIQUOT SECTION MONUMENTS AS SHOWN
- ⊕ = CALCULATED ALIQUOT SECTION CORNERS
- ▲ = EXISTING OIL WELL



CORNERSTONE  
LAND SURVEYING, L.L.C.  
1022 PHAY AVE.  
CAÑON CITY, COLORADO 81212  
719-275-8881

NOTICE  
ACCORDING TO C.R.S. 13-80-105, 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.