JERRY'S SUBDIVISION FILING NO. 2

A REPLAT OF LOT 2, JERRY'S SUBDIVISION
LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE N.M. PRINCIPAL MERIDIAN

LOOMED IN THE LINE	COUNTY OF FREMONT (UNINCORP	ORATED), STATE OF COLORADO		
	•		·	
KNOW ALL MEN BY THESE PRESENTS:		W. Takes Transport		*
THAT TWIXT HILLS LLC, IS/ARE OWNER(S) OR LIENHOLDER(S) OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:	FOUND NO. 8 REBAR WITHOUT A CAP	N. LINE, SWI/4, NE1/4, SEC. 12 S86'52'59"E 1324.10"		
LOT 2, JERRY'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF (RECEPTION NUMBER: 475815), FREMONT COUNTY, STATE OF COLORADO,	1	\	FOUND REBAR WITH	ARCHITATE MINEY
THE ABOVE, BEING OWNER(S) OF THE ABOVE DESCRIBED LINGS BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COURTY, COLGRADO, UNDER THE NAME OF JERNY'S SUBDIVIDED THE SAME AS SHOWN ON THE PLAT AND OF THE PLAT ALL OF)	STAM	FOUND REBAR WITH 1-1/2" CAP IPED "TJ LEROUX LS12052" APPROXIMATE LIMITS OF	SE 1/4 DE 1/4 DE 1/4 DE 1/4
IN WITNESS WHEREOF, RED FEATHER PROPERTY GROUP, HAS SUBSCRIBED ITS NAME THIS DAY OF A.D. 20	UNPLATTED	\	SPECIAL FLOOD HAZARD	I COCKERN TO
RV.		UNPLATTED	FLOOD ELEVATION	
<signatory></signatory>	FOUND 1-1/2" SPROCKET	· * * * * *	i	
FRUIT NAME		SET 5/8" REBAR WITH Q P P P	\$86*13729°E 60.09'- R=30.00' L=39.24'	
NOTARY STATEMENT	STAN	IPED "15" WC PLS 38020"	∆=74°56′11″ Ch9=N33°41′34°W 574,12 ChD=36.50′	SM 1/4 SE 1/4
STATE OF)SS	//	M19°15'40"W 287.05' ARKANSAS RIVER RIVER	287.06' 500°37'56"E	
COUNTY OF		100.00' RIVER	60.00	
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE HE THIS ONLOT	386	508'21'08"E	-A-10	/ Uni
bt	APPROXIMATE SPECIAL FLOOR	UNITS OF	R=15.00' L=18.46' SET 5/8" REB	300 MIN
MY COMMISSION EXPIRES		D HAZARO DUT BASE TENATION REC. NO: 475815	Δ=70°31'44" 1 1 2 1/2" AI IMMI	NUM CAP VICINITY MAP
WITNESS MY HAND AND OFFICIAL SEAL	SPECIAL FLOOD ZONE A WITH SPECIAL FLOOD ZONE A WITH DIGITIZED FROM F. SPECIAL FLOOD ZONE A WITH DIGITIZED FROM F. SPECIAL FLOOD ZONE A WITH SPECIAL FLOOD ZONE ZONE ZONE ZONE ZONE ZONE ZONE ZONE	LEVATION REC. NO.: 475815 EMA MAP SET 5/8" REBAR WITH	ChD=17.32' STAMPED "70"	NUM CAP "WC PLS 38020" SECTION 12-T46N-R12E OF THE NM. PRINCIPAL MERIDIAN 1" = 1,000"
	NUMBER 0843C0525E, PANEL 523	5 OF 925, 2 1/2" ALUMINUM CAP 19. 2018. STAMPED "15" WC PLS 38020"	1 236	
EASEMENT STATEMENT	3° //	8' UTUITY EASEMENTS EACH SIDE OF PROPERTY LINE RC. NO. 475015	4,72	
EASEMENTS FOR PUBLIC PURPOSES, INCLUDING UTILITIES, ARE AS INDICATED ON THE PLAT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE ADJACENT PROPERTY CHNIERS EXCEPT AS OTHERWISE NOTED.	≥ // LOT 1	PROPERTY LINE REC. NO.: 475815	N. S.	AREA SUMMARY SQUARE FEET ACRES
VESTED WITH THE MUNICIPAL PROPERTY OF STREET AND STREET AND STREET	JERRY'S SUBDIVISION REC. NO. 475185		25.	LOT 1 304,545 6.991
STATEMENT OF PURPOSE	//	<i>\$1</i> \$	S. SW	LOT 3 304,921 7.000
THE PURPOSE OF THIS PLAT OF JERRY'S SUBDIVISION FILING NO. 2 IS TO ADJUST, CREATE, OR VACATE PROPERTY LINES OF THE PARCELS AND TRACTS	<i>!</i> /		LINE	RIGHT-OF-WAY 0 0 TOTAL 914,405 20.991
STATEMENT OF DURPOSE THE RUPPOSE OF THIS PLAT OF SERVIS SURGIVISION FILMS NO. 2 IS TO ADJUST, CREATE, OR VACATE PROPERTY LINES OF THE PARCELS AND TRACTS DESCRIBED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP TO BETTER ACCOMMODATE PUTURE DEVELOPMENT WITHIN THE LUNGS SHOWN HERCON.	//	PROPOSED	- 88 J	TOTAL STITUTE
	FOUND REBAR WITH 1-1/2" ALUMINUM CAP STAMED "A.B. SWART, LS 33649"	PROPOSED LOT 2 30.4939 S.F. 7.000 Ac.	77.8	
ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT	STAMPED "A.B. SWART, LS 33649"	7	PROPOSED 8	
THIS IS TO CERTIFY THE THE PLAT IS APPROVED AND ACCEPTED AS PER REVIEW BY THE PLANNING DIRECTOR,		PS	LOT 3 304,921 S.F. 7,000 AC.	
DATED THIS DAY OF A.D. 20		1	166	
CHAIRMAN, FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS		1	18	UNPLATTED
THE RESIDENCE OF THE PERSONNEL CHARGEST			10, 10, 10, 10, 10, 10, 10, 10, 10, 10,	`.
COUNTY CLERK AND RECORDERS STATEMENT			10' UTUTY	`\
STATE OF	SET 5/8" REBAR WITH	N7073'34"W 550		`\
COUNTY OF THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FREMONT COUNTY, COLORADO,	1 1/2" YELLOW PLASTIC CAP STAMPED "PLS 38020"	551.02	1 1	
THIS PLAT WIS PILED FOR RECORD IN THE CITTLE OF THE COSTIT CELECTION TO CELECTION		20' EASEMENT FOR WATERLINE TO/FROM WELL NO. 112177	JO' ACCESS JO' ACCESS EASEMENT	`.
AT M., ON THE DAY OF A.D. 20	o car		JO' ACCESS EASEMENT EASEMENT	,
UNDER RECEPTION NUMBER	of the state of th	Δ=152*35'20" ChB=434*55'3"W ChD=59.29"	DASMENT R=15.00' L=28.8	
FREMONT COUNTY CLERK AND RECORDER	CDOT RIGHT OF WAY RECEPTION NUMBER 954606	R=15.00' L=10.71' A=40055534' Second Manual EASSMENT EASSMENT	OB=N54°32'03'	£
	COOT RIGHT OF WAY RECEPTION MARKET 094005. (NO ACCESS RESTRICTIONS)	### APPROXIMATE CHEENER MONTH 30' ACCESS MONTH EASEMENT CHEENER MONTH EASEMENT MONTH M	OB=NS4'32'05'	``
GENERAL NOTES		EDGE OF ASPHALT N87'50'18"W 1337.60' 9 LINE, SW1/4, NE1/4, SEC. 12		
 BEARINGS ARE BASED ON THE EAST LINE OF THE SMI/A OF THE NEI/A OF SEC 12 AND IS MONUMENTED AT THE NORTH END BY A FOUND REBAR WITH 1-I/2" CAP STAMPED "T) LENGUX, LS 120SC" AND AT THE SOUTH END BY A FOUND REBAR WITH 3" BRASS CAP STAMPED "E)/16, C-C, S12". SAID WITH 1-I/2" CAP STAMPED "T) LENGUX, LS 120SC" AND AT THE SOUTH END BY A FOUND REBAR WITH 3" BRASS CAP STAMPED "E)/16, C-C, S12". SAID 		PROPOSED PROPOSED	ChB=N09°31'36°W CENTER-E.	AST 1/16 CORNER, SEC. 12 BAR WITH 3" BRASS CAP
LINE IS ASSUMED TO BEAK SOUTH OUTS/ 30 EAST, AS SHOWN THE ASSUME		10T1 304.545 S.F. 6.991 AC		"E1/16, C-C, S12"
 ANY PERSON WHO KNOWLINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S. 		ENST AC	FOUND NO. 4 RE	
CONTICE: 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 BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE	A	EDEC OF ASSMALT S. M97501079 T337.60 PROPOSED SC 12	1° GREEN PLAST STAMPED "LS 37	IC CAP
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.	4	PROPOSED ROAD	STAMPED ES 3	/ \
5. LINEAR DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.	**	WELL 59:2'-		
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RAR ENGINEERS SURVEYORS, URL, "TO DETERMINE COMMERCIAD OR EXECUTION OF RECORD, CRAIL INFORMATION RESPICIONE RESERVEY, INSTITUTE OF ANNIA PLANTING PRECIOUS, PARE DEVINEERS SURVEYORS, INC. TRELED IPPON TITLE COMMERCIANT TO, 2024-69, DICT DAMARTY, 2024 AT 800 ML AND PRESPICED OF MESTICAL AND TITLE INSURANCE COMMANY. 			60	FOUND REBAR WITH 3-1/4" ALUMINUM CAP
TITLE COMMITMENT NO. 2024-598, DATED JANUARY 29, 2024 AT 8:00 A.M. AND PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY.		See See	COESS	STAMPED "LS 18117"
8. LOT 1 HAS DIRECT ACCESS TO U.S. HIGHWAY 50.	A.	S' UTIUT ENGL' PROFE RCC NO.	EASEMENTS SDE OF HOP	PE SUBDIVISION C. NO. 807819
REGISTERED LAND SURVEYOR'S CERTIFICATE	0' 100' 200'	REC. NO.	REC 475815). NO. 807619
		APPROXIMATE ACCESS POINT FOUND NO. 4 REL	BAR	/
I, BASIL MICAH HANGON, A DILY REGISTRED PROFESSIONAL SURVEYOR IN THE STATE OF COLORACO, DO HEREBY CERTIFY THAT THIS RUAT OF JERRY'S SUBDIVISION FILING NO. 2 WAS PREPARED UNDER HY DISCETTION, TRUIT YARD CORRECTLY REPRESENTS A FIELD SURVEY OF THE SAME, AND WAS MORNHETED HA COCKOMICK WITH SECTIONS 369-101, ET 809. C.R.S.	SCALE: 1"=100'	TO ED! WITHOUT CAP		/
		SET NAIL AND 1" BRASS	5	/ ` `
Preliminary		FOUND NO. 5 REBAR WITH—	WC PLS 38020" DS.D F	ENGINEERS-SURVEYORS, INC. JERRY'S SUBDIVISION FILING NO.
09/20/2024 10:35:49 AM	LEGEND	1" ALUMINUM CAP STAMPED "LS 1776"	RER DENVER	. 13TH AVENUE, SUITE 310 A. COLORADO 80204 A. COLORADO 80204 LOCATED IN THE EAST HALF OF SECTION 12
BASIL MICAH HANSON, P.L.S. COLORADO REG. NO. 38020	ALIQUOT CORNER, AS NOTED	,	www.rr	engineers.com TOWNSHIP 48 NORTH, RANGE 10 EAST OF THE
FOR AND ON BEHALF OF RAR ENGINEERS-SURVEYORS, INC.	FOUND MONUMENT, AS NOTED	***************************************	100 P 200 P	SIGNIS PIR PEZ-24031-PLAT COUNTY OF FREMONT CURRICOPACTED), ST COUNTY OF FREMONT CURRICOPACTED OF COUNTY OF CO
THE WORD "CERTIFICATION" AND/OR "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING	O SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "PLS 38020"			Decker Mr.
THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.				RF24031 Sheet 1 of 1