

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
 COUNTY OF FREMONT (UNINCORPORATED), STATE OF COLORADO

KNOW ALL MEN BY THESE PRESENTS:

THAT TWENTY HILLS LLC, IS/ARE OWNER(S) OR LIEN-HOLDER(S) OF THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:
 LOT 2, JERRY'S SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF (RECEPTION NUMBER: 475815), FREMONT COUNTY, STATE OF COLORADO,
 THE ABOVE, BEING OWNER(S) OF THE ABOVE DESCRIBED LANDS BEING PLATTED AND/OR SUBDIVIDED IN FREMONT COUNTY, COLORADO, UNDER THE NAME OF JERRY'S SUBDIVISION FILING NO. 2, HAVE LAID OUT, PLATTED AND/OR SUBDIVIDED THE SAME AS SHOWN ON THE PLAT AND DO HEREBY DEDICATE TO THE PUBLIC AT LARGE THE STREETS, ALLEYS, ROADS, AND OTHER PUBLIC AREAS AS SHOWN HEREON AND DO HEREBY DEDICATE THOSE PORTIONS OF LAND LABELLED AS EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AS SHOWN HEREON. THE SOLE RIGHT TO ASSIGN USE OF VACATE IS VESTED WITH THE BOARD OF COUNTY COMMISSIONERS.
 IN WITNESS WHEREOF, RED FEATHER PROPERTY GROUP, HAS SUBSCRIBED ITS NAME THIS ____ DAY OF _____ A.D. 20__

BY: _____
 <SIGNATORY>
 PRINT NAME

NOTARY STATEMENT

STATE OF _____ SS
 COUNTY OF _____
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D. 20__
 BY _____ AS _____
 MY COMMISSION EXPIRES _____
 WITNESS MY HAND AND OFFICIAL SEAL _____ NOTARY PUBLIC

EASEMENT STATEMENT

EASEMENTS FOR PUBLIC PURPOSES, INCLUDING UTILITIES, ARE AS INDICATED ON THE PLAT, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE ADJACENT PROPERTY OWNERS EXCEPT AS OTHERWISE NOTED.

STATEMENT OF PURPOSE

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 DESCRIBED IN THE CERTIFICATE OF DEDICATION AND OWNERSHIP TO BETTER ACCOMMODATE FUTURE DEVELOPMENT WITHIN THE LANDS SHOWN HEREON.

ACKNOWLEDGMENT AND ACCEPTANCE OF PLAT

THIS IS TO CERTIFY THE PLAT IS APPROVED AND ACCEPTED AS PER REVIEW BY THE PLANNING DIRECTOR,
 DATED THIS ____ DAY OF _____ A.D. 20__

CHAIRMAN, FREMONT COUNTY BOARD OF COUNTY COMMISSIONERS

COUNTY CLERK AND RECORDERS STATEMENT

STATE OF _____ SS
 COUNTY OF _____
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF FREMONT COUNTY, COLORADO,
 AT _____ M, ON THE ____ DAY OF _____ A.D. 20__

UNDER RECEPTION NUMBER _____
 FREMONT COUNTY CLERK AND RECORDER

GENERAL NOTES

- BEARINGS ARE BASED ON THE EAST LINE OF THE SW1/4 OF THE NE1/4 OF SEC 12 AND IS MONUMENTED AT THE NORTH END BY A FOUND REBAR WITH 1-1/2" CAP STAMPED "TJ LEROUX, LS 12052" AND AT THE SOUTH END BY A FOUND REBAR WITH 3" BRASS CAP STAMPED "EJ16, C-C, S12". SAID LINE IS ASSIGNED TO BEAR SOUTH 0°07'07" EAST, AS SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMPLETS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NOTICE: 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 THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- LINEAR DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS-SURVEYORS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD, R&R ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT NO. 2024-598, DATED JANUARY 29, 2024 AT 8:00 A.M. AND PREPARED BY VESTCOR LAND TITLE INSURANCE COMPANY.
- LOT 1 HAS DIRECT ACCESS TO U.S. HIGHWAY 50.

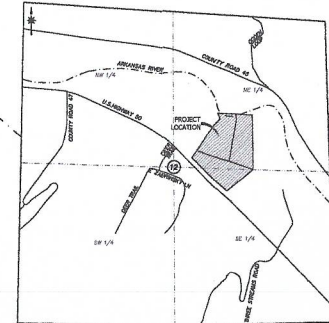
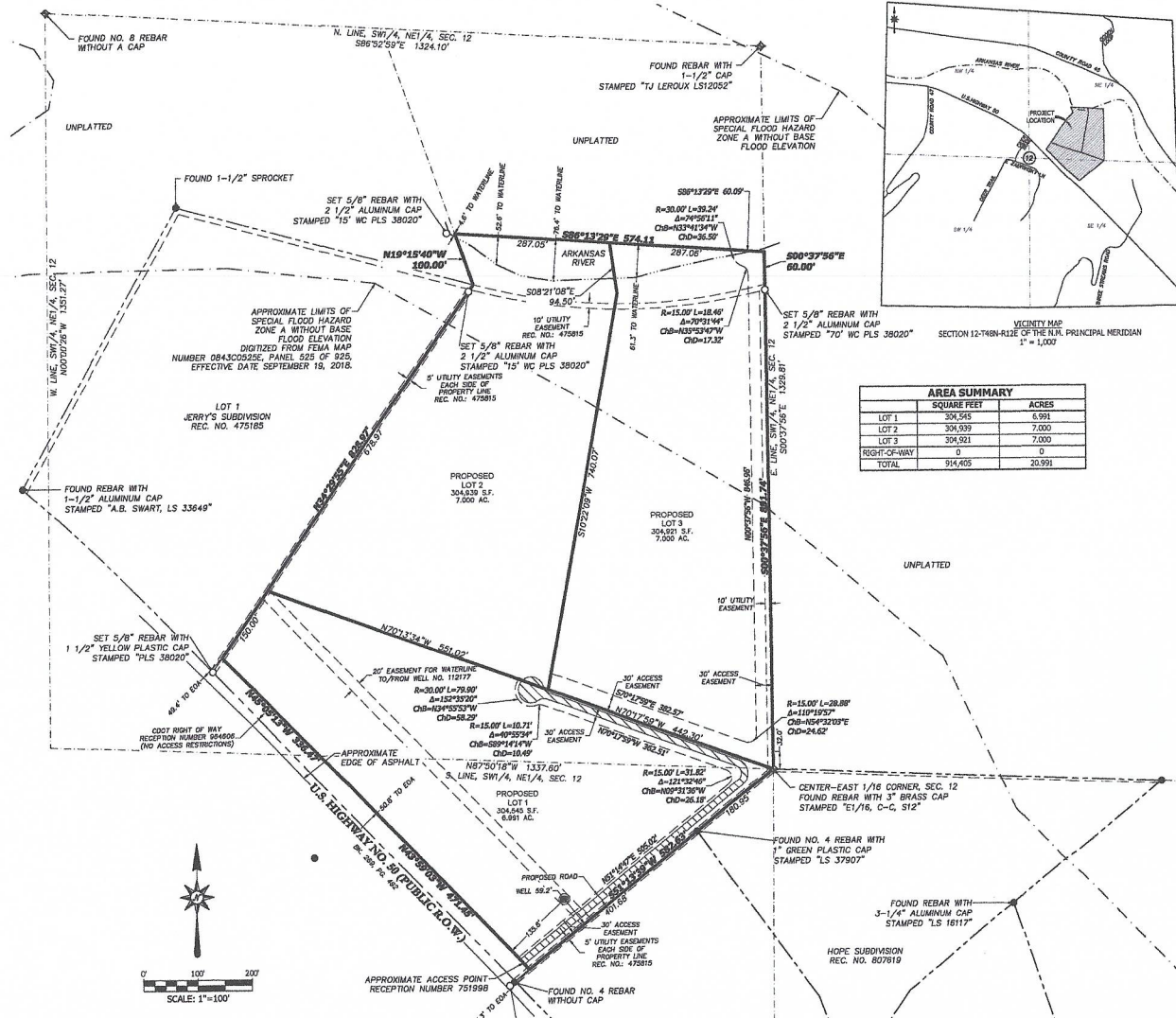
REGISTERED LAND SURVEYOR'S CERTIFICATE

I, BASIL MICAH HANSON, A DAILY REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF JERRY'S SUBDIVISION FILING NO. 2 WAS PREPARED UNDER MY DIRECTION, TRULY AND CORRECTLY REPRESENTS A FIELD SURVEY OF THE SAME, AND WAS MONUMENTED IN ACCORDANCE WITH SECTIONS 38-1-101, ET SEQ., C.R.S.

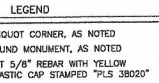
Preliminary
 09/20/2024 10:35:49 AM

BASIL MICAH HANSON, P.L.S.
 COLORADO REG. NO. 38920
 FOR AND ON BEHALF OF
 R&R ENGINEERS-SURVEYORS, INC.

THE WORD "CERTIFICATION" AND/OR "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.



| AREA SUMMARY | | |
|--------------|-------------|--------|
| LOT | SQUARE FEET | ACRES |
| LOT 1 | 304,565 | 6.991 |
| LOT 2 | 304,939 | 7.000 |
| LOT 3 | 304,921 | 7.000 |
| RIGHT-OF-WAY | 0 | 0 |
| TOTAL | 914,425 | 20.991 |



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|---|--|---|
| R&R ENGINEERS-SURVEYORS, INC. 1635 W. 137th AVENUE, SUITE 310 DENVER, COLORADO 80204 303-753-4730 www.rer-engineers.com | | 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 COUNTY OF FREMONT (UNINCORPORATED), STATE OF COLORADO |
| REVISIONS 01/20/24 01/20/24 01/20/24 01/20/24 BY: [initials] [initials] [initials] [initials] CHECKED BY: [initials] PLOTTED BY: [initials] | File: RP24031-PLAT Date: 09/20/24 Drawn By: [initials] Checked By: [initials] Project No.: RP24031 | Sheet 1 of 1 |

Exhibit 27-1