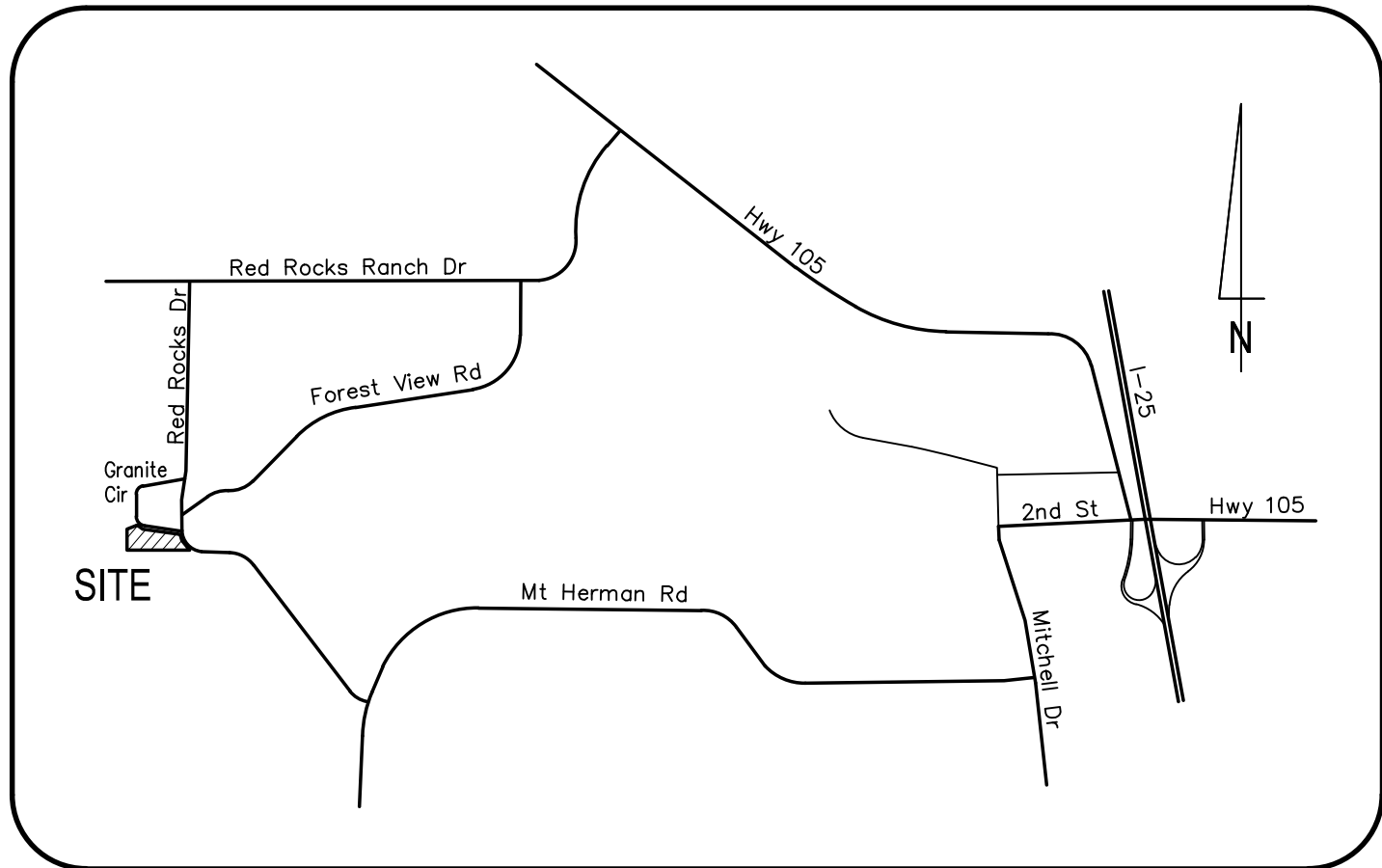


RED ROCK RANCH INC. FILING NO. 2

A REPLAT OF LOTS 1, 2 AND 3, RED ROCK RANCH INC.
LYING WITHIN THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER
OF SECTION 17, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO
AUGUST 2021



VICINITY MAP

NOT TO SCALE

BE IT KNOWN BY THESE PRESENTS

THAT THE FOREST WAYNE CROWLEY AND CAROL VAUGHN CROWLEY LIVING TRUST, WAYNE CROWLEY, TRUSTEE, AND THE PHILLIPS FAMILY REVOCABLE LIVING TRUST, WILLIAM RANDALL PHILLIPS AND SUSAN PHILLIPS, TRUSTEES, ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOTS 1, 2 AND 3, RED ROCK RANCH INC. AS RECORDED IN PLAT BOOK W AT PAGE 58 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING 171,894 SQUARE FEET (3.9461 ACRES) MORE OR LESS

DEDICATION

THE ABOVE PARTIES IN INTEREST HAVE CAUSED SAID TRACT TO BE REPLATTED INTO LOTS AND EASEMENTS AS SHOWN ON THIS REPLAT. THE TRACT OF LAND AS HEREIN REPLATTED SHALL BE KNOWN AS "RED ROCKS RANCH INC. FILING NO. 2" IN EL PASO COUNTY, COLORADO.

IN WITNESS WHEREOF

THE AFOREMENTIONED FOREST WAYNE CROWLEY AND CAROL VAUGHN CROWLEY LIVING TRUST HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____ 2021.

Owners Certificate

The undersigned, being all the owners, mortgagees, beneficiaries of deeds of trust and holders of other interests in the land described herein, have laid out, subdivided, and platted said lands into lots, tracts, streets, and easements (use which are applicable) as shown hereon under the name and subdivision of _____. All public improvements so platted are hereby dedicated to public use and said owner does hereby covenant and agree that the public improvements will be constructed to El Paso County standards and that proper drainage and erosion control for same will be provided at said owner's expense, all to the satisfaction of the Board of County Commissioners of El Paso County, Colorado. Upon acceptance by resolution, all public improvements so dedicated will become matters of maintenance by El Paso County, Colorado. The utility easements shown hereon are hereby dedicated for public utilities and communication systems and other purposes as shown hereon. The entities responsible for providing the services for which the easements are established are hereby granted the perpetual right of ingress and egress from and to adjacent properties for installation, maintenance, and replacement of utility lines and related facilities.

Owners/Mortgagee (Signature) _____

By: _____

Title: _____

ATTEST: (if corporation) _____

Secretary/Treasurer _____

STATE OF COLORADO) ss. _____

COUNTY OF _____)

Acknowledged before me this ____ day of _____, 200____ by _____ as _____.

My commission expires _____

Witness my hand and official seal _____

Notary Public _____

Signatures of officers signing for a corporation shall be acknowledged as follows: (print name) as President/Vice President and print name as Secretary/Treasurer, name of corporation, a state corporation.

Signatures of managers/members for a LLC shall be acknowledged as follows: (print name) as Manager/Member of company, a state limited liability company.

(Note: Required when separate ratification statements for deed of trust holders, mortgagees are not utilized)

IN WITNESS WHEREOF

THE AFOREMENTIONED PHILLIPS FAMILY REVOCABLE LIVING TRUST HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____ 2021.

BY _____
SUSAN PHILLIPS, TRUSTEE

NOTARIAL STATEMENT

STATE OF COLORADO) ss. _____

COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2021 BY SUSAN PHILLIPS.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

use this verbiage

NOTES

1. THE BASIS OF BEARING OF THIS SUBDIVISION IS THE SOUTHERLY LINE RED ROCKS RANCH INC. AS RECORDED IN PLAT BOOK W AT PAGE 58 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AS MONUMENTED. SAID LINE BEARS N89°47'00"W ACCORDING TO SAID PLAT.

2. THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 08041C0258 G, EFFECTIVE DATE DECEMBER 7, 2018.

3. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT OF WAY AND TITLE OF RECORD, BASELINE ENGINEERING CORP. RELIED UPON A COMMITMENT FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. SR55085909-4, EFFECTIVE DATE 07-31-2021 AT 5:00 P.M.

4. ALL EXISTING UTILITY AND DRAINAGE EASEMENTS WITHIN THIS REPLAT ARE PUBLIC.

5. UNITS OF MEASUREMENT FOR THIS PLAT = U.S. SURVEY FOOT

Add the following note to the plat

Wastewater:
Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install, and maintain. Soils and Geology conditions on site require that all (or certain lots) On-Site Wastewater Systems shall be located and designed by a Professional Engineer, currently registered in the State of Colorado. (Note: this note used in special cases only when requested by the Health Department or pursuant to a condition of approval)

Water and wastewater service for this subdivision is provided by the _____ (District or provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for water or sewer in the case of different providers)

Note Regarding Reports on File:
The following reports have been submitted in association with the Preliminary Plan or Final Plat for this subdivision and are on file at the County Planning and Community Development Department: Transportation Impact Study; Drainage Report; Water Resources Report; Wastewater Disposal Report; Geology and Soils Report; Fire Protection Report; Wildfire Hazard Report; Natural Features Report; (other, modify based upon specific reports)

Addresses:
The addresses exhibited on this plat are for informational purposes only. They are not the legal description and are subject to change.

EASEMENT STATEMENT

PER THE RECORDED PLAT OF RED ROCKS RANCH INC.:
UTILITY EASEMENTS ARE 5' BACK OF EACH SIDE OF PROPERTY LINES WHERE INDICATED WITH THIS SYMBOL = = = =
GUY EASEMENTS ARE 20' x 5'.
ALL ROADS ARE 50' IN WIDTH.

REPLAT STATEMENT

APPROVAL OF THIS REPLAT VACATES ALL PRIOR PLATS FOR THE AREA CONTAINED WITHIN THE BOUNDARIES OF THIS REPLAT.

Surveyors Certificate

I, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat truly and correctly represents the results of a survey made on date of survey, by me or under my direct supervision and that all monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all applicable provisions of the El Paso County Land Development Code.

I attest the above on this ____ day of _____, 20____.

Surveyor's Name, (Signature) _____ Date _____
Colorado registered PLS # _____

I HEREBY STATES AND DECLARES THAT
AND ACCURATELY SHOWS THE
OF TITLE 38 OF THE COLORADO REVISED
ELIEF.

IN THIS SURVEY WITHIN THREE (3) YEARS AFTER
E COMMENCED MORE THAN TEN (10) YEARS FROM

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Planning and Community Development Department Director on the ____ day of _____, 20____, subject to any notes or conditions specified hereon.

DO WAS APPROVED FOR FILING THIS

Previous plat name in entirety is amended for the areas described by this Plat Amendment/Lot Line Adjustment subject to all covenants, conditions, and restrictions recorded against and appurtenant to the original plat recorded in the Office of the El Paso County Clerk and Recorder, Reception # _____.

Planning and Community Development Director _____

Clerk and Recorder

STATE OF COLORADO

COUNTY OF EL PASO

I hereby certify that this instrument was filed in my office on this ____ day of _____, 20____, and was recorded at Reception Number _____ of the records of El Paso County

RECORD IN MY OFFICE AT ____ O'CLOCK ____ M. THIS ____ DAY OF ____
NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

El Paso County Clerk and Recorder _____

FEES

PARK FEES _____

BRIDGE FEES _____

SCHOOL FEES _____

please add contact information (name, phone, email) for owner and applicant

Prepared By
BASELINE ENGINEERING CORP.

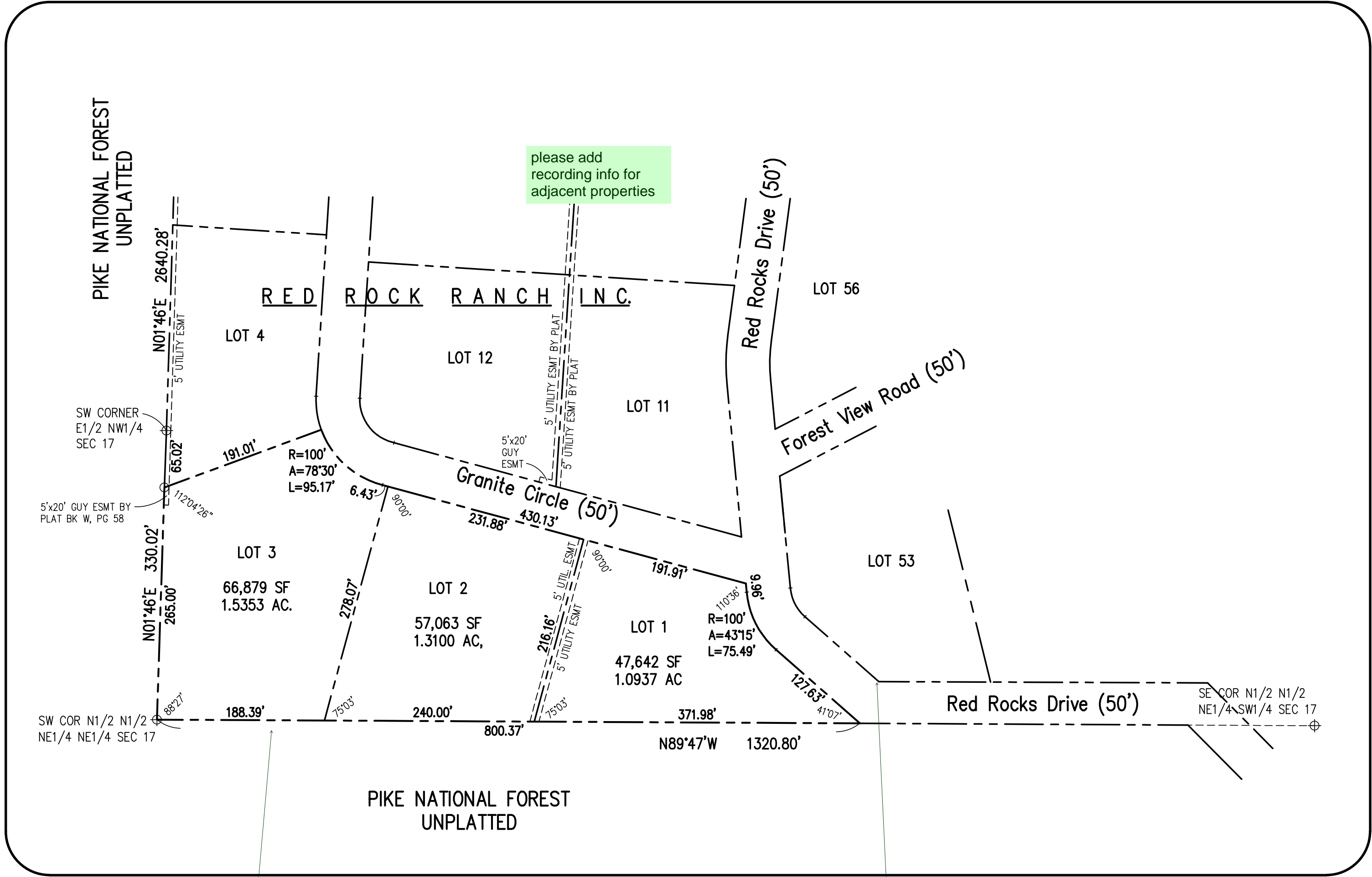
Engineering - Planning - Surveying
1046 Elkton Drive
Colorado Springs, CO 8907
719-531-6200

Project: 35032 Date: August 2021

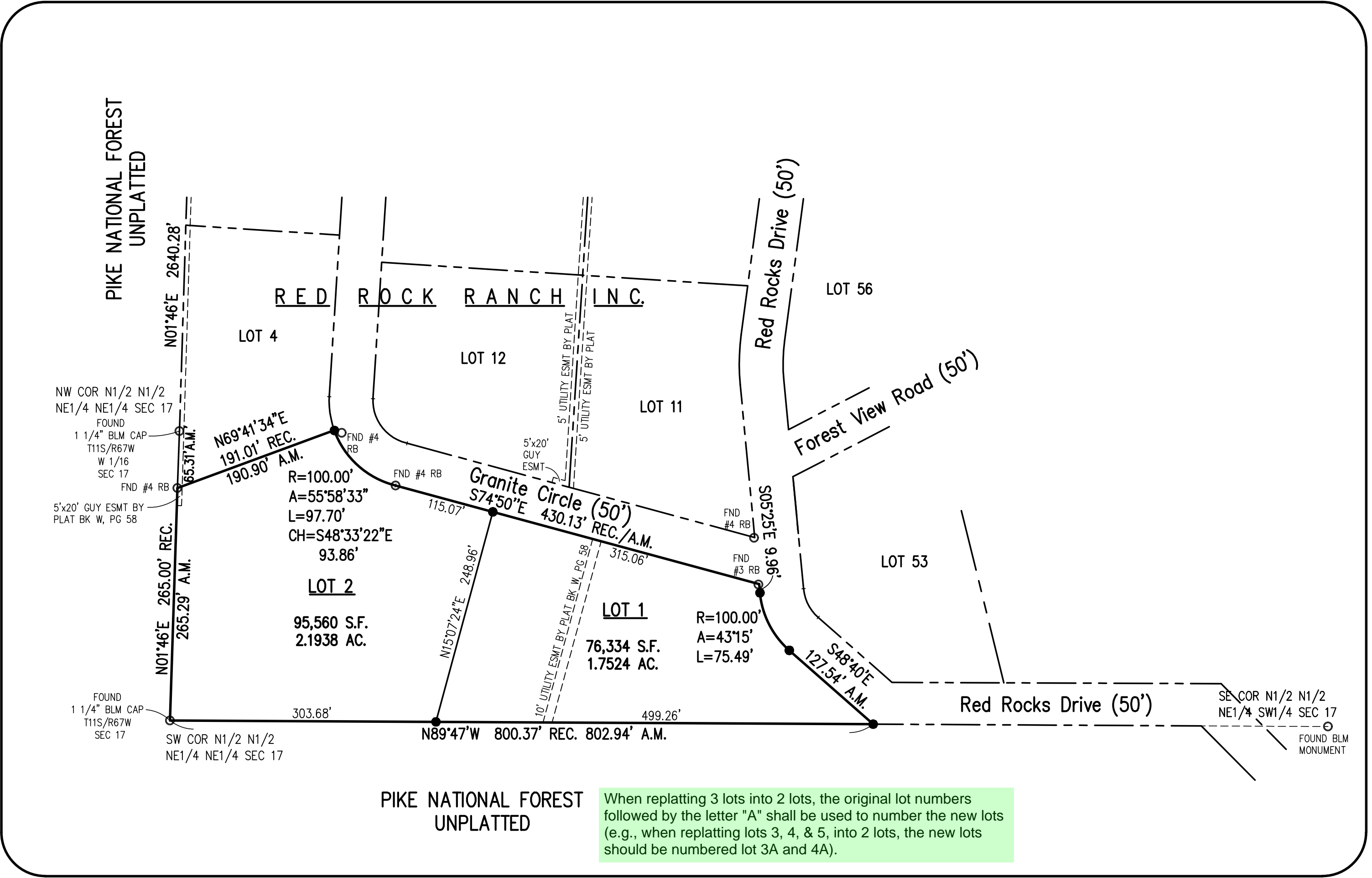
Sheet 1 of 2

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AS PLATTED



AS REPLATTED

