

SUBDIVISION/CONDOMINIUM PLAT

Reception Number _____ Date _____ Time _____

Reception Fee _____ Number of Pages _____ File Number _____

Red Rock Ranch Inc Filing No 2
Name of Plat

Forest Wayne Crowley and Carol Vaughn Crowley Living Trust

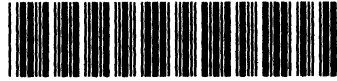
Owner's Name _____

Subdivision

Condominium

Chuck Broerman
05/09/2022 03:27:48 PM
Doc \$0.00 2
Rec \$23.00 Pages

El Paso County, CO



222714948

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

BET IT KNOWN BY THESE PRESENTS
THAT THE FOREST WAYNE CROWLEY AND CAROL VAUGHN CROWLEY LIVING TRUST, WAYNE CROWLEY, TRUSTEE AND THE PHILLIPS FAMILY FOREST WAYNE TRUST, WILLIAM RANDALL PHILLIPS AND SUSAN PHILLIPS, TRUSTEES, ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:
LOTS 1, AND 2 (FOREST WAYNE CROWLEY AND CAROL VAUGHN CROWLEY TRUST) AND LOT 3 (PHILLIPS FAMILY REVOCABLE LIVING TRUST), 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

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST, AND HOLDERS OF OTHER INTERESTS OF THE LAND DESCRIBED HEREIN, HAVE Laid OUT, SUBDIVIDED, AND PLATTED SAID LAND INTO LOTS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RED ROCK RANCH FILING NO. 2. ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID GRANTOR 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 OWNERS 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 ARE OTHER THAN THE UTILITIES HEREBY DEDICATED. THE PUBLIC IMPROVEMENTS AND COMMUNICATION SYSTEMS ARE OTHER THAN THE UTILITIES HEREBY DEDICATED AND AGGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

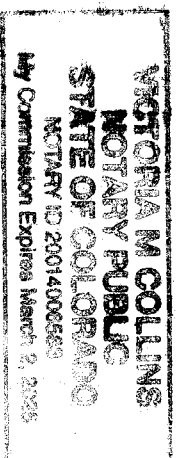
Wendy Tee OWNER
William Randall Phillips OWNER
Susan Phillips OWNER

IN WITNESS WHEREOF

STATE OF COLORADO) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, 2022 BY *Wendy Tee*

MY COMMISSION EXPIRES 3-22-2025
WITNESS MY HAND AND SEAL NOTARY PUBLIC

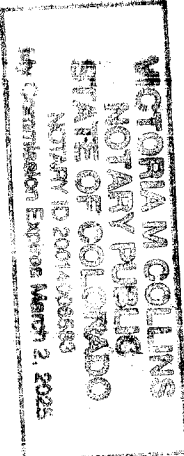


IN WITNESS WHEREOF

STATE OF COLORADO) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, 2022 BY *William Randall Phillips*

MY COMMISSION EXPIRES 3-22-2025
WITNESS MY HAND AND SEAL NOTARY PUBLIC

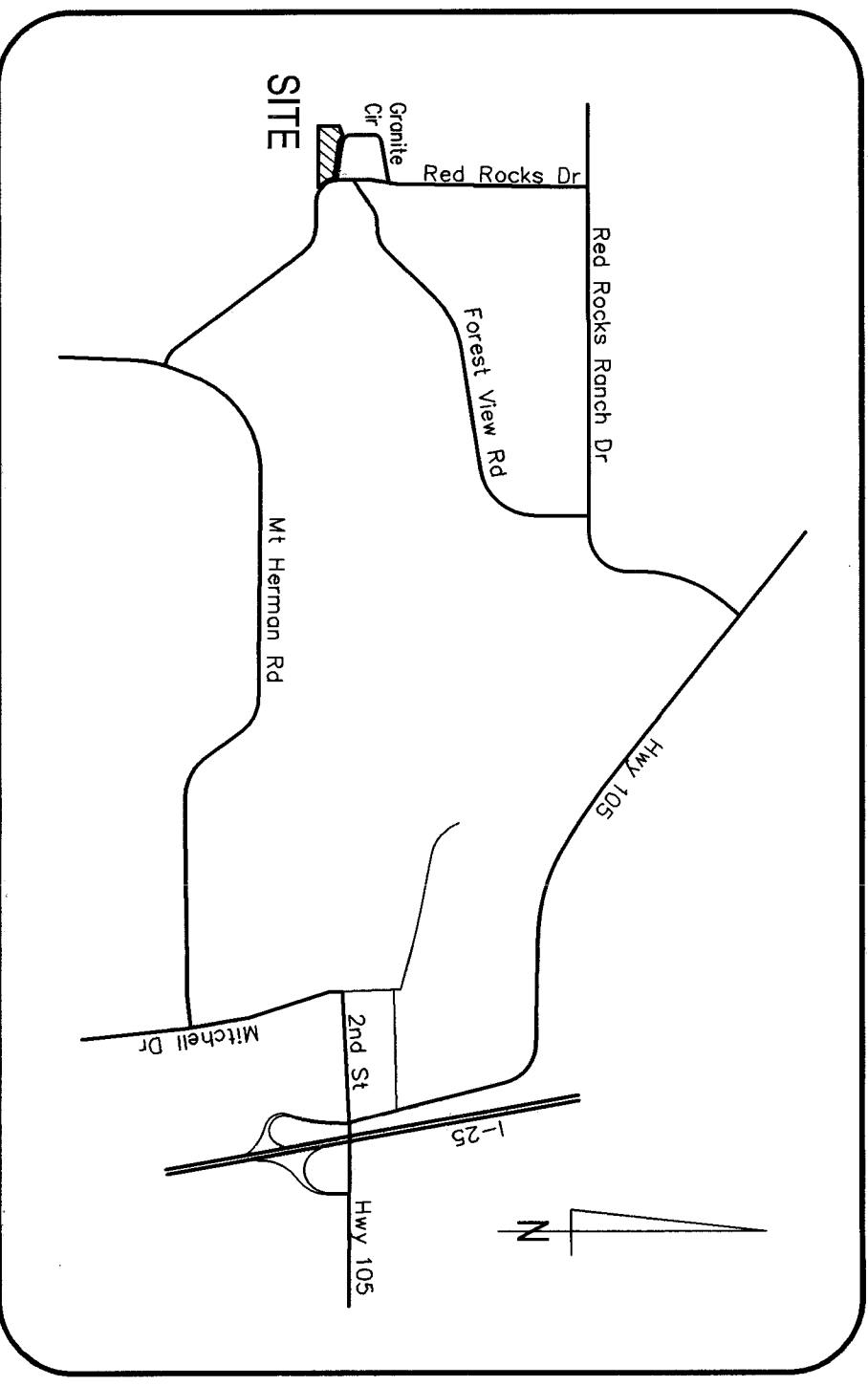
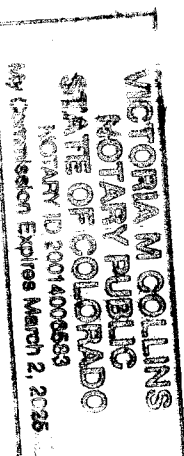


IN WITNESS WHEREOF

STATE OF COLORADO) SS
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS 17th DAY OF April, 2022 BY *Susan Phillips*

MY COMMISSION EXPIRES 3-22-2025
WITNESS MY HAND AND SEAL NOTARY PUBLIC



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 MENTIONED. 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 COMMITMENTS FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. S655085909-4, EFFECTIVE DATE 07-31-2021 AT 5:00 P.M. AND NO. S655100948, EFFECTIVE DATE 10-18-2021 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
- 6. WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY EXISTING INDIVIDUAL SEPTIC SYSTEMS. ON FILE WITH THE EL PASO COUNTY HEALTH DEPARTMENT.
- 7. WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FOREST VIEW AGERS WATER DISTRICT.
- 8. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 9. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
- 10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPED THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 11. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 12. Enumeration 5-ma | ex-habit | Rec-Ph-01 # 222 045 00 5

EASEMENT STATEMENT

PER THE RECORDED PLAT OF RED ROCKS RANCH INC., THE PLAT LINES OF EACH SIDE OF PROPERTY LINES WHERE INDICATED WITH THIS SYMBOL - - - - - GIVE 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.

SURVEYOR'S CERTIFICATION

I, AARON ALVIN DENNO, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 06-09-2021 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 21 DAY OF MARCH, 2022.

AARON ALVIN DENNO
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO REGISTERED PLS 149285



APPROVALS

THIS PLAT FOR RED ROCK RANCH FILING NO. 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE 17th DAY OF April, 2022, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.
Wendy Tee
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

CLERK AND RECORDER

STATE OF COLORADO) SS
COUNTY OF EL PASO)
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 3:30 O'CLOCK P.M. THIS 17th DAY OF May, 2022, AND IS DULY RECORDED AT RECEPTION NO. 2221948 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
CHUCK BROERMAN, RECORDER
By *Wendy Tee* SURCHARGE 3.00

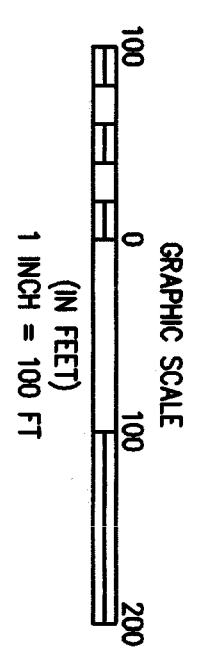
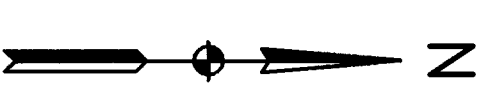
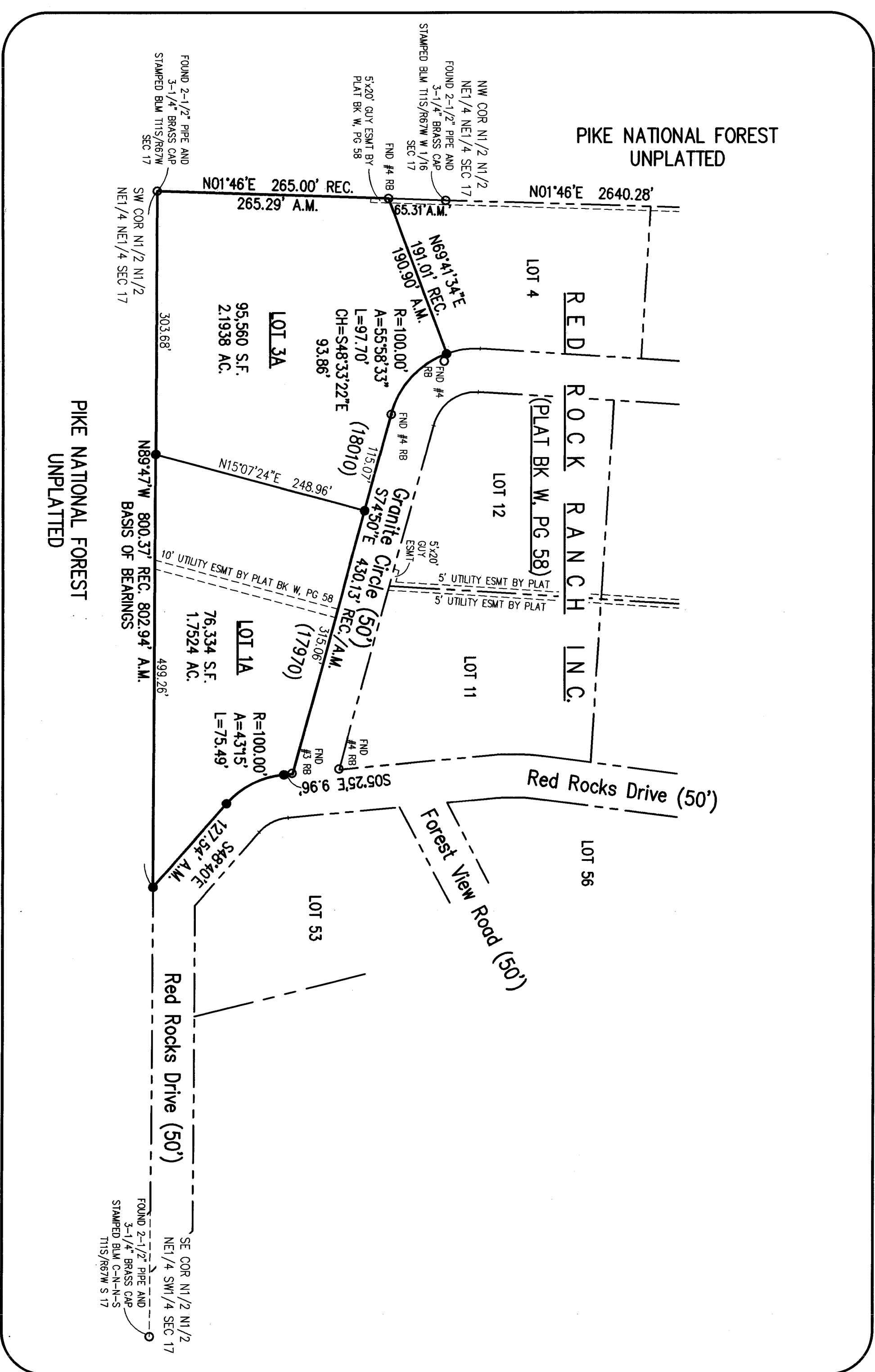
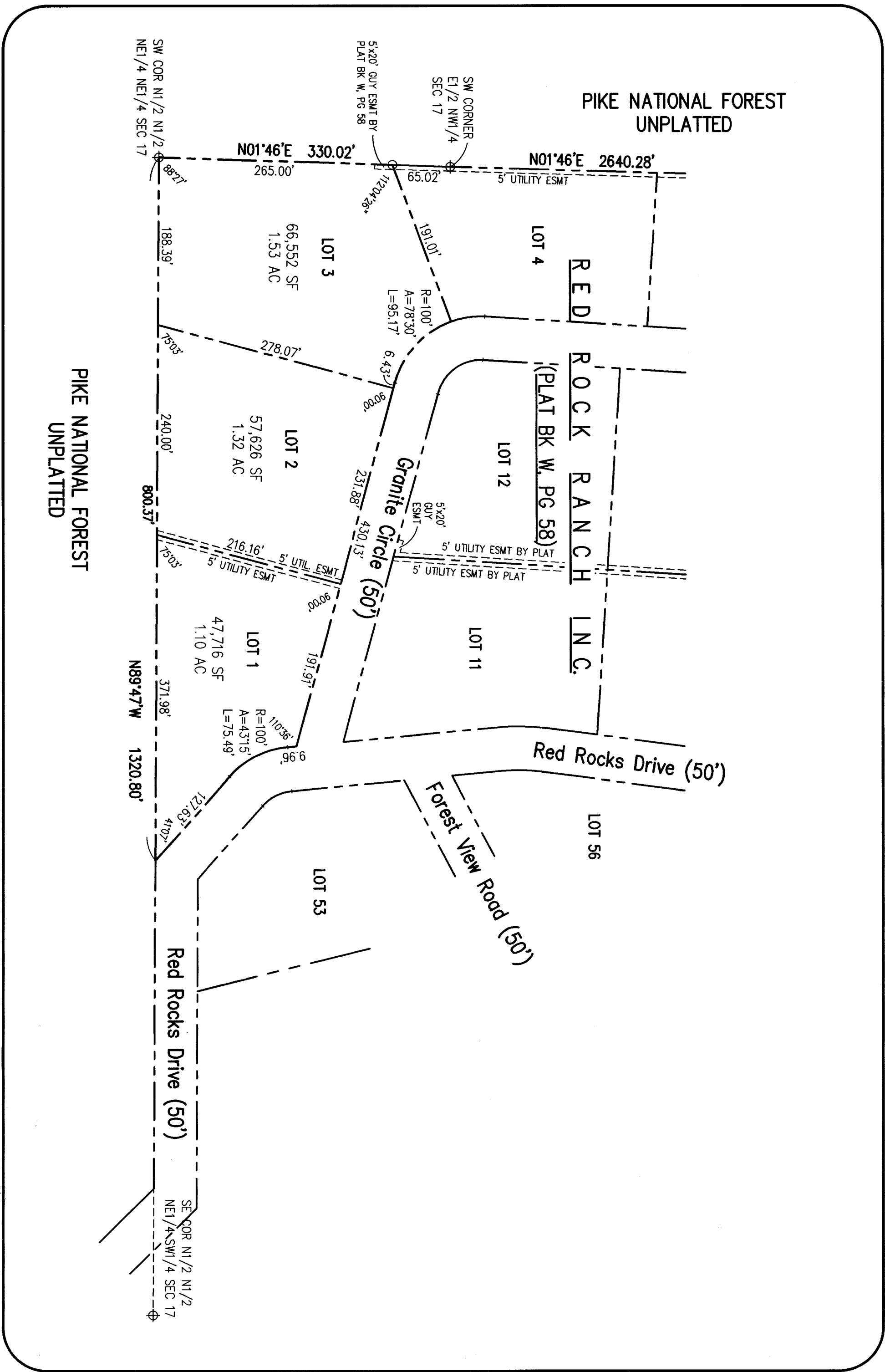
FEES

- PARK FEES 0
- BRIDGE FEES 0
- SCHOOL FEES 0

RED ROCK RANCH INC. FILING NO. 2

14948

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 CITY OF MONUMENT, EL PASO COUNTY, COLORADO



- SET NO. 5 REBAR 1/2" IN LENGTH AND 1.5" DIA.
- ORANGE PLASTIC CAP STAMPED PLS 38285
- FOUND MONUMENT AS NOTED
- PLAT BOUNDARY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING EASEMENT
- REC # RECORD DISTANCE
- A.M. = AS MEASURED
- (18010) ADDRESS

