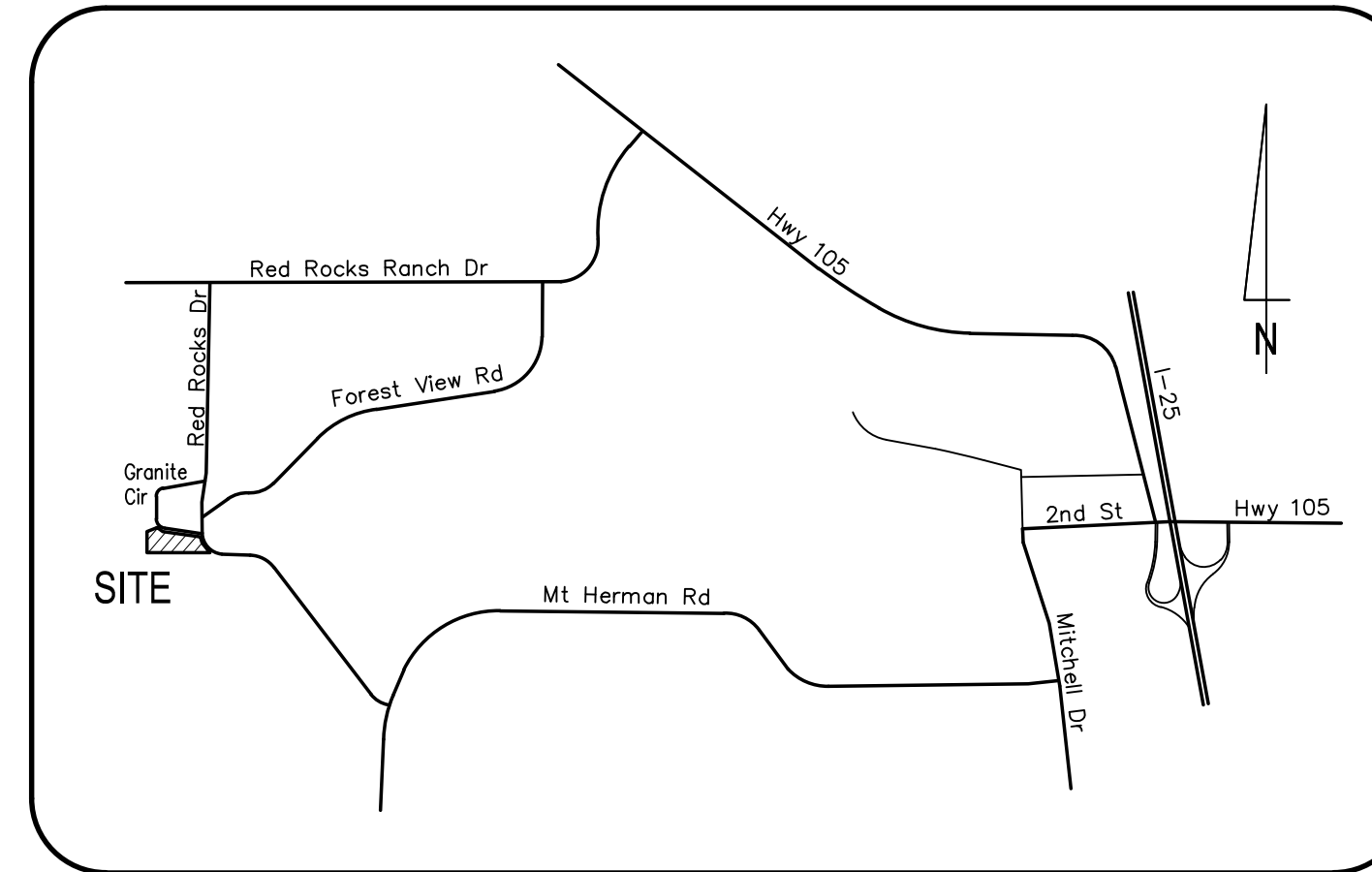


RED ROCK RANCH INC. FILING NO. 2

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.

BY _____
 FOREST WAYNE CROWLEY, TRUSTEE

NOTARIAL STATEMENT

STATE OF COLORADO) SS
 COUNTY OF EL PASO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2021 BY FOREST WAYNE CROWLEY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

IN WITNESS WHEREOF

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

BY _____
 WILLIAM RANDALL PHILLIPS, TRUSTEE

NOTARIAL STATEMENT

STATE OF COLORADO) SS
 COUNTY OF EL PASO)

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

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

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 _____

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

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.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

 ROLAND G. OBERING P.E. AND P.L.S. COLORADO 13226

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER FIRST DISCOVERING SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 13-80-105 C.R.S.

APPROVALS

THE ACCOMPANYING PLAT OF "RED ROCK RANCH INC. FILING NO. 2", EL PASO COUNTY, COLORADO WAS APPROVED FOR FILING THIS ____ DAY OF ____ 2021.

 PLANNING DIRECTOR

RECORDING

STATE OF COLORADO) SS
 COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____ M. THIS ____ DAY OF ____ 2021, AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER FEE _____

BY _____ SURCHARGE _____
 DEPUTY

FEEES

PARK FEES _____

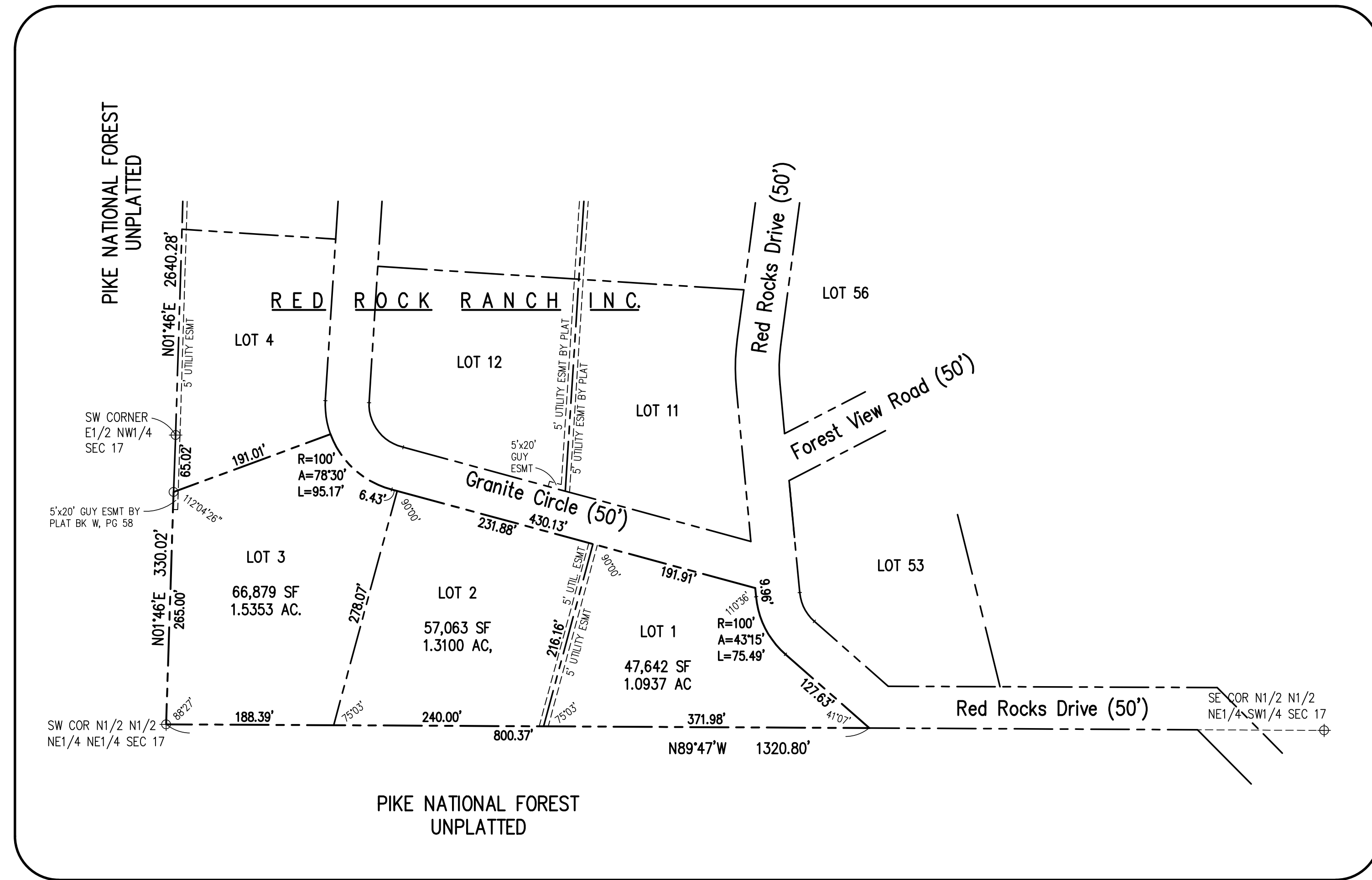
BRIDGE FEES _____

SCHOOL FEES _____

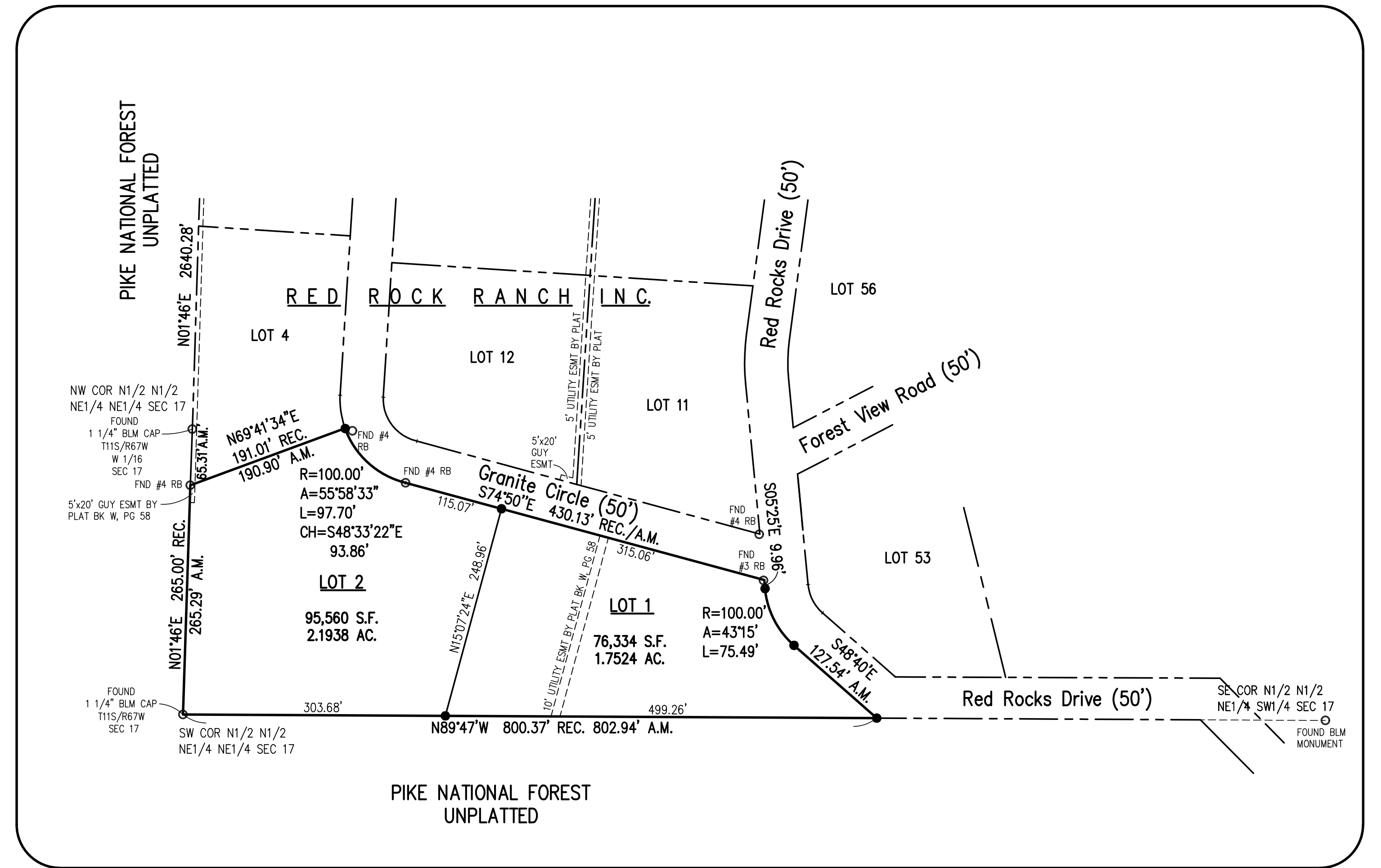
Prepared By
BASELINE ENGINEERING CORP.
 Engineering - Planning - Surveying
 1046 Elkton Drive
 Colorado Springs, CO 8907
 719-531-6200
 Project: 35032 Date: August 2021 Sheet 1 of 2

RED ROCK RANCH INC. FILING NO. 2

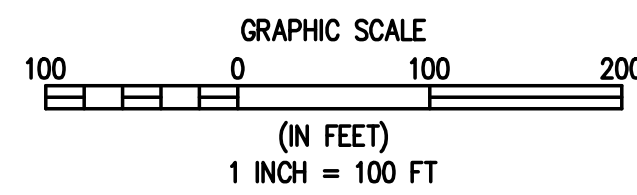
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 IN THE CITY OF MONUMENT, EL PASO COUNTY, COLORADO
 AUGUST 2021



AS PLATTED



AS REPLATTED



- SET REBAR AND ALLUM CAP #13226
- FOUND MONUMENT AS NOTED

PROJECT NAME: RED ROCK RANCH INC. FILING NO. 2
 CLASS: REPLAT
 ACAD. DWG. NAME: 35032 REPLAT.dwg
 PROJECT: 35032
 UPDATED: 08-06-2021