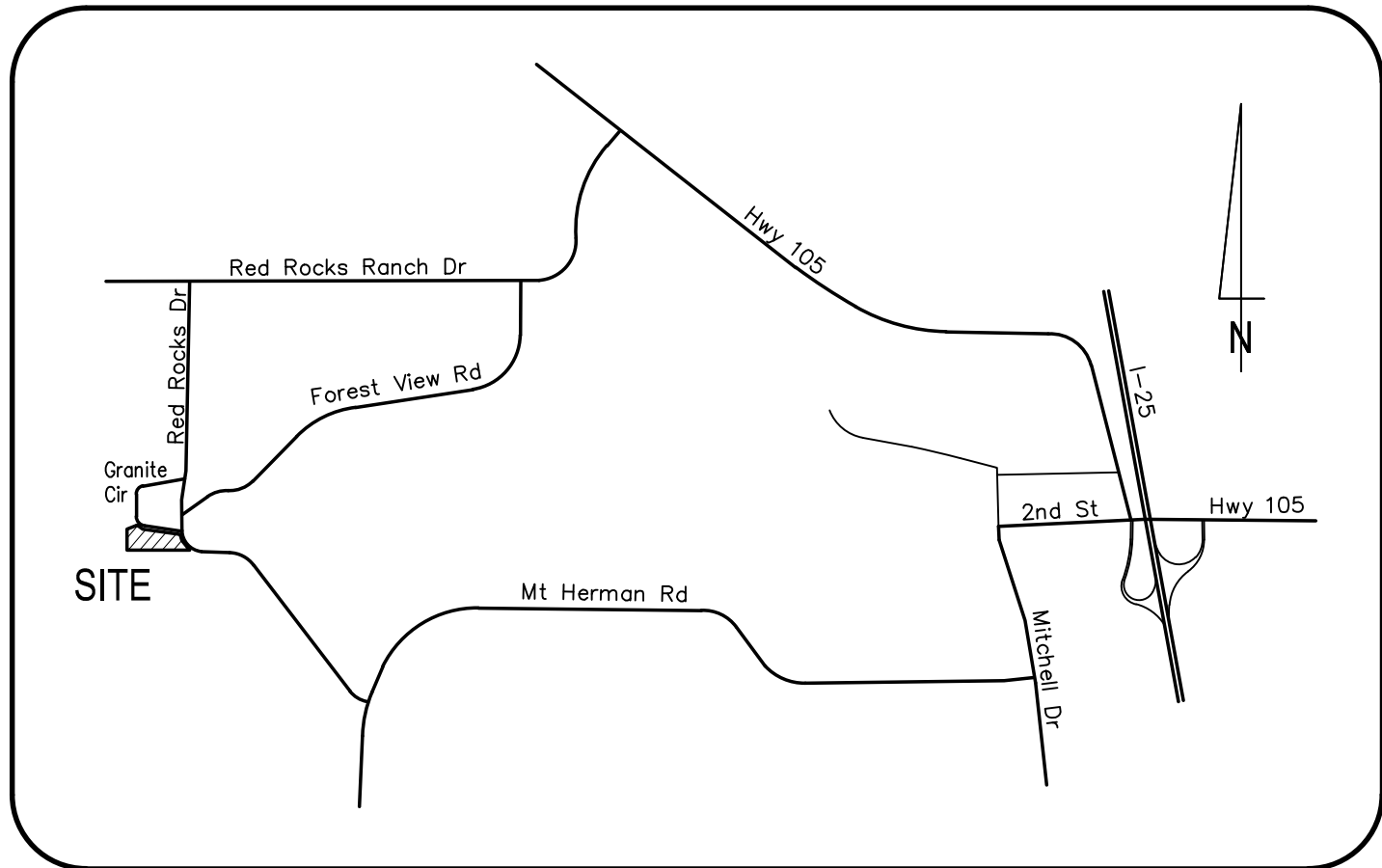


PROJECT NAME: RED ROCK RANCH INC. FILING NO. 2
DRAWN BY: AARON ALVIN DEMO
ACAD. DWG. NAME: 35032 REPLAT.dwg
PROJECT: 35032
UPDATED: 08-06-2021

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

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 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.

OWNER _____ OWNER _____

IN WITNESS WHEREOF

STATE OF COLORADO) ss
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021 BY _____.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL _____
NOTARY PUBLIC

IN WITNESS WHEREOF

STATE OF COLORADO) ss
COUNTY OF EL PASO)

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021 BY _____.

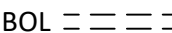
MY COMMISSION EXPIRES _____

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 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 COMMITMENTS FOR TITLE INSURANCE ISSUED BY LAND TITLE GUARANTEE COMPANY, COMMITMENT NO. SR55085909-4, EFFECTIVE DATE 07-31-2021 AT 5:00 P.M. AND NO. SR55100948, 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. WATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY FOREST VIEW ACRES WATER DISTRICT.
7. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
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 SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE 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.

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

I, AARON ALVIN DEMO, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT IS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON 06-08-2021 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 ____ DAY OF _____, 2021.

AARON ALVIN DEMO _____ DATE _____
COLORADO REGISTERED PLS #38285

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

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 ____ DAY OF _____, 2021, SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON.

RED ROCK RANCH INC. SUBDIVISION IS AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT, 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, PLAT BOOK W AT PAGE 58.

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 ____ 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

FEES

PARK FEES _____

BRIDGE FEES _____

SCHOOL FEES _____

Prepared By
BASLINE ENGINEERING CORP.

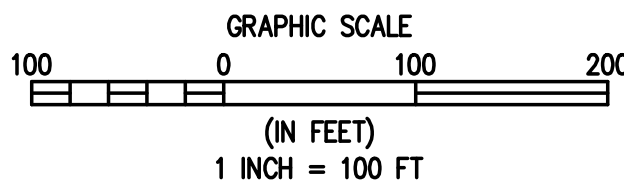
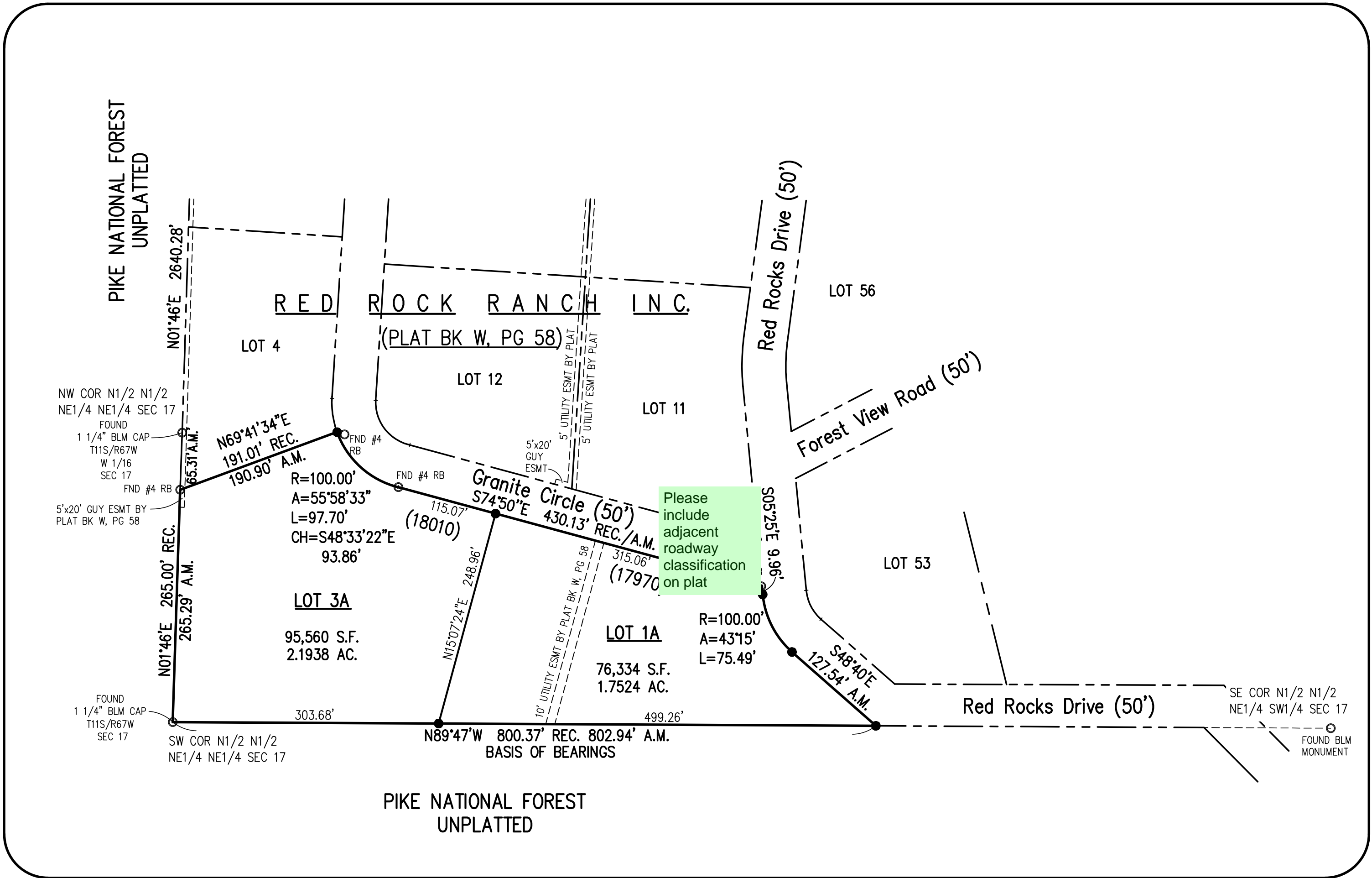
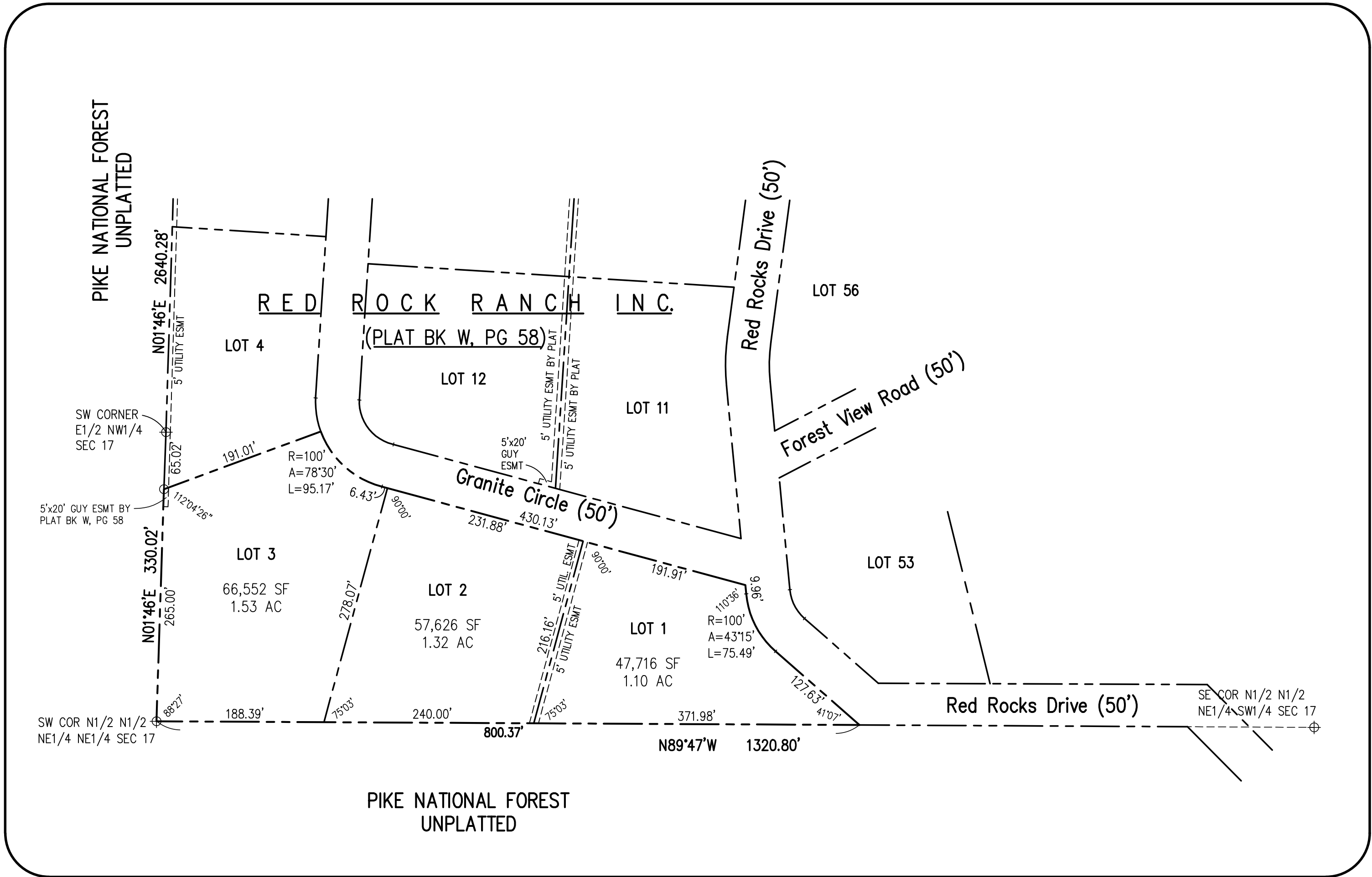
Engineering - Planning - Surveying
1046 Elkton Drive
Colorado Springs, CO 8907
719-531-6200

Project: 35032 Date: August 2021

Sheet 1 of 2
PCD File No. VR-21-009

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 CITY OF MONUMENT, EL PASO COUNTY, COLORADO
AUGUST 2021



- SET REBAR AND ALUM CAP #38285
- FOUND MONUMENT AS NOTED
- PLAT BOUNDARY ———
- PROPOSED LOT LINE ———
- EXISTING LOT LINE - - - - -
- EXISTING EASEMENT - - - - -
- REC = RECORD DISTANCE
- A.M. = AS MEASURED