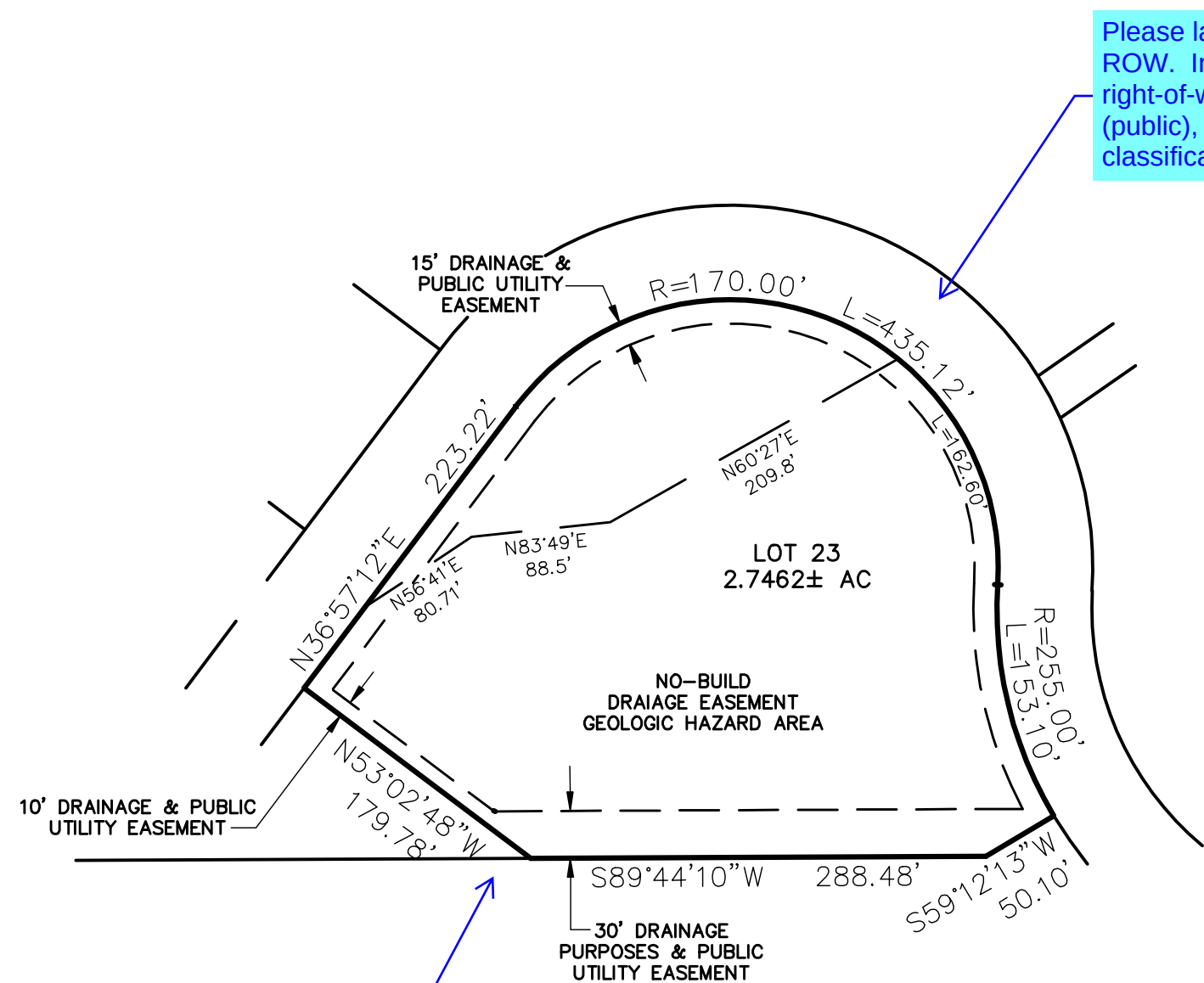
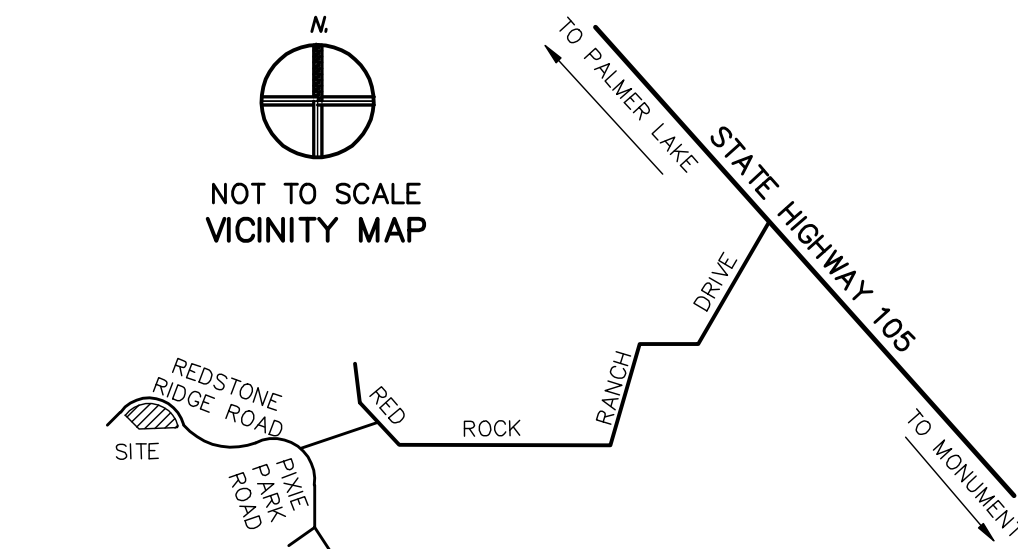


RED ROCK RESERVE SUBDIVISION FILING 1C

AN ADMINISTRATIVE VACATION AND REPLAT OF LOT 23 in RED ROCK RESERVE SUBDIVISION, being a portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 8, Township 11 South, Range 67 West of the 6th P.M. El Paso County, Colorado



Please label Redstone Ridge Rd ROW. Include street name, right-of-way width (60'), ownership (public), surfacing (paved), and classification (rural, local) in label.



BE IT KNOWN BY THESE PRESENTS:

That HUGHES FAMILY REVOCABLE LIVING TRUST, BARBARA JOYCE HUGHES, being the owner of the following described tract of land to wit:

Situate in the Southeast One-Quarter of the Southwest One-Quarter of Section 8, Township 11 South, Range 67 West of the 6th P.M., El Paso County, Colorado, described as follows:

Lot 23, RED ROCK RESERVE SUBDIVISION (Reception No. 206712320. El Paso County records, El Paso County, Colorado), in El Paso County, Colorado

Containing a computed area of 119,454 square feet or 2.7423 acres of Land within this description.

Please verify that all applicable exceptions in Schedule B have been identified on the revised Plat if necessary.

NOTES:

- - Indicates a set #4 rebar with Surveyor's Cap, P.L.S. #37631, set Flush to Grade, unless otherwise noted.
- - Indicates recovered 1-1/2" Aluminum Cap PLS 28268, Flush to Grade, unless otherwise noted.
- b.g. - Indicates below Grade.
- a.g. - Indicates above Grade.
- * - Indicates NOT PART OF THIS SUBDIVISION.
- ℄ - Indicates CenterLine

- This REPLAT was conducted without the benefit of a Title Commitment and is based on the legal description provided. Therefore easements or rights-of-way of record affecting the subject property, if any, may not be shown hereon. No additional research was performed by CROSSED PATHS SURVEYING SERVICES, INC.
- Federal Emergency Management Agency, flood insurance rate map number 08041C 0256G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be partially in zone X (area determined to be outside the 2% annual chance floodplain).
- The approval of this REPLAT vacates all prior Plats and Easements for the area described by this replat.
- Basis of Bearings: All bearings shown are relative to the Southerly Line of Lot 23 in said RED ROCK RESERVE SUBDIVISION, monumented as shown and assumed to bear S89°39'32"W, a distance of 288.19 feet.
- 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 certification shown hereon.
- All lineal units of measure shown hereon are in U.S. Survey Foot.
- For informational purposes: 4619 REDSTONE RIDGE ROAD, Monument, CO 80832.
- Date of Survey: July 09, 2026
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. NO IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN DRAINAGE WAYS THAT WOULD IMPEDE THE FLOW OF SURFACE DRAINAGE.
- ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF COLORADO.
- Water is to be provided by Forest View Acres Water District.
- FIRE PROTECTION BY TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT.
- Sewage treatment is the responsibility of the individual property owner. The El PASO County HEALTH DEPARTMENT must approve each system and, in some cases the Department may require an Engineer Designed system prior to permit approval.
- Due to wildfire concerns, homeowners are encouraged to incorporate wildfire fuel break provisions as recommended by the Colorado State Forest Service and illustrated through publications available through the State Forest Service.
- Easements are as shown hereon, with the sole responsibility for maintenance of these easements is hereby vested with the individual property owners.
- Property Owner responsible for Maintaining proper storm water drainage in and through Lot.
- Any person who knowingly removes, alters or defaces any public Land Survey Monument or Land Boundary Monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. 18-4-508.

Add access note:
No driveway shall be established unless an access permit has been granted by El Paso County.

CLERK AND RECORDER

STATE OF COLORADO }
COUNTY OF EL PASO } ss

I hereby certify that this instrument
this ____ day of _____
Reception No. _____

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25--337), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

Property is still subject to any applicable CC&Rs, see plat note from original: (add to current list of notes)

9. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RED ROCK RESERVE HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. 206712320 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

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 as shown hereon under the name and subdivision of RED ROCK RESERVE SUBDIVISION FILING 1C. 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.

Barbara Joyce Hughes title

STATE OF COLORADO }
COUNTY OF EL PASO } ss.

Acknowledged before me this ____ day of _____, 20____

by _____ as _____

My commission expires _____

Witness my hand and official seal

Notary Public

Replace note 10 and note 16 with the following note: 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.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

This plat for "RED ROCK RESERVE SUBDIVISION FILING 1C" was approved for filing by the El Paso County, Colorado

Planning and Community Development Department Director on the ____ day of _____, 2026, subject to any notes or conditions

Planning and Community Development Department Director Date

SURVEYOR'S CERTIFICATION:

I JAMES P. BRINKMAN, 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 _____, 2026.

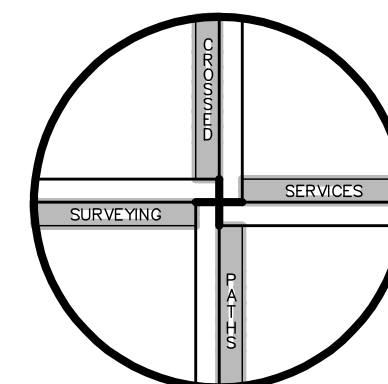
PRELIMINARY
SUBJECT TO REVIEW

James P. Brinkman
Colorado Professional Land Surveyor No. 37631

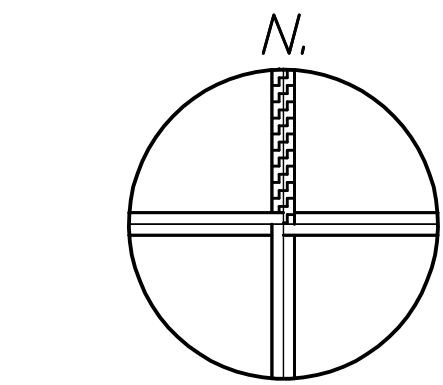
6.					
5.					
4.					
3.					
2.					
1.					
revisions					by
scale: 1" = 100'					
drawn by: JPB					
sheet 1 of 2					

PCD FILE No. VR265

RED ROCK RESERVE
SUBDIVISION FILING 1C



CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 88155
COLORADO SPRINGS, CO 80908
PHONE: 719-661-2349
EMAIL: jbrinkman@cpssinc.com



SCALE: 1" = 100'

Include the name and ownership of all adjoining properties. All adjoining properties within a subdivision shall also be identified by the subdivision name and lot or tract designation

Please label Redstone Ridge Rd ROW. Include street name, right-of-way width (60'), ownership (public), surfacing (paved), and classification (rural, local) in label.

Please label the revised no build area on the lot: see CGS and GEO report comments

Include the name and ownership of all adjoining properties. All adjoining properties within a subdivision shall also be identified by the subdivision name and lot or tract designation

CENTERLINE 20' DRAINAGE EASEMENT LINE TABLE

L1	S59°42'39"W	31.29'
L2	N70°44'50"W	12.98'
L3	N70°44'50"W	121.86'
L4	N77°14'21"W	52.54'
L5	N67°28'24"W	26.19'
L6	N65°04'39"W	33.34'
L7	N69°57'19"W	32.18'
L8	S85°41'24"W	27.27'
L9	S63°22'34"W	29.28'
L10	S57°35'46"W	35.76'
L11	S63°22'34"W	32.32'
L12	S53°03'34"E	89.12'
L13	N15°04'37"W	127.64'
L14	N21°09'26"W	8.65'
L15	N41°09'17"E	27.46'
L16	N53°21'19"E	27.90'

AS REPLATTED

CURVE TABLE

C1	RADIUS 170.12'	LENGTH 10.53'
----	----------------	---------------

Please label No-build area/ Drainage Easement

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
•Downdrop Creep: (name lots or location of area)

add note and complete

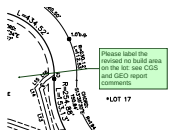
V1_Final Plat Drawings_COMMENTS.pdf Markup Summary

dsdparsons (5)



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/19/2026 2:55:54 PM
Status:
Color: ■
Layer:
Space:

Please label No-build area/ Drainage Easement



Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/19/2026 2:56:32 PM
Status:
Color: ■
Layer:
Space:

Please label the revised no build area on the lot: see CGS and GEO report comments



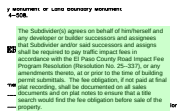
Subject: Soils & Geology
Page Label: 1
Author: dsdparsons
Date: 8/19/2026 2:57:29 PM
Status:
Color: ■
Layer:
Space:

Soil and Geology Conditions:
Geologic Hazard Note-Final Plat: (to be customized based upon the individual circumstances)
The following lots have been found to be impacted by geologic hazards. Mitigation measures and a map of the hazard area can be found in the report (Title of Report, generally from the Preliminary Plan file) by (author of the report) (date of report) in file (name of file and file number) available at the El Paso County Planning and Community Development Department:
▪Downslope Creep: (name lots or location of area)



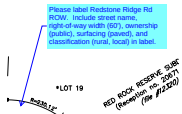
Subject: Planner
Page Label: 1
Author: dsdparsons
Date: 8/19/2026 2:57:38 PM
Status:
Color: ■
Layer:
Space:

add note and complete



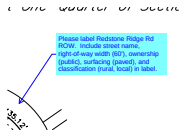
Subject: Road Impact
Page Label: 1
Author: dsdparsons
Date: 8/19/2026 2:59:11 PM
Status:
Color: ■
Layer:
Space:

The Subdivider(s) agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 25--337), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.



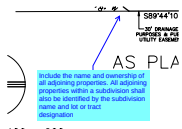
Subject: Callout
Page Label: 1
Author: Laura Besler
Date: 8/24/2026 8:46:14 AM
Status:
Color:
Layer:
Space:

Please label Redstone Ridge Rd ROW. Include street name, right-of-way width (60'), ownership (public), surfacing (paved), and classification (rural, local) in label.



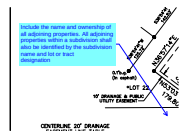
Subject: Callout
Page Label: 1
Author: Laura Besler
Date: 8/24/2026 8:46:25 AM
Status:
Color:
Layer:
Space:

Please label Redstone Ridge Rd ROW. Include street name, right-of-way width (60'), ownership (public), surfacing (paved), and classification (rural, local) in label.



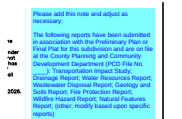
Subject: Callout
Page Label: 1
Author: Laura Besler
Date: 8/24/2026 2:20:57 PM
Status:
Color:
Layer:
Space:

Include the name and ownership of all adjoining properties. All adjoining properties within a subdivision shall also be identified by the subdivision name and lot or tract designation



Subject: Callout
Page Label: 1
Author: Laura Besler
Date: 8/24/2026 8:48:40 AM
Status:
Color:
Layer:
Space:

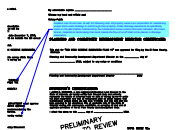
Include the name and ownership of all adjoining properties. All adjoining properties within a subdivision shall also be identified by the subdivision name and lot or tract designation



Subject: Callout
Page Label: 1
Author: Laura Besler
Date: 8/24/2026 8:55:38 AM
Status:
Color:
Layer:
Space:

Please add this note and adjust as necessary:

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 (PCD File No. ____): 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)



Subject: Callout
Page Label: 1
Author: Laura Besler
Date: 8/24/2026 9:00:06 AM
Status:
Color:
Layer:
Space:

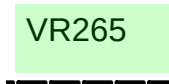
Replace note 10 and note 16 with the following note: All property owners are responsible for maintaining proper storm water drainage in and through their property. Public drainage easements as specifically noted on the plat shall be maintained by the individual lot owners unless otherwise indicated. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.



Subject: Callout
Page Label: 1
Author: Laura Besler
Date: 8/24/2026 8:59:08 AM
Status:
Color: 
Layer:
Space:

Add access note:
No driveway shall be established unless an access permit has been granted by El Paso County.

MirandaBenson2 (8)



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 8/26/2026 8:18:28 AM
Status:
Color: 
Layer:
Space:

VR265

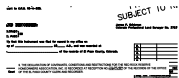


Subject: Architect
Page Label: 1
Author: MirandaBenson2
Date: 8/26/2026 8:20:09 AM
Status:
Color: 
Layer:
Space:



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 8/26/2026 8:31:25 AM
Status:
Color: 
Layer:
Space:

Property is still subject to any applicable CC&Rs, see plat note from original: (add to current list of notes)



Subject: Image
Page Label: 1
Author: MirandaBenson2
Date: 8/26/2026 8:29:39 AM
Status:
Color: 
Layer:
Space:



Subject: Architect
Page Label: 1
Author: MirandaBenson2
Date: 8/26/2026 8:48:02 AM
Status:
Color: 
Layer:
Space:

Spelling

Subject: Text Box
Page Label: 1
Author: MirandaBenson2
Date: 8/26/2026 8:50:12 AM
Status:
Color: 
Layer:
Space:

Spelling

Spelling

Subject: Text Box
Page Label: 1
Author: MirandaBenson2
Date: 8/26/2026 8:50:20 AM
Status:
Color: 
Layer:
Space:

Spelling

Colorado, described as follows:
L&L 25. RED ROCK RESERVE SUBDIVISION (Prescription No. County records, El Paso County, Colorado), in D Plan C
Containing a completed area of 116,404 square feet or
within the description.
Please verify that all applicable exceptions in Schedule B
have been identified on the revised Plat A necessary.
- Indicates a set, per order with Surveyor's Copy, P.L.S. 83783,
- Indicates measured 1 1/2" Mountain Gap PLS 28386, Plush
- Indicates same State,
- Indicates same County,
- Indicates NOT PART OF THIS SUBDIVISION.
- Indicates Disturbance
* REPLACED map conducted without the benefit of a Title Copy.

Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 8/26/2026 8:56:34 AM
Status:
Color: 
Layer:
Space:

Please verify that all applicable exceptions in
Schedule B have been identified on the revised
Plat if necessary.