

RED ROCK RESERVE SUBDIVISION FILING 1B

A VACATION AND REPLAT OF LOTS 20 AND 21 RED ROCK RESERVE SUBDIVISION  
A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO

BE IT KNOWN BY THESE PRESENTS:

THAT THE FIRST NATIONAL BANK OF LAS ANIMAS, QUENTIN D. LEIGHTY, CHIEF FINANCIAL OFFICER, AND MATHEW ROHRER ARE THE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

LOTS 20 AND 21, RED ROCK RESERVE SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED AT RECEPTION NUMBER 206712320 OF THE EL PASO COUNTY RECORDS.

THE DESCRIBED TRACT CONTAINING 5.00 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, N89°44'01"E - 651.31 FEET; THE DIRECTION IS BASED ON THE RECORDED PLAT OF RED ROCK RESERVE AND THE LINE IS MONUMENTED AS SHOWN.

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 AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF RED ROCK RESERVE SUBDIVISION FILING 1B. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES, 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.

IN WITNESS WHEREOF:

THE AFOREMENTIONED FIRST NATIONAL BANK, QUENTIN D. LEIGHTY, CHIEF FINANCIAL OFFICER HAS EXECUTED THIS INSTRUMENT THIS 23 DAY OF February 2018.

FIRST NATIONAL BANK, QUENTIN D. LEIGHTY, CHIEF FINANCIAL OFFICER.

NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

COLLEEN GEIST  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174052669  
My Commission Expires December 28, 2021

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF February 2018 BY FIRST NATIONAL BANK, QUENTIN D. LEIGHTY, CHIEF FINANCIAL OFFICER

MY COMMISSION EXPIRES: 12/28/2021 Colleen Geist  
NOTARY PUBLIC

IN WITNESS WHEREOF:

THE AFOREMENTIONED MATHEW ROHRER HAS EXECUTED THIS INSTRUMENT THIS 23 DAY OF February 2018.

MATHEW ROHRER

NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

COLLEEN GEIST  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174052669  
My Commission Expires December 28, 2021

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF February 2018 BY MATHEW ROHRER

MY COMMISSION EXPIRES: 12/28/2021 Colleen Geist  
NOTARY PUBLIC

COUNTY PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE:

THIS PLAT FOR RED ROCK RESERVE SUBDIVISION FILING 1B WAS APPROVED FOR FILING BY THE EL PASO COUNTY DIRECTOR OF COUNTY PLANNING AND COMMUNITY DEVELOPMENT ON THIS 21 DAY OF March 2017. SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. LOTS 20 AND 21, RED ROCK RESERVE SUBDIVISION ARE AMENDED FOR THE AREAS DESCRIBED BY THIS PLAT AND ARE 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 NO. 206712320.

Big Dog 3/21/18  
DIRECTOR, COUNTY PLANNING AND COMMUNITY DEVELOPMENT DATE

SURVEYOR'S CERTIFICATION:

I, KEVIN M. O'LEARY, 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 THE DATE OF THE 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 22 DAY OF FEBRUARY, 2018.

Kevin M. O'Leary 2/22/18  
DATE  
KEVIN M. O'LEARY  
COLORADO REGISTERED PLS #28658  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.



RECORDING:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT 11:20 O'CLOCK A.M., THIS 22 DAY OF February 2018, AND IS DULY RECORDED AT RECEPTION NO. 218030079 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

BY: Kathy Hinkley  
DEPUTY

FEE: \$10

SURCHARGE: \$3

FEES:

DRAINAGE FEES: \$0

BRIDGE FEES: \$0

SCHOOL FEES: \$0

PARK FEES: \$0

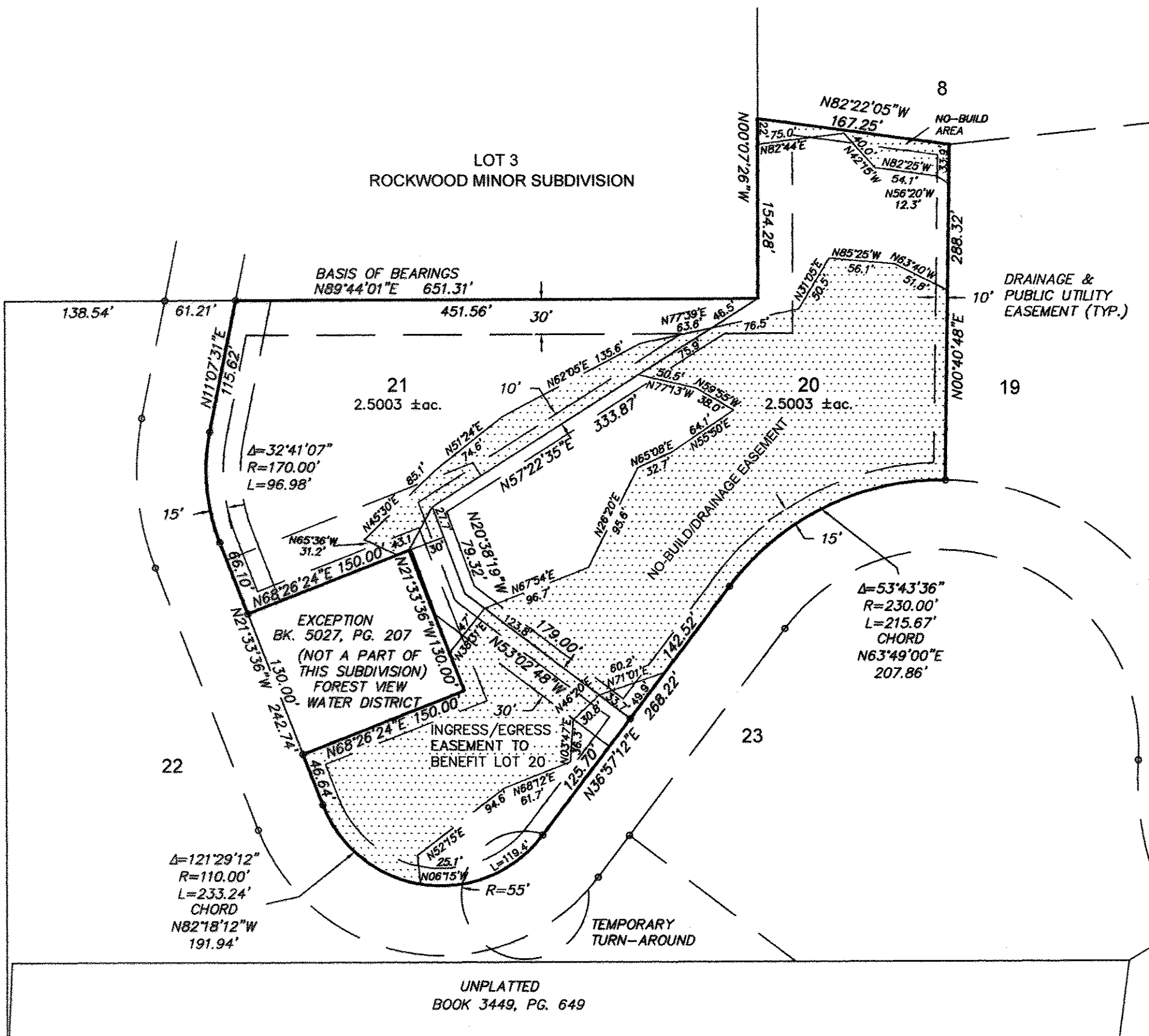
VR-17-

PREPARED BY

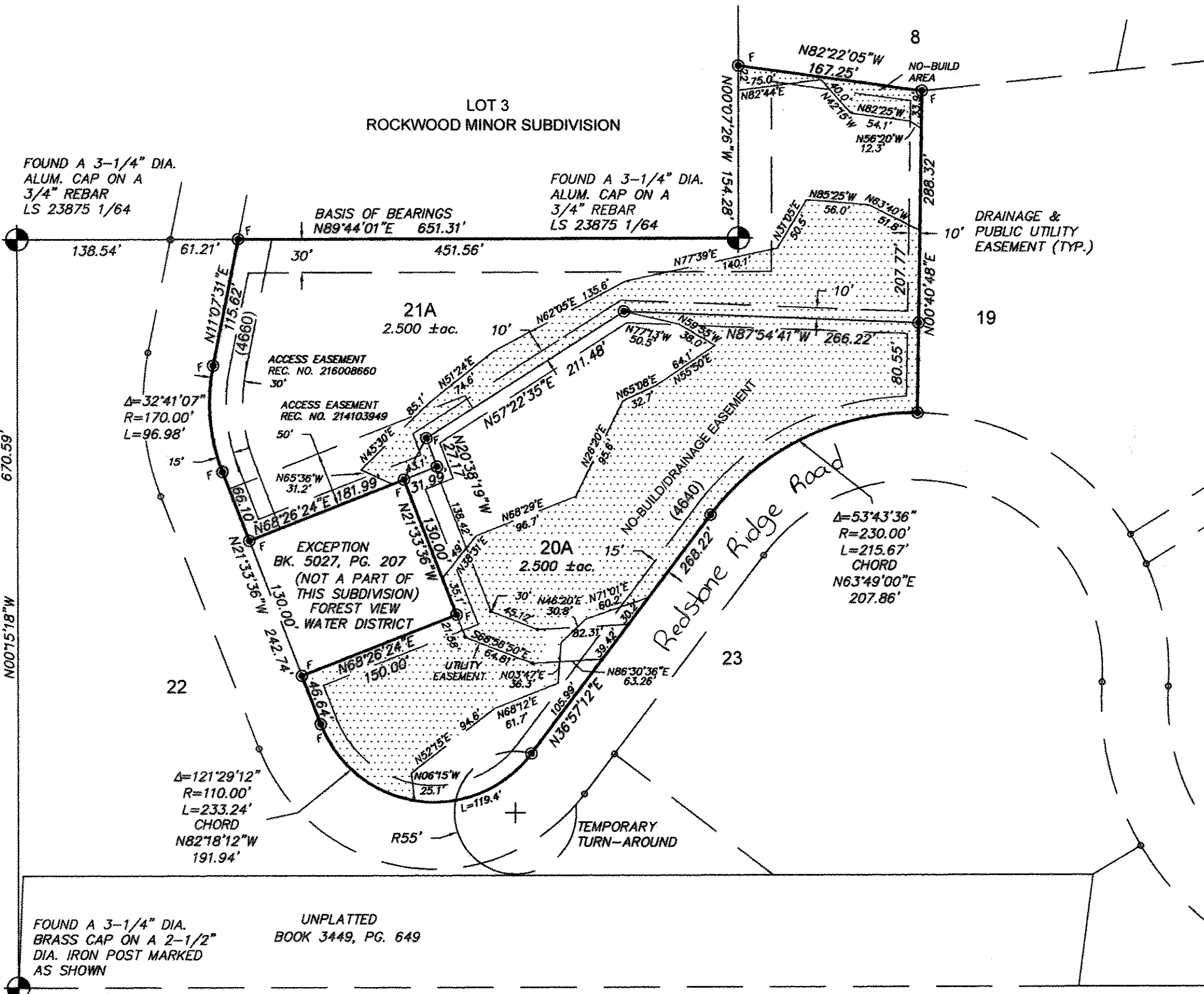
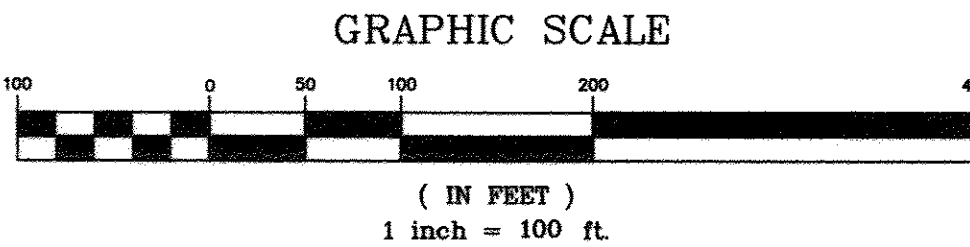
LWA LAND SURVEYING, INC.

953 E. FILLMORE STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 636-5179

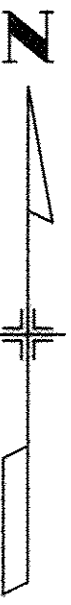
RRR 18.DWG VIEW: REPLAT  
NOVEMBER 22, 2017  
PROJECT 17083  
SHEET 1 OF 1



AS PLATTED



AS RE-PLATTED



- NOTES:
- FOUND (F) / SET A 5/8" DIAMETER REBAR, 18" IN LENGTH WITH A 1-1/2" DIAMETER ALUMINUM CAP "LWA PLS 28658"
  - FOUND ALIQUOT SECTION CORNER AS SHOWN.
  - RESEARCH FOR RECORDED RIGHTS OF WAY AND EASEMENTS WAS DONE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 570-F0596137-370-CSP, EFFECTIVE DATE NOVEMBER 2, 2017.
  - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LWA LAND SURVEYING, INC. OR KEVIN M. O'LEARY.
  - NO-BUILD/DRAINAGE EASEMENT AREAS SHOWN ARE DUE TO 30% OR GREATER SLOPES AND/OR DRAINAGE AREAS AND/OR GEOLOGIC CONDITIONS.

NOTES:

- THE PURPOSE OF THIS REPLAT IS TO MOVE THE EXISTING LOT LINES TO FACILITATE REVISED DRIVEWAY AND UTILITY ACCESS TO THE BUILD SITES.
- STRUCTURAL FOUNDATIONS ON LOTS IN THIS SUBDIVISION SHALL BE DESIGNED BY A COLORADO REGISTERED PROFESSIONAL ENGINEER.
- SEWAGE TREATMENT IS THE RESPONSIBILITY OF EACH 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.
- THE FOLLOWING REPORTS ARE ON FILE AT THE EL PASO COUNTY PLANNING DEPARTMENT: SOIL AND GEOLOGY STUDY DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION REPORT, WILDFIRE HAZARDS AND EROSION CONTROL.
- ADDRESSES SHOWN ARE PROVIDED BY OTHERS AND SUBJECT TO CHANGE.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.
- NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. 206072444, IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED WHICH IS SUFFICIENT IN THE JUDGEMENT OF THE BOARD OF COUNTY COMMISSIONERS, TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS.
- THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE RED ROCK RESERVE HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. 206072447 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.
- PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE SUBMITTED AND APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
- NO BUILD AREA - (HATCHED AREA); THESE AREAS ARE SHOWN IN AN APPROXIMATE MANNER TO INDICATE WHERE THE EXISTING SLOPES MAY BE GREATER THAN 30%. EXISTING DRAINAGE AREAS EXIST AND/OR GEOLOGICAL CONSTRAINTS MAY EXIST. THESE AREAS ARE SHOWN PER THE REQUEST OF THE EL PASO COUNTY PLANNING DEPARTMENT TO MAKE POTENTIAL LOT OWNERS AWARE OF THIS SITUATION. THE LOCATION OF THESE AREAS WAS DETERMINED BY OTHERS. THE CERTIFICATION HEREON DOES NOT APPLY AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
- PRIOR TO THE PLANNING DIVISION'S AUTHORIZATION OF THE ISSUANCE OF BUILDING PERMITS FOR LOTS IN THIS SUBDIVISION, AN APPROVED ENGINEERED PLOT PLAN WILL BE REQUIRED, ADDRESSING LEGAL LOCATIONS OF ALL EASEMENTS AND NO-BUILD GEOLOGIC HAZARD AREAS IN ADDITION TO DRAINAGE AND GRADING FOR EACH LOT. THE ENGINEERED PLOT PLAN IS REQUIRED TO BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF COLORADO, AND REVIEWED AND APPROVED BY THE EL PASO COUNTY DEVELOPMENT ENGINEERING DIVISION. PRIOR TO THE PLANNING DIVISION'S AUTHORIZATION OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE ENGINEER SHALL CERTIFY THAT THE BUILDER HAS COMPLIED WITH THE APPROVED BUILDING LOCATION, DRAINAGE AND GRADING PLAN, AND THE RESULTING DRAINAGE EASEMENTS HAS BEEN FOUND ACCEPTABLE BY THE ENGINEERING DIVISION AND RECORDED IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF EL PASO COUNTY, COLORADO.

- NO BUILD AREA - (HATCHED AREA); THESE AREAS ARE SHOWN IN AN APPROXIMATE MANNER TO INDICATE WHERE THE EXISTING SLOPES MAY BE GREATER THAN 30%. EXISTING DRAINAGE AREAS EXIST AND/OR GEOLOGICAL CONSTRAINTS MAY EXIST. THESE AREAS ARE SHOWN PER THE REQUEST OF THE EL PASO COUNTY PLANNING DEPARTMENT TO MAKE POTENTIAL LOT OWNERS AWARE OF THIS SITUATION. THE LOCATION OF THESE AREAS WAS DETERMINED BY OTHERS. THE CERTIFICATION HEREON DOES NOT APPLY AS TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
  - PRIOR TO THE PLANNING DIVISION'S AUTHORIZATION OF THE ISSUANCE OF BUILDING PERMITS FOR LOTS IN THIS SUBDIVISION, AN APPROVED ENGINEERED PLOT PLAN WILL BE REQUIRED, ADDRESSING LEGAL LOCATIONS OF ALL EASEMENTS AND NO-BUILD GEOLOGIC HAZARD AREAS IN ADDITION TO DRAINAGE AND GRADING FOR EACH LOT. THE ENGINEERED PLOT PLAN IS REQUIRED TO BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF COLORADO, AND REVIEWED AND APPROVED BY THE EL PASO COUNTY DEVELOPMENT ENGINEERING DIVISION. PRIOR TO THE PLANNING DIVISION'S AUTHORIZATION OF THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE ENGINEER SHALL CERTIFY THAT THE BUILDER HAS COMPLIED WITH THE APPROVED BUILDING LOCATION, DRAINAGE AND GRADING PLAN, AND THE RESULTING DRAINAGE EASEMENTS HAS BEEN FOUND ACCEPTABLE BY THE ENGINEERING DIVISION AND RECORDED IN THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF EL PASO COUNTY, COLORADO.
  - ALL property owners of Lot 21A within this subdivision are subject to an agreement "Public Right of Way License Agreement" of Redstone Ridge Road as recorded at Reception No. 218030079.
- EASEMENTS:  
SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A TEN (10) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY. FRONT LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN (15) FOOT EASEMENT FOR DRAINAGE AND PUBLIC UTILITIES ONLY, AND THE SUBDIVISION BOUNDARY IS HEREBY PLATTED WITH A THIRTY (30) FOOT EASEMENT FOR DRAINAGE PURPOSES AND PUBLIC UTILITIES ONLY, WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE PROPERTY OWNERS. THE 30 FOOT UTILITY EASEMENT ACROSS LOT 20A IS FOR THE BENEFIT OF LOT 21A