

KNOW ALL BY THESE PRESENTS:

That GTG RED ROCK, LLC, a Colorado limited liability company, being the owners of the following described tract of land to wit:

LEGAL DESCRIPTION:

A parcel of land being a portion of the SW 1/4 and the SE 1/4 of Section 9, Township 11 South, Range 67 West of 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at a point on the North-South Center Section line of said Section 9, from which the Center Quarter corner of said Section 9 bears N 0°12'16" E, (Bearings are based upon the West line of the Southeast Quarter, Section 9, Township 11 South, Range 67 West of the 6th P.M., monumented on the North with a No. 6 rebar and 2.5" aluminum cap stamped "23875" and on the South with a 3.25" BLM brass cap stamped "1961" and is assumed to bear S 0°12'16" W, a field measured distance of 2649.40 feet) a distance of 1334.88 feet; thence S 89°24'31" W along the North line of Cloven Hoof Estates as established on that subdivision plat recorded on September 16, 1959, in Plat Book B-2 at Page 3, under reception No. 126527 in the official records of the El Paso County Clerk and Recorder, a distance of 1337.00 feet to a point on the easterly right of way line of Red Rock Ranch Drive as recorded in that Deed recorded March 12, 1971, in Book 2395 at Page 210, under Reception No. 787633 in the official records of the El Paso County Clerk and Recorder; thence along the said easterly right of way line the following three (3) courses:

- 140.91 feet along the arc of a 116.24 foot radius curve to the right, having a central angle of 69°27'21" and a chord that bears N 41°35'04" E, a distance of 132.44 feet;
- N 76°20'29" E, a distance of 183.22 feet;
- 574.44 feet along the arc of a 780.00 foot radius curve to the left, having a central angle of 42°11'45" and a chord that bears N 55°14'03" E, a distance of 561.54 feet;

thence N 89°24'31" E, a distance of 288.53 feet; thence S 80°53'36" E, a distance of 326.72 feet to a point on said North-South Center Section line of said Section 9; thence S 78°32'13" E, a distance of 688.29 feet; thence S 43°56'19" E, a distance of 132.45 feet; thence S 00°55'21" E, a distance of 144.88 feet, to a point on the south line of that parcel of land as established on Subdivision Exemption Arapahoe Well – Forest View Acres Water District plat recorded on November 2, 2016, at Reception Number 216713864 in the official records of the El Paso County Clerk and Recorder; thence along said south line the following five (5) courses:

- S 89°04'39" W, a distance of 144.88 feet;
- S 01°11'06" E, a distance of 10.74 feet, to a point on the north of said Cloven Hoof Estates, said north line also being said south line of Subdivision Exemption Arapahoe Well – Forest View Acres Water District;
- S 88°02'21" W, a distance of 49.99 feet;
- S 89°15'47" W, a distance of 357.08 feet;
- S 89°03'21" W, a distance of 218.60 feet to the POINT OF BEGINNING.

Containing a calculated area of 651,505 square feet (14.957 acres) of land, more or less.

DEDICATION:

The undersigned owner has caused said tract of land to be platted into lots as shown on the plat. This tract of land as herein platted shall be known as "RED ROCK ACRES FILING NO. 1", County of El Paso, State of Colorado.

OWNERSHIP AND ACKNOWLEDGMENT STATEMENT:

The aforementioned, GTG RED ROCK, LLC, a Colorado limited liability company has executed this instrument this ____ day of _____, 2024, A.D.

_____, Manager
GTG RED ROCK, LLC, a Colorado limited liability company

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 ACRES FILING NO. 1. 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 service 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.

By: _____, Manager, GTG RED ROCK, LLC, a Colorado limited liability company, its successors and assigns.

By: _____

Title: _____

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF _____ } SS
COUNTY OF _____ }

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 2024, A.D.

By: _____, Manager,

Witness my hand and seal:

My Commission expires _____

Notary Public _____

EASEMENT STATEMENT:

Unless otherwise indicated, all side, front and rear lot lines are hereby platted on either side with a 10 foot public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are here by platted with a 20 foot public utility and drainage easement. The sole responsibility for maintenance o these easements are hereby bested with the individual property owners.

If additional land is named a tract, we need the tract acceptance note.

FLOOD PLAIN CERTIFICATION:

According to The Federal Emergency Management Agency, Flood Insurance Rate Map indicates that portions of this parcel of land to be located in:
Zone AE – Floodway area – (The channel of a stream plus any adjacent floodway 1% annual chance flood can be carried without substantial increase in flood heights Zone AE** – (Base flood elevations determined)
Zone X – (Areas determined outside the 0.2% annual chance floodplain).
Zone X** – Other flood areas – (Areas of 0.2% annual chance flood; areas of 1% foot or with drainage areas less than 1 square mile; and areas protected by levee.

Floodplain:
No structures or fences are permitted within designated "Floodplain" or "Park and Open Space" areas. (Modification of this note may be allowed if the plan approved by the Floodplain Administrator, provided this creates no conflict with approved plans or conditions.)
This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date _____ (modification when LOMR has been approved) and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas. (Modification of this note may be allowed if the intent is to allow construction of structures through the Floodplain Development Permit Process- example: retaining wall in excess of 4 feet is a structure)

FINAL PLAT
RED ROCK ACRES FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF EL PASO, STATE OF COLORADO

SURVEYOR'S NOTES

- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a class 2 misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
- This survey does not constitute a title search by Barron Land, LLC to determine ownership, rights-of-way, or easements of record. For information regarding ownership, rights-of-way, and easements of record, Barron Land, LLC relied upon Title Commitment 1735477, with an effective date of June 20, 2022 as provided by Stewart Title Guaranty Company.
- This survey was performed in the field on January 11, 2023.
- The overall subject parcel contains a calculated area of 651,505 square feet (14.957 acres) of land, more or less.
- BASIS OF BEARINGS: Bearings are based upon the West line of the Southeast Quarter, Section 9, T11S, R67W, monumented on the North with a #6 rebar and 2.5" aluminum cap stamped "23875" and on the South with a 3.25" BLM brass cap stamped "1961" and is assumed to bear S 0°12'16" W, a field measured distance of 2649.40 feet.
- Unless stated otherwise, all found or set monuments are flush with grade.
- The approval of this Replat vacates all prior plats for the area described by this plat.
- Geologic hazard note: **Please list any hazards found in the study. If none were found, please notate that as well.**
- 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. 19-0475), or any amendments thereto, at or prior to the time of building permit submittal. 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.
- 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.
- No driveway shall be established unless an access permit has been granted by El Paso County.
- Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.

The following reports have been submitted in association with the ~~preliminary plan~~ Final Plat for this Subdivision and are on file at the County Planning and Community Development Department: transportation impact study; drainage report; water resources report; wastewater disposal report; geology and soils report; fire protection report; noise report. **natural features report, OWTS report, wildland fire & hazard mitigation report**

Developer shall comply with Federal and State laws, regulations, ordinances, review and permit requirements, and other Agency requirements, if any, of applicable Agencies including, but not limited to, the Colorado Parks and Wildlife, Colorado Department of Transportation, U.S. Army Corps of Engineers and the U.S. Fish and Wildlife service regarding the endangered species act, particularly as it relates to the listed species (e.g., Preble's Meadow jumping mouse).

The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.

The property is subject to the effect of a LOMR issued on April 29, 2019 with and effective date of September 11, 2019 under Case No. 18-08-1108P.

BENCHMARK STATEMENT: Elevations are based upon NGS Benchmark V 395 (Elevation=7346.57 NAVD88).

The property is subject to the effects of Resolution No. 14-209, regarding Subdivision Exemption for Forest View Red Rock Exemption (EXBL-14-002) recorded June 11, 2014, at Reception Number 214050022.

The property is subject to the effects of Public Disclosure Document, regarding Forest View Acres Water District, recorded December 29, 2014, at Reception Number 214119317.

The property is subject to the effects of Subdivision Exemption Boundary Line Adjustment Between Unplatted Parcels recorded December 31, 2014, at Reception Number 214120308.

The property is subject to the effects of Quit Claim Deed (Water Rights) recorded April 10, 2015, at Reception Number 215034495.

The property is subject to the effects of Subdivision Exemption Arapahoe Well – Forest View Acres Water District, recorded November 2, 2016, at Reception Number 216713864.

The property is subject to the effects of Agreement between Forest View Acres Water District and Red Rock Ranch, Inc., recorded October 19, 2017, at Reception Number 217126926.

The property is subject to the effects of Easement Agreement (Line from El Rancho to Rockbrook) recorded December 12, 2017, at Reception Number 217149779, and recorded February 8, 2018, at Reception Number 218015013.

The property is subject to the effects of Quit Claim Deed (Water Deed) recorded November 20, 2018, at Reception Number 218135130.

The property is subject to the effects of Quit Claim Deed (Water Deed) recorded March 2, 2020, at Reception Number 220029454.

The property is subject to the effects of Rights of upper and lower riparian owners in and to the free and unobstructed flow of the water of Monument Creek, extending through the land, without diminution.

The property is subject to the effects of Reservations contained in Deed recorded December 30, 1949, in Book 1237, at Page 91.

The property is subject to the effects of Notice of Organization, regarding The Tri-Lakes Fire Protection District, recorded July 18, 1977, at Reception Number 341358.

The property is subject to the effects of Resolution No. 21-348, Approval of the Red Rocks Acres Map Amendment (Rezoning) (P-20-010), recorded September 15, 2021, at Reception Number 221173495.

Lots 1 and 3 are required to have an engineered site plan to be submitted and approved by El Paso County prior to lot development.

Utility Providers:

Sanitary Sewer: Septic System; Sewage treatment is the responsibility of each individual property owner. The El Paso County Department of Health and Environment must approve each system and, in some cases the Department may require an engineer designed system prior to permit approval. These systems may cost more to design, install and maintain.

Water: Private Well System; Individual wells are the responsibility of each property owner. Permits for individual wells must be obtained frm the State Engineer who by law has the authority to set conditions for the issuance of these permits.

Electric: Core Electric Cooperative

Gas: Black Hills Energy

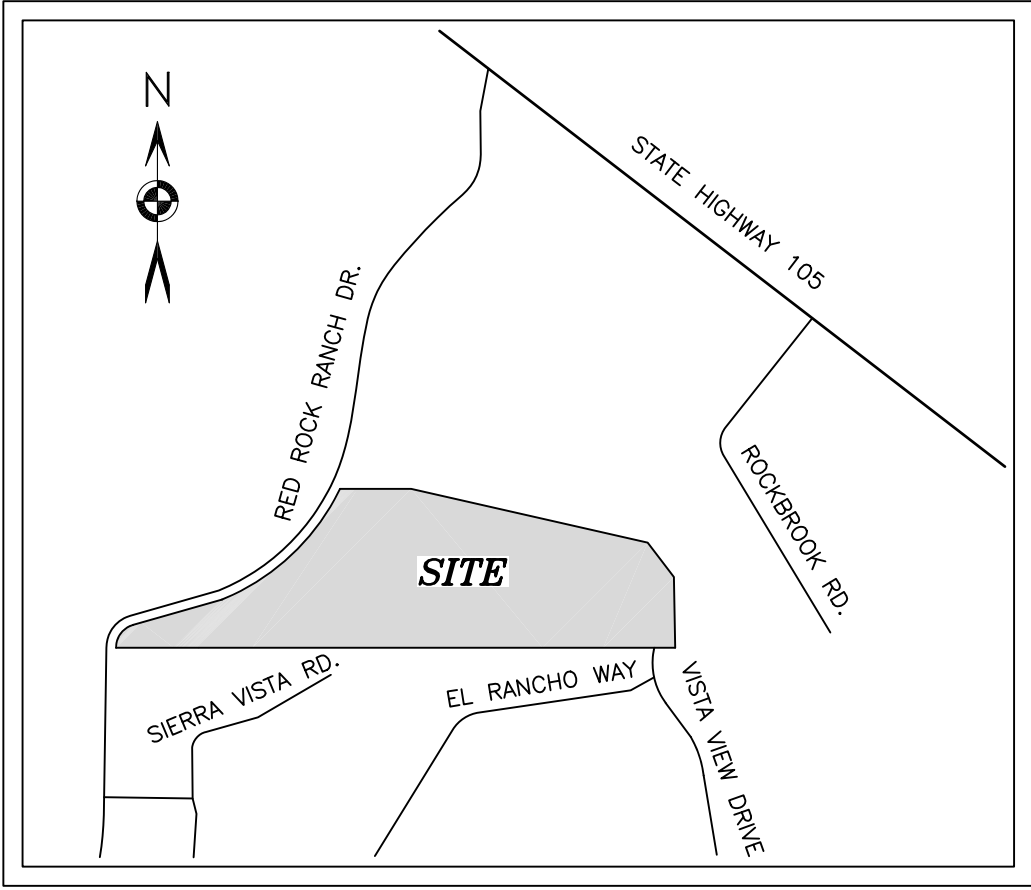
Please provide the fire intensity level, required structure hardening, defensible space requirements, notice of any wildfire mitigation and forest health issues on the face of the plat.

Note 12 shall include all following text: 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. Homebuilders are responsible to ensure proper drainage around structures, including elevations of foundations and window wells in relation to side-lot drainage easements and swales. Homeowners shall not change the grade of the lot or drainage swales within said easements, as constructed by the builder, in a manner that would cause adverse drainage impacts to properties. Structures, fences, materials or landscaping that could impede the flow of runoff shall not be placed in drainage easements.

This property is located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number _____, effective date ____ and as amended by the FEMA approved Letter of Map Revision (LOMR) case number _____ dated _____. No structures are permitted within the designated Floodplain areas.

If joining a PID for road impact fees, include the following note:
Pursuant to Resolution _____, approved by the Board of Directors, El Paso County Public Improvement District ____ and recorded in the records of the El Paso County Clerk and Recorder at Reception Number _____, the parcels within the platted boundaries of (subdivision) are included within the boundaries of the El Paso County Public Improvement District _____ and as such is subject to applicable road impact fees and mill levy.

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT



VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE:

I Spencer J. Barron, 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 January 11, 2023, by me or under my direct supervision and that the monuments exist as shown hereon; that mathematical closure errors are less than 1:10,000; and that said plat has been prepared in compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and the applicable provisions of the El Paso County Land Development Code.

This certification is neither a warranty nor guarantee, either expressed or implied.

I attest the above on this ____ day of _____, 2025.

Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

COUNTY APPROVAL

Gas and Electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.

Gas and electric service for this subdivision is provided by _____ (Provider name(s) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)

Commissioners Date

Planning and Community Development Director Date

RECORDING

STATE OF COLORADO } SS
COUNTY OF EL PASO }

I hereby certify that this instrument was filed for record at my office ~~at~~ **0'clock** this ____ day of _____, 20__ A.D., and is duly recorded ~~under~~ Reception Number _____ of the records of El Paso County, Colorado. **at**

Fee: _____

Surcharge: _____

Steve Schleiker, Recorder

Add the rest of this note:

Water in the Denver Basin Aquifers is allocated based on a 100-year aquifer life; however, for El Paso County planning purposes, water in the Denver Basin Aquifers is evaluated based on a 300-year aquifer life. Applicants and all future owners in the subdivision should be aware that the economic life of a water supply based on wells in a given Denver Basin Aquifer may be less than either the 100 years or 300 years indicated due to anticipated water level declines. Furthermore, the water supply plan should not rely solely upon non-renewable aquifers. Alternative renewable water resources should be acquired and incorporated in a permanent water supply plan that provides future generations with a water supply.

Provide name, address, and telephone number of the owner of record in lower right hand corner.

REVISIONS			
No.	Remarks	Date	By

FEES:

School Fee (School District ____): _____

Bridge Fee: _____

Urban Park Fee: _____

Regional Park Fee: _____

Drainage Fee: _____

SF2513
SFXXXX

BARRON **LAND**
BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
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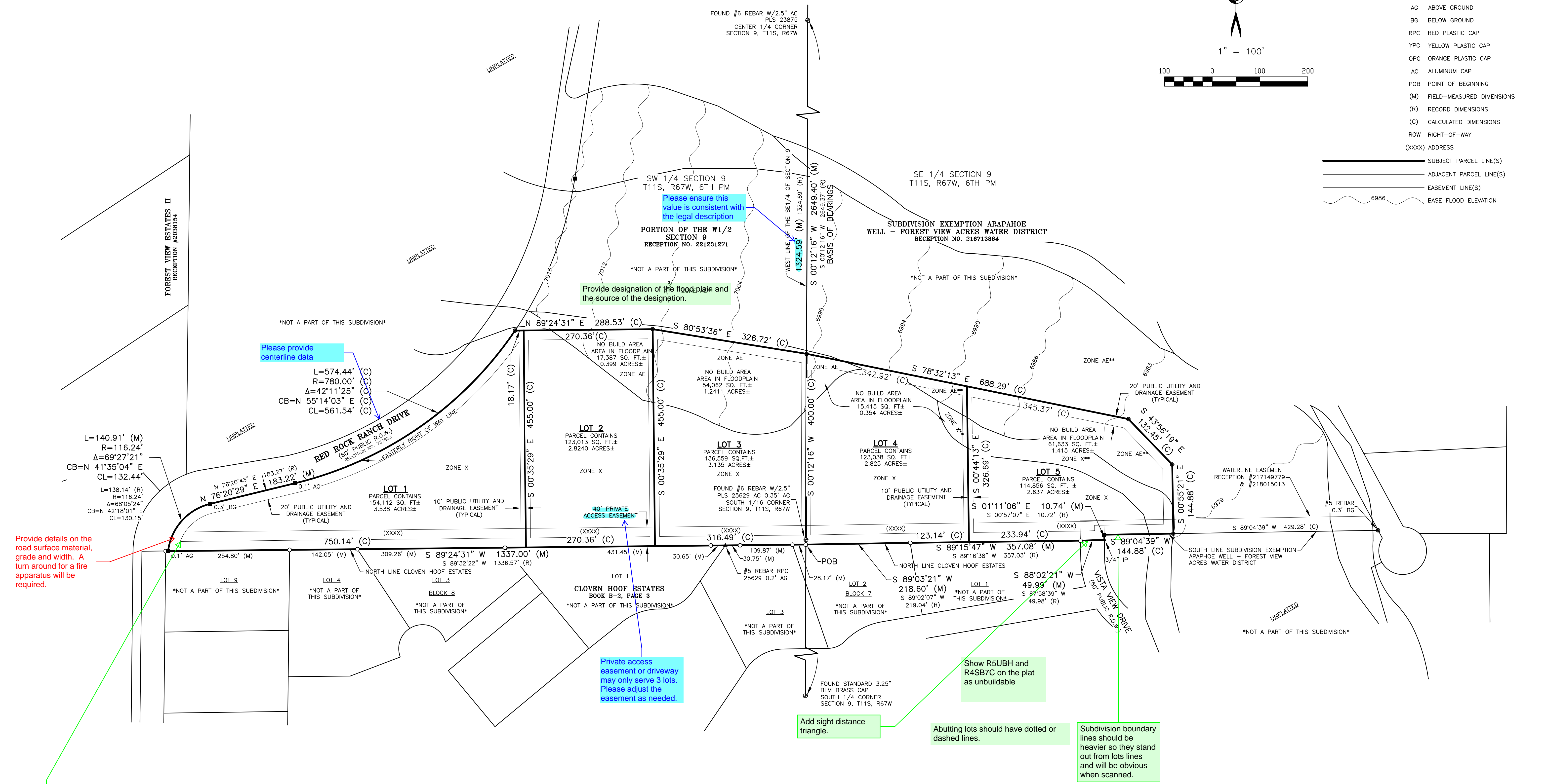
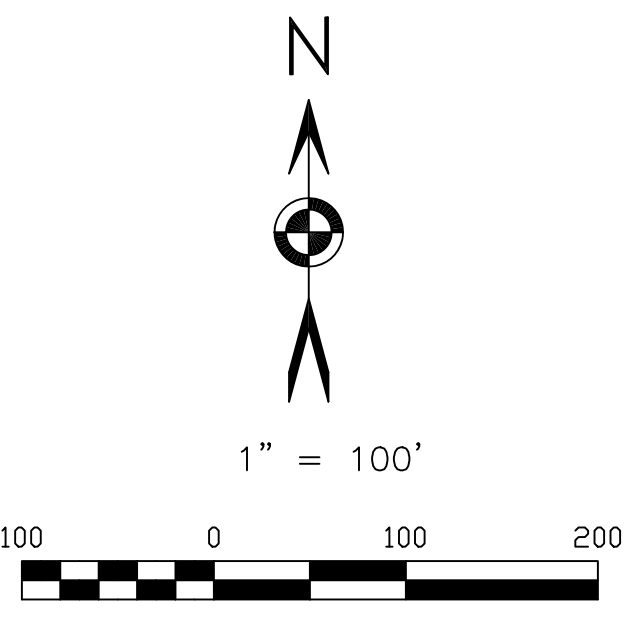
PROJECT No.: 22-016

SHEET 1 OF 2

FINAL PLAT
RED ROCK ACRES FILING NO. 1
A PORTION OF THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF
SECTION 9, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

§8.4.1.D
The entirety of both pieces of land (7109000024 and 7109014003) must be shown on the plat, be
labeled a tract, and be a minimum of 35 acres.

- LEGEND**
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "23875"
 - FOUND 1" PIPE
 - ▲ FOUND MONUMENT AS NOTED HEREON
 - ⊙ FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED HEREON
 - SET NO. 5 REBAR WITH ORANGE PLASTIC CAP STAMPED "PLS 38141"
 - IP IRON PIPE
 - ILL ILLEGIBLE
 - AG ABOVE GROUND
 - BG BELOW GROUND
 - RPC RED PLASTIC CAP
 - YPC YELLOW PLASTIC CAP
 - OPC ORANGE PLASTIC CAP
 - AC ALUMINUM CAP
 - POB POINT OF BEGINNING
 - (M) FIELD-MEASURED DIMENSIONS
 - (R) RECORD DIMENSIONS
 - (C) CALCULATED DIMENSIONS
 - ROW RIGHT-OF-WAY
 - (XXXX) ADDRESS
 - SUBJECT PARCEL LINE(S)
 - ADJACENT PARCEL LINE(S)
 - EASEMENT LINE(S)
 - 6986 BASE FLOOD ELEVATION



DATE: 10/23/2024				REVISIONS			
No.	Remarks	Date	By	No.	Remarks	Date	By

SFXXXX

BARRON & LAND

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PROJECT No.: 22-016 SHEET 2 OF 2