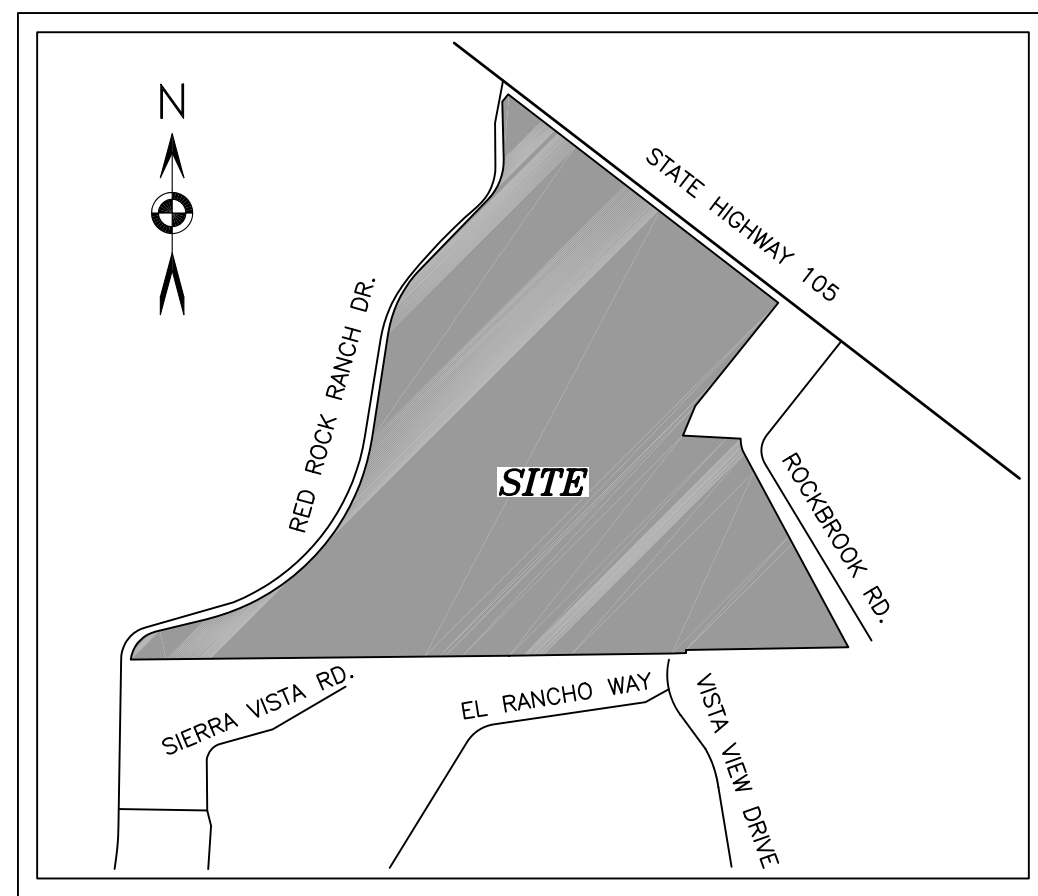


FINAL PLAT
RED ROCK ACRES FILING No. 1
 A PORTION OF SECTION 9, TOWNSHIP 11 SOUTH,
 RANGE 67 WEST OF THE 6TH P.M.
 COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
(NOT TO SCALE)

KNOW ALL BY THESE PRESENTS:

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

LEGAL DESCRIPTION

(Per Special Warranty Deed recorded under Reception No. 221231271 of the Records of the El Paso County Clerk and Recorder's office.)

Address of Record: 105 Red Rock Ranch Road and Rockbrook Road, Colorado Springs, CO.

Parcel I:
 SUBDIVISION EXEMPTION ARAPAHOE WELL – FOREST VIEW ACRES WATER DISTRICT, recorded November 2, 2016, at Reception Number 216713864, of a parcel of land being a part of the East ½ of Section 9, Township 11 South, Range 67 West of the 6th Principal Meridian, County of El Paso, State of Colorado, EXCEPT that portion contained in Warranty Deed recorded August 28, 1990, in Book 5768, at Page 753; AND EXCEPT that portion contained in Warranty Deed recorded August 21, 1991, in Book 5873, at Page 767, being more particularly described as follows:

Proposed legal description as shown on SUBDIVISION EXEMPTION ARAPAHOE WELL – FOREST VIEW ACRES WATER DISTRICT, recorded November 2, 2016, at Reception Number 216713864:

A parcel of land situated in the Southwest quarter of the Northeast quarter, the Northwest quarter of the Southeast quarter and the Southwest quarter of the Southeast quarter of Section 9, Township 11 South, Range 67 West of the Sixth Principal Meridian, County of El Paso, State of Colorado, to-wit:

Commencing at the East Quarter corner of said Section 9; thence South 89°12'57" West, on a direct line toward the West quarter corner of said Section 9, with all bearings contained herein relative thereto, a distance of 1,832.47 feet to a point on the Southwesterly right-of-way line of Colorado State Highway No. 105, from whence the Southwest corner of said Northeast quarter of said Section 9 bears South 89°12'57" West, a distance of 818.87 feet, said point being the TRUE POINT OF BEGINNING; thence South 52°19'20" East, along said Southwesterly right-of-way line of said Colorado State Highway, a distance of 161.56 feet to the Northwest corner of that parcel described in Book 2639 at Page 568 of the Public Records of said County, more particularly described as Lot 1, MERRICK'S SUBDIVISION; thence South 38°47'19" West, departing from said Southwesterly right-of-way line of said Highway, and along the Northwesterly boundary line of said Lot 1, a distance of 171.94 feet to the Northwest corner of Lot 2 of said subdivision; thence South 38°50'03" West, along the Northwesterly boundary line of said Lot 2, a distance of 172.62 feet to the Northwest corner of that parcel described in instrument recorded January 28, 1971, in Book 2387, at Page 569, of the Public Records of said County; thence South 38°44'42" West, along the Northwesterly boundary line of the aforesaid parcel, a distance of 123.39 feet; thence South 22°33'32" West, along the Westerly boundary line of the aforesaid parcel, a distance of 113.49 feet; thence South 87°06'31" East, along the Southerly boundary line of the aforesaid parcel, a distance of 204.48 feet to a point on the Westerly right-of-way line of Rockbrook Road, as platted January 5, 1971, in Plat Book P2, MERRICK'S SUBDIVISION, of said County; thence 56.60 feet along a non-tangent curve to the left, departing from the Southerly boundary line of the aforesaid parcel and along the Southwesterly right-of-way line of said road, with a radius of 102.76 feet, and central angle of 31°33'38", (long chord bears South 13°19'45" East, 55.89 feet), to a point of tangency; thence South 28°17'58" East, continuing along the Southwesterly right-of-way line of said road, a distance of 775.68 feet to a point on the South line of the Northwest quarter of the Southeast quarter of said Section 9, from whence the Southeast corner of the Northwest quarter of the Southeast quarter of said Section 9 bears North 89°03'49" East, a distance of 121.91 feet; thence South 89°03'49" West, along the South line of the Northwest quarter of the Southeast quarter of said Section 9, a distance of 574.14 feet; thence South 00°57'07" East, departing from the aforesaid South line, a distance of 10.72 feet to the Northeast corner of CLOVEN HOOF ESTATES SUBDIVISION, recorded October 11, 1959, in the Public Records of said County in Plat Book B2, at Page 3; said point being on the Easterly right-of-way line of Vista View Drive (vacated); thence South 87°58'39" West, along the Northerly line of said subdivision, a distance of 49.98 feet; thence South 89°16'38" West, along the North boundary line of Lot 1, Block 7, of said subdivision, a distance of 357.03 feet; thence South 89°02'07" West, along the North boundary line of Lot 2, Block 7, of said subdivision, a distance of 219.04 feet, to a point on the West line of the Southwest quarter of the Southeast quarter of said Section 9, from whence the Southwest corner of the Southeast quarter of said Section 9 bears South 00°12'16" West, a distance of 1314.40 feet; thence North 00°12'16" East, departing from the North line of the aforesaid subdivision, and along the East line of the Southeast quarter of the Southwest quarter of said Section 9, a distance of 10.28 feet to the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 9; thence North 00°12'16" East, along the West line of said Northwest quarter of the Southeast quarter of said Section 9, a distance of 1,324.69 feet to the Northwest corner of said Southeast quarter of said Section 9; thence North 00°12'16" East, along the West line of the Northeast quarter of said Section 9, a distance of 641.77 feet to a point on the Southwesterly right-of-way line of the aforesaid Colorado State Highway No. 105; thence South 52°19'20" East, departing from the aforesaid West line, and along said Southwesterly right-of-way line of said highway, a distance of 1,031.64 feet to the TRUE POINT OF BEGINNING.

EXCEPT that parcel described in instrument recorded August 21, 1991, in Book 5873, at Page 767, of the Public Records of said County, AND EXCEPT Parcel "A" as described herein:

Parcel "A" proposed legal description:
 A parcel of land situated in the Southeast quarter of Section 9, Township 11 South, Range 67 West of the Sixth Principal Meridian, to wit:

Commencing at the East quarter corner of said Section 9; thence South 89°12'57" West, along the North line of the Southeast quarter of said Section 9, on a direct line towards the West quarter corner of said Section 9, with all bearings contained herein relative thereto, a distance of 1,832.47 feet to its intersection with the Southwesterly right-of-way line of Colorado State Highway No. 105; thence South 52°19'20" East, along said right-of-way line, a distance of 161.56 feet to the Northwest corner of Lot 1, MERRICK'S SUBDIVISION, thence South 52°23'59" East, continuing along said right-of-way line, a distance of 468.88 feet to the Northwest corner of Lot 1, MORGAN SUBDIVISION NO. 1; thence South 00°18'00" West, departing from the aforesaid right-of-way line and along the Westerly line of said MORGAN SUBDIVISION NO. 1, a distance of 338.09 feet; thence North 89°42'00" West, departing from said Westerly line, a distance of 580.31 feet to the TRUE POINT OF BEGINNING; thence South 43°04'04" West, a distance of 63.00 feet; thence North 46°55'56" West, departing from the aforesaid course, a distance of 56.00 feet; thence South 48°55'56" East, departing from the aforesaid course, a distance of 56.00 feet to the TRUE POINT OF BEGINNING, County of El Paso, State of Colorado.

Parcel II:
 A parcel of land located in the West ½ of Section 9, Township 11 South, Range 67 West of the 6th Principal Meridian, described as follows:

BEGINNING at the Northwest corner of said SUBDIVISION EXEMPTION ARAPAHOE WELL – FOREST VIEW ACRES WATER DISTRICT, recorded November 2, 2016, at Reception Number 216713864; thence South 00°12'16" West, 641.77 feet along the West line of said plot and along the East line of the West ½ of said Section 9 to the center of said Section 9; thence continue South 00°12'16" West, 1,334.97 feet along the West line of said plot and along the East line of the West ½ of said Section 9 to a point on the north line of CLOVEN HOOF ESTATES, a subdivision recorded October 11, 1959, in Plat Book B2, at Page 3, of the Public Records of El Paso County, Colorado, thence South 89°32'22" West, 1,336.57 feet along the North line of said CLOVEN HOOF ESTATES to a point on the Easterly right-of-way line of Red Rocks Ranch Road as described in Deed recorded March 12, 1971, in Book 2395, at Page 210, of the Public Records of El Paso County, Colorado; (the following nine bearings and distances are along the Easterly right-of-way of said Red Rocks Ranch Road); thence Northwesterly, 136.14 feet along the arc of a curve concave to the Southeast to a point of tangency, said arc having a radius of 116.24 feet, a central angle of 68°06'24" and being subtended by a chord that bears North 42°18'01" East, 130.15 feet to a point of curve to the left; thence North 76°20'43" E, 183.27 feet to a point of curve to the left; thence Northeasterly, 919.83 feet along the arc of said curve, to a point tangent, said arc having a radius of 780.00 feet, a central angle of 67°34'03" and being subtended by a chord that bears North 42°33'41" East, 867.45 feet; thence North 08°46'40" East, 374.00 feet to a point of curve to the right; thence Northeasterly, 259.13 feet along the arc of said curve, to a point tangent, said arc having a radius of 420.00 feet, a central angle of 35°21'00" and being subtended by a chord that bears North 28°27'10" East, 255.04 feet; thence North 44°07'40" East, 344.33 feet to a point of curve to the left; thence Northerly, 156.40 feet along the arc of said curve to a point tangent, said arc having a radius of 196.66 feet, a central angle of 45°34'00" and being subtended by a chord that bears North 21°20'40" East, 152.31 feet; thence North 01°20'40" East, 203.51 feet; thence North 38°28'10" East, 33.54 feet to a point on a Southwesterly right-of-way line of Colorado State Highway No. 105; thence South 51°31'50" East, 12.58 feet along said right-of-way to the POINT OF BEGINNING.
 County of El Paso, State of Colorado.

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 _____, 20____, A.D.

 Jim Byers, 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. 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: _____
 Jim Byers, Manager, GTG RED ROCK, LLC, a Colorado Limited Liability Company

By: _____

Title: _____

ATTEST: (if corporation)

Secretary/Treasurer

STATE OF _____ }
 COUNTY OF _____ } SS

The above and aforementioned instrument was acknowledged before me this ____ day of _____, 20____, A.D.

By: Jim Byers, Manager, GTG RED ROCK, LLC, a Colorado Limited Liability Company

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 hereby platted with a 20 foot public utility and drainage easement. The eight distance easement shall be kept free and clear of obstructions and vegetation over 2.5 feet in height. The sole responsibility for maintenance of these easements are hereby vested with the individual property owners.

FLOOD PLAIN CERTIFICATION:

Portions of this property are located within a designated FEMA Floodplain as determined by the Flood Insurance Rate Map, Community Map Number 08041C0257C, effective date December 7, 2018, and as amended by the FEMA approved Letter of Map Revision LOMR issued on April 29, 2019 with and effective date of September 11, 2019 under Case No. 18-08-1108P. No structures or fences are permitted within the designated Floodplain areas.

Portions of this parcel of land are located within the following flood hazard areas:
 Zone AE – Floodway area – (The channel of a stream plus any adjacent floodway areas that must be kept free of encroachment so that the 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% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood)
 Approximate floodplain lines are shown on sheet 2.

TRACT TABLE

TRACT	SIZE (SQ. FT.)	USE	MAINTENANCE	OWNERSHIP
A	497,893	FUTURE DEVELOPMENT	GTG RED ROCK, LLC	GTG RED ROCK, LLC
B	1,224,707	FUTURE DEVELOPMENT	GTG RED ROCK, LLC	GTG RED ROCK, LLC

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 full compliance with the applicable laws of the State of Colorado dealing with monuments, subdivision, or surveying of land and all 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 _____, 20____.

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

COUNTY APPROVAL

This plat for RED ROCK ACRES FILING No. 1 was approved for filing by the El Paso County, Colorado Board of

County Commissioners on the ____ day of _____, 20____, subject to any notes specified hereon and any conditions included in the resolution of approval. The prior dedications of land to the public (easements) are accepted, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary acceptance of the public improvements in accordance with the requirements of the Land Development Code and Engineering Criteria Manual.

 Chair, Board of County Commissioners Date

 Planning and Community Development Director Date

RECORDING

STATE OF COLORADO }
 COUNTY OF EL PASO } SS

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

Fee: _____

Surcharge: _____

Steve Schleiker, Recorder

By: _____
 Deputy

FEES:

School Fee (School District ____): _____

Bridge Fee: _____

Urban Park Fee: _____

Regional Park Fee: _____

Drainage Fee: _____

Road Impact Fee: _____

OWNER OF RECORD:
 GTG RED ROCK, LLC, a Colorado limited liability company
 8605 Explorer Dr., Suite 250
 Colorado Springs, CO 80920
 719-598-5192

SF2513

DATE: 10/23/2024		REVISIONS	
No.	Remarks	Date	By
6	ADDRESS COUNTY COMMENTS, REVISE BOUNDARY	03/02/26	KPB
7	ADD NOTES FROM COUNTY	03/03/26	KPB
8	ADDRESS COUNTY COMMENTS	03/09/26	KPB
9	ADD NOTE SHEET 2	05/11/26	KPB

BARRON **LAND**
 BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
 2790 N. Academy Blvd., Suite 311 P: 719.350.6827
 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com
 PROJECT No.: 22-016 SHEET 1 OF 4

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

SURVEYOR'S NOTES

1. 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.
2. 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.
3. The lineal units used in this drawing are U.S. Survey Feet. A U.S. Survey Foot is defined as 1200/3937 meters.
4. 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.
5. This survey was performed in the field on January 11, 2023.
6. The overall subject parcel contains a calculated area of 651,578 square feet (14.958 acres) of land, more or less.
7. BASIS OF BEARINGS PER ONSITE MONUMENTATION: 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 00°12'16" W. This line was used to tie into the record legal description.
8. Unless stated otherwise, all found or set monuments are flush with grade.
9. This property is subject to the findings summary and conclusions of the Soil and Geology Study by RMG Engineers dated October 31, 2024 (Job No. 196223). There are no significant geological hazards; however, the potential for geologic hazards or geologic constraints includes expansive near surface soils and bedrock, soils susceptible to erosion, steep slopes, corrosive minerals, and flood prone areas. Regional geologic conditions that impact the site include seismicity and faults, and radon. These geological conditions can be mitigated with engineering design and construction methods commonly employed in this area. In addition to the previously identified mitigation alternatives, surface and subsurface drainage systems should be considered and anticipated. Exterior, perimeter foundation drains should be installed around below-grade habitable or storage spaces.
10. 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 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.
11. 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.
12. No driveway shall be established unless an access permit has been granted by El Paso County.
13. Mailboxes shall be installed in accordance with all El Paso County and United States Postal Service regulations.
14. The following reports have been submitted in association with the 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, OWS report, Wildland Fire & Hazard Mitigation Report.
15. 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).
16. The addresses exhibited on this Plat are for informational purposes only. They are not the legal description and are subject to change.
17. 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.
18. BENCHMARK STATEMENT: Elevations are based upon NGS Benchmark V 395 (Elevation=7346.57 NAVD88).
19. 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.
20. 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.
21. The property is subject to the effects of Subdivision Exemption Boundary Line Adjustment Between Unplatted Parcels recorded December 31, 2014, at Reception Number 214120308.
22. The property is subject to the effects of Quit Claim Deed (Water Rights) recorded April 10, 2015, at Reception Number 215034495.
23. 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.
24. 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.

SURVEYOR'S NOTES

25. 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.
26. The property is subject to the effects of Quit Claim Deed (Water Deed) recorded November 20, 2018, at Reception Number 218135130.
27. The property is subject to the effects of Quit Claim Deed (Water Deed) recorded March 2, 2020, at Reception Number 220029454.
28. 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.
29. The property is subject to the effects of Reservations contained in Deed recorded December 30, 1949, in Book 1237, at Page 91.
30. 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.
31. 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.
32. 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.
33. Per ECM Section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM Section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.
34. 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 from the State Engineer who by law has the authority to set conditions for the issuance of these permits. 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.
 Electric: The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Electric service for this subdivision is provided by Core Electric Cooperative subject to the District's rules, regulations and specifications.
 Gas: The subdivider/developer is responsible for extending utilities to each lot, tract or building site. Gas service for this subdivision is provided by Black Hills Energy subject to the District's rules, regulations and specifications.
35. This project is in a Moderate/High Hazard Fire Intensity Area per the Colorado State Forest Service Wildfire Risk Assessment Program requiring hardened structure and defensible space.
 Low Hazard hardened structure to consist of a minimum Class A roofing and a defensible space of 30 ft clearance and no portion of trees or other vegetation within 10 ft of chimney outlets. Trees within defensible space shall be pruned to minimize ladder fuels.
 Moderate Hazard areas shall meet the requirements of Low Hazard areas if site plans are submitted prior to the adoption of the Colorado Wildfire Resiliency Code. After the adoption of the Colorado Wildfire Resiliency Code Moderate Hazard areas shall meet the requirements of High Hazard areas.
 High Hazard hardened structure to consist of a minimum Class A roofing, noncombustible siding/decking, eaves and overhangs. A defensible space of 30 ft irrigated, 100 ft fuel treatment, selected fire-resistant trees within 30 ft of structures, selected thinning of trees and shrubs, trees within defensible space shall be pruned to minimize ladder fuels, all trees and shrubs pruned of dead material, no portion of trees or other vegetation within 10 ft of chimney outlets. Water supplies for fire protection shall be supplied per the requirements of the Land Development Code or if there is an adopted fire code for the fire district the project is in. Maintenance of defensible space shall be continued in continuum for the existence of the structure. Defensible space and mitigation shall be in accordance with the approved Wildland Fire and Hazard Mitigation Plan.
36. The shared driveway must have a minimum width of 20 feet to ensure adequate fire access. The final configuration and design of the driveway shall be coordinated with the Town of Monument Fire Department and the County of El Paso.
37. Per the Finding of Sufficient Water Quality by RESPEC dated December 18, 2025, it is recommended that the homeowner(s) install treatment to reduce the level of iron in the drinking water, depending on the type of iron present. Because the form of iron is assumed to be ferrous iron, a water softener or iron filter (such as a manganese greensand filter) are both effective at removing clear-water iron. A water softener is the more common method of treatment.
38. Tracts A and B are for future development and will remain no build areas until replatted. These tracts will be owned and maintained by GTG Red Rock, LLC.
39. Lots 1-3 within this subdivision are subject to an Access, Easement and Maintenance Agreement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.
40. Lots 4-5 within this subdivision are subject to an Access, Easement and Maintenance Agreement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.
41. No improvements that conflict with or interfere with construction, maintenance or access to utilities shall be placed within the utility easements. Prohibited improvements include, but are not limited to, permanent structures, buildings, counter-forts, decks, attached porches, attached stairs, window wells, air conditioning units, retaining walls/components and other objects that may interfere with the utility facilities or access, use and maintenance thereof.
42. All property within this subdivision is subject to a Declaration of Covenants as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder.

DATE: 10/23/2024		REVISIONS	
No.	Remarks	Date	By
6	ADDRESS COUNTY COMMENTS, REVISE BOUNDARY	03/02/26	KPB
7	ADD NOTES FROM COUNTY	03/03/26	KPB
8	ADDRESS COUNTY COMMENTS	03/09/26	KPB
9	ADD NOTE SHEET 2	05/11/26	KPB

SF2513

BARRON **LAND**

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
 2790 N. Academy Blvd., Suite 311 P: 719.360.6827
 Colorado Springs, CO 80917 F: 719.466.6527
 www.BARRONLAND.com

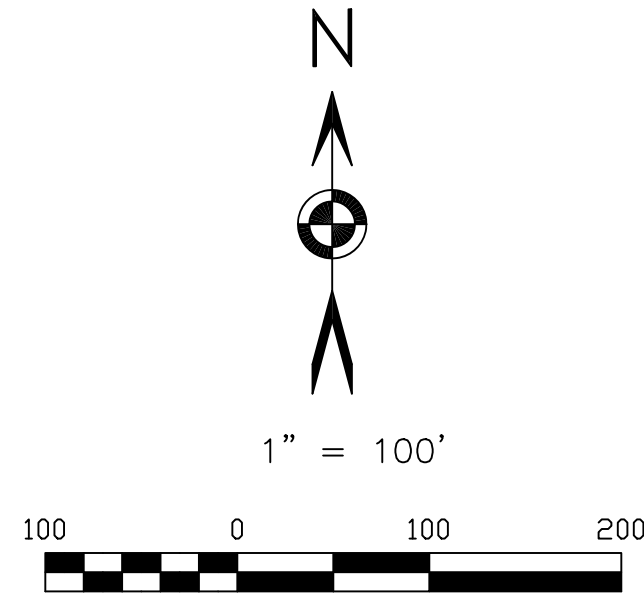
PROJECT No.: 22-016 SHEET 2 OF 4

FINAL PLAT RED ROCK ACRES FILING No. 1

A PORTION OF SECTION 9, TOWNSHIP 11 SOUTH,
RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

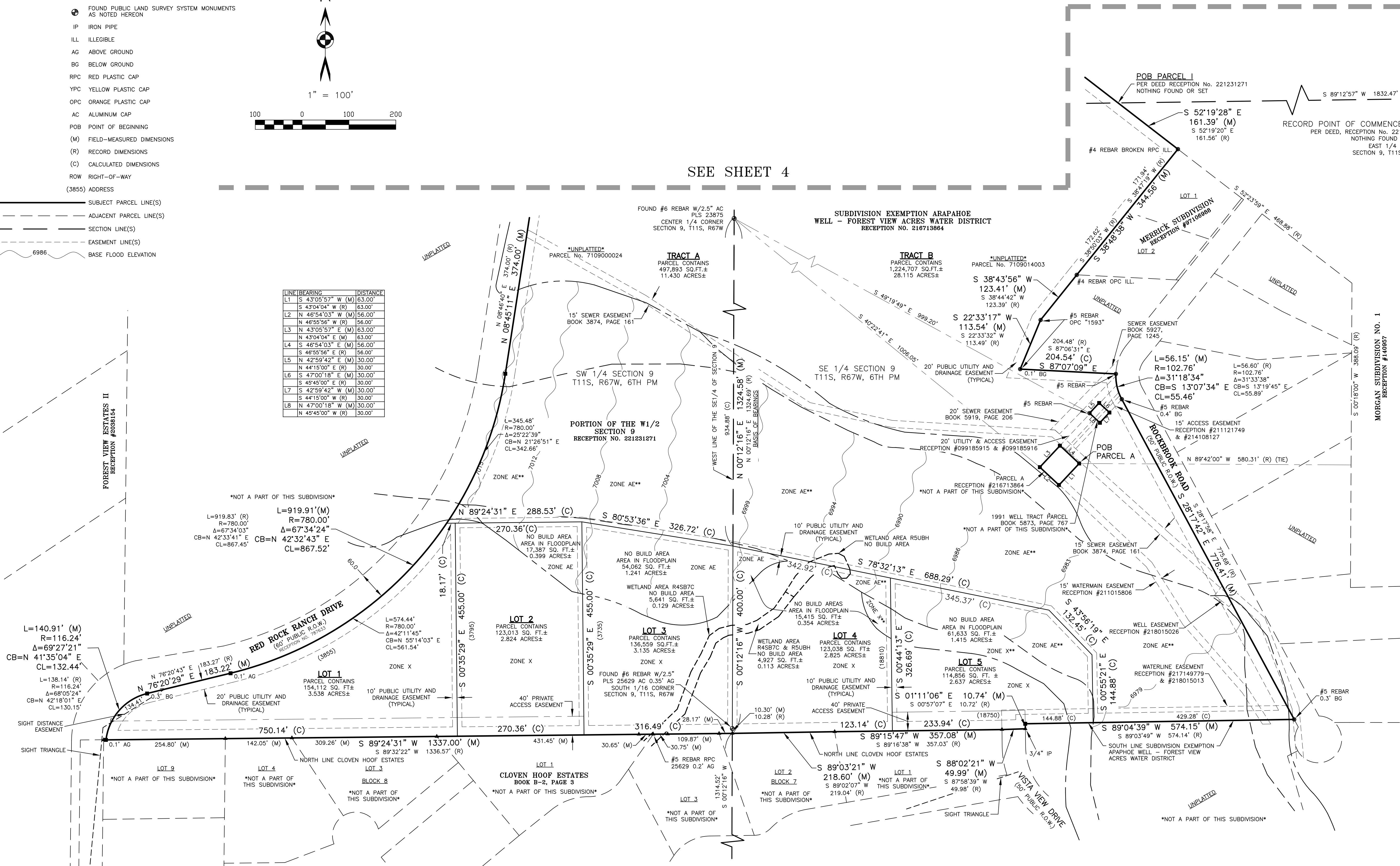
- FOUND #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "23875"
- ▲ FOUND 1" PIPE
- FOUND MONUMENT AS NOTED HEREON
- ⊕ FOUND PUBLIC LAND SURVEY SYSTEM MONUMENTS AS NOTED HEREON
- IP IRON PIPE
- ILL ILLEGIBLE
- AG ABOVE GROUND
- BG BELOW GROUND
- RPC RED PLASTIC CAP
- YPC YELLOW PLASTIC CAP
- OPC ORANGE PLASTIC CAP
- AC ALUMINUM CAP
- POB POINT OF BEGINNING
- (M) FIELD-MEASURED DIMENSIONS
- (R) RECORD DIMENSIONS
- (C) CALCULATED DIMENSIONS
- ROW RIGHT-OF-WAY
- (3855) ADDRESS



- SUBJECT PARCEL LINE(S)
- - - ADJACENT PARCEL LINE(S)
- SECTION LINE(S)
- - - EASEMENT LINE(S)
- 6986 BASE FLOOD ELEVATION

LINE	BEARING	DISTANCE
L1	S 43°05'57" W (M)	63.00'
L2	N 46°54'03" W (M)	56.00'
L3	N 46°55'56" W (R)	56.00'
L4	N 43°05'57" E (M)	63.00'
L5	N 43°04'04" E (M)	63.00'
L6	S 46°54'03" E (M)	56.00'
L7	S 46°55'56" E (R)	56.00'
L8	N 42°59'42" E (M)	30.00'
L9	N 44°15'00" E (R)	30.00'
L10	S 47°00'18" E (M)	30.00'
L11	S 45°45'00" E (R)	30.00'
L12	S 42°59'42" W (M)	30.00'
L13	S 44°15'00" W (R)	30.00'
L14	N 47°00'18" W (M)	30.00'
L15	N 45°45'00" W (R)	30.00'

SEE SHEET 4



DATE: 10/23/2024		REVISIONS	
No.	Remarks	Date	By
6	ADDRESS COUNTY COMMENTS, REVISE BOUNDARY	03/02/26	KPB
7	ADD NOTES FROM COUNTY	03/03/26	KPB
8	ADDRESS COUNTY COMMENTS	03/09/26	KPB
9	ADD NOTE SHEET 2	05/11/26	KPB

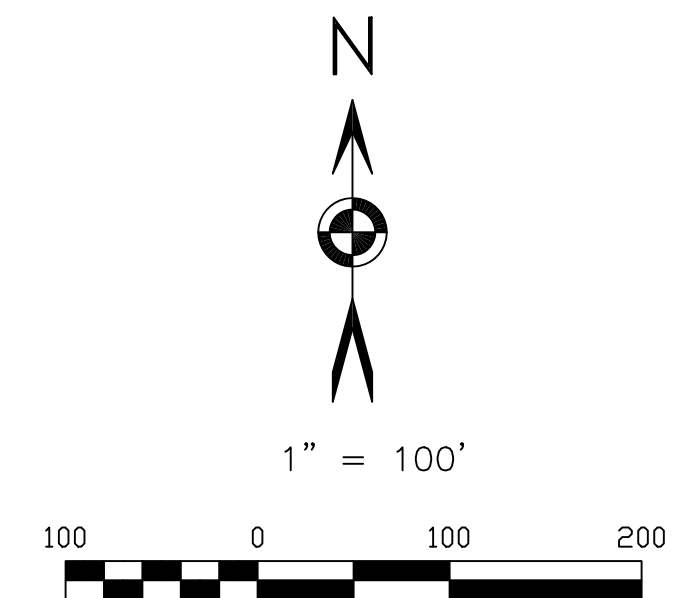
SF2513

BARRON LAND

BOUNDARY & MAPPING & SURVEYING & CONSTRUCTION
2790 N. Academy Blvd., Suite 311 P: 719.360.6827
Colorado Springs, CO 80917 F: 719.466.6527
www.BARRONLAND.com

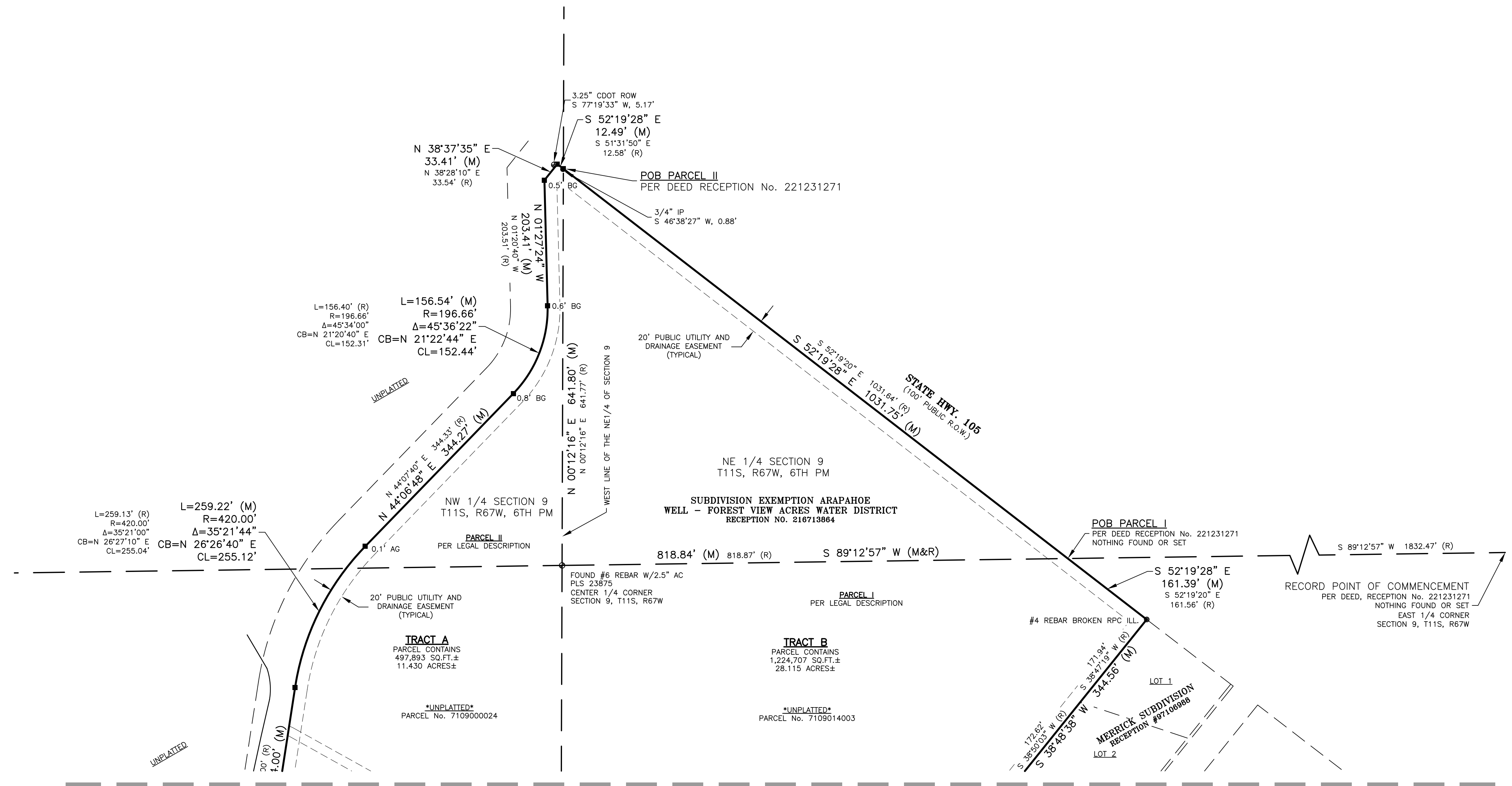
PROJECT No.: 22-016 SHEET 3 OF 4

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



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
- 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
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- - - ADJACENT PARCEL LINE(S)
- SECTION LINE(S)
- - - EASEMENT LINE(S)
- ~ 6986 ~ BASE FLOOD ELEVATION



SEE SHEET 3

DATE: 10/23/2024		REVISIONS	
No.	Remarks	Date	By
6	ADDRESS COUNTY COMMENTS, REVISE BOUNDARY	03/02/26	KPB
7	ADD NOTES FROM COUNTY	03/03/26	KPB
8	ADDRESS COUNTY COMMENTS	03/09/26	KPB
9	ADD NOTE SHEET 2	05/11/26	KPB

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PROJECT No.: 22-016 SHEET 4 OF 4