

# RED ROCK RESERVE SUBDIVISION

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 8  
TOWNSHIP 11 SOUTH, RANGE 07 WEST OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO

12320

## BE IT KNOWN BY THESE PRESENTS:

THAT RED ROCK RESERVE DEVELOPMENT CO, A COLORADO CORPORATION, WILLIAM HEREBIC II, VICE PRESIDENT, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND BEING THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 07 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, 809°11'28"W - 1315.51 FEET; THE DIRECTION IS ASSUMED AND THE LINE IS MONUMENTED ON THE WEST END BY A 3-1/4" DIAMETER BLM BRASS CAP AND ON THE EAST END BY A 2-1/2" DIAMETER ALUMINUM CAP LB80930;

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE 889°44'10"W ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 342.06 FEET TO A POINT ON THE EASTERLY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 3449 AT PAGE 049 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER; THENCE N07°19'22"E ON SAID EAST LINE A DISTANCE OF 100.88 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S89°44'10"W ON THE NORTHERLY LINE OF SAID TRACT, SAID LINE BEING 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 985.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S02°14'21"W A DISTANCE OF 100.10 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N07°19'22"E ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 670.59 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N89°44'01"E ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 851.31 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N00°07'25"W ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 670.20 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N09°47'01"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 852.94 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N89°29'05"E ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1332.75 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S02°14'21"W ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1033.09 FEET TO THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN BOOK 3449 AT PAGE 285 OF THE EL PASO COUNTY RECORDS; THE FOLLOWING FOUR (4) COURSES ARE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID TRACT;  
1.) THENCE N89°18'32"W A DISTANCE OF 60.00 FEET;  
2.) THENCE S09°43'28"W A DISTANCE OF 60.00 FEET;  
3.) THENCE S09°16'32"E A DISTANCE OF 60.00 FEET;  
4.) THENCE S00°43'20"W A DISTANCE OF 240.27 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S89°11'28"W ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER A DISTANCE OF 1305.91 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THE TRACT OF LAND DESCRIBED IN BOOK 5027 AT PAGE 207 OF SAID EL PASO COUNTY RECORDS.  
THE DESCRIBED TRACT CONTAINING 87.9165 ACRES, MORE OR LESS.

## DEDICATION:

THE UNDERSIGNED PARTY IN INTEREST HAS CAUSED SAID TRACT TO BE SURVEYED AND PLATTED INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT, WHICH PLAT IS DRAWN TO A FIXED SCALE AS INDICATED HEREIN AND ACCURATELY SETS FORTH THE BOUNDARIES AND DIMENSIONS OF SAID TRACT AND THE LOCATION OF SAID EASEMENTS, AND WHICH PLAT SO PLATTED SHALL BE KNOWN AS "RED ROCK RESERVE SUBDIVISION", EL PASO COUNTY, COLORADO. ALL STREETS PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT ALL PLATTED STREETS WILL BE CONSTRUCTED AND THAT PROPER DRAINAGE FOR THE SAME WILL BE PROVIDED AT THE OWNERS EXPENSE AND ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE, BY RESOLUTION ALL STREETS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO.

## IN WITNESS WHEREOF:

THE AFOREMENTIONED RED ROCK RESERVE DEVELOPMENT CO, A COLORADO CORPORATION, WILLIAM HEREBIC II, VICE PRESIDENT HAS EXECUTED THIS INSTRUMENT THIS 9th DAY OF May, 2006.

*William Herbic II*  
RED ROCK RESERVE DEVELOPMENT CO, A COLORADO CORPORATION, WILLIAM HEREBIC II, VICE PRESIDENT

## NOTARIAL:

STATE OF COLORADO) SS  
COUNTY OF EL PASO)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF May, 2006 BY RED ROCK RESERVE DEVELOPMENT CO, A COLORADO CORPORATION, WILLIAM HEREBIC II, VICE PRESIDENT  
MY COMMISSION EXPIRES: My Commission Expires 05-31-09  
*Caroly Nelson*  
NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED ON THIS 9th DAY OF May, 2006 BY STATE OF COLORADO COUNTY OF EL PASO, SS  
*Caroly Nelson*  
NOTARY  
MY COMMISSION EXPIRES 05/31/09

## SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS SUPERVISION AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

KEVIN M. O'LEARY, COLORADO PLS #20959  
FOR AND ON BEHALF OF  
LWA LAND SURVEYING, INC.



## FILING APPROVALS:

THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "RED ROCK RESERVE SUBDIVISION".

*John Clark* 5/19/06 *R.A. Woodard* 5/19/06  
BOARD OF COUNTY COMMISSIONERS DATE DEVELOPMENT SERVICES DEPARTMENT 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 1:32 O'CLOCK P.M. THIS 9th DAY OF May, 2006, AND IS DULY RECORDED AT RECEPTION NO. 26772300  
OF THE RECORDS OF EL PASO COUNTY, COLORADO.

ROBERT C. BALINK, RECORDER

BY: *Michelle Sharma*  
DEPUTY

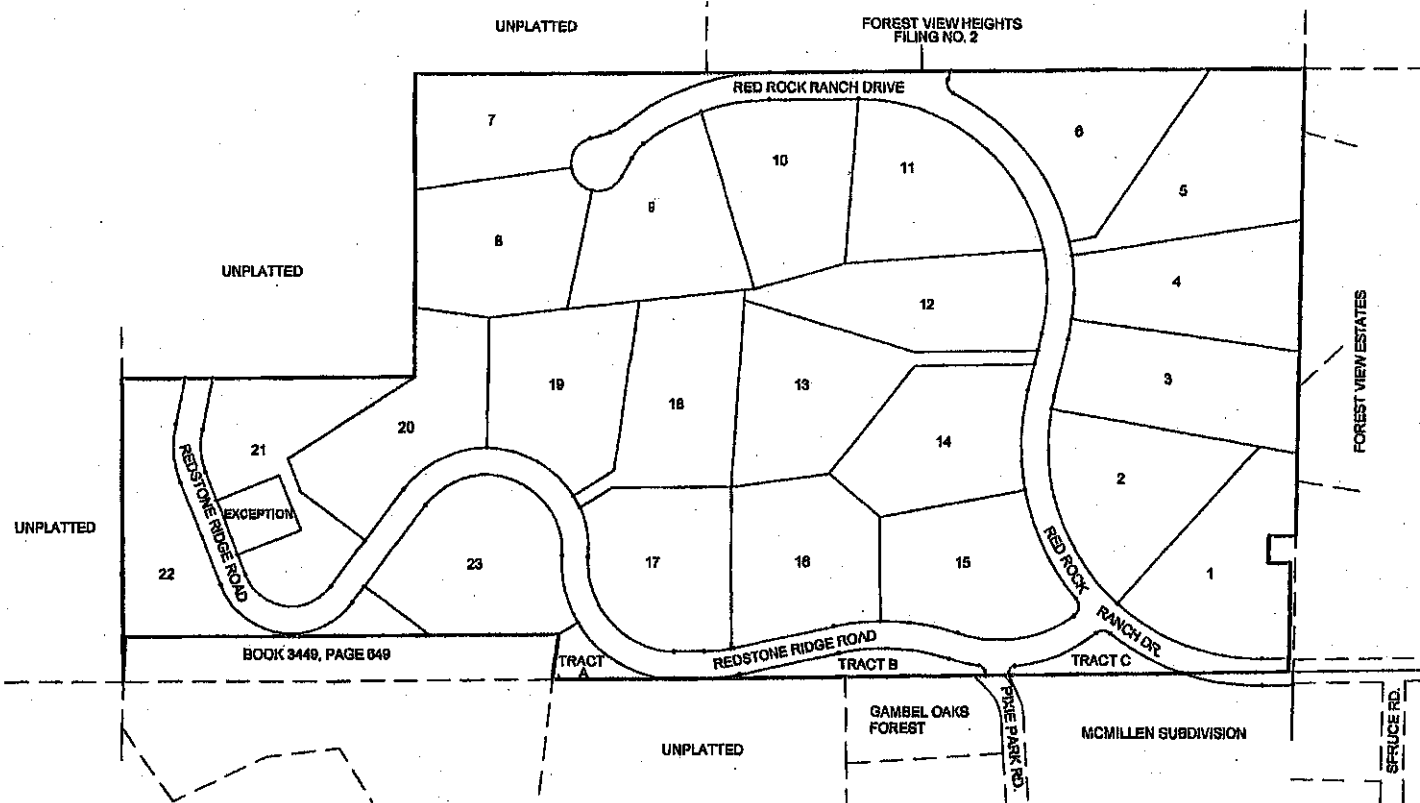
FEE: 20.00  
SURCHARGE: 1.00

## FEES:

DRAINAGE FEES: 14604.80  
BRIDGE FEES: 0  
SCHOOL FEES: 7084.00  
PARK FEES: 8119.00

PREPARED BY  
**LWA LAND SURVEYING, INC.**

2808 BEACON STREET  
COLORADO SPRINGS, COLORADO 80907  
Phone (719) 536-9179  
RED-ROCK-PLATTING WITH COVER  
MAY 2, 2006  
PROJECT 0404  
SHEET 1 OF 2



**SITE**  
SEE SHEET 2 FOR DETAILS  
SCALE 1"=200'

## NOTES:

- 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 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.
- SIGHT TRIANGLES, 25' x 25' SHALL BE MAINTAINED AT THE INTERSECTION OF RED ROCK RANCH DRIVE AND REDSTONE RIDGE ROAD AND REDSTONE RIDGE ROAD AND PINE PARK ROAD. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT ALLOWED IN THESE AREAS.
- 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. 26621477 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. 26621477 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 DIVISIONS 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 DIVISIONS 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.
- PRIOR TO THE PLANNING DIVISIONS AUTHORIZATION OF THE ISSUANCE OF A BUILDING PERMIT FOR LOTS 1, 2 AND 3, THE OWNER/DEVELOPER OF RED ROCK RESERVE SUBDIVISION SHALL OBTAIN FINAL APPROVAL FROM FISH AND WILDLIFE SERVICES FOR ITS HCP FOR THE RED ROCK RESERVE SUBDIVISION.

## SUMMARY:

TOTAL ACREAGE: 87.9165±  
NUMBER OF LOTS: 23  
TRACTS A AND B SHALL BE OPEN SPACE TRACTS WITH OWNERSHIP AND MAINTENANCE BY THE HOMEOWNERS ASSOCIATION.  
TRACT C SHALL BE CONVEYED TO THE ADJACENT OWNER TO BE INCLUDED WITH THE EXISTING ADJACENT RESIDENTIAL LOT.

## 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.

RED ROCK RESERVE SUBDIVISION

A PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 8 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M. EL PASO COUNTY, COLORADO

Table with columns: CURVE, DELTA, LOT / RIGHT OF WAY CURVE TABLE, RADIUS, LENGTH, CHORD BEARING, CHORD. Lists curve data for C1 through C47.

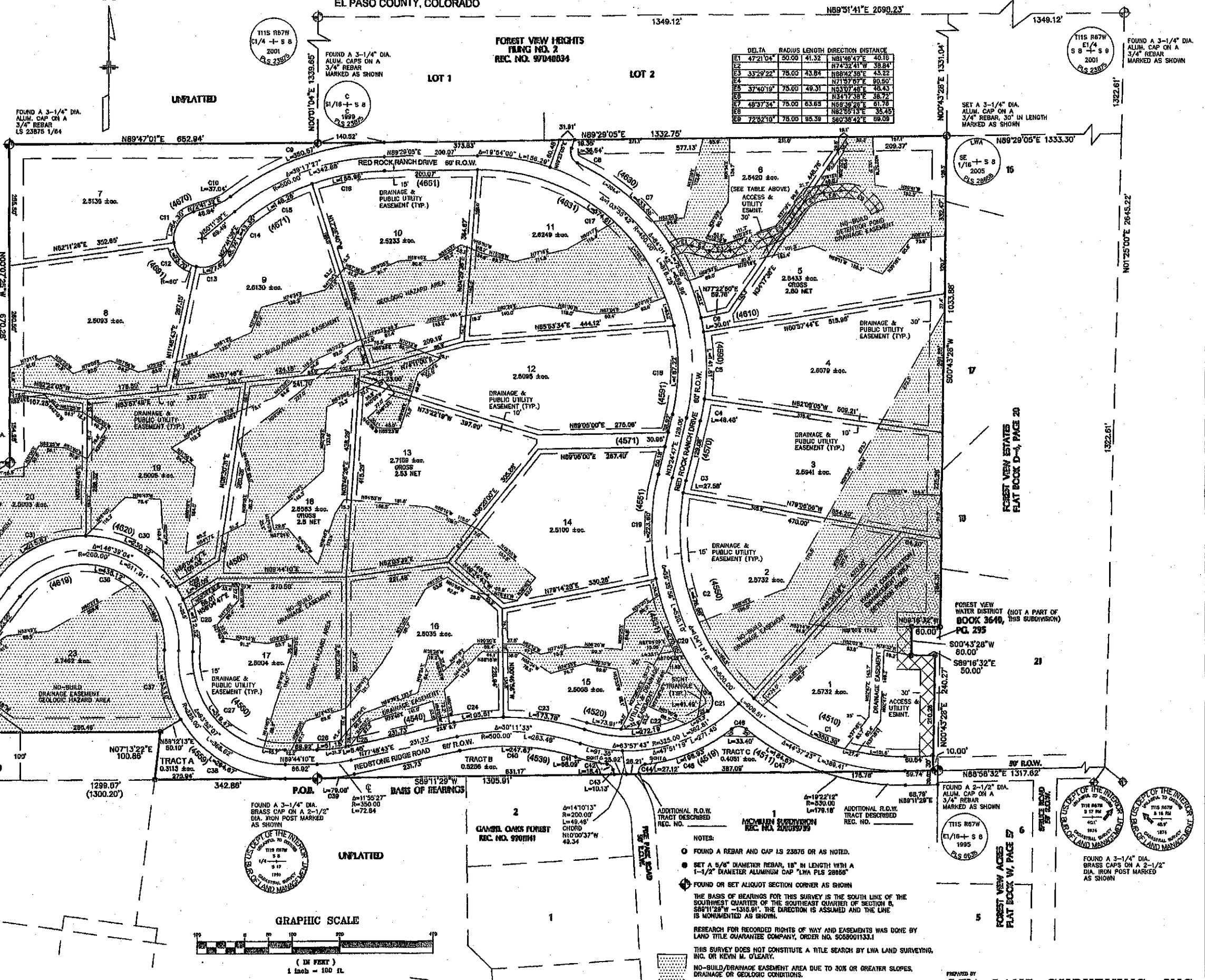


Table with columns: DELTA, RADIUS, LENGTH, DIRECTION, DISTANCE. Lists curve data for E1 through E8.

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...

PREPARED BY LWA LAND SURVEYING, INC. 2805 BEACON STREET, COLORADO SPRINGS, COLORADO 80907. RED-ROCK-PLATONING VIEW COVER. MAY 2, 2008. PROJECT 04054. SHEET 2 OF 2.