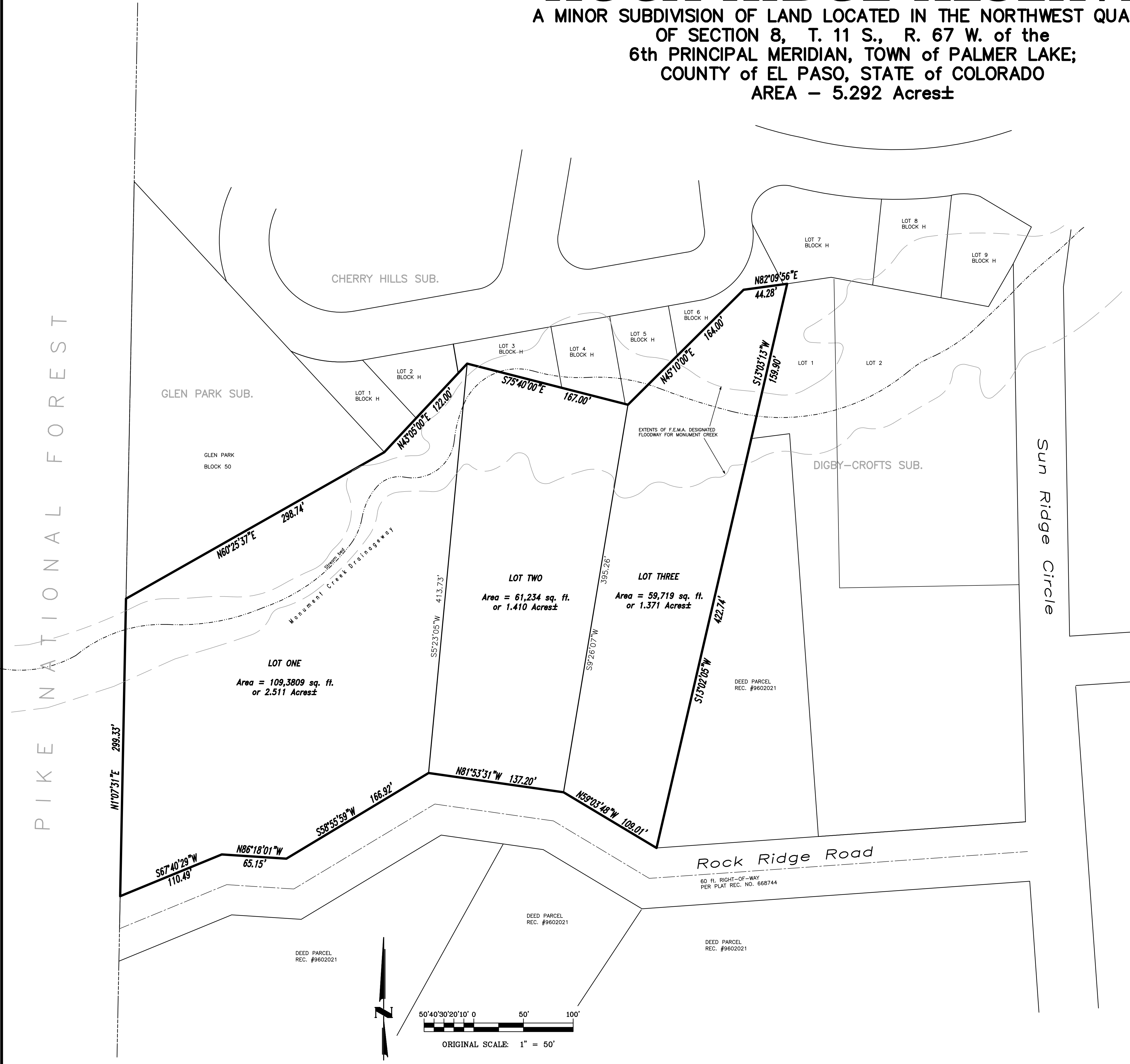


FINAL PLAT
ROCK RIDGE RESERVE
 A MINOR SUBDIVISION OF LAND LOCATED IN THE NORTHWEST QUARTER
 OF SECTION 8, T. 11 S., R. 67 W. of the
 6th PRINCIPAL MERIDIAN, TOWN of PALMER LAKE;
 COUNTY of EL PASO, STATE of COLORADO
 AREA - 5.292 Acres±



CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SCOTT PHILLIPS BEING ALL THE OWNER OF ALL THAT REAL PROPERTY SITUATED IN THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 8; THENCE NORTH 406.86 FEET ON THE WEST LINE OF SAID SECTION 8 TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ROCK RIDGE ROAD AS FILED OF RECORD IN PLAT BOOK L-2 AT PAGE 74 OF THE EL PASO COUNTY, COLORADO RECORDS FOR THE POINT OF BEGINNING OF THE TRACT HEREBY DESCRIBED; THENCE CONTINUE NORTH ON THE WEST LINE OF SECTION 8 A DISTANCE OF 299.33 FEET TO THE SOUTHWEST CORNER OF BLOCK 50 IN GLEN PARK IN PALMER LAKE, COLORADO; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 50, A CHORD DISTANCE EAST OF 269.13 FEET TO THE MOST SOUTHERLY CORNER OF LOT 1 IN BLOCK H IN CHERRY HILLS, A RESUBDIVISION OF BLOCKS 40 TO 49 INCLUSIVE, GLEN PARK, PALMER LAKE, EL PASO COUNTY, COLORADO AS SHOWN OF RECORD IN PLAT BOOK X AT PAGE 58 OF SAID EL PASO COUNTY RECORDS; THENCE N 41°29' E 122.0 FEET FOLLOWING THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK H; THENCE CONTINUE ON SAID SOUTHERLY BOUNDARY LINE S 77°16'E 167.00 FEET TO THE MOST SOUTHERLY CORNER OF LOT 5 IN SAID BLOCK H; THENCE CONTINUE ON SAID SOUTHERLY BOUNDARY LINE N 43°34' E 164.00 FEET TO AN ANGLE POINT IN LOT 6 IN SAID BLOCK H; THENCE S 11°55'42" W 422.78 FEET TO AGAIN INTERSECT THE NORTHERLY RIGHT OF WAY LINE OF SAID ROCK RIDGE ROAD, AFOREMENTIONED, AT AN ANGLE POINT THEREON; THENCE FOLLOWING THE NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING ON THE FOLLOWING COURSES AND DISTANCES; THENCE N 60° 11' W 109.00 FEET; THENCE N 83°01' W 137.21 FEET; THENCE S 57° 48' 30" W 166.93 FEET; THENCE N 87° 25' 30" W 65.15 FEET; THENCE S 66° 33' W 110.49 FEET TO THE POINT OF BEGINNING,

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND CREATED THE SAME INTO LOTS AND EASEMENTS AS SHOWN HEREON AND DESIGNATE THE SAME AS "ROCK RIDGE RESERVE", IN THE TOWN OF PALMER LAKE, COUNTY OF EL PASO, STATE OF COLORADO AND DO HEREBY DEDICATE AND CONVEY FOR PUBLIC USE THE UTILITY EASEMENTS NOTED HEREON FOR UTILITY PURPOSES ONLY.

EXECUTED THIS ____ DAY OF _____, 20__

BY : SCOTT PHILLIPS

SIGNED _____

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME THIS ____ DAY OF _____, 20__ BY SCOTT PHILLIPS

WITNESS MY OFFICIAL HAND & SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PLANNING COMMISSION APPROVAL CERTIFICATE

THIS MINOR SUBDIVISION PLAT WAS RECOMMENDED FOR APPROVAL BY THE TOWN OF PALMER LAKE PLANNING COMMISSION ON ____ DAY OF _____, 20__

SIGNED BY CHAIRPERSON _____ ATTEST BY _____ DATE _____

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS MINOR SUBDIVISION PLAT IS APPROVED BY THE TOWN OF PALMER LAKE, BOARD OF TRUSTEES, THIS ____ DAY OF _____, 20__ AD, FOR THE FILING WITH THE CLERK AND RECORDER, AND FOR ACCEPTANCE BY THE TOWN FOR ANY DEDICATIONS SHOWN HEREON

SIGNED BY MAYOR _____ ATTEST BY _____ DATE _____

SURVEYOR CERTIFICATE

HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON MARCH 15th, 2023. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

SIGNED & DATED _____

CLERK and RECORDER CERTIFICATE

COUNTY OF EL PASO }
STATE OF COLORADO }

I HEREBY CERTIFY THIS PLAT WAS FILED FOR THE RECORD ON THE ____ DAY OF _____, 20__ AT ____ AM/PM AND DULY RECORDED AT RECEPTION NUMBER _____

CLERK OR DEPUTY _____

PRELIMINARY

PREPARED BY:
WLR SERVICES
 13609 COUNTY RD. 94
 ELBERT, COLORADO 80106
 Phone : (303) 648-9755

DATE: 2/3/2023 ROCK RIDGE RESERVE J.N. : P22012
REVISIONS: