

Chuck Broerman
03/19/2020 01:16:06 PM
Doc \$0.00
Rec \$53.00

El Paso County, CO

220714487

SUBDIVISION/CONDOMINIUM PLAT

Reception Number	Date	Time
------------------	------	------

5

Reception Fee	Number of Pages	File Number
---------------	-----------------	-------------

Settlers Ranch Subdivision Filing No 2C
Name of Plat

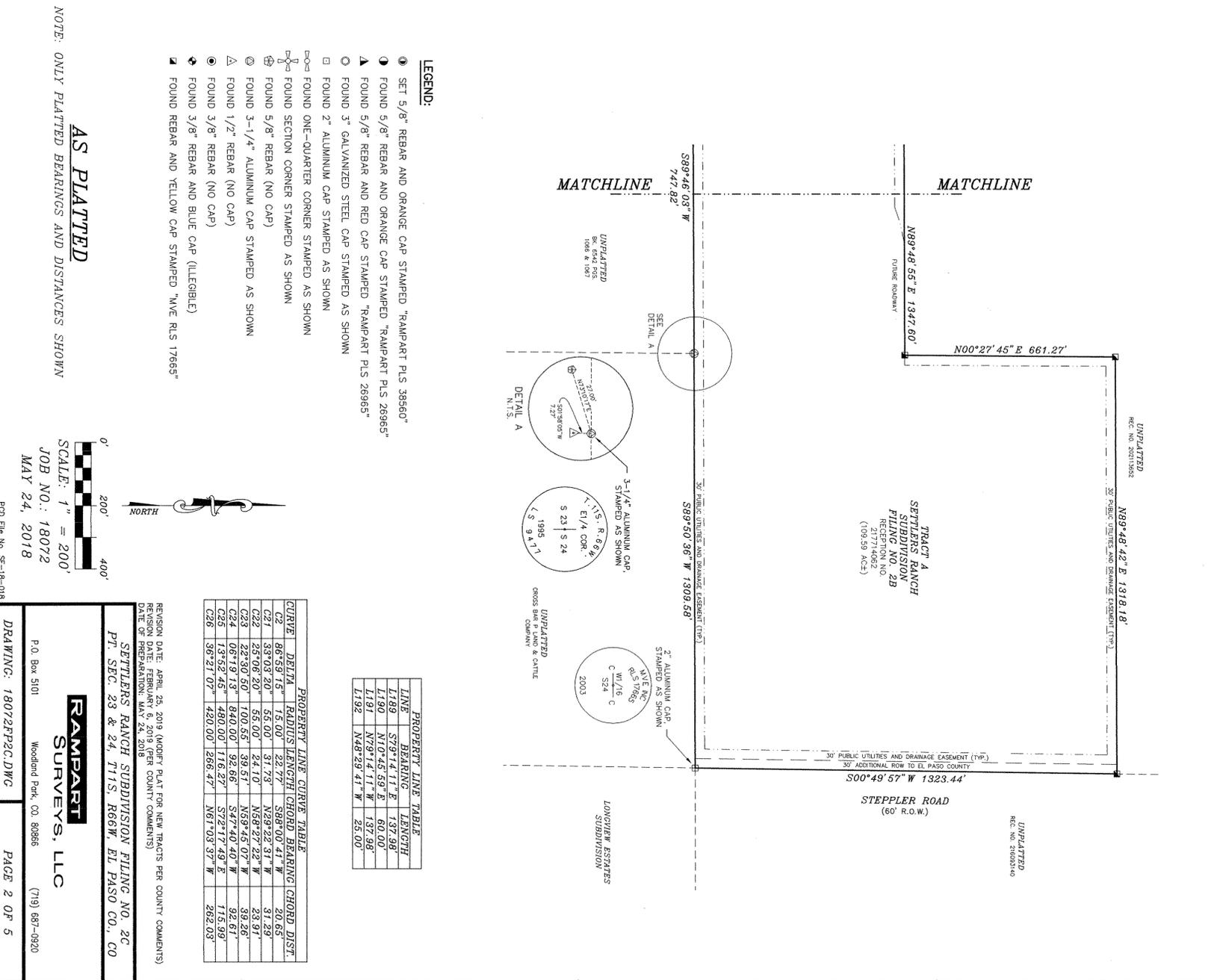
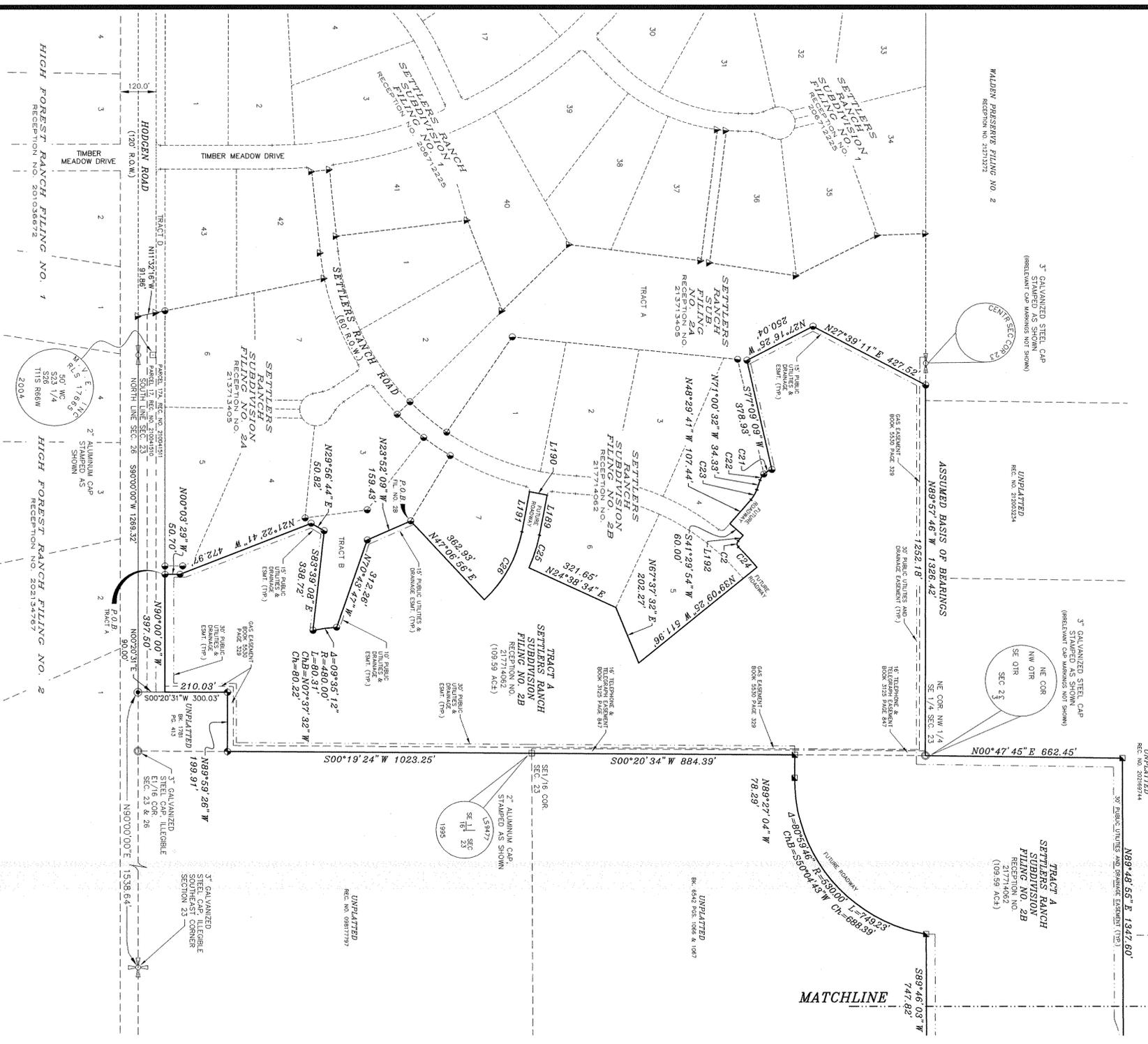
Hodgen Settlers Ranch LLC
Owner's Name

Subdivision

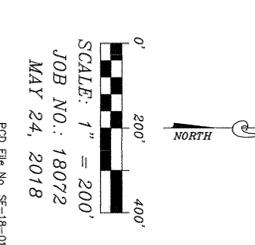
Condominium

SETTLERS RANCH SUBDIVISION FILING NO. 2C 14487

A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38860"
 - FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 28985"
 - ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 28985"
 - FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
 - FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
 - FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
 - FOUND 5/8" REBAR (NO CAP)
 - FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
 - FOUND 1/2" REBAR (NO CAP)
 - FOUND 3/8" REBAR (NO CAP)
 - FOUND 3/8" REBAR (NO CAP)
 - FOUND 3/8" REBAR AND YELLOW CAP STAMPED "WE RLS 17665"



PROPERTY LINE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD DIST.
C2	86°59'15"	15.00	22.77	388°00'41" W		20.65
C21	38°03'20"	55.00	31.73	N29°22'31" W		31.29
C22	28°06'20"	55.00	24.10	N58°45'07" W		39.26
C23	22°30'50"	100.55	39.51	N59°45'07" W		39.26
C24	08°19'13"	840.00	92.66	S47°40'40" W		92.61
C25	13°52'45"	480.00	116.27	S72°17'48" E		115.99
C26	36°21'07"	420.00	286.47	N61°03'37" W		262.03

REVISION DATE: APRIL 28, 2018 (MODIFY PLAT FOR NEW TRACTS PER COUNTY COMMENTS)
 REVISION DATE: FEBRUARY 6, 2019 (PER COUNTY COMMENTS)
 DATE OF PREPARATION: MAY 24, 2018

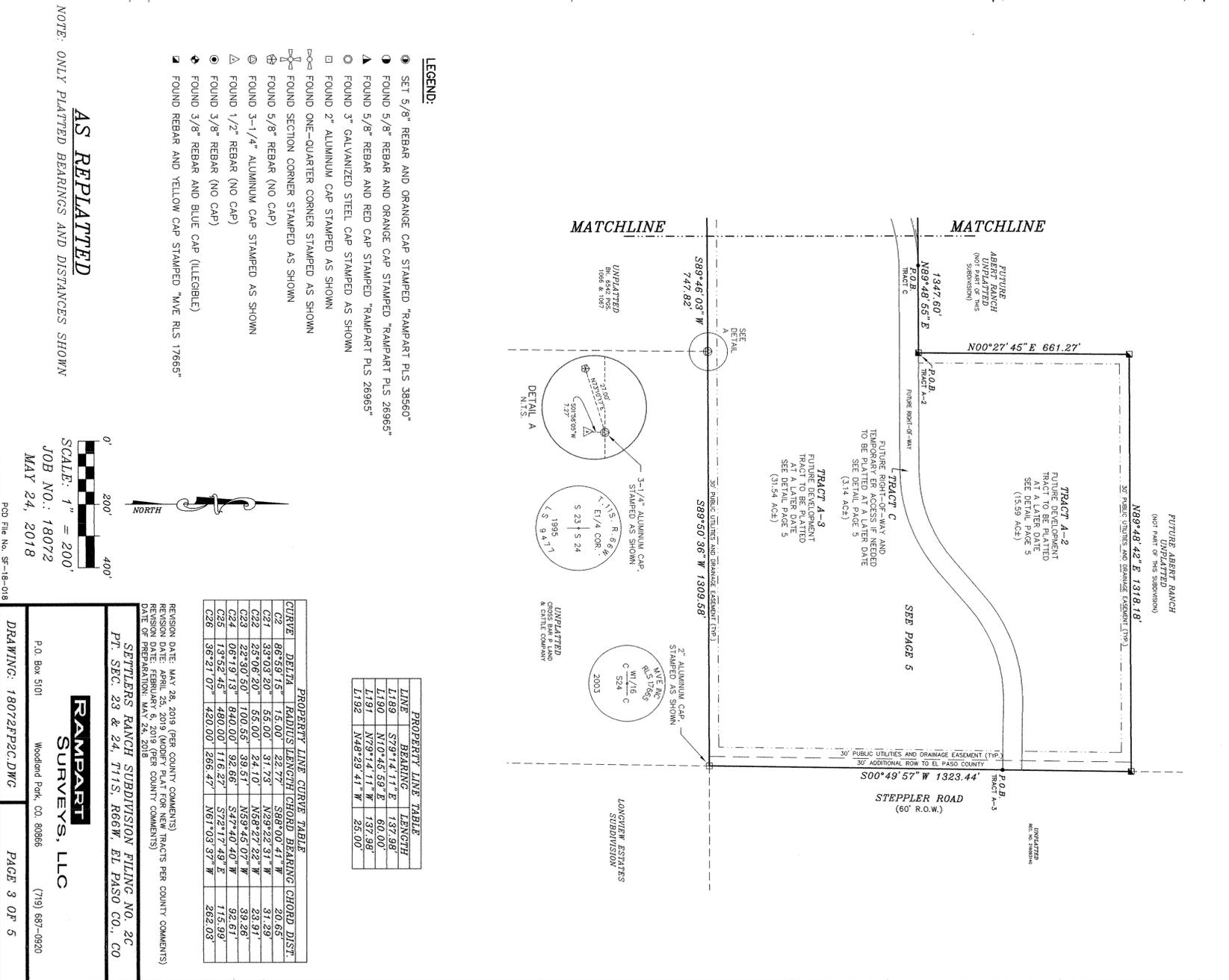
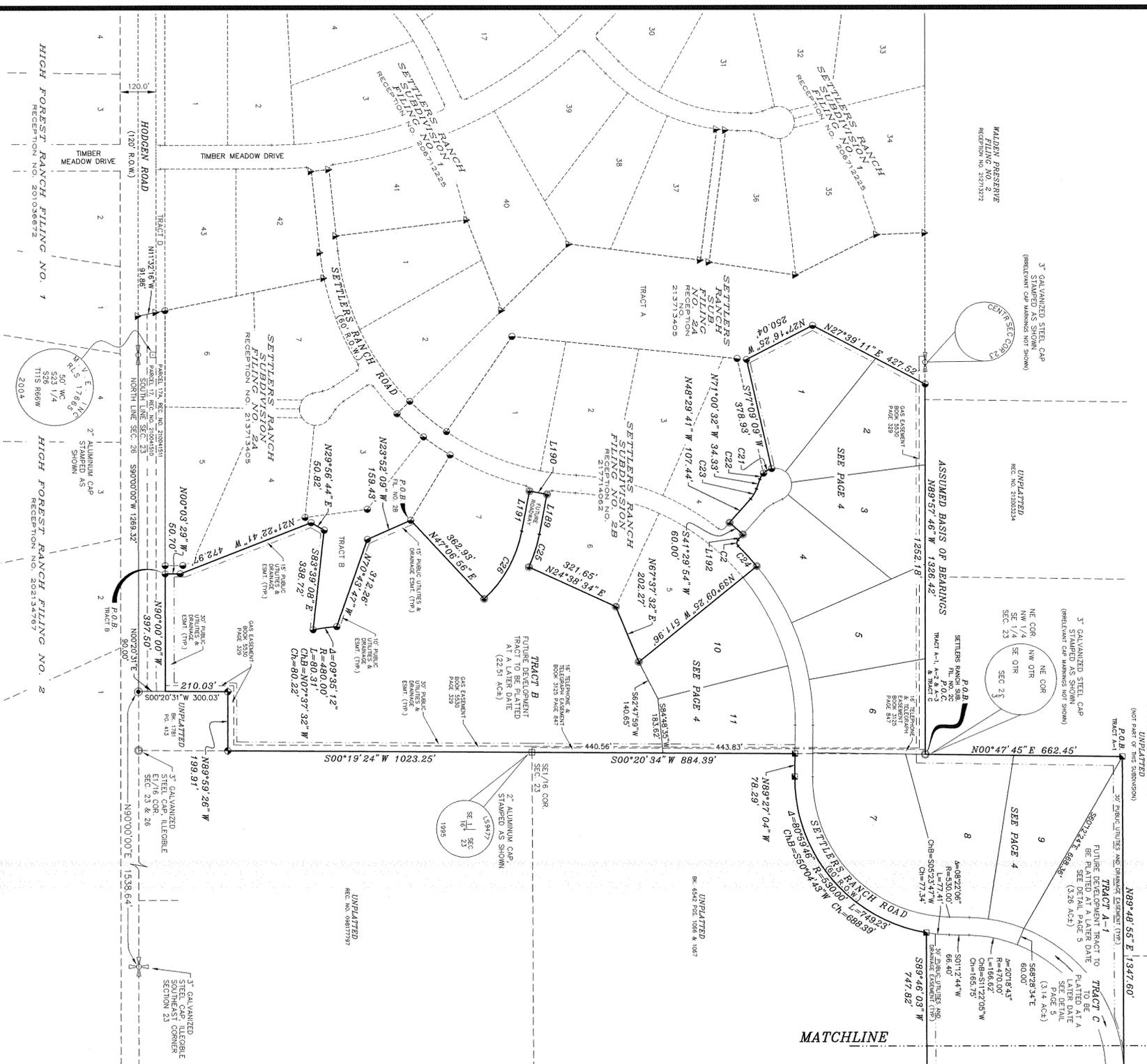
SETTLERS RANCH SUBDIVISION FILING NO. 2C
 PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

RAMPART SURVEYS, LLC
 P.O. Box 5101
 Woodard Park, CO. 80866
 (719) 667-0820

DRAWING: 18072FP2C.DWG PAGE 2 OF 5

SETTLERS RANCH SUBDIVISION FILING NO. 2C 14487

A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



AS REPLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN



SCALE: 1" = 200'
 JOB NO.: 18072
 MAY 24, 2018
 P.O. Box 5101 Woodland Park, CO 80066 (719) 687-0920
RAMPART SURVEYS, LLC
 DRAWING: 18072FP2C.DWG PAGE 3 OF 5

LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38960"
- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
- FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
- ⊠ FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
- ⊡ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
- ⊞ FOUND SECTION CORNER STAMPED AS SHOWN
- ⊞ FOUND 5/8" REBAR (NO CAP)
- ⊞ FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
- ⊞ FOUND 1/2" REBAR (NO CAP)
- ⊞ FOUND 3/8" REBAR (NO CAP)
- ⊞ FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
- ⊞ FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"

PROPERTY LINE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	CHORD DIST.
C2	88°59'15"	15.00	22.77	588'00.41'	W	20.65
C21	33°03'20"	55.00	31.73	N29°32'31" W	W	31.29
C22	25°06'20"	55.00	24.10	N58°57'22" W	W	23.91
C23	22°30'50"	100.55	39.51	N59°45'07" W	W	39.26
C24	08°19'13"	840.00	92.66	S47°40'40" W	W	92.61
C25	19°52'45"	490.00	116.27	S72°17'49" E	W	115.99
C26	36°21'07"	420.00	266.47	N61°03'37" E	W	262.03

SETTLERS RANCH SUBDIVISION FILING NO. 2C

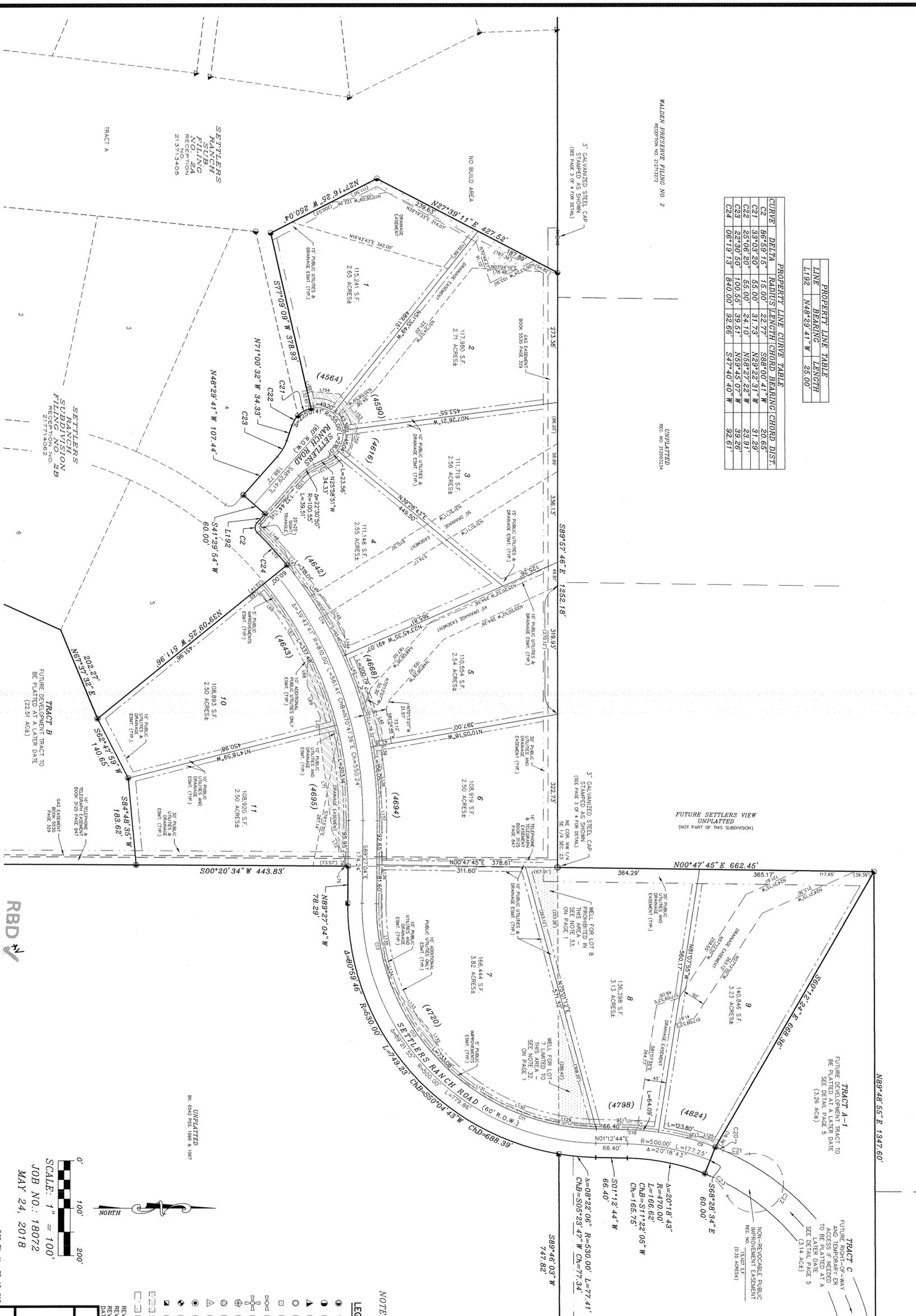
A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

PROPERTY LINE TABLE

LANE	BEARING	LENGTH
L192	N48°29'41" W	28.00'

PROPERTY LINE CURVE TABLE

CURVE	DELTA	RADIUS LENGTH	CHORD BEARING	CHORD DIST.	
C2	86°59'15"	15.00'	22°27'	S89°00'41" W	20.65'
C21	89°03'20"	55.00'	31°23'	N29°22'31" W	31.29'
C22	26°06'20"	55.00'	24°10'	N59°27'22" W	23.91'
C23	22°30'50"	100.55'	39.51'	N59°45'07" W	39.26'
C24	06°19'13"	840.00'	92.66'	S47°40'40" W	92.61'



SLOPE EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L40	S72°53'58" W	61.85'
L41	S17°24'28" W	30.66'
L42	S68°25'51" W	67.48'
L43	N88°17'21" E	40.88'
L44	N57°42'11" E	80.55'
L45	N57°42'11" E	80.55'
L46	N67°56'43" E	73.79'
L47	S89°23'19" E	69.33'
L48	S89°23'19" E	69.33'
L49	N67°56'43" E	73.79'
L50	S89°23'19" E	69.33'
L51	N82°43'26" E	215.65'
L52	N82°43'26" E	215.65'
L53	S11°42'37" W	92.27'
L54	S11°42'37" W	92.27'
L55	S04°53'23" E	31.44'
L56	S04°53'23" E	31.44'
L57	S07°28'41" E	94.90'
L58	S07°28'41" E	94.90'
L59	S08°22'54" W	117.15'
L60	S08°22'54" W	117.15'
L61	S62°53'14" W	103.30'
L62	S62°53'14" W	103.30'
L63	S49°01'01" W	114.80'
L64	S49°01'01" W	114.80'
L65	S78°47'23" W	61.14'
L66	S78°47'23" W	61.14'
L67	S85°42'23" W	71.51'
L68	S85°42'23" W	71.51'
L69	S00°00'00" W	206.07'
L70	S00°00'00" W	206.07'
L71	N89°50'45" W	106.65'
L72	N89°50'45" W	106.65'
L73	S85°52'20" W	53.62'
L74	S85°52'20" W	53.62'
L75	S92°22'07" W	83.01'
L76	S92°22'07" W	83.01'
L77	S01°12'44" W	54.46'
L78	S01°12'44" W	54.46'
L79	S67°24'40" W	55.55'
L80	S67°24'40" W	55.55'
L81	N45°54'54" W	75.96'
L82	N45°54'54" W	75.96'
L83	N50°51'35" W	63.88'
L84	N50°51'35" W	63.88'
L85	N23°55'23" W	102.77'
L86	N23°55'23" W	102.77'
L87	N74°32'10" W	78.60'
L88	N74°32'10" W	78.60'
L89	S92°23'59" W	69.15'
L90	S92°23'59" W	69.15'
L91	S04°44'51" W	60.84'
L92	S04°44'51" W	60.84'
L93	S31°22'44" E	39.80'

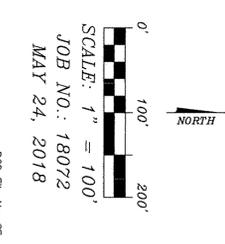
SCOPE EASEMENT CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C9	07°01'54"	\$50.00'	467.60'	S39°46'02" W	452.58'
C10	02°03'18"	\$50.00'	119.01'	S02°14'23" W	18.01'
C11	11°58'21"	\$50.00'	18.25'	N22°30'37" E	18.25'
C12	26°42'27"	\$50.00'	219.08'	S55°53'18" W	217.10'
C13	21°37'11"	\$40.00'	177.25'	S79°46'07" W	178.30'
C14	11°56'05"	\$40.00'	174.87'	S60°14'30" W	174.65'
C15	08°10'40"	\$40.00'	119.89'	S48°38'24" W	118.79'

AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

- LEGEND:
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
 - FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
 - FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
 - ⊕ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
 - ⊖ FOUND SECTION CORNER STAMPED AS SHOWN
 - ⊗ FOUND 5/8" REBAR (NO CAP)
 - ⊙ FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
 - ⊚ FOUND 1/2" REBAR (NO CAP)
 - ⊛ FOUND 3/8" REBAR (NO CAP)
 - ⊜ FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
 - ⊝ FOUND REBAR AND YELLOW CAP STAMPED "WVE RLS 17665"
 - ⊞ SLOPE EASEMENT AREA
 - ⊟ NO BUILD AREA



SCALE: 1" = 100'
 JOB NO.: 18072
 MAY 24, 2018
 P.O. Box 5101
 Woodland Park, CO 80866
 (719) 687-0920
RAMPART SURVEYS, LLC
 DRAWING: 18072PFC.DWG PAGE 4 OF 5

SETTLERS RANCH SUBDIVISION FILING NO. 2C

A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION: SETTLERS RANCH SUB. FILING NO. 2C - TRACT A-1:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 21774082 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND OF SECTION 23 AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF 89°37'46"W, A DISTANCE OF 126.42 FEET BETWEEN THE NORTHEAST CORNER OF SAID SECTION 23 AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED WITH THE CORNER OR SURVEY AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (HEREINAFTER DESCRIBED AS FOLLOWS):

LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C - TRACT C:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 21774082 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND OF SECTION 23 AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF 89°37'46"W, A DISTANCE OF 126.42 FEET BETWEEN THE NORTHEAST CORNER OF SAID SECTION 23 AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (HEREINAFTER DESCRIBED AS FOLLOWS):

COMMENSING AT AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 23, THENCE ALONG THE EXTENSION OF SAID SECTION 23, THENCE 107.36 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:

THENCE 89°48'55"E, A DISTANCE OF 444.24 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°22'53", AN ARC LENGTH OF 311.30 FEET (THE LONG CHORD BEARS 89°32'29"W, A LONG CHORD DISTANCE OF 304.93 FEET); THENCE 89°10'03"E, A DISTANCE OF 218.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT A, THENCE 89°48'55"E, A DISTANCE OF 218.80 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE 89°48'55"E, A DISTANCE OF 444.24 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°22'53", AN ARC LENGTH OF 311.30 FEET (THE LONG CHORD BEARS 89°32'29"W, A LONG CHORD DISTANCE OF 304.93 FEET); THENCE 89°10'03"E, A DISTANCE OF 218.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT A, THENCE 89°48'55"E, A DISTANCE OF 218.80 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE 89°48'55"E, A DISTANCE OF 444.24 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°22'53", AN ARC LENGTH OF 311.30 FEET (THE LONG CHORD BEARS 89°32'29"W, A LONG CHORD DISTANCE OF 304.93 FEET); THENCE 89°10'03"E, A DISTANCE OF 218.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT A, THENCE 89°48'55"E, A DISTANCE OF 218.80 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

THENCE 89°48'55"E, A DISTANCE OF 444.24 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°22'53", AN ARC LENGTH OF 311.30 FEET (THE LONG CHORD BEARS 89°32'29"W, A LONG CHORD DISTANCE OF 304.93 FEET); THENCE 89°10'03"E, A DISTANCE OF 218.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT A, THENCE 89°48'55"E, A DISTANCE OF 218.80 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

SEC. 23
SEC. 24

LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C - TRACT A-2:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 21774082 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND OF SECTION 23 AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF 89°37'46"W, A DISTANCE OF 126.42 FEET BETWEEN THE NORTHEAST CORNER OF SAID SECTION 23 AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED WITH THE CORNER OR SURVEY AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (HEREINAFTER DESCRIBED AS FOLLOWS):

COMMENSING AT AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 23, THENCE ALONG THE EXTENSION OF SAID SECTION 23, THENCE 107.36 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:

THENCE 89°48'55"E, A DISTANCE OF 444.24 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°22'53", AN ARC LENGTH OF 311.30 FEET (THE LONG CHORD BEARS 89°32'29"W, A LONG CHORD DISTANCE OF 304.93 FEET); THENCE 89°10'03"E, A DISTANCE OF 218.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT A, THENCE 89°48'55"E, A DISTANCE OF 218.80 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

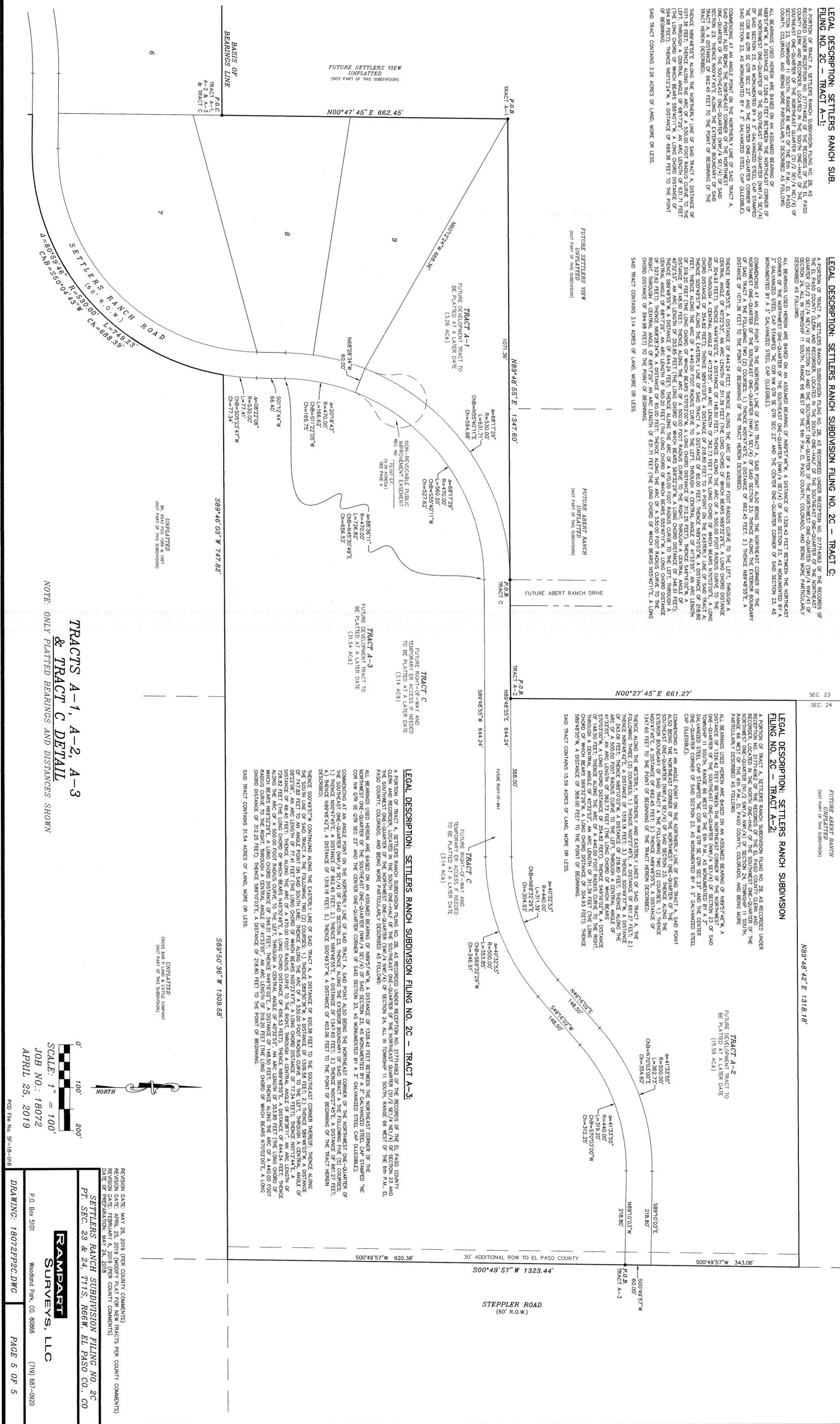
LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C - TRACT A-3:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 21774082 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND OF SECTION 23 AND THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON AN ASSUMED BEARING OF 89°37'46"W, A DISTANCE OF 126.42 FEET BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (HEREINAFTER DESCRIBED AS FOLLOWS):

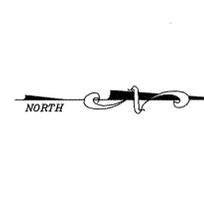
COMMENSING AT AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 23, THENCE ALONG THE EXTENSION OF SAID SECTION 23, THENCE 107.36 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED:

THENCE 89°48'55"E, A DISTANCE OF 444.24 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°22'53", AN ARC LENGTH OF 311.30 FEET (THE LONG CHORD BEARS 89°32'29"W, A LONG CHORD DISTANCE OF 304.93 FEET); THENCE 89°10'03"E, A DISTANCE OF 218.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT A, THENCE 89°48'55"E, A DISTANCE OF 218.80 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.



NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

TRACTS A-1, A-2, A-3 & TRACT C DETAIL



REVISION DATE: MAY 28, 2019 (PER COUNTY COMMENTS)
REVISION NO.: 01
REVISION DATE: APRIL 23, 2019 (NO. 01)
DATE OF PREPARATION: MAY 24, 2018

SETTLERS RANCH SUBDIVISION FILING NO. 2C
PT. SEC. 23 & 24 T11S, R66W, EL PASO CO., CO

RAMPART
SURVEYS, LLC

P.O. Box 5101
Woodland Park, CO, 80866
(719) 687-0920

DRAWING: 18072FP2C.DWG
PAGE 5 OF 5