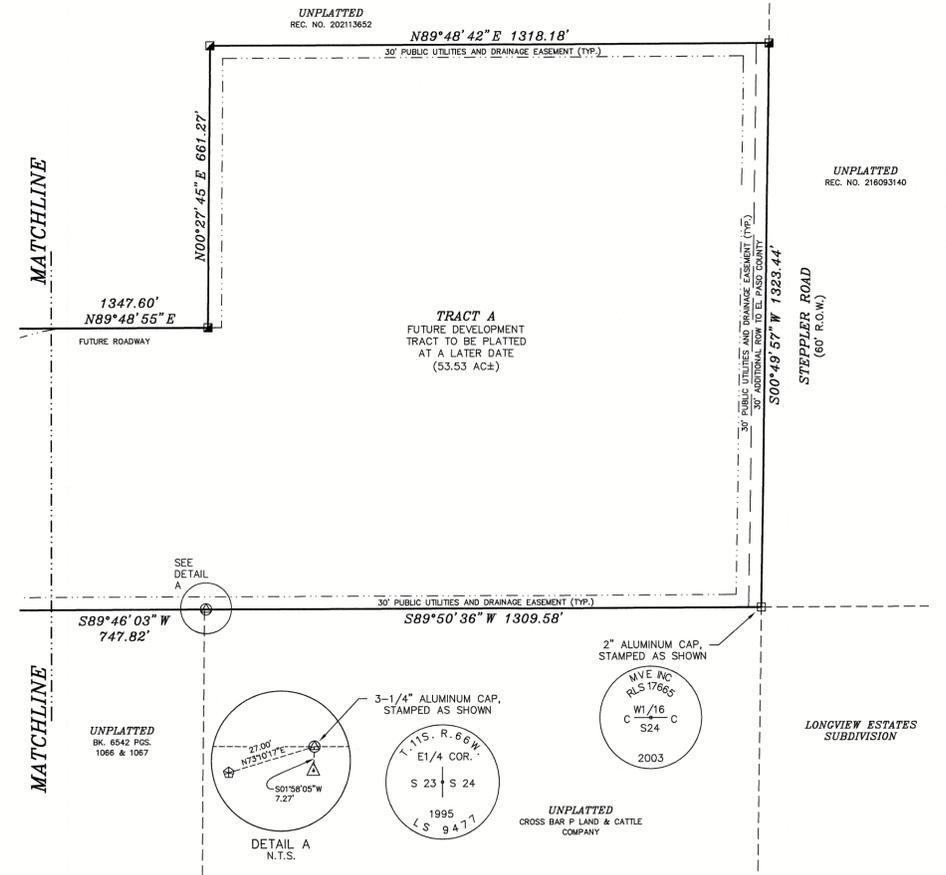
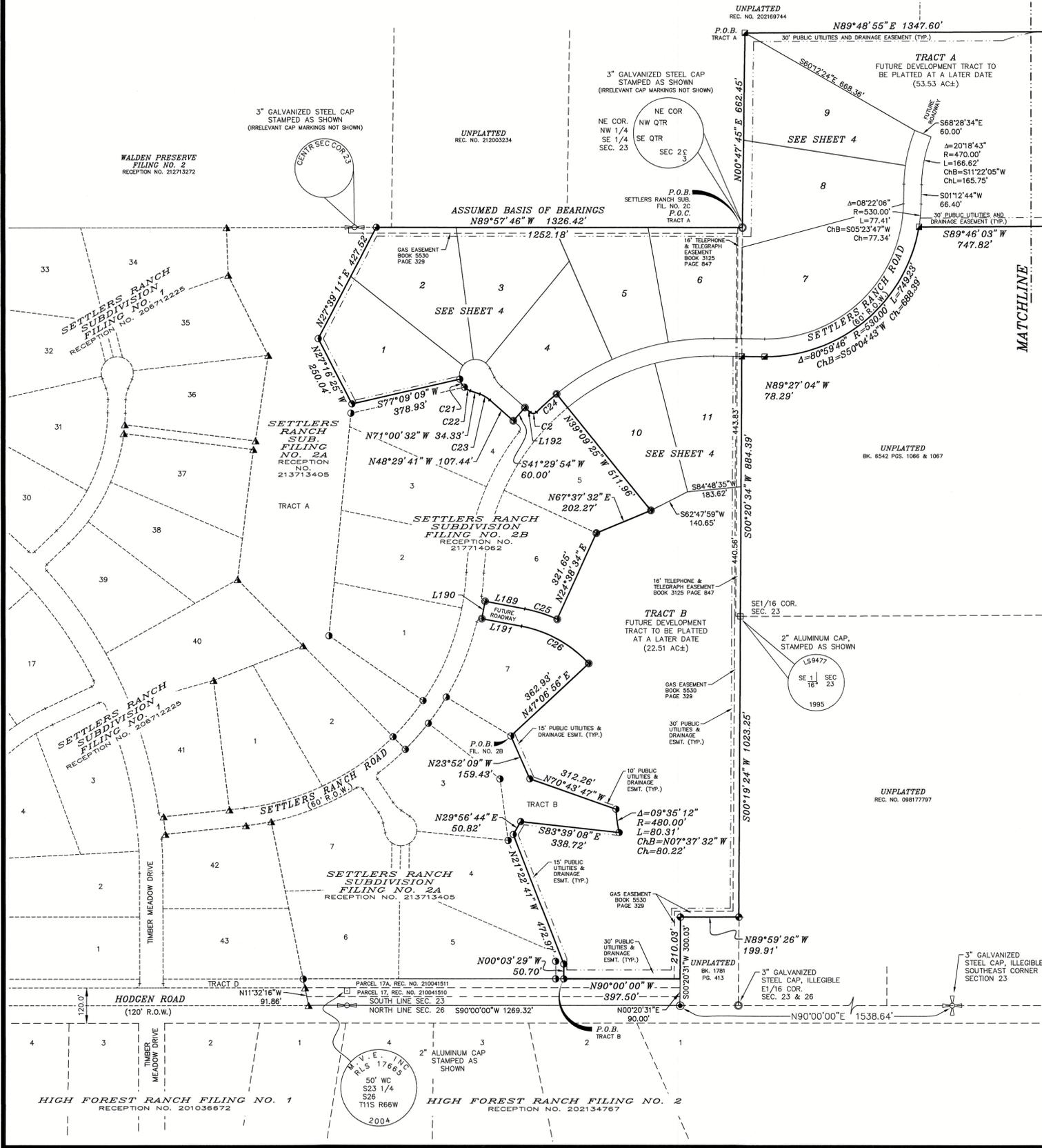


SETTLERS RANCH SUBDIVISION FILING NO. 2C

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



- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - 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

LINE	BEARING	LENGTH
L189	S79°14'11" E	137.98'
L190	N10°45'59" E	60.00'
L191	N79°14'11" W	137.98'
L192	N48°29'41" W	25.00'

PROPERTY LINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C2	86°59'15"	15.00'	22.77'	S88°00'41" W	20.65'
C21	33°03'20"	55.00'	31.73'	N29°22'31" W	31.29'
C22	25°06'20"	55.00'	24.10'	N58°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'
C25	13°52'45"	480.00'	116.27'	S72°17'49" E	115.99'
C26	36°21'07"	420.00'	266.47'	N61°03'37" W	262.03'

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 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 18072FP2C.DWG PAGE 3 OF 4

AS REPLATED
NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

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

LINE	BEARING	LENGTH
L192	N48°29'41" W	25.00'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C2	86°59'15"	15.00'	22.77'	S68°00'41" W	20.65'
C21	33°03'20"	55.00'	31.73'	N89°22'31" W	31.29'
C22	25°06'20"	55.00'	24.10'	N68°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'

Provide a temporary cul-de-sac. See ECM Section 2.3.8.C for the criteria and the plat note that needs to be included in the plat regarding the non-revocable public improvement easement.

Unresolved. Add the following plat note.

The non-revocable public improvement easement shown at the end of Settlers Ranch Road cul-de-sac is intended for turn around and emergency response purposes. At such a time that Settlers Ranch Road is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street Right-of-Way and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending Settlers Ranch Road.

Identify the row tract so that the developer to north can connect to it and out to Steppler. He can do that if the road area is not legally platted. It is just an unimproved tract- no fees are paid on it. When you develop the remaining lots in the future you would plat the tract as follows:

N89°25' E 1347.60'

Revise callout and document to identify the easement as "Non-revocable public improvement easement"

LINE	BEARING	LENGTH
L40	S72°53'58" W	81.85'
L41	S31°24'28" W	30.66'
L42	S68°25'51" W	67.48'
L65	N68°47'21" E	40.86'
L66	N42°18'21" E	80.55'
L67	N57°45'17" E	81.81'
L68	S89°29'19" E	69.33'
L69	N67°56'43" E	73.79'
L70	S84°23'33" E	26.51'
L71	N82°43'26" E	215.65'
L72	N64°34'29" E	60.86'
L74	N89°20'02" E	18.00'
L75	N00°20'34" E	7.14'
L125	S11°42'37" W	92.57'
L126	S04°33'23" E	31.44'
L127	S81°07'55" E	26.02'
L128	S07°25'41" E	94.90'
L129	S08°22'34" W	117.15'
L130	S22°46'41" W	88.16'
L131	S30°22'16" W	99.11'
L132	S62°53'14" W	103.90'
L133	S49°01'07" W	114.80'
L134	S78°47'12" W	81.14'
L135	S89°42'23" W	71.51'
L136	S90°00'00" W	206.79'
L137	S81°30'16" W	40.02'
L138	N86°34'39" W	106.65'
L139	S89°00'45" W	52.78'
L144	S85°55'20" W	53.62'
L145	S59°22'07" W	83.01'
L146	S30°51'13" W	54.46'
L147	S67°24'40" W	55.55'
L148	S46°14'24" W	74.96'
L149	N45°54'54" W	75.96'
L150	N50°51'35" W	63.88'
L151	N23°55'23" W	102.71'
L152	N74°32'10" W	78.60'
L153	S52°23'59" W	69.15'
L154	S04°44'37" W	60.84'
L155	S31°22'44" E	59.86'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C9	07°01'54"	530.00'	467.60'	S39°46'02" W	452.58'
C10	02°03'18"	530.00'	19.01'	S02°14'23" W	19.01'
C11	38°10'50"	470.00'	313.20'	S20°18'09" W	307.43'
C12	26°42'22"	470.00'	219.08'	S55°36'18" W	217.10'
C13	21°37'11"	470.00'	177.35'	S79°46'07" W	176.30'
C14	11°56'05"	840.00'	174.97'	S60°14'30" W	174.65'
C15	09°10'40"	840.00'	119.89'	S48°36'24" W	119.79'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C20	01°58'21"	530.00'	18.25'	N22°30'37" E	18.25'
C21	31°54'31"	100.55'	56.00'	N07°32'32" E	55.28'
C22	25°27'33"	62.00'	27.32'	S62°12'57" E	100.07'
C23	38°35'30"	100.55'	67.73'	S44°57'35" W	66.45'

AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
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- FOUND 3/8" REBAR (NO CAP)
- FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
- FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"
- ▨ SLOPE EASEMENT AREA
- NO BUILD AREA

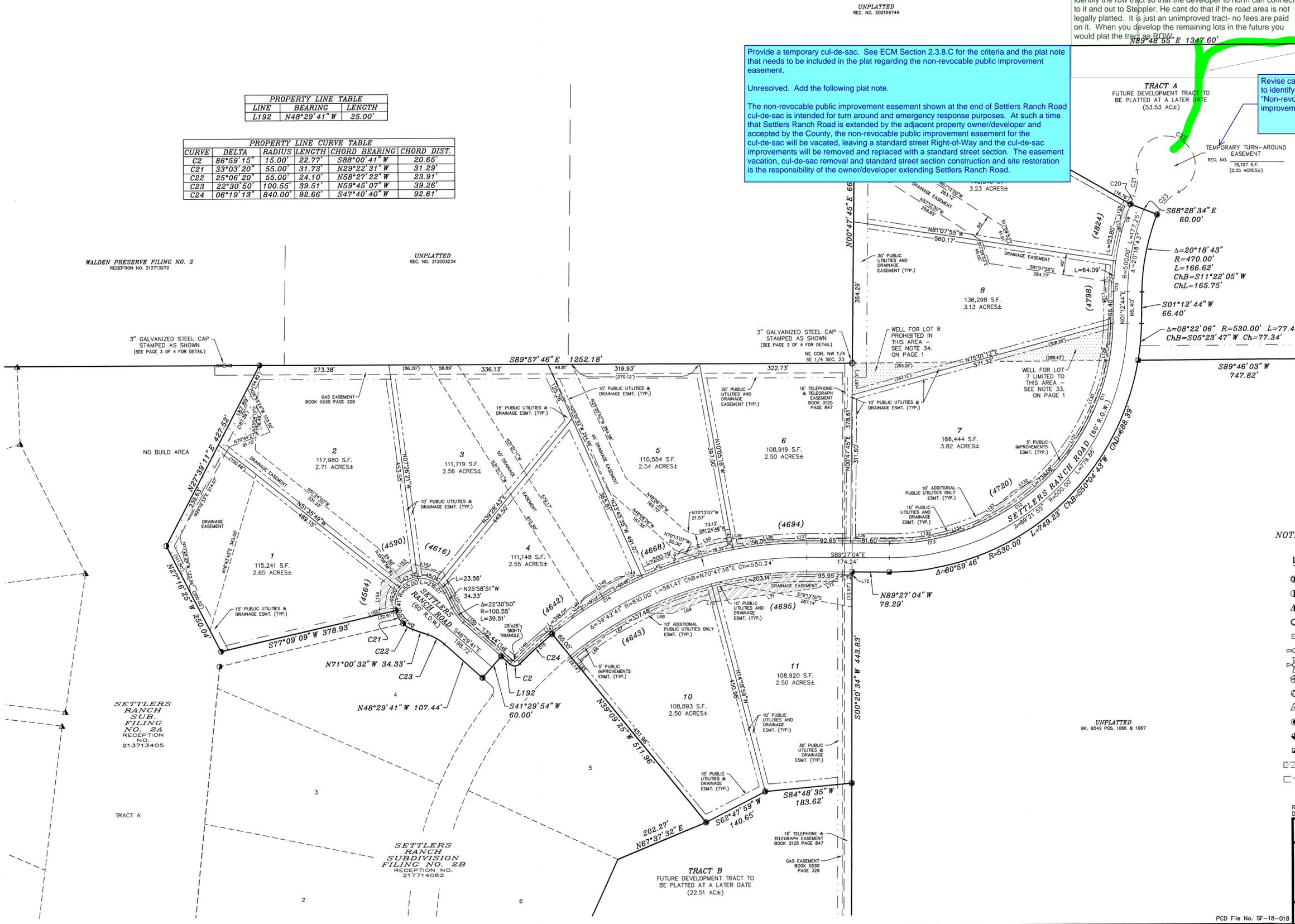
REVISION DATE: FEBRUARY 6, 2019 (PER COUNTY COMMENTS)
DATE OF PREPARATION: MAY 24, 2018

SETTLERS RANCH SUBDIVISION FILING NO. 2C
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RAMPART SURVEYS, LLC

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DRAWING: 18072FP2C.DWG PAGE 4 OF 4



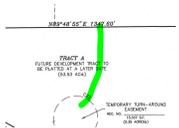
Markup Summary

dsdparsons (6)



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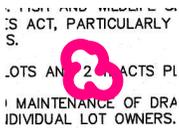
Identify the row tract so that the developer to north can connect to it and out to Stepler. He cant do that if the road area is not legally platted. It is just an unimproved tract- no fees are paid on it. When you develop the remaining lots in the future you would plat the tract as ROW.



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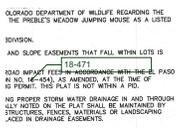


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Date: 4/18/2019 10:15:22 AM
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Add the future row tracts out to Stepler



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Date: 4/18/2019 10:16:05 AM
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18-471

Markup Summary

dsdparsons (6)

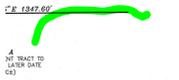


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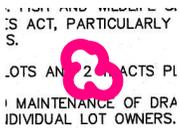
Identify the row tract so that the developer to north can connect to it and out to Stepler. He cant do that if the road area is not legally platted. It is just an unimproved tract- no fees are paid on it. When you develop the remaining lots in the future you would plat the tract as ROW.



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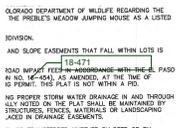


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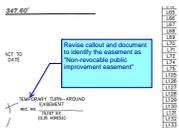
Add the future row tracts out to Stepler



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18-471

dsdlaforce (2)



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Date: 4/16/2019 3:33:27 PM
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Revise callout and document to identify the easement as "Non-revocable public improvement easement"



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Page Label: 4

Author: dsdlaforce

Date: 4/16/2019 3:36:12 PM

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Provide a temporary cul-de-sac. See ECM Section 2.3.8.C for the criteria and the plat note that needs to be included in the plat regarding the non-revocable public improvement easement.

Unresolved. Add the following plat note.

The non-revocable public improvement easement shown at the end of Settlers Ranch Road cul-de-sac is intended for turn around and emergency response purposes. At such a time that Settlers Ranch Road is extended by the adjacent property owner/developer and accepted by the County, the non-revocable public improvement easement for the cul-de-sac will be vacated, leaving a standard street Right-of-Way and the cul-de-sac improvements will be removed and replaced with a standard street section. The easement vacation, cul-de-sac removal and standard street section construction and site restoration is the responsibility of the owner/developer extending Settlers Ranch Road.