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

KNOW ALL MEN BY THESE PRESENTS:

THAT MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 NE1/4) AND A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 23, 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 N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC 23" AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE);

BEGINNING AT AN ANGLE POINT ON THE NORTHERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23; THENCE N00°47'45"E ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A, A DISTANCE OF 662.45 FEET; THENCE S60°12'24"E, A DISTANCE OF 668.36 FEET; THENCE S68°28'34"E, A DISTANCE OF 60.00 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°18'43", AN ARC LENGTH OF 166.62 FEET (THE LONG CHORD OF WHICH BEARS S11°22'05"W, A LONG CHORD DISTANCE OF 165.75 FEET); THENCE S01°12'44"W, A DISTANCE OF 66.40 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°22'06", AN ARC LENGTH OF 77.41 FEET (THE LONG CHORD OF WHICH BEARS S05°23'47"W, A LONG CHORD DISTANCE OF 77.34 FEET) TO A POINT ON THE EXTERIOR BOUNDARY OF SAID TRACT A, SAID POINT ALSO BEING AN ANGLE POINT ON THE NORTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 6542 AT PAGES 1066 & 1067 OF SAID COUNTY RECORDS; THENCE ALONG THAT LINE COMMON TO SAID TRACT A AND SAID TRACT OF LAND THE FOLLOWING THREE (3) COURSES; 1.) THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 80°59'46", AN ARC LENGTH OF 749.23 FEET (THE LONG CHORD OF WHICH BEARS S50°04'43"W, A LONG CHORD DISTANCE OF 688.39 FEET) TO A POINT OF TANGENCY; 2.) THENCE N89°27'04"W, A DISTANCE OF 78.29 FEET; 3.) THENCE S00°20'34"W, A DISTANCE OF 443.83 FEET; THENCE S84°48'35"W, A DISTANCE OF 183.62 FEET; THENCE S62°47'59"W, A DISTANCE OF 140.65 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE MOST EASTERLY CORNER OF LOT 5 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2B; THENCE ALONG THE WESTERLY LINE OF SAID TRACT A THE FOLLOWING NINE (9) COURSES; 1.) THENCE N39°09'25"W, A DISTANCE OF 511.96 FEET; 2.) THENCE ALONG THE ARC OF A 840.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 06°19'13", AN ARC LENGTH OF 92.66 FEET (THE LONG CHORD OF WHICH BEARS S47°40'40"W, A LONG CHORD DISTANCE OF 92.61 FEET); 3.) THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 86°59'15", AN ARC LENGTH OF 22.77 FEET (THE LONG CHORD OF WHICH BEARS S88°00'41"W, A LONG CHORD DISTANCE OF 20.65 FEET); 4.) THENCE N48°29'41"W, A DISTANCE OF 25.00 FEET; 5.) THENCE S41°29'54"W, A DISTANCE OF 60.00 FEET; 6.) THENCE N48°29'41"W, A DISTANCE OF 107.44 FEET; 7.) THENCE ALONG THE ARC OF A 100.55 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 22°30'50", AN ARC LENGTH OF 39.51 FEET (THE LONG CHORD OF WHICH BEARS N59°45'07"W, A LONG CHORD DISTANCE OF 39.26 FEET); 8.) THENCE N71°00'32"W, A DISTANCE OF 34.33 FEET; 9.) THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°06'20", AN ARC LENGTH OF 24.10 FEET (THE LONG CHORD OF WHICH BEARS N58°27'22"W, A LONG CHORD DISTANCE OF 23.91 FEET) TO AN ANGLE POINT ON THE NORTHERLY LINE OF LOT 4 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2B, SAID POINT ALSO BEING AN ANGLE POINT ON THE EASTERLY LINE OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2A, AS RECORDED UNDER RECEPTION NO. 213713405 OF SAID COUNTY RECORDS; THENCE ALONG THAT LINE COMMON TO TRACT A OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2B AND TRACT A OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2A THE FOLLOWING FOUR (4) COURSES; 1.) THENCE ALONG THE ARC OF A 55.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 33°03'20", AN ARC LENGTH OF 31.73 FEET (THE LONG CHORD OF WHICH BEARS N29°22'31"W, A LONG CHORD DISTANCE OF 31.29 FEET); 2.) THENCE S77°09'09"W, A DISTANCE OF 378.93 FEET; 3.) THENCE N27°16'25"W, A DISTANCE OF 250.04 FEET; 4.) THENCE N27°39'11"E, A DISTANCE OF 427.52 FEET TO THE NORTHERLY COMMON CORNER OF SAID TRACTS; THENCE S89°57'46"E ALONG THE NORTHERLY LINE OF TRACT A OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2B, A DISTANCE OF 1252.18 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 33.55 ACRES OF LAND, MORE OR LESS.

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C – TRACT A:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23 AND THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) 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 N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC 23" AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE);

COMMENCING AT AN ANGLE POINT ON THE NORTHERLY LINE OF SAID TRACT A, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23; THENCE N00°47'45"E ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A, A DISTANCE OF 662.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID TRACT A, THE FOLLOWING SIX (6) COURSES; 1.) THENCE N89°48'55"E, A DISTANCE OF 1347.60 FEET; 2.) THENCE N00°27'45"E, A DISTANCE OF 661.27 FEET; 3.) THENCE N89°48'42"E, A DISTANCE OF 1318.18 FEET; 4.) THENCE S00°49'57"W, A DISTANCE OF 1323.44 FEET; 5.) THENCE S89°50'36"W, A DISTANCE OF 1309.58 FEET; 6.) THENCE S89°46'03"W, A DISTANCE OF 747.82 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°22'06", AN ARC LENGTH OF 77.41 FEET (THE LONG CHORD OF WHICH BEARS N05°23'47"E, A LONG CHORD DISTANCE OF 77.34 FEET); THENCE N01°12'44"E, A DISTANCE OF 66.40 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°18'43", AN ARC LENGTH OF 166.62 FEET (THE LONG CHORD OF WHICH BEARS N11°22'05"E, A LONG CHORD DISTANCE OF 165.75 FEET); THENCE N68°28'34"W, A DISTANCE OF 60.00 FEET; THENCE N60°12'24"W, A DISTANCE OF 668.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 53.53 ACRES OF LAND, MORE OR LESS.

TO WIT: LEGAL DESCRIPTION: SETTLERS RANCH SUBDIVISION FILING NO. 2C – TRACT B:

A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, BEING A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 23, 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 N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC 23" AND THE CENTER ONE-QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE);

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WESTERLY LINE OF SAID TRACT A THE FOLLOWING FIFTEEN (15) COURSES; 1.) THENCE N00°03'29"W, A DISTANCE OF 50.70 FEET; 2.) THENCE N21°22'41"W, A DISTANCE OF 472.97 FEET; 3.) THENCE N29°56'44"E, A DISTANCE OF 50.82 FEET; 4.) THENCE S83°39'08"E, A DISTANCE OF 338.72 FEET; 5.) THENCE ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°35'12", AN ARC LENGTH OF 80.31 FEET (THE LONG CHORD OF WHICH BEARS N07°37'32"W, A LONG CHORD DISTANCE OF 80.22 FEET); 6.) THENCE N70°43'47"W, A DISTANCE OF 312.26 FEET; 7.) THENCE N23°52'09"W, A DISTANCE OF 159.43 FEET; 8.) THENCE N47°06'56"E, A DISTANCE OF 362.93 FEET; 9.) THENCE ALONG THE ARC OF A 420.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°21'07", AN ARC LENGTH OF 266.47 FEET (THE LONG CHORD OF WHICH BEARS N61°03'37"W, A LONG CHORD DISTANCE OF 262.03 FEET); 10.) THENCE N79°14'11"W, A DISTANCE OF 137.98 FEET; 11.) THENCE N10°45'59"E, A DISTANCE OF 60.00 FEET; 12.) THENCE S79°14'11"E, A DISTANCE OF 137.98 FEET; 13.) THENCE ALONG THE ARC OF A 480.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°52'45", AN ARC LENGTH OF 116.27 FEET (THE LONG CHORD OF WHICH BEARS S72°17'49"E, A LONG CHORD DISTANCE OF 115.99 FEET); 14.) THENCE N24°38'34"E, A DISTANCE OF 321.65 FEET; 15.) THENCE N67°37'32"E, A DISTANCE OF 202.27 FEET; THENCE N62°47'59"E, A DISTANCE OF 140.65 FEET; THENCE N84°48'35"E, A DISTANCE OF 183.62 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23; THENCE S00°20'34"W ALONG SAID EAST LINE, A DISTANCE OF 440.56 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S00°19'24"W ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SW1/4 SE1/4) OF SAID SECTION 23, A DISTANCE OF 1023.25 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 1781 AT PAGE 413 OF SAID COUNTY RECORDS; THENCE N89°59'26"W, A DISTANCE OF 199.91 FEET; THENCE S00°20'31"W, A DISTANCE OF 210.03 FEET TO THE NORTHEAST CORNER OF PARCEL 17A, AS RECORDED UNDER RECEPTION NO. 210041511 OF SAID COUNTY RECORDS; THENCE N90°00'00"W ALONG THAT LINE COMMON TO SAID PARCEL 17A AND SAID TRACT A, A DISTANCE OF 397.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 22.51 ACRES OF LAND, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNER AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF "SETTLERS RANCH SUBDIVISION FILING NO. 2C". ALL PUBLIC IMPROVEMENTS SO PLATTED ARE HEREBY DEDICATED TO PUBLIC USE AND SAID OWNER DOES HEREBY COVENANT AND AGREE THAT THE PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED TO EL PASO COUNTY STANDARDS AND THAT PROPERTY DRAINAGE AND EROSION CONTROL FOR SAME WILL BE PROVIDED AT SAID OWNER'S EXPENSE, ALL TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO. UPON ACCEPTANCE BY RESOLUTION, ALL PUBLIC IMPROVEMENTS SO DEDICATED WILL BECOME MATTERS OF MAINTENANCE BY EL PASO COUNTY, COLORADO. 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 SERVICES 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.

____

MARK W. DAVIS, MANAGING MEMBER
HODGEN SETTLERS RANCH, L.L.C.

STATE OF COLORADO } ss
COUNTY OF EL PASO }

ACKNOWLEDGED BEFORE ME THIS ______ DAY OF __________________________, 2018, BY MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: ____________________________________

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: ____________________________________

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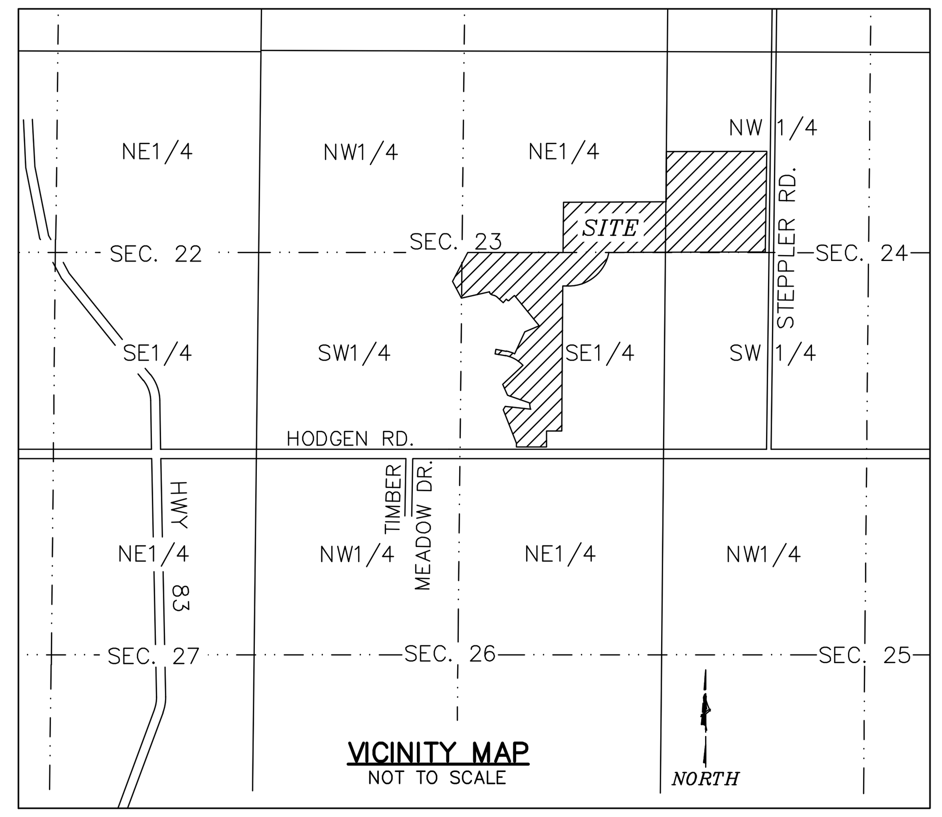


VICINITY MAP
NOT TO SCALE

COUNTY APPROVAL – BOCC:

APPROVAL IS GRANTED THIS _____ DAY OF ______________________________, 2018, A.D.

____

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

COUNTY APPROVAL – PCD:

APPROVAL IS GRANTED THIS _____ DAY OF ______________________________, 2018, A.D.

____

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

FEES:

DRAINAGE FEE: ________________________

BRIDGE FEE: ________________________

SCHOOL FEE: ________________________

PARK FEE: ________________________

FLOOD PLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0325 F (EFFECTIVE DATE: MARCH 17, 1997), THE SUBJECT PROPERTY LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A FIVE FOOT (5') PUBLIC IMPROVEMENTS EASEMENT, A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, AND AN ADDITIONAL TEN FOOT (10') PUBLIC UTILITY ONLY EASEMENT. ALL EXTERIOR BOUNDARY LINES ARE HEREBY PLATTED WITH A THIRTY FOOT (30') EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF ALL HEREIN DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

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 F. LLOYD — DATE
FOR AND ON BEHALF OF:
RAMPART SURVEYS, LLC
P.O. BOX 5101
WOODLAND PARK, CO 80866
(719) 687-0920

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.

RECORDING:

STATE OF COLORADO } ss
COUNTY OF EL PASO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _________ O'CLOCK ______.M., THIS _________ DAY OF __________________________, 2018, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER __________________________ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: ____________ BY: ________________________________
DEPUTY

NOTES:

1. ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QTR SE QTR SEC. 23" AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23, AND A 3" GALVANIZED STEEL CAP (ILLEGIBLE) AT THE CENTER ONE-QUARTER (C1/4) CORNER OF SAID SECTION 23.

2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON RAMPART SURVEYS RELIED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 570-F0609884-370-CSP, AMENDMENT NO. 2 (EFFECTIVE DATE: MAY 8, 2018 AT 7:00 A.M.), AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

   1. – 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

   8. THE PROPERTY IS SUBJECT TO RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS AS SET FORTH BELOW, WHICH PROVIDES THAT ALL SECTION LINES, TOWNSHIP LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE SEPARATING RANGES 65 WEST AND 66 WEST ARE DECLARED TO BE PUBLIC HIGHWAYS HAVING A WIDTH OF 60 FEET, BEING 30 FEET ON EACH SIDE OF SAID SECTION LINE, TOWNSHIP LINE OR RANGE LINES AS RECORDED OCTOBER 3, 1887 IN ROAD BOOK A AT PAGE 78.

   9. THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE DOUGLAS COUNTY SOIL CONSERVATION DISTRICT AS EVIDENCED BY CERTIFICATES RECORDED OCTOBER 10, 1960 AT RECEPTION NO. 169543 AND NOVEMBER 25, 1974 IN BOOK 2719 AT PAGE 740.

   10. THE PROPERTY IS SUBJECT TO MINERAL AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED JULY 6, 1978 IN BOOK 3058 AT PAGE 602, AND ANY AND ALL ASSIGNMENTS OR INTEREST THEREOF.

   11. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC RECORDED SEPTEMBER 11, 1978 IN BOOK 3083 AT PAGE 704.

   12. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED JANUARY 2, 1979 IN BOOK 3125 AT PAGE 847. (AS SHOWN ON PLAT, PAGE 2 AND PAGE 3 OF 4)

   13. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO PEOPLES NATURAL GAS COMPANY RECORDED JULY 11, 1988 IN BOOK 5530 AT PAGE 329. (AS SHOWN ON PLAT, PAGE 2 AND PAGE 3 OF 4)

   14. THE PROPERTY IS SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT AS EVIDENCED BY RESOLUTION RECORDED JULY 12, 2004 AT RECEPTION NO. 204115972 AND MAY 25, 2005 AT RECEPTION NO. 205075970.

   15. THE PROPERTY IS SUBJECT TO FINDING OF FACT, CONCLUSIONS OF LAW, RULING OF THE REFEREE AS CONTAINED IN DECREE RECORDED JANUARY 14, 2005 AT RECEPTION NO. 205007424. SPECIAL WARRANTY DEED RECORDED IN CONJUNCTION THEREWITH JANUARY 24, 2006 AT RECEPTION NO. 206010007.

   16. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AS CONTAINED IN RESOLUTION NO. 05-23 BY THE BOARD OF COUNTY COMMISSIONERS RECORDED MARCH 28, 2005 AT RECEPTION NO. 205042852.

   17. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AS CONTAINED IN SETTLERS RANCH SUBDIVISION PUD DEVELOPMENT GUIDELINES RECORDED MAY 17, 2005 AT RECEPTION NO. 205071101.

   18. THE PROPERTY IS SUBJECT TO NOTES, REGULATIONS, RESTRICTIONS AND OTHER MATTERS AS SHOWN OR SET FORTH ON THE PUD DEVELOPMENT PLAN FOR SETTLERS RANCH RECORDED MAY 17, 2005 AT RECEPTION NO. 205071102.

   19. THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010000.

   20. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE BYLAWS OF SETTLERS RANCH HOMEOWNERS ASSOCIATION RECORDED JANUARY 24, 2006 AT RECEPTION NO. 206010006.

   21. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052702. (DOES NOT AFFECT SUBJECT PROPERTY)

   22. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052703. (DOES NOT AFFECT SUBJECT PROPERTY)

   23. THE PROPERTY IS SUBJECT TO ANY RIGHTS, INTEREST OR EASEMENTS IN FAVOR OF THE UNITED STATES, THE STATE OF COLORADO OR THE PUBLIC, WHICH EXISTS OR ARE CLAIMED TO EXIST IN AND OVER THE PRESENT AND PAST BED, BANKS OR WATERS OF ANY CREEK OR STREAM OVER THE HEREIN DESCRIBED PARCEL.

   24. THE PROPERTY IS SUBJECT TO RIGHTS OF OTHERS IN AND TO THE PUBLIC RIGHT OF WAYS KNOWN AS HODGEN ROAD AND STEPPLER ROAD.

   25. THE PROPERTY IS SUBJECT TO A RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC., RECORDED MAY 4, 2010 AT RECEPTION NO. 210041512.

   26. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213140617.

   27. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 13-395 RECORDED NOVEMBER 27, 2013 AT RECEPTION NO. 213143070.

   28. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-159 RECORDED MARCH 6, 2014 AT RECEPTION NO. 214018537.

   29. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-115 RECORDED MARCH 10, 2015 AT RECEPTION NO. 215022556.

   30. THE PROPERTY IS SUBJECT TO EASEMENTS, NOTES AND NOTICES AS SET FORTH ON THE RECORDED PLAT OF SETTLERS RANCH SUBDIVISION NO. 2A RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213713405.

   31. THE PROPERTY IS SUBJECT TO MASTER PLAT SETTLERS RANCH SUBDIVISION NO. 2 RECORDED NOVEMBER 20, 2013 AT RECEPTION NO. 213140616.

   32. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-159 RECORDED MARCH 16, 2014 UNDER RECEPTION NO. 214018537.

   33. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-115 RECORDED MARCH 10, 2015 UNDER RECEPTION NO. 215022556.

   34. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 17-115 RECORDED APRIL 12, 2017 UNDER RECEPTION NO. 217041664.

   35. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS, EASEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY RECORDED MARCH 15, 2017 UNDER RECEPTION NO. 217029960. (NOT PLOTTABLE)

   36. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SUBDIVISION RECORDED DECEMBER 4, 2017 UNDER RECEPTION NO. 217714062.

   37. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED DECEMBER 4, 2017 UNDER RECEPTION NO. 217146309.

   38. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 18-68 RECORDED FEBRUARY 20, 2018 UNDER RECEPTION NO. 218019701.

a new SIA will be recorded with this plat- Please leave a blank in lieu of the old number.

3. ALL STRUCTURAL FOUNDATIONS SHALL BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER, CURRENTLY REGISTERED IN THE STATE OF COLORADO.

4. 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.

5. 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 PRIOR TO PERMIT APPROVAL.

6. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT, WATER RESOURCES REPORT, WILDFIRE MITIGATION REPORT, AND EROSION CONTROL REPORT.

Traffic Memorandum

Add "PCD File No. SF-18-018"

NOTES (CONT'D):

7. ALL DEVELOPMENT WITHIN SETTLERS RANCH SUBDIVISION FILING NO. 2C SHALL COMPLY WITH THE DEVELOPMENT GUIDE AS RECORDED AT RECEPTION NO. 205071101, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

8. THE ADDRESSES EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

9. SIGHT TRIANGLES (25' X 25' AT THE INTERIOR STREET INTERSECTIONS AND 50' X 50' AT THE SETTLERS RANCH ROAD AND STEPPLER ROAD INTERSECTION), SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.

10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY.

11. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE REGULATIONS.

12. THE OWNER, ITS SUCCESSORS AND ASSIGNS SHALL ADVISE THE HOME OWNERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL APPLICABLE REQUIREMENTS OF THE WATER COURT DECREE ENTERED IN CASE NO. 03CW50 (DIVISION) 2 AND CASE NO. 03CW241 (DIVISION) 1, AND THE COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR METERING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS.

13. THE OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY 89.6 ACRE FEET PER YEAR OF LARAMIE FOX HILLS AQUIFER AND 62.6 ACRE FEET PER YEAR TOTAL OF ARAPAHO AQUIFER WATER AS DECREED IN CASE NO. 03CW50 AND CASE NO. 03CW241 FOR USE IN THIS AUGMENTATION PLAN.

"Arapahoe"

14. WATER WITHDRAWALS AND WELLS ARE SUBJECT TO LIMITATIONS, RESTRICTIONS AND AUGMENTATION REQUIREMENTS AND RESPONSIBILITIES AS FOUND WITHIN THE COVENANTS FOR THIS SUBDIVISION RECORDED UNDER RECEPTION NO. 20601000, IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT DECREE RECORDED UNDER RECEPTION NO. 206010007.

15. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 205071102 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER, EL PASO COUNTY, COLORADO.

16. 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, THE HOME OWNERS ASSOCIATION, 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 NONRENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

17. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SETTLERS RANCH HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. 206010000 OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

18. AS SHOWN HEREON:
   – TRACT A AND TRACT B ARE FOR FUTURE DEVELOPMENT AND ARE TO BE PLATTED AT A LATER DATE.

19. THERE SHALL BE NO DIRECT LOT ACCESS TO HODGEN ROAD OR TO STEPPLER ROAD.

20. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

21. SEPTIC SYSTEMS ARE PROHIBITED FROM BEING LOCATED WITHIN DRAINAGE EASEMENTS OR NO-BUILD EASEMENTS.

22. BUILDING SETBACKS TO BE: FRONT YARD – 50', SIDE YARD – 25', AND REAR YARD – 50'.

23. MAXIMUM BUILDING HEIGHT: 30 FEET

24. 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 DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORP. OF ENGINEERS, THE U.S. FISH AND WILDLIFE SERVICE AND/ OR COLORADO DEPARTMENT OF WILDLIFE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE PREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

25. THERE ARE 11 LOTS AND 2 TRACTS PLATTED IN THIS SUBDIVISION.

26. OWNERSHIP AND MAINTENANCE OF DRAINAGE EASEMENTS AND SLOPE EASEMENTS THAT FALL WITHIN LOTS IS VESTED WITH THE INDIVIDUAL LOT OWNERS.

27. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 16-454), AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION. STATE TO BE PAID AT BUILDING PERMIT. THIS PLAT IS NOT WITHIN A PID.

28. 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. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.

29. 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 EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT / OWNER AND EL PASO COUNTY AS RECORDED UNDER RECEPTION NO. 213140617 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL. ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER. THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE DEVELOPMENT SERVICES DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH SAID SUBDIVISION IMPROVEMENTS AGREEMENT. THE PARTIAL RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY PLANNED PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT.

30. THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 12-382), AS AMENDED, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS.

Delete note 30 because note 27 states the same thing.

31. A COMPLETED U.S. ARMY CORPS OF ENGINEERS PERMIT SHALL BE PROVIDED TO THE EL PASO COUNTY PLANNING DEPARTMENT PRIOR TO PROJECT COMMENCEMENT IF GROUND-DISTURBING ACTIVITIES WOULD OCCUR IN WETLAND AREAS. ALTERNATIVELY, A LETTER FROM A QUALIFIED WETLAND SCIENTIST INDICATING WHY SUCH A PERMIT IS NOT REQUIRED FOR THIS PROJECT MAY BE ACCEPTABLE.

32. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE TRI-LAKES FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED THE 2003 IFC REQUIRING FIRE SPRINKLERS FOR COVERED STRUCTURES OVER 6,000 SQUARE FEET IN SIZE, AND OTHER FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE 2003 IFC.

33. THE WELL FOR LOT 7 IS LIMITED TO THE WELL AREA AS SHOWN ON LOT 7.

34. THE WELL FOR LOT 8 IS PROHIBITED FROM THE AREA AS SHOWN ON LOT 8.

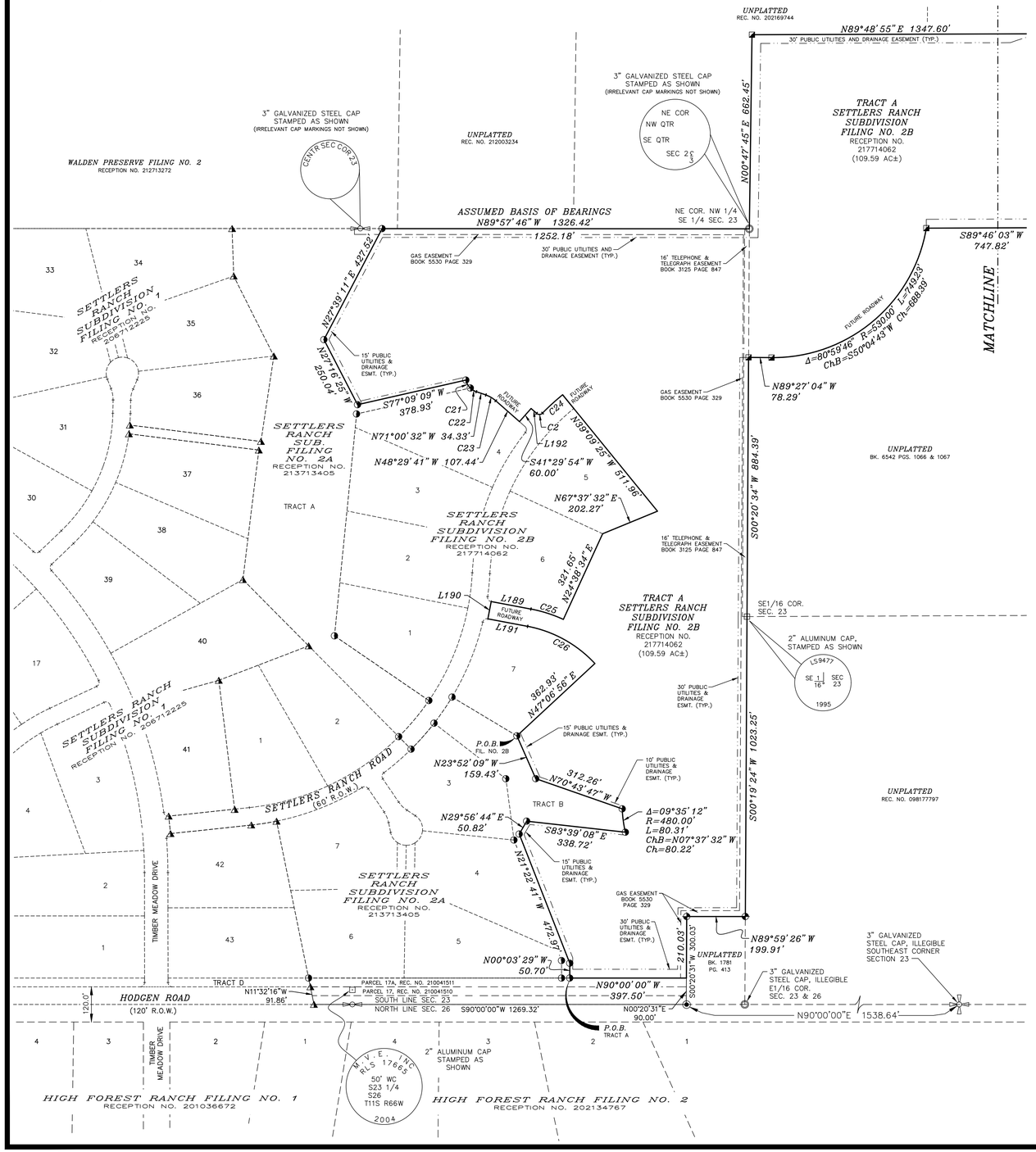
35. DUE TO THE POTENTIAL FOR HIGH SUBSURFACE MOISTURE DURING PERIODS OF HIGH WATER, IT IS RECOMMENDED THAT STRUCTURES ON LOTS IMMEDIATELY ADJACENT TO THE EMBANKMENT, INCLUDING LOTS 1 AND 2, CONTAIN PERIMETER DRAIN SYSTEMS TO HELP PREVENT THE INTRUSION OF WATER INTO AREAS BELOW GRADE.

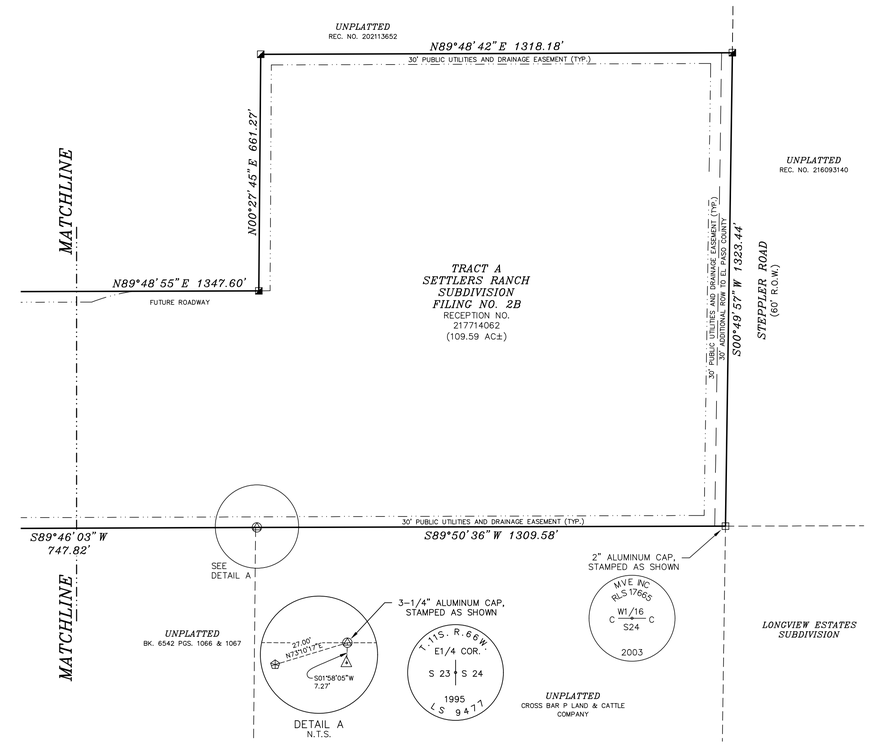
DATE OF PREPARATION: MAY 24, 2018

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: 18072 FIL 2C.DWG — PAGE 1 OF 4

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 3/8" 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'

NORTH

0' 200' 400'

SCALE: 1" = 200'

JOB NO.: 18072

MAY 24, 2018

AS PLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

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

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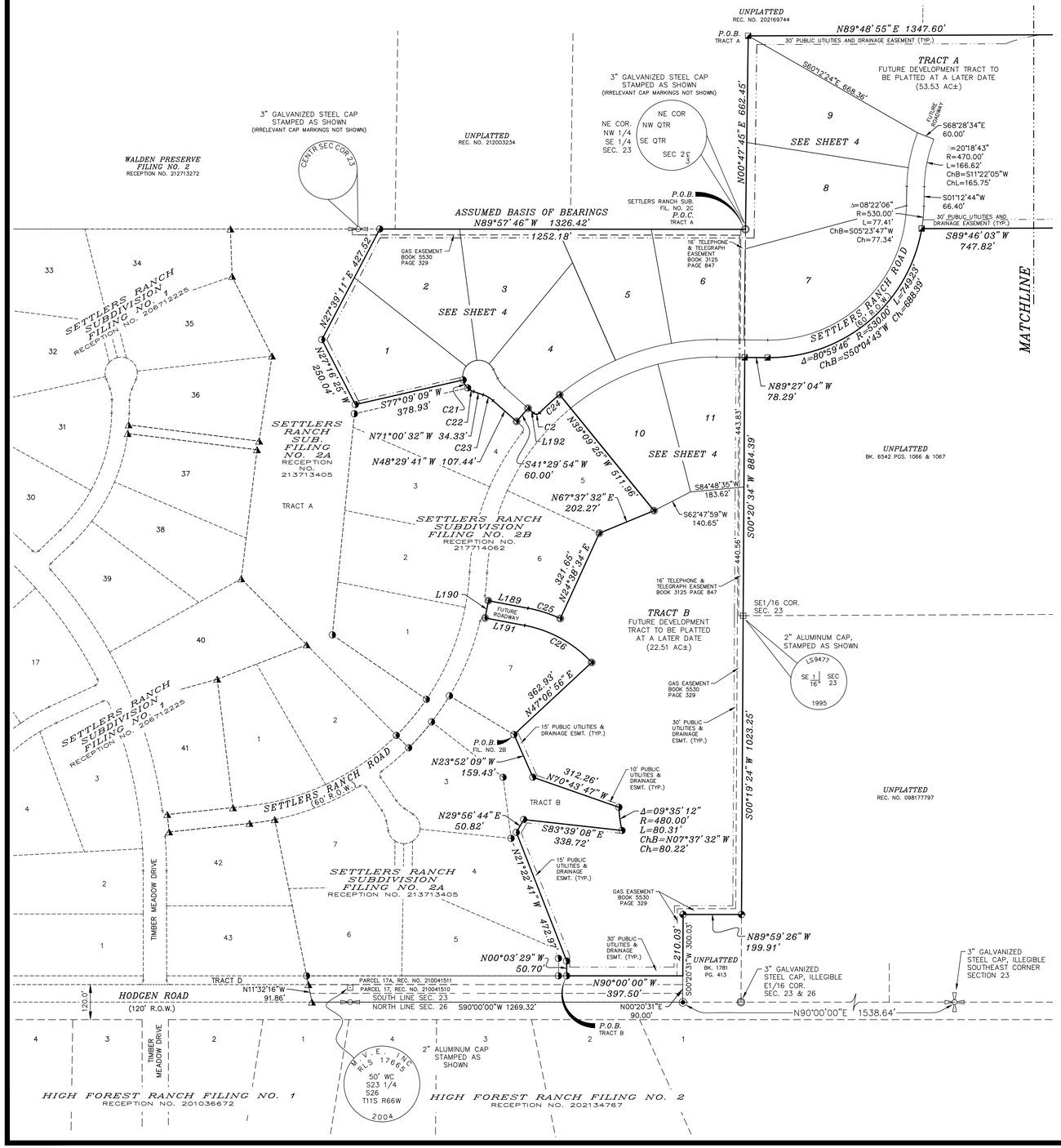
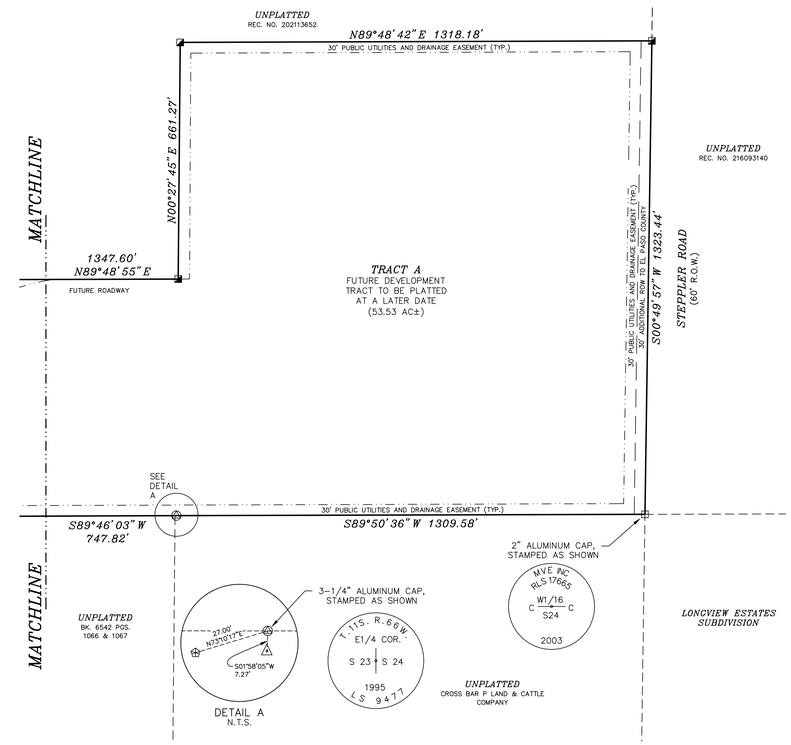
SETTLERS RANCH SUBDIVISION FILING NO. 2C

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"
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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'
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NORTH

0' 200' 400'

SCALE: 1" = 200'

JOB NO.: 18072

MAY 24, 2018

AS REPLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

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

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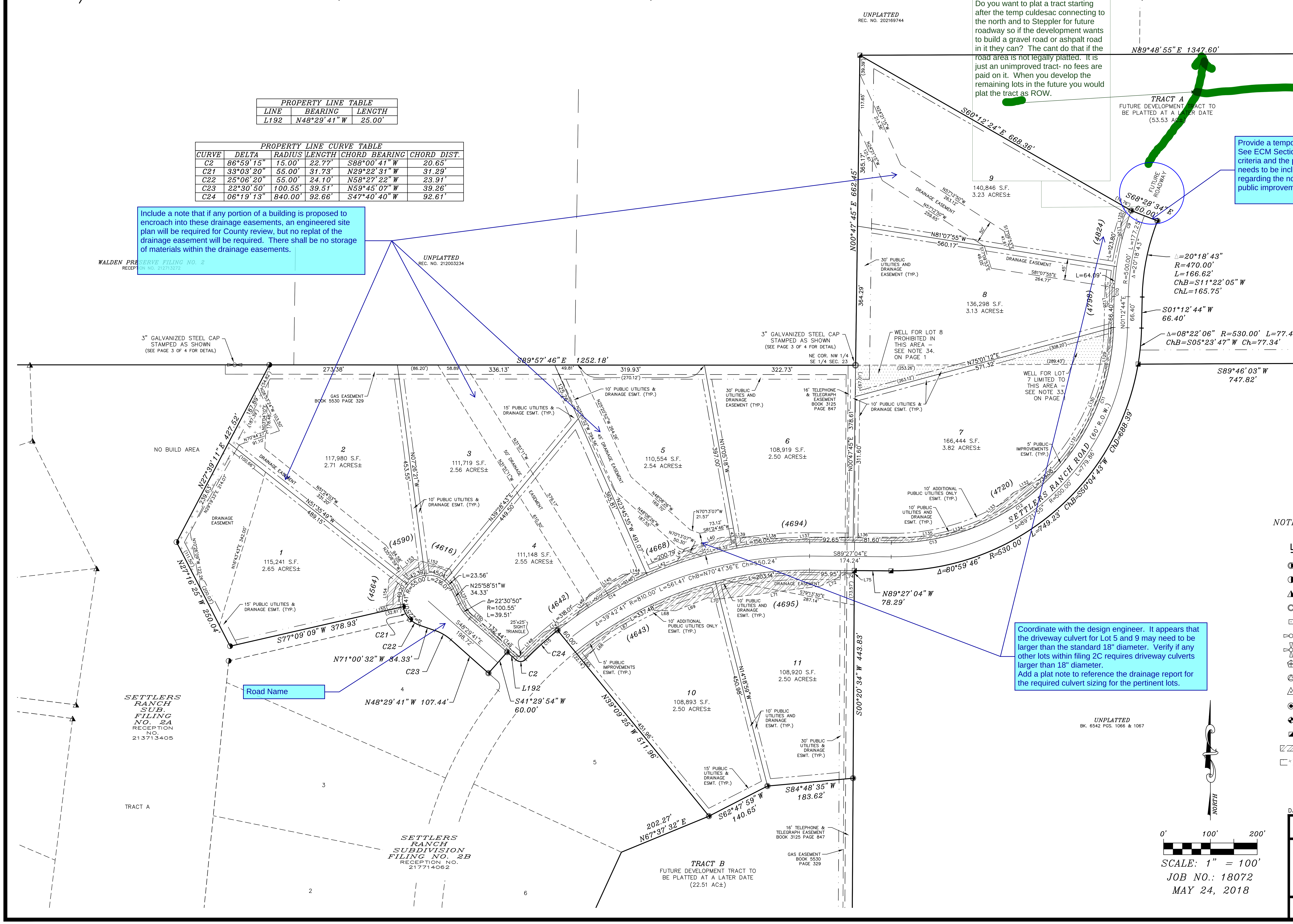
SETTLERS RANCH SUBDIVISION FILING NO. 2C

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



Do you want to plat a tract starting after the temp culdesac connecting to the north and to Steppler for future roadway so if the development wants to build a gravel road or ashpalt road in it they can? The 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.

Include a note that if any portion of a building is proposed to encroach into these drainage easements, an engineered site plan will be required for County review, but no replat of the drainage easement will be required. There shall be no storage of materials within the drainage easements.

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.

Road Name

Coordinate with the design engineer. It appears that the driveway culvert for Lot 5 and 9 may need to be larger than the standard 18" diameter. Verify if any other lots within filing 2C requires driveway culverts larger than 18" diameter.
Add a plat note to reference the drainage report for the required culvert sizing for the pertinent lots.

PROPERTY LINE TABLE

LINE	BEARING	LENGTH
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'
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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	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°26'32"E	26.51'
L71	N82°43'26"E	215.65'
L72	N64°34'29"E	60.86'
L74	N89°29'02"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	20.02'
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°01'01"W	114.80'
L134	S76°47'12"W	61.14'
L135	S85°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°56'20"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'

SLOPE EASEMENT CURVE TABLE

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°42'27"	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	08°10'40"	840.00'	119.89'	S48°36'24"W	119.79'

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 2696
- 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"
- SLOPE EASEMENT AREA
- NO BUILD AREA

0' 100' 200'
SCALE: 1" = 100'
JOB NO.: 18072
MAY 24, 2018

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
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