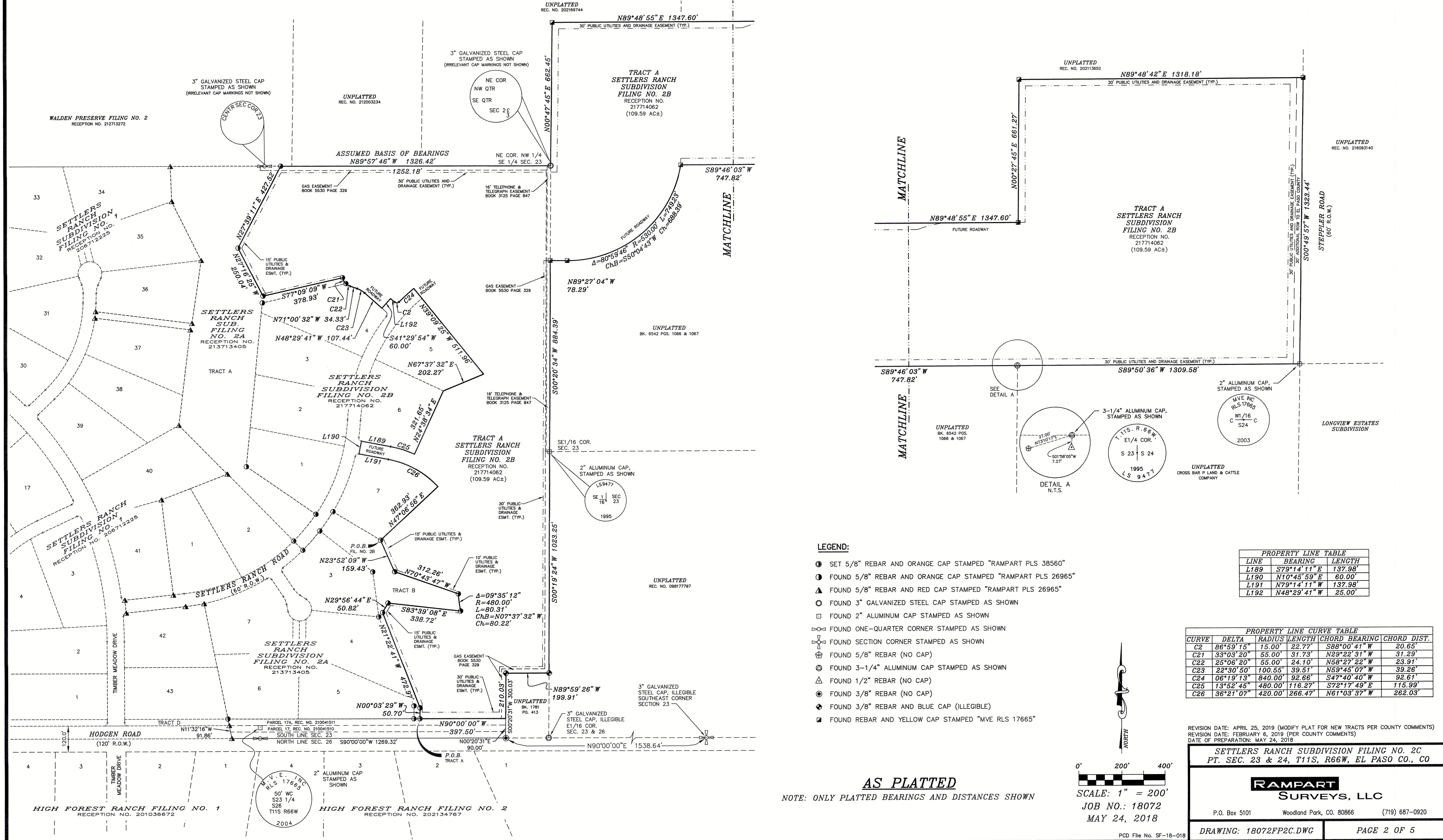


SETTLERS RANCH SUBDIVISION FILING NO. 2C

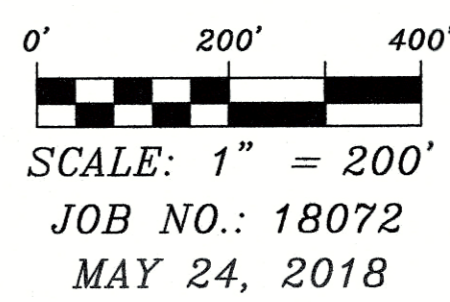
A REPLAT OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, LOCATED IN A PORTION OF THE S1/2 OF THE SE1/4 OF THE NE1/4 & A PORTION OF THE S1/2 OF SECTION 23, & THE SW1/4 OF THE NW1/4 OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- ① SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - ② FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - ③ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
 - ④ FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
 - ⑤ FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
 - ⑥ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
 - ⑦ FOUND SECTION CORNER STAMPED AS SHOWN
 - ⑧ FOUND 5/8" REBAR (NO CAP)
 - ⑨ FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
 - ⑩ FOUND 1/2" REBAR (NO CAP)
 - ⑪ FOUND 3/8" REBAR (NO CAP)
 - ⑫ FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
 - ⑬ FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"

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'

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'



AS PLATTED
NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

REVISION DATE: APRIL 25, 2019 (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

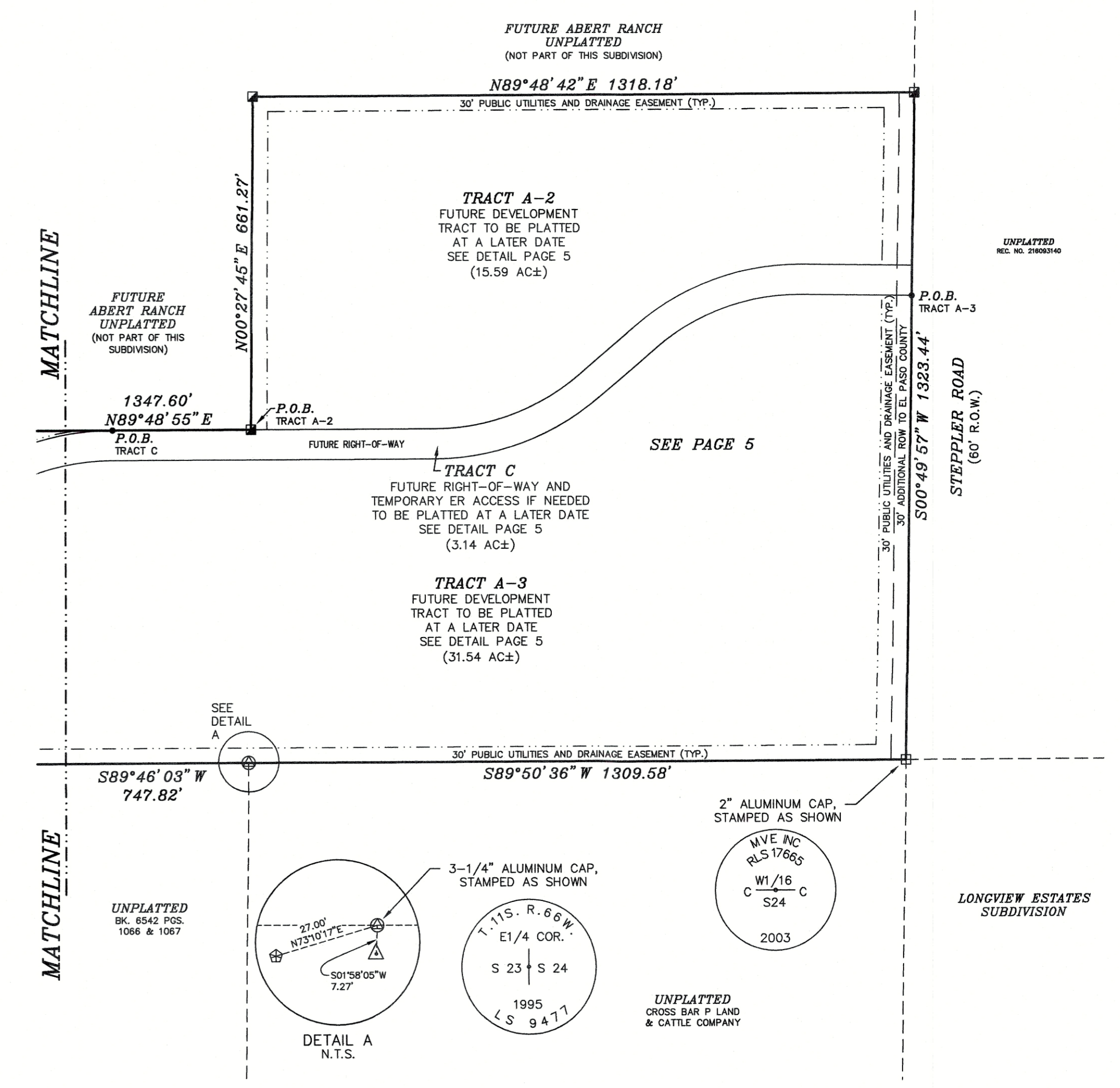
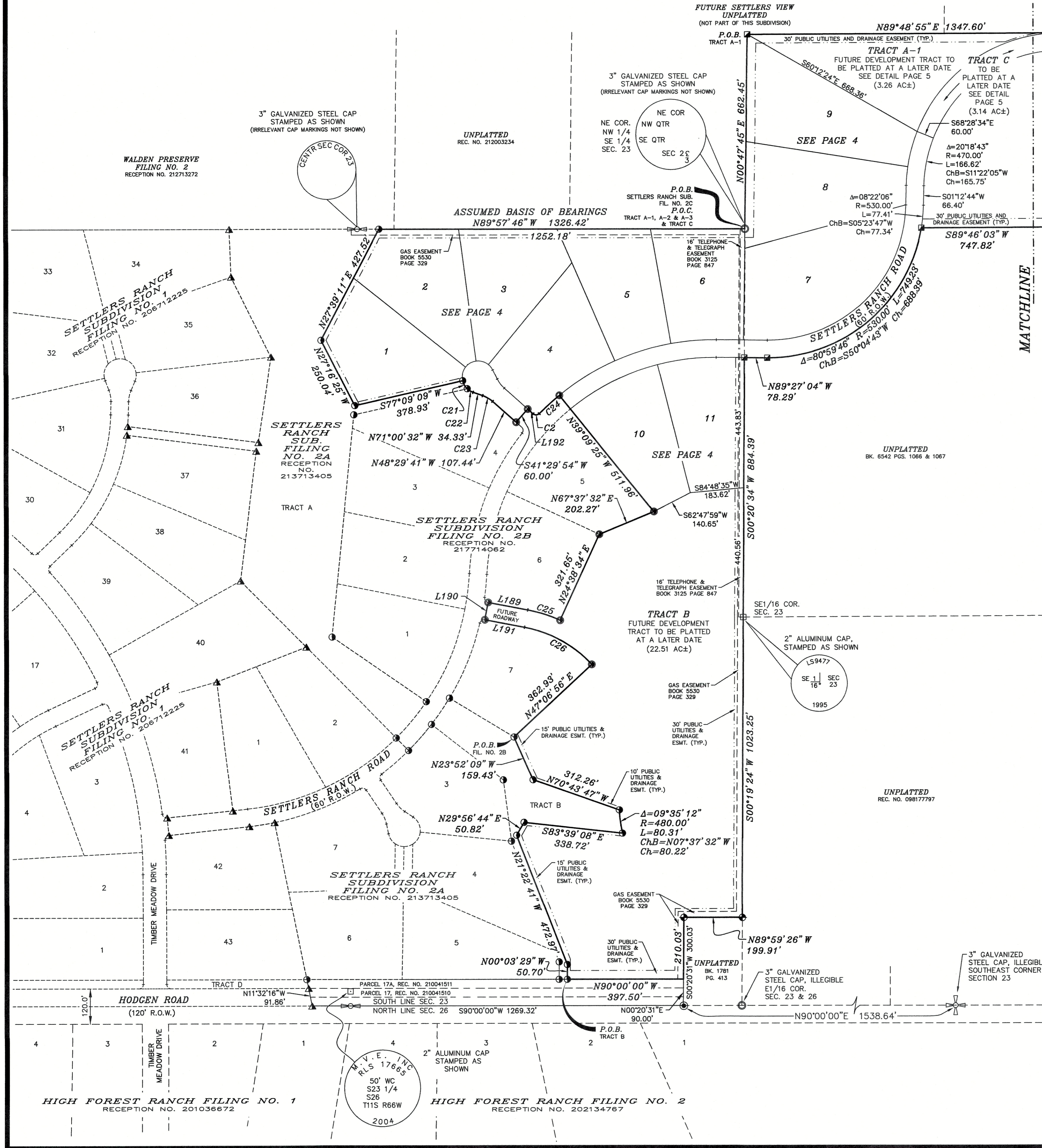
RAMPART SURVEYS, LLC
 P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 18072FP2C.DWG PAGE 2 OF 5

R:\COPY\1818072.dwg(18072FP2C - Rev. A.dwg, 5/25/2019 3:14 PM, JF, Dwg) 1/20/20

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



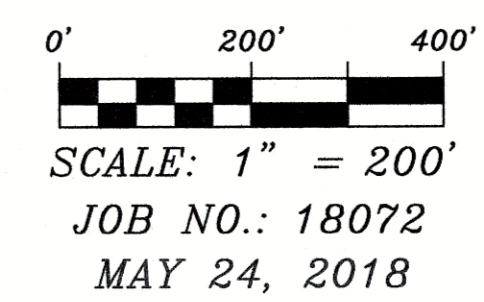
- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
 - FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
 - FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
 - ⊠ FOUND ONE-QUARTER 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 "MVE RLS 17665"

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'

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°17'43"E	115.99'
C26	36°21'07"	420.00'	266.47'	N61°03'37"W	262.03'

REVISION DATE: MAY 28, 2019 (PER COUNTY COMMENTS)
 REVISION DATE: APRIL 25, 2019 (MODIFY PLAT FOR NEW TRACTS PER COUNTY COMMENTS)
 REVISION DATE: FEBRUARY 6, 2019 (PER COUNTY COMMENTS)
 DATE OF PREPARATION: MAY 24, 2018

AS REPLATTED
 NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN



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 5

R:\DWG\18072FP2C.DWG - Rev A.dwg, 5/26/2019 3:11:35 PM, HP, Dwgname: 18072FP2C

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'	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'	

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°30'18"W	40.02'
L138	N85°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'

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	18.01'	
C11	38°10'50"	470.00'	313.20'	S20°18'09"W	307.43'	
C12	28°42'27"	470.00'	219.08'	S53°38'18"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'	

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°23'33"	62.00'	273.12'	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 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 "MVE RLS 17665"
- ▨ SLOPE EASEMENT AREA
- NO BUILD AREA

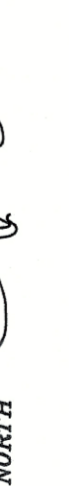
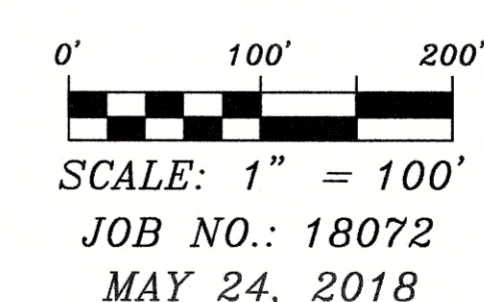
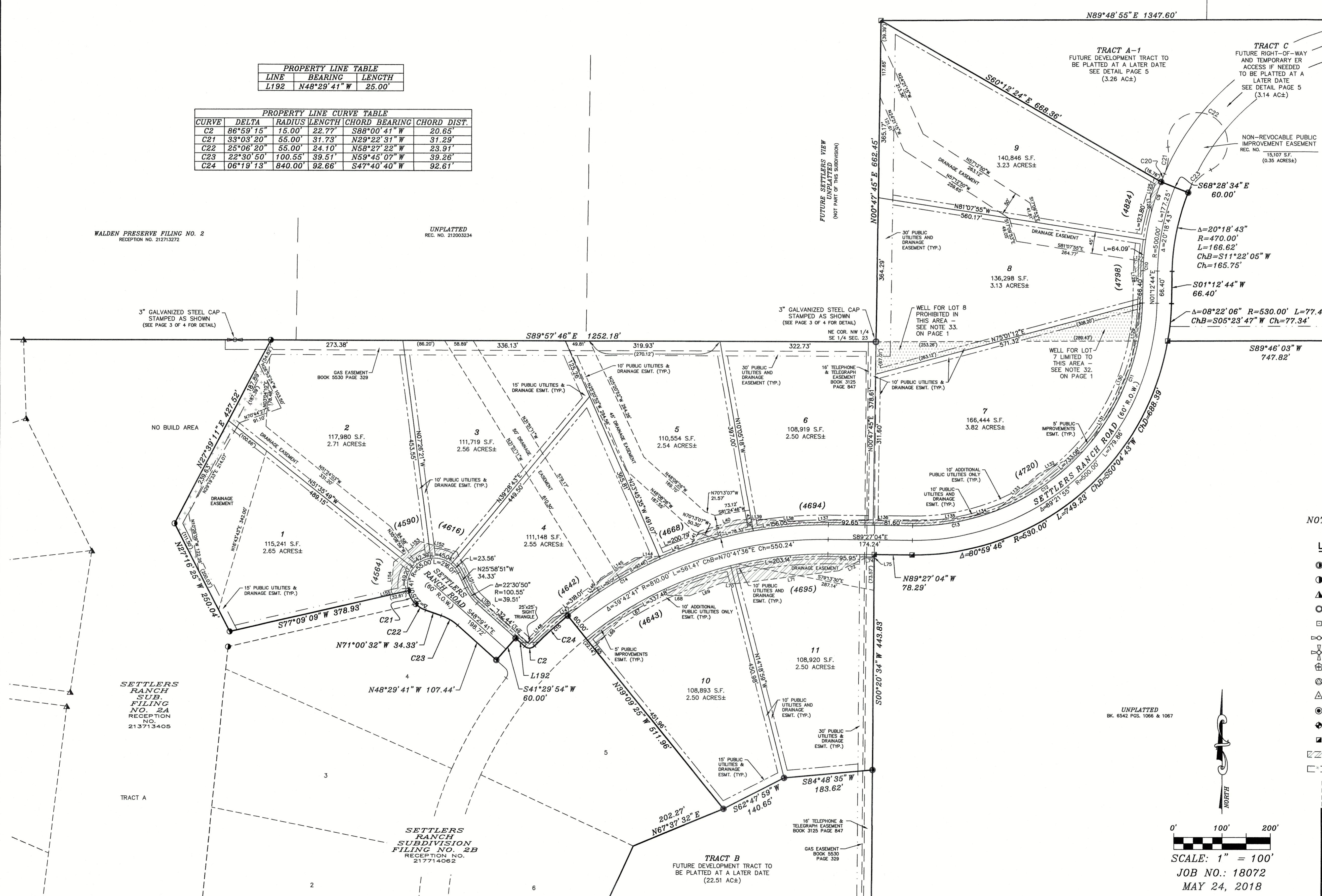
REVISION DATE: MAY 28, 2019 (PER COUNTY COMMENTS)
 REVISION DATE: APRIL 25, 2019 (MODIFY PLAT FOR NEW TRACTS PER COUNTY COMMENTS)
 REVISION DATE: FEBRUARY 6, 2019 (PER COUNTY COMMENTS)
 DATE OF PREPARATION: MAY 24, 2018

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

RAMPART SURVEYS, LLC

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

DRAWING: 18072FP2C.DWG PAGE 4 OF 5



P:\DWG\18072\18072FP2C.dwg - Rev A.dwg, 5/20/2018 3:11:08 PM, HP DWGWRITE 180808

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

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. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23 AND THE SOUTHWEST 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 NORTHWEST 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 NORTHWEST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23; THENCE 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 N89°48'55"E, A DISTANCE OF 1071.36 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 80°59'46", AN ARC LENGTH OF 631.71 FEET (THE LONG CHORD OF WHICH BEARS S55°40'11"W, A LONG CHORD DISTANCE OF 594.98 FEET); THENCE N60°12'24"W, A DISTANCE OF 668.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.26 ACRES OF LAND, MORE OR LESS.

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. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23 AND THE SOUTHWEST 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 NORTHWEST 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 NORTHWEST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A, A DISTANCE OF 1071.36 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE N89°48'55"E, A DISTANCE OF 644.24 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°32'53", AN ARC LENGTH OF 311.39 FEET (THE LONG CHORD OF WHICH BEARS N89°32'29"E, A LONG CHORD DISTANCE OF 304.93 FEET); THENCE N49°16'02"E, A DISTANCE OF 148.50 FEET; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°33'55", AN ARC LENGTH OF 382.73 FEET (THE LONG CHORD OF WHICH BEARS N70°03'00"E, A LONG CHORD DISTANCE OF 354.82 FEET); THENCE S89°10'03"E, A DISTANCE OF 218.80 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT A; THENCE S00°49'57"W, ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 60.00 FEET; THENCE N89°10'03"W, A DISTANCE OF 218.80 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°33'55", AN ARC LENGTH OF 319.20 FEET (THE LONG CHORD OF WHICH BEARS S70°03'00"W, A LONG CHORD DISTANCE OF 312.25 FEET); THENCE S49°16'02"W, A DISTANCE OF 148.50 FEET; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 40°32'53", AN ARC LENGTH OF 353.85 FEET (THE LONG CHORD OF WHICH BEARS S89°32'29"W, A LONG CHORD DISTANCE OF 346.51 FEET); THENCE S89°48'55"W, A DISTANCE OF 644.24 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 68°17'29", AN ARC LENGTH OF 560.20 FEET (THE LONG CHORD OF WHICH BEARS S55°40'11"W, A LONG CHORD DISTANCE OF 527.62 FEET); THENCE N68°28'34"W, A DISTANCE OF 60.00 FEET; THENCE ALONG THE ARC OF A 530.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°17'29", AN ARC LENGTH OF 631.71 FEET (THE LONG CHORD OF WHICH BEARS N55°40'11"E, A LONG CHORD DISTANCE OF 594.98 FEET) TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.14 ACRES OF LAND, MORE OR LESS.

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. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE NORTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (N1/2 SW1/4 NW1/4) OF SECTION 24, 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 NORTHWEST ONE-QUARTER (NW1/4 SE1/4) OF SECTION 23 OF SAID TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., 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 NORTHWEST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A, A DISTANCE OF 1347.60 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINES OF SAID TRACT A, THE FOLLOWING THREE (3) COURSES: 1.) THENCE N00°27'45"E, A DISTANCE OF 661.27 FEET; 2.) THENCE N89°48'42"E, A DISTANCE OF 1318.18 FEET; 3.) THENCE S00°49'57"W, A DISTANCE OF 343.06 FEET; THENCE N89°10'03"W, A DISTANCE OF 218.80 FEET; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 41°33'55", AN ARC LENGTH OF 362.73 FEET (THE LONG CHORD OF WHICH BEARS S70°03'00"W, A LONG CHORD DISTANCE OF 354.82 FEET); THENCE S49°16'02"W, A DISTANCE OF 148.50 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 40°32'53", AN ARC LENGTH OF 311.39 FEET (THE LONG CHORD OF WHICH BEARS S89°32'29"W, A LONG CHORD DISTANCE OF 304.93 FEET); THENCE S89°48'55"W, A DISTANCE OF 368.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 15.59 ACRES OF LAND, MORE OR LESS.

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

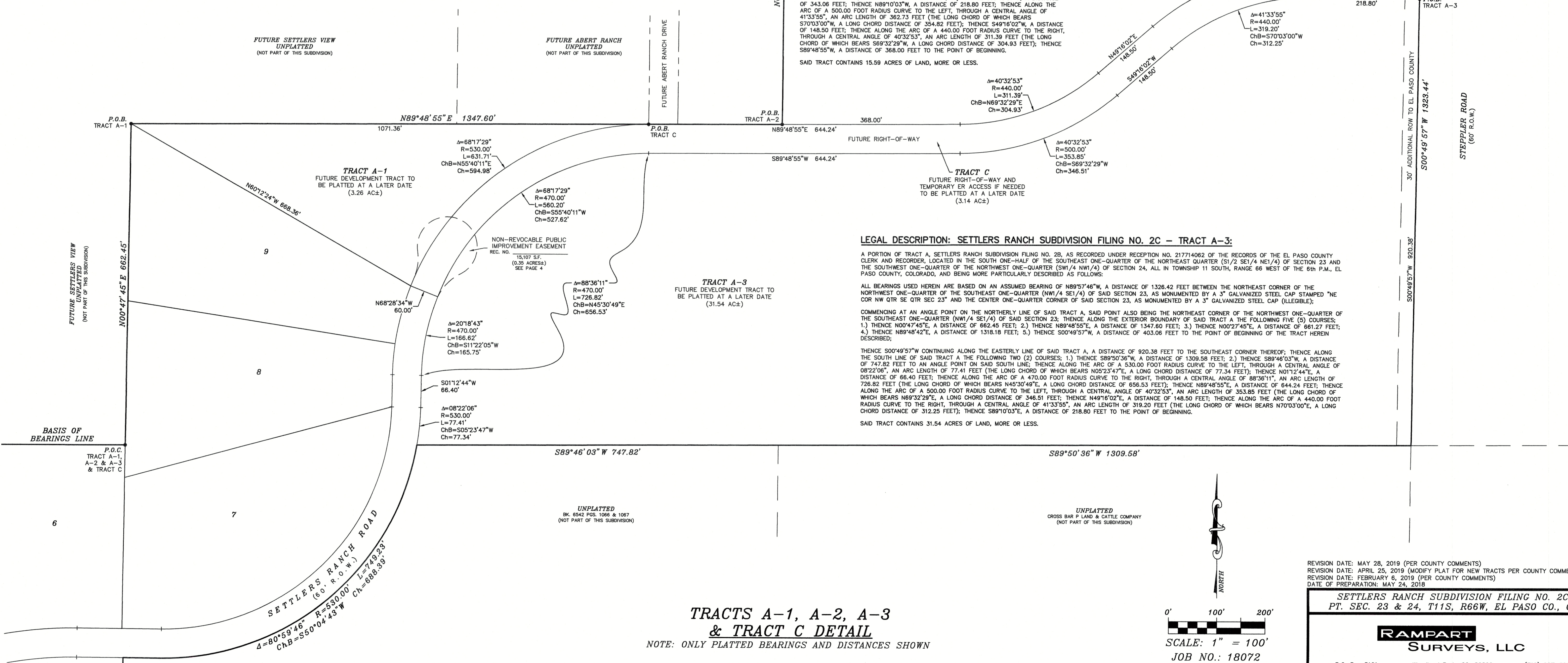
A PORTION OF TRACT A, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23 AND THE SOUTHWEST 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 NORTHWEST 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 NORTHWEST ONE-QUARTER (NW1/4 SE1/4) OF SAID SECTION 23; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT A, A DISTANCE OF 1347.60 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

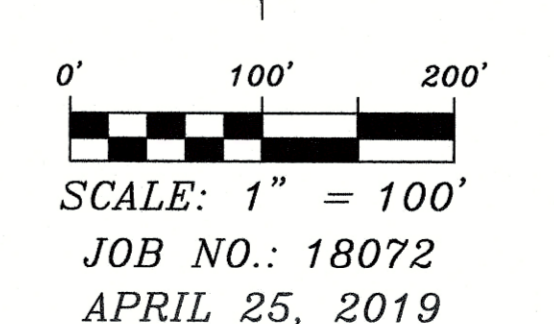
THENCE S00°49'57"W, CONTINUING ALONG THE EASTERLY LINE OF SAID TRACT A, A DISTANCE OF 920.38 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID TRACT A, A DISTANCE OF 1309.58 FEET; THENCE S89°50'36"W, A DISTANCE OF 1309.58 FEET; THENCE S89°46'03"W, A DISTANCE OF 747.82 FEET TO AN ANGLE POINT ON SAID SOUTH LINE; 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 88°36'11", AN ARC LENGTH OF 728.82 FEET (THE LONG CHORD OF WHICH BEARS N45°30'49"E, A LONG CHORD DISTANCE OF 656.53 FEET); THENCE N89°48'55"E, A DISTANCE OF 644.24 FEET; THENCE ALONG THE ARC OF A 500.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 40°32'53", AN ARC LENGTH OF 353.85 FEET (THE LONG CHORD OF WHICH BEARS N89°32'29"E, A LONG CHORD DISTANCE OF 346.51 FEET); THENCE N49°16'02"E, A DISTANCE OF 148.50 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 41°33'55", AN ARC LENGTH OF 319.20 FEET (THE LONG CHORD OF WHICH BEARS N70°03'00"E, A LONG CHORD DISTANCE OF 312.25 FEET); THENCE S89°10'03"E, A DISTANCE OF 218.80 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 31.54 ACRES OF LAND, MORE OR LESS.



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

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN



REVISION DATE: MAY 28, 2019 (PER COUNTY COMMENTS)
 REVISION DATE: APRIL 25, 2019 (MODIFY PLAT FOR NEW TRACTS PER COUNTY COMMENTS)
 REVISION DATE: FEBRUARY 6, 2019 (PER COUNTY COMMENTS)
 DATE OF PREPARATION: MAY 24, 2019

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

R:\01\1818072\Fig1.dwg - 18072FP2C - Rev A.dwg, 5/20/2019 10:50:06 AM, HP, Dwgplot1300.dwg