

REZONE MAP

TRACTS A-1, A-2, A-3 AND TRACT C SETTLERS RANCH SUBDIVISION FILING NO. 2C, 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:

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

TRACTS A-1, A-2, A-3 AND TRACT C, SETTLERS RANCH SUBDIVISION FILING NO. 2C, AS RECORDED UNDER RECEPTION NO. 22014487 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDED, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER (S1/2 SE1/4 NE1/4) OF SECTION 23, TOGETHER WITH THE SOUTHWEST QUARTER OF THE NORTHWEST 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 ASSAID BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "THE CORNER QUARTER SE QUARTER SEC 23" AND THE CENTER QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLUSTR.);

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NE1/4) OF SAID SECTION 23; THENCE N02°47'45"E ALONG THE WEST LINE OF SAID S1/2 SE1/4 NE1/4, A DISTANCE OF 662.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREBY DESCRIBED;

THENCE N89°57'46"W ALONG THE NORTH LINE OF SAID S1/2 SE1/4 NE1/4, A DISTANCE OF 1347.60 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE WESTERN LINE OF SAID SW1/4 NE1/4; THENCE ALONG THE WESTERN, NORTHERLY AND SOUTHERLY LINES OF SAID SW1/4 NE1/4 THE FOLLOWING FOUR (4) COURSES: 1.) THENCE N02°27'42"E, A DISTANCE OF 661.27 FEET; 2.) THENCE N89°48'42"E, A DISTANCE OF 1318.18 FEET; 3.) THENCE S00°49'39"W, A DISTANCE OF 1333.44 FEET; 4.) THENCE S89°57'46"W, A DISTANCE OF 1308.58 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID S1/2 SE1/4 NE1/4; THENCE S89°57'46"W ALONG THE SOUTH LINE OF SAID S1/2 SE1/4 NE1/4, A DISTANCE OF 742.82 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SETTLERS RANCH ROAD AS RECORDED UNDER SETTLERS RANCH SUBDIVISION FILING NO. 2C; THENCE NORTHERLY ALONG SAID EASTERN RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1.) ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°22'04", AN ARC LENGTH OF 71.61 FEET (THE LONG CHORD OF WHICH BEARS N02°27'42"E, A DISTANCE OF 73.24 FEET); 2.) THENCE N01°12'44"E, A DISTANCE OF 66.40 FEET; 3.) THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 201°18'43", AN ARC LENGTH OF 184.82 FEET (THE LONG CHORD OF WHICH BEARS N11°22'06"E, A DISTANCE OF 165.75 FEET); THENCE N89°57'46"W A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF LOT 9 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C; THENCE N01°12'44"E ALONG THE NORTHERLY LINE OF SAID LOT 9, ALSO BEING THE SOUTHERLY LINE OF THE DESCRIBED TRACT OF LAND A DISTANCE 66.36 FEET TO THE POINT OF BEGINNING.

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

SUBDIVISION/OWNER:

MARK W. DAVIS
HODGEN SETTLERS RANCH L.L.C.
P.O. BOX 5101
WOODLAND PARK, CO 80866
MONUMENT: CO 80132

APPLICANT:

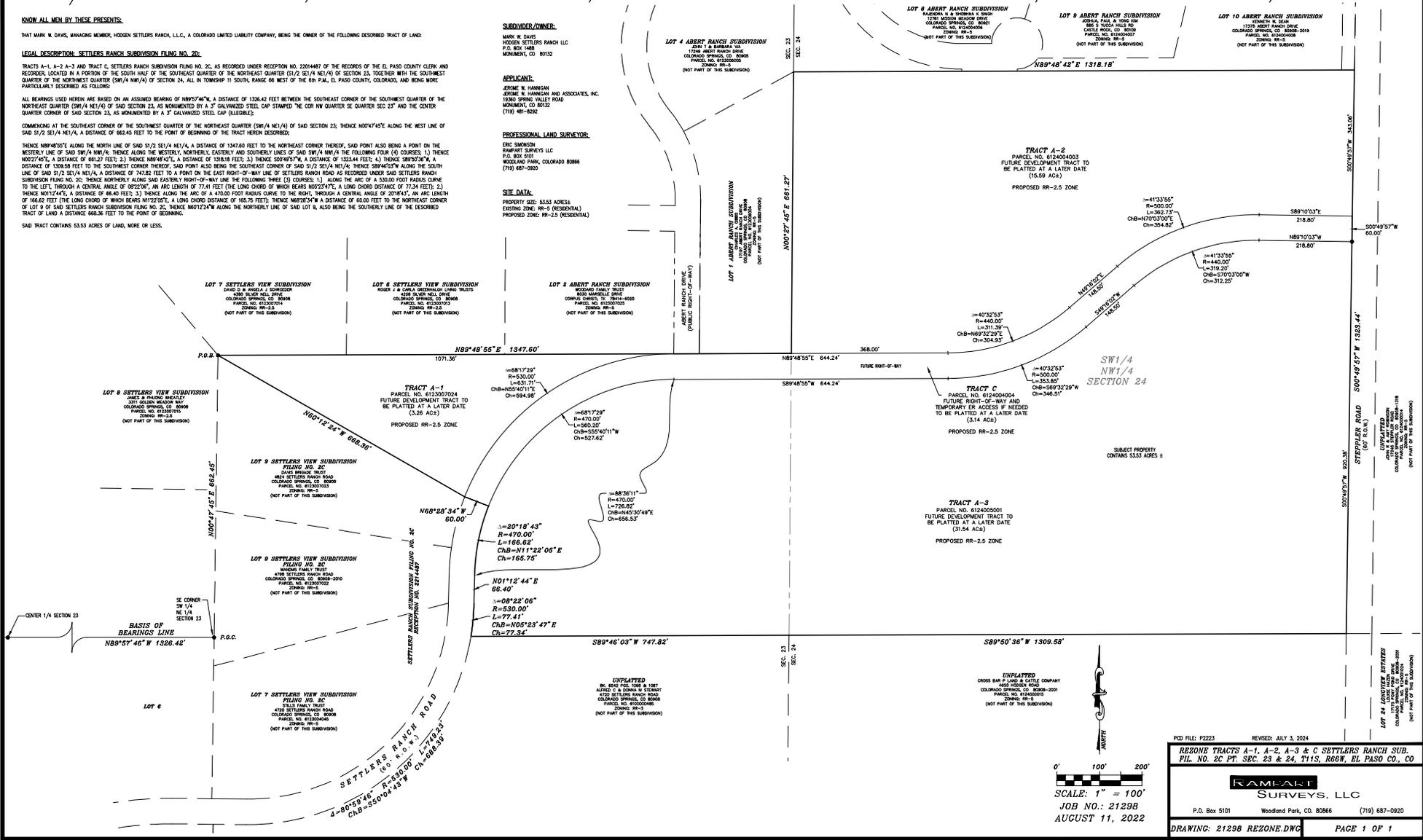
ERIKME W. HANSHAW
ERIKME W. HANSHAW AND ASSOCIATES, INC.
13362 SPRING VALLEY ROAD
MONUMENT, CO 80132
(719) 481-8252

PROFESSIONAL LAND SURVEYOR:

ERIC SIMPSON
SIMPSON SURVEYS L.L.C.
P.O. BOX 5101
WOODLAND PARK, COLORADO 80866
(719) 481-9200

SITE DATA:

PROPERTY SIZE: 53.53 ACRES
EXISTING ZONE: RR-5 (RESIDENTIAL)
PROPOSED ZONE: RR-2.5 (RESIDENTIAL)



PFD FILE: P2223 REVISED: JULY 3, 2024

REZONE TRACTS A-1, A-2, A-3 & C SETTLERS RANCH SUB. FILING NO. 2C PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

RAMEART SURVEYS, L.L.C.

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

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