

# 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 RECORDER, LOCATED IN A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST 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 ASSUMED BEARING OF N89°57'46"W, A DISTANCE OF 1326.42 FEET BETWEEN THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP STAMPED "NE COR NW QUARTER SE QUARTER SEC 23" AND THE CENTER QUARTER CORNER OF SAID SECTION 23, AS MONUMENTED BY A 3" GALVANIZED STEEL CAP (ILLEGIBLE);

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (SW1/4 NE1/4) OF SAID SECTION 23; THENCE N00°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 HEREIN DESCRIBED;

THENCE N89°48'55"E 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 WESTERLY LINE OF SAID SW1/4 NW1/4; THENCE ALONG THE WESTERLY, NORTHERLY, EASTERLY AND SOUTHERLY LINES OF SAID SW1/4 NW1/4 THE FOLLOWING FOUR (4) 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 1323.44 FEET; 4.) THENCE S89°50'36"W, A DISTANCE OF 1309.58 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID S1/2 SE1/4 NE1/4; THENCE S89°46'03"W ALONG THE SOUTH LINE OF SAID S1/2 SE1/4 NE1/4, A DISTANCE OF 747.82 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SETTLERS RANCH ROAD AS RECORDED UNDER SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; 1.) 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); 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 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 TO THE NORTHEAST CORNER OF LOT 9 OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C; THENCE N60°12'24"W ALONG THE NORTHERLY LINE OF SAID LOT 9, ALSO BEING THE SOUTHERLY LINE OF THE DESCRIBED TRACT OF LAND A DISTANCE 668.36 FEET TO THE POINT OF BEGINNING.

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

## SUBDIVIDER/OWNER:

MARK W. DAVIS  
HODGEN SETTLERS RANCH LLC  
P.O. BOX 1488  
MONUMENT, CO 80132

## APPLICANT:

DAVE JONES  
LAND RESOURCE ASSOCIATES DEV. SERVICES DIV.  
9736 MOUNTAIN ROAD  
CHIPITA PARK, CO 80909  
(719) 660-1184

## PROFESSIONAL LAND SURVEYOR:

ERIC SIMONSON  
RAMPART SURVEYS LLC  
P.O. BOX 5101  
WOODLAND PARK, COLORADO 80866  
(719) 687-0920

## SITE DATA:

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

LOT 4 ABERT RANCH SUBDIVISION  
JOHN T & BARBARA MA  
17249 ABERT RANCH DRIVE  
COLORADO SPRINGS, CO 80908  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

LOT 8 ABERT RANCH SUBDIVISION  
RAJENDRA N & SHOBHNA K SINGH  
12761 MISSION MEADOW DRIVE  
COLORADO SPRINGS, CO 80921  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

LOT 9 ABERT RANCH SUBDIVISION  
JOSHUA, PAUL & YONG KIM  
8862 S YUCCA HILLS RD  
CASTLE ROCK, CO 80109  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

LOT 10 ABERT RANCH SUBDIVISION  
SOUTHWEST PRAIRIE HOMES INC.  
2862 OLD NORTH GATE ROAD  
COLORADO SPRINGS, CO 80921  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

LOT 1 ABERT RANCH SUBDIVISION  
SOUTHWEST PRAIRIE HOMES INC.  
2862 OLD NORTH GATE ROAD  
COLORADO SPRINGS, CO 80921  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

LOT 2 ABERT RANCH SUBDIVISION  
MICHAEL HA-JOHANER LEHMAN  
749 WESTWARD LANE  
PALMER LAKE, CO 80133  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

LOT 7 SETTLERS VIEW SUBDIVISION  
DAVID D & ANGELA J SCHROEDER  
4380 SILVER NELL DRIVE  
COLORADO SPRINGS, CO 80908  
ZONING: RR-2.5  
(NOT PART OF THIS SUBDIVISION)

LOT 6 SETTLERS VIEW SUBDIVISION  
ROGER J & CARLA GREENHALGH LIVING TRUSTS  
4258 SILVER NELL DRIVE  
COLORADO SPRINGS, CO 80908  
ZONING: RR-2.5  
(NOT PART OF THIS SUBDIVISION)

LOT 8 SETTLERS VIEW SUBDIVISION  
JAMES & PHUONG WHEATLEY  
3311 GOLDEN MEADOW WAY  
COLORADO SPRINGS, CO 80908  
ZONING: RR-2.5  
(NOT PART OF THIS SUBDIVISION)

LOT 9 SETTLERS VIEW SUBDIVISION  
DAVID BRIGADE TRUST  
4824 SETTLERS RANCH ROAD  
COLORADO SPRINGS, CO 80908  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

LOT 9 SETTLERS VIEW SUBDIVISION  
FILING NO. 2C  
OAKSURY INC  
P.O. BOX 1488  
MONUMENT, CO 80132-1488  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

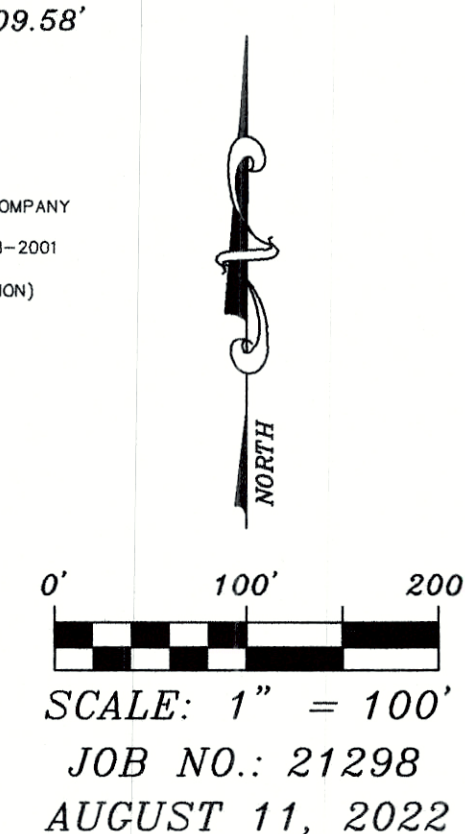
LOT 7 SETTLERS VIEW SUBDIVISION  
FILING NO. 2C  
BRETT A & ANNE L STILLS  
4720 SETTLERS RANCH ROAD  
COLORADO SPRINGS, CO 80908  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

UNPLATTED  
BK. 6542 PGS. 1066 & 1067  
ALFRED C & DONNA M STEWART  
4720 SETTLERS RANCH ROAD  
COLORADO SPRINGS, CO 80908  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

UNPLATTED  
CROSS BAR P LAND & CATTLE COMPANY  
4650 HODGEN ROAD  
COLORADO SPRINGS, CO 80908-2001  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

UNPLATTED  
DAVE JONES  
1000 S STEWART ROAD  
COLORADO SPRINGS, CO 80908-1318  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)

LOT 24 LONGVIEW ESTATES  
DAVE JONES  
1000 S STEWART ROAD  
COLORADO SPRINGS, CO 80908-2001  
ZONING: RR-5  
(NOT PART OF THIS SUBDIVISION)



REZONE TRACTS A-1, A-2, A-3 & C SETTLERS RANCH SUB.  
FIL. 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: 21298 REZONE.DWG      PAGE 1 OF 1