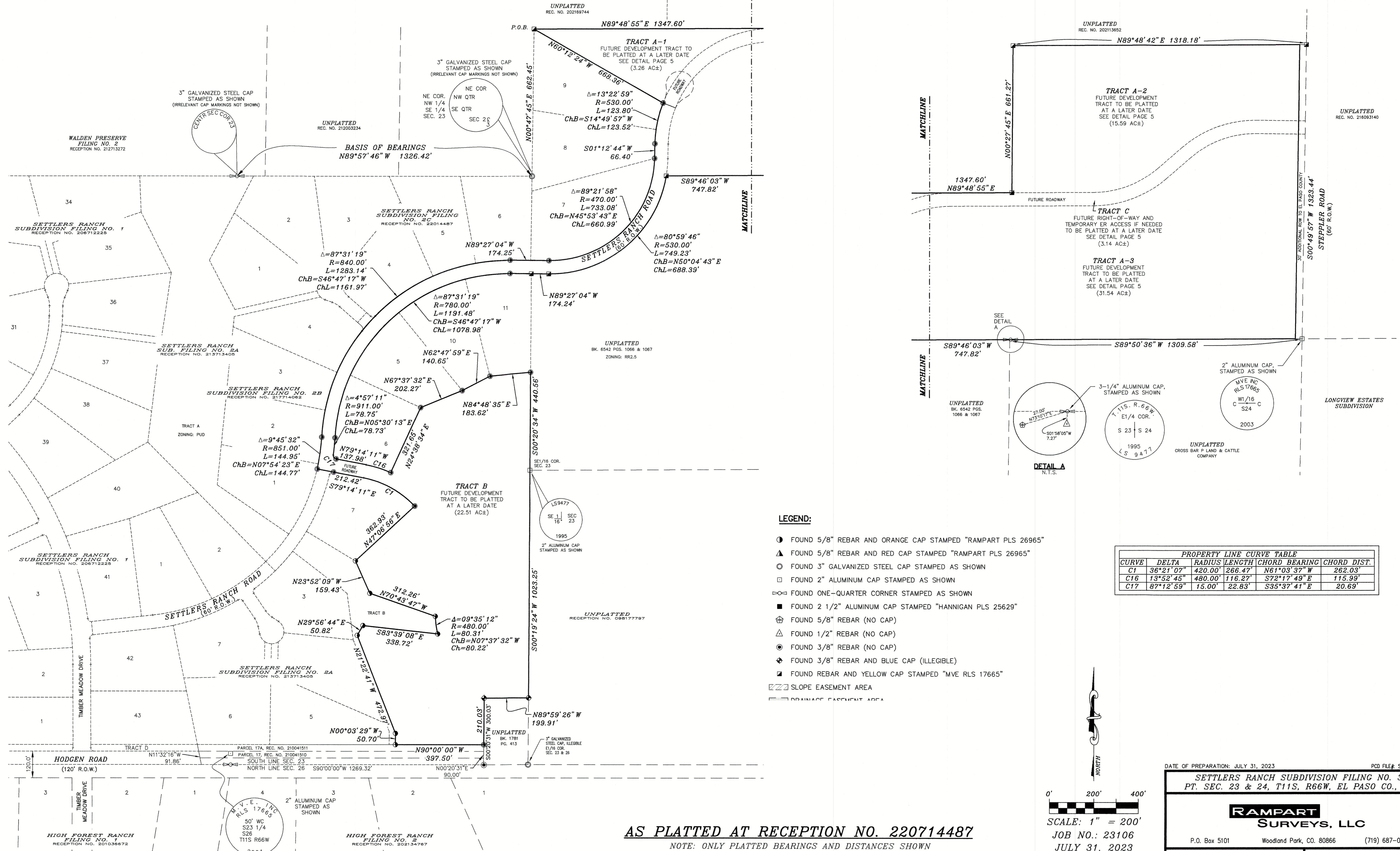


SETTLERS RANCH SUBDIVISION FILING NO. 3

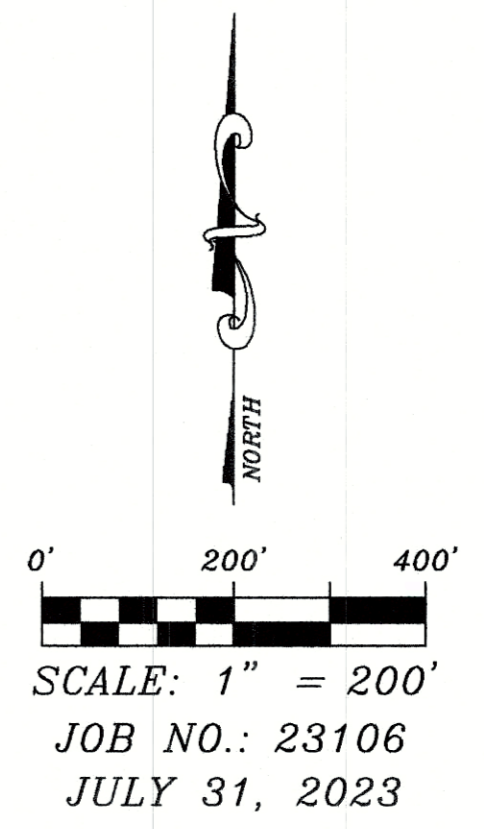
A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST 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.



PROPERTY LINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	36°21'07"	420.00'	266.47'	N61°03'37" W	262.03'
C16	13°52'45"	480.00'	116.27'	S72°17'49" E	115.99'
C17	87°12'59"	15.00'	22.83'	S35°37'41" E	20.69'

- LEGEND:**
- 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 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
 - ⊕ FOUND 5/8" REBAR (NO CAP)
 - △ 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
 - ▨ DRAINAGE EASEMENT AREA



AS PLATTED AT RECEPTION NO. 220714487
NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

DATE OF PREPARATION: JULY 31, 2023 PCD FILE#: SF2349

SETTLERS RANCH SUBDIVISION FILING NO. 3
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

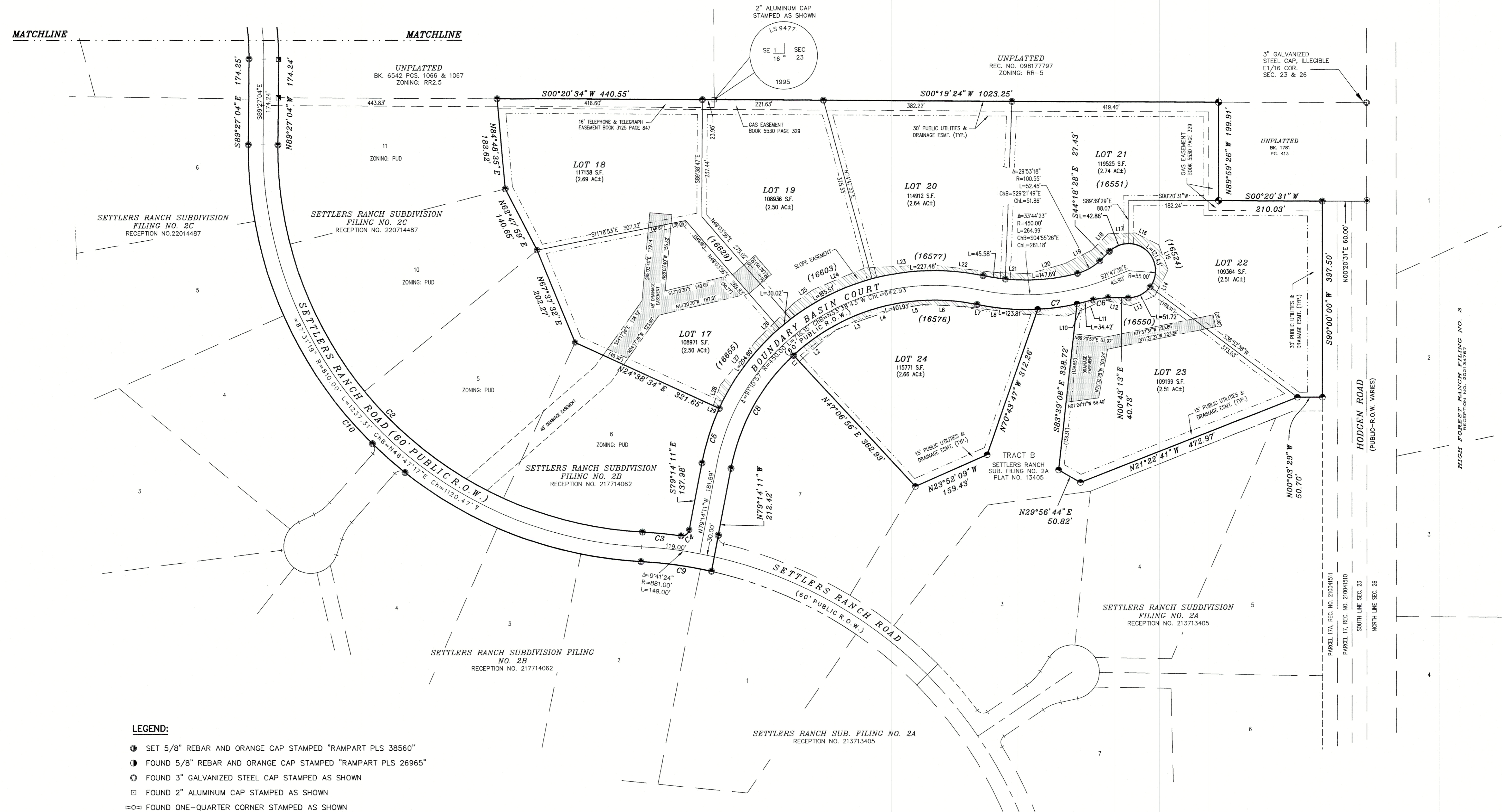
RAMPART SURVEYS, LLC

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

DRAWING: 23106FP.DWG PAGE 3 OF 6

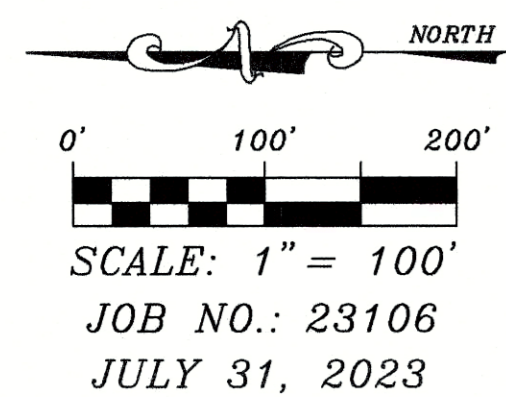
SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND 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.



LEGEND:

- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
- FOUND 5/8" REBAR AND ORANGE 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 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
- ⊕ FOUND 5/8" REBAR (NO CAP)
- △ 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
- ▨ DRAINAGE EASEMENT AREA



AS REPLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

REVISED: AUGUST 22, 2024
 DATE OF PREPARATION: JULY 31, 2023
 PCD FILE#: SF2349

SETTLERS RANCH SUBDIVISION FILING NO. 3
 PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

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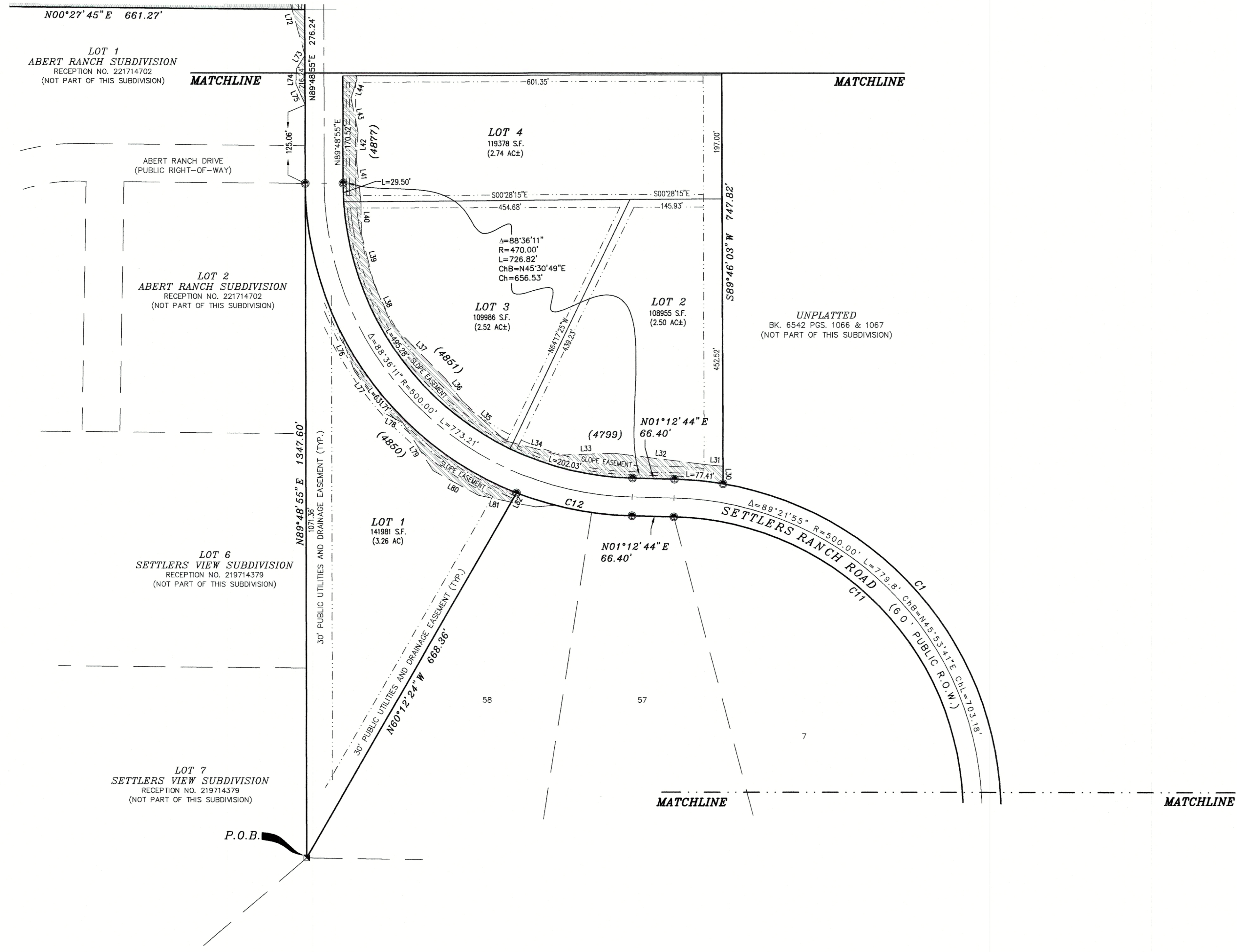
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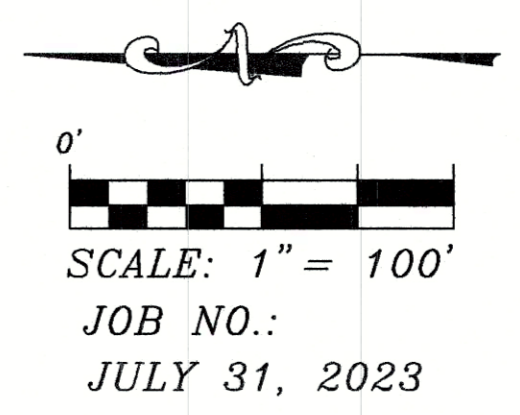
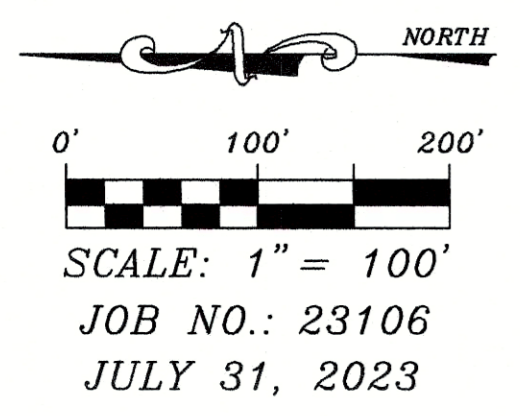
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SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND 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.



- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - FOUND 5/8" REBAR AND ORANGE 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 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
 - ⊕ FOUND 5/8" REBAR (NO CAP)
 - △ 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
 - ▩ DRAINAGE EASEMENT AREA



AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

DATE OF PREPARATION: JULY 31, 2023 PCD FILE# SF2349

SETTLERS RANCH SUBDIVISION FILING NO. 3
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

RAMPART SURVEYS, LLC

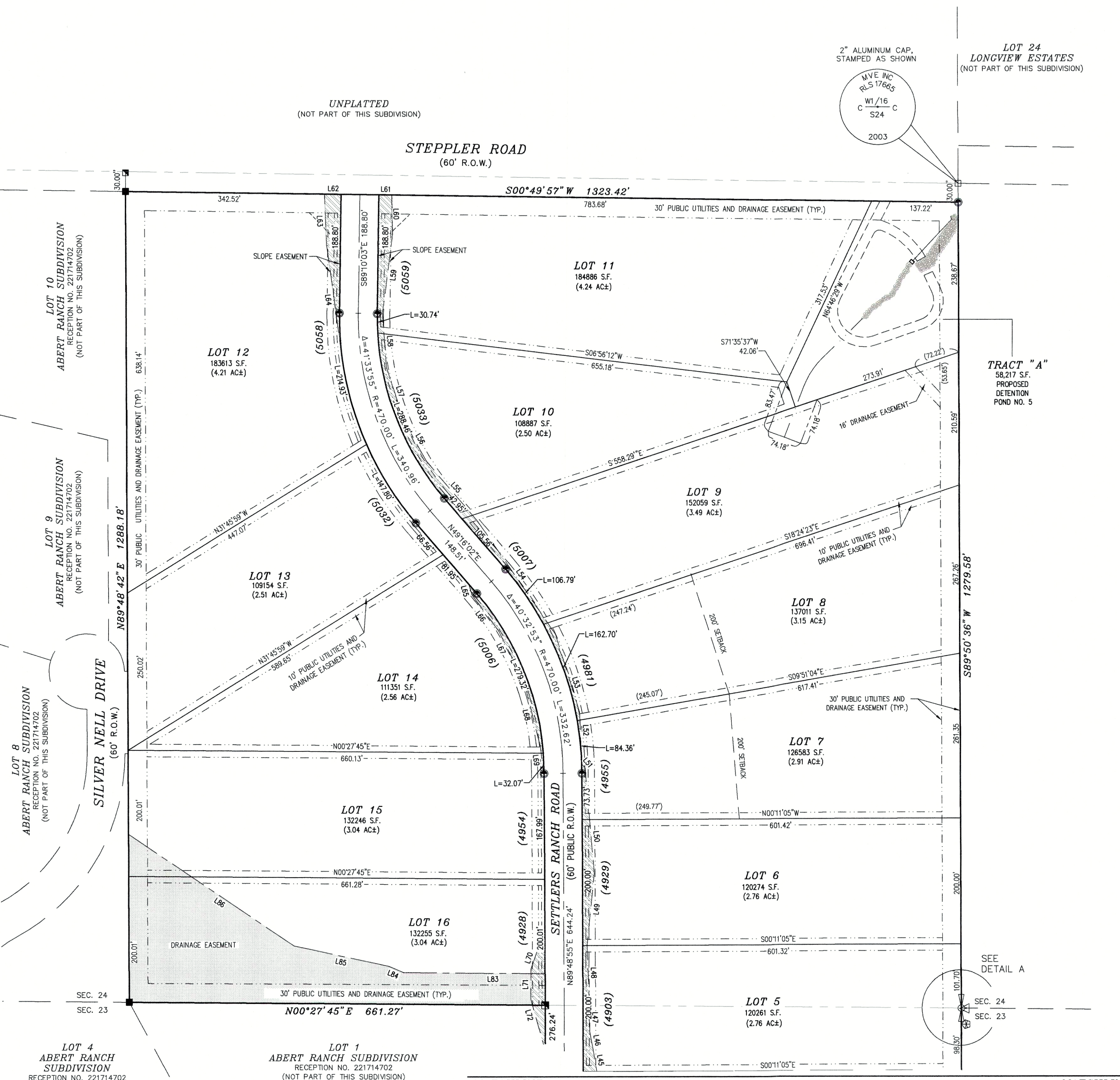
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SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND 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.

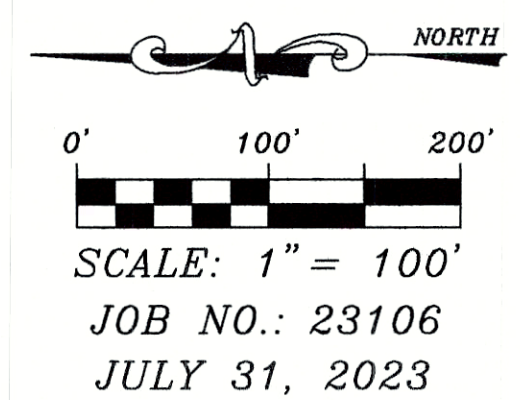


- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
 - FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
 - FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
 - ⊖ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
 - ⊕ FOUND SECTION CORNER STAMPED AS SHOWN
 - FOUND 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
 - ▣ 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
 - ▧ DRAINAGE EASEMENT AREA

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	749.23	530.00	80°59'48"	N60°04'43"E	688.39
C2	1191.48	780.00	87°31'19"	S46°47'17"W	1078.98
C3	78.75	911.00	4°57'11"	N05°30'07"E	78.73
C4	28.83	15.00	87°12'22"	S35°37'41"E	20.69
C5	116.27	480.00	13°52'45"	N72°17'49"W	115.99
C6	30.27	100.55	17°14'50"	N07°54'12"W	30.15
C7	80.32	480.00	9°35'13"	S07°37'32"E	80.22
C8	266.47	420.00	36°21'07"	N61°03'37"W	262.03
C9	144.95	851.00	9°45'32"	N07°54'23"E	144.77
C10	1283.14	840.00	87°31'19"	S46°47'17"W	1161.97
C11	733.08	470.00	89°21'58"	N45°53'43"E	660.89
C12	187.89	530.00	20°18'43"	S11°22'05"W	186.91

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S47°06'56"W	17.09
L2	S40°56'06"E	99.27
L3	S19°29'46"E	68.62
L4	S18°16'57"E	53.53
L5	S09°51'42"E	62.62
L6	S02°32'45"W	80.71
L7	S07°19'11"W	63.62
L8	S07°19'11"W	52.44
L10	S22°01'31"E	45.75
L11	S26°29'51"E	34.32
L12	S11°39'49"W	57.63
L13	S21°32'11"E	52.49
L14	S63°15'04"E	59.71
L15	N69°37'04"E	54.02
L16	N27°12'46"E	53.89
L17	N01°51'48"W	55.12
L18	N45°49'03"W	44.99
L19	N26°32'15"W	63.04
L20	N15°39'36"W	74.93
L21	N01°53'50"E	67.67
L22	N06°39'16"E	135.61
L23	N02°55'19"W	131.86
L24	N22°41'51"W	112.64
L25	N34°42'18"W	49.58
L26	N44°55'49"W	105.57
L27	N51°04'35"W	116.92
L28	N71°01'08"W	44.20
L29	N24°38'34"E	13.37
L30	N89°46'03"E	27.93
L31	N04°51'18"E	25.79
L32	N07°03'00"E	148.07
L33	N02°02'51"W	86.04
L34	N14°49'18"E	89.41
L35	N42°37'29"E	94.73
L36	N53°08'25"E	41.83
L37	N45°33'23"E	124.23
L38	N66°33'54"E	68.70
L39	N75°40'57"E	81.17
L40	N89°21'23"E	49.65
L41	N83°55'12"E	68.44
L42	S87°08'19"E	44.68
L43	N78°21'14"E	55.25
L44	S71°36'42"E	31.02

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L45	N80°32'28"E	40.72
L46	N78°54'37"E	28.99
L47	N89°13'34"E	41.28
L48	N87°59'28"E	95.45
L49	S84°27'24"E	115.45
L50	N85°14'17"E	167.93
L51	N50°47'21"E	8.74
L52	N87°41'48"E	67.73
L53	N72°58'33"E	129.51
L54	N55°30'32"E	218.60
L55	N49°31'11"E	125.41
L56	N60°54'44"E	73.41
L57	N72°01'40"E	89.54
L58	N85°56'32"E	86.68
L59	S82°33'37"E	124.89
L60	N89°00'30"E	63.30
L61	N00°45'09"E	20.65
L62	N00°49'57"E	26.37
L63	S87°40'57"W	81.06
L64	S82°15'07"W	180.24
L65	S73°48'23"W	17.75
L66	S53°29'40"W	72.17
L67	S63°36'14"W	89.05
L68	S75°58'08"W	105.80
L69	S83°00'09"W	51.14
L70	N71°19'55"W	68.89
L71	N89°20'03"W	47.98
L72	S74°10'34"W	85.22
L73	N57°41'35"W	25.75
L74	N88°40'06"W	23.99
L75	S66°07'02"W	35.99
L76	S69°15'57"W	81.60
L77	S54°22'56"W	82.34
L78	S28°18'35"W	32.94
L79	S57°30'40"W	89.28
L80	S28°25'43"W	81.98
L81	S11°42'37"W	52.93
L82	S60°12'24"E	16.77
L83	N00°27'45"E	224.69
L84	N23°03'42"E	25.52
L85	N12°08'13"E	153.96
L86	N34°02'27"E	317.72



AS REPLATTED
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RAMPART SURVEYS, LLC
 P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920
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V3_ Plat.pdf Markup Summary

dsdparsons (2)

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Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 9/16/2024 4:28:10 PM
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Color: ■
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1: ARE required

AND A MAP OF THE HAZARD AREA CAN BE
ISSUED TO THE COUNTY COURTHOUSE BY
400 COUNTY PLANNING AND COMMUNITY
Landscape exhibit is recorded at
Reception no. _____ to be
installed by the lot owners.

Subject: Callout
Page Label: 2
Author: dsdparsons
Date: 9/16/2024 3:59:06 PM
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