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) 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.

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. 3:

TRACTS A-1, A-2, A-3, TRACT B, TRACT C AND A PORTION OF SETTLERS RANCH ROAD, SETTLERS RANCH SUBDIVISION FILING NO. 2C, AS RECORDED UNDER RECEPTION NO. 220714487 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, AND A PORTION OF SETTLERS RANCH ROAD, SETTLERS RANCH SUBDIVISION FILING NO. 2B, AS RECORDED UNDER RECEPTION NO. 217714062, LOCATED IN A PORTION OF THE SOUTHEAST ONE-QUARTER, AND IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY COLORADO AND BEING NORE RARTCH AND RECEPTION AS ECOLORES.

ALL BEARINGS USED HEREIN ARE BASED ON A BEARING OF N89'57'46"W (AS DEPICTED ON SAID PLAT OF SETTLERS RANCH SUBDIVISION FILING NO. 2C), A DISTANCE OF 1326.42 FEET (OF RECORD), 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 (ILLEGIBLE);

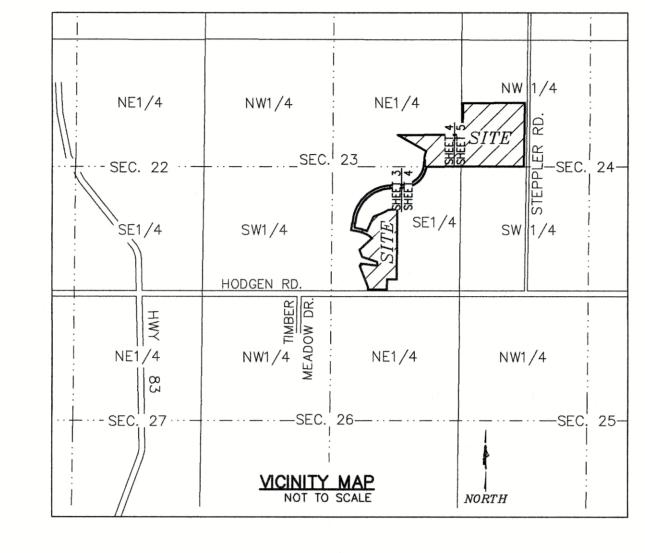
N89'48'55"E ALONG THE NORTHERLY LINE OF SAID TRACT A-1 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1.347.60 FFFT TO A POINT ON THE LINE COMMON TO SAID SECTION 23 AND SAID SECTION 24, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT A-2 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD; THENCE NOO'27'45"E ALONG SAID COMMON LINE AND ALONG THE WESTERLY LINE OF SAID TRACT A-2, A DISTANCE OF 661.27 FEET TO THE NORTHWEST CORNER OF SAID TRACT A-2: THENCE N89'48'42"E. ALONG THE NORTHERLY LINE OF SAID TRACT A-2, A DISTANCE OF 1288.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT A-2, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STEPPLER ROAD. AS DEPICTED ON SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C: THENCE S00'49'57"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID TRACT A-2, SAID TRACT C AND SAID TRACT A-3, A DISTANCE OF 1323.42 FEET TO THE SOUTHEAST CORNER O SAID TRACT A-3; THENCE S89'50'36"W ALONG THE SOUTH LINE OF SAID TRACT A-3, A DISTANCE OF 1279.58 FEET TO THE QUARTER CORNER COMMON TO SAID SECTION 23 AND SAID POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD, THENCE ALONG THE EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD, THE FOLLOWING FOUR (4) COURSES: 1.) THENCE ALONG THE ARC OF A 530.00 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 \$50'04'43"W, A LONG CHORD DISTANCE OF 688.39 FEET) TO A POINT OF TANGENCY: 2.) THENCE N89'27'04"W. A DISTANCE OF 174.24 FEET TO A POINT OF CURVATURE: 3.) THENCE ALONG THE ARC OF A 780.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87'31'19". AN ARC LENGTH OF 1191.48 FEET (THE LONG CHORD OF WHICH BEARS \$46.47'17"W, A LONG CHORD DISTANCE OF 1078.98 FEET) TO A POINT OF REVERSE CURVATURE; 4.) THENCE ALONG THE ARC OF A 911.00 RADIUS CURVE TO THI RIGHT. THROUGH A CENTRAL ANGLE OF 04'57'11". AN ARC LENGTH OF 78.75 FEET (THE LONG CHORD OF WHICH BEARS S05'30'13"W, A LONG CHORD DISTANCE OF 78.73 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A 15.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 86'49'52". AN ARC LENGTH OF 22.73 FEET (THE LONG CHORD OF WHICH BEARS \$35'26'11"E, A LONG CHORD DISTANCE OF 20.62 FEET) TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF SAID TRACT B: THENCE ALONG THE EXTERIOR BOUNDARY OF SAID TRACT B, THE FOLLOWING TWENTY-ONE (21) COURSES: 1.) THENCE S79"14"11"E, A DISTANCE OF 137.98 FEET TO A POINT OF CURVATURE; 2.) THENCE ALONG THE ARC OF A 480.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13'52'45", AN ARC LENGTH OF 116.27 FEET (THE LONG CHORD O WHICH BEARS S72'17'49"E, A LONG CHORD DISTANCE OF 115.99 FEET); 3.) THENCE N24'38'34"E, A DISTANCE OF 321.65 FEET; 4.) THENCE N67'37'32"E, A DISTANCE OF 202.27 FEET; 5. THENCE N62'47'59"E, A DISTANCE OF 140.65 FEET; 6.) THENCE N84'48'35"E, A DISTANCE OF 183.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; 7.) THENCE S00'20'34"W, A DISTANCE OF 440.55 FEET TO THE SOUTHEAST ONE-SIXTEENTH CORNER OF SAID SECTION 23. AS MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 9477 1995: 8.) THENCE SOO 19'24"M A DISTANCE OF 1023.25 FEET TO THE NORTHEAST CORNER OF THAT TRACT OF LAND AS DESCRIBED IN BOOK 1781 AT PAGE 413 OF SAID COUNTY RECORDS: 9.) THENCE N89'59'26"W ALONG THE NORTHERLY LINE OF SAID TRACT, A DISTANCE OF 199.91 FEET; 10.) THENCE S00'20'31"W ALONG THE WESTERLY LINE OF SAID TRACT, A DISTANCE OF 210.03 FEET TO THE NORTHEAST CORNER OF PARCEL 17A, AS RECORDED UNDER RECEPTION NO. 210041511 OF SAID COUNTY RECORDS; 11.) THENCE N90'00'00"W ALONG THE NORTHERLY LINE OF SAID PARCEL 17A: A DISTANCE OF 397.50 FEET TO THE SOUTHEAST CORNER OF SETTLERS RANCH SUBDIVISION FILING NO. 2A. AS RECORDED UNDER RECEPTION NO. 213713405 OF SAID COUNTY RECORDS; 12.) THENCE NO0'03'29"W, A DISTANCE OF 50.70 FEET; 13.) THENCE N21'22'41"W, A DISTANCE OF 472.97 FEET; 14.) THENCE N29'56'44"E, A DISTANCE OF 50.82 FEET; 15.) THENCE S83'39'08"E, A DISTANCE OF 338.72 FEET; 16.) THENCE ALONG THE ARC OF A 480.00 RADIUS CURVE TO THE RIGHT. THROUGH A CENTRAL ANGLE OF 09'35'13". AN ARC LENGT OF 80.32 FEET (THE LONG CHORD OF WHICH BEARS NO7'37'32"W, A LONG CHORD DISTANCE OF 80.22 FEET); 17.) THENCE N70'43'47"W, A DISTANCE OF 312.26 FEET; 18.) THENCE N23'52'09"W, A DISTANCE OF 159.43 FEET; 19.) THENCE N47'06'56"E, A DISTANCE OF 362.93 FEET; 20.) THENCE ALONG THE ARC OF A 420.00 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); 21.) THENCE N79'14'11"W, A DISTANCE OF 137.98 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT B; THENCE N79"14"11"W CONTINUING ALONG THE WESTERLY EXTENSION OF THE AFOREMENTIONED LINE, A DISTANCE OF 74.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD; THENCE ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID SETTLERS RANCH ROAD THE FOLLOWING SIX (6) COURSES: 1.) THENCE ALONG THE ARC OF A 851.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09'45'32", AN ARC LENGTH OF 144.95 FEET (THE LONG CHORD OF WHICH BEARS NO7'54'23"E, A LONG CHORD DISTANCE OF 144.77 FEET) TO A POINT OF REVERSE CURVATURE; 2.) THENCE ALONG THE ARC OF A 840.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 87'31'19", AN ARC LENGTH OF 1283.14 FEET (THE LONG CHORD OF WHICH BEARS N46'47'17"E. A LONG CHORD DISTANCE OF 1161.97 FEET) TO A POINT OF TANGENCY; 3.) THENCE S89'27'04"E, A DISTANCE OF 174.25 FEET TO A POINT OF CURVATURE; 4.) THENCE ALONG THE ARC OF A 470.00 RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89'21'58", AN ARC LENGTH OF 733.08 FEET (THE LONG CHORD OF WHICH BEARS N45'53'43"E, A LONG CHORD DISTANCE OF 660.99 FEET) TO A POINT OF TANGENCY; 5.) THENCE NO1"12'44"E, A DISTANCE OF 66.40 FEET TO A POINT OF CURVATURE; 6.) THENCE ALONG THE ARC OF A 530.00 RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20'18'43", AN ARC LENGTH OF 187.89 FEET (THE LONG CHORD OF WHICH BEARS N11'22'05"E. A LONG CHORD DISTANCE OF 186.91 FEET) TO THE NORTHEAST CORNER OF LOT 9. OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID TRACT A-1; THENCE N6012'24"W ALONG THAT LINE COMMON TO SAID LOT 9 AND SAID TRACT A-1, A DISTANCE OF 668.36 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 78.71 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. 3". 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., A COLORADO LIMITED LIABILITY COMPANY	
STATE OF COLORADO) COUNTY OF EL PASO)	
ACKNOWLEDGED BEFORE ME THIS DAY OF COLORADO LIMITED LIABILITY COMPANY	, 2024, BY MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A
MY COMMISSION EXPIRES:	
WITNESS MY HAND AND OFFICIAL SEAL:	
NOTARY PUBLIC:	



EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') 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. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT FOR SETTLERS RANCH SUBDIVISION FILING NO. 3 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF ______, 2024, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS AND EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS	DATE:
PLANNING & COMMUNITY DEVELOPMENT DIRECTOR	DATE:

FLOOD PLAIN CERTIFICATION

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041C0305G (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LANDSCAPE SITE PLANS:

AT RESIDENTIAL SITE PLAN APPROVAL EACH LOT OWNER SHALL DEPICT A MINIMUM OF 12 LOT TREES AND AN ADDITIONAL NUMBER OF ROADWAY LANDSCAPE TREES AS DEFINED ON THE APPROVED SUBDIVISION LANDSCAPE PLAN. INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR PROVIDING, PLANTING AND MAINTAINING THESE TREES IN ACCORDANCE WITH THE SETTLERS RANCH SUBDIVISION FILING NO. 3 COVENANTS.

WATER SUPPLY:

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.

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.

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.



ERIC SIMONSON, COLORADO PLS NO. 38560 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.

SUMMARY:		
24 LOTS:	68.93 ACRES	87.58%
TRACT A:	1.34 ACRES	1.70%
ROW:	8.44 ACRES	10.72%
TOTAL	78.71 ACRES	100.00%

OWNER/SUBDIVIDER:

MARK DAVIS, MANAGING MEMBER HODGEN SETTLERS RANCH LLC P.O. BOX 1488 MONUMENT, CO 80132-1488 (719) 338-3116

REGISTERED PROFESSIONAL LAND SURVEYOR:

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

RECORDING:

STATE OF COLORADO COUNTY OF EL PASO

CHUCK BROERMAN, RECORDER

DRAINAGE FEE: N/A

PARK FEE: 12,120.00

BRIDGE FEE: N/A

SCH00L FEE: 7392.00

FEE: ______ BY: ______

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

RAMPART
SURVEYS, LLC

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

DRAWING: 23106FP.DWG PAGE 1 OF 6

Surveys Dropbox/DWG\23\23106\dwgs\23106_F3-LATEST.dwg, 8/29/2024 9:42:07

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.

NOTES:

1. ALL BEARINGS USED HEREIN ARE BASED ON A BEARING OF N89'57'46"W (AS DEPICTED ON SAID PLAT OF SETTLERS RANCH SUBDIVISION FILING NO. 2C), A DISTANCE OF 1326.42 FEET (OF RECORD), 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);

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. 370-F004148-24, EFFECTIVE DATE: APRIL 6, 2024, AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE ITEMS USED BELOW CORRESPOND WITH THE ITEMS LISTED IN SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

* THE PROPERTY IS SUBJECT TO ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

* THE PROPERTY IS SUBJECT TO EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. * THE PROPERTY IS SUBJECT TO ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY PUBLIC RECORDS.

* THE PROPERTY IS SUBJECT TO ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. * THE PROPERTY IS SUBJECT TO DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE AFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES

OF RECORD FOR THE VALUE THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. * THE PROPERTY IS SUBJECT TO WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

* THE PROPERTY IS SUBJECT TO (a) UNPATENTED MINING CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (a), (b) or (c) ARE SHOWN BY THE PUBLIC RECORDS.

* THE PROPERTY IS SUBJECT TO ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE. * 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 HIGHWAY HAVING A WIDTH OF 60 FEET, 30 FEET ON EACH SIDE OF SAID SECTION LINES, TOWNSHIP LINES OR RANGE LINES. DATED: OCTOBER 3, 1887

RECORDING DATE: OCTOBER 3, 1887 RECORDING NO. ROAD BOOK A PAGE 78

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

* THE PROPERTY IS SUBJECT TO 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. * THE PROPERTY IS SUBJECT TO RIGHT OF WAY AND/OR EASEMENT GIVEN TO PEOPLES NATURAL GAS COMPANY RECORDED JULY 11, 1988 IN

BOOK 5530 AT PAGE 329. * 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. 204115872 AND MAY 25, 2005 AT RECEPTION NO. 205075970.

* 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.

* THE PROPERTY IS SUBJECT TO SPECIAL WARRANTY DEED RECORDED IN CONJUNCTION THEREWITH JANUARY 24, 2006 AT RECEPTION NO. * THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN RESOLUTION NO. 05-23 BY THE BOARD OF COUNTY

COMMISSIONERS RECORDED MARCH 28, 2005 AT RECEPTION NO. 205042852. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN SETTLERS RANCH SUBDIVISION PUD DEVELOPMENT

GUIDELINES RECORDED MAY 17, 2005 AT RECEPTION NO. 205071101. THE PROPERTY IS SUBJECT TO NOTES, REGULATIONS, RESTRICTIONS AND ANY OTHER MATTERS AS SHOWN OR SET FORTH ON THE PUD DEVELOPMENT PLAN FOR SETTLERS RANCH RECORDED MAY 17, 2005 AT RECEPTION NO. 205071102.

* 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:

RECORDING DATE: JANUARY 24, 2006 RECORDING NO.: 206010000

* THE PROPERTY IS SUBJECT TO AMENDMENTS RECORDED IN CONJUNCTION THEREWITH MARCH 7, 2022 AT RECEPTION NO. 222033096. * THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE BYLAWS OF SETTLERS RANCH HOMEOWNERS ASSOCIATION AS SET FORTH BELOW:

RECORDING DATE: JANUARY 24, 2006 RECORDING NO.: 20610006

RECORDING NO.: 215022556

* THE PROPERTY IS SUBJECT TO RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052702.

* THE PROPERTY IS SUBJECT TO RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED APRIL 11, 2006 AT RECEPTION NO. 206052703. 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. * THE PROPERTY IS SUBJECT TO RIGHTS OR OTHER IN AND TO THE PUBLIC RIGHT OF WAYS KNOWN AS HODGEN ROAD AND STEPPLER ROAD. * THE PROPERTY IS SUBJECT TO RIGHT OF WAY AND/OR EASEMENT GIVEN TO MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. RECORDED MAY 4,

2010 AT RECEPTION NO. 210041512. * THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AS SET FORTH BELOW:

RECORDING DATE: NOVEMBER 20, 2013 RECORDING NO.: 213140617

* THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 13-395 AS SET FORTH BELOW: RECORDING DATE: NOVEMBER 27, 2013 RECORDING NO.: 213143070

* THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-159 AS SET FORTH BELOW: RECORDING DATE: MARCH 6, 2014 RECORDING NO.: 214018537

* THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-115 AS SET FORTH BELOW: RECORDING DATE: MARCH 10, 2015

RECORDING NO.: 215022556 * 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.

* THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-159 AS SET FORTH BELOW: RECORDING DATE: MARCH 16, 2014

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

RECORDING NO.: 214018537 * THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-115 AS SET FORTH BELOW: RECORDING DATE: MARCH 16, 2015

NOTES (CONT'D.):

* THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 17-115 AS SET FORTH BELOW:

RECORDING DATE: APRIL 12, 2017 RECORDING NO.: 217041664

* THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE GRANT OF RIGHT OF WAY AS

RECORDING DATE: MARCH 15, 2017 RECORDING NO.: 217029960

* 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 SET FORTH BELOW: RECORDING DATE: DECEMBER 4, 2017

RECORDING NO.: 217714062 * THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AS SET FORTH BELOW: RECORDING DATE: DECEMBER 4, 2017

RECORDING NO.: 217146309 * THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 19-68 AS SET FORTH BELOW:

RECORDING DATE: FEBRUARY 20, 2018 RECORDING NO.: 218019701

* THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN GRANT OF RIGHT OF WAY AS SET FORTH BELOW: REORDING DATE: OCTOBER 8, 2019

RECORDING NO.: 219124916 * THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT AS SET FORTH BELOW:

RECORDING DATE: MARCH 19, 2020 * 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 SET FORTH RECORDING DATE: MARCH 19, 2020

RECORDING NO. PLAT BOOK 120 PAGE 54

* THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 20-446 AS RECORDING DATE: DECEMBER 15, 2020

RECORDING NO. RECEPTION NO. 220204906 * THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF RESOLUTION NO. 23-08 RECORDED JANUARY 12, 2023 AT RECEPTION NO. 223003039.

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

4. 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. THESE SYSTEMS MAY COST

5. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED AND ARE ON FILE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: SOILS AND GEOLOGICAL STUDY, DRAINAGE REPORT. WATER RESOURCES REPORT, EROSION CONTROL REPORT AND TRAFFIC MEMORANDUM.

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

7. THE SIGHT TRIANGLE AT SETTLERS RANCH ROAD AND STEPPLER ROAD INTERSECTION (50X50'), SHALL BE MAINTAINED AT THE INTERSECTIONS. NO

OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS. 8. 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.

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

10. 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

11. 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 ARAPAHOE AQUIFER WATER AS DECREED IN CASE NO. 03CW50 AND CASE NO. 03CW241 FOR USE IN THIS AUGMENTATION PLAN. 1: ARE required

12. 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. WATER IN THE DENVER AQUIFER BASIN IS ALLOCATED ON A 300-YEAR AQUIFER LIFE. APPLICANTS 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 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

13. 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. . IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AND THE TERMS OF THE WATER COURT DECREE RECORDED UNDER RECEPTION NO. 206010007.

NOTES (CONT'D):

14. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SETTLERS RANCH FILING NO. 3 HOMEOWNERS ASSOCIATION, INC. IS ____OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

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

16. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS FROM SETTLERS RANCH ROAD PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3. DUT TO THEIR LENGTH, SOME DRIVEWAYS WILL NEED TO BE SPECIFICALLY APPROVED BY THE TRI-LAKES FIRE PROTECTION DISTRICT.

17. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.

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

19. BUILDING SETBACKS TO BE: FRONT YARD - 25', SIDE YARD - 15', AND REAR YARD - 25'.

20. MAXIMUM BUILDING HEIGHT: 30 FEET

21. 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.

22. THERE ARE 24 LOTS AND 1 TRACTS PLATTED IN THIS SUBDIVISION.

23. OWNERSHIP AND MAINTENANCE OF DRAINAGE EASEMENTS AND SLOPE EASEMENTS THAT FALL WITHIN LOTS IS VESTED WITH INDIVIDUAL HOMEOWNERS. SETTLERS RANCH FILING 3 HOMEOWNERS ASSOCIATION SHALL HAVE PERPETUAL ACCESS FOR MAINTENANCE AS SET FORTH IN THE DECLARATION OF COVENANTS OF THE SETTLERS RANCH FILING NO. 3 HOMEOWNERS ASSOCIATION RECORDED AT RECEPTION NO.

24. THE SUBDIVIDER AGREES ON BEHALF OF HIMSELF AND ANY DEVELOPER OR BUILDER, SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

25. 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 __ 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 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.

26. 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

27. IN THE EVENT ANY PORTION OF A BUILDING ON LOTS 16, 17, OR 23 IS PROPOSED TO ENCROACH INTO THE DRAINAGE EASEMENTS THAT CROSS THESE LOTS, 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.

28. REFER TO THE GEC PLAN FOR MINIMUM DRIVEWAY CULVERT SIZES.

29. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO C.R.S. § 18-4-508.

30. DUE TO WILDFIRE CONCERNS, HOMEOWNERS ARE ENCOURAGED TO INCORPORATE WILDFIRE FUEL BREAK PROVISIONS AS RECOMMENDED BY THE COLORADO STATE FOREST SERVICE AND ILLUSTRATED THROUGH PUBLICATIONS AVAILABLE THROUGH THE STATE FOREST SERVICE.

31. THE FOLLOWING LOTS HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "SOIL, GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY, ABERT RANCH, HODGEN ROAD, EL PASO COUNTY, COLORADO" BY ENTECH ENGINEERING INC., DATED FEBRUARY 02, 2017 IN PCD FILE NO. SP-17-007, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. Landscape exhibit is recorded at

ARTIFICIAL FILL: (qaf) EARTHEN DAM ON LOT 10. EXPANSIVE AND COLLAPSIVE SOILS: NOT MAPPED. ANY LOT MAY BE IMPACTED. SEASONAL SHALLOW GROUNDWATER: (sw) NOT MAPPED. COULD OCCUR IN DRAINAGES.

POTENTIALLY SHALLOW GROUNDWATER: (psw) ALL EXCEPT LOT 2. AREAS OF EROSION AND GULLYING: (er) LOTS 1, 5 & 8.

AREAS OF PONDED WATER: (w): LOTS 4, 9 & 10. IN AREAS OF HIGH GROUNDWATER, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

32. INDIVIDUAL LOT OWNERS MAY BE REQUIRED TO PROVIDE LANDSCAPING ALONG SETTLERS RANCH ROAD AND BOUNDARY BASIN COURT PLEASE REFER TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SETTLERS RANCH HOMEOWNERS ASSOCIATION, INC., RECORDED AT RECEPTION OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

33. ALL LINEAL UNITS DEPICTED ON THIS PLAT ARE U.S. SURVEY FEET.

34. ELECTRIC SERVICE PROVIDED BY: MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC. (MVEA) GAS SERVICE PROVIDED BY: BLACK HILLS ENERGY

35. TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. OF THE RECORDS OF EL PASO COUNTY. THE SETTLERS RANCH HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.

> 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

> RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO. 80866

(719) 687-0920

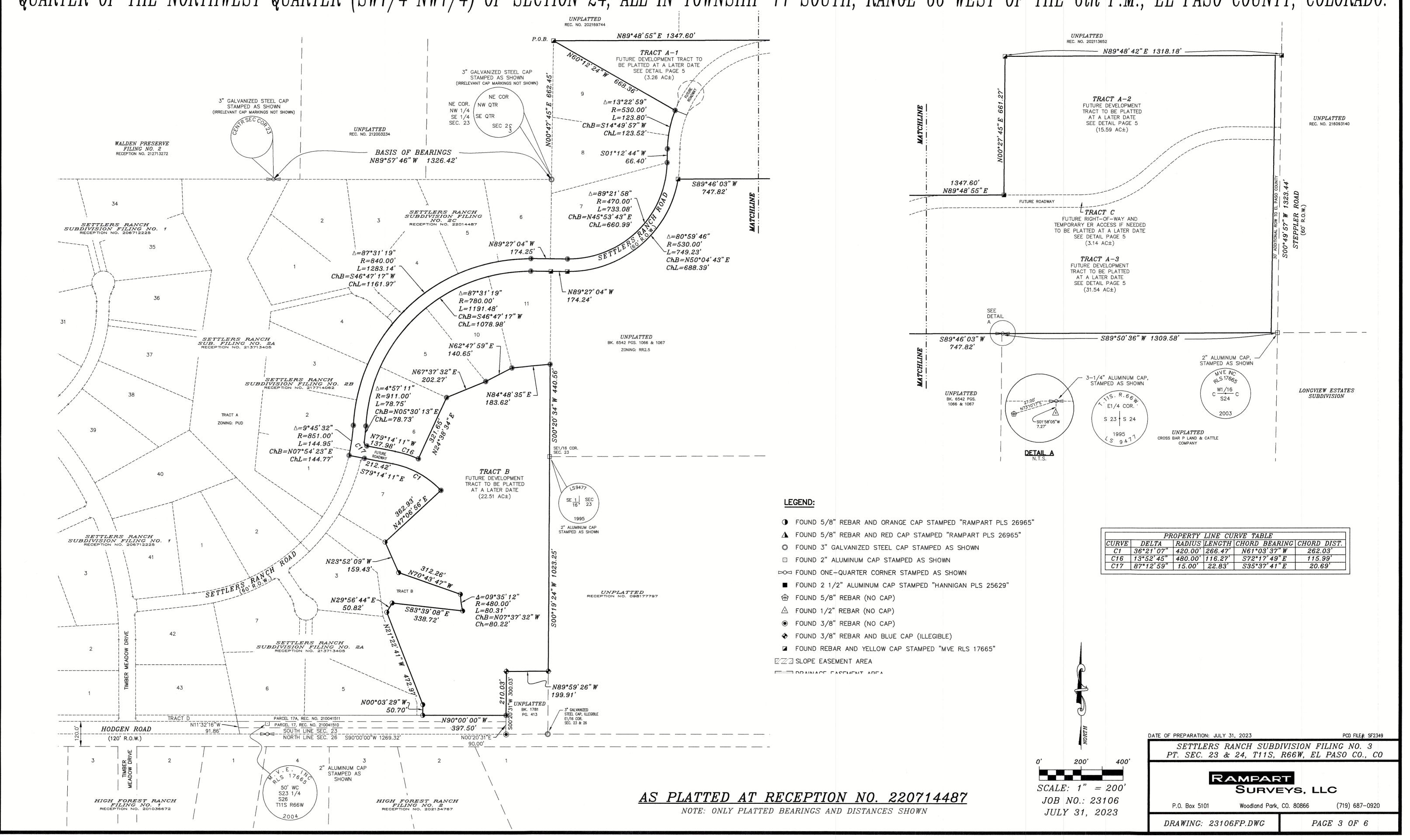
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PAGE 2 OF 6

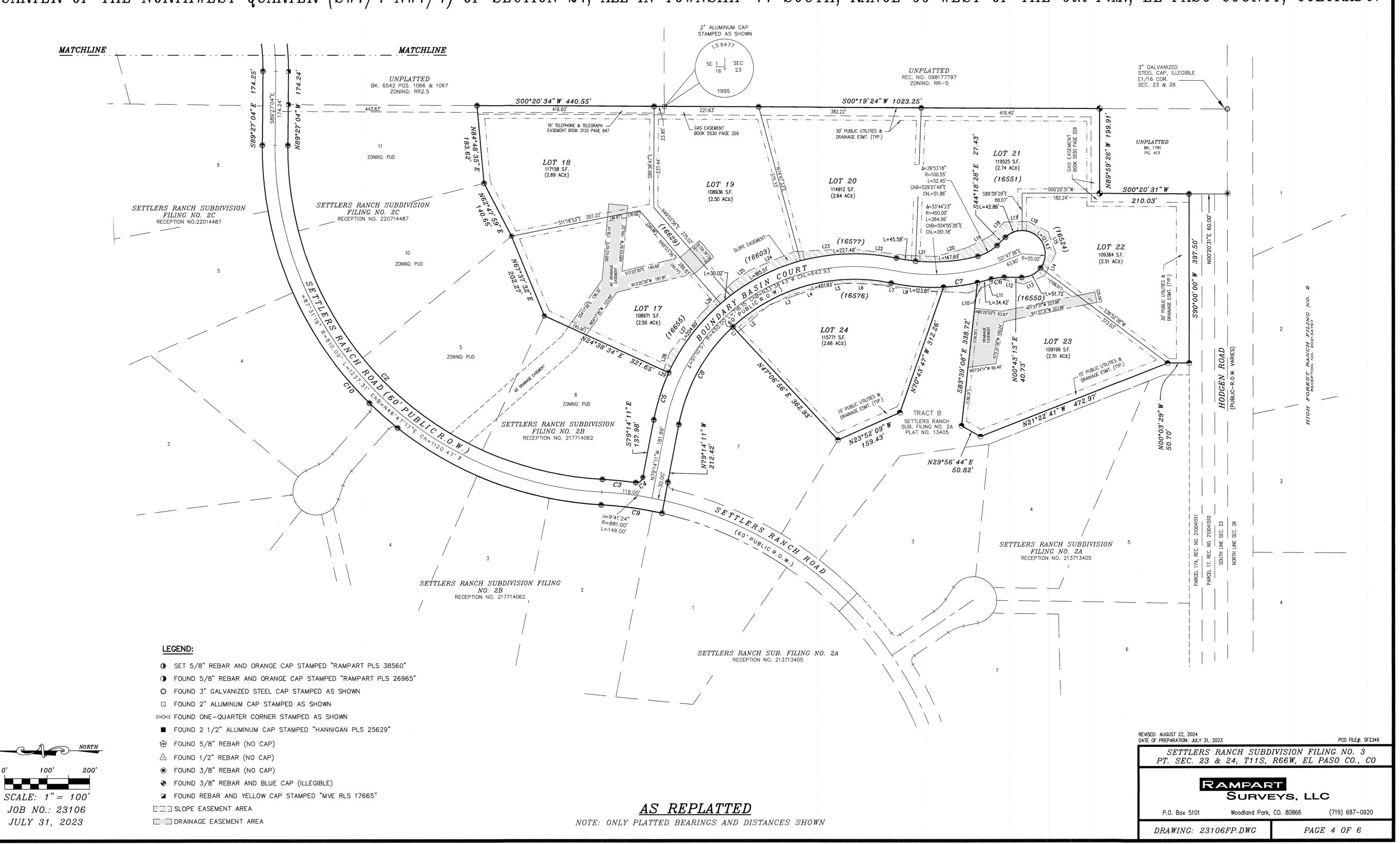
Reception no. _____, to be

installed by the lot owners.

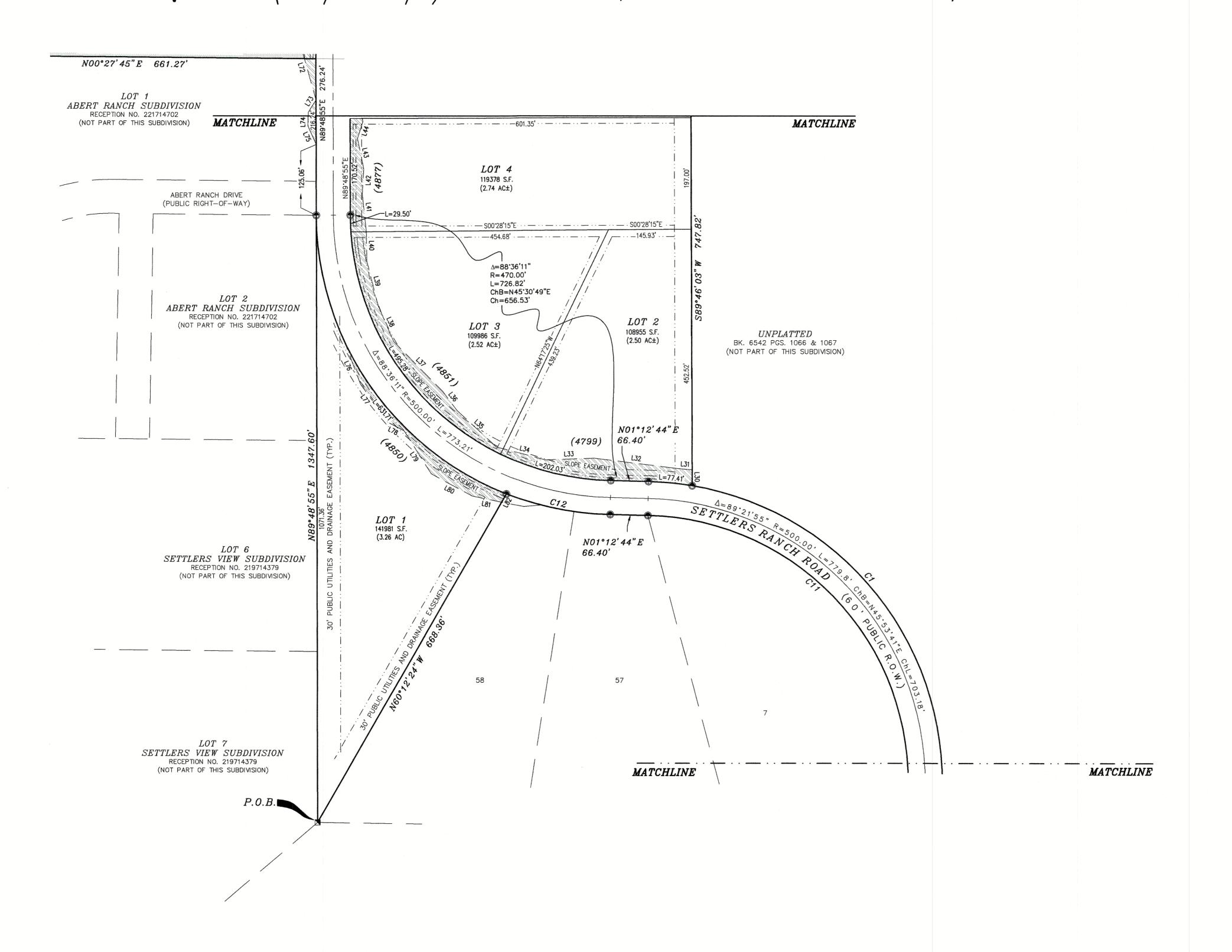
A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.



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 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST 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.



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"
- O 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" ZZZ SLOPE EASEMENT AREA

___ DRAINAGE EASEMENT AREA

SCALE: 1" = 100"JOB NO.: 23106 JULY 31, 2023

SCALE: 1" = 100JOB NO.:

DATE OF PREPARATION: JULY 31, 2023 SETTLERS RANCH SUBDIVISION FILING NO. 3 PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

RAMPART

SURVEYS, LLC

PAGE 5 OF 6

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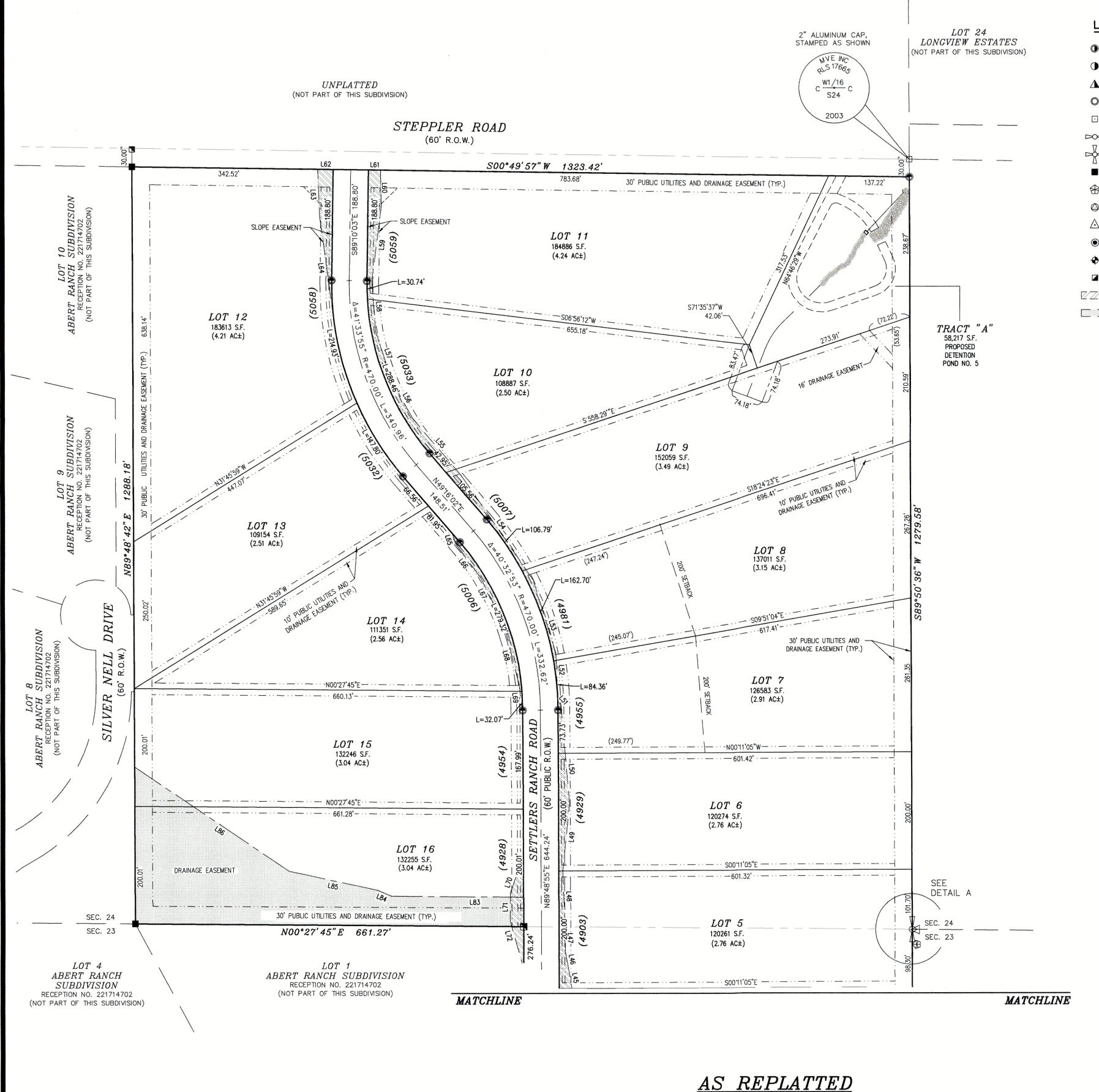
AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

JULY 31, 2023

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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 NE1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST 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.



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 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"

Z/Z/2 SLOPE EASEMENT AREA

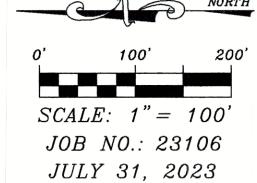
DRAINAGE EASEMENT AREA

			CURVE TABL	E	
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	749.23	530.00	80°59' 46"	N50°04' 43" E	688.39
C2	1191.48	780.00	87*31'19"	S46°47′17" W	1078.98
СЗ	78.75	911.00	4°57′11″	N05°30′07" E	78.73
C4	22.83	15.00	87°12'27"	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
С9	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	660.99
C12	187.89	530.00	20°18'43"	S11°22'05" W	186.91

EASE	MENT LINI	E 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	S1816'57"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	S6315'04"E	59.71
L15	N69'37'04"E	54.02
L16	N2712'46"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

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
L80 L81	S11'42'37"W	52.93
		16.77
L82	S60'12'24"E	224.69
L83	N00'27'45"E	
L84	N23'03'42"E	25.52
L85	N12'08'13"E	153.96
L86	N34'02'27"E	317.72

EASEMENT LINE TABLE



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

RAMPART

SURVEYS, LLC

Woodland Park, CO. 80866

DRAWING: 23106FP.DWG

PAGE 6 OF 6

V3_ Plat.pdf Markup Summary

dsdparsons (2)



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