review 1 comments not addressed;

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 COUNTY COLORADO

Board of County Commissioners Certificate		LLL IN TOWNSHIP 11 SOUTH, RANGE 66	WEST OF THE 6t	h P.M., EL PASO COUN	TY, COLORADO.
This plat for (name of subdivision or plat) was approved for file Paso County, Colorado Board of County Commissioners on the day of, 200, subject to any notes spectand any conditions included in the resolution of approval. The of land to the public (streets, tracts, easements: list those approved, but public improvements thereon will not become the maintenance responsibility of El Paso County until preliminary of the public improvements in accordance with the requirement Land Development Code and Engineering Criteria Manual, at Subdivision Improvements Agreement.	the diffed hereon e dedications oblicable) are he y acceptance of the	Is this an existing easemer then you are creating new easements w this plat? Do easement go away?	WITE A BE DINOR DANN ACHES IS ALLCAND MARIES IS FOUNDED MAD IN A 200 FAM AND CONTACT IF O' A WITE SUPPLY SINCE ON MELLS MATER ISLES CAUSES, HARPMORE, THE MATER SAME ACQUIRED MAD CONTROLLED IN A PERMANENT MADER SURVEYOR'S CERTIFICATION:	INSTITUTIONER, PERMITS FOR RECOVOUR, WILLS MUST BE GREATED FROM THE STATE ITS. AND ON A TO THEN AGAINST UTE; INSTITUTE, OF EL PLAND COUNTY PLANNING THEM AT A PROPERTY OF THE STATE OF THE	TODS, MAIDE N. DE COMER BUSN SE OMENSIONS SOULD REASER THAT THE VEXASI MOCATED DUE TO ANTIOPATED BEWARE WIER RESOURCES SHOULD BE
Chair, Board of County Commissioners	Date	NORTH MAP APP TO SCALE APP T	BITC SENDENCY, COLORADO PLS NO. 38660 FOR MAD ON REMAIN CO. REMAINS SUPPLY SENDENCY	DATE ST COMMENCE MY LEGAL ACTION BASED LIPON MAY DEFECT IN THIS SURVEY ACTION BASED LIPON MAY DEFECT IN THIS SURVEY BE COMMENCED MORE TH	
Planning & Community Development Director	Date	use signature block	FEES: DRAMAG FIE GROCE FIE: STRICK FIE: ANN. FIE	SUMMARY) ## 107s: 86.83 AORS 87.985 1.34 AORS 1.700 ROW 8.44 AORS 10.728 1014. 78.71 AORS 100.008	date#
DEDICATION: TRE (MECROSIA), BRIN SE CHEEK FOR PRINCIPLE OF CHEEK STEECHS IN THE LAKE DECOMED HERE, HIM LAT OUT, SERVING, ARE PAINTED AND LAKE WITH LATE, STEECHS AND ADMINISTRATION OF STRUCKS AND ADMINISTRATION OF ST	APPROVILE GRANTED INS DAY OF THE PROVINCE AND THE	standard and complete note public		NEMED ALV 1. 2024 DAT OF REPARADRE ALV 31, 2023 SETTLERS RANCH SUB PT. SEC. 23 & 24, T115,	DAY OF DAY OF LE PASO COUNTY, POS REEF STEMM DIVISION FILING NO. 3 ROGW, EL PASO CO., CO
				P.O. Box 5101 Woodland Por DRAWING: 23106FP.DWG	

Add note

SETTLERS RANGLOT

QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SEC

(or Tract) (or entire property) of this property is subject to a A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FI Private Detention Basin/Stormwater Quality BMP Maintenance Agreement OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SO and Easement as recorded at Reception No._____ of the records of EI Paso County. The HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

ORTION THWEST OLORADO.

NOTES:

I.A.L. EMBRICO UED HERDN MED REDD ON A REMIND OF WINDSYMMY AS EXPENDED ON SHO PLAT OF SETTLESS MINOR SHOWNED HERDN AND ADD.
AND SHOULD OF STANKE HELD OF RECORDS, REMEM THE REMINISTRATION OF ONE OF MEMORY THE CHARGE WIND FAST SHOULD AND ADD.
(MIN AS SHO) OF SHOW SECTION 22.5 M MONIMENTED MY A "5" OLLVINIZED STELL OP STAMED" THE OWN OR SE O'R SEC 25" AND THE CENTER
OFFICIAL PROPERTY OF SHOULD SHOW AND ADD THE ADD THE ADD THE OWNED STELL OF ADMINISTRATION OF ADD THE CENTER
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2. NO PAIL DES NOT CONSTITUE À TILE SURGOL DE NUMERE SANCES FOR INDER OMERSION DE EXCORET DE EXCORET DE EXCORET DE EXCORD SIGNIMI DESCRIPTION DE SANCES AND EXCORDE DE LE CONTROL DE PEREZITA MAINIMI TILE RESUMENT COMPANI COMMINION DE SANCES AND EXCORDE PEREZITA DE LE CONTROL DE SANCES AND EXCORDE PEREZITA DE CUESTI NO DESCRIPTION DE LE CONTROL DESCRIPTION DE COMPANION.

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** THE PROPERTY IS SELECT TO ALVESTED THE SECTION OF THE PROBLE PROSESSING OF THE PROBLE PROCESSING.

** THE PROPERTY IS SELECT TO ANY DESCRIBEDANCE, DOCUMENTA, WARFINGTO OF ADVICES CONCLUSIONS, WHITE PROPRIES CONCLUSIONS, W

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 The property is subject to (q) 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 fugilly records. THE PROPERTY IS SUBJECT TO ALL TAXES AND ASSESSMENTS, NOW OR HERETOFORE ASSESSED, DUE OR PAYABLE.

* THE PHOPERTY IS SUBJECT TO REQUIRED AND ASSESSMENTS, WAN ON PRESENCE ASSESSMEND, OF PAYABUL.

** THE PROPERTY IS SUBJECT TO REQUIRED AND THE PROPERTY COMMISSIONERS AS SET FORTH BELOW, WHICH PROVIDES THAT ALL SECTION LINES, TOWNSHIP LINES ON THE PUBLIC DOMAIN EAST OF THE RANGE LINE SPARATING RANGES 66 WEST AND 66 WEST ARE DECLARED TO BE PUBLIC HORSHIPM HAVING A WORLD FOR 66 PETEX, DISC TEXT ON EACH SIZE OF SADS ECTION LINES, TOWNSHIP LINES OR RANGE LINES.

* 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 239.

SSO AT FIXE 2392.

"THE REPORTER'S SUBJECT TO INCLUSION OF THE SUBJECT PROPERTY WHITEN THE TRE-LAKES FIRE PROTECTION DISTRICT AS ENGINEED BY RESOLUTION RECORDED AND TRE-2004 AT RECEPTION NO. 2011/1872 AND WAY 2006 AT RECEPTION NO. 2005/1970.

"THE REPORTER'S SEARCE TO REMIND OF THE CONSULATIONS OF THE RETURNS CONTINUENT IN RECORDED JANUARY 14, 2006 AT RECEPTION NO. 2005/1974.

"THE PROPERTY IS SEARCE TO SPECIAL WHERWAYT EET RECORDED IN CONJUNCTION THEREWITH JANUARY 24, 2006 AT RECEPTION NO.

0661007. 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.

COMMISSIONER STEDERED LINKO'S AZ, 2005 AT SECTIFICA NO. 2000/2820.

THE REPORTED IS SELECT TO TESTA, CONTINUE AND PROVIDED AS CONTINUED IN SETTLES PANCH SERVICION DE PERCEPCION DE CONTINUE AND PROVIDED AS CONTINUED AS CONTINUE

The Subdivider(s) agrees on behalf of him/herself 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.

THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 17–115 IS SET FORTH BELOW: TO THE NAME OF THE PROPERTY OF SELECT TO THEMS, CONDITIONS, PROVISIONS, AGREEMENTS AND GRUGATIONS CONTINUED IN THE GRAFT OF ROLL OF MAY AS SETTIONS AGREEMENTS.

NOTES (CONT'D.):

COMMENT ON RESIDED ON S FEMALED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SHEAMSON SET FORTH BELOW.
RECOGNIC DATE: DECEMBER 4, 2017
RECOGNIC ON SET STATISTICS
THE PROPERTY IS SHEARET TO THEMS, CONTIONS, PROVISIONS, ARREMENTS AND CRUCATIONS CONTAINED IN THE SHEDWISON APPROVISIONS.

INCLUSION FOL 277-84200

THE PROPERTY IS SELECT TO TIME, CONDITIONS, PROVISIONS, ARRELIENTS AND GRUCATIONS CONTAINED IN THE RESOLUTION NO. 19-48 AS SET FORM BLOKE.

RECORDING DATE: TERMINATY OL. 2018

THE PROPERTY IS BREET TO TEME, CONDITIONS, PROVISIONS, ARRELIENTS AND GRUCATIONS CONTAINED IN GRANT OF ROHT OF WAY AS SET FORM BLOKE.

(orth blow) data cotages 8, 2019 Registro data cotages 18, 2019 The Property is subject in Terms, conditions, provisions, agreements and organisms contained in the subdivision mphonements agreement as et from Heldor. RECORDING DATE: MARCH 19, 2020 RECORDING NO.: 220039102

RECORDING NO. 2003/9702

The PROPERTY IS SELECT TO TRINS, COLOTIONS, RESTRICTIONS, PROVISIONS, NOTIS AND EASEMENTS BUT OMITING ANY COMMINITS OR RESTRICTIONS, F MY, RILLIANG BUT NOT LIMITED TO THOSE MADD LIMPOR MADE, COLOR, BELIGION, SCY. SEPUL. ORDINATION, F AMALIA.

STATIST, MARRIEL STRINS, SOBREILY, "HAUDON, GONE, MACESTRY, SWARES OF MOOKE, SCREEK CARRIES DRITTIN, GONER

THAN THE STRING OF SAID SURDINGS ON SET FORTH BUT NEW PROPERTY.

HAT SAID OVERHANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT(S) OF SAID SURDINGS ON SET FORTH BUT.

RECORDING DATE: DECEMBER 15, 2020 RECORDING NO. RECEPTION NO. 2202049

delete 2

7. ALL EXCLUSION WHITE STATES PANCE SERVISON FLAN IN S. 3 SALL COMPLY WITH THE EXCLUSIONATE CLUER AS RECORDED AT RECEPTION IN C.
2000 THICK, OF THE CHARGE COURSE OF THE CLUER AND RECORDER, OF CHARGE AS A PANCE OF THE PANCE COUNTY COLUMN ASSESSMENT.

PROBLE PRAYMENT OF THE CHARGE COUNTY COLUMN ASSESSMENT OF THE CHARGE COUNTY COLUMN ASSESSMENT.

PROBLE PRAYMENT ON THE CHARGE COUNTY COLUMN ASSESSMENT OF THE CHARGE COLUMN ASSESSMENT OF THE CHARGE COLUMN ASSESSMENT OF THE CHARGE COLUMN

10. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUB EASEMENTS AS SPECIFICALLY MOTED ON THE PLAT SHALL BE MAINTAINED BY THE MONDUAL LOT OWNERS UNILESS OTHERWISE MIDICATED. FRICKES, MATERIALS OF LAMOSCAPING THAT COULD MERGE THE FLOW OF RUNOFF SHALL NOT BE PLAZED IN DRAININGE ASSEMBLY.

11. MALBONES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY DEPARTMENT OF TRANSPORTATION AND UNITED STATES POSTAL SERVICE RECULATIONS.

12. THE DIMER, ITS SUCCESSORS AND ASSIGNS SHALL ADVICE THE HOME DIMERS ASSOCIATION AND ALL FUTURE OWNERS OF THESE LOTS OF ALL ADVICE. REQUIRED TO THE WATER COUNT EXCENS ENTERED IN CASE NO, ADDICED, AND CASE NO, ADMINISTRATION OF THE PROPERTY OF THE PROPE

13. THE OWNER SHALL RESERVE IN ANY DEEDS OF THE PROPERTY 89.6 ACRE FEET PER YEAR OF LARAME FOX HILLS ACUIFER AND 62.6 ACRE FEET PER YEAR TOTAL OF ARAPIANCE ACUIFER WATER AS DECREED IN CASE NO. 03CW250 AND CASE NO. 03CW241 FOR USE IN THIS AUGMENTATION PLAN.

14. NOVIDLA WELLS ARE THE REPROSEBUTY OF EACH PROPERTY OWER, PERMISS OR ROWGOLA, WELLS MUST BE OBTAINED FROM THE STATE DAVIGUES AND IT MAY NOW A DUMORTY THEY CONTROL FOR STATE OF THE WAS AND AT THE CONTROL OF THE PERMISS. WITH A PERMISSION OF THE CONTROL OF THE

16. THIS FLAT IS REQUATED BY A PUID, EXPLOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 286071102 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER, BE A MOST COMMIT, COLORADO, HOWERS, THE PROPERTY, ALL, IDS THE WAY A MANING IN 15TH SET 25TH, DESCRIPTION FOR THE REPORTERY, ALL, IDS THE WAY A MANING IN 15TH SET 25TH, DESCRIPTION FOR THE RECORDS OF THE OFFICE AND ADMITSTANCE OF THE RECORDS OF THE OFFICE AND ADMITSTANCE OF THE RECORDS OF THE OFFICE OF THE RECORDS OF THE OFFICE AND ADMITSTANCE OF THE RECORDS OF THE OFFICE AND ADMITSTANCE OF THE RECORDS OF THE OFFICE AND ADMITSTANCE OF THE OFFICE OF THE OFFICE AND ADMITSTANCE OF THE OFFICE OFFICE

NOTES (CONT'D):

17. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SETTLERS RANCH HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO.

OF THE RECORDS OF THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER.

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

setbacks still 20. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. 21. SEPTIC SYSTEMS ARE PROHIBITED FROM BEING LOCATED WITHIN DRAINAGE EASEMENTS OR NO-BULD EASEMENTS. INCOrrect. RR2 5

zoning applies jus

AS DECIDENT OFFICE THE TERREY, AND CITE UNIT, FROM LINGS, DOWNACES, PRICE WAS PERMI RESUMPANTS, AND INTROMOSED ASSESSMENTS, FAVOR OFFICER AND CREATED AND CITE OF THE PRICE AND CONTROL OF THE PRICE

26, OWNERSHP AND MAINTENANCE O<mark>f DRAINAGE EASEMENTS</mark> AND SLOPE EASEMENTS THAT FALL WITHIN LOTS IS VESTED WITH THE INDIVIDUAL LOT

OWENCE.

27. THE SERVICES ADMENTS OF HEAVEN FOR THE PART OF HEAVEN AND ANY TO COMPANY TO THE SERVICE AND ASSESSMENT OF HEAVEN FOR THE PART OF HEAVEN AND ANY TO COMPANY THE SERVICE AND ASSESSMENT AND ANY THE PRODUCT OF HEAVEN AND ANY THE PRODUCT OF HEAVEN AND ANY THE PRODUCT OF HEAVEN AND ANY THE RESIDENCE A

28. NO LOT OR INTERST THEREIN, SHALL BE SOLD, COINCIPED, OR TRANSFERRED WETHER BY DEED OR BY CONTRACT, NOR SHALL BILLING PRIMATS BE SOURD, HITH, AND DIALESS EITHER BE RECOVERED PHISE. AND COMMON ERECONFORT IMPROMEDITS NOW. BESE! CONSTRUCTED AND COMPLETE AND RECOMMENDATED THE ACCESSANCE WITH THE SOURCOOM BROWNESS ACCESSANCE THE PRESENCE OF THE ACCESSANCE AND CONTROL OF IN THE ATTEMATIC, OR-BY COLLABOR. SEPONDED TO MAKE PROVISION FOR THE COMPLETION OF SHIP MONOGRAPHS IN ACCESSANCE WITH THE GL. PAGE COUNTY FOR COLLABOR. SEPONDED TO MAKE PROVISION FOR THE COMPLETION OF SHIP MONOGRAPHS IN ACCESSANCE WITH THE GL. AND MEAT THE PROJECT AND PROCESSORS EXQUIREMENTS OF THE PROSE TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SHALL AND MEAT THE PROJECT AND PROCESSORS EXQUIREMENTS OF THE PASS OCCURNTY PRORE TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SHALL

THE FLAT RESTRICTION MAY BE REMOVED OR RESOURCE OF THE BOARD OF COUNTY COMMISSIONES ON, IF PERMITTED OF THE SERVICION MOVINGATION, AND THE PERMITTED PRINCE CONSTRUCTION DESCRIBE VIEW MAPPION, OF MAJESTATION TO COLLATIONAL CONSTRUCTION OF COMPLETE IN A COORDINATE WITH SOON SERVICION REPORTATION ASSESSMENT OF THE PERMITTED PRINCE OF THE SERVICION SERVICION

NO TEDORE ON FINANCIA DE LA JANY CORPS OF DIAMERS PERMIT SIML BE PROVIDED TO THE EL PASO COUNTY PLANNING DEPARTMENT FROM TO PROJECT
MENT MUST PRESSOR FOR THE PROJECT TO THE CONFIDENCE OF THE PROJECT TO THE CONFIDENCE OF THE PROJECT TO THE CONFIDENCE OF THE PROJECT THE P

30. IN THE EVENT MAY 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. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN THE DRAINAGE EASEMENT WILL BE REQUIRED. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN THE DRAINAGE EASEMENT.

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

36. EMBECAPING APEAS AREA REQUIRED ALONG STOPPLES ROAD. PLEASE REFER TO RESOLUTION 24-76 BY THE BOARD OF COMMISSIONERS OF EL PASS COUNTY LANDSCAPE DEVELOPMENT CODE UPDATE (LDC233), UPDATED IN FEBRUARY 2024.

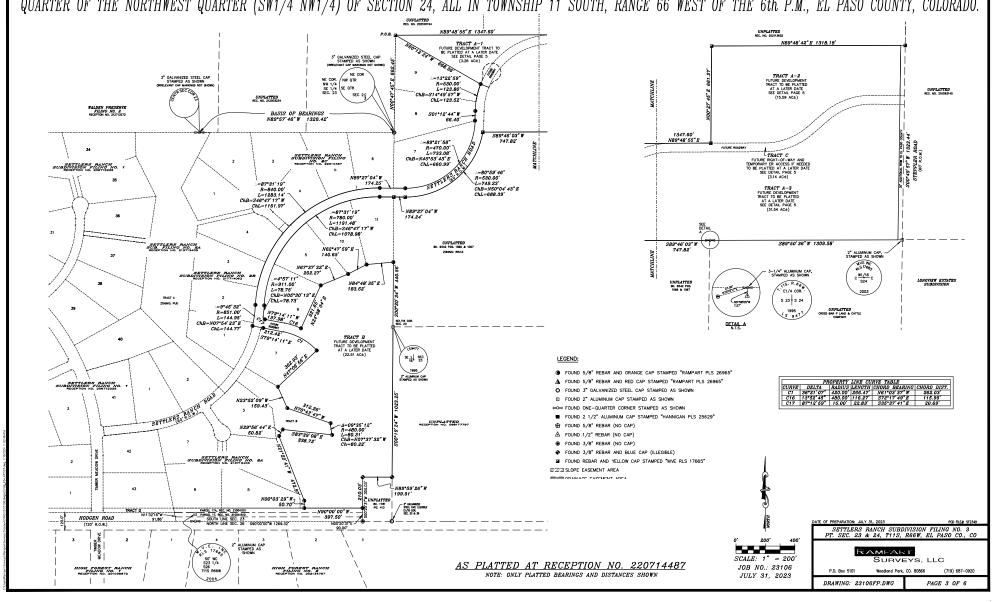
electric provided by SETTLERS RANCH SUBDIVISION TILLING NO. 3

Woodland Park, CO. 80866

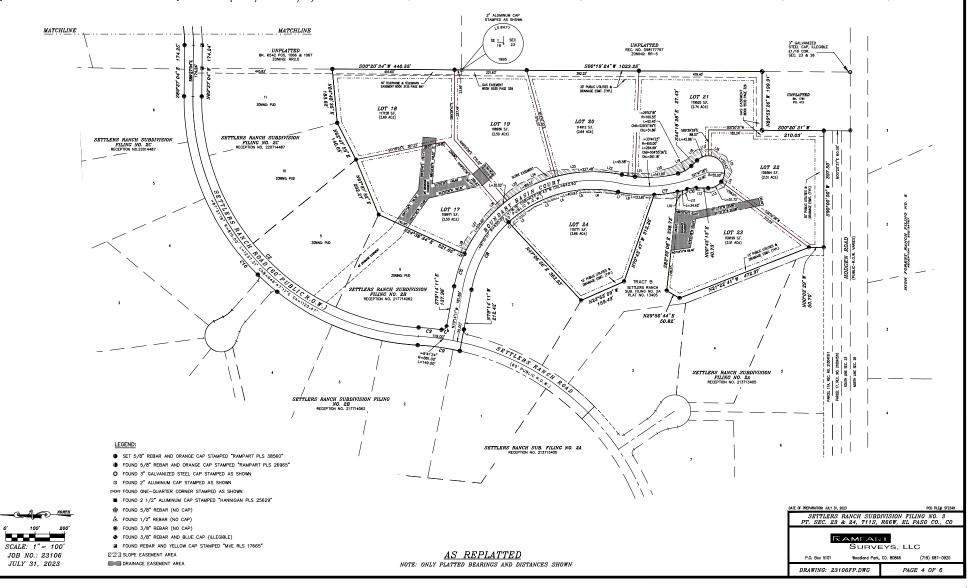
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(719) 687-0920 PAGE 2 OF 6

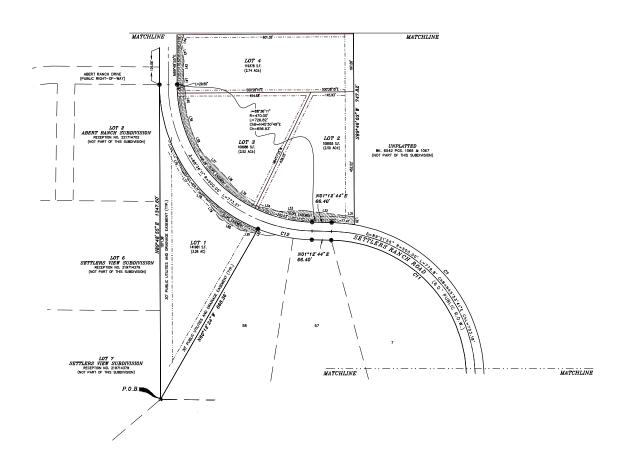
A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 2C, AND A PORTION OF SETTLERS RANCH ROAD, FILING NO. 2B, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SW1/4) OF SECTION 23, AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4) 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 (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.



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.



- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
- O FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
- FI FOUND 2" ALLIMINUM CAP STAMPED AS SHOWN
- ⊷ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN

- ♠ 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

JOB NO.: 23106 JULY 31, 2023



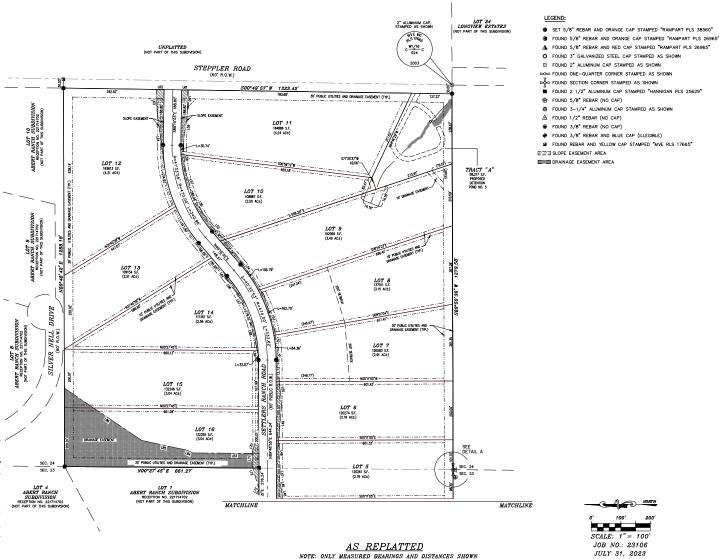


SETTLERS RANCH SUBDIVISION FILING NO. 3 PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO Woodland Park, CO. 80866 (719) 687-0920

DRAWING: 23106FP.DWG

PAGE 5 OF 6

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.



- ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
- E FOUND 2 1/2" ALLIMINUM CAD STAMPED "HANNIGAN DIS 25620

			CURVE TABL	E	
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CI	749.23	580.00	80*59*46*	N50*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	22.83	15.00	87*12'27"	S36*37"41"E	20.69
C5	116.27	480.00	13*52*46*	N72*17' 49" W	115.99
C6	30.27	100.55	17"14"50"	N07*64*12*W	30.15
C7	80.32	480.00	9*35'13"	S07*37'32"E	80.22
CB CB	266.47	420.00	36*21*07*	N61*03'37"₩	262.03
сэ	144.95	851.00	9*45'32"	N07*64*23"E	144.77
CfO	1283.14	840.00	87*81'19"	S46*47" 17" W	1161.97
C11	733.08	470.00	89"21"58"	N45*63*43" E	660.99
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	S071911W	63.62		
L8	S0719'11'W	52.44		
L10	S22'01'31"E	45.75		
L11	S25'29'51 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		
L3B	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	N8913'34'E	41.28
L48	N87'59'28 E	95.45
L49	S84'27'24"E	115.45
L50	N851417E	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	S8215'07"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	S75'58'06'W	105.80
L69	S83'00'09'W	51.14
L70	N7119'55'W	68.89
L71	N89'20'03'W	47.98
L72	S7410'34'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	S6915'57"W	81.60
L77	S54"22"56"W	82.34
L78	S2818'35"W	32.94
L79	S57'30'40"W	89.28
L80	528'25'43"W	81.98
L81	S11'42'37'W	52.93
L82	S6012'24"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

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

(719) 687-0920

DRAWING: 23106FP.DWG

PAGE 6 OF 6

V2_Final Plat Drawings comments.pdf Markup Summary

dsdparsons (21)



Subject: Text Box Page Label: 1 Author: dsdparsons

Date: 8/12/2024 5:01:44 PM

Status: Color: ■ Layer: Space: review 1 comments not addressed;



Subject: BoCC Certification

Page Label: 1 Author: dsdparsons Date: 8/12/2024 5:09:53 PM

Status: Color: ■ Layer: Space: **Board of County Commissioners Certificate**

This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the day of , 200 , subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets, tracts, easements: list those applicable) 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



Subject: Callout Page Label: 1 Author: dsdparsons Date: 8/12/2024 5:08:24 PM

Status: Color: ■ Layer: Space: use signature block standard and complete note public roads etc



Subject: Planner Page Label: 1 Author: dsdparsons Date: 8/12/2024 5:09:34 PM

Status:
Color: Layer:
Space:

move to lower right corner and complete fees and districts/basins



Subject: Planner Page Label: 1 Author: dsdparsons Date: 8/12/2024 5:10:23 PM

Status: Color: Layer: Space:

Is this an existing easement and then you are creating new easements w this plat? Does this

easement go away?

Subject: Highlight Page Label: 2 Author: dsdparsons

Status: Color: Layer: Space:

Date: 8/13/2024 8:42:10 AM

Subject: Callout Page Label: 2 Author: dsdparsons

Date: 8/13/2024 8:43:11 AM

Status: Color: Layer: Space:

no report on file delete 2



Subject: Callout Page Label: 2 Author: dsdparsons

Date: 8/13/2024 8:43:09 AM

Status: Color: Layer: Space:

delete this will be RR2.5 not PUD



Subject: Callout Page Label: 2 Author: dsdparsons

Date: 8/13/2024 8:43:48 AM

Status: Color: Layer: Space:

delete this will be RR2.5 not PUD

BEEN GRANTED BY EL PASO COUNTY. Subject: Highlight E EASEMENTS OR NO-BUILD EASEMEN Page Label: 2

Author: dsdparsons Date: 8/13/2024 8:45:10 AM

NS. ORDINANCES, REVIEW AND PERMIT

Status: Color: Layer: Space:

Subject: Callout Page Label: 2 Author: dsdparsons

Date: 8/13/2024 8:46:43 AM

Status: Color: Layer: Space:

setbacks still incorrect. RR2.5 zoning applies; just

refer to RR 2.5

ARLY AS IT RELATES TO THE PREBLE Subject: Highlight

CTS PLATTED IN THIS SUBDIVISION.)F DRAINAGE EASEMENTS AND SLOPE

Page Label: 2 Author: dsdparsons Date: 8/13/2024 8:46:26 AM

> Status: Color: Layer: Space:

AND 1 TRACTS PLATTED IN THIS SUE Page Label: 2

EES ON BEHALF OF HIMSELF AND AN STATUS:

T, PARTICULARLY AS IT RELATES TO Subject: Highlight NTENANCE OF DRAINAGE EASEMENTS Author: dsdparsons Date: 8/13/2024 8:46:27 AM

> Color: Layer: Space:

Subject: Callout Page Label: 2 Author: dsdparsons

Date: 8/13/2024 8:46:40 AM

Status: Color: Layer: Space:

HOA per agreement

COLORADO STATE FOREST SERVICE AND ILLUSTRATES

Subject: Pen Page Label: 2 Author: dsdparsons Date: 8/13/2024 8:47:08 AM

Status: Color: Layer: Space:

Subject: Pen Page Label: 2 Author: dsdparsons Date: 8/13/2024 8:47:10 AM

Status: Color: Layer: Space:



Subject: Text Box Page Label: 2 Author: dsdparsons

Date: 8/13/2024 8:47:19 AM

Status: Color: Layer: Space: delete



Subject: Pen Page Label: 2 Author: dsdparsons

Date: 8/13/2024 8:47:40 AM

Status: Color: Layer: Space:



Subject: Text Box Page Label: 2 Author: dsdparsons

Date: 8/13/2024 8:48:16 AM

Status: Color: Layer: Space: electric provided by; gas provided by



Subject: Road Impact

Page Label: 2
Author: dsdparsons

Date: 8/13/2024 8:48:34 AM

Status: Color: ■ Layer: Space: The Subdivider(s) agrees on behalf of him/herself 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 EI 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.



Subject: Callout Page Label: 2 Author: dsdparsons

Date: 8/13/2024 8:48:43 AM

Status:
Color: Layer:
Space:

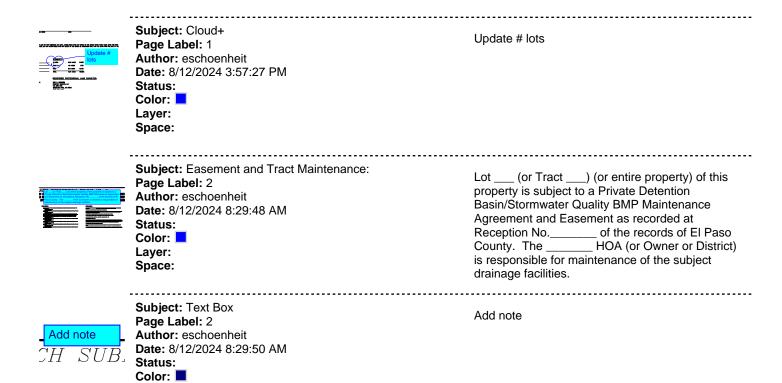
add

eschoenheit (4)



Subject: Highlight Page Label: 1 Author: eschoenheit Date: 8/12/2024 3:56:58 PM

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