

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 QUARTER (SW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO.

Board of County Commissioners Certificate

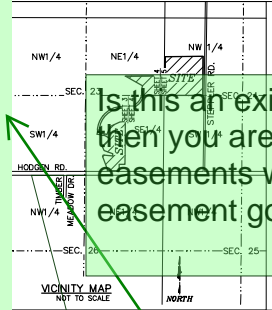
This plat for (name of subdivision or plat) was approved for filing by the El Paso County, Colorado Board of County Commissioners on the _____ day of _____, 200__, subject to any notes specified hereon and any conditions included in the resolution of approval. The dedications of land to the public (streets,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

Planning & Community Development Director

Date

Date



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

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 AQUIFER IS ALLOCATED BASED ON A 100 YEAR AQUIFER LIFE. HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFER IS EVALUATED BASED ON A 200 YEAR AQUIFER LIFE. APPLICANTS, THE HOME OWNERS ASSOCIATION, AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE CONTINGENT USE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EXPECTED THE 100 YEARS OR 200 YEARS INDICATED DUE TO UNANTICIPATED LOWER LEVEL RESOURCES. CONTINGENT WATER SUPPLY PLANS SHOULD NOT RELY SOLELY ON THE DENVER BASIN AQUIFER. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.

SURVEYOR'S CERTIFICATION:

I, ERIC R. SIMONSON, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFIES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1993 AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



ERIC SIMONSON, COLORADO PLS NO. 38560 DATE _____
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.

FEES:	SUMMARY:
DRAINAGE FEE: _____	# LOTS: 68.83 ACRES 87.58%
WIDE FEE: _____	TRACT A: 1.34 ACRES 1.70%
SCHOOL FEE: _____	TRACT B: 8.44 ACRES 10.72%
PARK FEE: _____	TOTAL: 78.71 ACRES 100.00%

Update #
lots

ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL FRONT LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, AND AN ADDITIONAL TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATTED WITH A THIRTY FOOT (30') EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE EASEMENT. ALL HEREBY DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE 21212548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD NOTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

use signature block
standard and
complete note public
roads etc

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

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 }
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2024, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROEDMAN, RECORDER

FEES: _____ BY: _____ DEPUTY

DEDICATION:

THE UNDERSIGNED, BEING THE OWNER AND HOLDER OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAS Laid OUT, SURVEYED, 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 CONVEY 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 WATERS 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 ENTIRE RESPONSIBILITY 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 RETROFITTING 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 _____, 2024, BY MARK W. DAVIS, MANAGING MEMBER, HODGEN SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC _____

COUNTY APPROVAL - FEE:
APPROVAL IS GRANTED THIS _____ DAY OF _____, 2024.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

FLOOD PLAIN CERTIFICATION:
ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 080410305G (MAP REVISED DECEMBER 2, 2018), THE SUBJECT PROPERTY LIES WITHIN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

REVISED: JULY 3, 2024
DATE OF PREPARATION: JULY 31, 2023
PFD 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

Add note

SETTLERS RANCH SUBDIVISION FILING NO. 3

A REPLAT OF A PORTION OF SETTLERS RANCH SUBDIVISION FILING NO. 3 OF THE SOUTHEAST QUARTER (SE1/4) AND A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW1/4 NW1/4) OF SECTION 2, TOWNSHIP 19N, RANGE 60E, EL PASO COUNTY, COLORADO.

Lot (or Tract) (or entire property) of this property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.

NOTES:

- 1. ALL BEARINGS USED HEREIN ARE BASED ON A BEARING OF N89°57'46"W... 2. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH... * THE PROPERTY IS SUBJECT TO ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS...

NOTES (CONT'D.):

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

NOTES (CONT'D):

- 17. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE SETTLERS RANCH HOMEOWNERS ASSOCIATION, INC. IS RECORDED AT RECEPTION NO. 18. THERE SHALL BE NO DIRECT LOT ACCESS TO HOOKED ROAD OR TO STEPLER ROAD... 19. INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRAINAGE, INCLUDING NECESSARY DRAINAGE CULVERTS FROM SETTLERS RANCH ROAD...

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.

no report on file delete 2 delete this will be RR2.5 not PUD

setbacks still incorrect. RR2.5 zoning applies just like RR 2.5

HOA per agreement

no report on file delete 2 delete this will be RR2.5 not PUD

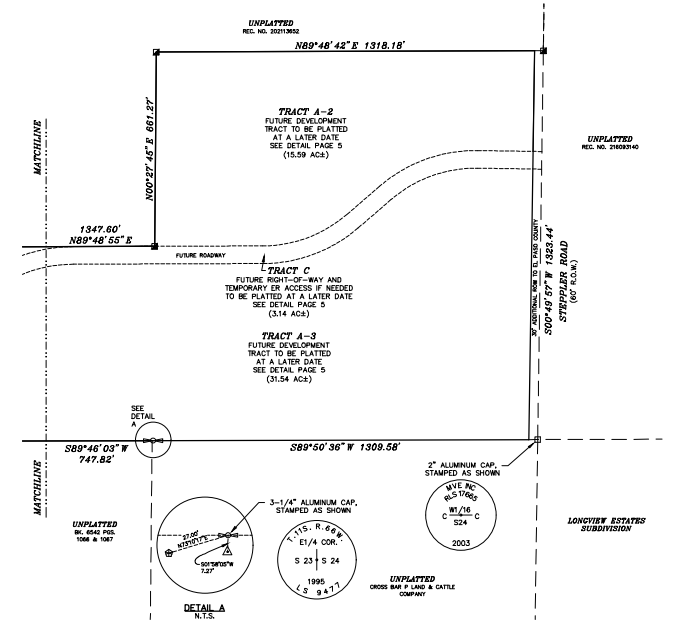
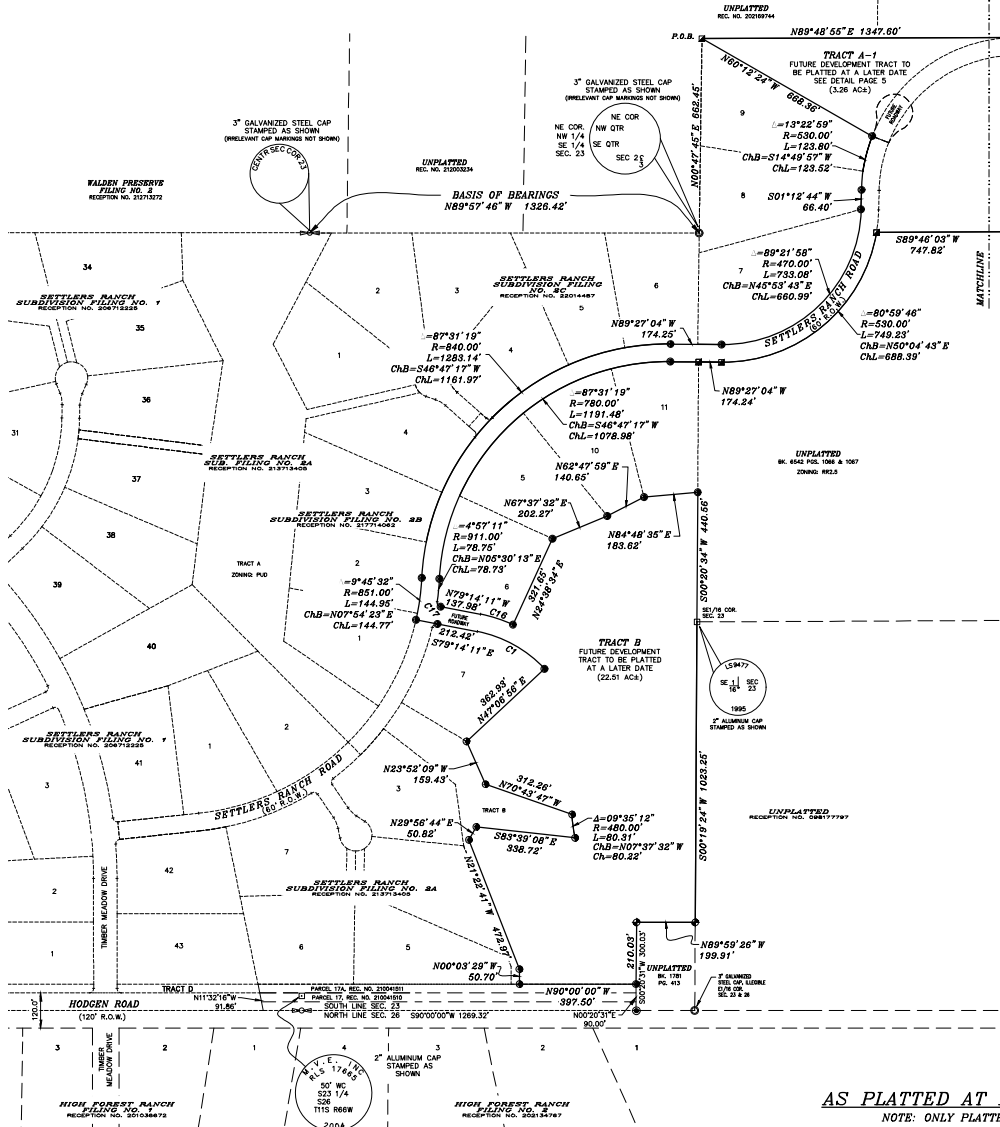
electric provided by gas provided by

SETTLERS RANCH SUBDIVISION FILING NO. 3 PL 080-20 & 21, 1140, 1600, 1610, 1620, 1630 RAMEART SURVEYS, LLC P.O. Box 5011 Woodland Park, CO. 80866 (719) 687-0920 DRAWING: 23106PP.DWG PAGE 2 OF 6

add

SETTLERS RANCH SUBDIVISION FILING NO. 3

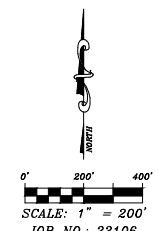
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- LEGEND:**
- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
 - FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
 - FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
 - ◻ FOUND ONE-QUARTER 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 17865"
 - ▨ SLOPE EASEMENT AREA
 - ▩ DRAINAGE EASEMENT AREA

PROPERTY LINE CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BEARING\CHORD DIST.
C1	$36^{\circ}21'07''$	$420.00'$	$268.47'$ $N61^{\circ}03'37'' W$ $262.03'$
C16	$13^{\circ}52'43''$	$460.00'$	$118.27'$ $S72^{\circ}17'49'' E$ $115.39'$
C17	$87^{\circ}12'59''$	$16.00'$	$122.82'$ $S89^{\circ}37'41'' E$ $20.69'$

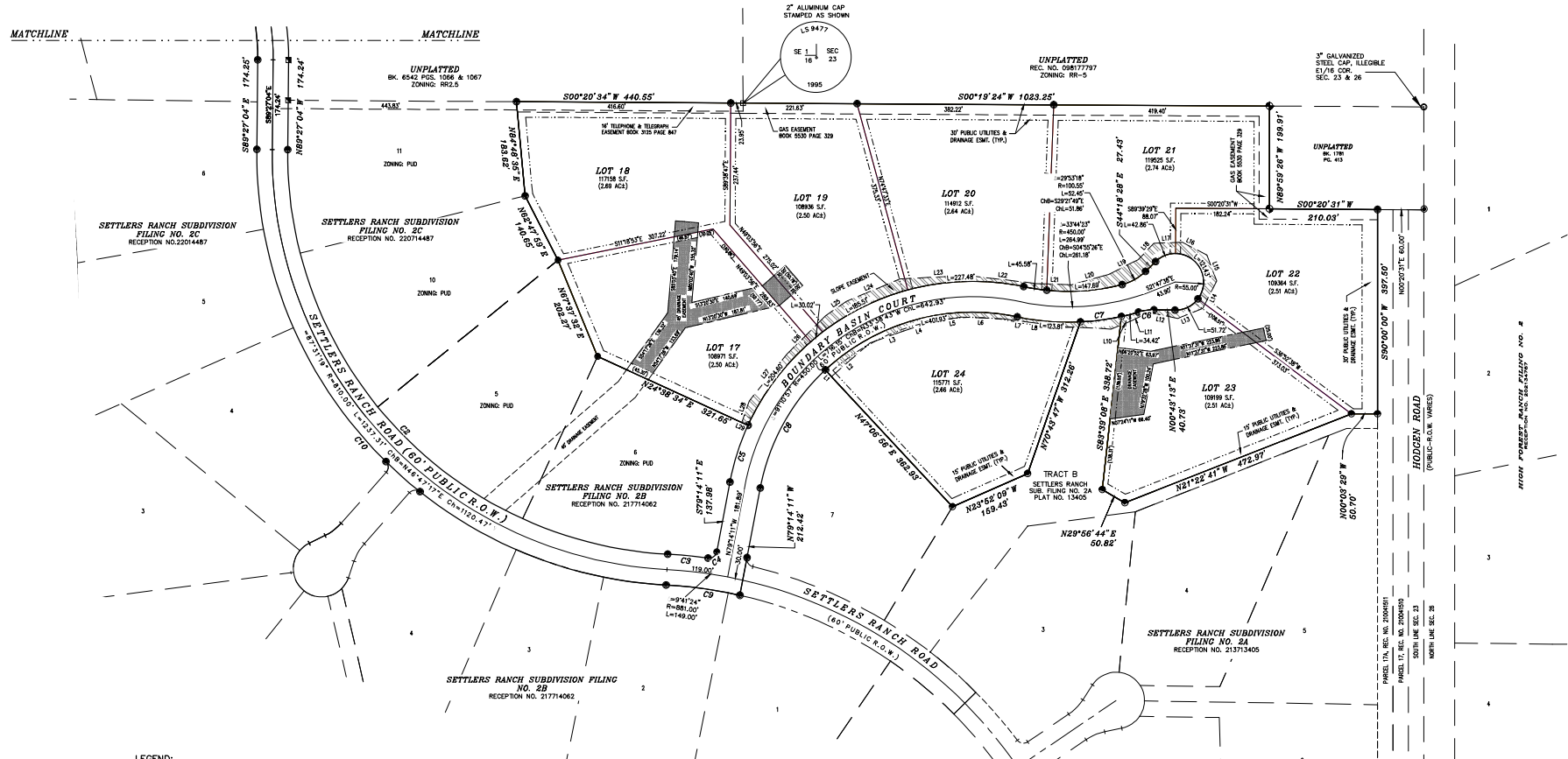
AS PLATTED AT RECEPTION NO. 220714487
NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN



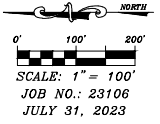
DATE OF PREPARATION: JULY 31, 2023
SETTLERS RANCH SUBDIVISION FILING NO. 3
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO
RAMEART SURVEYS, LLC
P.O. Box 5101 Woodland Park, CO. 80866 (719) 687-0920
DRAWING: 23106FP.DWG PAGE 3 OF 6

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 26985"
 - 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)
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 - 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

DATE OF PREPARATION: JULY 31, 2023 PCD FILE #: SP2349

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

RAMPART SURVEYS, LLC

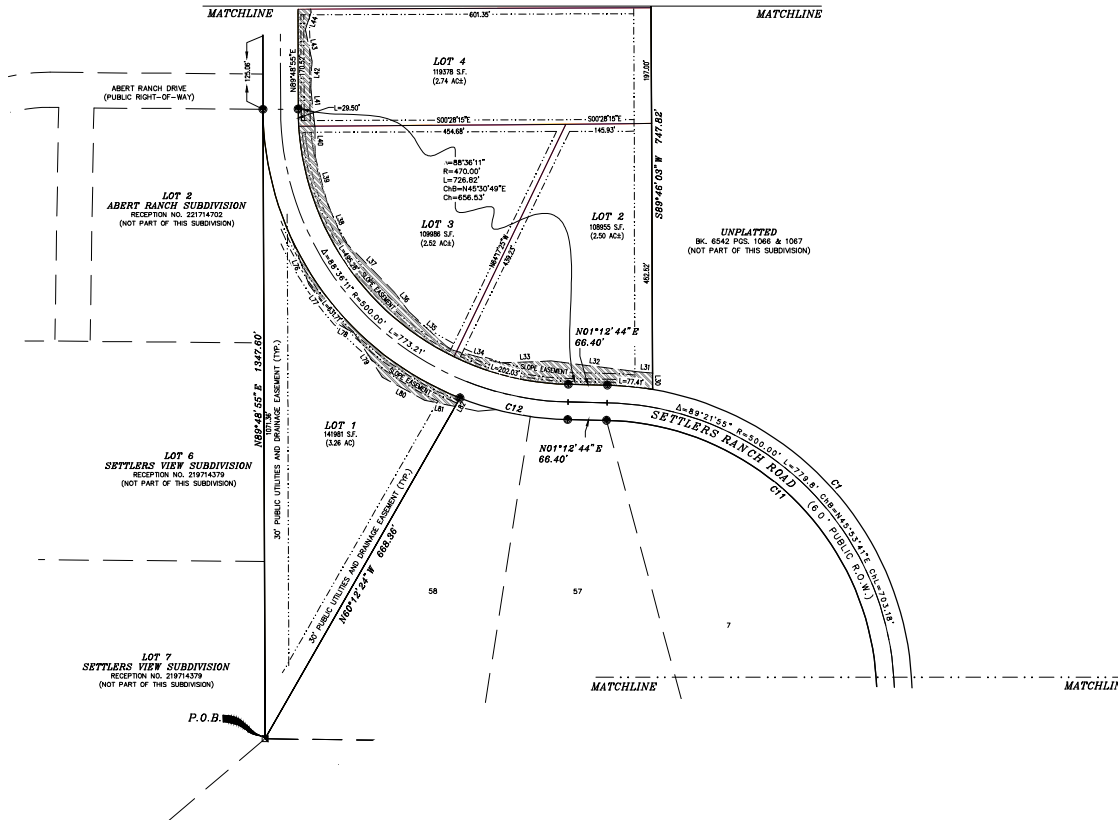
P.O. Box 5101 Woodland Park, CO, 80866 (719) 687-0920

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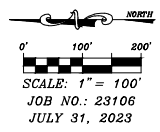
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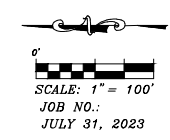


- LEGEND:**
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 - FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
 - FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
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 - ▨ SLOPE EASEMENT AREA
 - ▩ DRAINAGE EASEMENT AREA



AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN



DATE OF PREPARATION: JULY 31, 2023 PGD FILE: 92349

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PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

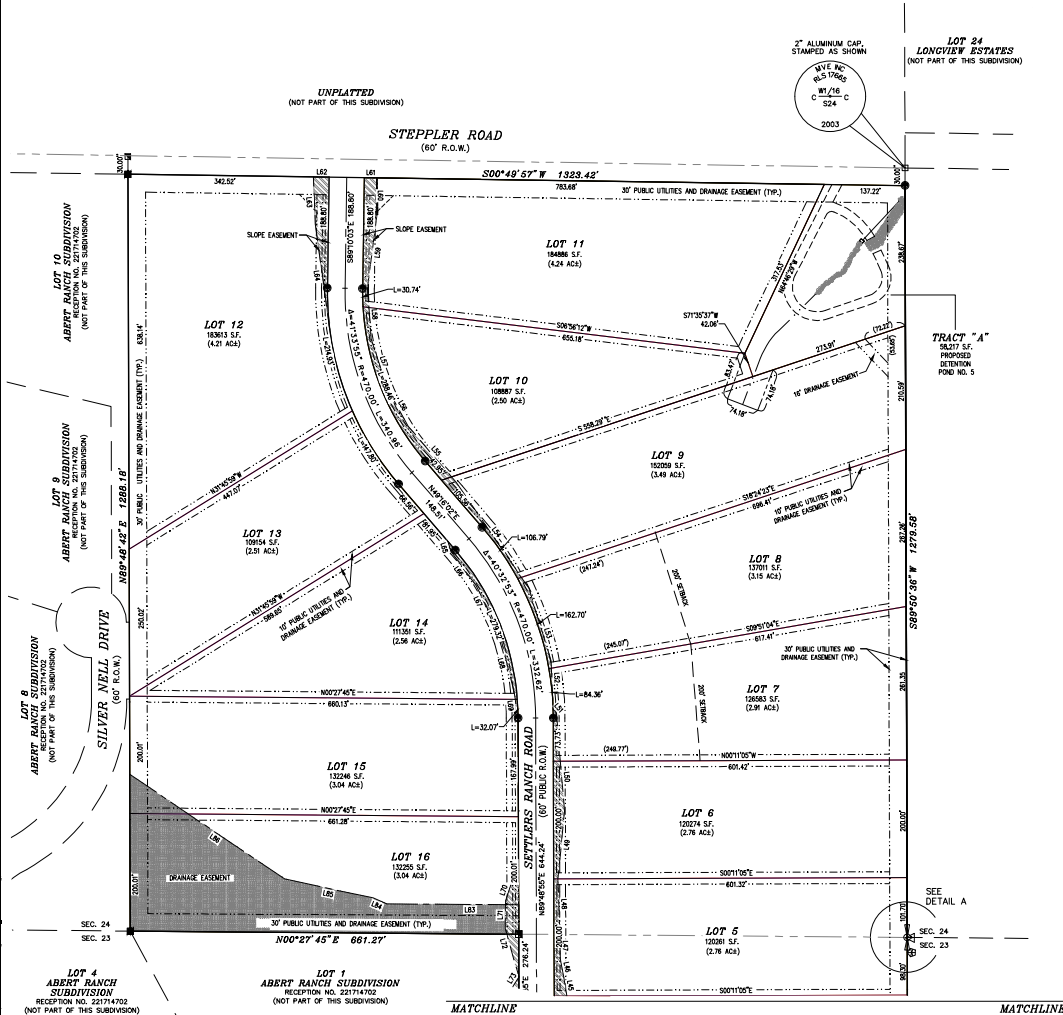
RAMPART SURVEYS, LLC

P.O. Box 5101 Woodland Park, CO, 80666 (719) 687-0920

DRAWING: 23106FP.DWG PAGE 5 OF 6

SETTLERS RANCH SUBDIVISION FILING NO. 3

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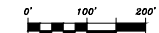
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CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	749.23	550.00	80°59'46"	N50°04'43"E	688.39
C2	1191.48	780.00	87°31'19"	S46°47'17"W	1078.88
C3	78.76	911.00	4°57'11"	N05°30'07"E	78.73
C4	22.83	15.00	87°12'27"	S35°37'41"E	20.69
C5	116.27	480.00	13°22'45"	N72°17'49"W	115.99
C6	30.27	100.55	17°14'00"	N07°04'12"W	30.15
C7	80.32	480.00	9°35'15"	S07°37'38"E	80.22
C8	266.47	480.00	39°21'07"	N61°03'37"W	322.03
C9	144.95	480.00	9°45'32"	N07°04'20"E	144.77
C10	1283.14	840.00	87°51'19"	S46°47'17"W	1151.97
C11	723.08	470.00	89°12'58"	S45°05'43"E	650.99
C12	187.29	550.00	29°18'43"	S11°22'05"W	186.91

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S47°30'36"W	17.09
L2	S40°26'50"E	69.27
L3	S19°23'44"E	62.62
L4	S16°14'57"E	53.53
L5	S20°31'42"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	S17°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	N07°51'48"W	55.12
L18	N40°49'37"W	44.99
L19	N20°32'13"W	63.04
L20	N15°29'36"W	74.93
L21	N03°35'50"E	67.67
L22	N06°39'16"E	135.61
L23	N02°55'19"W	131.86
L24	N02°41'51"W	112.64
L25	N34°42'18"W	49.58
L26	N44°25'49"W	105.57
L27	N51°04'35"W	116.92
L28	N71°10'08"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	N10°49'16"E	69.41
L35	N42°37'28"E	94.73
L36	N53°08'23"E	41.83
L37	N40°33'23"E	134.23
L38	N68°33'54"E	68.70
L39	N70°40'57"E	81.17
L40	N89°21'23"E	49.65
L41	N83°30'12"E	68.44
L42	S87°08'19"E	44.68
L43	N78°21'47"E	55.25
L44	S71°36'42"E	31.02

EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
L45	N02°32'38"E	43.72
L46	N78°54'37"E	28.99
L47	N89°13'34"E	41.28
L48	N87°29'28"E	95.45
L49	S84°27'24"E	115.45
L50	N85°41'17"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°20'32"E	218.60
L55	N49°31'11"E	125.41
L56	N60°44'44"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°45'03"E	20.65
L62	N00°49'07"E	25.37
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°19'50"W	68.89
L71	N89°20'03"W	47.88
L72	S74°10'34"W	85.22
L73	N57°41'30"W	25.75
L74	N88°46'06"W	23.99
L75	S66°07'02"W	35.99
L76	S69°15'57"W	81.60
L77	S54°22'39"W	82.34
L78	S28°15'35"W	33.94
L79	S57°30'40"W	89.28
L80	S28°25'43"W	81.98
L81	S114°23'37"W	52.83
L82	S60°12'24"E	16.77
L83	N00°27'45"E	224.68
L84	N23°30'42"E	25.52
L85	N12°08'13"E	153.96
L86	N34°02'27"E	317.72



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

AS REPLATTED
 NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

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
 P.O. Box 5101 Woodland Park, CO, 80666 (719) 687-0920
 DRAWING: 23106PP.DWG PAGE 6 OF 6

V2_Final Plat Drawings comments.pdf Markup Summary

dspdparsons (21)



Subject: Text Box
Page Label: 1
Author: dsdparsons
Date: 8/12/2024 5:01:44 PM
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review 1 comments not addressed;



Subject: BoCC Certification
Page Label: 1
Author: dsdparsons
Date: 8/12/2024 5:09:53 PM
Status:
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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
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Date: 8/12/2024 5:08:24 PM
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use signature block standard and complete note public roads etc



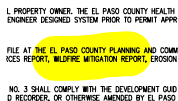
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move to lower right corner and complete fees and districts/basins



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



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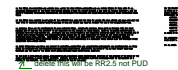
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no report on file delete 2



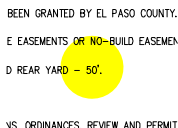
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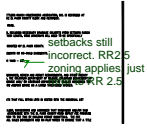


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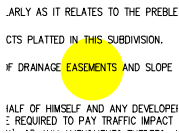


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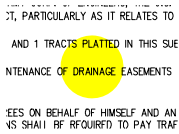


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Page Label: 2
Author: dsdparsons
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setbacks still incorrect. RR2.5 zoning applies; just refer to RR 2.5



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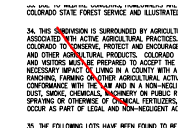


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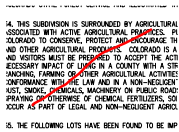


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Page Label: 2
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Date: 8/13/2024 8:46:40 AM
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HOA per agreement



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: ■
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...PRACTICES, PURSUANT TO ARTICLE 10, TITLE 30, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF...
...ACCEPT THE ACTIVITIES, RIGHTS, DOWNS AND SUELS...
...OPERATIONS SHALL NOT BE...
...IN PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, ETC...
...AGRICULTURE, COL. AND MINING, HEREDITY AND THE...
...ROAD TO BE IMPACTED BY GEOLGIC HAZARDS...
...QUALITY RECORDING...
...BINARY CO. 2017 IN PFD FILE NO. SP-17-007, AVALAN

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Author: dsdparsons
Date: 8/13/2024 8:47:19 AM
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delete

...PRACTICES, PURSUANT TO ARTICLE 10, TITLE 30, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF...
...ACCEPT THE ACTIVITIES, RIGHTS, DOWNS AND SUELS...
...OPERATIONS SHALL NOT BE...
...IN PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, ETC...
...AGRICULTURE, COL. AND MINING, HEREDITY AND THE...
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Subject: Pen
Page Label: 2
Author: dsdparsons
Date: 8/13/2024 8:47:40 AM
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...PRACTICES, PURSUANT TO ARTICLE 10, TITLE 30, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF...
...ACCEPT THE ACTIVITIES, RIGHTS, DOWNS AND SUELS...
...OPERATIONS SHALL NOT BE...
...IN PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, ETC...
...AGRICULTURE, COL. AND MINING, HEREDITY AND THE...
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...BINARY CO. 2017 IN PFD FILE NO. SP-17-007, AVALAN

Subject: Text Box
Page Label: 2
Author: dsdparsons
Date: 8/13/2024 8:48:16 AM
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electric provided by; gas provided by

...PRACTICES, PURSUANT TO ARTICLE 10, TITLE 30, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF...
...ACCEPT THE ACTIVITIES, RIGHTS, DOWNS AND SUELS...
...OPERATIONS SHALL NOT BE...
...IN PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, ETC...
...AGRICULTURE, COL. AND MINING, HEREDITY AND THE...
...ROAD TO BE IMPACTED BY GEOLGIC HAZARDS...
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...BINARY CO. 2017 IN PFD FILE NO. SP-17-007, AVALAN

Subject: Road Impact
Page Label: 2
Author: dsdparsons
Date: 8/13/2024 8:48:34 AM
Status:
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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.

...PRACTICES, PURSUANT TO ARTICLE 10, TITLE 30, AND ENCOURAGE THE DEVELOPMENT AND IMPROVEMENT OF...
...ACCEPT THE ACTIVITIES, RIGHTS, DOWNS AND SUELS...
...OPERATIONS SHALL NOT BE...
...IN PUBLIC ROADS, LIVESTOCK ON PUBLIC ROADS, ETC...
...AGRICULTURE, COL. AND MINING, HEREDITY AND THE...
...ROAD TO BE IMPACTED BY GEOLGIC HAZARDS...
...QUALITY RECORDING...
...BINARY CO. 2017 IN PFD FILE NO. SP-17-007, AVALAN

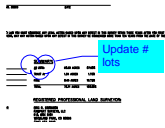
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Page Label: 2
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Date: 8/13/2024 8:48:43 AM
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add

eschoenheit (4)

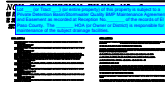
SUMMARY
LOTS:
TRACT A:
ROW:

Subject: Highlight
Page Label: 1
Author: eschoenheit
Date: 8/12/2024 3:56:58 PM
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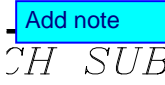
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Page Label: 1
Author: eschoenheit
Date: 8/12/2024 3:57:27 PM
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Color: ■
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Update # lots



Subject: Easement and Tract Maintenance:
Page Label: 2
Author: eschoenheit
Date: 8/12/2024 8:29:48 AM
Status:
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Lot ____ (or Tract ____) (or entire property) 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 _____ HOA (or Owner or District) is responsible for maintenance of the subject drainage facilities.



Subject: Text Box
Page Label: 2
Author: eschoenheit
Date: 8/12/2024 8:29:50 AM
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Color: ■
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Add note