

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.

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. 20774487 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. 21774062, 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 SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (SW1/4 NW1/4) OF SECTION 24, ALL IN TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS USED HEREIN ARE BASED ON 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).

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A-1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 9, OF SAID SETTLERS RANCH SUBDIVISION FILING NO. 2C, THENCE N89°48'55"E ALONG THE NORTHERLY LINE OF SAID TRACT A-1 AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1347.60 FEET 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 N00°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 STEPPLE 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 OF 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 SECTION 24, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP STAMPED "LS 9477 1995"; THENCE S89°46'03"W CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 947.82 FEET TO A 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 S50°04'37"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 S46°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 THE 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 80°49'52", AN ARC LENGTH OF 22.73 FEET (THE LONG CHORD OF WHICH BEARS S35°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 OF 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 CORNER OF SAID SECTION 23, AS MONUMENTED BY A 2" ALUMINUM CAP STAMPED "LS 9477 1995"; 8.) THENCE S00°19'24"W, 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. 21004151 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. 21371505 OF SAID COUNTY RECORDS; 12.) THENCE N00°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 LENGTH OF 80.32 FEET (THE LONG CHORD OF WHICH BEARS N07°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 AFORESAIDED 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 N07°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 N01°24'44"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 N60°12'24"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.

STATE OF COLORADO)
COUNTY OF EL PASO) ss

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, 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 - BOCC:

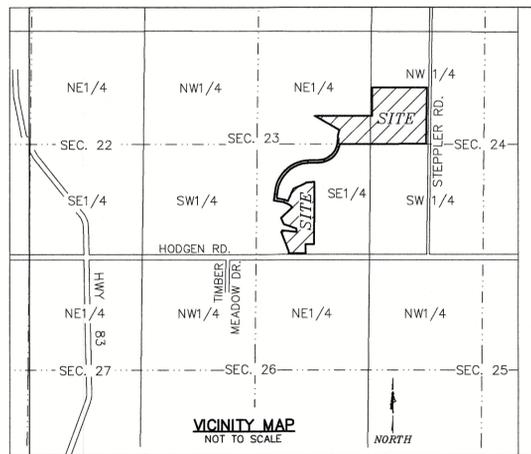
APPROVAL IS GRANTED THIS _____ DAY OF _____, 2023, A.D.

PRESIDENT, BOARD OF COUNTY COMMISSIONERS

COUNTY APPROVAL - PCD:

APPROVAL IS GRANTED THIS _____ DAY OF _____, 2023, A.D.

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT



FEES:

DRAINAGE FEE: _____
BRIDGE FEE: _____
SCHOOL FEE: _____
PARK FEE: _____

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.

EASEMENTS:

UNLESS OTHERWISE SHOWN, ALL SIDE LOT LINES ARE HEREBY PLATTED WITH A TEN FOOT (10') PUBLIC UTILITY AND DRAINAGE EASEMENT, ALL REAR LOT LINES ARE HEREBY PLATTED WITH A FIFTEEN FOOT (15') 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 HEREBY DESCRIBED EASEMENTS IS VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 21212548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. 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.

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, 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 BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 2023, A.D., AND IS DULY RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

FEE: _____ BY: _____ DEPUTY

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).

AN UPDATED TITLE COMMITMENT WILL BE PROVIDED PRIOR TO SUBMITTAL

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. 570-F060884-370-CSP, AMENDMENT NO. 2 (EFFECTIVE DATE: MAY 8, 2018 AT 7:00 A.M.), AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B-SECTION 2 EXCEPTIONS IN THE ABOVE REFERENCED COMMITMENT.

1. - 7. RAMPART SURVEYS DID NOT ADDRESS THESE ITEMS.

NOTES (CONT'D):

7. ALL DEVELOPMENT WITHIN SETTLERS RANCH SUBDIVISION FILING NO. 3 SHALL COMPLY WITH THE DEVELOPMENT GUIDE AS RECORDED AT RECEPTION NO. 20507101, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, OR OTHERWISE AMENDED BY EL PASO COUNTY FOLLOWING APPROPRIATE PUBLIC HEARINGS.

8. THE ADDRESSES EXHIBED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.

9. THE SIGHT TRIANGLE AT SETTLERS RANCH ROAD AND STEPPLE ROAD INTERSECTION (50X50'), SHALL BE MAINTAINED AT THE INTERSECTIONS. NO OBSTRUCTION GREATER THAN 18" IN HEIGHT IS ALLOWED IN THESE AREAS.

10. 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.

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

12. 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. 03CW0D (DIVISION) 2 AND CASE NO. 03CW24I (DIVISION) 1, AND THE COSTS OF OPERATING THE PLAN FOR AUGMENTATION AND RESPONSIBILITY FOR MEASURING AND COLLECTING DATA REGARDING WATER WITHDRAWALS FROM WELLS.

13. 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 ARAPAHO AQUIFER WATER AS DECREED IN CASE NO. 03CW0D AND CASE NO. 03CW24I FOR USE IN THIS AUGMENTATION PLAN.

14. 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. 20601007.

15. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 20507102 OF THE RECORDS OF THE OFFICE OF THE CLERK AND RECORDER, EL PASO COUNTY, COLORADO.

16. 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.

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 STEPPLE ROAD.

19. PRIOR TO THE ESTABLISHMENT OF ANY DRIVEWAY, AN ACCESS PERMIT MUST BE GRANTED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.

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

21. BUILDING SETBACKS TO BE: FRONT YARD - 50', SIDE YARD - 25', AND REAR YARD - 50'.

22. MAXIMUM BUILDING HEIGHT: 30 FEET

23. 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 FREBLE'S MEADOW JUMPING MOUSE AS A LISTED THREATENED SPECIES.

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

25. OWNERSHIP AND MAINTENANCE OF DRAINAGE EASEMENTS AND SLOPE EASEMENTS THAT FALL WITHIN LOTS IS VESTED WITH THE INDIVIDUAL LOT OWNERS.

26. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 18-47), AS AMENDED, AT THE TIME OF BUILDING PERMIT APPLICATION. STATE TO BE PAID AT BUILDING PERMIT. THIS PLAT IS NOT WITHIN A PD.

27. 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.

28. 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 AS RECORDED UNDER RECEPTION NO. _____ 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 ALTERATION OF 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 OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE CONSTRUCTED AND COMPLETED 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.

29. 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.

30. 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.

31. REFER TO THE DRAINAGE REPORT FOR MINIMUM DRIVEWAY CULVERT SIZES.

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

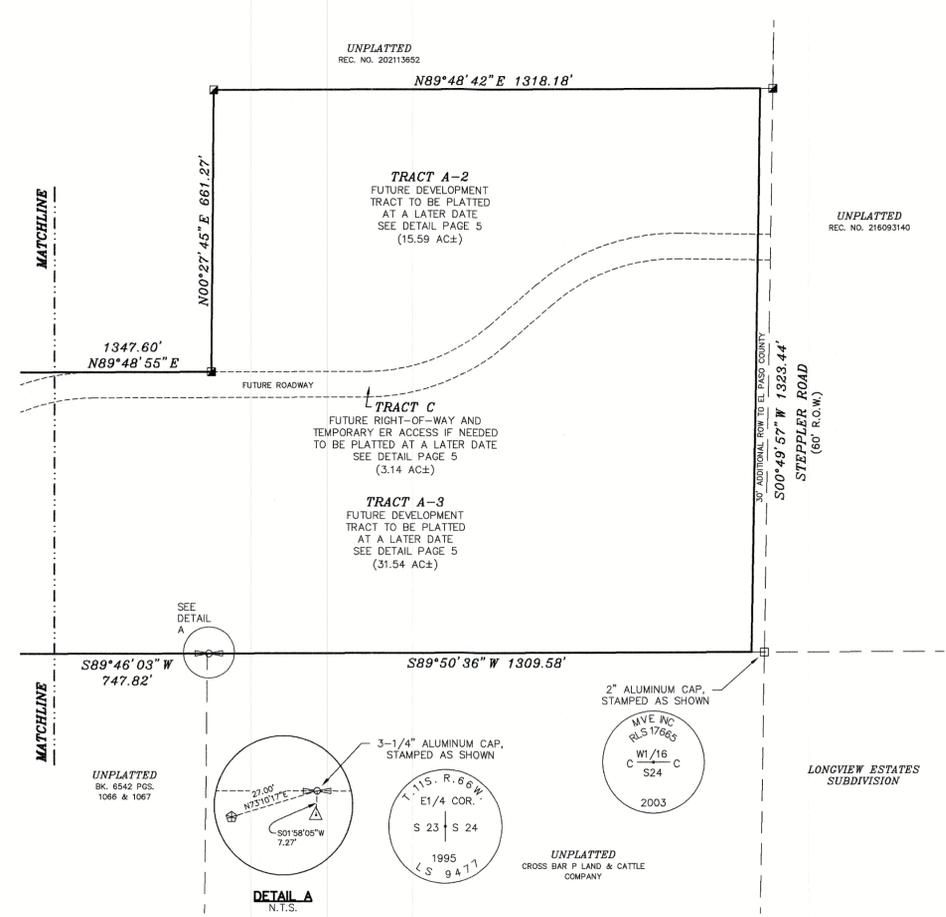
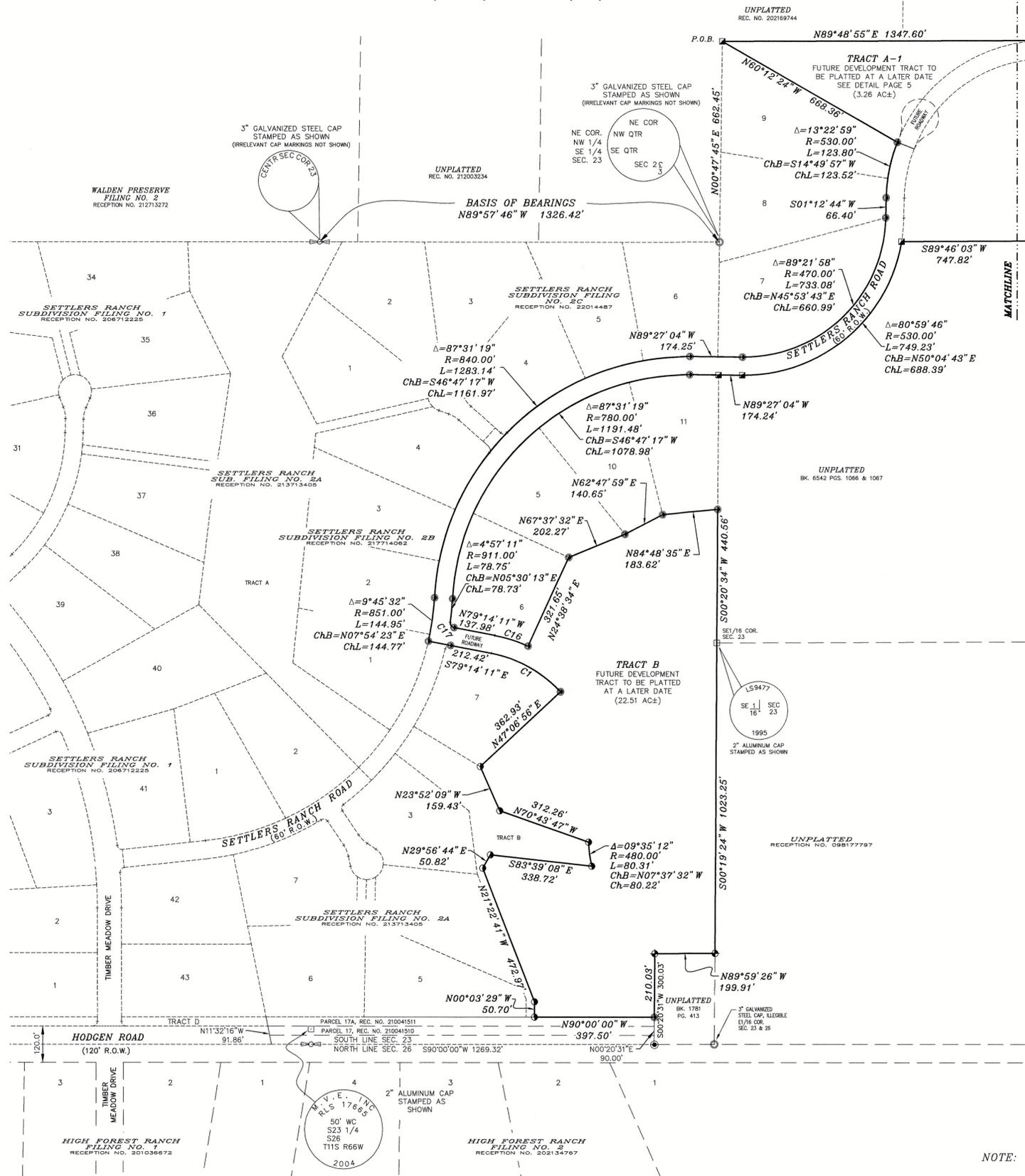
RAMPART
SURVEYS, LLC

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

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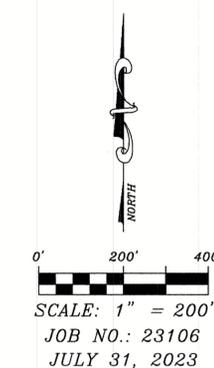
SETTLERS RANCH SUBDIVISION FILING NO. 3

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:**
- FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26965"
 - FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
 - FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
 - ⊠ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
 - FOUND 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
 - ⊕ FOUND 5/8" REBAR (NO CAP)
 - △ FOUND 1/2" REBAR (NO CAP)
 - FOUND 3/8" REBAR (NO CAP)
 - ◆ FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
 - ◆ FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"
 - ▨ SLOPE EASEMENT AREA
 - ▩ DRAINAGE EASEMENT AREA

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



AS PLATTED
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

RAMPART SURVEYS, LLC

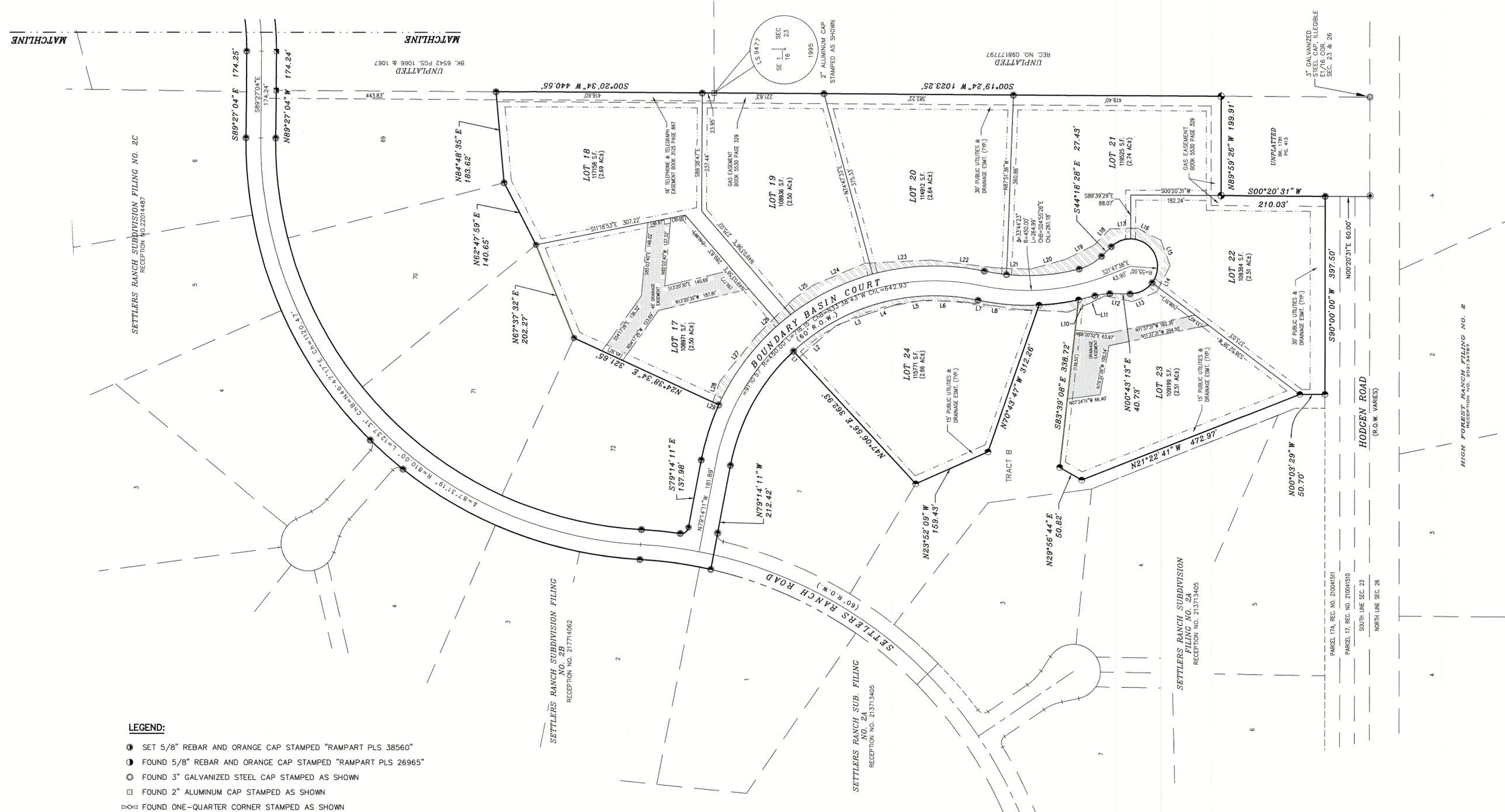
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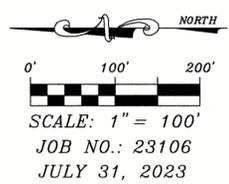
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SETTLERS RANCH SUBDIVISION FILING NO. 3

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



- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
 - ⊙ FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26965"
 - FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
 - FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
 - ⊠ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
 - FOUND 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
 - ⊕ FOUND 5/8" REBAR (NO CAP)
 - △ FOUND 1/2" REBAR (NO CAP)
 - ⊙ FOUND 3/8" REBAR (NO CAP)
 - ⊕ FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
 - ⊕ FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"
 - ▨ SLOPE EASEMENT AREA
 - ▨ DRAINAGE EASEMENT AREA



AS REPLATTED

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

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

RAMPART SURVEYS, LLC

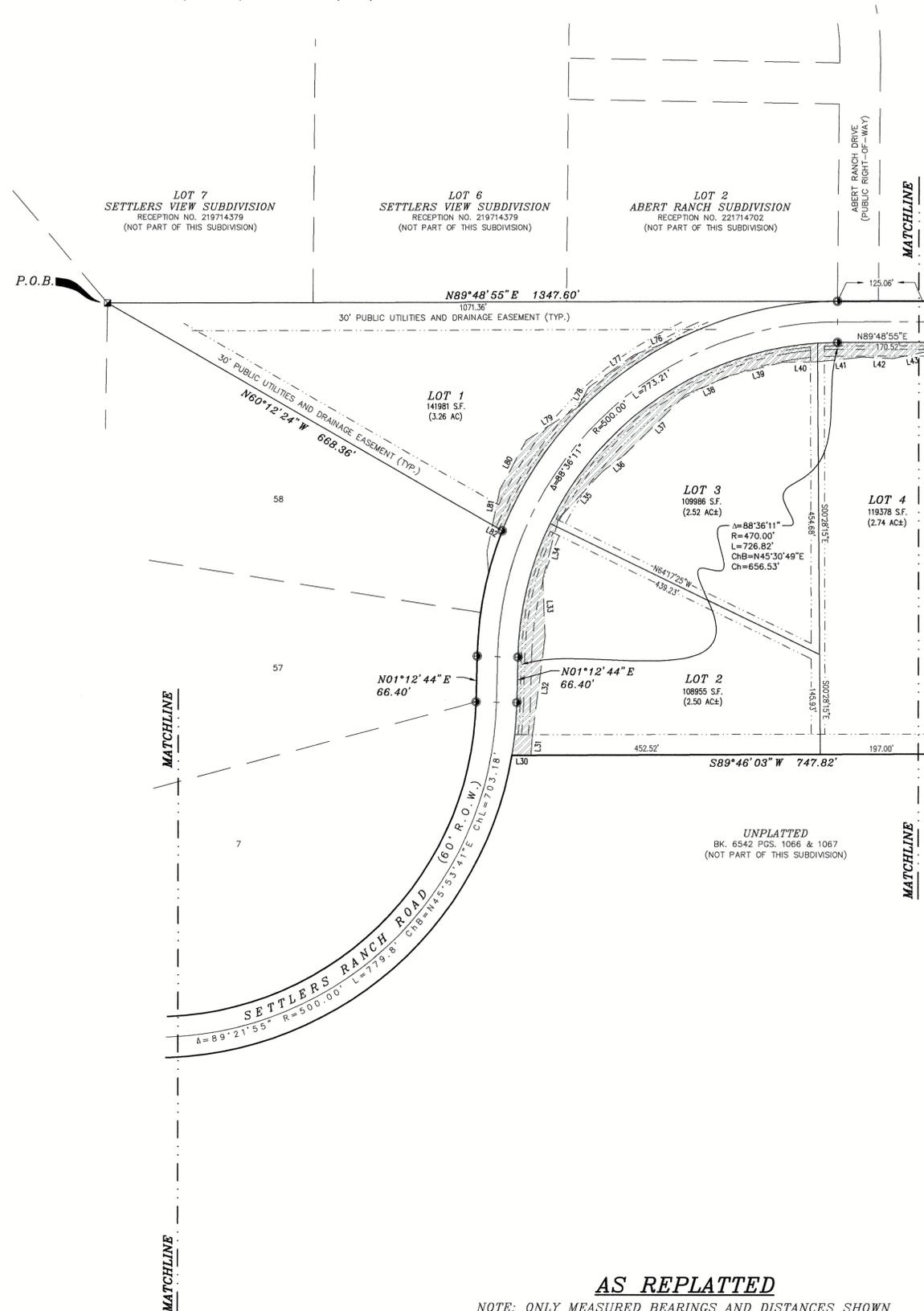
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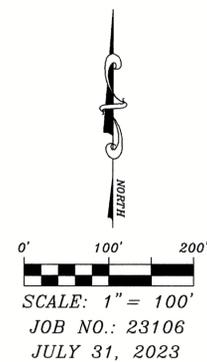
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- FOUND 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
- ⊕ FOUND 5/8" REBAR (NO CAP)
- △ FOUND 1/2" REBAR (NO CAP)
- ⊙ FOUND 3/8" REBAR (NO CAP)
- ◆ FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
- FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"
- ▨ SLOPE EASEMENT AREA
- ▩ DRAINAGE EASEMENT AREA



AS REPLATTED

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

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

RAMPART
SURVEYS, LLC

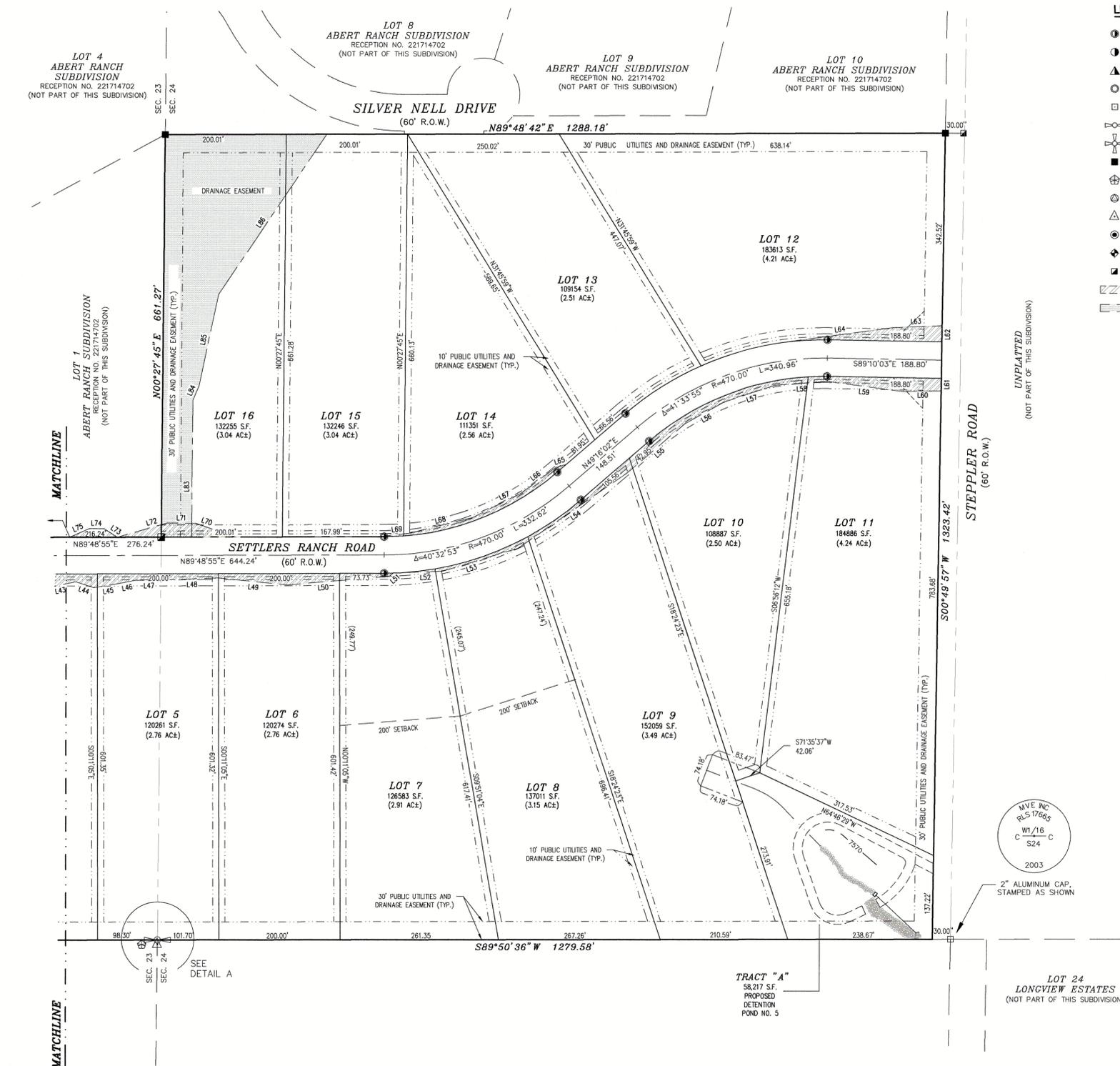
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PAGE 4 OF 5

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.



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 - ⊖ FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
 - ⊗ FOUND SECTION CORNER STAMPED AS SHOWN
 - FOUND 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25629"
 - ⊕ FOUND 5/8" REBAR (NO CAP)
 - ⊙ FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
 - △ FOUND 1/2" REBAR (NO CAP)
 - ⊙ FOUND 3/8" REBAR (NO CAP)
 - ◆ FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
 - ⊕ FOUND REBAR AND YELLOW CAP STAMPED "MVE RLS 17665"
 - ▨ SLOPE EASEMENT AREA
 - ▭ DRAINAGE EASEMENT AREA

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	749.23	530.00	80°59'46"	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"	S35°37'41"W	20.69
C5	116.27	480.00	13°52'45"	N72°17'49"W	115.99
C6	30.27	100.55	17°14'50"	N07°54'12"W	30.15
C7	80.32	480.00	9°35'13"	S07°37'32"E	80.22
C8	266.47	420.00	36°21'07"	N61°03'37"W	262.03
C9	144.95	851.00	9°45'32"	N07°54'23"E	144.77
C10	1283.14	840.00	87°31'19"	S46°47'17"W	1161.97
C11	733.08	470.00	89°21'58"	N45°53'43"E	660.99
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	S07°19'11"W	63.62
L8	S07°19'11"W	52.44
L9	S22°01'31"E	45.75
L10	S26°29'51"E	34.32
L11	S11°39'49"W	57.63
L12	S21°32'11"E	52.49
L13	S63°15'04"E	59.71
L14	N69°37'04"E	54.02
L15	N27°12'46"E	53.89
L16	N01°51'48"W	55.12
L17	N45°49'03"W	44.99
L18	N26°32'15"W	63.04
L19	N15°39'36"W	74.93
L20	N01°53'50"E	67.67
L21	N06°39'16"E	135.61
L22	N02°55'19"W	131.86
L23	N22°41'51"W	112.64
L24	N34°42'18"W	49.58
L25	N44°55'49"W	105.57
L26	N51°04'35"W	116.92
L27	N71°01'08"W	44.20
L28	N24°38'34"E	13.37
L29	N89°46'03"E	27.93
L30	N04°51'18"E	25.79
L31	N07°03'00"E	148.07
L32	N02°02'51"W	86.04
L33	N14°49'18"E	89.41
L34	N42°37'29"E	94.73
L35	N53°08'25"E	41.83
L36	N45°33'23"E	124.23
L37	N66°33'54"E	68.70
L38	N75°40'57"E	81.17
L39	N89°21'23"E	49.65
L40	N83°55'12"E	68.44
L41	S87°08'19"E	44.68
L42	N78°21'14"E	55.25
L43	S71°36'42"E	31.02

EASEMENT LINE TABLE

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



0' 100' 200'
SCALE: 1" = 100'
JOB NO.: 23106
JULY 31, 2023

DATE OF PREPARATION: JULY 27, 2023
SETTLERS RANCH SUBDIVISION FILING NO. 3
PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

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