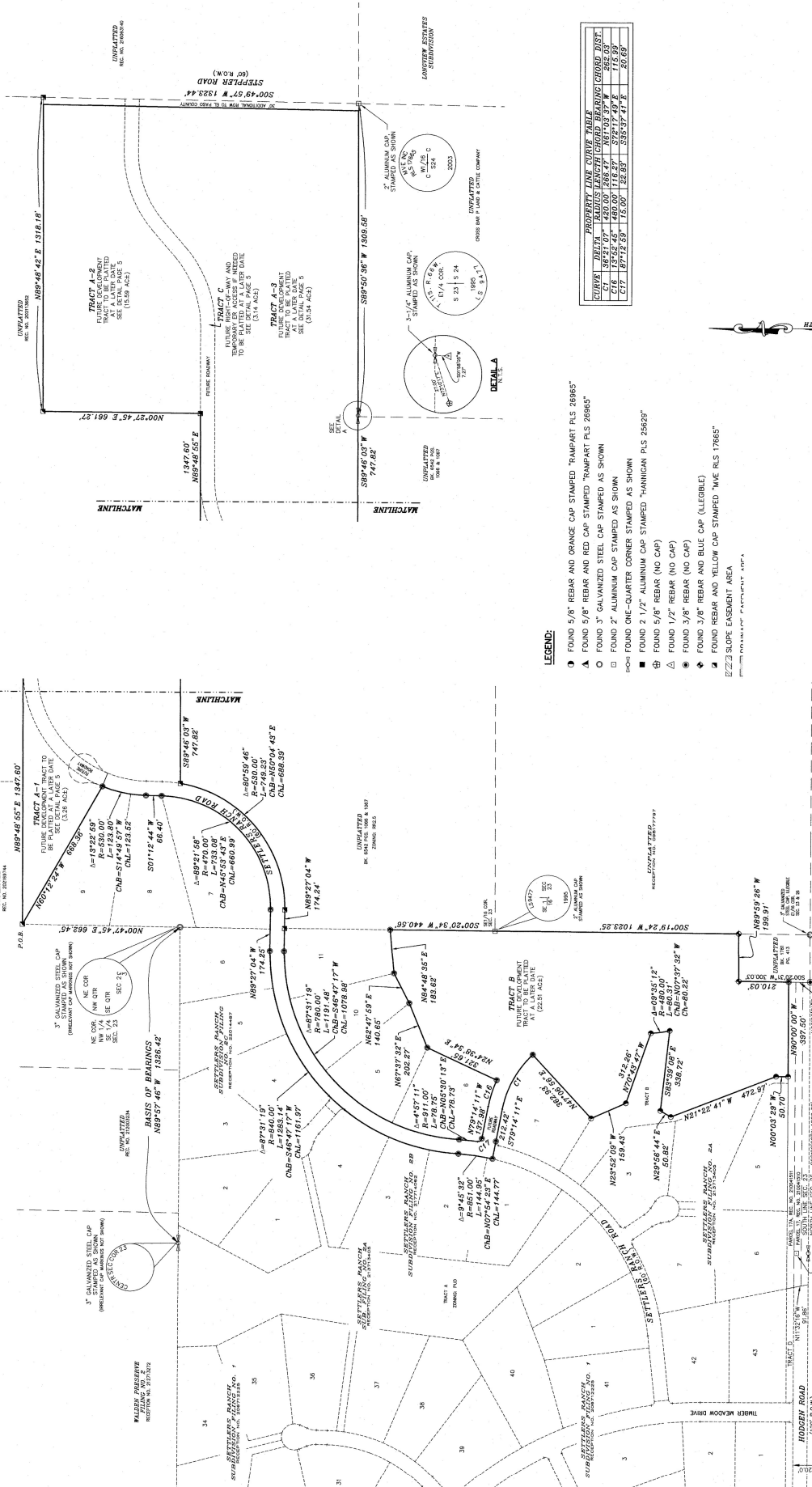






# SETTLERS RANCH SUBDIVISION FILING NO. 3

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 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.



DATE OF REFORMATION: JULY 31, 2023  
 SETTLERS RANCH SUBDIVISION FILING NO. 3  
 P.P. SEC. 23 & 24, T.11S., R.66W., EL PASO CO., CO

**RAMPART SURVEYS, LLC**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 P.O. Box 501  
 Montrose, CO 81401  
 (970) 685-6800

DRAWING: 23106FP.DWG PAGE 3 OF 6

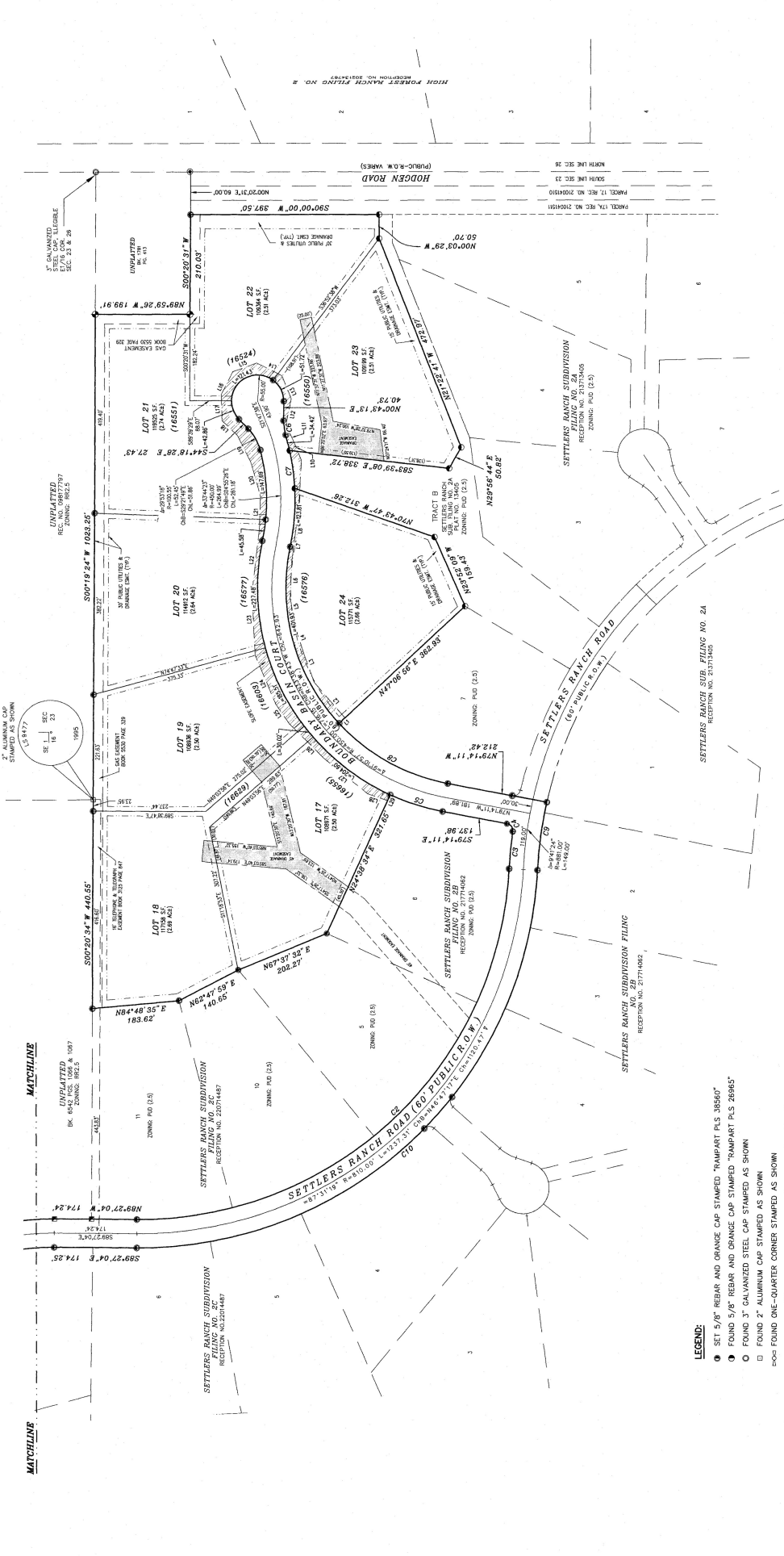
AS PLATTED AT RECEPTION NO. 220714487  
 NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

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 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 (LEGIBLE)  
 ◆ FOUND REBAR AND YELLOW CAP STAMPED "ME RLS 17865"  
 ▭ 2:2.2 SLOPE EASEMENT AREA

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

# 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 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 1/2" ALUMINUM CAP STAMPED "MANKIAN PLS 25629"
- FOUND 5/8" REBAR (NO CAP)
- △ FOUND 1/2" REBAR (NO CAP)
- FOUND 3/8" REBAR AND BLUE CAP (LLEGBLE)
- FOUND REBAR AND YELLOW CAP STAMPED "WAE RLS 17665"
- SLOPE EASEMENT AREA
- DRAINAGE EASEMENT AREA



NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

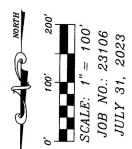
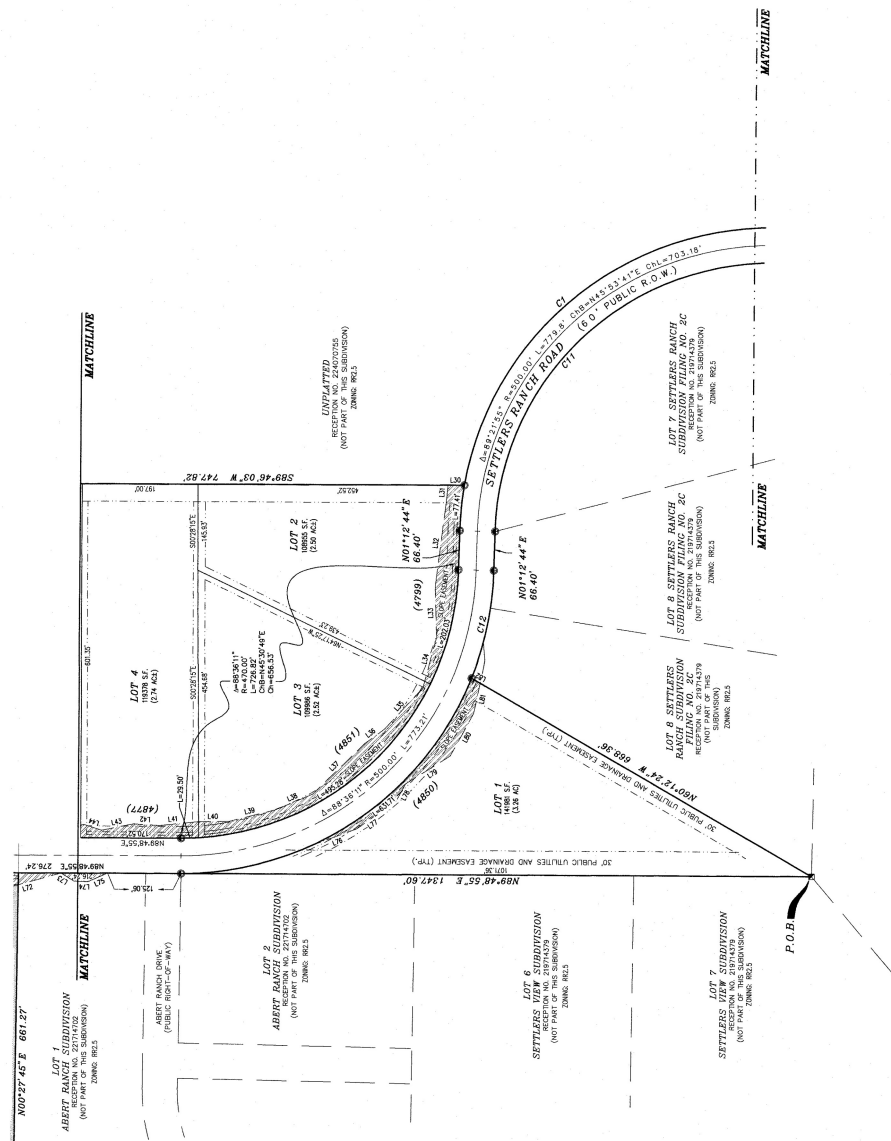
RECORDED MAP NO. 23106  
 SETTLERS RANCH SUBDIVISION FILING NO. 3  
 PT. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO  
 800 616 9284  
**RAMPART SURVEYS, LLC**  
 18000 Park, CO, 80866 (719) 587-8820  
 P.O. Box 501  
 DRAWING: 23106FP.DWG PAGE 4 OF 6

# 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 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 26845"
- 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 "MANNING 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 PLS 17665"
- ▭ SLOPE EASEMENT AREA
- ▭ DRAINAGE EASEMENT AREA



NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN



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

**RAMPART SURVEYS, LLC**  
 P.O. Box 5010  
 Woodland Park, CO 80666  
 (719) 687-6920

DRAWING: 23106PFDWG PAGE 5 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 NORTHWEST QUARTER (SW1/4 NW1/4) 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.

**CURVE TABLE**

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	749.32	550.00	67°59'48"	N52°04'47"E	608.39
C2	1181.48	786.00	87°31'19"	S48°47'17"W	1078.88
C3	782.8	811.00	45°11'11"	S85°37'41"E	787.9
C4	28.8	15.00	87°11'27"	S85°37'41"E	28.8
C5	118.27	465.00	15°52'45"	N78°17'49"W	118.89
C6	105.65	465.00	17°14'50"	N78°17'49"W	105.12
C7	38.27	465.00	9°45'28"	S89°37'53"E	38.22
C8	246.47	465.00	36°21'07"	N89°37'53"E	246.09
C9	144.85	465.00	87°31'19"	S48°47'17"W	144.77
C10	1288.14	846.00	87°31'19"	S48°47'17"W	1181.37
C11	428.88	478.00	87°31'19"	S48°47'17"W	388.89
C12	182.28	358.00	87°31'19"	S48°47'17"W	168.31

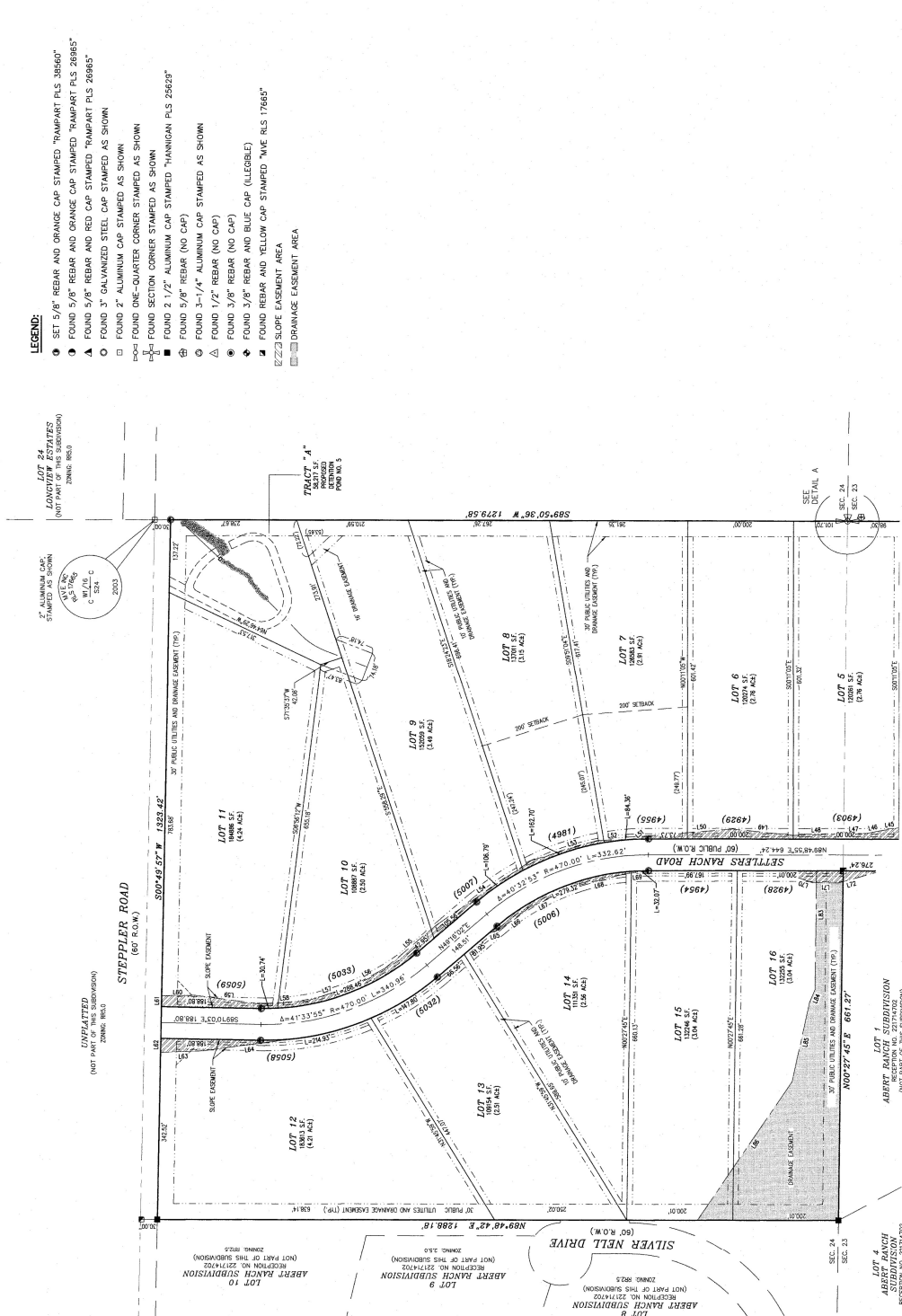
- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 35650"
  - ▲ FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26865"
  - ▲ FOUND 5/8" REBAR AND RED CAP STAMPED "RAMPART PLS 26865"
  - ▲ FOUND 3" GALVANIZED STEEL CAP STAMPED AS SHOWN
  - FOUND 2" ALUMINUM CAP STAMPED AS SHOWN
  - FOUND ONE-QUARTER CORNER STAMPED AS SHOWN
  - FOUND SECTION CORNER STAMPED AS SHOWN
  - FOUND 5/8" REBAR (NO CAP)
  - FOUND 2 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25823"
  - FOUND 3-1/4" ALUMINUM CAP (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 "ME RLS 17665"
  - ▨ SLOPE EASEMENT AREA
  - ▨ DRAINAGE EASEMENT AREA

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S47°06'26"W	17.89
L2	S45°05'05"E	89.27
L3	S72°29'46"E	86.82
L4	S89°37'53"E	65.83
L5	S89°37'53"E	65.83
L6	S89°37'53"E	65.83
L7	S89°37'53"E	65.83
L8	S89°37'53"E	65.83
L9	S89°37'53"E	65.83
L10	S89°37'53"E	65.83
L11	S89°37'53"E	65.83
L12	S89°37'53"E	65.83
L13	S89°37'53"E	65.83
L14	S89°37'53"E	65.83
L15	S89°37'53"E	65.83
L16	S89°37'53"E	65.83
L17	S89°37'53"E	65.83
L18	S89°37'53"E	65.83
L19	S89°37'53"E	65.83
L20	S89°37'53"E	65.83
L21	S89°37'53"E	65.83
L22	S89°37'53"E	65.83
L23	S89°37'53"E	65.83
L24	S89°37'53"E	65.83
L25	S89°37'53"E	65.83
L26	S89°37'53"E	65.83
L27	S89°37'53"E	65.83
L28	S89°37'53"E	65.83
L29	S89°37'53"E	65.83
L30	S89°37'53"E	65.83
L31	S89°37'53"E	65.83
L32	S89°37'53"E	65.83
L33	S89°37'53"E	65.83
L34	S89°37'53"E	65.83
L35	S89°37'53"E	65.83
L36	S89°37'53"E	65.83
L37	S89°37'53"E	65.83
L38	S89°37'53"E	65.83
L39	S89°37'53"E	65.83
L40	S89°37'53"E	65.83
L41	S89°37'53"E	65.83
L42	S89°37'53"E	65.83
L43	S89°37'53"E	65.83
L44	S89°37'53"E	65.83

**EASEMENT LINE TABLE**

LINE #	BEARING	DISTANCE
L45	N89°32'28"E	40.72
L46	N78°17'49"W	28.99
L47	N89°37'53"E	41.08
L48	N89°37'53"E	41.08
L49	N89°37'53"E	41.08
L50	N89°37'53"E	41.08
L51	N89°37'53"E	41.08
L52	N89°37'53"E	41.08
L53	N89°37'53"E	41.08
L54	N89°37'53"E	41.08
L55	N89°37'53"E	41.08
L56	N89°37'53"E	41.08
L57	N89°37'53"E	41.08
L58	N89°37'53"E	41.08
L59	N89°37'53"E	41.08
L60	N89°37'53"E	41.08
L61	N89°37'53"E	41.08
L62	N89°37'53"E	41.08
L63	N89°37'53"E	41.08
L64	N89°37'53"E	41.08
L65	N89°37'53"E	41.08
L66	N89°37'53"E	41.08
L67	N89°37'53"E	41.08
L68	N89°37'53"E	41.08
L69	N89°37'53"E	41.08
L70	N89°37'53"E	41.08
L71	N89°37'53"E	41.08
L72	N89°37'53"E	41.08
L73	N89°37'53"E	41.08
L74	N89°37'53"E	41.08
L75	N89°37'53"E	41.08
L76	N89°37'53"E	41.08
L77	N89°37'53"E	41.08
L78	N89°37'53"E	41.08
L79	N89°37'53"E	41.08
L80	N89°37'53"E	41.08
L81	N89°37'53"E	41.08
L82	N89°37'53"E	41.08
L83	N89°37'53"E	41.08
L84	N89°37'53"E	41.08
L85	N89°37'53"E	41.08
L86	N89°37'53"E	41.08



DATE OF PREPARATION: JULY 31, 2023

503 DURA DRIVE  
 SETTLERS RANCH SUBDIVISION FILING NO. 3  
 P.T. SEC. 23 & 24, T.11S, R.66W, EL PASO CO., CO

**RAMPART SURVEYS, LLC**  
 REGISTERED PROFESSIONAL SURVEYOR  
 P.O. Box 5101  
 Woodland Park, CO 80866  
 (719) 687-6600

JOB NO.: 231106  
 JULY 31, 2023

NOTE: ONLY MEASURED BEARINGS AND DISTANCES SHOWN

AS REPLATED

SCALE: 1" = 100'  
 0' 100' 200'  
 MATCHLINE