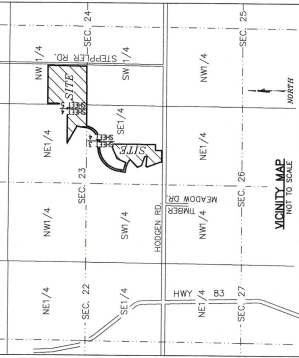


SETTLERS RANCH SUBDIVISION FILING NO. 3

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 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.



WATER SUPPLY:

THE SUBDIVISION IS LOCATED WITHIN THE WATERSHED OF THE EL PASO COUNTY WATER SUPPLY SYSTEM. THE SUBDIVISION IS LOCATED WITHIN THE WATERSHED OF THE EL PASO COUNTY WATER SUPPLY SYSTEM. THE SUBDIVISION IS LOCATED WITHIN THE WATERSHED OF THE EL PASO COUNTY WATER SUPPLY SYSTEM.

SURVEYOR'S CERTIFICATION:

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey as the same appears in the records of the County of El Paso, State of Colorado, and that the same is a true and correct copy of the original survey as the same appears in the records of the County of El Paso, State of Colorado.



DATE: _____

FOR AND ON BEHALF OF:
RAMPART SURVEYS, LLC
WOODLAND PARK, CO 80866
(719) 587-5520

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED THE DEFECT. IF YOU DO NOT DISCOVER THE DEFECT WITHIN THREE YEARS, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN TEN YEARS FROM THE DATE OF THE DATE OF THE SURVEY.

SUMMARY:

24 LOTS:	68.53 ACRES	87.58%
TRACT A:	1.34 ACRES	1.70%
TRACT B:	8.44 ACRES	10.72%
TOTAL:	78.31 ACRES	100.00%

OWNER/SUBDIVIDER:

ERIC R. SMIRSON
RAMPART SURVEYS, LLC
WOODLAND PARK, CO 80866
(719) 587-5520

REGISTERED PROFESSIONAL LAND SURVEYOR:

ERIC R. SMIRSON
RAMPART SURVEYS, LLC
WOODLAND PARK, CO 80866
(719) 587-5520

RECORDING:

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

CHECK BROOKMAN, RECORDER

FEE: _____ BY: _____ DEPUTY: _____

FEES:

GRANTEE FEE: N/A	_____
GRANTEE FEE: N/A	_____
GRANTEE FEE: N/A	_____
GRANTEE FEE: N/A	_____

RECEIVED: JANUARY 23, 2024
DATE OF RECEPTION: JANUARY 23, 2024

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) 587-5520

DRAWING: 23106FF.DWG PAGE 1 OF 6

KNOW ALL MEN BY THESE PRESENTS:

THAT MARK W. DAVIS, MANAGING MEMBER, HODSON 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:

THE RECORDS OF THE EL PASO COUNTY, COLORADO, SHOW THAT SETTLERS RANCH SUBDIVISION FILING NO. 2C, AS RECORDED UNDER RECEPTION NO. 202114487 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, SHOWS A PORTION OF THE SOUTHWEST QUARTER (SW1/4) AND A PORTION OF THE NORTHEAST QUARTER (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, AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AS THE SAME APPEARS IN THE RECORDS OF THE COUNTY OF EL PASO, STATE OF COLORADO. THE SUBDIVISION IS LOCATED WITHIN THE WATERSHED OF THE EL PASO COUNTY WATER SUPPLY SYSTEM. THE SUBDIVISION IS LOCATED WITHIN THE WATERSHED OF THE EL PASO COUNTY WATER SUPPLY SYSTEM. THE SUBDIVISION IS LOCATED WITHIN THE WATERSHED OF THE EL PASO COUNTY WATER SUPPLY SYSTEM.

DEDICATION:

THE UNDERSIGNED, BEING THE OWNER AND MANAGER OF HODSON SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY, DO HEREBY DEDICATE TO THE PUBLIC, WITHOUT RESERVATION, ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS, ALL FRONT TRACT LINES AND ALL FRONT TRACT LINES ARE HEREBY PLATED WITH A TEN FOOT (10') PUBLIC IMPROVEMENTS EASEMENT, ALL FRONT TRACT LINES ARE HEREBY PLATED WITH A TEN FOOT (10') PUBLIC IMPROVEMENTS EASEMENT, ALL FRONT TRACT LINES ARE HEREBY PLATED WITH A TEN FOOT (10') PUBLIC IMPROVEMENTS EASEMENT.

MARK W. DAVIS, MANAGING MEMBER

HODSON SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

STATE OF COLORADO))

COUNTY OF EL PASO))

ADMONISHED BEFORE ME THIS _____ DAY OF _____, 2024, BY MARK W. DAVIS, MANAGING MEMBER, HODSON SETTLERS RANCH, L.L.C., A COLORADO LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: _____

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.

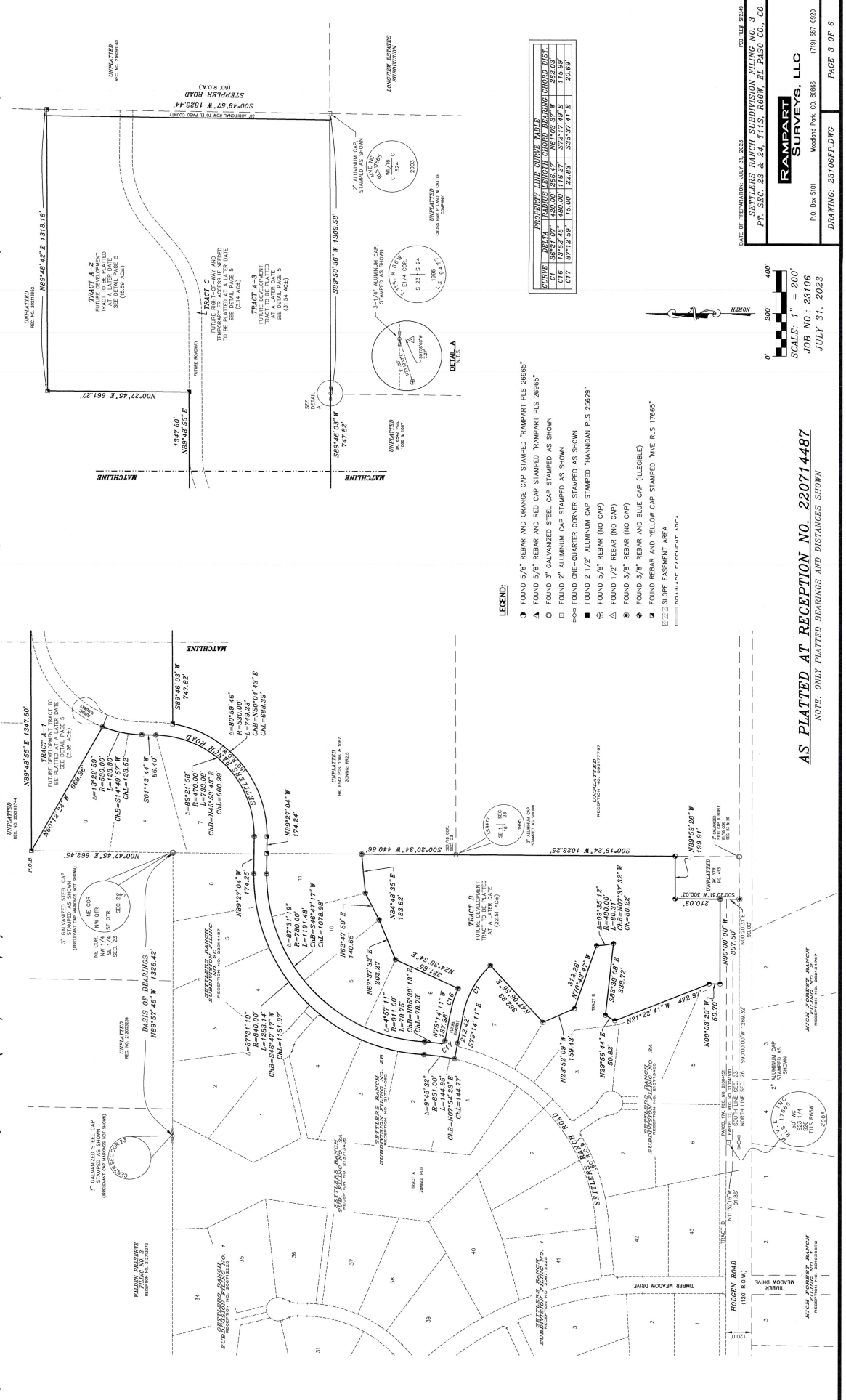
NOTES (CONT'D.):

- RECORDING NO.: 2310617
AS SET FORTH BELOW
- RECORDING DATE: MARCH 27, 2013
THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 13-205.
- AS SET FORTH BELOW
- RECORDING NO.: 2140837
MARCH 8, 2014
THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-159
- AS SET FORTH BELOW
- RECORDING NO.: 2140837
MARCH 8, 2014
THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-115
- AS SET FORTH BELOW
- RECORDING DATE: MARCH 10, 2015
THE PROPERTY IS SUBJECT TO RECORDS, NOTES AND NOTICES AS SET FORTH ON THE RECORDED PLAT OF SETTLERS RANCH SUBDIVISION NO. 24 RECORDED FEBRUARY 20, 2013 AT EXPOSITION NO. 213714603.
- AS SET FORTH BELOW
- RECORDING NO.: 2310617
MARCH 16, 2014
THE PROPERTY IS SUBJECT TO WAGON PLAT OF SETTLERS RANCH SUBDIVISION NO. 2 RECORDED FEBRUARY 20, 2013 AT RECEPTION NO. 231061601.
- AS SET FORTH BELOW
- RECORDING DATE: MARCH 16, 2014
THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 09-159
- AS SET FORTH BELOW
- RECORDING NO.: 2140837
MARCH 16, 2014
THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-115
- AS SET FORTH BELOW
- RECORDING NO.: 2140837
MARCH 16, 2014
THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE RESOLUTION NO. 15-115

- REVISED: SEPTEMBER 13, 2024
DATE OF PREPARATION: JULY 31, 2023
SETTLERS RANCH SUBDIVISION FILIN
PT. SEC. 23 & 24, T11S, R66W, EL PASO

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.

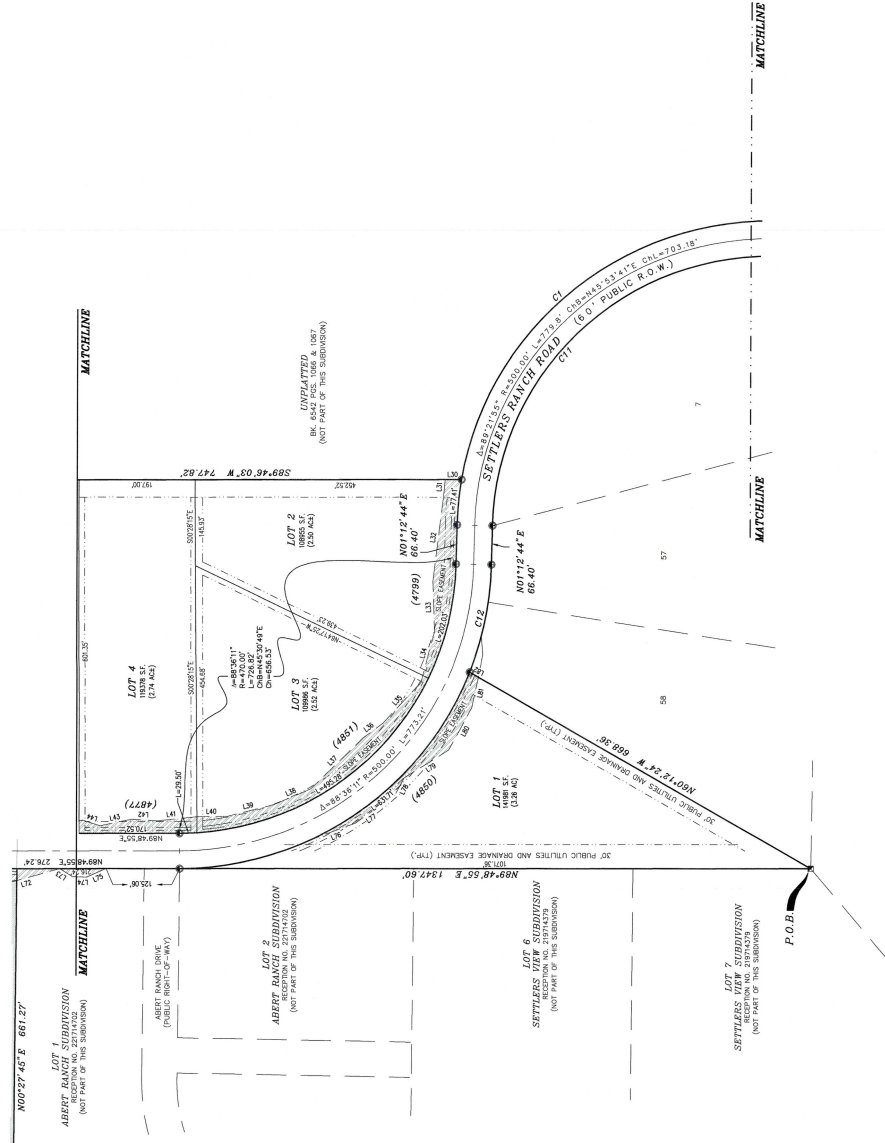


AS PLATTED AT RECEPTION NO. 220714487

NOTE: ONLY PLATTED BEARINGS AND DISTANCES SHOWN

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 SOUTHWEST 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 25630"
- ⊕ 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 "AVE 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. SEC. 23 & 24, T11S, R66W, EL PASO CO., CO

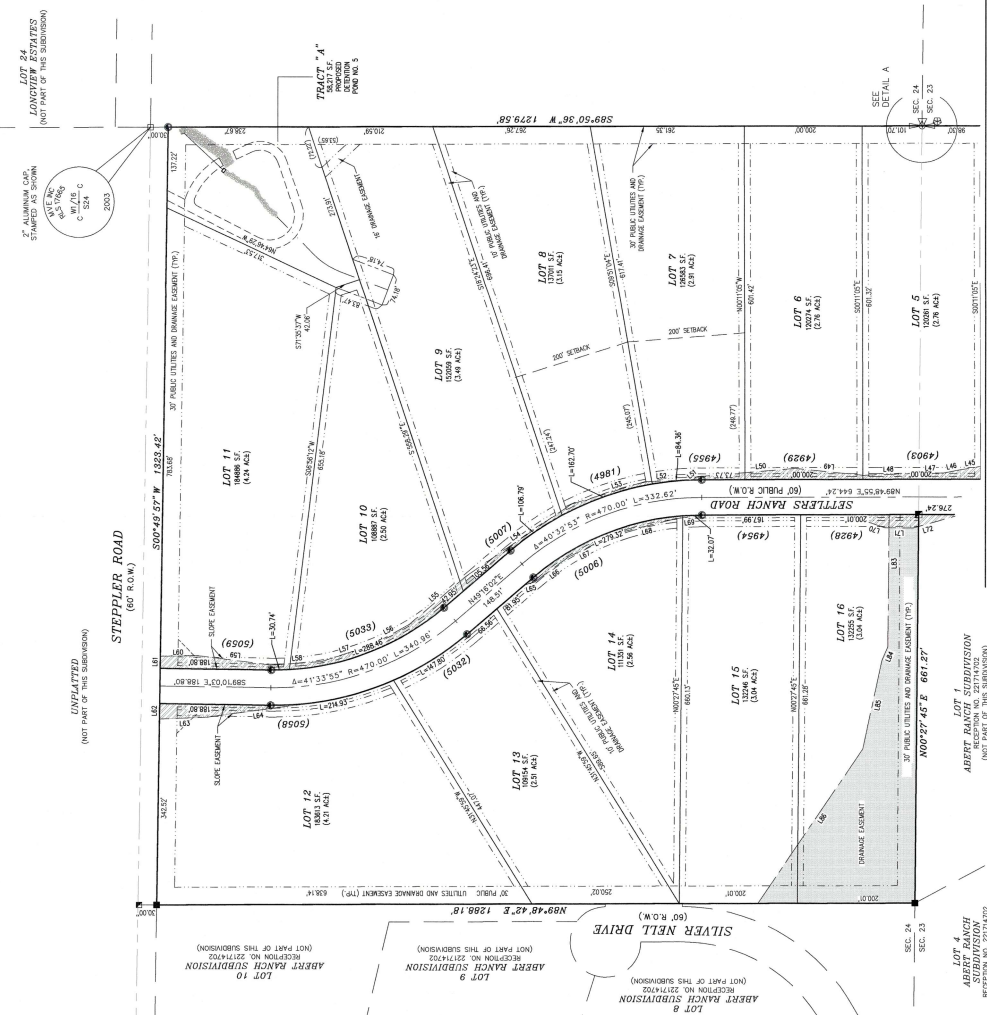
RAMPART
SURVEYS, LLC

P.O. Box 5101
 Woodland Park, CO 80866
 (719) 885-9280
 DRAWING: 23106FP.DWG
 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.

- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 35560"
 - ▲ FOUND 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 26955"
 - 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 3/8" REBAR (NO CAP)
 - ⊕ FOUND 1/2" ALUMINUM CAP STAMPED "HANNIGAN PLS 25628"
 - ⊕ FOUND 3-1/4" ALUMINUM CAP STAMPED AS SHOWN
 - ⊕ FOUND 3/8" REBAR (NO CAP)
 - ⊕ FOUND 1/2" REBAR (NO CAP)
 - ⊕ FOUND 3/8" REBAR AND BLUE CAP (ILLEGIBLE)
 - ⊕ FOUND 5/8" REBAR AND YELLOW CAP STAMPED "WIE PLS 17655"
 - DRAINAGE EASEMENT AREA



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	148.23	500.00	80°59'48"	688.39
C2	78.95	911.00	80°59'48"	1096.88
C3	22.83	16.00	87°12'11"	76.73
C4	116.27	480.00	87°12'11"	20.89
C5	20.37	106.53	17°14'58"	116.89
C6	88.33	480.00	17°14'58"	20.15
C7	144.45	861.00	80°59'48"	80.23
C8	144.45	861.00	80°59'48"	144.97
C9	158.14	861.00	87°11'18"	161.87
C10	158.14	861.00	87°11'18"	660.89
C11	158.14	861.00	87°11'18"	660.89
C12	158.14	861.00	87°11'18"	166.81

EASEMENT LINE TABLE	
LINE #	DISTANCE
L1	17.00
L2	17.00
L3	17.00
L4	17.00
L5	17.00
L6	17.00
L7	17.00
L8	17.00
L9	17.00
L10	17.00
L11	17.00
L12	17.00
L13	17.00
L14	17.00
L15	17.00
L16	17.00
L17	17.00
L18	17.00
L19	17.00
L20	17.00
L21	17.00
L22	17.00
L23	17.00
L24	17.00
L25	17.00
L26	17.00
L27	17.00
L28	17.00
L29	17.00
L30	17.00
L31	17.00
L32	17.00
L33	17.00
L34	17.00
L35	17.00
L36	17.00
L37	17.00
L38	17.00
L39	17.00
L40	17.00
L41	17.00
L42	17.00
L43	17.00
L44	17.00

EASEMENT LINE TABLE	
LINE #	DISTANCE
L1	17.00
L2	17.00
L3	17.00
L4	17.00
L5	17.00
L6	17.00
L7	17.00
L8	17.00
L9	17.00
L10	17.00
L11	17.00
L12	17.00
L13	17.00
L14	17.00
L15	17.00
L16	17.00
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L35	17.00
L36	17.00
L37	17.00
L38	17.00
L39	17.00
L40	17.00
L41	17.00
L42	17.00
L43	17.00
L44	17.00